



1647
E/436

STAMP AFFIXED BY

Dauagunda

STAMP SUPERINTENDENT
CALCUTTA COLLECTORATE

26/4

ER-1741



A 1821
N 31/1851

standards of the Indian Stamp Act
1899 as amended by Act III of 1922
Sub-section 1 A No. 23
Section 82 (1) of the Calcutta
Stamp Act 1911 and the duty
levied under the Indian Stamp Act 1899
as amended by Act III of 1922

Rs. 667 As. 8. additional duty paid

under the Calcutta Improvement Act
Rs. 888 As. 4. paid in excess

Rs 1557 As x

Handwritten signature

Sub-Registrar of Sealdah
Civil Judge (Sr. Division)
at Alipore, Alipore

Suit No. 222 of 20
by the Pfr. Duff
Exhibit No. 2

Handwritten initials

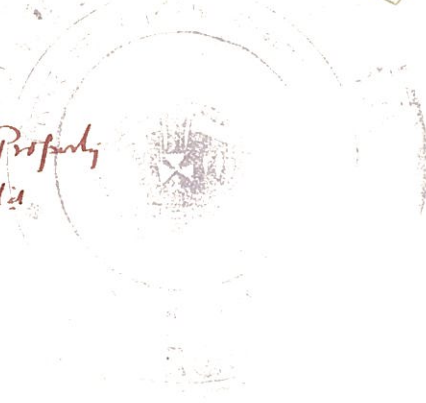
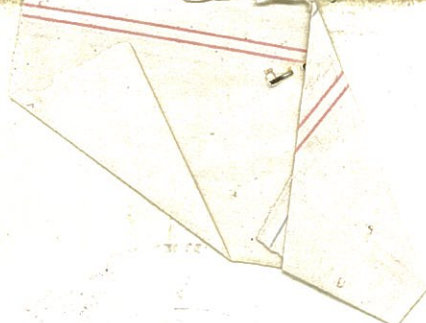
THIS INDENTURE made this 28th day of ~~November~~ One Thousand Nine
Hundred and Forty-Seven BETWEEN BALLYGUNGE REAL PROPERTY AND
BUILDING SOCIETY LIMITED a Joint Stock Company incorporated under
the Indian Companies Act of 1913 having its registered Office at
No. 26, Hindusthan Park Thana Ballygunge in the District of Twenty-
four Parganas within the limits of the Corporation of Calcutta
hereinafter referred to as THE SOCIETY (which term shall unless
excluded by or repugnant to the context include its representatives
and assigns) OF THE ONE PART AND RAMESH CHANDRA CHATTERJEE son of
late Baikuntha Chandra Chatterjee by caste Brahmin by occupation
Retired Sub-ordinate Engineer at present residing at 10, Ram Ratan
Bose Lane Police Station Manicktolla District 24-Parganas in the
Province

ER-1741
18-10-1947

23
A 1821
N 31/1851

4/12/48
667-8
838-4

Presents for registration
 at 11:30 A.M. on the 9th
 day of December 1917 at the
 Sealdah Sub-Registry Office (or
 at.....)
 by Amar Nath Mukherjee, Manager,
 executant/one of the executants/
 claimant/one of the claimants/
 attorney for.....



.....
 executant or claimant under a
 Power of attorney No.....
 for.....authenticated by the.....
 Registrar of.....

Kalyan Chandra
 Sub-Registrar of Sealdah
 9/12/17

For Ballygunge Real Property and
 Building Society Ltd.
Amar Nath Mukherjee
 Manager.

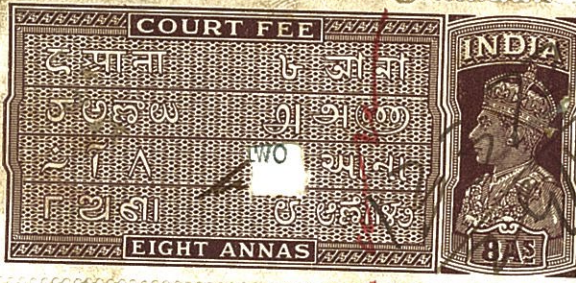
Executed and signed by
Amar Nath Mukherjee
 SON of late Kalipada Mukherjee
 of 26 Hindustan Park
 Ballygunge
 District, 21 Parganas
 by caste Brahmins
 by profession Scribe, as manager of
 Ballygunge Real Property and Building
 Society Ltd.

Personally signed
 SON of
 of
 District
 by caste
 by profession

For Ballygunge Real Property and
 Building Society Ltd.
Amar Nath Mukherjee
 Manager.

Kalyan Chandra
 Sub-Registrar of Sealdah
 9/12/17

ER-1741
 7 sheets with plan. (Ext. 1)
 13 sheets (Probable) Ext - 2
 sheet total
 Civil J. Div. No. 24
 Addl. Commr. Ali
 24/12/17



5 (B.C.) in
ty).

