



AMM
Municipal
Revenue

16801

I

14/69

STAMP AFFIXED BY

16/8/91

STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE

REGISTRATION NO. 135-3
A 247-
55-
24-5
24-4
331-

Registrar of Assurances
Calcutta

28.9.91

250
95
85

Debit Bill - Tax bill - R.R. filed

THIS INDENTURE OF SALE made this 16th day of August, 1991

One thousand nine hundred and Ninety one BETWEEN MESSRS SHREE NURSING ELECTRIC STORES a business concern represented by SRI MADHUSUDAN DAS MUNDHRA son of Sri Chetan Das Mundhra by faith Hindu by occupation Merchant having its office at 54, Ezra street Calcutta-700 001, hereinafter called the VENDOR (which term or or expression shall unless excluded by or repugnant to the context be deemed to mean and include him and his respective heir of heirs, executors, administrators, representatives, and/or assigns) party of the PART ONE AND MISS ISWATI MUNDHRA a Minor,

Prepared for Registration of ^{2/8/91} ~~2/8/91~~ day of ~~Sept~~ ^{28th} ~~Sept~~ 91
 by ~~Mr. S. S. Das~~ ^{Mr. S. S. Das}
 of ~~the name of~~ ^{the name of} ~~Mr. S. S. Das~~ ^{Mr. S. S. Das}

Mr. S. S. Das

Mr. S. S. Das

Mr. S. S. Das
 57/2A, Girish Mukherjee
 Road, Calcutta 75

Mr. S. S. Das
 57/2A, Girish Mukherjee
 Road, Calcutta 75

Identified by me
 Mr. R. S. Das
 Advocate
 57/2A, Girish Mukherjee
 Road,
 Calcutta 75

Registrar of Assurances
 29.5.91

// 2 //

represented by her mother and natural guardian Sm. Shyama Devi Mundhra by faith Hindu by occupation student residing at 43A, Nimtolla Ghat Street, Calcutta, hereinafter called the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her and her respective heir or heirs, executors, administrators, representatives, and/or assigns) of the OTHER PART .

WHEREAS One Sri Krishna Chandra Mondal son of One Haran Chandra Mondal since deceased inherited the right, title and interest in a plot of land agricultural land with garden and trees of different description standing thereon situate and lying in the District of 24-parganas (South) police Station and sub-Registry office -Sonarpur Mouza- Dhamaitola khatian no- 7 dag no-280 having

a total area of 60 Sataks and/or 36 Kottahs approx to the be the same a little more or less .

AND WHEREAS the said Sri Krishna Chandra Mondal son of Late Haran Chandra Mondal recorded the said plot of 60 sataks and/or kottahs of land in his name by a partition deed dated 12th March, 1964

AND WHEREAS the said partition deed dated 12th March, 1964, was recorded in the office of the sub-registrar Baruipur in Book No: I Volume no. 35, and from page 132 to 143 under Deed no. 1885 of the year 1964,

AND WHEREAS the said plot of land with garden and trees of different description recorded in the records of municipality under khatian no- 7 dag no.- 280 Mouza Dhamaitola Police Station and Sub - Registry office -Sonarpur , under 24-/parganas, (South).

AND WHEREAS Shri Krishna Chandra Mondal absolutely seized and possessed of the said plot of land with garden and trees and trees having a total area of 60 Sataks and/or 36 Kottahs a little more or less recorded in district 24-parganas P.S. And Sub-Registry office- Sonarpur, Mouza Dhamiatola under collectorate 24-parganas total 6.56, Satak and land of revenue Rs. 21.93, under J.L. No. 75 R.S.No.236 Touzi Khatian No- 7 under Dag No. 280 without any Co-sharer.

AND WHEREAS Sri Krishna Chandra Mondal son of Sri Haran Chandra Mondal said 30 Sataks of land and/or 18 kottahs out of 60 Sataks and/or 36 kottahs of land with trees and garden thereon to Sri Anil Chandra Saha son of Kailash Chandra Saha, and a resident of Shakhim Garia Laskapur Police Station- and Sub-Registry- under book no. I Volume No- 59 pages 289 to 293 deed no.4586 the for the year 1980.

AND WHEREAS the municipality of Rajpur recorded in the name of Sri Anil Chandra Sahathe said plot of land of 30 sataks

// 4 //

and/or 18 kottahs of land with trees and garden thereon under Mouza Dhamaitola J.L. No- 7 dag no- 280.

