

DEED NO- 1879/90. Book No-I. VOL- 51. PAGE- 189 TO 214
PURUSHOTTAM DAS GOEL



7DEF

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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T. Sengupta
4524/23-7-18
Assistant Registrar
Kolkata
18

Shash
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
27 JUL 2018
A.D.S.R. Record

Shash

20 JUL 2018

ARUN CHOWHURY
Advocate
High Court, Calcutta



REGISTRATION DEPARTMENT,
WEST BENGAL



(18)

DOCUMENT NO. 1879
OF (YEAR) 14.2.90

DISTRICT

(FIRST	PAGE)	THIS	INDENTURE	made	this	14th
day	of	February	One	Thousand	Nine	Hundred
and	Ninety	BETWEEN	SRI	AJIT	KUMAR	SAHA,
son	of	Gouranga Mohan	Saha	by	Caste	Hindu
by	Occupation	Business	residing	at		
Premises	No.	45/5B,	Chakraborty	Road,	South,	
Police	Station	Bhowanipore,	in	the	town	of
Calcutta	hereinafter	called	the	"VENDOR"	(which	
expression	shall	unless	excluded	by	or	
repugnant	to	the	subject	or	context	
deemed	to	include	his	heirs,	executors,	adminis-
trators,	representatives	and	assigns)	of	the	OTHER
PART	AND	SRI	PURSHOTAM	DAS	GOEL,	son
of	late	Ram	Krishna	Das	Goel,	by
Hindu	by	Occupation	Business	residing		
at	Premises	No.	10,	Parsee	Church	Street,
in	the	town	of	Calcutta	hereinafter	
called	the	"PURCHASER"	(which	expression	shall	
unless	excluded	by	or	repugnant	to	
the	subject	or	context	be	deemed	to
his	heirs	executors	administrators	representatives		
and	assigns)	of	the	OTHER	PART :	
No.	5B	WHEREAS	One	Barada	Prasad	Roy
the	father	of	Sri	Subhas	Prasad	Roy
Choudhary	was	absolutely	seized	and	posse-	
essed	of	or	otherwise	well	and	suffici-
ently	entitled	to	vat	properties	in	
or	around	Calcutta	and	elsewhere	inclu-	
ding	the	premises	No.	6,	Chakraborty	
Road,	(South)	in	the	town	of	Calcutta.

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SUB-REGISTRAR/REGISTRAR



DISTRICT 1 Calcutta (28 Page) 2-50 1.

AND	WHEREAS	by	an	order		
the	Calcutta	Improvement	Trust	acquired		
the	said	land	and	structures.	AND	WHEREAS
by	a	representation	made	by	said	Barada
Prasad	Roy	Croughary	before	the	Trustees	
for	the	Improvement	of	Calcutta,	a	
body	corporate,	constituted	by	the	Col-	
cutta	Improvement	Act,	1911	for	the	lifting
and/or	or	withdrawing	of	the	said	acqui-
tions	and	same	was	withdrawn	vide	aggre-
ment	dated	10th	February,	1919	AND	WHEREAS
by	an	agreement	dated	10th	February,	
1919	the	Board	agreed	to	abandon	the
tions	of	the	premises	more	particularly	
described	in	the	schedule	therein		
and	herein	and	hereinafter	referred	to	
as	"the	said	premises	in	consideration	
of	payment	of	Rupees	One	thousand	nine
hundred	only	in	accordance	with	the	provisi-
one	of	Section	79(4)	(11)	of	the
Act	to	be	made	by	the	owner
and	whereas	it	was	further	agreed	that
a	sum	of	(Page No. 3) 1	Rupees	One
thousand	nine	hundred	only	shall	remain	as
a	charge	on	the	interest	of	the
owner	in	the	said	premises	subject	to
payment	of	interest	as	stipulated	in	
the	said	agreement	and	also	subject	to
other	conditions	mentioned	in	the	said	
agreement	AND	WHEREAS	the	Board	further	agreed

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REGISTRATION DEPARTMENT,
WEST BENGAL



DOCUMENT NO. 1279
OF (YEAR) 1992

DISTRICT _____

3. Suburb

that	if	the	owner	shall	at	any	time
after	the	date	of	execution	of	the	of
said	agreement	pay	the	said	sum	of	
Rupees	One	thousand	nine	hundred	only		
to	the	Board	together	with	the	inter-	
est	due	at	the	date	of	each	payment
the	board	will	at	the	request	and	cost
of	the	owner	release	the	premises		
from	the	charge	thereby	created	AND	WHEREAS	
Barada	Prasad	Roy	Choudhury,	represented	by		
Sahib	Naikuntha	Chandra	Sen,	Manager,	the	Bhowani-	
poro	wards	Estate,	for	and	on	behalf	of
the	ward	the	said	owner	has	paid	the
principal	sum	of	Rupees	One	thousand		
Nine	hundred	only	with	all	interest		
due	on	8.7.35	to	the	Board,	the	receipt
of	which	has	been	acknowledged	and	endorsed	
on	the	said	agreement	by	the	Chair-	
man	of	the	Calcutta	Improvement	Trust		
for	and	on	behalf	of	the	Board	and
has	applied	to	and	requested	the	said	
Board	to	release	the	said	premises	from	
the	said	Charge.	AND	WHEREAS	by	a	deed
of	Release	dated	17th	day	of	September,	
1936	made	between	the	Trustees	for	the	
Improvement	of	Calcutta	Trust	Releasor	therein		
mentioned	of	the	one	part	and	Ami...	
(page	no. /	24-	Sri	Barada	Prasad	Roy	Chou-
dury	therein	called	the	release	of	the	
other	part	and	registered	in	the	Office	

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DISTRICT.....

