

Admissible under Rule 21 of the
 stamped under the Indian Stamp Act
 1899 as amended by Act III of 1922
 Schedule I A No. 23
 and by section 82 (1) of the Calcutta
 Improvement Act 1911. Stamp duty
 paid under the Indian Stamp Act 1899
 as amended by Act III of 1922
 Rs. 67. As. 8. additional duty paid
 under the Calcutta Improvement Act
 Rs. 70. As. X. paid in excess
 Rs. X. As. X.
 Total Rs. 137. As. 18.
 Fee paid as under +

A 12/-
 N 4/-
 16/-

Devy
 Registering Officer.
 30/9/25

This Indenture made this 30th
 day of September One Thousand Nine Hun-
 dred and Forty Between Babu Baburam
 Das son of Baikunta. Nath Das deceased,
 by caste Baisnab, by occupation land-
 holder residing at No. 3 Karakulia Road
 P. S. - Ballygunge, District 24 Perganas as
 hereinafter referred to as The Vendor (which
 term shall unless excluded by or repugnant
 to the context include his heirs, executors,
 administrators and assigns.) Of The One
 Part And Greemutty Subodh Lakshi Dasu
 wife of Satis Chandra Basu, by caste Kanak
 by occupation household works residing
 at village Gocharan, P. S. - Jaynagar, District
 24 Perganas hereinafter referred to as the
 Purchaser

Purchaser (which term shall unless excluded by or repugnant to the context include her heirs executors administrators representatives and assigns) Of The Other Part: Whereas on or about the Eighteenth day of Pous in Bengali year One Thousand Three Hundred and Seven corresponding to the second day of January 1901 one — Khagendra Nath Ghose who was in his lifetime a Bengali Zeminder governed by the Dayabhaga School of Hindu Law and member of a joint family entitled to a moiety share of the assets thereof died intestate and unmarried possessed of considerable undivided properties situate in the suburbs of the town of Calcutta in joint ownership with his sole remaining co-sharer one Jaroda Prosad Ghose related as Paternal Uncle's daughter's son And Whereas at the time of his death he did leave him surviving his mother Primiti Laksmi Mani Dassi since deceased and his step mother Primiti Kumari Dassi and his sister Primiti Prosadmani Dassi and none other as his only near relatives and Whereas on or about the nineteenth day of September in the year one thousand nine hundred and twenty one Letters of Administration to the estate of the said Khagendra Nath Ghose deceased were granted by the District Judge of 24 Perganas to the said Primiti Laksmi Mani Dassi in Act V. case No. 22 of 1920. And Whereas the said Primiti Laksmi Mani Dassi as mother of and as administratrix to the said estate



estate of her son the said Kriyaganidhi. In the said
 deceased and her above named co-sharer the
 said Saroda Prosad Ghose amicably divided
 and partitioned the said undivided immove-
 able properties (save and except five plots or
 properties thereof) by metes and bounds into
 two shares or parts each share or part being a
 separated and demarcated moiety respectively
 allotted to the said Primati Lakshmi Moni Dassi
 and the said Saroda Prosad Ghose in pursuance
 of the Partition Award dated the twenty sixth day
 of September One Thousand Nine Hundred and Twen-
 ty-one whereby among other properties the lands and
 premises bearing Municipal premises 4/2 (formerly
 5/1 Kanklia Road) Kanklia Road, a part or plot
 whereof has been separately assessed and number-
 ed as 4/2/A Kanklia Road and is intended to be
 hereby granted and conveyed, were allotted solely
 and exclusively to the said Saroda Prosad Ghose.
 And Whereas by a Decree dated the twenty-eighth
 day of September One Thousand Nine Hundred
 and Twenty-one made in title suit No. 305 of
 1921 of the First Court of the Subordinate Judge
 of 24-perjanas at Alipore it was ordered and
 decreed that the said Award be filed and that
 the suit be decreed in terms of the said Award.
 And Whereas pursuant to the said Award and
 the said decree the said Saroda Prosad Ghose
 was solely and exclusively seised and
 possessed of and otherwise well and sufficient-
 ly entitled to the lands and premises No. 4/2
 Kanklia Road together with the other properties
 included in and forming the separated and

