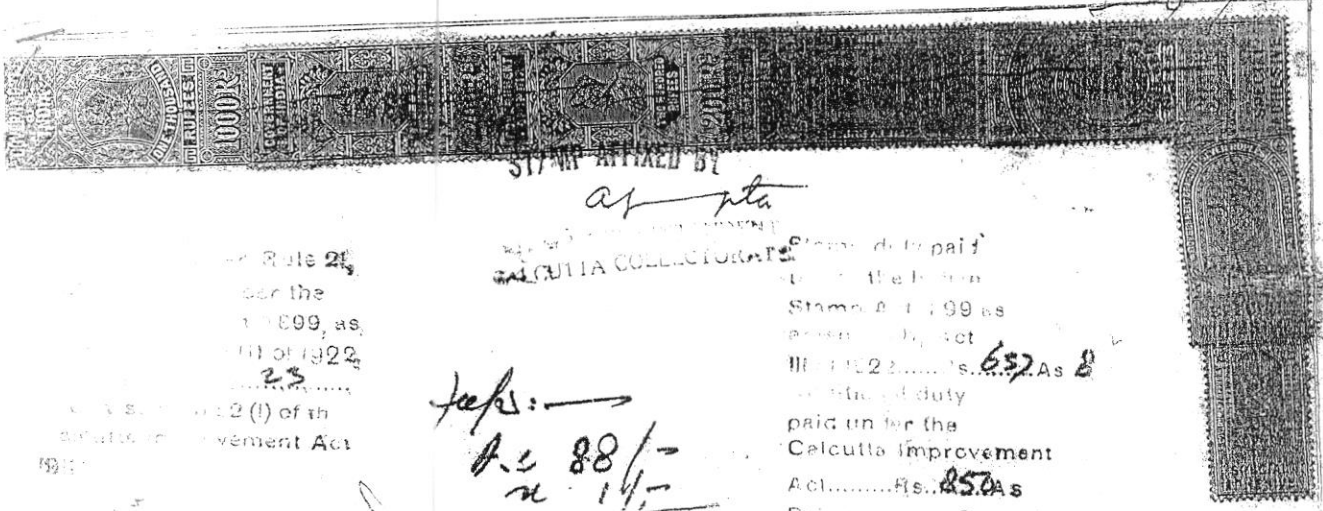




STAMP AFFIXED BY
as pta

Rule 21,
for the
1909, as
of 1922
23
2 (1) of the
Improvement Act

Calcutta Collectorate

Stamp duty paid
Stamp 199 as
1922 Rs. 6.52 As 8
paid up for the
Calcutta Improvement
Act Rs. 25.25 As
Paid excess Rs. 19.73 As 8
Total Rs. 45.27 As 8

Japs:
Rs. 88/-
" 14/-
89/-

Registrar, of Sealat *all* *Refers one thousand four hundred & eighty-seven in Regt-8.*
21.12.35

This Indenture

made this *Twenty first* day of December

Between Pranna
Chandra Guin son of Marham Lal Guin deceased residing at no 7 Ramanaath ---
Majumdar Street in the Town of Calcutta by caste Rangsa-Banik 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 assigns) of the Other Part whereas by a
Memorandum of Agreement the Vendor has agreed to sell and the Purchasers to purchase
and for the price of Rupees Forty two thousand and five hundred All that the two storied
brick built house and the out-houses 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 chitaks 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, Sub-registry ---
Sealdah in the District of 24 Bergamas And whereas the Purchasers have paid to the Vendor
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

Pranna Chandra Guin

with the piece or parcel of land in 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 adjacent 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 Parganas Division 2 called Dehi-tildangi and being Holding nos 38 and 39 of Sub-Division XI - Sub-registry Sealdah in the District Registration of 24 Parganas and bounded 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 Mani Road the garden of Swendra Lal Basak and partly by the garden of Bhutnath Ganguli on the East by the tenant land of Srikrishna Mullick and Sikh Sangha and by the garden of Issac Ponnuswami and Mahadeb being premises no 9 Baghmari Road on the West partly by the lands of Dwipri 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 built bounded called known numbered described or distinguished Together with all buildings walls erections fixtures trees shrubs compound ancient or other rights ways paths passages sewers drains wells waters watercourses and all manner of rights privileges easements advantages appurtenances 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 monuments 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 heretofore 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 Simillar the said premises hereby granted conveyed and assured or expressed or intended to be with appurtenances unto and to the use of the purchasers in manner aforesaid And the purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the 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 supposed 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 with and to the use of the purchasers in manner aforesaid as shall or may reasonably be required

In witness whereof the Vendors hath hereunto set and subscribed

His hand and seal the day month and year first above written.

Purno Chundra Guin

Signed sealed and Delivered at Calcutta in the presence of.

H. K. M. Dey -
Solicitor Calcutta

Robin Chatterjee

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 200/-
By 30 pieces Genote nos 8 251656 to 251663, 031240 to 031250, 068919, 068920, 020671, 276896 to 276899, 225199, 225200, 217774 and 217775 for Rs 1000/- each Rs 30,000/-
By 100 pieces Genote nos T 035901 to 036000 for Rs 100/- each - Rs 10,000/-
By Small notes and cash - Rs 499/-
Rs 42,500/-

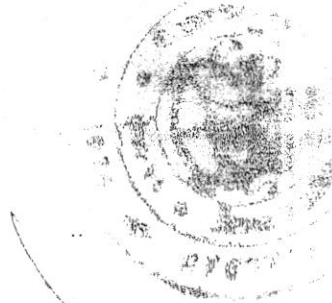
Rupees Forty two Thousand and five hundred only

Purno Chundra Guin

H. K. M. Dey -

Chatterjee

Presented for Registration
at 1.30 P.M. on the 27th
day of Dec. 1935 at the
Sealdah Sub-Registry Office
by Pura Chandra Guin
16 March.



Purnobhundra
Guin

Executed by
Pura Chandra Guin
son of Lat Makha Del Guin
of 7. Rame Seth Maypuri St.
Thana
District Calcutta
no caste Kausa Bantik
by profession Merchant & Land holder

27.12.35



2995

Purnobhundra
Guin

Executed by
Jogendra Seth Seal
son of Lat Barga Chela Seal
of No. 10. Old Post office St.

Jitendra Nath Seal

Thana
District Calcutta
no caste Scholarship
by profession Chk. L. Gov, Haffa & Co
Scholar.

27.12.35

Dated this 24th day of December 1935

(13)

Purna Chandia Guin

To

Dutt Estates Limited

Baranagar

conveyance



Ajit Kumar Dey
Solicitor

(13)



Wd-29
11/189(36-3)

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N-101
S.R.
11.1.36

Regd.

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B...

23.11.35

91.11.35

