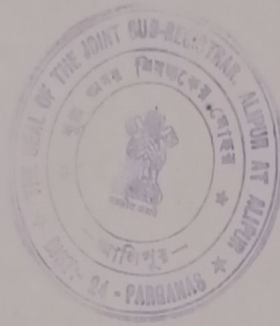


M. Chandra Sekhar

most end at a point at a distance of 33'-8" direct to the west from the eastern most boundary limit of the Block or upto the 16' ft. long (North to South) line that may be drawn by elongating straight 16' ft. to the South the Eastern most boundary limit line of the plot of land in the Block purchased by Srimati Renu Mukherjee W/O Shri Chandra Sekhar Mukherjee spoken of herein below, or in other words upto the Western most boundary limit of the land sold hereunder and at its southern 16' ft. portion. The Eastern most end of the said 16' ft. wide common passage has been marked and shown in the Map annexed herewith as 'M-N'. The second one is 12' ft. wide all along and runs direct from the south to the North and joins the Public Road on the North and the 16' ft. wide common passage aforesaid running within the Block. The Third one is 16' ft. wide all along and joins the public Road on the South and the 16' ft. wide common passage aforesaid running within the Block and it has got its western most edge all along the Western most boundary limit of the Block. All these three common passages have been delineated, marked, respectively "X", "Y" and "Z" and shown in the Map annexed herewith,

AND WHEREAS the Vendor constructed one partly two - - storied building at a site at the North Eastern portion of the Block and another one single storied building at a site by the Western side of the aforesaid partly two storied building site. The Vendor already sold away the last mentioned single storied building with the land underneath and around measuring about 2 Kattas 5 Chataks to one Srimati Renu - - Mukherjee W/O Shri Chandra Shekhar Mukherjee under a registered



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**Joint Sub-Registrar of Alipour, Alipour
Dist. 24 Parganas**

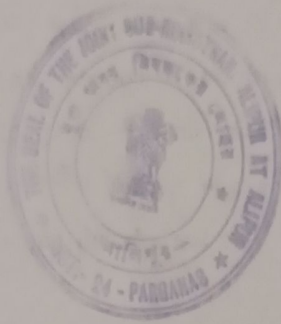
M. J. D. S.

registered Deed of Sale dated 11.5.1967 and she is at present in possession of the same. The aforesaid purchased land of Srimati Renu Mukherjee is bounded on the North and the East by Brick built walls, on the South lies the afore-mentioned 16' ft. wide common passage marked "X" and on the West lies the afore-mentioned 12' ft. wide common passage marked "Y",

AND WHEREAS the Vendor is now desirous of disposing of from the North Eastern portion of his aforesaid purchased Block (constituted of C.S.Plots No.201,202 and 203 of Mouza Ibrahimpur J.L.No.36) a parcel of land measuring more or less Three Cottas Three Chataks and Twenty six Square feet, being portions of only C.S.plots Nos.201 and 203 together with the partly two storied building standing on a portion thereof and also together with the right of full and free use of the common passages three "X", "Y" and "Z" afore-mentioned, more fully described in - - Schedule "A" below and delineated marked and shown in the Map annexed herewith and has offered to sell the same out and out to the Purchasers free from all incumbrances, charges, liens and claims whatsoever at a consolidated price of Rs.31,000/- Rupees Thirty one Thousand only and the Purchasers have agreed to purchase the same free from all incumbrances, charges, liens and claims whatsoever at the said price of Rs.31,000/- only Rupees Thirty one thousand only.

