

1584 1000Rs.



1

Handwritten notes and stamps including '23', 'A 179-50', 'N 120', and 'T 20-70'.

24 Parg's 30-3-81

THIS INDENTURE OF CONVEYANCE made this 30<sup>th</sup> day of March, One thousand nine hundred and Eighty-one BETWEEN (1) SADASIV SEN GUPTA son of Late Sasi Kumar Sen residing at 90, Raja Basanta Roy Road, Calcutta-29 P.S. Tollygunge in the town of Calcutta, (2) RANAJIT KUMAR SEN GUPTA son of the said Late Sasi Kumar Sen residing at No.334, Jodhpur Park Calcutta-68 P.S. Tollygunge in the town of Calcutta (3) DILIP KUMAR SEN son of Late Paresh Chandra Sen residing at No.86, Paja Basanta Roy Road, Calcutta-29 P.S. Tollygunge in the town

of

Serial No. 15821  
Sold to V. K. Khatiwala & Co. Adv.  
SI. B. O. P. O. 87

29/3/81  
Case

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200 | -  
100 | -  
30 | -  
2 | -

Presented for Registration  
at 2 P.M. on the 30th day  
of March 1981 at the  
Sub-Registrar's Office  
by Sadashiv Sen Gupta  
of the ...  
Sub-Registrar  
24 Parg's

Sadashiv Sen Gupta

1771

Sadashiv Sen Gupta

1772

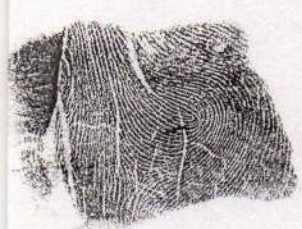
Ranjit Kumar Sen Gupta

1773

Dilip Kumar Sen

Sub-Registrar  
24 Parg's

1) S. S. Sen ...  
2) Dilip ...  
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100) ...





2.

of Calcutta (4) SMT. ANIMA DAS GUPTA wife of Dr. R.K. Das Gupta residing at A-4/3, Golf Green Urban Complex, Calcutta (5) SMT. DIPTI ROY, widow of Late Major R.N. Roy residing at 20/26, Netaji Subhas Chandra Bose Road, Calcutta-40 (6) DEVABRATA SEN, son of Late Suresh Chandra Sen residing at No.150, Jodhpur Park, Calcutta-68 P.S. Tollygunge in the town of Calcutta (7) SMT. SABITA SEN, wife of Amiyansu Sen residing at No.221/2, Rash Behari Avenue, Calcutta-19 A N D (8) SMT. KANTA MAZUMDAR wife of Ashim Mazumdar residing at 'Sun Flower' Flat No.1, Cuffe Parade, Reclamation, Bombay-5 at present residing at No.334, Jodhpur Park, Calcutta P.S. Tollygunge in the town of Calcutta all by creed Hindu, by occupation landholders, hereinafter collectively referred to as "the VENDORS" (which expression shall unless excluded by or repugnant to the subject or context mean and include their and each of their respective heirs, executors Administrators and legal representatives) of the ONE PART

and

15821  
 Sold to Rhahtan + Co Adv.  
 103. O.P.O. 87  
 28/3/81  
 4 years

1000/-  
 200/-  
 100/-  
 30/-  
 2/-  
 -----  
 1332/-

1774  
 Mrs Anima Das Gupta

-1775  
 Mrs Dipki Roy.

1776  
Devabrata Sen

1777  
 Mrs Sabita Sen for Self  
 + as constituted attorney  
 for Mrs Kanta Majumdar

শ্রীমতী সত্যজিৎ দেবী



Sub-Registrar's Office  
 24 Patna



3.

