

4735/85

Stamp affixed under Reg. Act 8
 Stamp Act, 1889 as amended by
 Act III of 1928 and Section 2
 of the Current Improvement
 Act, 1911 Section 2.
 STAMP SUPERINTENDENT,
 CALCUTTA COLLECTORATE.

Stamp duty paid and r the
 Indian Stamp Act, 1889 as
 amended in 1928 Rs. 1474/-
 Additional duty paid under the
 Current Improvement Act 1911
 Rs. 400/-
 Total Rs. 1874/-



Lot A

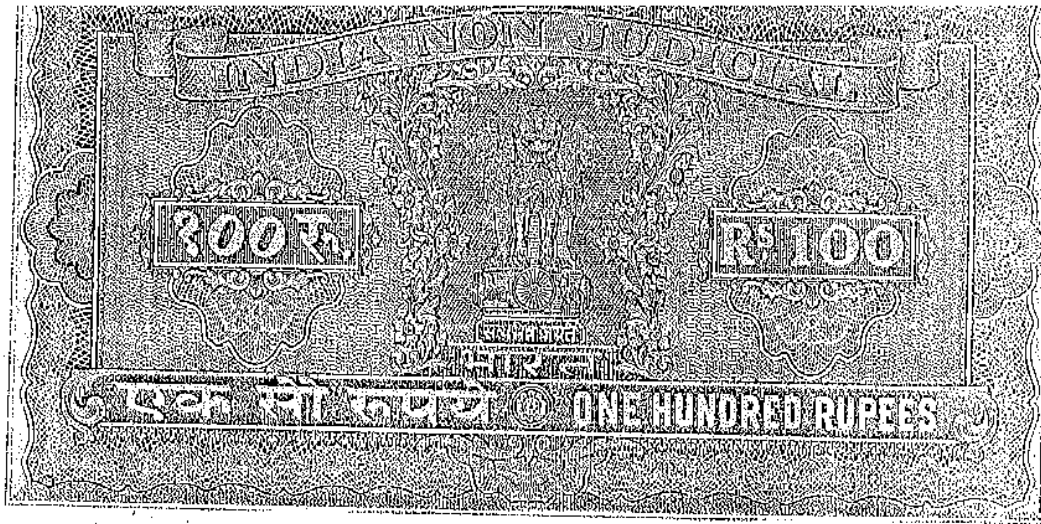
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STAMP SUPERINTENDENT
CALCUTTA COLLECTORATE

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 10th

day of April One Thousand Nine hundred and Twenty five
 BETWEEN M.H. KHAN son of late Hazi Mahmood
 Siddique Khan, by faith Muslim, by occupation Landholder,
 residing at 6/1, Mistri para Lane, Police Station -
 Bonlapukur, Calcutta-700014 - hereinafter called the
VENDOR (which term unless repugnant to the ...p/2.



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to the context shall include his heirs, executors, administrators and assigns) of the ONE PART

A
N
D

SRI NAGINDRA RAM son of *Rachia Ram* by faith Hindu, by occupation Business, residing at 2, New Tangra Road, Police station - Entally, Calcutta-700046 - hereinafter called the PURCHASER (which expressions unless excludedp/3.



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Tiljala, District : 24 Parganas .

AND WHEREAS the Hazi Md. Siddique Khan died leaving his sons namely Md. Mahamudul Hashan Khan (M.H. Khan), M. Shafique Khan, Rafique Khan, Hafiz Khan and Faruque Khan.

AND WHEREAS the above mentioned persons by an amicable partition divided the above referred 9 (Nine) Bighas of land amongst themselves having one Bigha (1 Bigha) 13 (Thirteen) cettahs 11 (eleven) chittacks land each and it has been clearly written in a plan and map and signed by the parties.

AND WHEREAS.....p/5.

AND WHEREAS 1 (one) Bigha 13 (thirteen) cottahs 11 (eleven) chittacks of land of M.H. Khan have been demarcated to the Lot "A" and bordered by RED colour in the plan of the Partition.

