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15/12/95

STAMP DEPARTMENT,
CALCUTTA COLLECTORATE.

Handwritten notes and signatures in the left margin, including '23/12/95' and '20/12/95'.

Handwritten notes and signatures in the center-right area, including '23/12/95' and '20/12/95'.

2374

2387

2772

Handwritten numbers and signatures: 2536, 287, 277, 2569.

Handwritten signature and date: 21/12/95.

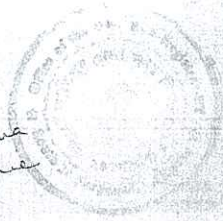
THIS INDENTURE made this 19th day of December, One Thousand Nine hundred and Ninety five BETWEEN 1/ SRI PARTHA SOME, son of Sri Chitta Ranjan Some, 2/ SMT. MAHUA SOME, daughter of Sri Chitta Ranjan Some, both by faith Hindu, by occupation Business, both of 49/58, P.G.M. Shah Road, P.S. Jadavpur, 1st Floor, Calcutta-700 033, hereinafter referred to as the VENDORS(which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the ONE PART:

MASTER MIND MEGALIVING
Sau. [Signature]
Proprietor

A N D

contd...

28 Dec 1995
Mahua Some
Registrar



[Handwritten signature]

Mahua Some
D/o Chittarajan Some
Parthe Some
Sto Chitta Ranjan Some
Bt 49/58 P.G.M. Saha
P.S. Jadamapur
1st floor
Cal-33

Mahua Some

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Mahua Some

2537

Parthe Some

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Proprietor

Benoy Das
Sto Late Jagdish Ch Das
41 Avenue South
Cal 75

Benoy Das
Sto Late Jagdish Ch Das
41 Avenue South
Cal-75
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in Dag No.998 under Khanda Khatian No.486, .3 decimals in Dag No. 1030 under Khanda Khatian No.486 and .13 decimals in Dag No.1032 under Khanda Khatian No.486, aggregating .80 decimals.

In the name of Malin Kumar Roy Chowdhury the predecessor of Nilima Roy Choudhury, Smt. Tripti Bose, Smt. Dipti Palit, Smt.Supti Majunder and Smt. Samapti Ghosh, .47 decimals was recorded in Dag No.1002 under Khanda Khatian No.528, out of which Dipti Palit acquired $1/5$ th share being $.9 \frac{2}{5}$ decimals and .3 decimals was recorded in Dag No.1030 under Khanda Khatian No.527, out of which Dipti Palit acquired $1/5$ th share being $\frac{3}{5}$ decimals aggregating .10 (Ten) decimals.

In the name of Anil Kumar Roy Chowdhury the predecessor of Sri Dipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury and Smt. Manasi Mitra.47 decimals was recorded in Dag No.1002 under Khanda Khatian No.531 and .16 decimals in Dag No.958 under Khanda Khatian No.530, and .2 decimals in Dag No.998 under Khanda Khatian No.530, .3 decimals in Dag No.1030 under Khanda Khatian No.530 and .12 decimals in Dag No.1032 under Khanda Khatian No.530 aggregating .80 decimals.

AND WHEREAS by way of inheritance and as recorded owner Sri Ashoke Kumar Roy Chowdhury, Smt. Dipti Palit, Sri Dipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury and Smt. Manasi Mitra the predecessors of the present Vendors acquired the right, title and interest in the aforesaid property and enjoyed the same in khas. Be it also noted here that the predecessors of Ashoke Kumar Roy Chowdhury, Smt. Dipti Palit, Sri Dipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury and Smt. Manasi Mitra and their other co-sharers were enjoying the said property as Raiyat or Proja from long before the abolition of Zamindary system under the then Landlord Zaminder Sri Kumar Bimal Chandra Singha and after the abolition of Zamindary system under the Govt. of West Bengal as the recorded Rayats in respect of the aforesaid property and paid the rents and taxes regularly.