NOW THIS DEED OF SALE WITNESSES and it is hereby agreed and declared as follows:-

That in consideration of the total price of Rs.31,000/-



**Sub-Registrar of Allpore District
Dist. 24 Parganas**

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Mouza

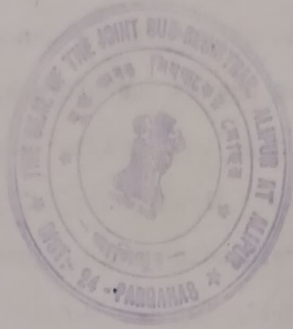
Rs.31,000/- (Rupees Thirty one Thousand only paid by the Purchasers through Shri Basudeb Saha in cash to the Vendor - -
Rs.10,000/- Rupees Ten Thousand only on the 4th day of February, 1970 and the balance of Rs.21,000/- (Rupees Twenty one thousand) to-day (the receipt whereof the Vendor does hereby admit and acknowledge), the Vendor does hereby convey, transfer, grant and give up in favour of the Purchasers by way of Sale out and out to the Purchasers from the North Eastern portion of the Block (constituted of C.S.plots No.201,202 and 203 of the Mouza Ibrahimpur J.L.No.36) a parcel of land measuring more or less - - Three Cottas Three Chataks and Twenty Six Square Feet, being portions only of the above C.S.plots Nos.201 and 203 together with the partly two storied brick built building standing on a portion thereof and consisting of four bed rooms, kitchen, bath, privy, verandah, passage and stair-case on the ground floor, and two bed rooms, kitchen, bath, privy, verandah, and passage on the Southern portion of the first floor constructed in - - accordance with the sanctioned plan of Calcutta Corporation (Corporation sanctioned plan No.399, Dist.(T) dated 13.1.65) complete with doors, windows, etc. and water connection pipes and taps etc. and electric fittings but within complete installation service more fully described in Schedule "A" appended herein below and delineated, coloured Red, marked and shown in the Map annexed herewith, together with the Vendor's all right, title, interest, khash possession, all claims and all rights, of easements of passage drain, light and air and all the benefits privileges, advantages, appendages and appurtenances whatsoever



Signature
~~Register of Alipur~~
~~Dist. 24 Parganas~~

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whatsoever thereto, or in any part thereto or in any way apper-
 taining to the same or any part thereof, or held or enjoyed by,
 or reputed to belong to the Vendor and also together with the
 right of free use of the aforesaid common passages three ("X", "Y"
 and "Z") running in specific fixed and marked spaces within the
 afore-mentioned Block, more fully described in Schedule "A" -
 appended herein below and delineated, marked and shown in the Map
 annexed herewith for the purpose of passing and repassing within
 the Block and going out to public Roads on the North and the South
 and to come into the Block from the public Roads on the North and
 the South, all times hereinafter and for all purposes of passing
 and repassing with or without, motor cars, carriages, Bi-cycles,
 carts, trucks, lorries and all sorts of other vehicles loaded or
 unloaded and also with processions religious, ceremonial and burial
 and for using underground sewer and drain surface or underground,
 which may be constructed hereafter, within the specified area
 of the common passages or elsewhere to drain off rain water, -
 washings and filth and also to use the ground underneath the
 common passages if and when necessary for or in the matter of
 connections electric, water, telephone and the like, unto and to
 the use of Purchasers, their respective heirs, successors in -
 interest, executors, representatives and assigns TO HAVE TO HOLD
 the same, (all what is hereby conveyed, transferred, sold and
 granted or expressed or intended to be so) absolutely and for
 ever. And the Vendor has this day by executing the present Deed
 of Sale in favour of the Purchasers and putting the Purchasers in
 khash possession of the property transferred and sold hereunder
 divested himself of all his rights, title, interests, possession
 and claims whatsoever in respect of the property of Schedule "A"



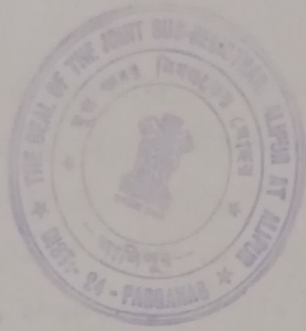
[Signature]
Registrar of Allotment
Dist. 24 Pardsana

Howland

appended herein below and delineated coloured Red, marked and shown in the Map annexed herewith and sold under this Deed of Sale.

