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STAMP AFFIXED BY

[Handwritten signature] 7/9/81

STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE

Stamp under section 57
WBAR January 1955
Stamp No. 11
Amended by the Amendment
Schedule 7 Part 23

Stamp (as in Court fee Stamp)
Rs 3-50

A 449-50
J 50-
na 25-
mb, 4-
N. 1-20

529-70 2150-
2721
71- 2-9-81

[Handwritten signature]



THIS INDENTURE made this 7th day of September One thousand nine hundred eighty-one BETWEEN SRIMATI ALOKA RANI MITRA, wife of Tapan Kumar Mitra residing at No.34, Shampukur Street in the town of Calcutta by caste Hindu by occupation Grihasthali hereinafter called "the VENDOR" (which term or expression shall unless excluded by or repugnant to the context mean and include her heirs executors administrators and representatives) of the ONE PART AND ALOKE KUMAR DUTTA, son of Dr. Smriti Dutta residing at 43, Lenin Sarani in the town of Calcutta by caste Hindu by occupation Business Director hereinafter called "the PURCHASER" (which term or expression shall unless excluded by or repugnant to the context mean and include his heirs executors administrators representatives and assigns) of the OTHER PART.

WHEREAS the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that brick built structures with tiled roof together with the piece or

parcel

parcel of partly Rayati Mokerari and partly Rayati Sthitiban land in permanent transferable heritable right and on part whereof the same are erected and built including the tank or pond therein containing by estimation an area of 1 Bigha 13 Cottahs 1 Chittack and 8 Sq.ft. more or less situate and lying in the District of 24 Parganas Police Station and Sub-Registration Office Barasat Touzi No.146 J.L.No.45 Mouza Doharia Khatian No.237 C.S. Deg No.716 (portion) and 718 now recorded in Holding under Khatian No.839 Jamabandi (Karcha) No.618 C.S. 716 and 718 and fully described in the Schedule hereunder written and delineated in the map or plan herein annexed and enclosed with red border (hereinafter called "the said Premises") AND WHEREAS the Vendor has let out the said premises except the said tank or pond AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to him all that brick built structures with tiled roof including the tank or pond therein (which has been agreed to be used as tank or pond and not otherwise) and the inheritance thereof in fee simple in possession free from encumbrances and easements containing by estimation an area of 1 Bigha 13 Cottahs 1 Chittack and 8 Sq.ft. and fully described in the Schedule hereunder written and delineated in the map or plan hereto annexed and enclosed with red border together with the right to use the 7'6" (seven feet six inches) wide common passage leading from the Jessore Road, Calcutta and running towards west and coloured red in the map or plan hereto annexed and also with the exclusive right to use the 18' feet and 16' feet wide private passages lying on the east and south respectively of the said tank or pond and coloured green and yellow respectively in the map

or

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or plan hereto annexed for the sum of Rs.46,000/- (Rupees forty-six thousand) only. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of a sum of Rs.10,001/- (Rupees ten thousand and one) only paid by the Purchaser to the Vendor as an earnest money and in part payment of the said agreed price as aforesaid and in consideration of a further sum of -- Rs.35,999/- (Rupees thirty-five thousand nine hundred and ninety-nine) only of the lawful money of the Union of India in hand and truly paid by the Purchaser to the Vendor at or before the execution of these presents making together the whole of the purchase money of Rs.46,000/- (Rupees forty-six thousand) only (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby release and for ever discharge the said Purchaser as also the said premises hereby intended to be conveyed) the said Vendor doth hereby indefeasibly grant transfer convey and assign unto the Purchaser free from all encumbrances and liabilities whatsoever ALL THAT the brick built structures with tiled roof including the tank or pond therein together with the piece or parcel of partly Rayati Mekarari and partly Rayati Sthitiben land in permanent heritable right and on part whereof the same are erected and built containing by estimation an area of 1 Bighe 13 Cottahs 1 Chittack and 8 Sq.ft. and lying in the District of 24 Parganas Police Station and Sub-Registration Office Barasat Touzi No.146 J.L.No.45 Mouza Doharia Khatian No.237 comprised in C.S.Dag Nos.716 and 718 now recorded in Holding under Khatian No.839 Jamabandi (Karcha) No.618 C.S.716 and 718 and fully described in the Schedule hereunder written and

