15000रु. भारतीय गैर न्यायिक 15000रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

सत्यमेव जयते

Rs.15000 भारत INDIA Rs.15000

00BB 326635

Produced declaration u/s 22 of the Act. '76 & Form I

T.G. 1/4 23 Doc. 20 paise Total

D 2189.00

Amount (in figures) 49200 has been received from Prem Gupta as 4 & 5(1) of the Act and the transaction is duly registered by Challan/Cash No. MOLA/63 501623 Dated 7-6-1996

Collector of Stamps A.D.S.R. Barasat

13-6-96

A-2189.00
A-4510.00

THIS INDENTURE made this the 30th day of April, one thousand nine hundred and ninety six -

- B E T W E E N -

(1) MR. JAGDISH KAMAL GULATI son of Late Tarachand Gulati of 11-A, Palm Avenue, Calcutta -19 and -

(2) MR. GULSHAN KUMAR GULATI son of late Tarachand Gulati, of 9/1B, Talbagan Lane, Calcutta- 17 , being the Directors of Panchal Tradecom Pvt. Ltd. situated at 7H/3, Hatibagan Road, Calcutta- 14, hereinafter called the V E N D O R S (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs/executors/ administrators/legal representatives and assigns) of the O N E P A R T :

--p/ 2

Serial No. 1276
Sold to K. P. Mazumder Adv
of
Calcutta Collectorate,
Treasury
Date 16/4/96 19
Treasurer

e 15 ml
e 5 ml
4 ml
24

12-15 April 96

Addl. Dist. Sub-Registrar
Sealdah, Dist. 24-Parganas (South)
30496

ADDL. DIST. SUB-REGISTRAR, SEALDAH
24-Parganas (South)

Jagdish Kumar Gulati

1690

Jagdish Kumar Gulati

By Jagdish Kamal Gulati.
Son of S/o. Lt. Tarachand Gulati
Thana Dist Cal-19
By Caste Hindu.
By profession Business, as Direc
Per Panchal Trade com Pvt Ltd
of 7/H/3, Haltibagan Rd. Cal

K. P. Mazumder.
Cal. High Court Advocate

By
Son of
Thana Dist
By Caste
By profession

K. P. Mazumder
Calcutta High Court Advocate

5000Rs.

INDIA NON JUDICIAL

५000रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

(2)

- A N D -

SMT. BIBHA GIRI wife of Ram Bhajan Giri, by faith Hindu, by occupation - business, residing at - 41-A, Beltala Road, Police station - Beltala, Calcutta-700025, hereinafter called and referred to as the P U R C H A S E R (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs/executors / administrators/legal representatives and assigns)

of the O T H E R P A R T :

--p/ 3

Sold to K. P. Mazumder Adv
C/ H. Lmt Cal

Calcutta Collectorate,
Treasury
Date 16/4/96 19

Treasury

C 15 ml
C 5 ml
4C 4 ml
24 ml

By Subhan Kumar Jalali
Son of L. Tara Chand Jalali
Than Dist
By Caste
By profession

Subhan Kumar Jalali

1931

K. P. Majumder
Advocate

ADDL. DIST. SUB-REGISTRAR
24-Pargana (South) SAHARA

K. P. Majumder
Advocate

Addl. Dist. Sub-Registrar,
Sealdah, Dist. 24-Parganas (South)
30.4.96

Addl. Dist. Sub-Registrar,
Sealdah, Dist. 24 Parganas (South)
17-5-96

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

W H E R E A S a plot of Bastu land, measuring more or less - 4 Cottahs 00 chittaks 00 sft. with cuttcha structure thereon, which is lying in the District of 24-parganas south, in Mouja- Kusthia , comprised in C.S.dag no.-1376 under khatian no. 392 and Dag no.1388 under khatian no.394 , J.L.no. 14, District Collectorate touzi no.1298/2833, Police station - Tiljala, now within the limits of the Calcutta Municipal Corporation, more fully mentioned in the Schedule below and other landed properties were absolutely seized and possessed by one Beharilal Sardar ,since deceased, and his name was recorded in the R.O.R.

A N D WHEREAS after his death, his son Sri Rishikesh Sardar, and other legal heirs of the said deceased Beharilal Sardar, thus became the absolute owners of the said schedule property and other landed properties by way of inheritance.

