

M.S.
BOOK of ...
Volume ... 151
No. 338 349 (336-349)
5400
1996

DATED THIS 15th DAY OF Oct 1996

B E T W E E N

SMT. SHANTA DEVI

... VENDOR

A N D

SMT. KAUSHALYA DEVI AGARWAL

... PURCHASER



Asst. Registrar of Assurances
Calcutta

2/12/98

C O N V E Y A N C E



Asst. Registrar of Assurances
Calcutta

MR. A. K. CHOWDHARY,
ADVOCATE,
10, OLD POST OFFICE STREET,
CALCUTTA-700001.

M.S.
241



Attest, Registrar of Assurances
@ [Signature]

-: 18 :-

RECEIVED of and from withinmentioned
Purchasers the withinmentioned consideration
money of Rs.2,00,000/- (Rupees Two lacs)
only being the agreed consideration sum Rs.2,00,000/-

MEMO OF CONSIDERATION

Paid by Pay Order being No. 32790
dated 14th October 1996 drawn on
Oriental Bank of Commerce, New
Alipore Branch, Calcutta. Rs.2,00,000/-

WITNESSES :

G.M. Roy

L. T. R. Rao

शान्तीदा

1883 Registrar of Assurances
Edinburgh

-: 17 :-

and subscribed her respective hand and seal to these presents the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR at Calcutta
in the presence of :

शान्ती देवी

C. M. Roy

10. K. S. Roy Rd.
Cal-1

L. T. Rao

Block No 24/1/13

S. E. R. 4

Cal. 43



4
1911, Register of Inventions
Patents

-: 16 :-

134/1079 Khatian No. 665, R.S.No.180, Touzi No. 101,
J.L.No.9 situate and lying at Mouza Sahapur, District
24-Parganas.

THIRD SCHEDULE

ALL THAT undivided 1/9th share of piece and
parcel of land measuring about 2.111 decimile and
the brick built structure standing thereon comprising
in Plot No.134/1079, Khatian No. 665 and Plot No.135/
2562, Khatian No. 1033, Touzi No. 101, R.S.No. 180,
J.L.No. 9 lying and situate as Mouza Sahapur, District
24-Parganas within the jurisdiction of South Suburban
Municipality now Calcutta Municipal Corporation. The
said 1/9th share of the said 19 Decimile of land
referred to in schedule I and II herein above is
2.111 decimal, equivalent to 1 cottah 4 chittacks 21
squarefeet.

IN WITNESS WHEREOF the Vendor has hereunto set

and ...



REGISTRAR OF ASSURANCES
Calcutta

-: 15 :-

or any of the deeds and writings comprised in and which in his possession for the purpose of whosing title to the premises hereby granted or expressed so to be or any part thereof.

THE SCHEDULE ABOVE REFERRED TO :

FIRST SCHEDULE

ALL THAT undivided 1/9th share or interest in the piece and parcel of land measuring about .05 decimile equivalent to 3 cottahs and 3 chittacks together with brick built structure standing thereon comprising in Plot No.135/2562 Khatan No.1033 now 1548 R.S.No.180, Touzi No.101, J.L.No. situate and lying at Mouza Sanapur, District 24-Parganas within the south suburban Municipality, sub-Registry Alipore.

SECOND SCHEDULE

ALL THAT undivided 1/9th share or interest in the piece and parcel of land measuring about 14 decimile comprising equivalent to 8 cottahs 8 chittacks together with brick built structure standing thereon in Plot No.

134/1979 ...



144, Registrar of Assurances
Calcutta

against all manner of former and other estates mortgages charges liens, lispendens, claims, demands, attachments and proceedings including any certificate proceedings and liabilities and encumbrances whatsoever AND further that the vendor and all persons having lawfully or equitably claiming any estate right title interest property claim or demand whatsoever into or upon the said property hereby granted sold conveyed assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the vendor shall and will from time to time and all times hereafter at the request and cost of the Purchaser execute all such further and better acts deeds matter things and assurances for further and more perfectly effecting and satisfactorily granting conveying transferring assigning and assuring the said property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required and the Vendor do hereby covenant with the Purchaser that they the Vendor will unless prevented by fire or some other inevitable accident from time to time and all times hereafter upon and every reasonable request and at the costs of the Purchaser his heirs or assigns respectively produce or cause to be produced to him or his attorney or attorneys or agents or at any trial bearing commission, examination or otherwise as occasion shall require all