delineated

delineated in the map or plan hereto annexed and therein enclosed in red border (hereinafter for the sake of brevity referred to as "the said premises") together with the full right liberty to have the right of way with or without horses, carts and carriages over the 7'6" (seven feet six inches) wide common passage coloured red and the 18' (eighteen feet) and 16' (sixteen feet) wide private passages coloured green and yellow respectively in the map or plan hereto annexed and exclusively belonging to the Purchaser to erect thereon pole for overhead electric and telephone cables, water pipes, drain pipes in the said 7'6" (seven feet six inches) wide common passage and 18' (eighteen feet) and 16' (sixteen feet) wide private passages and to all other privileges which the said Vendor has over the said 7'6" wide common passage and 18' feet and 16' feet wide private passages to the use of the said Purchaser OR HOWSOEVER OTHERWISE the said messuage tenement land hereditament and premises or any part thereof now are or is or hereto before were or was situated tenanted butted and bounded called known numbered described or distinguished TOGETHER WITH all and singular the fittings fixtures structures outhouses edifices buildings walls yards compounds way path passages water -- courses tanks trees shrubs advantages or ancient or other lights easements commodities appendages and appurtenances whatsoever to the said hereditament and premises belonging to or in anywise appertaining thereto or known as part parcel or member thereof and the reversion and reversions remainder and remainders yearly monthly and other rents issues and profits thereof (hereinafter for the sake of brevity referred to as "the said Premises") AND ALL the .. estate



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estate right title claim interest and demand whatsoever of the said Vendor of in to upon and out of the said messuage tenement land hereditament and premises AND ALSO all deeds pottahs and evidences of title writings and muniments whatsoever relating to or concerning the same TO HAVE AND TO HOLD the same unto and to the use and behalf of the Purchaser absolutely and for ever AND the Vendor doth for herself covenant and agree to and with the said Purchaser THAT NOTWITHSTANDING any act deed matter or thing by the Vendor made done committed or knowingly permitted or suffered to the contrary the Vendor now hath in herself good right and lawful and absolute authority by these presents to grant convey transfer and assure the said messuage tenement land hereditament and premises unto and to the use of the Purchaser in manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peaceably hold and enjoy the said hereditament and premises and receive the rents issues and profits thereof without any interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through or in trust for her the Vendor AND that free and clear and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and well and effectually saved defended kept harmless and indemnified of from and against all and all manner of former and other estates rights titles liens charges and encumbrances whatsoever created made done occasioned or suffered by the Vendor or any person or persons rightfully claiming or to claim through under or in trust for her AND FURTHER that they the Vendor and all other person or persons having or claiming any estate right title interest use trust property claim or demand whatsoever of in to upon or out of the said hereditament and premises from through under or in trust for them or any one of them shall and will from time to time and at all times hereafter

.. upon

upon every reasonable request and at the costs and expenses of the Purchaser done executed and perfected all such further and other assurances acts deeds and things whatsoever for further and more perfectly conveying assuring or confirming the said hereditament and premises unto and to the use of the Purchaser for ever in manner aforesaid as by the Purchaser may be reasonably required AND the Vendor doth hereby agree and undertake to indemnify and keep indemnified the Purchaser and his estate and effects against all losses and damages which the Purchaser may suffer by reason of any defect in the Vendor's title of and in the said premises hereby intended to be conveyed or by reason of any encumbrances affecting the said premises AND it is lastly agreed upon by and between the parties hereto that the Purchaser shall at his own costs evict the tenants and the persons who are now in wrongful occupation of a portion of the land and building hereby conveyed and the Vendor shall give him all necessary assistance for evicting the said tenants and/or occupiers.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the brick built structures with tiled roof together with the piece or parcel of partly Mokarari and partly Ravati Sthitiban land in permanent transferable heritable rights thereunto belonging and on part whereof the same have been erected and built including the tank or pond therein and containing by estimation ONE BIGHA THIRTEEN COTTAHS ONE CHITTACK AND EIGHT SQUARE FEET be the same a .. little



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little more or less and comprised in Touzi No.146 J.L.No.45 --
Mouza Doharia Village Madhyamgram Police Station and Sub-
Registration Office Baraset in the District of 24 Parganas and
consisting of the following cadestral plots :-

Cadestral Survey Plot No.718 and portion of Cadestral
Survey Plot No.716 under Khatian No.237 now recorded in the
present settlement as cadestral survey plots Nos.716 and 718
Jamabandi (Karcha) No.618 Khatian No.839.

The said pieces or parcels of land hereditament and premi-
ses including the tank or pond therein are delineated in the map
or plan hereto annexed and enclosed with red border and butted
and bounded in the manner following, that is to say, on the NORTH,
partly by Dag No.717 and partly by 16' (Sixteen feet) wide --
private passage and beyond that the land of Associated Porcelain
Ltd., on the EAST, by the land of Promode Ranjan Sirkar let out
to Messrs. Burmah Shell and Oil Distributing Co.(India) Ltd.,
on the WEST, by the land of Associated Porcelain Private Ltd.,
and on the SOUTH, partly by 16' (sixteen feet) wide private
passage and partly by the land of Charu Chandra Sarker.

