

पन्ध्रह  
हजार रुपये

RUPEES  
FIFTEEN THOUSAND

Rs.15000

भारत INDIA

Rs.15000

Produced declaration 14528 00BB 326634  
of A/C 76 k Account

Eqo 2189.00

200,000

50280.8  
from April 1996  
MOLH/63

501624 A-2189.00

A-4609.00

7-6-1996

A4609

13-6-96

419.00

8380

50280

THIS INDENTURE made this the 30<sup>th</sup> day of April, One thousand nine hundred and ninety six -

- BETWEEN -

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 7/H/3, Hatibagan Road, Calcutta-14, hereinafter

called the VENDORS (which expression shall unless excluded by or repugnant to the subject or

23

13-6-96



1275 1275  
 Sold to K. P. Mazumdar Adv  
 of H. ...  
 Calcutta Collectorate,  
 Treasury  
 Date 18/4/96



12-10p April  
 15 ml  
 Jagdish Kamal Gulati

Addl. Dist. Sub-Registrar,  
 Mysore, Dist. 24-Parganas (Bong)

30496 Jagdish Kamal Gulati,  
 90-dt. Tara Chand Gulati,  
 11-A. Palm Avenue

Jagdish Kamal Gulati

By \_\_\_\_\_  
 Son of \_\_\_\_\_ Cal-19.  
 By caste Hindu.  
 By profession Business, as Director  
 for Panchal Trade Com Pvt Ltd.  
 of 7/4/3, Hatibagan rd. Cal-14.

Jagdish Kamal Gulati

K. P. Mazumdar,  
 Advocate.

Gurkhan Kumar Gulati

By \_\_\_\_\_  
 Son of Cal. High Court,  
 By caste \_\_\_\_\_  
 By profession \_\_\_\_\_

K. P. Mazumdar  
 Advocate

Calcutta High Court 30496

Addl. Dist. Sub-Registrar,  
 Mysore, Dist. 24-Parganas (Bong)





(2)

or context be deemed to mean and include their heirs/  
executors/administrators/legal representatives and  
assigns ) of the ONE PART :

- AND -

SRI ANIL KUMAR GIRI son 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  
PURCHASER (which expression shall unless  
excluded by or repugnant to the subject or context  
be deemed to mean and include his heirs/executors/  
administrators/legal representatives and assigns ) of the  
OTHER PART :



Sold to ..... K. P. Mazumdar  
of .....  
Calcutta Collectorate,  
Treasury

Date ..... 19.....  
144/96

Treasurer

Rs 15 ml  
Rs 3 ml  
Rs 4 ml  

---

Rs 24 ml

Gulshan An. Gulati  
Son of Tara Chand Gulati  
By .....  
Son of / 9/1 B. Talabogam  
Thana ..... Dist ..... Cal - 17  
By Caste .....  
By profession ..... J. A.

Gulshan Kumar Gulati



1931



By ..... K. P. Mazumdar  
Son of .....  
Thana ..... Dist .....  
By Caste .....  
By profession .....

K. P. Mazumdar  
Advocate

Addl. Dist. Sub-Registrar  
Hydrabad (South)  
30/4/96

Addl. Dist. Sub-Registrar  
Secy. Dist. 24 Farqanas South  
17.5.96

of the administrators/legal representatives and estate of the deceased to whom and include his heirs/executors excluded by or repugnant to the subject or context (which expression shall unless otherwise stated)





( 3 )

WHEREAS a plot of bastu land , measuring more or less 4 Cottahs 01 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.

AND WHEREAS after his death, his son Sri Rishikesh Sardar, and other legal heirs of the said



Sold to K. P. M. Z...  
 of H. ...  
 Calcutta Collectorate,  
 Treasury

Date 18/4/96

[Handwritten initials/signature]

e - 15 ml  
 e - 5 ml  
 4e - 4 ml  
24 ml



[Faint, mostly illegible text, likely a legal notice or deed. Visible fragments include:]  
 ... in the District of ...  
 ... registered in G.S. ...  
 ... under Khattas no. ...  
 ... District Collector's ...  
 ... and other lands ...  
 ... were absolutely held and possessed by ...  
 ... whose names and the names were recorded ...  
 ... in the S.O.R.

Sub-Registrar,  
 District of Parganas (South)

30496

[Faint text at the bottom of the page, possibly a signature or reference number.]





(4)

said deceased Beharilal Sardar, thus became the absolute owners of the said schedule property and other landed properties by way of inheritance.

A N D WHEREAS due to future litigation and to avoid any mis-understanding between the parties, the Rishikesh Sardar and other co-sharers partitioned their respective shares by a Deed of partition, which was duly registered on the year 1955 and by virtue of the aforesaid partition Deed, said Rishikesh Sardar obtained the land measuring more or less 4 Cottahs 01 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.