4.

of	Registrar	of	Assurances	Calcutta	
in	Book No.	1	Being Deed	No.	5135
for	the year	1936	the said	Trustees	
for	the	Improvement	of	Calcutta	has
released	the	said	premises	nos.	6
Chakraborty	Road	(South)	in	favour	of
Prasad Roy	Choudhury,	AND	WHEREAS	on	or
about	1st	February	1940	the	said
Prasad Roy	Choudhury	died	intestate	leaving	
him	surviving	his	sole	widow	Sh. Nagendra
Bala Devi	Choudhury	and	two	sons	Subhen-
du	Prasad Roy	Choudhury	and	Dibyendu	
Prasad Roy	Choudhury	as	his	sole	heir
and	heirs	and	legal	representatives	under
share	School	of	Hindu	Law	by
was	then	Governed.	AND	WHEREAS	after
death	of	the	said	Prasad Roy	Choudhury
his	second	son	Subhendu	Prasad Roy	Choudhury
application	for	letter	of	administration	in
the	Hon'ble	High	Court	of	Judicature
Fort	William	in	Bengal	in	its
and	intestate	Jurisdiction	in	the	goods
of	Prasad Roy	Choudhury	and	the	
said	application	was	opposed	by	the
Sh. Nagendra	Bala Devi	Choudhury	and		
Sriman	Subhendu	Prasad Roy	Choudhury	and	
the	same	became	contested	suit	being
No.	16	of	1940.	AND	WHEREAS
proceedings	in	the	said	suit	terms
settlement	by	way	of	family	arrangement

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REGISTRATION DEPARTMENT,
WEST BENGAL



DOCUMENT NO. I 1879
OF (YEAR) 1990

DISTRICT _____

5.

were	made	(Page	No.	95	made	and	a
Decree	9th	day	of	January,	1945	was	passed
and	confirmed.		& D	WHEREAS		pursuant	to
the	said	decree	dated	9th	day	of	January,
1945	the	premises	No.	6,		Chakrabarti	
Road	(South)	Calcutta	alongwith	other	propert-		
ties	were	allotted	to	Shri	Subhendu		
Prasad	Roy	Choudhary	of	his	share	in	
the	entire	properties	left	by	the	said	
Late	Harada	Prasad	Roy	Choudhary.	AND	WHEREAS	
after	receipt	of	the	said	premises	under	
the	aforsaid	decree	dated	9th	day	of	
January	1945	the	said	Subhendu	Prasad	Roy	
Choudhary	has	mutated	his	name	in		
the	record	of	the	Calcutta	Municipal		
Corporation	and	also	in	the	Share		
of	the	landlord's	collector	of	24 Par-		
genes.	& D	WHEREAS	the	said	Subhendu	Prasad	
Roy	Choudhary	thereafter	filed	an	eject-		
ment	suit	against	the	tenant	Ashini	Kumar	Gupta
in	the	3rd	Munsif	Court	at	Alipore	being
title	suit	No.	634	of	1940,	and	the
said	suit	was	decreeed	on	compromise	on	
25.1.1951	intems	of	the	solenene	which		
is	made	part	of	the	decree.	& D	WHEREAS
in	temp	of	the	said	solenene	said	
Ashini	Kumar	Gupta,	was	to	vacate	the	land
by	removing	the	structures	standing			
thereon.	But	as	the	said	Ashini	Kumar	
Gupta	failed	to	remove	the	...	(Page	No. 96

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DISTRICT _____ 6.

structures	standing	and	pay	the	decre-	
tal	amounts	mentioned	in	the	comprise	
decre-	in	Title	suit	No.	634	
of	the	3rd	Court	of	Munsif	
said	Assini	Kumar	Gupta	sold	his	
and	interest	in	respect	of	the	
structures	standing	thereon	on	a		
portion	of	the	premises	No.	6,	
beria	Road	(South)	in	favour	of	
with	Debi	by	a	deed	of	
said	Deed	of	sale	is	recorded	
and	in	Book	No.	1	Volume	
being	Deed	No.	2226	pages	262	
for	the	year	1559	in	the	
Sub- Registrar,	Alipore,	Sadar,	N D	WHEREAS	the	
Subhendu	Prasad	Roy	Choudhary	also	filed	
another	ejection	suit	being	title	suit	
No.	414	of	1951	before	Ld.	
at	Alipore	against	Spl	Ran	Bahadur	
Ors.	and	the	same	was	decided	
of	the	petition	of	comprize	which	
do	from	a	part	of	the	
WHEREAS	in	terms	of	the	said	
the	defendant	were	allowed	time	to	
the	structures	standing	thereon,	falling	which	
decreholder	was	given	liberty	to	put	
comprize	decre	into	execution	for	recovery	
X of	the	property	mentioned	in	the	
schedule	of	the	plaint.	But	as	
Bahadur	Nabato	and	others	failed	to	
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REGISTRATION DEPARTMENT,
WEST BENGAL