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The marceated moiety allotted as hereinbefore recited to the said Paroda Prosad Ghose ^{who} died intestate on or about the 21st day of July 1930 leaving him surviving his only widow M. Charu Bala Dasi and his three sons Gopal Chandra Ghose, Krishna Gopal Ghose and Nanda Gopal Ghose and Whereas on the death of said Paroda Prosad Ghose the said Gopal Chandra Ghose, Krishna Gopal Ghose and Nanda Gopal Ghose inherited the properties of their father including the premises No. 4 1/2 Kankulia Road measuring Four Cottahs Eight Chittaks, Twenty two sq. ft. more or less in area, a portion whereof has been separately assessed and numbered as 4 1/2 A Kankulia Road and is intended to be hereby conveyed And Whereas the said Nanda Gopal Ghose died unmarried and intestate on or about the 18th day of October in the year 1932 and his share of properties was inherited by his mother the said M. Charu Bala Dassi under the Daya-thaga school of Hindu Law under which the deceased used to be governed in life And Whereas the said Gopal Chandra Ghose, the said Krishna Gopal Ghose and the said M. Charu Bala Dassi did by an indenture of conveyance dated the 16th day of July 1935 and registered at the office of the Joint Sub-registrar of Alipore at Behala in Book 1, Volume 13, pages 55 to 59, Being No. 1558 for the year 1935 for the consideration therein mentioned grant, transfer, sell and convey the said premises No. 4 1/2 Kankulia Road to the Vendor



Vendor. And Whereas the Vendor seized and possessed of the said premises No. 4 1/2 Kanklia Road divided the piece or parcel of land comprised in the said premises No. 4 1/2 Kanklia Road into two plots setting apart a 8 feet wide passage along the southern end of the said piece or parcel of land as shown in the plan annexed hereto. And Whereas by an indenture of conveyance in favour of Babu Phani Bhusa Mitra and another dated the 10th day of October 1939 and registered in the Subregis- tration Office of Sealdah in Book 1, Volume 42, Pages 183-189, Being No. 2252, for the year 1939, the Vendor herein sold the back por- tion of the said premises No. 4 1/2 Kanklia Road for considerations therein mention- ed, with the right of way and the right of taking drainage, filtered and unfiltered water, electric and telephone connections over and under the 8'ft. wide passage here- inbefore mentioned. And Whereas the remain- ing front portion of the said premises No. 4 1/2 Kanklia Road measuring Two Cottahs 0 Chittack and Thirteen sq. ft. by actual measurement is now known and number- ed as Municipal premises No. 4 1/2 A Kanklia Road. And Whereas the Vendor has agreed to sell and the Purchaser has agreed to purchase

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Dated 29/7/40



purchase the said remaining front portion of homestead land and premises now known as 4 1/2 A Kanklia Road, being a part or portion of said premises No. 4 1/2 Kanklia Road (formerly 5/1 Kanklia Road), containing by actual measurement an area of Two Cottahs and Thirteen sq. feet more or less together with the ownership and the existing right, title and interest of the Vendor to the ^{land comprised in the} said 8 feet wide ^{measuring 8 ch. 65 ft} passage running along the southern end of the said plot as shown ^{in Burant's Survey} in the plan annexed herewith and valued at the total sum of Rs. 4,500/- (Rupees Four Thousand and Five Hundred) and hereinafter referred to as the Said Property and more particularly described in the Schedule I hereunder written And the Purchaser has on the 11th day of September 1940 paid to the Vendor earnest money amounting to Rs. 201/- (Rupees Two Hundred and One only). Now This Indenture Witnesseth that in pursuance of the Said Agreement and in consideration of the total sum of Rs. 4,500/- (Rupees Four Thousand and Five Hundred only) paid to the Vendor by the Purchaser at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof

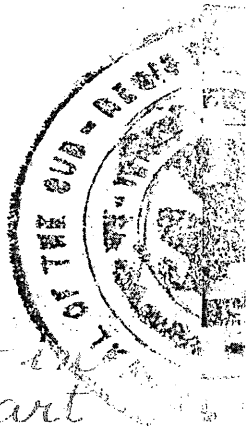
25

Seven:

thereof for ever acquit discharge and release the Purchaser as also the said Property hereto intended to be conveyed) the Tendor doth by these presents indefeasibly grant, sell, convey and transfer unto the Purchaser All that piece or parcel of revenue-free Collectorate land and premises containing by admeasurement an area of Two Cottaks and Thirteen sq. feet. be the same a little more or less and situate, lying at and being the front portion of Municipal premises No. 4 1/2 Kanklia Road now separately assessed and numbered as 4 1/2 A Kanklia Road, Thana Ballygunge, — Sub-registration Office Sealdah formerly at Alipore in the suburbs of the town of Calcutta in the District of 24 Perganas and more particularly described in Schedule I hereunder written and delineated in the map or plan hereto annexed and thereon coloured Pink together with the ownership and the existing right, title and interest of the Tendor to the 5 feet wide passage (the passage land measuring about 8 chittacks, ^{6.5 ft.} more or less) running along the southern end of the said plot as shown in the plan hereto annexed; or Howsoever otherwise the said property now is or are or heretofore was or were situate butted bounded called known numbered described and distinguished together with all areas compound passages trees fences rights rights liberties easements privileges appendages and appurtenances whatsoever

