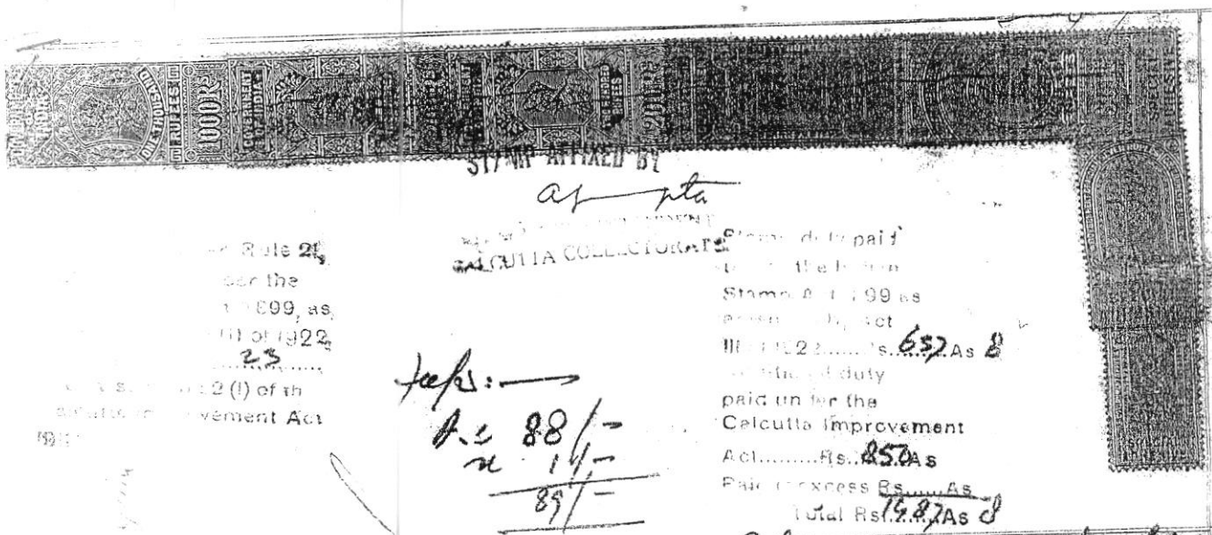

STAMP AFFIXED BY
ap pta
CALCUTTA COLLECTORATE

Stamp duty paid
Stamp Act 1899 as
Rs. 652 As 8
Stamp duty
paid on the
Calcutta Improvement
Act Rs. 85 As
Paid in excess Rs. As
Total Rs. 737 As 8

Fees:-
8-2 88/-
" 14/-
89/-

Refer our Returned Your Receipt 5
Registrar, of Seal[illegible] 21.12.35 Eighty-Seven & Eight-8.

This Indenture

made this Twenty first day of December ---------- One thousand nine hundred and thirty five Between Purna Chandra Guin son of Makhan Lal Guin deceased residing at no 7 Ramanath Majumdar street in the town of calcutta by caste Sangsa-Baniks by occupation ----- Landholder and Merchant hereinafter called the vendor (which expression shall unless excluded by or repugnant to the context include his heirs executors administrators and representatives) of the One Part and Dutt estates Limited a private limited liability company duly incorporated under the provisions of the Indian companies Act having its registered office at no 33/2 Beadon street in calcutta aforesaid hereinafter called the Purchasers (which expression shall unless excluded by or repugnant to the context include its successors and or assigns) of the Other Part whereas by a Memorandum of Agreement the vendor has agreed to sell and the purchasers to purchase at and for the price of Rupees forty two thousand and five hundred All that the two storied brick built house and the outhouses together with the piece or parcel of land or portion whereof the same is erected and built measuring by estimation seven Bighas four cottahs and twelve chittaks more or less and together with all trees shrubs and tanks lying situate and being No 24 (formerly No 8) Baghmari Road, Manicktolla within the Municipal limits of the town of calcutta in Thana Manicktolla, Mouza Baghmari, Sub-registry ---- Sealdah in the District of 24 Pergannas And whereas the purchasers have paid to the vendors the sum of Rupees Two thousand and one as and by way of earnest money and in part ---- payment of the said price Now this Indenture witnesseth that in pursuance of the said Agreement and in consideration of the sum of Rupees Forty two thousand and five hundred paid by the said purchasers to the said vendor (the receipt whereof the said vendor doth hereby admit and acknowledge and from which the vendor doth discharge and release the said purchasers as also the said land and premises) the vendor doth hereby grant sell convey confirm and assure free from all encumbrances All that the two storied brick built messuage tenement hereditaments and premises together with