--p/ 4

Serial No. 1276

Sold to R. P. Mazumder Ah

of

Calcutta Collectorate,
Treasury

Date 16/4/96 19

Treasurer

15 ml
5 ml
4 ml
24 ml

ADDL. DIST. SUB-REGISTRAR, BARUIPUR
24-Parganas (South)

Addl. Dist. Sub-Registrar,
Sealdah, Dist. 24-Parganas (South)

30496

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रूपये ONE THOUSAND RUPEES

A N D WHEREAS due to future litigation and to avoid any mis-understanding between the parties, the said Rishikesh Sardar and other co-sharers partitioned their respective shares by a Deed of partition, which was duly registered in the year 1954 and by virtue of the aforesaid partition Deed, said Rishikesh Sardar obtained the land - measuring more or less - 4 Cottahs 00 chittaks 00 sft. , comprised in C.S.dag no. 1376 under khatian no. 392 and Dag no. 1388 under khatian no. 394 in Mouja- Kusthia P.S. Tiljala, District 24 parganas south, fully described in the schedule below and other landed properties.

A N D WHEREAS being in need of money, said Rishikesh Sardar sold delivered and transferred the schedule below land measuring more or less 4 Cottahs 00 chittaks 00 sft. and other landed properties , total measuring more or less -

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INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

..... more or less 4 cottahs 00 chittaks 00 sft. and other landed properties, total measuring more or less - 15 sataks , to one Madhusudan Manna, since deceased, son of late Fakir Chand Manna of Picnic Garden Road, Calcutta and which was duly registered at Joint Sub-Registry office at Alipore and entered in book No. I, Volume no.114 pages 230 to 234, Being no. 7142 for the year 1953.

A N D WHEREAS since then said Madhusudan Manna thus became the sole and absolute owner of the aforesaid property and while in possession and occupation over the said properties, said Madhu Sudan Manna died intestate leaving behind his three sons namely (1) Sri Prabhas Manna (2) Sri Prabhat Manna and (3) Sri Gopal Manna of 74, Picnic Garden Road, Calcutta - 39 and 4 daughters namely (1) Smt. Sima Manna wife of Sri Arun

---p/ 6

Receipt No. 1276

Sold to K. P. Mazumder Adv

of

Calcutta Collectorate,
Treasury

Date 17/4/96 19.....

Treasury

15 ml
5 ml
4 ml
24 ml

ADDL. DIST. SUB-REGISTRAR, BARUIPUR
24-Parganas (South)

ADDL. Dist. Sub-Registrar,
Baruipur, Dist. 24 Parganas (South)

30496

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Sri Arun Manna , of 7/1,Garcha 2nd lane,Calcutta- 19 (2) Smt. Sushama Sarkar wife of Bijan Sarkar of 6,Ananda Lane, Calcutta and (3) Smt. Kalpana Manna daughter of late Madhusudan Manna of 74, Picnic Garden Road, Calcutta- 39 and (4) Smt. Protima Roy Mitra wife of Sri Vaskar Roy Mitra of 36, Sridhar Roy Road,Calcutta-39, as his only legal heirs and successors and since then said Prabhas Manna and 6 others thus became the sole and absolute owners of the aforesaid properties by way of inheritance.

A N D WHEREAS thereafter being in need of money, said Prabhas Manna and 6 others mentioned before sold delivered and transferred the portion of the said landed property, measuring more or less 4 Cottahs 00 chittaks 00 sft. to the present Vendors by a Deed of sale , which was duly registered at A.D.S.R. at Sealdah,

Serial No. 1276

Sold to K. P. Mozumder Advr

of A. Mondal

Calcutta Collectorate,
Treasury

Date 18/4/96 19

Treasurer

C 15 m
C 5 m
4C 4 m
24 m

SUB-REGISTRAR, BEHALA
24-Parganas (South)

Addl. Dist. Sub-Registrar,
Sealdah, Dist. 24-Parganas (South)

30496

and entered in book No. I, Volume no. 38 pages 61 to 74, Being no.1511 for the year 1995.

A N D WHEREAS ,since then the Vendors herein are in absolute physical possession and occupation over the aforesaid land, measuring more or less 4 Cottahs 00 chittaks 00 sft. in Mouja- Kusthia, J.L.no.14, comprised in Dag no. 1376 under Khatian no.392 and Dag no. 1388 under khatian no.394, P.S.Tiljala, now within the limits of the Calcutta Municipal Corporation,being portion of premises no. 177/3, Picnic Garden Road,Calcutta- 39, more fully mentioned in the Schedule below and have been possessing and enjoying the same without any interruption claim demand or whatsoever from any quarter and paying the rents regularly in respect of the said landed property, free from all encumbrances.

A N D WHEREAS now being in need of money, the Vendors herein declared to sell the aforesaid land with structure thereon, measuring more or less 4 Cottahs 00 chittaks 00 sft. more fully mentioned in the Schedule below and the Purchaser herein coming to know of the said offer, accepted the offer and agreed to purchase the same at a consideration of Rs. 2,00,000/- (Rupees Two lakh only) free from all encumbrances.