IN WITNESS WHEREOF the Vendor hereto hath set and subs-
cribed her hand and seal the day month and year first above
written.

SIGNED SEALED AND DELIVERED
by the withinnamed Vendor at
Calcutta in the presence of :

Kamal Kumar Advocate

Papan Kumar Mitra
34 Champook Street
Calcutta 4

Alaka Rani Mitra



RECEIVED the day month and year
first above written of and from
the within-named Purchaser the
sum of Rupees Forty-six Thousand only
being the consideration money payable
by him to me under these presents.

.. Rs.46,000/- only

MEMO OF CONSIDERATION.

By earnest money paid on 3-7-81 ₹10,000/-
By Bank Draft No 04/AJ 065290
of 7-7-81 on State Bank of India,
Bengaluru ₹35,999/-

Total ₹46,000/-

Rupees forty six thousand only

Attest Ramji Nitza

Attest Ramji Nitza

Witness
Haji Mithun Dasgupta
15 Old Post Office Street,
Calcutta

Jagan Kumar Nitza



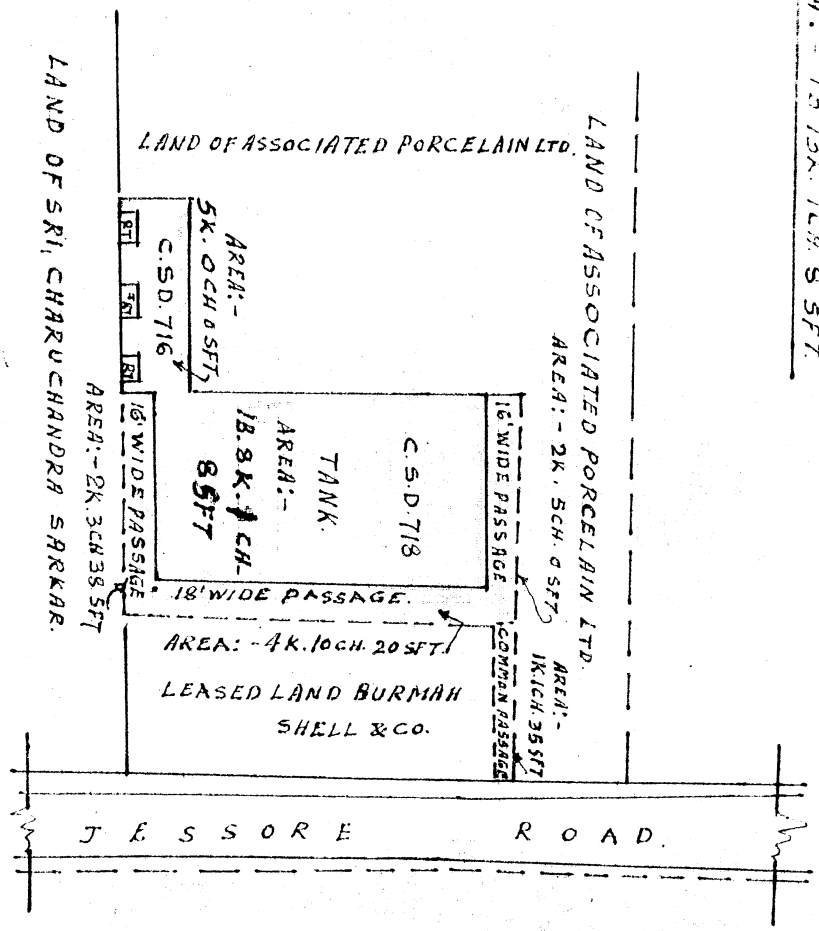
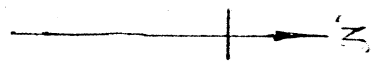
PLAN OF

PART OF C.S. DIAG NO. 716 & 718. KHATTIAN NO. 339 & 542.

