



STAMP AFFIXED BY

STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE.

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Admission under Rule 21
and also under Section 5
of W. B. L. R. Act, 1953 and
duly stamped under the Indian
Stamp Act 1899 & also as
amended by W. B. Stamp Amendment
Act 1962 & 64 65 77 Sec. 1A. Sec. 23.
Fee paid as under

Process fee in Court fee stamp 3.00

Declaration is produced

A 389.60
G 50.00
M 25.00
H 1.00
I 1.20
469.70

Registry of (M)
of Assurances, Calcutta
24-9-81

THIS INDENTURE made this 17th day of September 1981
BETWEEN RAMRATAN MUNDRA (MAHESWARI) and SOHANLAL MUNDRA
(Maheswari) both sons of Chhogmal Mundra (deceased) residing
at 65, Cotton Street, Calcutta-7 hereinafter jointly called
the VENDORS (which expressions shall unless excluded by or
repugnant to the context be deemed to mean and include their
heirs, executors, administrators, representatives, agents and
assigns) of the FIRST PART And MADANCHAND BOTHRA son of
Deepchand Bothra (deceased) residing at 161/1, Mahatma Gandhi
Road, Calcutta-7 hereinafter referred to as the PURCHASER
(which expression shall unless excluded by or repugnant to the
context be deemed to include his heirs, executors, adminis-
trators, representatives, agents and assigns) of the OTHER PART.

WHEREAS the VENDORS of the FIRST PART are in sole and
absolute possession of and sufficiently entitled to a Plot of
land measuring 59 Cottas @ Chhatak with constructions on major
portion thereof situated at Mouza Barhans Partabad P.S. Sonarpur
Registry Officer Baruipur District 24 Parganas comprising of
various Plots together with all paths, passages, sewerages,
water courses, sheds and constructions standing thereon more
fully

A-389-50
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Presented for registration at 11-10 Am
 at the Calcutta Registration Office
 on the 24th day of Sept 1881
 of Ramratan Munder
 one of his executants.

/ Ramratan Munder

for
 Registrar of (B)
 of Assurances, Calcutta
 24-9-81

/ Ramratan Munder

1. Ramratan Munder &
 2. Sohan Lal Munder
 Boro 510 Kachhogaal
 Munder. Boro of 65,
 Colson St. Calcutta 7.
 Boro Hindu Boro.

5033

/ Sohan Lal Munder

5034

for
 G. M. Sanyal Advocate
 High Court,
 Cal.

G. M. Sanyal
 Advocate

for
 Registrar of (B)
 of Assurances, Calcutta
 24-9-81

fully described in Schedule hereunder written and the said land consisting of various Plots of land with all rights and constructions as aforesaid are hereinafter called the PROPERTY.

On the 22nd April, 1981 the said VENDORS has leased out the said PROPERTY to BOTHRA SYNTHETIC PRODUCTS a firm at 14, Ganesh Chandra Avenue, Calcutta-13, at a monthly rent of Rs.250/- on the terms and conditions contained in the agreement entered into between them on the same date.

WHEREAS the VENDORS have agreed with the PURCHASER for the absolute sale of the said PROPERTY at or for the price of Rs.40,000/- (Rupees Forty Thousand) only subject to the lease granted to M/s. Bothra Synthetic Products on 22nd April, 1981.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.40,000/- (Rupees Forty Thousand) only paid by the Purchaser to the VENDOR at or before execution of these presents the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the payment of the same and every part thereof the Vendors doth hereby acquit release and discharge the Purchaser as well as the said Property and the said Vendors doth hereby grant convey transfer and assign unto and to the use of the Purchaser ALL THAT piece and parcel of land measuring 59 Cottas 9 Chhatak be it a little more or less TOGETHER WITH sheds and constructions boundary wall paths passages lights liberties privileges and benefits and other rights easements whatsoever to the said land, sheds and constructions belonging or in any way appertaining thereto AND all the estate right title interest claim and demand whatsoever of the said Vendors into and upon the said land sheds constructions or any part thereof

