

trate of 2.895 8 act 3.60 12001

October 2.895 8 act 3.60 12001

THIS INDENTURE made this the 3 of May of may, one thousand nine hundred and ninety five - BETWEEN

(1) SRI PRABHAS MANNA (2) SRI PRABHAT MANNA and

(3) SRI GOPAL MANNA all sons of late Machusudan Manna,
by faith Hindu, by occupation 1, business, 2, service and
no.3, Service respectively, all residing at 74, Picnic
Garden Road, Calcutta-700039 Police station - Tiljala,

(4) SMT. SIMA MANNA wife of Sri Arun Manna, by faith
Hindu, by occupation housewife, resident of 7/1, Garcha

2nd Lane, Calcutta-19, (5) SMT. SUSHAMA SARKAR wife of
Sri Bijan Sarkar, by faith Hindu, by occupation -housewife,
residing at 6, Ananda Lane, Calcutta, (6) SMT. KALPANA

MANNA daughter of late Madhusudan Manna, by faith
Hindu, by occupation - household duties, residing at -

DISTO LA P. MODERNASON M. Calcutta Collectorale Trocaury 20145 J 1995 · Prabhas Manna. 2. Prablatertanna. Daughter + All Sonsof 2t. Franking sudainteanne All of 74, Picnic garden nd. P.S. Tiljala cal-39. J. Sima Hanna. of 7/1, garcha zur land. eat ! 1090. Arun Hanna. 5. gusama sarkar. of 6, Awarda Jahre Calente 6 malpara of towns. 7. Porotina nog Milia. Frakhas Manin Wo vaskor nay. 0f 36, Sociothar nag nd. P.S. Tiljala. ablas Marina All . (4+07) Quitas Mali Prialehat In Manny Gopulen Manna. K. f. Mazuronder Adah Piot Se-Percense (South