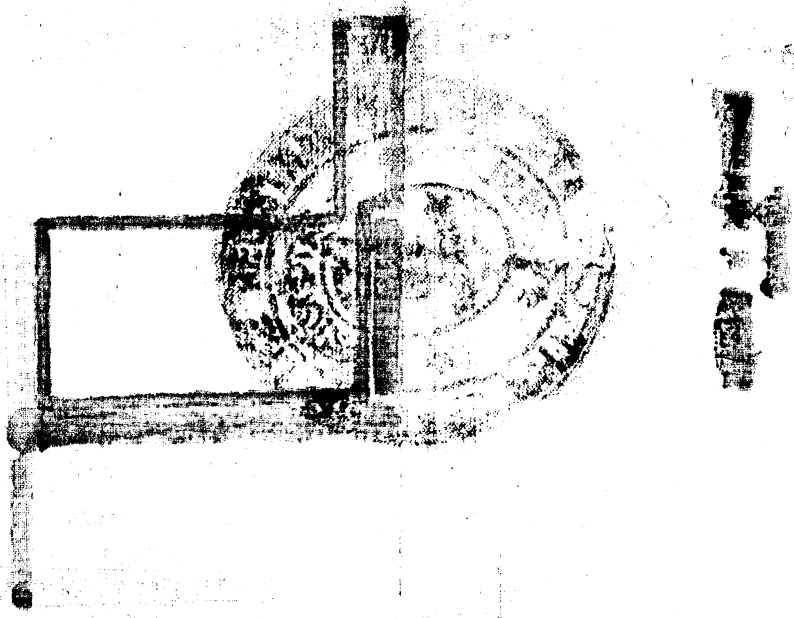
NO. 1111 - DOHARIA. P.S. BARSAT. DIST. - 24 PARAGANAS.

SCALE: - 100' 0" = 1" INCH.

AREA: - 18.13K. 1CH. 8 SFT.



Scale: 100' 0" = 1" INCH.



PART OF ... NO. 39 X 512

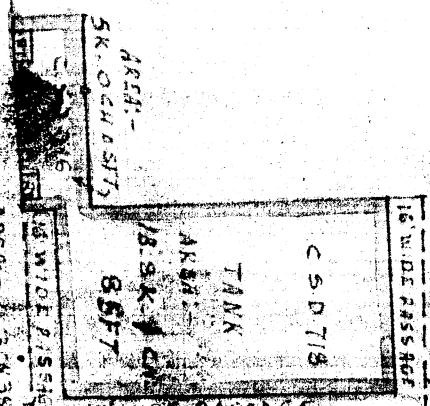
ADDER: ... DIST: ...

SCALE: ...

AREA: ...



LAND OF ASSOCIATED PORCELAIN LTD.



AREA: 2K. 5CH 6SFT

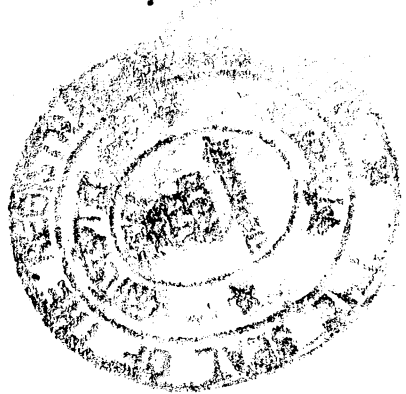
AREA: 1K. 10CH 20SFT

LEASED LAND BURMAN SHELL CO.

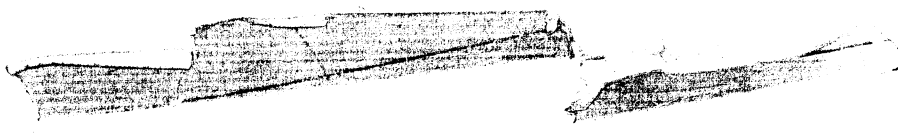
LAND OF SRI. CHANDU CHANDRA SRIKAR.

et alia Ravi Mishra

JESSORE ROAD



8-6
7-5





Produced for registration at 6 Pm.
on the 7th day of Sept. 1981
at his/her residence
by Alaka Rani mitra

An Excerptant.

Alaka Rani Mitra.

~~name of person~~
~~date~~ 7-9-81
Alaka Rani mitra wife of
Tapan Kumar mitra of
34, Champook Street, Cal.
Hindu, Homiwife.

Alaka Rani Mitra

Received by

by Tapan Kumar
mitra of Kiron
Kunal mitra
of the same place
Hindu - Business.

Tapan Kumar Mitra - business
son of Kiran Kumar Mitra
34 Champook Street
Calcutta 11

Under the provisions of the
Act, the instrument is dispensed with

~~name of person~~

~~date~~ 7-9-81



799

Resd
No. 346
No. 254 264
No. 7601
1981

7-9-81

DATED THE 7th DAY OF SEPTEMBER 1981

FROM
Sm. ALOKA RANI MITRA
TO
SRI ALOKE KUMAR DUTTA

CONVEYANCE



5-7-83

798

P. N. MITTER & CO.
ADVOCATES
1B, OLD POST OFFICE STREET
CALCUTTA