AND WHEREAS the said Ashoke Kumar Roy Chowdhury, Smt. Dipti

Palit
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Sauj Chakraborty
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Dipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury and Smt. Manasi Mitra and their other co-sharers with a view to sell and transfer of the entire lands along with other owners at first entered into an agreement in the month of May, 1983 with M/s. Shaw Manufacturers & Traders Ltd. and by the said agreement said Ashoke Kumar Roy Chowdhury, Smt. Dipti Palit, Dipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury and Smt. Manasi Mitra and other owners authorised and/or empowered the said Company to sell, transfer and convey the entire lands of the aforesaid Dags but the said Company failed to complete the transaction within the time specified in the said Deed of Agreement and again in the month of March, 1991 entered into a fresh agreement with the predecessors of the present Vendors namely Ashoke Kumar Roy Chowdhury, Smt. Dipti Palit, Dipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury and Smt. Manasi Mitra and other owners under fresh terms in total elimination of all the terms and conditions mentioned in the previous agreement and the validity of the said Second Agreement was specifically mentioned to be upto 30th September 1991 and under any circumstances time limit will not be extended and the said time would be considered as the essence of that contract. But ultimately the said Company failed to complete the transaction within the time specified in the said Second Agreement and as per the conditions of the said Agreement the said Deed of Agreement stands rescinded and/or cancelled by the said Ashoke Kumar Roy Chowdhury, Smt. Dipti Palit, Dipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury, Smt. Manasi Mitra, and other owners.

AND WHEREAS being the owners by way of inheritance and as recorded owner while the said Ashoke Kumar Roy Chowdhury, Smt. Dipti Palit, Dipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury and Smt. Manasi Mitra the legal heirs of Late Anil Kumar Roy Chowdhury were seized and possessed of the Schedule mentioned property, being in need of money for meeting their legal necessities by a registered Deed of Conveyance duly executed on 8.12.95 and registered on

18.12.95

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at the office of the District Registrar III at Alipore vide Deed No. 1858 for the year 1995 sold transferred and conveyed $.27 \frac{2}{5}$ decimals of Land of Dag No.1002 along with other lands more fully described in the Schedule hereunder written unto and in favour of Sri Partha Some and Smt. Mahua Some the Vendors of these presents for the consideration mentioned therein and by virtue of purchase the Vendors became the owners of the said land.

AND WHEREAS the Vendors of these presents are lawfully seized and possessed of or otherwise well and sufficiently entitled to the said land measuring $.27 \frac{2}{5}$ decimals more or less more fully described in the Schedule hereunder written, having unfettered right, title and interest thereto and free from all charges, encumbrances and attachments whatsoever.

AND WHEREAS the Vendors herein for various reasons declared for absolute sale of a piece & parcel of land measuring 4 Cottahs 3 Chittaks 5 Sft. more or less out of their purchased land measuring $.27 \frac{2}{5}$ decimals free from all encumbrances at a fixed price or consideration of Rs.1,00,000/- (Rupees One Lac) only and the Purchaser herein agreed to purchase the said plot of land more fully described in the Schedule below and delineated in the Plan annexed hereto and shown by Red border lines at the said price or consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.1,00,000/- (Rupees One Lakh) only well and truly paid by the Purchaser to the Vendors at or before the execution of these presents and that being the full consideration money of the said land (the receipt whereof the Vendors do hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the payment of the same and every part thereof the Vendors do hereby acquit, release and forever discharge the said Purchaser as well as the land hereby sold and transferred) the Vendors do hereby grant, transfer, convey sell, assure and assign unto the said Purchaser ALL THAT piece &

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Sauj Chandra
Proprietor



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3 Chittacks 5 Sft.
parcel of land measuring 4 Cottahs/be the same a little more or less lying and situate at Mouza Rajapur, J.L.NO.23, Pargana Khaspur, R.S. No.14, under this District Collectorate Touzi No.109, comprising Dag No.1002 under Khanda Khatian Nos. 484, 528, 531, P.S. formerly Tollygunge at present Kasba, also lying within the limits of Calcutta Municipal Corporation, Ward No.109, in the District of 24-Parganas South, more fully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and depicted by Red border lines therein OR HOWSOEVER OTHERWISE the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER with all paths, passages, ways, sewers, drains, ditches, hedges, bushes, water, watercourses and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or hereafter may be in the custody, power, control or possession of the Vendors or any person or persons from whom the Vendors may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land and hereditaments so to be unto and to the use of the said Purchaser absolutely forever free from all encumbrances;

AND the Vendors do hereby covenant with the Purchaser as follows:-

That notwithstanding any act, thing, deed, matters whatsoever made done ...