AND the

AND the Purchaser shall be entitled to all the rights of the Vendors including the rights to receive rent mentioned in the said lease dated 22nd April 1981 from M/s.Bothra Synthetic Products with effect from 23rd April 1981 and to enforce and have and possess all rights and claim of the Vendors(Lessors under the said lease dated 22nd April,1981) and to receive possession of the Property from the said M/s.Bothra Synthetic Products and the Vendors shall write and deliver necessary letters to the said Bothra Synthetic Products to have and hold the said Property directly under the PURCHASER and to pay rent to the PURCHASER and to deal with the PURCHASER as the absolute owner of the said PROPERTY and to return possession thereof to the PURCHASER as and when so required to be done and the said PURCHASER and the said BOTHRA SYNTHETIC PRODUCTS shall be at liberty to enter into such other agreement as may be agreed upon between them without any recourse to the VENDORS and or the said VENDORS shall not have any claim or interest in respect thereof against the said BOTHRA SYNTHETIC PRODUCTS in relation of the said PROPERTY let out to the said BOTHRA SYNTHETIC PRODUCTS as above.

AND the Vendors herewith delivers upto the Purchaser all deeds and evidence of title whatsoever in any way relating to or concerning the said Property which now are or hereafter shall or may be in possession of the Vendors or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the said land sheds and constructions hereby granted or expressed or intended so to be unto and to the use of the Purchaser for ever AND the Vendors doth hereby for themselves their heirs executors and administrators covenant with the Purchaser that notwithstanding any act deed or thing by the
Vendors

Vendors or by any of their ancestors or predecessors in title done or executed or knowingly suffered to the contrary the Vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land sheds and constructions hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid the Vendors hath good right full power and absolute authority to grant the said PROPERTY hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid AND the PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy the said PROPERTY and receive the rent and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming through or in trust for the Vendors or from or under any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid and free clear and freely and clearly and the Vendors undertake to keep the Purchaser always saved defended and indemnified from all costs suits actions troubles that may be made or done by the Vendors or any one from whom the Vendors claiming AND FURTHER that the Vendor will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuming the said PROPERTY and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

Schedule...

SCHEDULE ABOVE REFERRED TO:

ALL THOSE piece and parcel of Factory lands measuring .96 acres (59 Cottas 9 Chhatak) lying and situated within Mouza Barhans Fartabad P.S.Sonarapur Sub-Registration Office Baruiipur District 24 Parganas with pucca boundary wall, pucca brick walled tin roofed factory sheds and other structures with tin roofing with fittings fixtures appendages and appurtenances thereto and all paths passages, sewerages butted and bounded in the manner following that is to say :-

ON THE NORTH ... Signalling Station of B.S.F.
 ON THE SOUTH ... Bhattacharjee Industries and Bothra Synthetic Products.
 ON THE EAST ... N.C.Das and Tarit Appliances & Equipment Pvt.Ltd.
 ON THE WEST ... Garia Main Road.

<u>C.S.Khatian Nos.</u>	<u>C.S.Dag.Nos.</u>	<u>Area in Acres.</u>
886	518	. 15
"	516	. 15
"	517 (Part)	.035
746	515	. 11
"	514	. 10
394	513	. 09
746	512	. 09
464	511	. 07
519	509	. 06
"	508	.075
564	510 (Part)	. 03

Total:- . 96 Acres.

(59 Cottas 9 Chhataks)

Resd.

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Book No. P
Volume No 386
Pages. 81 86
Being No 8207
For the year 1981

DATED 17th DAY OF Sept. 1981

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8207

Handwritten in black ink: 9 1-20



BETWEEN

RAMRATAN MUNDRA & ORS.

AND

MADANCHAND BOTHRA.

Handwritten in black ink: 20-8-81
8-8-83



CONVEYANCE.

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