DOCUMENT NO. I 1829
OF (YEAR) 1990

DISTRICT _____

7.

suit	premises,	the	decreed	holder	put	the
Decree	into	execution	being	title	the	execution
case	No.,	48	of	1954	of	the 3rd
Court	of	Munsif	at	Alipore	and	against that
the	Ran	Bahadur	Mahato	and	other	filed title
Suit	No.	759	of	1956	in	the Fourth
Court	of	Munsiff	at	Alipore	and	the suit...
(Page	No.	77	suit	was	decided	on
complaint	on	5.10.1959	and	thereafter		
possession	of	premises	was	obtained		
as	the	said	Ran	Bahadur	Mahato	and others
delivered	possession	peacefully	in	favour		
of,	Sm.	Chempawati	Debi,	A D	WHEREAS	the
made	Subhendu	Prosad	Roy	Choudhary	made	
a	gift	of	the	said	premises	No.
6,	Chakraborty	Road,	(South)	Calcutta	in	
the	aforsaid	condition	and	with	said	
tenants	in	favour	of	his	wife	Sm., Chempa-
wati	Devi	Choudhary.	A D	WHEREAS	by	a
Deed	of	Gift	Dated	10th	day	of July,
1961	made	between	Subhendu	Prosad	Roy	Choudhary
Donor	therein	mentioned	of	the	One	
part	A D	Sm.	Chempawati	Devi	Choudhary	
The	Donee	therein	mentioned	of	other	part
and	registered	in	the	Office	of	the
Sub- Registrar	at	Alipore	in	Book	No.	1,
Volume	No.	71	pages	236	to	243 being
No.	4604	for	the	year	1953	the said
Subhendu	Prosad	Roy	Choudhary	made	a	
gift	of	his	said	premises	No.	6,

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OF (YEAR) 1990 BOOK NO. 1
CONTAINS 13 SHEETS SHEET 13
SUB-REGISTRAR/REGISTRAR



DISTRICT _____

Chakraberia	Road,	South	Calcutta	to	his
wife	Sr.	Chempawati	Debi	Choudhury	for
the	consideration	therein	mentioned	free	from
all	encumbrances	absolutely	and	forever.	AND
WHEREAS	the	said	Chempawati	Devi	Chowdhury
after	getting	the	said	premises	No. 6.
Chakraberia	Road,	South	Calcutta	as	above.
said	mutated	her	names	in	the
....	(page	No.	8-4	of	Calcutta
Corporation	and	also	in	office	of
Collectorate	and	paid	rates	Taxes	and
and	was	in	possession	of	the
as	absolute	owner	by	realising	rent,
from	the	said	monthly	tenants.	AND
in	or	about	11.9.77	the	said
wati	Devi	died	but	prior	to her
made	and	published	her	Last	Will
Testament	dated	17th	March,	1968	in
Language	and	Character	whereby	she	
gave	and	bequeathed	ALL	HER	Properties
including	the	premises	No.	6.	Chakra-
beria	Road	(South)	Calcutta	in	the
and	in	favour	of	the	persons
the	said	last	Will	and	testaments
appointed	her	husband	said	Subhendu	Prasad
Roy	Choudhury	as	Executor	to	the
said	Last	Will	and	Testament	dated
AND	WHEREAS	the	said	Subhendu	Prasad
Choudhury	took	out	Probate	of	the
said	Last	Will	and	Testament	dated

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REGISTRATION DEPARTMENT,
WEST BENGAL



DOCUMENT NO. 1879
OF (YEAR) 1992

DISTRICT _____

From	the	Court	of	District	Delegated	Case
at	Alipore	24-Parganas	in	Act	39	WHEREAS
No.	289	of	1978	on	26.1.83.	AND
the	said	Last	Will	and	Testament	dated
17.3.68	inter alia	contains	that	the	said	sell
executors	<i>Maybell</i>	Page	no.	9-9	may	said
any	properties	mentioned	in	the	said	estate
will	for	proper	management	of	the	estate
of	the	said	Sn. <i>Chandpawati</i>	grant	Debi	Dece-
<i>including the</i>	<i>and</i>	WHEREAS	the	said	is	still
in	full	force	and	virtue.	AND	WHEREAS
virtue	of	the	said	grant	of	Probate
estate	of	the	deceased	Sn. <i>Chandpawati</i>	executor	
Debi	was	vested	in	the	said	executor
Sri	<i>Subhansu</i>		<i>Prasad</i>	Roy	<i>Chowdhary</i>	for
the	purpose	of	representation	and	admis-	
tration	AND	WHEREAS	estate	duty.	Court	fees
funeral	and	testamentary	expenses	and	filed	
inventory	and	account	in	the	said	Court.
AND	WHEREAS	in	order	to	complete	administration
of	the	estate	and	to	cover	up
other	legal	expenses	incurred	by	the	
executor	above-	mentioned,	it	is	now	necessary
to	sell	some	portion	of	the	estate
the	payment	of	certain	debts	and	other
expenses	and	discharge	of	the	legacies	
and	for	the	maintenance	of	the	estate
as	provided	in	the	said	last	Will
and	testament	of	the	deceased	Sn.	
<i>Chandpawati</i>	<i>Debi,</i>	there	having	no	funds	to