AND WHEREAS Sri Anil Chandra Saha, the PURCHASER therein absolutely seized and/or possessed of and/or otherwise well and sufficiently entitled free from all charges encumbrances and liabilities whatsoever to a plot of land with structures and trees of different description measuring about 530 satak and /or 18 kottahs approx be the same a little more or less more particularly mentioned and described in the schedule hereunder written and also sketched in C.S. DAG no. 280 under khatian no-7, Mouza-Dhamaitola J.L. No-75 P.S. Sonarpur, District- 24-parganas.

AND WHEREAS Sri Anil Chandra Saha, again sold 30 sataks of land and/or 18 kottahs of land along with the structures trees and garden thereon to M/S. Shree Nursing Electric Stores, the VENDOR herein of 54, Ezra Street, Calcutta, on 14th day of March, 1989, and the said conveyance and/or sale recorded in the registrar of Assurance of Calcutta in Book no- I Volume No- Deed no- dated.

AND WHEREAS the municipality of Rajpur recorded in the name of M/S. Shree Nursing Electric Stores, the VENDOR herein of the said plot of 18 kottahs of land with trees and garden with under Mouza Dhamaitola J.L. No. -7, dag no- 280,

AND WHEREAS M/S. Shree Nursing Electric Stores the VENDOR herein absolutely seized and/or possessed of and/or otherwise well and sufficiently entitled to free from all charges claims encumbrances and liabilities whatsoever to a plot of land with structures and trees of different description measuring about 30 sataks and/or 18 kottahs approx be the same a little more or less more particularly mentioned and described in the schedule hereunder written and also sketched in C.S. Dag No. 280 under Khatian No-7 of Mouza Dhama- itola J.L. No- 75 P.S. Sonarpur district - 24- parganas .

// 5 //

WITNESSES M/S. Shree Nursing Electric Stores, the
PURCHASER herein has agreed to sell and the purchaser has agreed
to purchase through mother guardian the vendor's 5 Kottahs 8
chittaks of land along with the structures trees and garden
thereon more particularly mentioned and described in the schedule
hereunder in the site plan herewith annexed which is a part of
the said Deed at/or for a price of Rs. 27,500/- (Rupees twenty
seven thousand five hundred) only free from all encumbrances
charges claims and liabilities whatsoever.

NOW THIS INDENTURE WITNESSETH that in consideration of
the sum of Rs. 27,500/- (Rupees twenty seven thousand five hundred)
the lawful money of the Union of India well and truly paid
by the PURCHASER to the VENDOR as per memo hereunder written
and/or before execution these presents (the payment and receipt
whereof the said VENDOR does and/or doth hereby admits and
acknowledges and of and from same and every party thereof does
and doth hereby acquit release and discharge for ever the said
PURCHASER) hereby assign conveys grants sell and transfer unto
the purchaser her 5 kottahs 8 chittaks of land with structures
trees and gardens thereon, more particularly mentioned and
described in the schedule hereunder written OR HOWSOEVER OTHERWISE
the said plot of land with structures trees and garden thereon
more particularly mentioned and described in the schedule hereunder
or any part thereof now is or are heretofore was or were situated
herein or any part thereof bounded and bounded called known
numbered described or distinguished TOGETHER WITH all Electric
installations structures, fixtures fittings water connection,
plumbing Electric installations and boundary walls yards,
courtyards passage common passages, pathways lights liberties

/// E ///

... as well as all appurtenances whatsoever to the said plot of land along with structures trees and gardens thereon more particularly mentioned and described in schedule hereunder written appurtenant to /or usually held or enjoyed herewith or reputed to belong or to be appertenant there to AND ALL the estate, right, title and demand whatsoever of the VENDOR both at law and in equity into or upon the said plot of land with structure trees and garden thereon more particularly mentioned and described in the schedule hereunder written AVY DE FACHA all the right, title and interest of the VENDOR in the said plot of land along with the structure, trees and garden thereon more particularly mentioned and described in the schedule hereunder written with all therein appurtenances unto and to the use of the PURCHASER absolutely and/or for ever free from all encumbrances and the VENDOR does hereby covenant with the PURCHASER that the VENDOR has not done, omitted or knowingly suffered or has been party to any act, deed or thing thereby he is prevented from conveying and conveying hereto 5 Kottahs & Chittaks of land with structures, trees and garden thereon more particularly mentioned in the schedule hereunder written hereby assigned unto the PURCHASER by deed, gift and transferred or expressed or implied to be and every part thereof ALL THAT the VENDOR does hereby with the PURCHASER that notwithstanding any act, deed, matter or thing, by the VENDOR done or executed or knowingly suffered to the contrary the VENDOR is now lawfully rightly absolutely entitled or otherwise well and sufficiently entitled to all his rights relating to 5 Kottahs & chittaks of land with structures trees and garden thereon more particularly mentioned and described in the schedule underunder written and hereby assigned, assured, conveyed