A N D SANWARMAL PADIA son of Dwarka Das Padia residing at Post Office Jaraikela, District Singhbhum, Bihar by creed Hindu by occupation business hereinafter referred to as "the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context mean and include his heirs, executors administrators legal representatives and assigns) of the OTHER PART :

W H E R E A S :

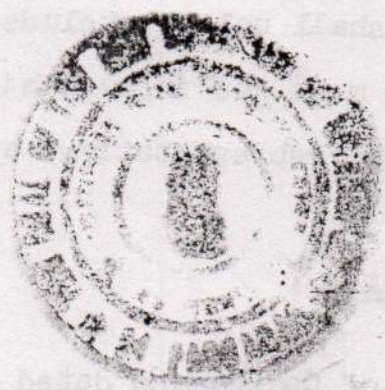
\*. By a Deed of Conveyance dated the 1st October 1954 made between Firdousi Khanum therein referred to as the Vendor of the One part and the said Paresh Chandra Sen, Suresh Chandra Sen, Sadasiv Sen Gupta and Ranajit Kumar Sen Gupta therein also referred to as the purchasers of the other part and registered at the Baruipur Sub-Registration Office in Book No. I Volume No. 7 Pages 207 to 211 ~~Being~~ Being No. 6135 for the year 1954 the said

Firdousi

1582/  
Khatam Hdn.  
O. P. O. 87  
- 1

28/3/81  
43054

LC	1500	-
LC	200	-
LC	100	-
LC	30	-
LC	21	-
<hr/>		
	1339	-



2A Part's



4.

Firdousi Khanum for the consideration therein mentioned sold, granted transferred and conveyed unto the said Paresh Chandra Sen & Others, amongst others a piece or parcel of Krishi-or Danga land containing an area of .90 Satak in Mouza Kumrakhali, Dag No.9 C.S.Khatian No.574 in the District of 24 Parganas and more particularly described in the Schedule thereunder written to have and to hold the same unto the said Paresh Chandra Sen and Others absolutely and for ever.

2. The said Paresh Chandra Sen died intestate being seised and possessed of or otherwise well and sufficiently entitled to an undivided one-fourth part or share of and in the said piece or parcel of land and leaving his only son the said Dilip Kumar Sen and his two daughters the said Smt. Anima Das Gupta and Smt. Dipti Roy as his heirs and legal representatives <sup>him</sup> surviving under the Hindu Succession Act, 1956.

3. The said Suresh Chandra Sen died intestate being seised and possessed of or otherwise well and sufficiently entitled

15821  
Adm. to Khaitan to Adv.  
St. B.O. P.O. 87 Ad-1

Calcutta Chamber of  
Treasury.  
28/3/81

Basu

10	1500/-
10	200/-
10	100/-
10	30/-
10	21/-
	<hr/>
	1332/-



24 Parg's





5.

entitled to an undivided one-fourth part or share of and in the said piece or parcel of land and leaving his only son the said Devabrata Sen and his two daughters the said Smt. Sabita Sen and Smt. Kanta Mazumdar as his heirs and legal representatives <sup>him</sup> surviving under the Hindu Succession Act, 1956.

*Sabita Sen*

4. In the circumstances aforesaid the Vendors are jointly seised and possessed of or otherwise well and sufficiently entitled to the said piece or parcel of land free from all encumbrances whatsoever.

5. The Vendors have agreed to sell and the Purchaser has agreed to purchase a portion of the said piece or parcel of land containing an area of 6 Cottahs 3 Chittacks and 5 Square feet be the same a little more or less together with the inheritance thereof free from all liens charges mortgages attachments and encumbrances whatsoever at or for the price or the sum of Rs. 3,000/- (Rupees three thousand only) per cottah.

6.

15821  
 Sold to... Khantam ~~to~~ Adv.  
 Of... B. O. P. O. ~~of~~  
 Calcutta Collectorate,  
 Treasury.  
~~28/3/81~~ Basu

1c 1000/-  
 1c 200/-  
 1c 100/-  
 1c 30/-  
 1c 2/-  
 -----  
 1332/-



Registrar General  
 24 Park St

6. The price of the said piece or parcel of land agreed to be sold by the Vendors to the Purchaser at the rate of Rs.3,000/- (Rupees Three thousand only) per cottah comes to Rs.18,500/- (Rupees Eighteen thousand five hundred only).

