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 STAMP SUPERVISOR,
 CALCUTTA COLLECTORATE

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DEPARTMENT OF ASSURANCE
 CALCUTTA

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P. B. D. H.
 17/8/91
 Sri. Shyam Sundar
 17/8/91

THIS INDENTURE OF SALE made this 17th day of August

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 expressions shall unless excluded by or repugnant to the context be deemed to mean and include him and his respective heir or heirs, executors, administrators, representatives and/or assign) party of the PART ONE AND MISS SWATI MUNDHRA a Minor, represented by her mother and natural Guardian Sm. Shyama Mundhra, by faith Hindu by occupation Student residing

Q. 27001, 15/8/91

Book No. ...
Page No. ...
Being No. ...
Year ...



Document for Registration of ...
on the ... 17/15 day of ... Aug 91
of Mr. / Mrs. ...
... Madhu Sudan Das Munde.

Jhr Esat.
Madhu Sudan Das Munde

[Handwritten signature]

REGISTRAR OF ASSURANCES
CALCUTTA
17/8/91
Munde is admitted.

Madhu Sudan Das Munde

Madhusudan Das Munde
sp Chutan Das Munde
of, 54 Ezra Street

[Handwritten signature]
R. K. Sahoo
Advocate Calcutta.

Thumb Impression of the
Essential experienced with

Identified by me
R. K. Sahoo
Advocate
44, Balaaram Day St.
Cal-6

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REGISTRAR OF ASSURANCES
CALCUTTA
17/8/91

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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 he and her respective heir or heirs executors, administrators, representatives and/or assigns) of the OTHER PART.

WHEREAS One Sri Krishna Chandra Mondal son One Haran Chandra Mondal since deceased inherited the right title and interest in a plot of agricultural land with garden and trees of different description standing there on situate and lying in the District of 24-parganas (South) police station and Sub-Registry office-Sonarpur, Mouza -Dhamoitola Khatian No-7, Dag No- 280 having a total area of 60 Sataks and/or 36 Kottahs approx to be the same a little more or less.

AND WHEREAS Sri Krishna Chandra Mondal son of Late Sri Haran Chandra Mondal the recorded the said plot of 60 Sataks and or 36 Kottahs of land in his name by a 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 the 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 Sri Krishna Chandra Mondal absolutely seized and possessed of the said plot of land with garden 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-Registrar Sonarpur , Mouza-Dhamiatola under Collectorate - 24-parganas total 6.56, Satak and land of revenue Rs. 21.93, P.Under J.L. No- 75, R.S. No. 236 Touzi 3 to 5 Khatian No-7, under Dag no- 280 without any co-sharer,

AND WHEREAS Sri Krishna Chandra Mondal son of Sri Haran Chandra Mondal sold 30 Satak of land and/or 18 Kottahs out of 60 Satak 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 -Sonarpur Dist. 24-parganas on 23rd day of October, 1980, and the said conveyance and/or sale recorded in the sub-registry under Book No-I Volume No- 59, pages 289 to 293 Deed no- 4586 for the year 1980.

AND WHEREAS The Municipality of Rajpur, recorded in the name of Sri Anil Chandra Saha, the said plot of 30 Satak and/or 18 Kottahs of land with trees and garden thereon under Mouza Dhamaitola J.L. No- 7, Dag No- 280,

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AND WHEREAS Sri Anli Chandra Saha, the PURCHASER therein absolutely seized and/or possessed of and/or otherwise well and sufficiently entitled free from all encumbrances charges and claims, liabilities whatsoever to a plot of land with structures and trees of different description measuring about 30 Sataks, and/or 18 Kottahs approximately the same a little more or less particularly mentioned and described in the schedule hereunder written and recorded in C.S. No. Dag no- 280 under Khatian No-7, of Mouza Dhamaitola J.L. No- 75, P.S. Sonarpur, District 24-parganas.

AND WHEREAS Sri Anli Chandra Saha the VENDOR therein sold land along with the structures trees and garden thereon as mentioned in the schedule 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 with the Registrar of Assurance Calcutta, in Book no- I Volume No. Deed no-3048, dated 14th day of March, 1989,

AND WHEREAS the Municipality of Rajpur recorded in the name of M/S. Shree Nursing Electric Stores the VENDOR herein of the plot of land with structures and trees thereon 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 free from all charges claims & encumbrances and liabilities whatsoever to a plot of land with structures and trees of different description upto 24-parganas.

AND WHEREAS M/S. Shree Nursing Electric Stores, the VENDOR herein has agreed to sell and the PURCHASER has agreed to purchase through guardian the VENDOR'S 6 kottahs of land along

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with the structures trees and gardens thereon, more particularly mentioned and described in the schedule hereunder written and at /or for a price of Rs. 27,500/- (Rupees Twenty seven thousand and Five hundred only) free from all encumbrances, charges claims and liabilities whatsoever.