The property of Schedule "A" appended herein below and delineated coloured Red and Marked in the Map annexed herewith and sold under this Deed of Sale is free from all incumbrances, mortgages, charges, liens, leases, tenancies, licences clogs, obligations, attachments, trusts, claims and demands whatsoever. The Vendor is not in any way contract bound to any body or anywhere for any of such transfers, disposals or deal with the said property or any part thereof. Neither it nor any part of it is the subject matter of any pending litigation, nor it or any part of it is under acquisition or requisition or even under notification of acquisition or requisition. Neither it nor any part of it is included in any Wakf or debuttar or Endowment of any kind. The Vendor has got good lawful right, title and - - interest in and khash possession of the property sold hereunder and has got absolute power to convey and transfer by way of sale out and out to the Purchasers and put them in khash - - possession thereof as is done hereunder by the Vendor.

The Purchasers their respective heirs, successors in interest, executor, representatives and assigns shall at all times hereafter have peaceful and quiet possession and enjoyment of the property conveyed, transferred, granted and sold hereunder free from any interference by the Vendor, his heirs, successors in interest, representatives and assigns or by any acts or deeds of them. In the event of any loss of enjoyment



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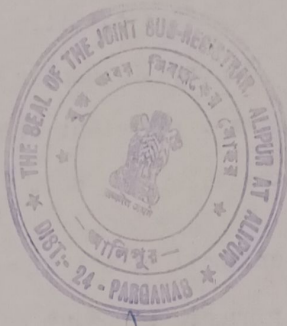
**Joint Magistrate of Alipour Alipour
Dist. 24 Parganas**

No. 12

enjoyment or possession or proprietary interest of the Purchasers in respect of the property sold hereunder or any part of it for want of defect of title of the Vendor or for any act or deed of the Vendor, the Vendor his heirs, successors in interest, executors, representatives and assigns shall be bound to compensate the said loss of the Purchasers in full.

The Vendor shall at all times hereafter at the request and cost of the Purchasers be bound to do or execute or cause to be done or executed all such acts and deeds and to execute any further documents of assurance that may be necessary in order to perfect the title of the Purchasers in respect of the property sold hereunder by this Deed of Sale. The Purchasers shall on the strength of this Deed of Sale get their own names mutated in respect of the property purchased hereunder in Superior landlord's sherista, Calcutta Corporation and wherever it is necessary to mutate, mutated in place of the name of the Vendor and entitled also to get their holding, annual ^{and} rent/municipal taxes separated to which the Vendor shall have no objection, rather render - - necessary help.

The original title deeds and other papers relating to the property, the land of the C.S. plot Nos. 201, 202 and 203 of Mouza Ibrahimpur are with the Vendor. The land transferred hereunder to the Purchasers is only a very small portion of what the Vendor himself purchased under those original Deeds of Sale and as such the original title Deeds and papers cannot be delivered to the Purchasers. But the Vendor shall be bound for all times to come to produce or cause to be produced the same at the request and



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**Joint Sub-Registrar of Alipour Alipour
Dist. 24 Parganas.**

M. C. S. S.

and cost of the Purchasers in all law courts, Government, or Public or Municipal Office and all other places whenever - - necessary in connection with the matter of protection of the right title, interest, and possession of the Purchasers in respect of the property purchased hereunder by the Purchasers.

The Corporation of Calcutta sanctioned plan of the partly two storied building of Schedule "A" appended herein below and sold in entirety under this Deed of Sale is only delivered to the Purchasers.

The annual rent due upto date to the Superior landlord and Municipal taxes due upto date to Calcutta Corporation have been paid off.

The Schedule "A" appended herein below and the Map annexed herewith form part and parcel of this Deed of Sale.

SCHEDULE "A".

Particulars of the Property sold.