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Proprietor

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executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby granted transferred, conveyed, sold or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and delivered vacant and peaceful possession of the land more fully described in the Schedule hereunder written to the Purchaser simultaneously with the execution of these presents.

AND the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and hereditaments or every part thereof and pay the rents and taxes to the Appropriate authorities upon getting the name of the Purchaser mutated in the office of the Calcutta Municipal Corporation and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessor-in-title and that free and clear, freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the Purchaser indemnified from or against all charges, estates, encumbrances created by the Vendors or any person or persons lawfully or equitably claiming as aforesaid ;

FURTHER the Vendors and all person or persons having lawfully or equitably claiming any estate or interest into or upon the said land or any part thereof from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said Purchaser as shall or may be reasonably required.

The Vendors do hereby declare that the Purchaser ...

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Proprietor

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Sahil Choudhary
Proprietor

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his heirs, executors, successors, representatives, administrators, assigns, men, agents, workes will be permitted to use in perpetuity the 15'ft. wide Common Passage with right to take Electric cables, wires, Tap water, Gas, Telephone etc. connections through the said 15'ft. wide Common Passage together with all sorts of easement rights thereto.

The Vendors also declare that the land hereby sold and fully described in the Schedule hereunder written has not been previously leased, mortgaged, sold nor in any way transferred by the Vendors and there is no charge, lien, lispendens or any attachment whatsoever. The land hereby sold is not subject to any litigation nor any case, suit or proceeding is pending before any Court of law against the said land. The Vendors sold the said land while having good clear and marketable title therein and free from all encumbrances.

If any of the statements or covenants made hereinbefore by the Vendors is found to be false, untrue or any defect in title is detected hereafter the Vendors shall be liable for the same.

If any error or omission is detected in this Deed in future the Vendors shall at the costs and request of the Purchaser do and execute or cause to be done and executed any Supplementary Deed or Deed of Rectification/Declaration as and when such occasion arises in favour of the Purchaser or his heirs, executors, successors, representatives and assigns.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Sali land measuring 4 Cottahs 3 Chittacks 5-sq.ft. be the same a little more or less lying and situate at Mouza Rajapur, J.L.No.23, R.S.No.14, under Touzi No.109, comprising C.S.Khatian No.10, R.S.Khatian No.11, under Khanda Khatian No.484, 528, 531, appertaining to R.S.Dag No.1002, P.S. formerly Tollygunge at present Kasba, also lying within the local limits of the ..

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Scarf (Mrs)
Proprietor

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Calcutta Municipal Corporation, Ward No.109, Sub-Registry office at Sealdah, District 24-Parganas South together with all sorts of easement rights thereto and the said plot of land is delineated in the Map or Plan annexed hereto and depicted by Red border lines, being butted and bounded by:-

On the North: R.S.Dag No.1002 (Part)

On the South: R.S.Dag No.1002 (Part)

On the East : R.S.Dag No.1002 (Part)

On the West:- 15'ft. wide Common Passage

Proportionate rent of Re.1/- payable to the Collector 24-Parganas South for the State of West Bengal.

The land hereby sold being Sali by nature the same is used for agriculture.

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

In presence of :-

1. Benoy Das,
41 Avenue, South
Cal-75

Sukhmita Datta
2nd Sukhmita Datta
49/58 Croft Green
Cal - 33.

1. Rancho Sharma

2. Mohua Sharma

Vendors

Memo of Consideration.

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Sanyal Proprietor

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Says
Proprietor

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Memo of Consideration

RECEIVED from the Purchaser the within mentioned sum of Rs.1,00,000/- (Rupees One Lac) only being the full Consideration money in the manner hereunder written.

Witnesses:-

1. Benoy Das
41 Avenue South
Cal-78
2. Subin Datta
Late Sukumar Datta -
49158 Golf Green
Cal - 33

Drafted by me

Sarat Chandra Nath
Advocate, W.B.1119/64
Alipore Police Court,
Calcutta-27.

