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Deed

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1965

5000Rs



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THIS DEED OF CONVEYANCE made this 23<sup>rd</sup> day of February, One thousand nine hundred and eighty eight BETWEEN SMT. SHUBHRA CHAKRAVARTI wife of Ashateeta Chakravarti, deceased, by religion Hindu, residing at 10, Convent Road, Calcutta-700 014 in her capacity as the sole beneficiary and legatee

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700  
14

1160-37

5000Rs.



[ 2 ]

under the Last Will and Testament of the said Ashateeta Chakravarti dated 18th August, 1961, hereinafter referred to as "the VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the FIRST PART : SMT. SHUBHRA CHAKRAVARTI, wife of Ashateeta Chakravarti deceased, by religion Hindu, residing at 10, Convent Road, Calcutta-700 014, in her capacity as the sole executrix to the estate

... /3

5000Rs.



[ 3 ]

of the said Ashateeta Chakravarti deceased in terms of the Probate granted to her on 27th April, 1981 by the Hon'ble High Court at Calcutta hereinafter referred to as "the CONFIRMING PARTY" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her successor or successors in office and assigns) of the SECOND PART AND PASHUPATI PROPERTIES PRIVATE LIMITED, a Company within the meaning of the Companies Act, 1956 having its Registered Office at 3B, Lalbazar Street,

... /4

5000Rs.



[ 4 ]

Calcutta-700 001 hereinafter referred to as "the PURCHASER"  
(which expression shall unless excluded by or repugnant to  
the subject or context be deemed to mean and include its  
successor or successors in interest and assigns) of the  
THIRD PART :

WHEREAS :

- A. By and under an Indenture of Conveyance dated 3th  
May, 1936 and made between The Administrator General

... /5

5000Rs.



[ 5 ]

of Bengal (in his capacity as the Administrator to the estate of Edith Mary Ann Blackford deceased) therein referred to as "the Vendor" of the One Part and Sreemati Kattayani Dasi, therein referred to as "the Purchaser" of the Other Part, the Vendor therein granted conveyed and transferred unto the said Sreemati Kattayani Dasi for the consideration therein mentioned ALL THAT land and premises fully described

... /6

5000Rs



[ 6 ]

in the Schedules "A" and "B" thereunder written. The aforesaid Indenture of Conveyance was duly registered at the Office of the Sub-Registrar of Sealdah in Book No. I Volume No. 14 pages 192 to 199 Being No. 930 for the year 1936.

B. By and under an Indenture of Sale dated 17th November 1943 and made between the said Smt. Kattayani Dasi, therein referred to as "the Vendor" of the One Part

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5000Rs.

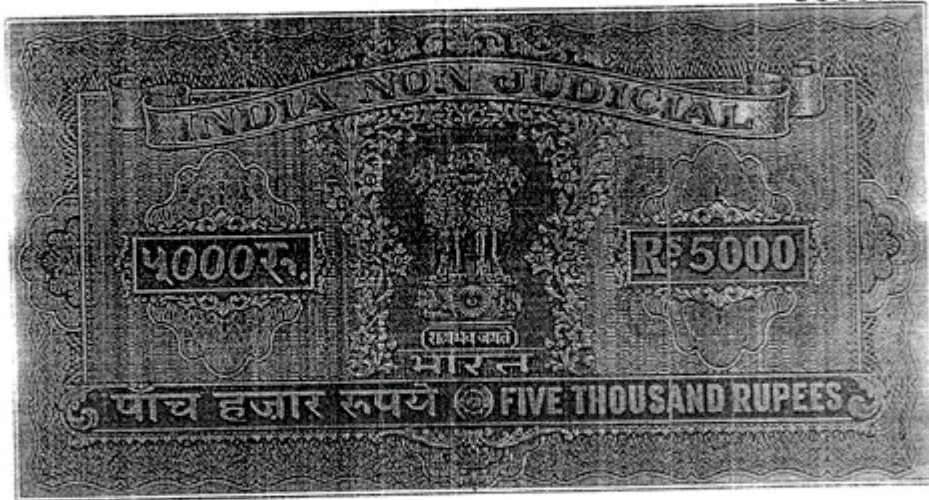


[ 7 ]

and Sashi Kanta Chakravarty, therein referred to as "the Purchaser" of the Other Part, the said Kattayani Dasi granted conveyed transferred and assigned unto the said Sashi Kanta Chakravarty for the consideration therein mentioned ALL THAT the land and premises fully described in the Schedules "A" and "B" thereunder written. The aforesaid Indenture of Sale was duly registered at the Office of the Sub-Registrar of

... /8

5000Rs.



[ 8 ]

Sealdah in Book No. I Volume No. 39 at pages 232 to 241 Being No. 1738 for the year 1943.