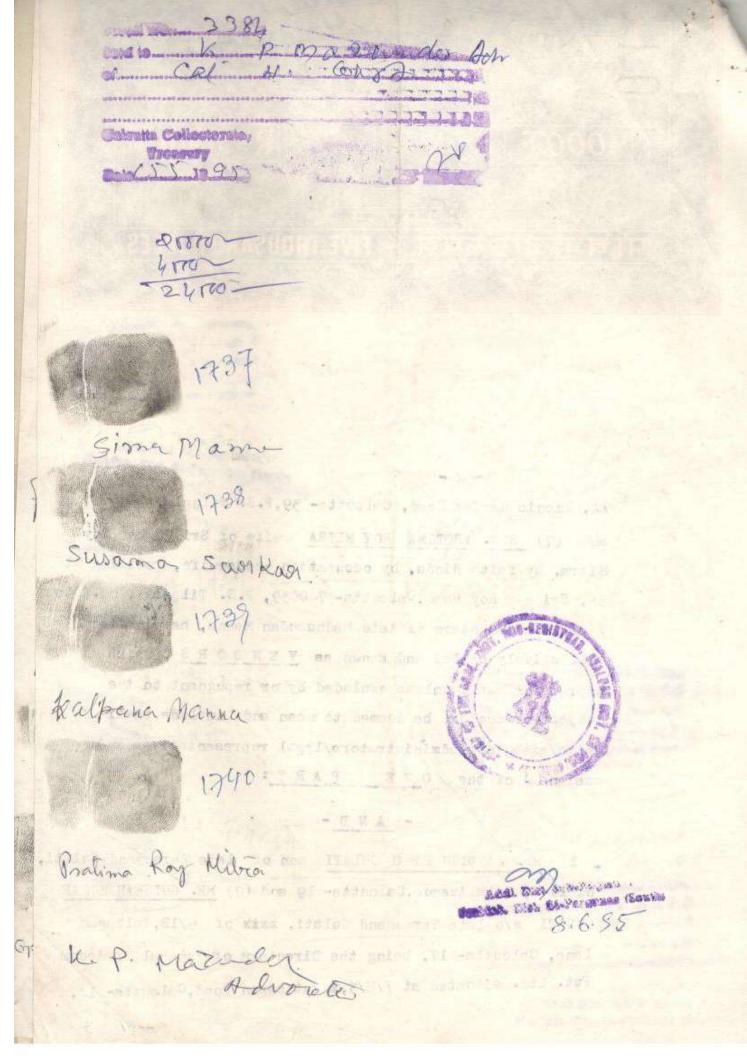


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and (7) SMT. PROTIMA ROY MITRA wife of Sri Vaskar Roy Mitra, by faith Hindu, by occupation -housewife, residing at 36, Sridhar Roy Road, Calcutta- 700039, P.S. Tiljala, no.4 to 7 all are daughters of late Madhusudan Manna, hereinatter collectively called and known as VENDORS (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 ONE PART:

- AND-

of 11-A, Palm Avenue, Calcutta- 19 and (2) MR. GUISHAN KUMAR
GULATI s/o late Tarachand Gulati, bath of 9/18, Talbagan
lane, Calcutta- 17, being the Directors of Panchal Tradecom
Pet. Ltd. situated at 7/H/3, M Hatibagan Road, Calcutta- 14,



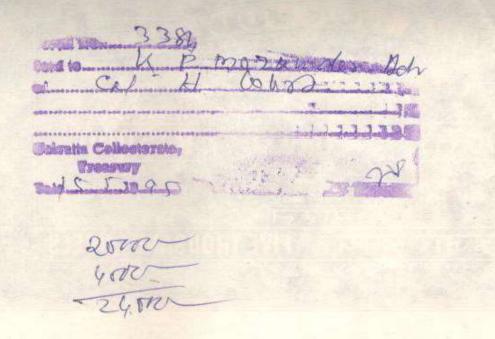


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hereinarter called the PURCHASERS

(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

MHEREAS a plot of land measuring
more or less 4 Cottas, with cuttecha structure
measure which is situated and lying in the district
24 parganas south, in Mouja- Kusthia, combrised in
C.S.dag no. 1376 under khatian no.392 and dag no.
1388 under khatian no.394 , J.L.no. 14 touzi no.1298/
2833 P.S. Tiljala, morefully mentioned in the
Schedule below was and other landed properties



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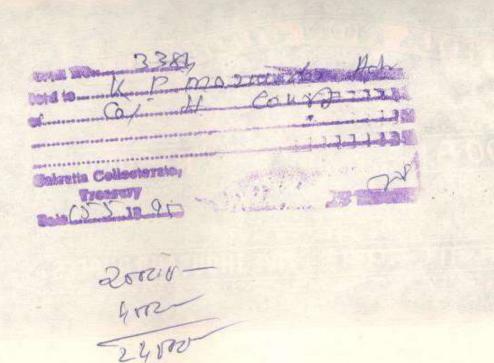
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were absolutely seized and possessed by one Beharilal Sardar, since deceased. and his name was recorded in the R.O.R.

AND WHEPEAS after his death, his son Sri
Rishikesh Sardar and others 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.

AND WHEREAS due to future litigation and to avoid any mis-understanding between the parties, the said Rishikesh Sardar and other cosharers partitioned their respective share by a Deed of partition which was duly registered atx on the year 1953 and by virtue of the said partition, said Rishikesh Sardar obtained the band measuring more or less 4 cottas comprised in dag no.

C.S. dag no.1376 under khatian no.392 and/ 1388 under



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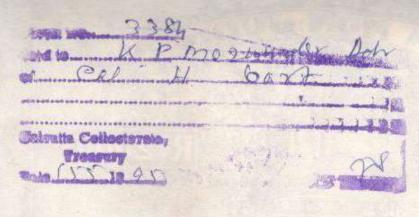
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khatian no.394 in Mouja- Kusthia, P.S. Tiljala district 24 pgs. south and other landed properties .