NOW THIS INDENTURE WITNESSETH as follows :

1. In pursuance of the said agreement and in consideration of the said sum of Rs.18,500/- (Rupees Eighteen thousand five hundred) only of good and lawful money of the Union of India, in hand well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do and each of them doth hereby acquit release and for ever discharge the said piece or parcel of land as well as (the Purchaser) They the Vendors do hereby sell grant transfer convey assign and assure unto the Purchaser ALL THAT a piece or parcel of Danga land containing an area of 6 Cottahs 3 Chittacks and 5 Square Feet be the same a ~~little~~ little more or less in Mouza Kumrakhali, P.S. Sonarpur in the District of 24 Parganas and more particularly described in the Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered red OR HOWSOEVER OTHERWISE the said piece or parcel of land now are or is or at any time or times heretofore were or was situate butted bounded called known numbered described or distinguished TOGETHER WITH all fixtures, yards, courtyards, areas, sewers, drains, ditches, paths, passages, common fences, shrubs, wells, trees, water, watercourses, lights, rights, liberties, easements  
privileges



privileges and appurtenances whatsoever to the said piece or parcel of land belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and all easements thereon AND the reversion or reversions remainder or remainders and the rents issues and profits thereof TOGETHER WITH all deeds pattahs muniments writings and other evidences of title exclusively relating to the said piece or parcel of land AND all the estate right title interest property use claim and demand whatsoever of the Vendors into and upon the said piece or parcel of land or any part thereof TO HAVE AND TO HOLD the said said piece or parcel of land hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever.

2. The Vendor-s do and each of them doth hereby covenant with the Purchaser as follows :

(a) That notwithstanding any act deed matter or thing whatsoever by the Vendors or their predecessors in title done and executed or knowingly suffered to the contrary the vendors now have in themselves indefeasible and absolute title as and for an estate of inheritance in fee simple in possession or an estate equivalent thereto in the said piece or parcel of land hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be and that the Vendors now have in themselves good right full power and absolute authority to grant transfer convey assign and assure the same in the manner aforesaid.

(b) That the Purchaser shall and may at all times hereafter peaceably and quietly enter into enjoy and possess the  
said



~~Notary Public~~  
At Large

parties and representatives whatsoever to the said piece or parcel of land belonging or in anywise appertaining or held or enjoyed therewith or reputed to belong or be appertaining thereto and all easements thereon AND the reversions or reversionary interests or remainders and the rents issues and profits thereof TOGETHER WITH all debts certain mortgages charges and other evidences of title exclusively relating to the said piece or parcel of land AND all the estate right title interest property and claim and demand whatsoever of the Vendor into and upon the said piece or parcel of land or any part thereof IN LAW AND TO HOLD the said piece or parcel of land hereby sold granted transferred conveyed assigned and assumed or expressed or intended to be and every part thereof unto and to the use of the Purchaser absolutely and forever.

5. The Vendor do and each of them hold hereby covenant with the Purchaser as follows:

(a) That the Vendor do and each of them do hereby warrant whatsoever by the Vendor or any person claiming by or under the date and execution of the said deed to the Purchaser and his heirs and assigns forever and to the heirs and assigns of the Vendor as and for an estate in fee simple in possession or an estate in fee simple in possession or an estate in fee simple in possession or an estate in fee simple in possession of the said piece or parcel of land hereby sold granted transferred conveyed assigned and assumed or expressed or intended to be and that the Vendor now have in themselves good right full power and absolute authority to grant transfer convey assign and assume the same in the manner aforesaid.

(b) That the Purchaser shall and may at all times hereafter peaceably and quietly enter into enjoy and possess the said

said piece or parcel of land and receive the rents issues and profits thereof without any lawful eviction interruption disturbance claim or demand whatsoever from or by the Vendors or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors.

(c) That free and clear and freely and clearly and absolutely acquitted exonerated and for ever discharged or ~~or~~ otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of claims charges liens debts attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors.

(d) That the Vendors and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said piece or parcel of land or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more perfectly assuring the said piece or parcel of land unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT a piece or parcel of Krishi or Danga Land containing an area of 6 Cottahs 3 Chittacks and 5 Square feet be the same a little more or less situate in Mouza Kumrakhali,

Pargana

and profits thereof without any lawful deduction whatsoever  
disturbance claim or demand whatsoever from or by the Vendor  
or by any person or persons lawfully or equitably claiming  
from under or in trust for the Vendor.