AND WHEREAS the purchaser Nagindra Ram is in possession of the undermentioned property by erecting hutments and shed covering 1 (one) Bigha ^{11 (Eleven)} ~~13 (thirteen)~~ Cottahs ~~11 (eleven)~~ chittacks of land and using it as factory M/S. RABIDAS TANNERIES LTD. i.e. 1 (One) Bigha 13 (thirteen) ~~chittacks~~ Cottahs 11 (eleven) chittacks of land mentioned in Schedule "A" hereunder 1 (one) Bigha ^(Eight) ~~13 (thirteen)~~ cottahs 11 (eleven) chittacks is covered area and 3 (three) cottahs of land is vacant land making a total area of 1 (one) Bigha 13 (thirteen) cottahs 11 (eleven) chittacks of land and the said Nagindra Ram is using it for the factory purposes.

AND WHEREAS the Purchaser is seized and possessed of the aforesaid land measuring 1 (One) Bigha 13 (thirteen) cottahs 11 (eleven) chittacks as delineated

in theP/6.

in the Plan with RCD border and Whereas the Purchaser is in possession of the structures on the entire covered area of 1 (one) Bigha 10 ^{ten} (thirteen) cottahs 11 (eleven) chittacks and the vacant land measuring 3 (three) cottahs. The Purchaser in order to avoid litigation and out of good neighbourly consideration agreed to purchase the said land 1 (one) Bigha ~~10~~ ^{Eleven} (ten) cottahs 11 (eleven) chittacks of land under his structures and 3 (three) cottahs of vacant land making a total area of land measuring 1 (one) Bigha 13 (thirteen) cottahs 11 (eleven) chittacks from the Vendor at a price of Rs. 20,000/- (Rupees Twenty thousand) only .

NOW THIS INDENTURE WITNESSETH that in pursuance of the said verbal agreement and in consideration of the sum of Rupees Twenty thousand only (Rs. 20,000/- only) to the Vendor paid by the Purchaser as per Memo given of the consideration mentioned hereunder (the receipt whereof the Vendor hereby acknowledges and of and from

the everyp/7.

the every part thereof thus hereby release the Purchaser and also the said hereditaments and premises).

A N D the Vendor doth hereby grants, conveys, and assures unto the purchaser free from all encumbrances all the place and parcel of land measuring 1 (one) Bigha 13 (thirteen) Cottahs 11 (eleven) chittacks of land hereditaments premises be a little more or less fully described in the Schedule "A" and "B" hereunder, and hereinafter referred to as ~~the~~ the said land, hereditaments and premises.

OR HOWSOEVER OTHERWISE the said land hereditaments and premises or any part thereof now are or is or heretofore were or was situated tenement butted and bounded or known numbered described or distinguished, together with all areas passages ~~what~~ water courses, lights, liberties, privileges easements and appurtenances whatsoever to the said land hereditaments and premises belongings or in anywhere appertain ing or usually holds or enjoyed therewith or to belong or be appurtenment thereto AND all the estate right, title and interest claim and demand whatsoever both at law and equity if thep/8.

of the VENDOR in or out of or upon the said land, hereditament
-s and premises hereby conveyed and every part thereof

TO HAVE AND TO HOLD the said land hereditaments and premises
hereby granted or expressed so to be unto and to the use of
the purchaser absolutely and for ever AND the Vendor doth
hereby for his heirs, executors, successors, administrators
representatives and assigns covenant with the purchasers that
notwithstadding any act, deed or things by the Vendor, the
Vendor is lawfully and absolutely seized and possessed of
otherwise well and sufficiently entitled to the said land
hereditaments and premises hereby granted or expressed so to
be and every part thereof for a perfect and indefeasible
estates of inheritance without any manner of condition use
trust or other things whatsoever to alter defeat encumbrances
or made void the same and that notwithstanding any such act
deed or things whatsoever as aforesaid the vendor has good
right, title to the grant the said land hereditaments and

premisesp/9.