11711

... and transferred or expressed or intended to be
... without any manner or conditions use trust
... things whatsoever to alter, defeat, incumber
... and notwithstanding any act deed, whatsoever
... VENDOR done or expected or knowingly suffered to the contrary
... VENDOR his good right full power and absolute authority
... address, survey grant sell and transfer her 5 kottahs
... with structure trees and garden thereon in right
title and interest in and upon the said plot of land with ~~some~~
structure, trees and garden thereon more particularly mentioned
and described in the schedule hereunder written and hereby granted
conveyed and transferred or expressed or intended so to be unto the
... free from all encumbrances claims, charges liens, dispendens
... AND THAT THE PURCHASER shall
... at all times hereafter peaceably and quietly possess and
... the said plot of land with structures, trees and gardens
... particularly mentioned and described in the schedule
... written and received the rents, issues and profits thereon
... 5 kottahs 8 cottahs of land without any lawful
... interruption claim or demand, whatsoever from or by the
VENDOR or any person or persons lawfully or equitably claiming
... interest for his or any person or persons lawfully or
... equitably claim as aforesaid AND THAT THE PURCHASER shall and
... at all times hereafter peaceably and quietly possess and
... the plot of land with structures trees and gardens thereon
... particularly mentioned and described in the schedule hereunder
... free from all encumbrances charges claims and liabilities
... made occasioned or suffered by the VENDOR OR HER
... title or any person or persons lawfully or

// 8 //

equitably claiming as AND FURTHER that the VENDOR and all persons lawfully or equitably claiming any estate or interest in the said plot of land with structures trees and gardens thereon more particularly mentioned and described in the schedule hereunder written or entrust for the VENDOR shall and will from time to time out at all times hereafter at the request of and costs of the PURCHASER do and execute or caused to be done and executed to be done all such acts deed and things whatsoever from further better and more perfectly assuring the said plot of land with structure trees and gardens thereon more particularly mentioned and described in the schedule hereunder written in manner aforesaid as such or as may be reasonably required AND FURTHER THAT THE VENDOR shall at all times hereafter has indemnified and keep indemnified the PURCHASER or heirs, executors, administrators, representatives, and assigns against all and all kind of law and damages and costs charges, claims expenses suffered by the purchaser by reason of any defect entitled of the VENDOR or any breach of the covenants herein contained.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of agricultural Danga land with structures containing an area of 5 Kottahs 8 Chittaks be same a little more or less construction made before 1976 and situate and being a plot in District 24-Parganas South Police Station Sonarpur, 24-Registrar Sonarpur, Mouza - Shamaitola under Collectorate 24-Parganas (South) J.L. No. 75, R.S. No. 236 Touzi 3 to 5 Khatian

// 9 //

Plot No. 7, Dag No. 230, butted and bounded as follows, that is to say
on the north by a portion of C.S. Dag No. 280, belonging to Smt.
on the South, on the south by public Road called Darik Road on the
west by public Road called Braik Road and on the East by partly
Dag No. 230, and partly by the plot of Hosain Ali or howsoever
the said plot of land with trees and garden thereon more
more situated bounded called known, described or distinguished
and in respect whereof of yearly rent for Rs. 1/- pay-able to
the collection of West Bengal for the said sold property.
The said property is being used for agricultural purpose.

IN WITNESS WHEREOF THE VENDOR has signed this indenture

the day month and year above written.

SIGNED BY THE VENDOR

WITNESSED IN THE PRESENCE OF :

[Handwritten signature]
Date: 16/10/55

Madhu Sankar Das Munshi

R. K. Ghosh
Advocate
10, 25, ...
1955

: 9 :

Received of and from the within named
PURCHASER the sum of Rs. 27,500/-
(Rupees twenty seven thousand five
hundred only) paid by the PURCHASER
to the VENDOR as per memo of
consideration.

Rs. 27,500/-

Madhu Suktan Das Munkas

MEMO OF CONSIDERATION

by a cheque bearing number 013875
dated 9.1.91 drawn on the Hongkong
and Shanghai Banking Corporation
5, Netaji Subhas Road, branch, Calcutta
(Rupees twenty seven thousand five
hundred) only.

Rs. 27,500/-

Madhu Suktan Das Munkas

[Handwritten initials]

[Handwritten notes]

1991
1991
1991
1991

Dated this 16th day of August, 1991.

BETWEEN

M/S. Shree Nursing Electric Stores,
.....VENDOR

AND

Miss Swati Mundhra.
.....PURCHASER.

INDENTURE OF SALE



Registrar of Assurances
Calcutta

Vinay Mehrotra
Advocate,
44, Balaram Dey St.
Calcutta- 700 006.

7/11/91