

MS.
Register No. 1
Volume No. 151
Page No. 367 to 379 (366-379)
Serial No. 5402
of the year 1996

DATED THIS 18th DAY OF OCTOBER, 1996

BETWEEN

KANCHAN SINGH VENDOR

AND

SMT. AMITA DEVI AGARWAL .. PURCHASER.

[Handwritten signature]

Asst. Registrar of Assurances
Calcutta

62/12/98



CONVEYANCE

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Asst. Registrar of Assurances
Calcutta

MR. A. K. CHOWDHURY,
ADVOCATE,
10, OLD POST OFFICE STREET
CALCUTTA-700 001.

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REG. Registrar of Assurances
Calcutta

-: 18 :-

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

Rs. 2,00,000.00

MEMO OF CONSIDERATION

By Paid pay order of Cheque being No.
587512 dated 15th October, 1996
drawn on the South Indian Bank Ltd.
Burrabazar Branch, Calcutta. ..

Rs. 2,00,000/-

WITNESSES :

Bal Krishna Bajoria

— अरुण रीत



2007 Registrar of Auctioneers
Gujarat

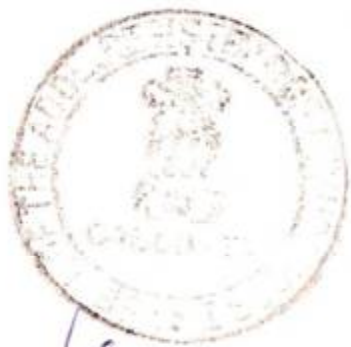
J. L. No. 9 lying and situate as Mouza Sahapur, District 24-Parganas within the jurisdiction of South Suburban Municipality now Calcutta Municipal Corporation, The said 1/9th share of the said 19 Decimals of land referred to in Schedule I and II herein above is 2,111 Decimals equivalent to 1 Chatah 4 Chittacks and 21 Square feet approximately.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand and seal to these present the day month and year first above written.

SIGNED, SEALED AND DELIVERED by
the VENDOR at Calcutta in the
presence of :

Bal Krishna Bajeria
12, Mullik St.
Cal. 700002

किरीटिनी



U.S. Patent and Trademark Office
Priority

equivalent to 3 Cottahs and 3 Chittacks together with brick built structure standing thereon comprising in Plot No. 135/2562 Khatian No. 1033 now 1548 R. S. No. 180 Touzi No. 101 , J. L. No. situate and lying at Mouza Shapur 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 decimals equivalents 8 Cottah 8 chittaks together with brick built structure standing thereon comprising in Plot No. 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 decimals and the brick built structure standing thereon comprising in Plot No. 134/1079 Khatian No. 665 and Plot No. 135/2562 Khatian No. 1033 now 1548 Touzi No. 101 R.S. No. 180

J. L.



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 betterment 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 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 decimal



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Calcutta

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 form and 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 person 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...



6/11/23, Registrar of Companies
Guwahati

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, claimand 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 ~~z~~ appurtenant and all deed muniments writings and evidence 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/o or any other person or persons from whom the vendor can or may procure the same 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 of executed or knowingly suffered to the contrary the vendor now have good right full power absolutely authority and indefesible 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...



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The Registrar of Companies
Ontario

being the piece and parcel of land containing by
ad-measurement 2.111 decimal equivalent 1 Cottah
4 Chittacks and 21 square feet approximately being
the 1/9th share of 19 decimal 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, within
the jurisdiction of South Suburban Municipality now
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 distinguish-
ed 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...



with Registry of Documents
Gibson

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 lispendens trust of whatsoever in nature.

- G. The Vendor has agreed to sell and the purchaser has agreed to purchase free from all encumbrances, charges, liens lispendens, attachments, acquisition requisition trust of whatsoever nature ALL THAT the undivided 1/9th 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 receive and to 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..



Asiatic Society of Bengal
Calcutta

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 Debi wife of Sri Lalan Singh and Smt. Kanta Debi wife of Sri Babban Singh, duly gifted transferred and conveyed unto and in favour of Sri Hrishikesh Singh, Sri Kanchan 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 THAT undivided 7/9th share of land measuring about more or less 19 (Nineteen) decimale together with the brick build 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, previously 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.