21st Dec 1874

Sub-Registrar of Sealdah



whatssoever to the said property belonging or in anywise appertaining to the same or any part thereof or usually held used occupied or enjoyed or reputed to belong or to be appurtenant thereto And the reversion and reversions remainder and remainders rents issues and profits thereof and of every part thereof And all the estate title interest use inheritance trust property possession claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property ^{the Vendor and to hold the said Property} being the said premises No. 4/2A Kanklia Road, P. S. Ballygunge hereby granted and transferred or expressed or intended so to be together with the ownership and the existing right title and interest of the Vendor to the 8 feet wide passage hereinbefore mentioned unto and to the use of the Purchaser for ever And the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor is now lawfully rightfully and absolutely seised and possessed of and otherwise well and sufficiently entitled to the said Property being the said premises No. 4/2A Kanklia Road together with the ownership and the existing right title and interest of the Vendor to the passage running along the southern end of the said plot hereby granted or expressed and intended so to be an every part thereof for a perfect and indefeasible estate



estate of inheritance without any manner of encumbrance charge condition use trust or any other thing whatsoever to alter defect encumber or make void the same And that notwithstanding any such act deed or thing whatsoever as aforesaid the Vendor has now good right full power and absolute authority to grant the said Property being the said premises No. 4/2A Konkhia Road together with the ownership and the existing right, title and interest of the Vendor to the passage hereinbefore mentioned free from all encumbrances and charges and equities unto and to the use of the Purchaser in manner aforesaid And the Purchaser shall and may at all times hereafter peaceably and quietly possess the said Property and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor And that free and clear and freely and clearly and absolutely acquitted exonerated released discharged and saved otherwise harmless and kept indemnified against all and all manner of claims equities liens estate and encumbrance created by the Vendor or by any person or person lawfully and equitably claiming from under or in trust for the Vendor and further that the Vendor and all person and persons having or lawfully or equitably

Out 5/12/11



lawfully or equitably claiming any estate or interest whatsoever in the Said Property or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute all such acts deeds and things whatsoever for further better and more perfectly assuring the Said Property hereby conveyed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

Schedule I. - Above Referred To:
(Property hereby conveyed.)

All that piece and parcel of revenue free land and premises measuring Two Cottahs & Thirteen Sq. feet more or less in Division V. Sub-division K, holding no. 102 (old no. 239A) within Dehi Panchannogram, Thana Ballygunge, Sub-registration Office Sealdah (formerly Alipore) in the District of 24 Perganahs being the front portion of Municipal premises No. 4/2 Kanklia Road (formerly 5/1 Kanklia Road) within the limits of the Corporation of Calcutta and which portion is now separately known and numbered as 4/2A Kanklia Road together with the ownership and the existing right, title and interest of the Vendor to the 8' feet wide passage running along the southern end of the said piece and parcel of land as shewn in the plan.

plan annexed hereto (the area of the pas-
-age land is 8 chittacks 6 s. ft. more or less),
Boundaries. —

- North. — By premises no. 4/1/1 Kanklia Road
- East. — By the back portion of premises
no. 4/2 Kanklia Road now sepa-
-rately known and numbered
as 4/2/B Kanklia Road sold to
Phani Bhusan Mitra and another
- South. — By 8' feet wide passage (the owne-
-ship of which passage land is he-
-reby transferred in favour of the
Purchaser) and thereafter 4/2/1 Kanklia Road
- and West. — By Kanklia Road.

List of Documents.

- ১- শ্রী সত্যেন্দ্র চন্দ্র ঘোষ দ্বিতীয় দ্বিতীয় শ্রী বাবুরাম দাস বরাবর ১৬-৭-১৯৩৫ তারিখের বিপ
কোঁরা-১ এক কেতা-১
- ২৩- শ্রী বাবুরাম দাস দ্বিতীয় শ্রী যুক্ত সন্দোষ কুমার নিয়োজী বরাবর ৩০-১১-১৯৩৬ তারিখ
১০০০ এক হাজার টাকা বন্ধকী তমসুক-১ এক কেতা এবং ১৪-১০-৩৬ তারিখের বি
বন্ধকী তমসুক-১ এক কেতা-১
- ৪১- শ্রী সন্দোষ কুমার নিয়োজী দ্বিতীয় ১০-১০-৩৯ তারিখের রিলিজ বা মুক্তিপত্র-১ কেতা

Received from the within named Purcha-
-se the within mentioned sum of Rs. 4500/- (Rupee
- Four Thousand and Five Hundred only) being
- the Consideration money for this Indenture of
- Conveyance as per
Memo of Consideration.