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CONTAINS 13 SHEETS SHEET 1

SUB-REGISTRAR/REGISTRAR



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DISTRICT _____ 10.

the	credits	of	the	estate	or	any	other
available		resources,	the	executor		above-	
named	has	agreed	with	the	purchaser	above-	
named	to	sell	1/2	(One	half)	undivided	
share	in	<i>the</i>	(Page	No.	10)	the	said
"Premises"		contained	an	area	of	9	
Katha	4	Chittacks	(be	the	same		
little	more	or	less	together	with	the	
structures		standing	thereon	and	is	known	
as	premises	No.	6,	Chakraborty	Road		
(South	Police	Station	Shawaspore,	Calcutta-	700 025,	District-	
24- Parganas	(South)	and	which	is	morefully		
and	particularly	described	in	the	Schedule		
"A"	hereunder	written,	from	from	all	encum-	
brances	liens,	liabilities,	attachments,	acquisitions			
and	requisitions	but	subject	to	the	tenan-	
cies	for	the	tenants	as	defined	under	the
provisions	of	the	West	Bengal	premises		
Tenancy	Act.	1956.	Full	particulars	of	such	
tenants	are	set	out	in	the	Schedule	
"B"	hereunder	written,	at	and	for	the	
price	of	Rs. 1,65,000/-	(Rupees	One	lakh	and	
Eighty	Five	thousand)	only	calculating	Rs	50	
40,000/-	(Rupees	Forty	thousand)	only	per	Cottah	
and	the	same	being	the	highest	offer	recei-
ved	according	to	present	condition	of		
the	market.	AND	WHEREAS	the	intended	sale	
is	in	due	course	of	administration	and	
for	the	benefit	of	the	estate.	AND	
WHEREAS	pursuant	to	the	said	desire	of	

SIGNATURE OF PRESENTANT	<i>Hrit Kumar Saha</i>
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REGISTRATION DEPARTMENT,
WEST BENGAL



DOCUMENT NO. I 1879
OF (YEAR) 1992

DISTRICT _____

11. Subhadra

the	said	Sri	Subhadra	Prasad	Roy	Choudhary
and	to	carry	the	same	into	effect
said	executor	Sri	Subhadra	Prasad	Roy	
Choudhary	sold	transferred	granted	and	conveyed	
the	Undivided	1/2	(Half)	part	of	share
of	the	premises	No.	6,	Chakraborty	
Road,	South,	In	the	town	of	Calcutta
to	Sri	Ajit	Kumar	Saha	at	a
of	Rs. 1,85,000/-	(Rupees	One	Lakh	eighty	five
thousand)	only	on	the	18th	November,	
1989.	⁵³ Subhadra...	(Page	No.	11)	AND	WHEREAS
a	Conveyance	dated	the	18th	day	of
November,	1989	made	Between	Sri	Subhadra	
Prasad	Roy	Choudhary	as	Executor	to	
the	Last	Will	and	Testament	Dated	the
17th	day	of	March,	1968	of	Chandpatti
Debi	Choudhary,	the	Vendor	therein	mentioned	
ed	of	the	one	Part	And	Sri
Kumar	Saha	the	Purchaser	therein	mentioned	
of	the	Other	Part	and	registered	in
the	Office	of	the	Registrar	of	Assura-
nces,	Calcutta	in	Book	No.	I	Volume
No.	15155	Pages	to	Being	No.	
12853.	for	the	Year	1989	the	said
Subhadra	Prasad	Roy	Choudhary,	the	Vendor	
therein	mentioned	sold	granted	transferred	and	
conveyed	the	said	Undivided	1/2	(one	
half)	Part	or	share	of	and	in
said	Premises	No.	6,	Chakraborty	Road,	
South,	in	the	town	of	Calcutta	to

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DISTRICT _____ 13.