F. Thus the vendor is owned seized and possessed of



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 the 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) decimel together with brick structure thereon comprising in Plot No. 134/1079 Khatian No. 665 Mouza Sahapur , J. L. No. 9, R.S. No. 180, 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.

D. Sometimes in the year 1970 Smt. Rajeswar Kumari 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 Devi (Kumari) in equal share.

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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, 1996 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 1066, 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 Devi 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 built structure thereon comprising in Plot No. 134/1079 Khatian No. 665 Mouza Sahapur, 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.

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REGISTRAR OF INSURANCE
CALIFORNIA



-: 7 :-

Smt. Rajeswar Kumari and Smt. Shanta Debi, ALL
 THAT piece and parcel of land measuring about
 more or less 5 (five) Decimale together with
 brick built structure thereon ^{constructed in the year 1911} in J. L. No. 9,
 R.S. No. 180 Touji No. 101 Khatian No. 1033
 now 1548 plot No. 135/2562 within the South

Subarban....

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Amite Louisiana
230 S.W. Bay St
Cal. 38

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U.S. DEPARTMENT OF AGRICULTURE
BUREAU OF ENTOMOLOGY AND PLANT QUARANTINE



-: 5 :-

and Smt. Rajeswar Kumari daughter of Sri Biswanath Singh and Smt. Shanta Debi daughter of Sri Balkishan Singh 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...

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Annie Koch Agnew
23. S.W. Bay Rd
Cal. 38

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or

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REG. Registrar of Assurances
Alameda



-: 5 :-

Alipore in Book No. 1, Volume No. 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...

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Amite Louis Agassiz
230 S. N. Bay St
Calif.

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	14,000





-: 4 :-

be deemed to mean and include his heirs, executors, 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...

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Anita sui Agarwal
230 S.W. Bay Rd.
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Registrar of Assurances
Calcutta



-: 3 :-

SMT. AMITA DEVI AGARWAL wife of Sajjan Kumar Agarwal
 at present residing at 230, S. N. Roy Road, Calcutta-
 700 038 District 24-Parganas (South) Behala, Calcutta,
 hereinafter referred to and called as "PURCHASER"
 (which term or expression shall unless otherwise
 excluded by or repugnant to the subject or context

be...

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Amrita Devi Agarwal
230. S.V. Road
Calcutta

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Adl. Dept. of Law
Calcutta



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and called as the "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...

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Smt. Kew Agency
230, S.V. Road
Calcutta

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Kew Agency
14/10/96

presented for Registration at
Calcutta Registration Office
on the 15th day of Oct 1943
By Wanchan Singh
6 Contact

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18.10.96

107271213

Wanchan Singh
Rang Swatan Singh
of 250, S.V. Road
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18.10.96

T. Rao S/o Ram
Rang S. Ekhy
Gangy Garden Road
Calcutta
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... under the provisions of Section 21 of the...
 under the Income Tax Act-1899
 as amended by W. Bengal
 Stamp Amendment Act-1988
 Section 1A, No. 23
 as amended by Section 82 (1) of the
 Customs Amendment Act-1911
 Stamp duty paid under the 12535
 Stamp Act 1899 5011
 Ad Valorem duty under C.I. Act No. 11
 Paid in excise Rs. 11

Total Rs. 17560

SBI, Tollygunge Circular Rd. Calcutta - 90AA 609140
 Cheque No. 086512 dated 28/10/96
 for Rs. 3360/- has been paid at
 deficit stamp duty of Rs. 40/-

Defect 'A' fees Rs. 561/- Subsequently...
 realised by Case No. 1827 Receipt No. 500322

4-11-96
 Addl. Registrar of Assurances
 Calcutta

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THIS INDENTURE made this 18th day of October
 One Thousand Nine Hundred and Ninety Six BETWEEN
KANCHAN SINGH son of Sri Ram Awtar Singh, by Caste
 Hindu, by occupation Service, present residing at
 250, S. N. Roy Road, Calcutta-700 038, Behala,
 District 24-Parganas South, hereinafter referred to

200000/-
 250700/-

and...

Handwritten signatures and notes at the bottom of the page, including names like 'Kanchan Singh' and 'Sri Ram Awtar Singh'.

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 199
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