NOW THIS INDENTURE WITNESSETH as follows :-

In persuance of the said agreement and in consideration of the said sum of Rs. 2,00,000/- (Rupees two lakh only) truly paid by the purchaser to the Vendors on or before the execution of these presents, the receipt whereof the vendors do hereby admit and acknowledge at and the same time release or discharge the purchaser and the said property and as beneficial owners do hereby

grant, convey, assign ,sell ,transfer,assign and ~~xw~~ assure unto and to the use of the said purchaser ,free from all encumbrances All that land , measuring more or less 4 Cottahs 00 chittaks 00 sft. more fully and specifically mentioned in the Schedule below, together with all trees, trenches, ways, water courses, lights, liberties, privileges , and appurtenances whatsoever or in anywise appertaining or reputed to belong or be appertenant thereto and all that estate, right,title, interest,claim and demands whatsoever of the Vendors into or upon the same and every part thereof TO HAVE AND TO HOLD unto and to the use of the purchaser absolutely and for ever together with title deeds, muniments-of-title and other evidences-of-title and the Vendors do hereby covenant with the purchaser that Notwithstanding any act, deed or thing executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments or defects in the title whatsoever that the Vendor have full power and absolute authority ~~x~~ to sell the said property in the manner aforesaid and the purchaser shall hereafter peaceably and quietly held possess and enjoy the said property with the absolute right to sell, lease gift or whatsoever they deem fit and proper according to their taste and choice without any claim or demand or whatsoever from the vendors or any other person or persons claiming through or under them and the Vendors furtherly assure to save the property harmless and keep indemnified the charges, equities, liens and lispendens, whatsoever and the Vendors herein declare that the property mentioned in the Schedule below is neither Devottar nor trusted property nor has been acquired by the C.M.D.A.,Govt. of West Bengal and the said property is free from all

furtherly covenant with the purchaser xxxxxxxxxxxxx that they shall at the request and cost of the purchaser do or execute cause to be done or executed all such acts ,deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof in the manner aforesaid according to the true intent and meanings of this Deed.

SCHEDULE OF THE LAND REFERRED TO ABOVE :

All that piece and parcel of Bastu land with cuttcha structure thereon, measuring more or less - 4 (four) Cottas 00 chittaks 00 sft. which is lying and situates in the District of 24-parganas (South), Police station - Tiljala , in Mouja-Kusthia, Sub-Registration office at Sealdah, J.L.no.14, District Collectorate touzi no. 1298/2833 , comprised in C.S.dag no - 1376 under khatian no.392, and dag no. 1388 under khatian no.394, within the limits of the Calcutta Municipal Corporation, Ward no. 67, being the portion of premises no. 177/3, P.G. Road, Calcutta- 700039, including all sorts of easement rights over the common passage, which is more fully shown and delineated in the site map or plan with Red border line, annexed hereto, as part and parcel of this Indenture, and rent payable to the Dist. Collector, 24 parganas south,Govt. of West Bengal, and the land is butted and bounded by -

ON THE NORTH - part of premises no. 177/3, P.G. Road.

ON THE SOUTH - premises no. 177/6, P.G. Road.

ON THE EAST - 12' wide Road.

ON THE WEST - Other's land.

IN WITNESS WHEREOF the Vendors hereunto set and subscribe their hands and seals on the day month and year first above written.

SIGNED ,SEALED & DELIVERED
in presence of Witnesses -

1) K. P. Mazumder
Advocate
Calcutta High Court

2) Vinod Joshi
Vinod Joshi
20, Armenian Street
Cal-1

1. Jagdish Kumar Sukla

2. Sukhankar Kumar Sukla

VENDORS.

MEMO OF CONSIDERATION.

Received a sum of Rs. 2,00,000/- (Rupees two lakh only) from withinnamed purchaser by - cash

WITNESSES -

1. K. P. Mazumder
Advocate
Calcutta High Court

2. Vinod Joshi
20, Armenian Street
Cal-1

1. Jagdish Kumar Sukla

2. Sukhankar Kumar Sukla

VENDORS

Typed by me-
Tapan K. Nath
T.K.Nath Alipore.

Drafted by me-
K. P. Mazumder

Registration No [illegible]
Book No I
Volume No 34
Pages 338 to 352
Being No 1469
Year 96

SUB-REGISTRAR, SEALDAH
ADDL. DIST. 24-Parganas (South)

Addl. Dist. Sub-Registrar,
Sealdah, Dist. 24-Parganas (South)

30.4.96

SUB-REGISTRAR, SEALDAH
ADDL. DIST. 24-Parganas (South)

Addl. Dist. Sub-Registrar,
Sealdah, Dist. 24-Parganas (South)

22-5-97.

SITE PLAN
C.S. DAG No. 1376, 1388. J.L. No. 14
MOUZA- KUSTIA. P.S. TILJALA
177/3, PICNIC GARDEN ROAD.
SCALE 20 ft = 1"