- C. By and under a Deed of Gift dated 3rd May, 1957 and made between the said Sashi Kanta Chakravarti, therein referred to as "the Donor" of the One Part and Ashateeta Chakravarti, therein referred to as "the Donee" of the Other Part, the said Sashi Kanta Chakravarti transferred in favour of the said

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5000Rs



[ 9 ]

Ashateeta Chakravarti all his right title and interest in ALL THAT the premises No. 10, Convent Lane (which was described in the said Deed of Gift dated 3rd May 1957 as premises No. 10A, and 10B, Convent Lane) Calcutta altogether measuring about 1 Bigha and 10 Cottahs more or less with the messuages, tenements and dwelling houses constructed thereon and fully described therein as well as the Schedule thereunder

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5000Rs.



[ 10 ]

written. The aforesaid Deed of Gift was duly registered at the Office of the Sub-Registrar of Sealdah in Book No. I Volume No. 19 at pages 200 to 202 Being No. 904 for the year 1957.

D. The said Ashateeta Chakravarti died on 31st March, 1980 leaving behind his Last Will and Testament dated 18th August, 1961 whereby he bequeathed to his wife Smt. Shubhra Chakravarti (being the VENDOR herein) all his properties

... /11

5000Rs



[ 11 ]

both moveable and immoveable and also appointed her as the Sole Executrix of the said WILL. In the premises Smt. Shubhra Chakravarti became the sole beneficiary as well as the sole executrix under the said WILL dated 18th August, 1961.

- E. The said Will dated 18th August, 1961 was duly proved and registered before the Hon'ble High Court at Calcutta in its Testamentary Jurisdiction in Matter

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5000Rs.



[ 12 ]

No. 66 of 1981 and a Probate of the said Will was duly granted to Smt. Shubhra Chakravarti the Vendor herein, on 27th April, 1981.

- F. By and under a Deed of Transfer dated 23.11.1980 duly registered at the Office of the ~~Sub~~-Registrar of ~~Assurances, Calcutta~~ *Calcutta* being Deed No. 119/80 the Confirming Party herein has duly transferred ALL THAT the premises No. 10, Convent Lane, Calcutta fully described in the Schedule thereunder written to and unto the Vendor herein.

*Shubhra Chakravarti*

... /13

5000Rs.



[ 13 ]

- G. In the premises aforesaid, the Vendor herein is now lawfully seised and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of land measuring about 1 Bigha 10 Cottahs more or less TOGETHER WITH dwelling houses, out houses, sheds and other structures constructed thereon lying siuate at and being premises No. 10, Convent Lane, Calcutta and fully described in the Schedule hereunder written and hereinafter referred to as "the

... /14

5000Rs

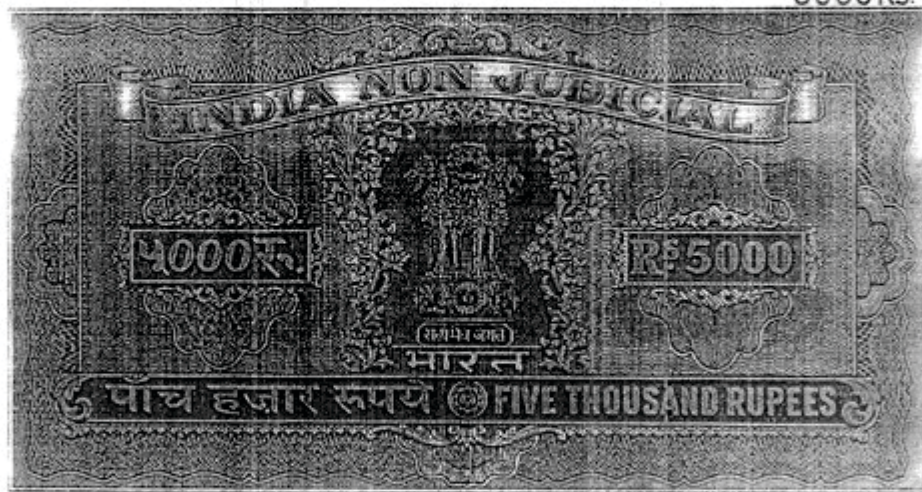


[ 14 ]

said property" and delineated in GREEN border in the map or plan annexed hereto free from all encumbrances charges, liens, claims, demands, mortgages, leases, tenancies, licences, trusts, attachments, prohibitions, restrictions, acquisitions, requisitions, executions, easements, lis pendenses and liabilities whatsoever. The said property is however under the occupation and possession of various trespassers (hereinafter referred to as "the said occupancies")

... /15

5000Rs.



[ 15 ]

and the sale herein is being made subject to the said occupancies.

- H. All the constructions shown in the map or plan annexed hereto including the dwelling houses, out houses, sheds etc. were constructed before 1960.
- I. By and under an agreement recorded in a letter dated 21st December, 1987 the Vendor herein agreed to sell to one R.S. Sharma and/or his nominee/nominees the

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