By earnest money of 11.9.70 - Rs. 201-0-0
 by 4 c. notes @ Rs. 1000/- each
 four pieces nos 4/516694 64/5 Rs. 4000-0-0
 516697 Rs. 299-0-0
 By 5 small notes & coins Rs. 4500-0-0

Baburam Das

In Witness whereof the Vendor doth by these
- presents set and subscribe his hand and seal
- the day and year first above written.

Baburam Das

Signed Sealed
- and Delivered
- at 5/2 Kanklia Road
- in presence of —

Bijoy Bhushan Sarkar
- 33/6 Kanklia Road

Naudo Lal Mustofi

5 Gabinda Sen laungalatta

Niranjau Sarkar, Pleader

Judges Court, Alipore.

Written by —
- arak Nath Mukerjee

Bonomali Nasker Road

Day
0/1/36

5 Saldak Bahala - 21.6.36

Presented for Registration at [unclear]
 A.M. [unclear] P.M.) on the day of
 20th Sept. 1910 at the Sub-Registry office
 at Sealdah by Baburam Das
 Executant or claimant or attorney
 for one of the executants or
 claimants under a Power of Attorney
 No. [unclear] for [unclear] authenticated
 by the Sub-Registrar of



Baburam Das

De Luce D. Lory

Sub-Registrar of Sealdah

30/9/10



2355
Baburam Das by
Baburam Das
 son of late Bairkutha
Nath Das of 3 Kankaria Road
 thana Ballygunge
 district W.P.
 by caste Bairkutha
 by profession land holder

Baburam Das

Rs 4299/- (four thousand two hundred
 ninety nine) only as a part of his
 share in the property of the late
 deceased Bairkutha Nath Das
 the deceased to the late Bairkutha Nath Das.

De Luce D. Lory by
De Luce D. Lory
Koley son of De Luce D. Lory
Koley of 16/2 A De Luce D. Lory De Luce D. Lory
 thana De Luce D. Lory De Luce D. Lory
 district De Luce D. Lory
 by caste De Luce D. Lory
 by profession De Luce D. Lory

De Luce D. Lory

Sub-Registrar of Sealdah

30/9/10

Bharat Chandra Koley

K A N K U L I A R O A D

GREEN PORTION
TO BE ACQUIRED BY CORPORATION OF CALCUTTA.

ORIGINAL

PLAN OF PREMISES No 4/2/A KANKULIA ROAD.

Scale 8"=1"

4/1/1

43'-9"

4/2/A

AREA 20-13

54'-3 1/2"

Smt Subodh Lakshmi Basu

45'-5"

88" WIDE P.A.S.S.A.C.E

AREA 46-1

4/2/1

SURVEYED AND DRAWN

BY P. K. SEN GUPTA.

18/14 FERN ROAD.

Balaram Das.

34'-0"

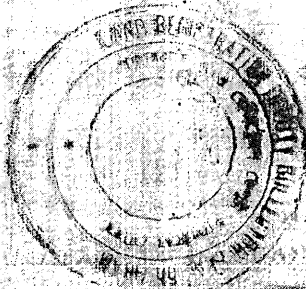
4/2/B

52'-0"

42'-6"