1887. Registrar of Companies
Calcutta

without any act on or suit TO HAVE AND TO HOLD unto the Purchaser ALL THAT the said land absolutely hereby granted sold transferred conveyed or expressed or intended so to be unto and to the use of the Purchaser forever and free from all encumbrances and liabilities whatsoever and the Vendor do hereby covenant with the Purchaser that notwithstanding any act deed or thing done by the Vendor done or executed or knowingly suffered to the contrary the Vendor now have good right full power absolutely authority and indefeasible title to grant sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and that the Purchaser shall and will at all times hereafter peacefully and quietly enter into hold and enjoy the said property and every part thereof and receive take the rents issues and profits thereof and every part thereof without any lawful hindrance eviction interruption disturbance claim and demand whatsoever from or by the Vendor or any other person or persons whatsoever lawfully or equitably claiming from under or in trust for the Vendor AND THAT free from all encumbrances and liabilities whatsoever AND further that clearly and freely and absolutely acquitted exonerated discharged and released or otherwise well and sufficiently indemnified saved defendant kept harmless and indemnified of from and

against ...



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REG. Registrar of Companies
Calcutta

within the Calcutta Municipal Corporation, more fully and particularly described in the Third schedule hereunder written (hereinafter referred to as the said property) or Howsoever otherwise the said property or any part thereof now are or is or at any time heretofore were or was situated tenanted butted bounded called known numbered described or distinguished TOGETHER WITH all and singular the ways paths passages drains sewers waters and water courses and all manner of former and other rights liberties easements privileges profits appendages and appurtenances whatsoever to the said property belonging to or in any way appertaining or which with the same or any part of now are or at any time heretofore were or was held used occupied or enjoyed or accepted or reputed deemed taken or known as part parcel or number thereof or appurtenant thereto with their and every of their appurtenances AND ALL ESTATE right title interest inheritance use trust possession property, claim and demand whatsoever both at law or in equity of the Vendor of in and to the said premises and every part or parcel thereof with the appurtenant and all deed muniments writings and evidences of title which in any ways relate exclusively to the said property or any part thereof and which now are or hereafter shall or may be in the custody of possession of the vendor and/or any other person or persons from whom the vendor can or may procure the same

without ...



67. Registrar of Assurances
Calcutta

-: 11 :-

share of the said premises at and for a consideration of a sum of Rs.2,00,000/- (Rupees two lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of a sum of Rs.2,00,000/- (Rupees two lacs) only of the lawful money of the Union of India well and truly paid by the Purchaser to the vendor on or before execution of these presents (the receipts whereof the vendor do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge to have received and of and from the same and every part thereof the vendor do hereby admit, release and discharge the Purchaser and the properties hereby conveyed), the vendor do hereby grant, transfer, convey, assure and assign unto and in favour of the Purchaser ALL THAT the undivided 1/9th share of premises together with the brick built structure thereon situate and lying at No.250, S.N.Roy Road, being the piece and parcel of land containing by ad-measurement 2.111 decimile equivalent to 1 cottah 4 chittacks and 21 square feet being the 1/9th share of 19 decimile more or less being Plot No. 135/2562 of Khatian No.1033 now 1548 and Plot No.134/1079 of Khatian No. 665 J.L.No.9, R.S.No.180, Touzi No.101, Mouza Sahapur, District 24-Parganas and Sub-Registry Office - Alipore, with the jurisdiction of south suburban Municipality now

within ...



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The Registrar of Assurances
Calcutta

ALL THAT undivided 7/9th share of land measuring about more or less 19 (nineteen) decimile together with the brick built structure thereon comprising in Plot No. 135/2562, Khatian No.1033 now 1548 and Plot No. 134/1079, Khatian No.665, J.L.No. Mouja Sahapur, within the jurisdiction of South Suburban Municipality and at present under Calcutta Municipal Corporation morefully and particularly described in the Schedule therein, hereinafter referred to as the said property to the said donee in equal share.

F. That the said Smt. Shanta Devi and Smt. Kanta Devi retained undivided 2/9th share of the said property of their own and jointly seized and possessed the same peacefully uninterruptedly.

G. Thus the Vendor is owned seized and possessed of and/or well and sufficiently entitled to ALL THAT undivided 1/9th share of the said premises and the brick built structure thereon free from all encumbrances, charges, liens, dispendens trust of whatsoever in nature.