Calcutta Collectorate,  
Treasury

Date 18/4/96

18/4/96

Treasurer

e 15 ml  
 e 5 ml  
 h 4 ml  


---

 24 ml



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

The schedule below and other landed properties  
 in the district of Parganas South, fully described in  
 No. 1388 under Section 20 of the Mortgage Act, 1882  
 comprised in G.O. No. 1000 of 1895 and other  
 mortgagee's name or names in the schedule of the  
 registered on the 15th day of April 1896 and in virtue of the mortgage  
 respective shares in the property, which was duly  
 registered in the name of the mortgagee and partitioned their  
 to avoid any dispute between the parties, the  
 and the partition and





(5)

A N D WHEREAS being in need of money, said Rishikesh Sardar, ~~Sardar Rishikesh Sardar~~, sold delivered and transferred the schedule below land measuring more or less 4 cottaks 01 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 Madhusudan Manna died intestate leaving behind his three sons namely (1) Sri Prabhas Manna



1275  
Sold to K. P. Mazumdar  
H. ... ..

Calcutta Collectorate,  
Treasury

184196

Treasury

Rs 15 ml  
Rs 5 ml  
Rs 4 ml  

---

24 ml



ADDL. DIST. JIL-KOYBATRAI  
Coaldah, Dist. 24-Parganas (South)

30496

*Handwritten signature*





(6)

74, Picnic Garden Road, Calcutta- 39 and 4 daughters namely (1) Smt. Sima Manna wife of 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 ~~Manna~~ 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 owner 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 Cotta 01 chittak 00 sft. to the present Vendors by a Deed of sale, which was duly registered at D.S.R. at Sealdah and entered



No. 4 West End

Calcutta Collectorate,  
Treasury

Date 18/4/76

Treasurer

Rs 15 ml  
Rs 5 ml  
Rs 4 ml  
Rs 24 ml

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

30496



in Book No. I, volume no. 38 pages 46 to 60, Being no.1510 for the year 1995.

A N D WHEREAS , since then the Vendors herein are in absolute physical possession and occupations over the aforesaid land , measuring more or less 4 Cottahs 00 chitta 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 01 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 lakhs only) free from all encumbrances.

NOW THIS INDENTURE WITNESSETH as follows :-

In pursuance of the said agreement and in consideration of the said amount of Rs. 2,00,000/- ( Rupees two lakh only) truly paid by the purchaser to the Vendors on or before the



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 assure unto and to the use of the said purchaser free from all encumbrances All that land measuring more or less 4 cottahs 01 chittaks 00 sft. with cuttcha structure thereon, 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 Vendors have further full power and absolute authority 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 authority 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 dispendens, 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 encumbrances and has good and valid marketable title and the Vendors furtherly covenant with the purchaser 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 outtcha structure thereon, measuring more or less 4 ( four ) Cottahs 001 (one) 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 District Collector, 24 parganas south, Govt. of West Bengal , and the land is butted and bounded by -



ON THE NORTH - 10' Wide Road.

ON THE SOUTH - part of premises no. 177/3, 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. Mazumdar  
Advocate  
Calcutta High Court

2) Vinod Joshi  
20, Ansonian Street  
Cal-1

1. Jagdish Lal Saha

2. Gubshan Kumar Saha

V E N D O R S

MEMO OF CONSIDERATION .

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

WITNESSES -

1) K. P. Mazumdar  
Advocate  
Calcutta High Court

2) Vinod Joshi  
20, Ansonian St  
Cal-1

1. Jagdish Lal Saha

2. Gubshan Kumar Saha

V E N D O R S

Typed by me-

Tapan K. Nath  
T.K. Nath Alipore

Drafted by me-

K. P. Mazumdar  
Calcutta Advocate





ADDL. DIST. SUB-REGISTRAR  
COCHIN. DIST. 24 PARANNA (B.M.F.)

30426

ADDL. DIST. SUB-REGISTRAR  
COCHIN. DIST. 24 PARANNA (B.M.F.)

22.5.97



353
34
1470
362
96

*Handwritten signature*



OTHER'S BUILDING

69'0"

35'-1/2"

33'-10 1/2"

106'0" WIDE ROAD

65'0"

K-CH-SH  
4-1-0  
P/86

82'0"

K-CH-SH  
4-0-0

11'0"

35'-1/2"

28'-10 1/2"

21'0"

PICNIC GARDEN ROAD

12'0" WIDE ROAD

MONOTOSH

(GOVT. REG. A)

CIVIL EN

SURVEY, PLOTT

CONTROL

DR. G. MANDRA

CALCUTTA

N

177/6

Sybilhan Kumbhar

Manoj Kumar