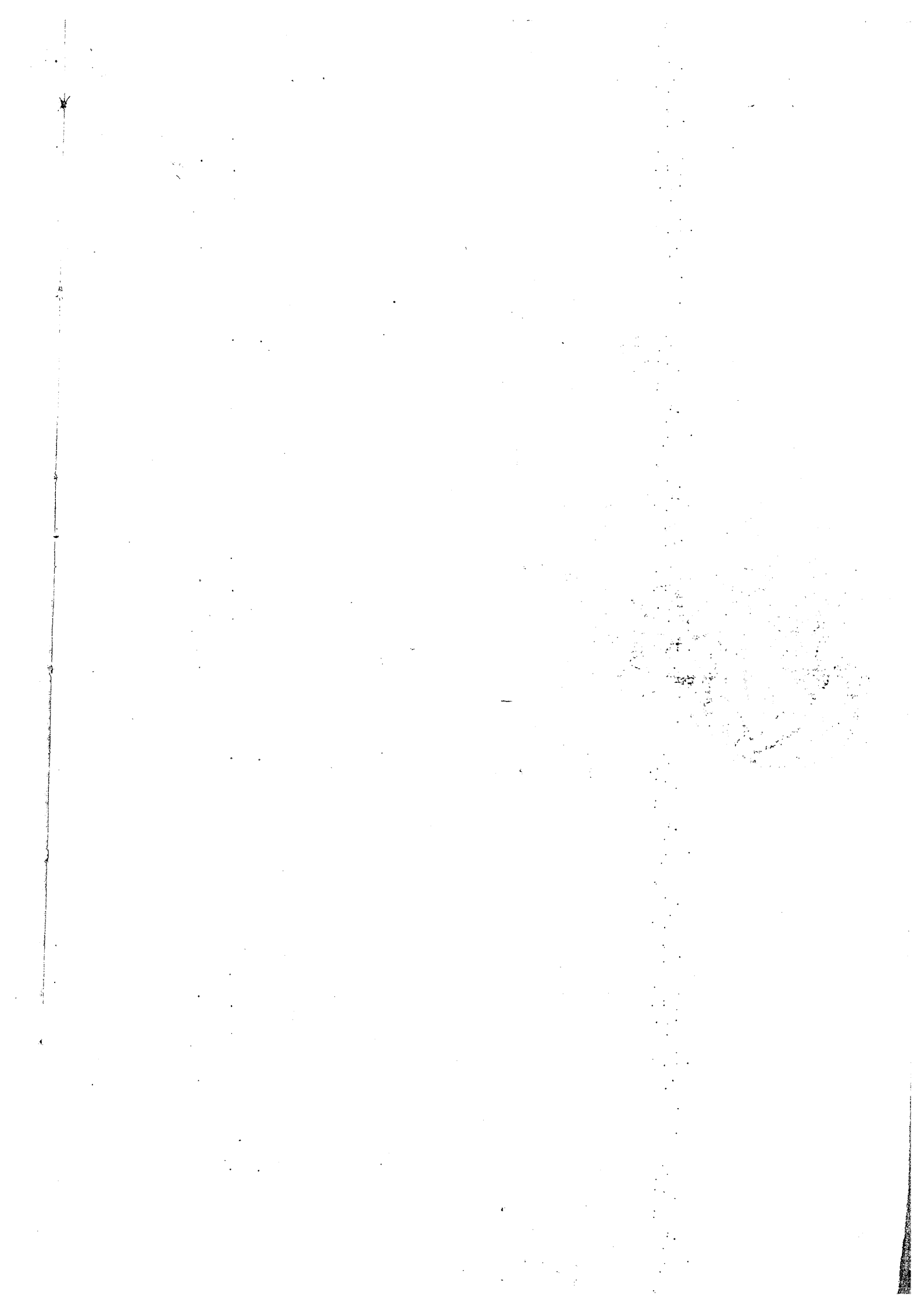
18/1
FERN ROAD.

Plan attached
Book No. *452*
Volume No. *1*
Expos. No. *2175*
the Year *1953*



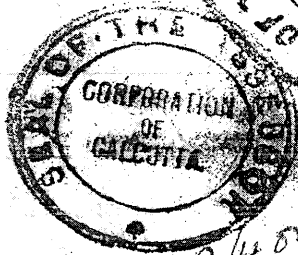
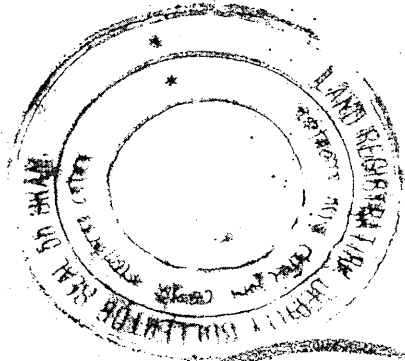
Sub-Registrar of Sealdah

by profession *Ca. M. S. G.*



Dated The 30th September 1940

2/255
4/2/10 (50)
57/100



Sub-Registrar of Seal and Signatures

9/9/40 (4011)

By Assessor

21.11.40

Sub-Registrar of Seal and Signatures



From

Babu Baburam Das

To

Greenmitty Subodh Laks

Basu.-

Conveyance.

Book No. 1
Volume No. 43-
Pages 153, 10, 162
Being No. 2175-
For the Year 1940

Niranjan Sarkar
Pleader