ALL THAT piece or parcel of land measuring more or less Three Kattas Three Chataks and Twenty six Square feet out of the total .46 acres of land of C.S. plots No. 201, 202 and 203 appertaining to the Sthitiban Rayati Khatian No. 190, bearing an annual rent of Rs. 3-10 annas, in mouza Ibrahimpur, J.L. No. 36, R.S. No. 10, P.S. Jadavpur (formerly Tollygunge), District 24 Parganas and comprised within the Touzi No. 244 of Alipur Collectorate and within the ambit of Calcutta Corporation (Corporation premises No. whereof is 63, Ibrahimpur Road in Ward No. 99) the



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Joint Sub-Registrar of Alipour at Alipour
Dist. 24 Parganas

M. J. Saha

the same (the said piece or parcel of land measuring more or less Three Kattas Three Chataks and Twenty six Square feet) being the portions only of the C.S.plots No.201 and 203 and also being a piece or parcel from the North Eastern portion of Vendor's own purchased Block (constituted of aforesaid C.S. plots No.201,202 and 203) spoken of hereinbefore and delineated coloured Red, marked "A" and shown in the Map annexed herewith, and butted and bounded as follows:-

- On the North - Beyond the Northern most boundary pucca wall of the land sold hereunder the land in occupation of Shri Sudhansu and Renajit Guha Thakurta in C.S.plot No.200.
- On the East - Beyond the Eastern most boundary pucca wall of the land sold hereunder, the house of Sanat Ghosh within Bidhan Palli and the land and tank of Keramatali.
- On the South - The plot of parcel of land being a small portion of C.S.plot No.203 purchased this day by Shri Haran Chandra Saha from the Vendor.
- On the West - The Brick Built boundary wall on the Eastern most boundary limit of the plot of land purchased by Srimati Renu Mukherjee W/O Sri Chandra Shekhar Mukherjee from the Vendor and the 16' ft.wide Eastern most and marked "E" and "N" of the common passage marked "X".

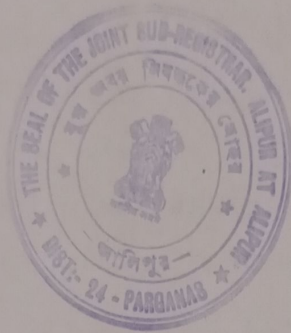


Joint Sub-Registrar of Alipur at Alipur
Dist. 24 Parganas

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M. V. Chandra

TOGETHER WITH the pucca boundary walls standing on the Northern most boundary limit and the Eastern most boundary limit and the partly two storied brick build building standing on a portion thereof and consisting of four bed rooms, kitchen, bath, privy, verandah, passage and stair case on the ground floor, and only two bed rooms, kitchen, bath, privy, verandah and passage on the First floor constructed in accordance with the sanctioned plan of the Calcutta Corporation (Calcutta Corporation sanctioned plan No.399 District (T) dated 13.1.1965) complete with doors, windows, electric fittings, water connection, pipes, taps etc. but within complete installation service (The site of the Building has also been delineated, marked and shown in the Map annexed herewith) and also together with the right of full and free use of the common passages three spoken of hereinbefore and delineated and marked "X", "Y" and "Z" in the Map annexed herewith and running in specific fixed and marked spaces within the block (constituted of C.S. plots No.201, 202 and 203 of Mouza Ibrahimpur J.L.No.36) for the purposes of passing and re-passing within the Block, and going out to Public Roads on the North and the South and to come into the Block from the Public Roads on the North and the South for all times hereinafter and for all purposes amongst others of passing and re-passing with or without Motor cars, Bi-cycles, carriages carts, trucks, Lorries and all sorts of other vehicles loaded or unloaded and also with processions religious, ceremonial and burial etc. and also for using under ground sewer and drain surface or under ground which may be constructed hereafter within the specific area of the common passages or elsewhere to drain off rain water, washings and filth and also for using ground underneath



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**Joint Sub-Registrar of Alipur at Alipur
Dist. 24 Parganas**

Mocinda Chandra De

if and when necessary, for or in the matter of connections - - electric, water, telephone and the like.