the	said	Sri	Ajit	Kumar	Saha	for	valuable
consideration	and	and	free	from	all	incumbrances	
whats ^{er} ever.	AND	WHEREAS		present	to	the	
aforesaid		purchase	the	Vendor	herein	became	
the	Owner	of	the	said	undivided	1/2	
(One	half)	part	of	share	of	the	said
premises	No.	6.	Chakraborty	Road,	South,		
in	the	town	of	Calcutta,	AND	WHEREAS	
the	Vendor	is	<i>It thus seized and possessed</i>				
of	or	<i>otherwise</i>	<i>entitled</i>				
Owner	of	the	Undivided	1/2	(One	Half)	
part	or	share	of	and	in	the	said
premises	No.	6,	Chakraborty	Road,	South,		
in	the	town	of	Calcutta	free	from	
all	incumbrances	whats ^{er} ever.	<i>And...</i>	(Page	No.		
12) -1-	AND	WHEREAS	the	Vendor	declares	and	
says	that	he	has	purchased	the	pre-	
mises	along	with	Bharat	Housing	Development	for	
erecting	a	Multi	-storied	building	in		
Joint-	Ventures	but	the	same	could	not	
be	possible	due	to	various	disputes		
amongst	the	partners	of	M/s.	Bharat	Housing	
Development	and	also	with	the	Vendor	herein	
and	moreover	the	tenants	of	the	said	premises
are	not	vacating	the	said	premises		
alongwith	they	have	assured	before	purchasing		
the	said	premises	and	moreover	various		
Municipal	Rules	have	enacted	at	present	for	
which	it	is	not	profitable	to	have	
construction	over	the	said	premises	and		
SIGNATURE OF PRESENTANT <i>Ajit Kumar Saha</i>							
NAME OF THE DEED-WRITER							
COMPARED BY - { (READER) (EXAMINER)							
NAME OF THE COPY-WRITER							

[Handwritten signature]



REGISTRATION DEPARTMENT,
WEST BENGAL



DOCUMENT NO. T 1829
OF (YEAR) 1990

DISTRICT _____

13.

the	Vendor	therefore	decided	to	sell
his	said	Undivided	1/2	(One half)	part
or	share	of	and	in	the said premises
at	a	price	of	Rs. 2,00,000/-	(Rupees two
lakh)	only	free	from	all	encumbrances
ever.	AND	WHEREAS	the	purchaser	having coming
to	learn	the	desire	of	the Vendor appro-
ached	the	vendor	for	purchase	of the
said	Undivided	1/2	(One half)	part	or
share	of	and	in	the	said premises
No.	6,	Chakraborty	Road,	South,	in the
town	of	Calcutta	at	a	price of
Rs. 2,00,000/-	(Rupees	two	lakhs)	only	which the Vendor
readily	agreed,	NOW	THIS	DEED	OF SALE
SEETH	that	in	purchase	of	the said
agreement	and	in	consideration	of	the
sum	of	Rs. 2,00,000/-	(Rupees two	lakh)	only
to	be	paid	by	the purchaser	(Page no.
13-13	purchaser	to	the	Vendor	on or
before	the	execution	of	these	papers, as
per	Memo	of	Consideration	below	(the receipt
whereof	the	Vendor	doth	hereby	admit and acknow-
-ledge	and	of	and	from	the payments of
the	same	and	do	hereby	release, admit, forever
discharge	the	purchaser	as	well	as
of	the	said	hereditaments	and	premises
and	every	part	thereof	the	Vendor doth by
these	papers	in	depositedly	grant,	sell.
convey,	transfer,	UNTO	the	PURCHASER	his
absolute	right,	title	and	interest	of

SIGNATURE OF PRESENTANT Ajit Kumar Saha

NAME OF THE DEED-WRITER

COMPARED BY: { (READER) SB (EXAMINER)

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OF (YEAR) 1990 BOOK NO. 1
CONTAINS 13 SHEETS SHEET

SUB-REGISTRAR/REGISTRAR



the	vendor	doth	herely	covenant	with	the	purchaser
that	the	Vendor	now	has	an	indefeasible	
and	absolute	title	as	and	for	an	estate
equivalent	to	and	estate	in	fee	simple	
free	from	all	encumbrances	and	have	good	
right	and	full	power	and	absolute	authority	to
grant	sell	convey	and	transfer	the	said	message
land	and	hereditaments	and	promises	herely	granted	
sold	conveyed	and	transferred	or	expressed	and	
intended	so	to	be	unto	and	to	the
use	of	the	Purchaser	in	manner	aforesaid	and
that	the	Purchaser	at	all	times	shall	hereafter
peaceably	and	quietly	possess	and	enjoy	the	said
message	land	hereditaments	and	promises	and	receive	
rents	from	the	tenants	on	the	said	premises
and	also	issues	and	profits	thereon	without	any
lawful	eviction	interruption	claim	or	demand	whatsoever	
from	or	by	the	vendor	or	any	person
or	persons	lawfully	and	equitably	claiming	as	aforesaid
and	that	free	from	all	encumbrances	whatsoever	
and	further	that	the	vendor	and	all	persons
having	or	lawfully	or	equitably	claiming	any	estate
or	interest	whatsoever	in	the	said	message	land
and	hereditaments	and	premises	or	any	part	
thereof	from	under	or	in	trust	for	S. S. Chatterjee
and	the	vendor	shall	and	will	from	time
to	time	and	all	the	times	hereafter	at
the	request	and	costs	of	the	Purchaser	do
and	execute	or	caused	to	be	done	and
executed	all	such	acts	deeds	and	things	whatsoever

SIGNATURE OF PRESENTANT

Ajit Kumar Saha

NAME OF THE DEED-WRITER

COMPARED BY

(READER)

(EXAMINER)

NAME OF THE COPY-WRITER

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100-100

REGISTRATION DEPARTMENT,
WEST BENGAL



DOCUMENT NO. 1879
OF (YEAR) 1990

DISTRICT _____

17.