with the piece or parcel of land or portion whereof the same is erected and built containing by estimation seven Bighas four cottahs and twelve chittaks more or less and together with all trees shrubs and tanks lying at situate and being no 24 (formerly no 8) Baghmari Road Manicktolla within the Municipal limits of the town of Calcutta in Thana Manicktolla, Mouza Baghmari in the District of 24 Pergannas Division 2 called Deki Kitadingi and being Holding nos 38 and 39 of Sub-Division XI Sub-registry Sealdah in the District Registration of 24 Pergannas and butted and bounded in the manner following that is to say on the North by Baghmari Road on the South partly by premises no 63 Manicktolla Main Road the garden of Surendra Lal Pal and partly by the garden of Bhutnath Gangali on the East by the tenanted land of Srikrishna Mullick and Sikh Sangha and by the garden of Issur Rameswar Nath Malvadeb being premises no 9 Baghmari Road, On the West partly by the house of Dwijendra Bose and others and Abdul Rahaman and partly by a Masjid and which premises is surrounded on all sides by boundary walls Or howsoever otherwise the said premises now are or heretofore were butted bounded called known numbered described or distinguished Together with all buildings walls erections fixtures trees shrubs compound ancient or other lights ways paths passages sewers drains wells waters watercourses and all manner of rights privileges easements advantages appendages and appurtenances whatsoever to the said premises or any part thereof now are or heretofore were held used occupied or enjoyed therewith and the rents issues and profits thereof And All the estate right title interest property claim and demand whatsoever both at law and in equity of the said vendor in to and upon the said premises or any part thereof and All deeds pottahs muniments evidences of title and writings whatsoever in anywise relating to or concerning the said premises or any part thereof which are or at any time hereafter may be in the possession power or control of the said vendor or any other person from whom he may procure the same without any action or suit To have and to hold the said premises hereinbefore expressed to be hereby granted unto and to the use of the said purchasers for ever absolutely and free from encumbrances and the said vendor doth hereby for himself his heirs executors and administrators covenant with the said purchasers that notwithstanding any act deed matter or thing by him or any of his predecessors in title done or executed or knowingly suffered to the contrary he now hath good right and full and absolute power and indefeasible title to grant convey and assure All And singular the said premises hereby granted conveyed and assured or expressed or intended so to be with appurtenances unto and to the use of the purchasers in manner aforesaid And that purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy said premises and every part thereof and receive the rents issues and profits thereof

without

without any lawful eviction interruption claim or demand whatsoever from or by the said vendor or any person or persons lawfully or equitably claiming from under or in trust for him or from or under any of his predecessors in title And that free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise at the costs and expenses of the said vendor well and sufficiently indemnified of from and against all manner of claims charges liens debts attachments and encumbrances whatsoever made or suffered by the said vendor or any of his predecessors in title And Further that the said vendor and his heirs executors and or administrators and every person having or equitably claiming any estate right title or interest in to and upon the said premises or any of them or any part thereof from under or in trust for the said vendor or from or under any of his predecessors in title shall and will from time to time and at all times hereafter at the request and costs of the purchasers do and execute or cause to be done or executed all such acts deeds matters and things and assurances for further and better and more perfectly assuring the said premises and every part thereof unto and to the use of the purchasers in manner aforesaid as shall or may reasonably be required

Paid 21.12.81

In witness whereof the vendors hath hereunto set and subscribed His hand and seal the day month and year first above written.

Purna Chandra Guin

Signed sealed and Delivered at Calcutta in the presence of.

Jitkumar Dey
Solicitor Calcutta

Robin Chatterjee Advocate

Received from the within named purchasers the sum of Rupees Forty two Thousand and Five Hundred in full satisfaction of the consideration money as mentioned in the within Conveyance as per memo below ——— Rs 42,500-0-0

Memo of Consideration

By earnest money ——— Rs 2001/-

By 30 pieces Gc notes nos X/8 251656 to 251663, 031240 to 031250, 068919, 068920, 020671, 276896 to 276899, 228199, 225200, 217774 and 217775 for Rs 1000/- each ——— Rs 30,000/-

By 100 pieces Gc notes nos T/21 035901 to 036000 for Rs 100/- each ——— Rs 10,000/-

By Small notes and Cash ——— Rs 499/-

Rs 42500/-

Rupees Forty two thousand five hundred only

Purna Chandra Guin

Jitkumar Dey

Chatterjee

Presented for Registration
at 1.30 P.M. on the 21st
day of Dec. 1931 at the
Sealdah Sub-Registry Office
by Purna Chandra Guin
Executant.

Purno Chandra Guin

Executant by
Purna Chandra Guin
son of Late Nakka Lal Guin
of 7 Ramanath Mazumdar St.
Thana
District Calcutta
by caste Kansaka Banik
by profession Merchant & Land holder

2995

Purno Chandra Guin

Identified by
Jatindra Nath Seal
son of Late Durga Charan Seal
of No. 10 Old Post Office St.
Thana
District Calcutta
by caste Subarnabanik
by profession Clerk to Goh, Hoffe & Co

Jatindra Nath Seal

Identifier.

Sub-Registrar 21.12.31

Dated this 2[illegible]

(13)

Purna Chandra Gain

To

Dutt Estates Limited

conveyance

Ajit Kumar Dey
Solicitor

(13)

Wd. 29

Ward 189 (36-37)

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2629

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