The proportionate annual rent of the land sold is .42 Forty two paise only and it is payable to the Superior landlord, the proprietor of the Touzi No.244 of Alipur Collectorate Shri Ramendra Nath Ghosh & others.

IN WITNESS WHEREOF the Vendor has signed and executed this Deed of Sale on the date, month and year first above written.

SIGNED EXECUTED AND DELIVERED

in the presence of-

Mocinda Chandra De

Witnesses:-

1. Arun Chandra Sanyal
Bovoceti
13/3 Kshinath Borel Lane,
Sachin House
2. Suresh Chandra Sen.
9/47, Pradyumna, Calcutta 32
3. Gour pada dey.
63 Shrabani post Road
Cal 32
4. Nilbaran Chandra Chatterjee
9/42 Pradyumna, Cal-32

witness -

5. Nilbaran Ch. Chatterjee Phade
P-557, Durrumpark, Cal-55
6. Bimalendu Samadder.
19. Pancharantola Road
Stowrah.
7. Nikhilesh Ghose
38, Joy Narayan Babu Ananda Sutta
Lane. Howrah
8. Bilash Chakrabarty -
5/1 Mohendragar colony
Shrabampur Road Cal 32

MEMO OF CONSIDERATION.

310 pieces of R.B. Notes of Rs.100/- each.....Rs.31,000/-

Rupees thirty one thousand only.

Typed by
Soubh Kr. Bae
Recogd. Typist,
Sealdah Civil Court.

Witnesses:-

1. Arun Chandra Sanyal
Bovoceti
13/3 Kshinath Borel Lane,
Sachin House
2. Suresh Chandra Sen.
9/47, Pradyumna - Calcutta 32
3. Gour pada dey.
63 Shrabani post Road
Cal 32
4. Nilbaran Chandra Chatterjee
9/32 Pradyumna Cal-32
5. Nilbaran Ch. Chatterjee Phade
P-557, Durrumpark, Cal-55

Mocinda Chandra De

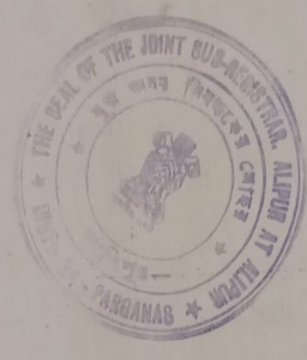
witness -

6. Bimalendu Samadder.
19. Pancharantola Road
Stowrah.
7. Nikhilesh Ghose
38, Joy Narayan Babu Ananda
Sutta Lane Howrah
8. Bilash Chakrabarty -
5/1 Mohendragar colony
Shrabampur Road
Cal-32