Typed by
Tushar Kanti Ghosh

1. Basu Sharma

2. Mohini Sharma

V e n d o r s

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Saby (Proprietor)
Proprietor



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Signature
Proprietor

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10/10/2019

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SITE PLAN OF R.S. DAG NO. ~ 1002
 IN MOUZA RAZAPUR, J.L. NO ~ 23, P.S. ~ KASBA,
 KHATIAN NO. ~ 484, 528 & 531
 DIST. ~ SOUTH, 24 PGS. UNDER C.M.E. J UNIT
 CAL W.

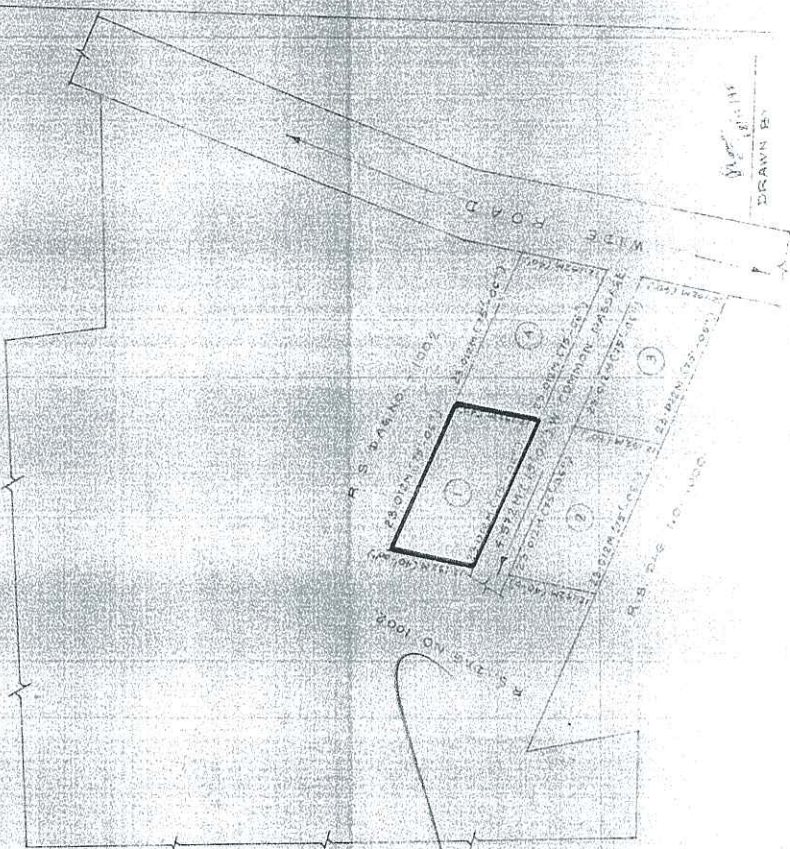
NOTE: LAND DEMARCATED BY A.I. 2, 3 & 4.

AREA OF LAND: (1, 2, 3, 4)

NET AREA PER PLOT

44.5 CH - 5 SQFT.

SCALE ~ 1:1000.



Mohia Shau
 Rasheed Shau

SIGNATURE OF OWNER

11/11/11
 DRAWN BY

MASTER MIND MEGALIVING
Sayid (Puro)
Proprietor

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our plan

Book No. 2-18

VOLUME NO. 16

PAGE NO. 404/409

Page 280

96



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with 24-70-1000, 11/96

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Light blue ink stamp or watermark, possibly containing a date or reference number, oriented vertically.

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Say Crown
Proprietor

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Proprietor

DATED THE _____ DAY OF DECEMBER, 1995.

DEED OF CONVEYANCE

M A D E

B E T W E E N

- 1. SRI PARTHA SOME
- 2. SMT. MAHUA SOME

... VENDORS ...

A N D

SRI TITASH DASGUPTA

... PURCHASER ...

DRAFTED BY :

ADVOCATE.

Book No. 2
 Instrument No. 16
 Page 404/419
 280
 Year 96

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 Sayi (and)
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