NOW THIS INDENTURE WITNESSETH that in consideration of a sum of Rs. 27,500/- (Rupees twenty seven thousand and five hundred only) 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 of these presents (the payment and receipt whereof the said VENDOR does and/or doths hereby admits and acknowledges and of and from same and every party thereof does and doths hereby acquit release and discharge for ever the said PURCHASER) hereby assign, assure, conveys grants sell and transfer unto the purchaser her 5 Kottahs and 8 Chittaks of land with structures and trees and garden 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 hereto fore was or were situated, butted 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 and pathways, lights, liberties privileges, easement, appurtenances whatsoever to the said plot of land along with a structures trees and gardens thereon more particularly mentioned and described in the schedule hereunder written appertaining and to/or usually and 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 structures trees and garden thereon more particularly mentioned and described in the

schedule hereunder written TO HAVE AND TO HOLD all the right, title and interest of the VENDOR in the said plot of land with the structures 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 ever free from all encumbrances charges 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 granting and conveying her 5 Kottahs 8 chittaks with structures trees and garden thereon more particularly mentioned and described in the schedule hereunder written and hereby assigned and assured conveyed granted sold and transferred or expressed or intended to so to be any and every part thereof ALL THAT the VENDOR does and do this hereby with the PURCHASER that notwithstanding any act, deed, matter or thing by the VENDOR is now lawfully rightly absolutely seized or otherwise well and sufficiently entitled to all her rights relating to 5 Kottahs 8 Chittaks of land with structures and trees and Garden thereon more particularly mentioned and described in the schedule hereunder written and hereby assigned, assured, conveyed, granted sold and transferred or expressed or intended to be and every part thereof without any manner or conditions use trust encumbrances or other things whatsoever to alter, defeat incumber or made void the same and notwithstanding any act deed whatsoever by the VENDOR done or executed or knowingly suffered into the contrary he the VENDOR has good right full power and absolute authority to assign assure, convey grant sell and transfer 5 Kottahs 8 chittaks of land with structures trees and garden thereon in right title and interest in and upon the said plot of land with 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 PURCHASER free from all encumbrances charges claims liens, lispendens whatsoever, in the manner aforesaid AND THAT THE PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy the plot of land with structures trees

and gardens thereon more particularly mentioned and described in the schedule hereunder written and free from all encumbrances charges claims and liabilities whatsoever made occasioned or suffered by the VENDOR OR HER predecessor-in -title, or any person or persons lawfully or equitably claiming as AND FURTHER that the VENDOR and all persons lawfully and 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 and 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 things whatsoever from further better and more perfectly assuring the said plot of land with structures, trees and gardens thereon more particularly mentioned and described in the schedule hereunder written in manner aforesaid in 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 her heirs, executors, administrators, representatives and assigns against all and all kinds of loss and damages and costs charges expenses suffered by the purchaser by reason of any defect entitled of the vendor or any breach of the covenants herein contained.

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THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of agriculture Danga land with structure containing an area of 5 Kottahs 8 Chittaks be same a little more or less situate and being a plot in District 24-parganas South, police Station- Sonarpur, Sub-Registrar-Sonarpur, Mouza Dhamaitole under Collectorate -24-parganas(South) J.L. No- 75, R.S.No. 236 Touzi 3 to 5 kottahs no-7, Dag No- 280 butted and bounded as follows that it is to say on the North by a portion of C.S. Dag no- 250 belonging to SM. Annapurna Shah, on the south by public Road Called Darik Road, on the West by a public Road, called Darik Road, and on the East, by partly C.S. Dag no- 279 and partly by the plot of Hosain all or howsoever otherwise the said plot of land with trees and a garden thereon are situate bounded called known described or distinguished and in respect where of yearly rent for Rs. 1/- payable 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 AND DELIVERED BY THE VENDOR
AT CALCUTTA IN THE PRESENCE OF :-

P Mehrotra
44, Balaram Dey Street,
Calcutta-700006.

Madhu Sankar Das Munder

✓ R. K. Jeyarao
Advocate
44, Balaram Dey St.
Cal-6

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

Rs. 27,500/-

P Mehrotra

Madhu Sudhan
Des Mundla

R. K. Joshi
Adv.

MEMO OF CONSIDERATION

By Cheque Number 013871 dated
5.1.91. of The Hong Kong Shanghai
Banking Corporation 8, Netaji Subhas
Road Branch, Calcutta.

(Twenty seven thousand five hundred) only

Rs. 27,500=00

Madhu Sudhan Des Mundla

P Mehrotra.

R. K. Joshi
Adv.

Doc No. 1243
S. No. 1243
Being No. 1243
For the year 1991

DATE: 17 JANUARY, 1991

B E T W E E N

M/S. SHREE NURSING ELECTRIC STORES.

..... VENDOR

AND

MR. BHATT MUNDHRA.

..... PURCHASER.

GENERAL OF ASSURANCE
CALCUTTA

5/2/93



INDENTURE OF SALE

GENERAL OF ASSURANCE
CALCUTTA

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17/1/91

Mr. Vinay Mehrotra,
Advocate,