for	further	better	or	more	perfectly	assuring	the
the	and	and	and	the	said	message	land
And	hereditaments		and	premises	and	...	(page
No.	<u>19-16</u>	every	part	thereof	unto	and	to
the	use	of	the	purchaser		in	manner
aforesaid	as	shall	or	may	be	reasona-	
bly	required	the	Vendor	shall	be	bound	to
indemnify	the	purchaser	if	the	Purchaser		
is	put	to	any	loss	due	57-05	
any	defect	in	right	title	and	interest	of
the	Vendor	in	the	said	property	hereby	
conveyed.	The	Vendor	further	declares	that	he	
will	remain	bound	by	these	provisions	to	produce
in	Office	or	court	or	else	where	
the	cost	of	the	purchaser	for	inspection	
of	the	Original	deed	of	Gift	of	
the	Vendor	predecessor-	in-	interest	relating	to	
the	said	property	lying	in	<u>the</u>	<u>Vendor's</u>	
custody	whenever	required	by	the	Purchaser.		
The	<u>Vendor</u>	<u>cannot</u>	deliver	the	Original	Deed	
of	Gift	to	the	Purchaser	as	the	
said	Deed	of	Gift	contained	other	proper-	
ties,	which	are	not	hereby	transferred	and/or	
conveyed.	The	Vendor	further	declares	that	he	
was	paid	all	outstanding	taxes	of	the	
Calcutta	Municipal	Corporation	in	respect	of		
the	said	property	hereby	conveyed	and	the	
property	is	free	from	all	encumbrances		
except	the	<u>copy</u>	tenants	and	the	use	of
SALE	further	witnesses	that	the	<u>Vendor</u>	<u>Secretary</u>	

SIGNATURE OF PRESENTANT Ajit Kumar Saha

NAME OF THE DEED-WRITER

COMPARED BY { (READER) SD (EXAMINER)

NAME OF THE COPY-WRITER

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CONTAINS 3 SHEETS SHEET

SUB-REGISTRAR/REGISTRAR



DISTRICT _____

18.

abovesaid	do	hereby	covenant	with	the	Purchaser
that	the	said	property	is	free	from
all	encumbrances	and	attachments,	but	subject	
to	the	tenancies	of	the	tenants	as
mentioned	hereinafter	and	further	that	the	
Vendor	has	not	at	any	time	done,
executed	or	performed	or	suffered		
to	the	contrary	of	(Page No. 17)	12	or
been	partly	or	privy	to	any	act
or	thing	whereby	or	by	reason	or
whereof	the	said	property	is	or	may
be	impeached,	charged	encumbered	or	affected	
of	whereby	the	said	executor	may	be
from	transferring	or	conveying	the	said	prevented
property	in	the	manner	stipulated	and	
further	more	that	the	said	Vendor	has
at	any	time	hereinbefore	assented	to	the
vesting	of	the	said	property	nor	given
nor	made	any	conveyance	or	conferences	
thereof	in	favour	of	any	person	or
whosoever,	AND	the	(B) (containing)	particular	do	
and	each	of	them	doth	hereby	covenant
the	Purchaser	that	they	fully	approve	and
consent	to	the	transfer	of	the	said
premises	in	the	manner	stipulated	in	favour
of	the	purchaser	and	that	they	have
not	done	or	committed	or	knowingly	
suffered	or	being	party	or	privy	to
any	act	or	done	thing	whereby	or
reason	whereof	they	are	prevented	from	consenting

SIGNATURE OF PRESENTANT *Ajit Kumar Saha*

NAME OF THE DEED-WRITER

COMPARED BY: { (READER)
(EXAMINER)

NAME OF THE COPY-WRITER



REGISTRATION DEPARTMENT,
WEST BENGAL



DOCUMENT NO. I 1879
OF (YEAR) 1997

DISTRICT _____

19.

appo	ring	confirming	and	assuring	the	transfer
in	convey	of	the	said	premises	in
manner	as	or	whereby	the	said	premises
any	part	thereof	are	is,	on	or
be	encumbered	or	affected	in	title	
or	otherwise,	"THE	SCHEDULE	"A"	ABOVE	
REFERRED	TO :	ALL	THAT	1/2	(One	Half)
undivided	share	in	the	piece	or	parcel
of	land	containing	by	measuring	about	
more	or	less	9	(Nine)	Gottahs	4
Chittacks	together	with	structures	standing	thereon	
and	lying	at	being	(Page	No.	18) - 8
the	Municipal	Premises	No.	6,	Chakra-	
beria	Road,	(South) Police	Station	known	as,	Calcutta-
700 085	District	24-Parganas	(South)	within	the	Municipal
limits	of	the	town	of	Calcutta	and
and	butted	and	bounded:			
ON	THE	NORTH	:	Sd,	Mahesh	Choudhury
				Lane;		
ON	THE	SOUTH	:	Chakraberia	Road,	(South);
ON	THE	EAST	:	7,	Chakraberia	Road,
				(South);		
ON	THE	WEST	:	Mahesh	Choudhury;	Lane;
Morefully	described	in	the	map	or	
plan	annexed	and	marked	"A",	SCHEDULE	"B"
ABOVE	REFERRED	TO :				
1.	Ram	Dhan	Sharma.	35/- plus nil	Rs.	36.00
2.	Bhatnagar	Pujan.		25/- Plus 4/-	Rs.	30.00
3.	Moydhar	Soni.		35/- Plus 4/-	Rs.	39.00
4.	Hivanshkar	Ds.		25/- Plus 4/-	Rs.	29.00