T.T.D/2/71-72

R. 63. Hoshimpur Rd

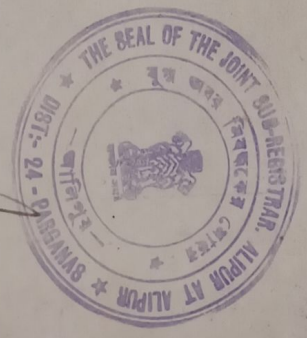
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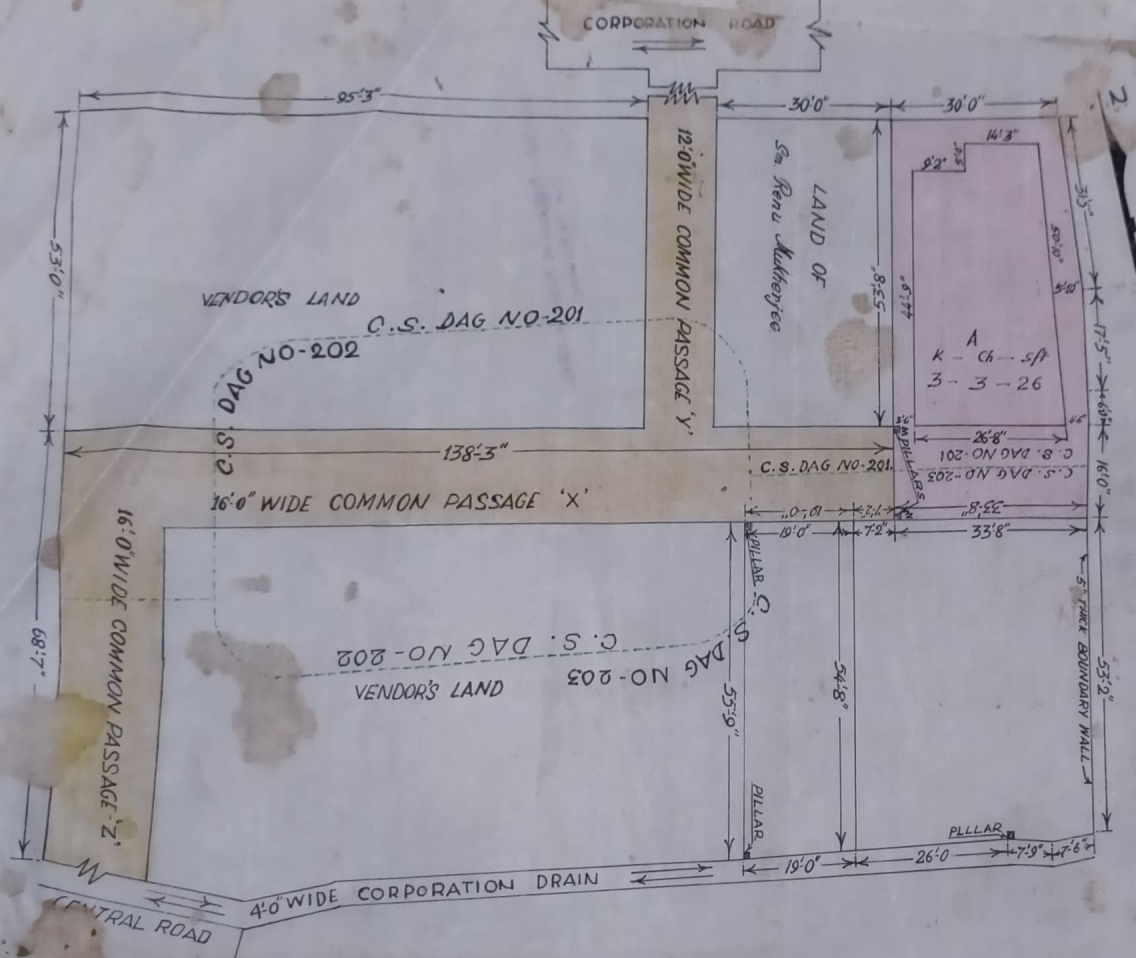
Registrar of Alipur at Alipur
Dist. 24 Parganas

Si G. 50.



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Registrar of Alipur at Alipur
Dist. 24 Parganas
25.9.70.

Devised
Book No 1
Volume No 87
Pages 30 to 49
Being No 4223
for the year 1970.



PLAN OF C.S. PLOTS NO. 201, 202, 203.
 KH. 190, MAUZA IBRAHIMPUR JL. NO. 36
 P.S. JADAVPUR (TOLLYGUNGE)
 DIST. 24 PARGANAS.
 TALUZI 244 CAL. CORPORATION.
 PREMISES NO. 63 IBRAHIMPUR ROAD.

PLOT COLOURED RED AND MARKED
 'A' - PORTION OF C.S. PLOTS 201, 203.
 SOLD BY: Monindra Chandra Ze
 Rabindra Saha, Madhusudan Zeo, Bijay Saha
 and Nityagopal Saha.

SCALE = 20' 0" = 0' 1"
 AREA OF A = $\frac{k - ch - s/p}{3 - 3 - 26}$
 COMMON PASSAGES MARKED

X.Y.Z.

Monindra Chandra

Drawn by
 B. Samanta