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 cottas and other landed properties , total measuring more or less 15 sataks , to the deceased Madhusudan Manna son of late Fakir chand Manna of Picnic Garden Road , Calcutta, the father of the Vendors no. 1 to 7 , by a deed of sale 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 the said Madhusudan Manna, since deceased, the father of the vendors no. 1 to 7, was x in absolute physical possession and occupation over



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the aforesaid property without any interruption claim and demand whatsoever from any quarter.

AND WHEREAS thereafter said Madhusudan Manna, died intestate leaving behind his sons, vendorsmorno. 1 to 3, and daughter nos. 4 to 7 as his only legal heirs and successors and after his death, the vendors no. 1 to 7 thus became the sole and absolute owner of the schedule below hand and other landed properties by way of inheritance.

A N D WHEREAS since then the vendors no. 1 to
7 are in joint possession and occupation over the
Schedule below property measuring more or less 4 cottas
and other landed properties without any interruption chaim
demand whatsoever from any quarter , free from all sorts



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of the said land .

and whereas being in need of money, the Vendors no. 1 to 7 jointly declared to sell the portion of the said property measuring more or less 4 cottas 00 chittaks 00 sft. with cuttons structure, which is lying and situate in the district of 24 parganas south, Police station - Tiljala, in Mou, a- Kusthia, comprised in C.S.dag no. 1376 under knatian no.392 and dag no.1388 under knatian no.394, within the limits of the Calcutta Muntcipal corporation, being C.M.C. premises no. 177/3, P. G. Road, Calcutta-39, morefully 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 lakes only), free from all encumbrances.

NOW THIS INDENTURE WITNESSETH as follows :-

In persuance of the said plot of land and in consider tion of the said amount of 8. 2,00,000/- (rupees two Makhs only) truly paid by the purchaser to the said vendors on or before the execution of these presents , the receipt whereof the vendor doth hereby admit and mkernex acknowledge and at 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 cotta 0-1ch. 00 sft. with structure morefully 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 . claims 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 things executed or knowingly win 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 whatmoever that the vendors have 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 of 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 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 the vendors furtherly covenant with the purchaser that they shall at the request and cost of the purchasers do or executeor cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly conveyi and assuring the said property and every part thereof in the

in the manner aforesaid according to the true intent and meaning of this deed.

SCHEDULE OF THE LAND REFERRED TO ABOVE .

with cuttacha structure

ALL that piece and parcel of bastu land / measuring more or

less 4 (four) cottas colon. 00 sft. which is lying and

situate in the District of 24 parganas south, Police station—

Tiljala, Mouja— Kusthia, J.L.no. 14, 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, being C.M.C. premises no.—

177/3, P.G. Road, Calcutta— 39 ,Sub—registration office—

Sealdah, Ward no. 67 , including all sorts of easement

rights over the common passage, which is morefully shown

and delineated in the site map or plan with Red border line,

as part and parcel of this Indenture, which x is butted and

bounded by—

On the north - 10' wide Road.

On the South - part of premises no. 177/3, P.G.Rd.

On the East - 12' wide Road.

On the West - Other's land.

Memo of Consideration.

Received a sum of Rs. 2,00,000/- (two lakhs only) from withinnamed purchaser as a full and final consideration money by way of & Carl

1. Porcon bet 21/19 1. Prabhas Manner.
399/15, Bya Byamarous 2. Preleheet IW Manner
offenance on Descriptions 2. Preleheet IW Manner 3. GroPat Ch! Manha. Calcutta High Land 5. Sarama Sasikasi 6. Kalpana Manna 7. Pratima Roy Miban VENDORS

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

SIGNED SEALED & DELIVERED IN PRESENCE OF WITNESSES -

1. 16760N 5 WALTA 39914 Forz Mannewyors-ASMANON. US

ii. K. P. Marroler calculta Higa court 5. Surama San Hay.

1. Prakhas Manna.

- 2. Pralehutter Manny
- 3. Cropaceh: Manna.
- 4. Sima Mana

6. Kalfana Manna

7. Pratima Ray Mebra

VENDORS

Typed by me-Tafan K. Nahr

T. K. Nath Alipore

Drafted by me-

Calcutta High Court.