SIGNATURE OF PRESENTANT Ajit Kumar Saha

NAME OF THE DEED-WRITER

COPY OF DOCUMENT NO. 1879
OF (YEAR) 1997 BOOK NO. _____
CONTAINS 13 SHEETS SHEET _____

COMPARED BY { (READER) _____
(EXAMINER) _____

NAME OF THE COPY-WRITER

SUB-REGISTRAR/REGISTRAR

111



DISTRICT _____ SO.

5.	Hrishore	Das.	27/- plus 4/-	Rs. 31.00
6.	Karunakar	Sahu.	28/- plus 4/-	Rs. 32.00
7.	Fagu	Pristi.	25/- Plus 4/-	Rs. 30.00
8.	Narayan	Ch.	Sahu. 25/- Plus 4/-	Rs. 30.00
9.	Santen	Sahu.	25/- Plus 4/-	Rs. 30.00
10.	Mangal	Mahato.	26/- Plus 4/-	Rs. 30.00
11.	Sukdeb	Sahu.	26/- Plus 4/-	Rs. 30.00
12.	Mani	Bhadra	Pristi. 30/- plus 4/-	Rs. 34.00
13.	Bhann	Das.	25/- Plus 4/-	Rs. 30.00
14.	Kamini	Sahu.	25/- Plus 4/-	Rs. 30.00
15.	Surjoman	Panda	& Ang. 37/- Plus 4/-	Rs. 41.00
16.	Gadabar	Panda.	38/- Plus 4.50	Rs. 42.50
17.	Sukdeb	Sai.	27/- Plus 4/-	Rs. 31.00
18.	Raghab	Kamth.	25/- Plus 4/-	Rs. 30.00
19.	Darsan	Sai.	31/- Plus nil	Rs. 31.00
20.	Indrawani	Sahu	&	
	Chandramani	Sahu.	26/- Plus 4/-	Rs. 30.00
21.	Madhab	Ch. Sahu	& Ors. 25/- Plus 4/-	Rs. 30.00
22.	Kashinath	Sahu.	26/- plus 4/-	Rs. 30.00
23.	Nayadhar	Sahu.	27/- plus 4/-	Rs. 31.00
24.	Jagu	Patra.	26/- Plus 4/-	Rs. 30.00
25.	Kamal	Kamth.	29/- Plus 4/-	Rs. 30.00
26.	Bundehari	Panda.	26/- plus 4/-	Rs. 30.00
27.	Nityananda	Sahu.	42/- plus nil	Rs. 42.00
28.	Krishna	bandra	Sahu. 25/- plus 4/-	Rs. 30.00
29.	Kanduri	Ch.	Sahu. 25/- Plus 4/-	Rs. 30.00
30.	Ram	Ch.	Sahu. 23/- plus 2/-	Rs. 25.00
31.	Sashi	Sahu	and	
	Satish	Sahu.	21/- plus 2/-	Rs. 23.00
32.	Krishna	Ch.	Sahu. 21.50 plus 2/-	Rs. 23.50

SIGNATURE OF PRESENTANT

Hrit Kumar Saha

NAME OF THE DEED-WRITER

COMPARED BY -
(READER)
(EXAMINER)

NAME OF THE COPY-WRITER

[Handwritten signature]



REGISTRATION DEPARTMENT,
WEST BENGAL
DISTRICT _____



21.

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DOCUMENT NO. I 1879
OF (YEAR) 1920

33.	Pramlad	Handa.	—	28/- plus 4/-	Rs. 32.00	—
34.	Harish	Ch.	Kar.	25/- plus 4/-	Rs. 29.00	—
35.	Banchandi	Jana.	—	—	—	X
36.	Kali	Ch.	Kar.	26/- plus 4/-	Rs. 30.00	—
37.	Parikshit	D's.	—	24/- plus nil	Rs. 24.00	—
...	contd (Page	No.	20	20	—	—
38.	Purusottam	Sahu	& Ors.	25/- plus 4/-	Rs. 30.00	—
39.	Dhirendra	Kumar	Sahs.	30/- plus nil	Rs. 30.00	—
40.	Upendra	Bath	Das & Ors.	32/- plus nil	Rs. 32.00	—
41.	Kartick	Ch.	Das	31/- plus 4/-	Rs. 35.00	—
42.	Office	Room	—	—	—	—
43.	Megh	Bath	Dhal.	33/- plus 4/-	Rs. 37.00	—
44.	Bishwanar	—	Das.	22/- plus 4/-	Rs. 26.00	—

IN WITNESS WHEREOF the Vendor hath set and subscribed his hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED AT CALCUTTA IN THE PRESENCE OF :- Ajit Kumar Saha

1. Gokulranga Mohan Saha
45/5B Chakrabaria Rd (S)
Cal-25
2. Janashree Saha
45/5B Chakrabaria Rd (S)
Cal-25
3. Gopini Saha
4. Ananta Lal Saha

SIGNATURE OF PRESENTANT Ajit Kumar Saha

NAME OF THE DEED-WRITER

COMPARED BY { (READER) S.B (EXAMINER)

NAME OF THE COPY-WRITER

COPY OF DOCUMENT NO. 1879
OF (YEAR) 1920 BOOK NO. I
CONTAINS 13 SHEETS SHEET

SUB-REGISTRAR/REGISTRAR



DISTRICT _____ 22.