H. The Vendor has agreed to sell and the Purchaser has agreed to purchase free from all encumbrances, charges, liens, dispendens, attachments, acquisition, requisition, trust of whatsoever nature ALL THAT the undivided 1/9th

share ...



1927 Registrar of Assurances
Madras

decimile together with brick structure thereon comprising in Plot No. 134/1979 Khatian No.605, Mouza Sahapur, J.L. No.9, R.S.No.180, Touzi No. 101, within the jurisdiction of South Suburban Municipality and at present under Calcutta Municipal Corporation more fully and particularly described in the Schedule therein and also described in the SECOND SCHEDULE hereunder written.

D. Sometimes in the year 1970, Smt. Rajeswar Debi died leaving behind Smt. Shanta Devi and Smt. Kanta Devi as her legal heirs and the said legal heirs duly inherited the property held by the said Smt. Rajeswar Debi (Kumari) in equal share.

E. By a deed of gift executed on 15th January 1975, registered with the office of the Sub-Registrar Alipore, in Book No.1, Volume No.20, Pages 195-200 being No.211 for the year 1975 said Smt. Shanta Devi wife of Sri Lalan Singh and Smt. Kanta Devi wife of Sri Babban Singh, duly gifted transferred and conveyed unto and in favour of Sri Hrishikesh Singh, Sri Kaanchan Singh both are the sons of Sri Ram Abtar Singh, Sri Farid Behari Singh and Sri Subhas Singh all are the sons of Sri Ram Krishna Singh, Sri Banshidhar Singh, Sri Bijoy Bahadur Singh and Sri Lal Bahadur Singh all are the sons of Sri Ram Nagina Singh

ALL ...



Publ. Division of Agricultural
Research

registered with the office of Sub-Registrar, Alipore in Book No.1, Volume No.40, Pages 115 to 117 being No. 1880 for the year 1966, one Sri Biswanath Singh son of Late Lachman Singh resident of No.250, S.N.Roy Road, Calcutta, therein described as Donor, duly gifted transferred, conveyed unto and in favour of Kumari Shanta Debi daughter of Sri Balkishan Singh therein described as Donee ALL THAT a piece and parcel of land measuring about more or less .07 (Seven) decimile out of 14 (fourteen) decimile together with the brick structure thereon comprising in plot No. 134/1079, Khatian No.665, Mouza Sanapur, J.L.No.9, R.S. No.108, Touzi No.101 previously within the jurisdiction of South Suburban Municipality and at present under Calcutta Municipal Corporation morefully and particularly described in the Schedule therein and also described in the SECOND SCHEDULE hereunder written.

C. By deed of gift executed on 8th March, 1966, registered with the Office of Sub-Registrar, Alipore in Book No.1, Volume No.41, Pages 112 to 115 being No. 1881 for the year 1966, one Sri Biswanath Singh son of Late Lachman Singh therein described as Donor duly gifted, transferred, conveyed unto and in favour of Kumari Kanta Debi daughter of Sri Balkishan Singh, therein described as Donee, ALL THAT a piece and parcel of land measuring about more or less .07 (seven) decimile out of 14 (fourteen)

decimile ...

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Kuntalaya Devi Agasthal
230 S of Bay St Line 35

161096

OR

a — 1000
b — 1000
c — 1000
161096

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12500
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1894
S. of Bay St



-: 7 :-

No. 1033 now 1548 Plot No. 135/2562 previously within the South Suburban Municipality Holding No. 3, and at present under Calcutta Municipal Corporation morefully and particularly mentioned in the Schedule therein and also described in the FIRST SCHEDULE hereunder written.

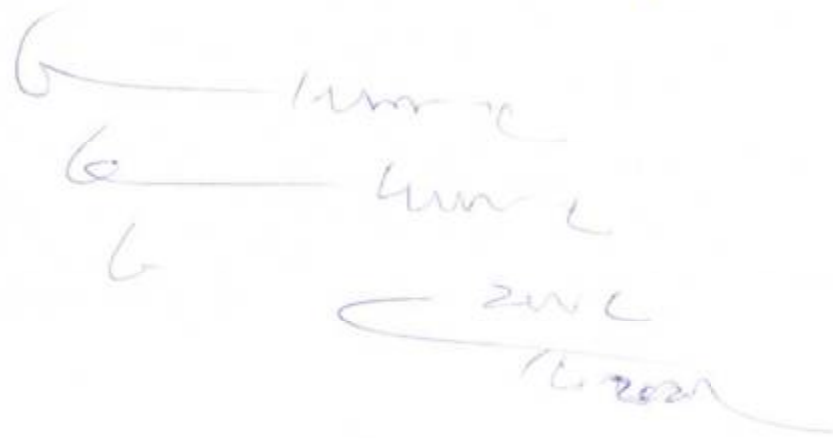
B. By a deed of gift executed, on 8th March, 1966

registered ...