(c) That free and clear and freely and clearly and  
absolutely acquitted exonerated and forever discharged or  
otherwise by and at the costs and expenses of the Vendor  
well and sufficiently saved defended kept harmless and indem-  
nified of from and against all and all manner of claims charges  
liens debts attachments and encumbrances whatsoever made or  
incurred by the Vendor or any person or persons lawfully or  
equitably claiming from under or in trust for the Vendor.

(d) That the Vendor and all persons having or lawfully  
or equitably claiming any estate right title or interest in  
reverts in the said piece or parcel of land or any part thereof  
from under or in trust for the Vendor shall and will from time  
to time and at all times hereafter at the request and costs



of the Purchaser do and shall do and shall cause to be done  
all such acts deeds matters and things as may be necessary  
lawful and more particularly as may be necessary to carry out  
land unto and to the use of the said Vendor and his heirs  
said as shall be more fully expressed in the annexed plat

ALL THAT a piece of land containing an area of 6.00 acres  
more or less situated in the town of ...  
be the same a little more or less situated in the town of ...  
Persons



Pargana Medonmalla J.L.No.48 H.S.No.131 Touji No.260 Being a portion of Dag No.9 C.S. Khatian No.574 R.S.Khatian No.1239 P.S. Sonarpur Sub-registration office Sonarpur in the District of 24 Parganas in respect of the entire jama an annual rent of Rs.5.73 Paise is payable to the Collector of 24 Parganas on behalf of the State of West Bengal and butted and bounded in the manner following that is to say -

On the North by - C.S. Das No.7

On the East by - Baruipur Road

On the South by - Plot No.2

On the West by - C.S. Dag No.8 and delineated in the map or plan hereto annexed and thereon bordered red.

IN WITNESS WHEREOF the Vendors hereto have hereunto set their respective hands the day month and year first above written

SIGNED AND DELIVERED by the :  
Vendors at Calcutta in the :  
presence of : :

Witness

R. K. Das Gupta  
Director, National Highway (Rtd)

(1) Sadan Sen Gupta

(2) Ranajit Kumar Sen Gupta

(3) Dilip Kumar Sen

(4) (Mrs) Anima Das Gupta

(5) (Mrs) Dipli - Roy

(6) Devabrata Sen

(7) & (8)  
Mrs Sabita Sen for Self + as  
constituted attorney for Mrs  
Kanta Mazumdar.



RECEIVED of and from the withinnamed  
 Purchaser the withinmentioned sum of Rs.18,500/-  
 (Rupees Eighteen thousand five hundred) Only  
 being the full consideration money within ex-  
 pressed to have been paid by him to us as follows: Rs.18,500/-

MEMO OF CONSIDERATION:

Typed by me.  
 S.N. Ghosh  
 84, Raja S.E. Mallik Road  
 Cal-47

Witness  
 R. K. Das Gupta  
 Director, National Library (Rtd)

Bimal Kumar Das  
 6 Greenow, Cal-84.

Biman Rayan Sarker  
 A/148 Bagha Jatin Pally.  
 Cal-47

(1) Sadashu Sen Gupta

(2) Ranajit Kumar Sen Gupta

(3) Dilip Kumar Sen

(4) (Mrs) Anima Das Gupta

(5) (Mrs) Dipli Roy

(6) Devabrata Sen

(7) Mrs Sabita Sen for self + as executrix

(8) attorney for Mrs Kanta Majumdar

RECEIVED OF and from the witness  
 the sum of \$10,000  
 (Ten thousand dollars) only  
 being the full consideration money within  
 pressed to have been paid by him to us as follows:  
RECEIVED OF



Sub-Registrar  
 24 Page's



Sub-Registrar  
 24 Page's

4-3-02

Book	.....
Volume	24
Page	218 to 226
Serial	1584
For the year	1904-

N= 3.00

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1931

BETWEEN  
SADASIV SEN GUPTA & ORS.  
AND  
SANWARMAL PADIA  
\_\_\_\_\_

CONVEYANCE

KHAITAN & CO.,  
Advocates  
1B, Old Post Office Street,  
Calcutta-1.