Advocate High Court Calcutta					
...	(Page	No. - 21)	2		
RECEIVED	from	the	within	named	
purchasee	the	sum	of	Rs.	
2,00,000/-	(Rupees	two	lakh)	only	
being	the	full	amount	of	consi-
deration	as	mentioned	herein	below :-	Rs. 2,00,000/-
<u>MEMO OF CONSIDERATION.</u>					
1.	By	Bank	Pay	Order	No.
215199	dated	2-2-99	issued	by	vijaya
Bank	(Barabanki Rd Br)		in	the	
in	favour	of	Sri	Ajit	Kumar
Rs.					Rs. 2,00,000/-
Total:					Rs. 2,00,000/-
(Rupees Two lakh only).					
<u>WITNESSES:</u>					
Ajit Kumar Saha					
1. Gouranga Mohan Saha					
2. Mani Mohan Saha					
3. ...					
4. ...					
Advocate High Court Calcutta -					

SIGNATURE OF PRESENTANT Ajit Kumar Saha

NAME OF THE DEED-WRITER

COMPARED BY { (READER)
(EXAMINER)

NAME OF THE COPY-WRITER

(Handwritten signature)





DISTRICT _____

Sl no 14401 (8) Sold to Ananta Lal
Att of Advocate High Court Calcutta
entia collected Treasury of 21/1/90. Sl
negligible measures. 5 = 5000 + 25000 = 25000
2000 - 4500 - 10 - 20 // 2902 // - the above
vendors certificate are same Admissible under
Rule 21, duty stamped under the Indian
Stamp Act 1899 & also as enclosed by
W. D. Singh. Sta. Amendment Act 1980 schedule
1A NO 22 + 5% and also included in
22(1) of the Calcutta Government Act 191 Stamp
duty paid under the Stamp Act No. 25000-
Additional duty paid under Act Rs x
Total Rs 29000

... fee paid as Under A 2189-
E 7-
G 35-
Ma 25-
Mb 4-
2280 -

Deed filed in
14/1/90
Presented for registration at 1:20 PM
at the Calcutta Registration office on
the 14th day of Feb-1990 by Ajit
K. Saha the Substantive Ajit Kumar
Saha SOA B. P. Chatterjee Registrar (H.S.)
of Assurances Calcutta 14/1/90.
Expeditions admitted by Ajit Kumar Saha

SIGNATURE OF PRESENTANT Ajit Kumar Saha

NAME OF THE DEED-WRITER

COMPARED BY { (READER)
(EXAMINER)

NAME OF THE COPY-WRITER



REGISTRATION DEPARTMENT,
WEST BENGAL
DISTRICT _____



DOCUMENT NO. I 1829
OF (YEAR) 1992

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S/o Gouvarna Mohan Saha of NO. 4575 B-
Chakrabarti Road Calcutta - Agit. Kumar
Saha & S. I. NO 993
Identified by Ananta Lal Datta Advocate
+ call - Ananta Lal Datta Advocate
High Court Calcutta & B.P. Chatterjee Regi-
strars (2) of Assurances Calcutta 14. 2.
90

- Notes: -
- a. inserted in copy
 - b. altered in copy
 - c. done in original copy
 - d. inserted in original copy
 - e. altered in original copy
 - f. struck out in original copy

R. V. S. D. A. Cal
28. 3. 92
Sd/-
Sd/-
Sd/-

~~Recognized copy by Registrar (2) of Assurances Calcutta~~
~~Sumitra Bose 9939~~
~~Calcutta~~
~~28. 3. 92~~

SIGNATURE OF PRESENTANT _____

NAME OF THE DEED-WRITER _____

COMPARED BY: { (READER) S.P. (EXAMINER) }

NAME OF THE COPY-WRITER _____

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MA



ADMITTED TO BE TRUE COPY

Registered in Book No I Volume No
51 Page No 189 to 214 Book No
1878 for the year 1990/4th deal of
the Registrar of Land Revenue S.R. Nandi
ma - Registrar (S) of Assurances
Kolkata 28.3.90

True copy
For _____

Endorsed copy by Registrar (S) of Assurances
Sunanda Bose 28.3.90 and S.R. Nandi
compared by
S.R. Nandi 28.3.90



CHECKED BY
[Signature]
28.3.90

[Signature]
ADDITIONAL REGISTRAR
OF ASSURANCE KOLKATA
27 JUL 1990
A.D.S.R. Record

SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY { (READER) S.R. (EXAMINER)

NAME OF THE COPY-WRITER

1829
1990 I
13

[Signature]

10-11-57
R. H. ...
C. H. ...

CHECKED BY