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Kumbhakar New Agam
230 S of Ray AD. Cui 38

1670 38

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143, Registrar of Assurances
Calcutta



-: 6 :-

therein described as Purchaser of the Other Part for the consideration mentioned therein granted transferred conveyed assured and assigned unto and in favour of said Smt. Rajeswar Kumari and Smt. Shanta Debi, ALL THAT piece and parcel of land measuring about more or less 5 (five) decimile together with brick build structure *constructed in the year 1911* thereon in J.L.No.9, R.S.No.180, Touji No.101, Khatian

No. ...

18694

Kavshelayskaya Agarni

230 S. v. No. 20 No 38

16.10.96

TRAVEL

Handwritten scribbles and lines



TRAVEL



-: 5 :-

No.1, volume 83 Pages 112 to 118 being No. 4195 for the year 1962, Bankim Chandra Samanta and Santosh Kumar Samanta all are sons of Late Rasik Lal Samanta therein described as Vendor of the One Part and Smt. Rajeswar Kumari daughter of Sri Biswanath Singh and Smt. Shanta Debi daughter of Sri Balkishan Singh

therein ...

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Lehntalaya New Agarrhal
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successors, administrators, representatives and assigns)
of the OTHER PART :

WHEREAS :

A. By an indenture dated 30th May 1962, registered
with the Office of the Sub-Registrar, Alipore in Book

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Kuntalouk berr. Agarrad
230 S on Ray rd. Lead 78

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"Lead" —



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of documents
Library



-: 3 :-

Kumar Agarwal residing at 230, S.N.Roy Road, Calcutta-38, P.S. Behala, District 24-Parganas (South), hereinafter referred to and called as 'PURCHASER' (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors,

successors ...

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18-10-96

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Registrar of Assurances
Mysore



-: 2 :-

referred to and called as "VENDOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, administrators, executors, representatives and assigns) of the ONE PART A N D SMT. KUSHALYA DEVI AGARWAL, wife of Kishore

Kumar ...

18694p.
Kantolaya Bani Agarwal
270 S or Roy - 20 Cal 38

16-10-96

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Shankar

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Presented for Registration on 1/25
to Calcutta Registration Office
on the 18th day of Oct 1939

By Shankar Bani Agarwal

Registrar of Assurances
Calcutta

18-10-96

Shankar Bani Agarwal

Calcutta

250 S. or Roy - 20

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T. Rao G. Ramani

Rao G. S. E. Ramani

Country Garden Road

Calcutta

T. Rao

Ramani

SERLY - Calcutta

Gand Road

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Registrar of Assurances
Calcutta

18-10-96

(920)

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Stamp Duty Act-1899
 Stamp Duty Act-1988
 Section 23
 Section 22 (1) of the
 Stamp Duty Improvement Act-1911
 Amount paid under the
 Stamp Duty Act-1988
 Additional duty under C.I. Act No. 23
 Paid in excess Rs. 71

SBI, Tollygunge Circle, Calcutta 66 - 00AA 609146
 Cheque No. 086510 dated 28/10/96
 for Rs. 3360/- has been paid up
 deficit stamp duty u/s 48.

12535
 5014
 17549
 11200
 3349
 6411
 336

Total Rs. 17560/-

Defect 'A' fees Rs. 561/- Subsequently realised by Case No. 18/8 Receipt No. 500370 of 4-11-96.

ADD. Registrar of Assurances
 Calcutta
 4-11-96

A 2089
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 A 2189
 9 55
 2273

THIS INDENTURE made this 18th day of
 October One thousand nine hundred ninety six
BETWEEN SMT. SHANTI DEVI, wife of Sri Lalan
 Singh by Caste Hindu, by occupation Housewife at
 present residing at No. 250, S.N.Roy Road, Calcutta-38
 P.S. Behala, District : 24-Parganas (South), hereinafter

200000-
 250700/-

referred ... 2189
 561

Handwritten signatures and initials at the bottom left of the page.