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s and premises hereby conveyed and every part thereof

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be and every part thereof for a perfect and indefeasible

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or made void the same and that notwithstanding any such act

deed or things whatsoever as aforesaid the vendor has good

right, title to the grant the said land hereditaments and

premisesp/9.

produce or cause to be produced to him or them or his or their attorney and agent or at any court or otherwise as occasion shall require all or any of the deeds of rent, receipts, writings that the vendor has in his possession for the purpose of showing the title to the said land hereditaments and premises hereby granted and also at the like request and costs deliver or caused to be delivered unto the purchaser (his heirs, successors, executors, administrators, representatives and assigns) such attested or other copies or extracts of or from the said documents and shall in the meantime unless so prevented as aforesaid keep the said deeds or writings safe unobliterated and unrecalled and the Vendor does also hereby for himself his heirs administrators, or assigns agree to save harmless and keep indemnified the purchaser, his heirs, successors, administrators or assigns from and against all losses, damages costs or expenses which he or they may sustain or incur by reason of any claim being made by and body whomsoever to the said land hereditaments thereof And the vendor does

herebyp/11.

:: 11 ::

hereby further agree with the purchaser, his heirs administrators or assigns and declare that he has not done or been party to any act whereby the said land hereditaments and may be under any charge in title, claim estate or otherwise or whereby the vendor is prevented from conveying or assigning the said land hereditaments and premises or any part thereof in the manner herein appearing by the virtue of this Deed.

SCHEDULE "A"

ALL THAT piece and parcel of land being portion of C.S. Dag no. 230 and 1801 recorded in Khatian no. 409 now (764) of Mouza Taagra, J.L. NO. 6 under Touji no. 1298/2333 Police station ~~At~~ previously Tollygunge at present Tiljala Sub-Registrar at Alipore District : 24 Parganas, comprised in Grand Division IV, Sub-Division L, Holding no. 129 Dehi Panchamagram, Total area of land 1 (one) Bigha 13 (thirteen) Cottahs 11 (eleven) chittacks of land a little more or less delineated in the plan annexed herewith in the land 1 (one) Bigha 13 (thirteen) cottahs 11 (eleven) chittacks of land as perp/12.

as per the details mentioned below. The land measuring 1 (one) Bigha 13 (thirteen) cottaks 11 (eleven) chittaks a little more or less out of which 1 (one) Bigha ^{Eight} 8 (ten) cottaks 11 (eleven) chittaks of land under the covered area and factory and in possession of the purchaser and 3 (three) cottaks of land in vacant possession is vacant and is in vacant possession of the purchaser being the portion of C.S. Dag no. 230 and 1301.

The aforesaid land butted and bounded on the north at present Saverce and Hindustan Tannery, by the South : Lot "D" of the partition plan, by the West : South Tagra Road and by the east : R.S. Dag no. 227. The land is marked by the RED border in the plan annexed to this Deed and it will be a part of the demand. The rent of the total land 4 (four) Bighas 13 (thirteen) cottaks 7 (seven) chittaks 25 (twenty five) square feet of land rent payable to the Collector of 24 Parganas is Rs. 535/- (Rupees five hundred thirty five) only proportionate rent is for 1 (one) Bigha 13 (thirteen)

cottaksp/13.

cottahs 11 (eleven) chittacks is sold in Rs. 173/- (Rupees one hundred and seventy three) only payable by in one year by the purchaser to collector of 24-Parganas.

MODE OF CONSIDERATION

By way of cash money being 2000 pieces

of R.E.I. Notes of Rs. 100/- each Rs. 20,000/-

(Rupees twenty thousand only) Rs. 20,000/-

IN WITNESS WHEREOF the Vendor hath hereunto set and subscribed in the day month and year as setforth in the very outset.

WITNESSES ::

- 1. Ramchandra Singh *Mahomed Hassen Khan*
2, Dhapa Rd. Cal. 39 Signature of the Vendor
- 2. *Karlek Chandra Das*
2 Dhapa Rd Cal-39

Drafted by me -

Byraj Pratap Chandra Ching
(B.P. Phanja Chowdhury)
Advocate

Sealdah Civil Court,
Calcutta- 700014.

Typed by -

T. K. Ghosh
T. K. Ghosh, Typist
Sealdah Civil Court,
Calcutta- 700014.