Case No 296 of year ~~1948~~ 49 Register no IV

5-K-12

Sauji no 2033

No. in General Register A (or B), Part



1. Name of Applicant— Ramesh Chandra Chatterjee

2. Specification of Interest— 5K. 3ch. 27 89st

3. Grounds on which application is made— By purchase

4. Name of Objector (if any), and objections made by him— nil

Cost for—

	Rs.	As.	P.
Application for copies	2	3	
Searching fee	4		
Amendment petition	1		
Extra fee	1		
Authentication fee	8		
Number of—			
Papers			
Folios			
Plain paper			
Printed forms	1		
Tracing-cloth			
Copying fees (number of words)	8		
Total	2	7	3
(In words) Rs.	Two and seven paise		
As.	seven		
P.	three		

Collector-in-charge

5. Decision and reasons for it—

Case 1. witness. Notices duly served. No objection filed. Transfer & possession proved.

৯ ৩৬

6. Order of Decree—

নিম্নলিখিত

৩-১৬-১১ (সিদ্ধান্ত) প্রাপ্ত

নিম্নলিখিত উক্ত স্থান নিম্নলিখিত মতে
বহাল হইবে প্রত্যক্ষভাবে—

১। উক্ত স্থান
৪/৬/৪৬

Certified to be a true copy.

[Signatures]
Comparing clerk, Record keeper,
24- Parganas District office.
Date... 24/11/48 Alipore.
Authorized under section 75 of Act I of 1872.

Correctly Stamped.

[Signature]
Head comparing clerk

[Signature]
Secretary

Reason for the copy 4452 24/11/48
Date fixed for notifying the requisite number of stamps and folios...
Date of... 24/11/48
Date of delivery...
Date of... copy to the applicant... 25/11/48



Province of West Bengal hereafter referred to as THE PURCHASER (which term shall unless excluded by or repugnant to the context include his heirs - executors administrators representatives and assigns) OF THE OTHER PART -

WHEREAS by an Indenture of Conveyance dated the 19th day of February 1906 one Jiria Parshini as the sole executrix to the estate of one Budhia Parsini for the consideration therein mentioned granted sold and conveyed to one - Ashutosh Dhar Chakravarty the moiety share of the lands and premises described in Schedule I hereunder AND WHEREAS one Bolaki Parshi the owner of the remaining moiety share in the said lands and premises died intestate leaving him surviving one Sanichar Parshi his nephew a minor as his only heir AND WHEREAS in Case No. 38 of 1905 under Act VIII of 1890 Sm. Jiria Parshini the mother of the said minor Sanichar Parshi was appointed guardian of the person and property of the said minor by an Order of the District Judge of 24-Pargan dated the 8th day of March 1905 AND WHEREAS permission for sale of the said remaining moiety share in the said lands and premises was granted by an Order of the District Judge of 24-Parganas dated the 8th July 1913 AND WHEREAS in pursuance of the said Order the said remaining moiety or half share in the said lands and premises was granted sold and conveyed by the said Jiria Parshini as guardian of the said minor Sanichar Parshi to Ashutosh Dhar Chakravarty abovenamed by an Indenture of Conveyance dated the 17th day of September 1913 AND WHEREAS the said Ashutosh Dhar Chakravarty by virtue of the said two Conveyances hereinbefore recited became the sole and absolute owner of the said lands and premises described in Schedule I hereto free from all encumbrances and continued in undisturbed and peaceful possession thereof till his death AND WHEREAS the said Ashutosh Dhar Chakravarty died leaving him surviving - Narendra Nath Dhar Chakravarty as his only son and heir under the Dayabag School of Hindu Law by which he was governed in his life-time AND WHEREAS by an Indenture of Conveyance dated the 22nd day of January 1943 the said Narendra Nath Dhar Chakravarty for the consideration therein mentioned granted sold and conveyed to the Society (formerly called Ballygunge Bank Limited) absolutely the said lands and premises fully described in Schedule I hereunder free from all encumbrances and charges AND WHEREAS the Society as full owner and absolute proprietor of the said lands and premises prepared a Land Scheme known and styled as the FOURTH FERN ROAD LAND SCHEME in respect of the lands and premises

purchased

purchased as aforesaid and other lands contiguous thereto and divided the same into small plots or building sites for purposes of sale AND WHEREAS the Society has agreed to sell and the Purchaser has agreed to purchase ALL THAT piece or parcel of land and premises measuring Five Cottahs Three Chittacks and Twenty-seven Square feet more or less being Plot No.11 of the said Fourth Fern Road Land Scheme of the Vendor Society hereinafter referred to as the SAID PROPERTY and valued at Rs.8,500/- (Rupees Eighty-five Thousand Five Hundred only) per cottah and the Purchaser has on 28.8.47 paid to the Society Rs.4,750/- (Rupees Four Thousand Seven Hundred and Fifty only) by way of earnest money or consideration in part NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the total price of Rs.44,412-8-0 (Rupees Forty-four Thousand Four Hundred and Twelve and Annas Eight only) calculated at the aforesaid rate paid by the Purchasers to the Society at or before the execution of these presents (the receipt whereof the Society doth hereby acknowledge and of and from the same and every part thereof for ever acquit discharge and release the Purchaser as also, the Said Property intended to be conveyed) the Society doth by these presents indefeasibly grant sell and convey and transfer unto the Purchaser ALL THAT piece or parcel of Collectorate land and premises measuring Five Cottahs Three Chittacks and Twenty-seven Square feet be the same a little more or less being Plot No.11 of the Fourth Fern Road Land Scheme of the Society situate lying at and being a portion of Municipal premises No.9 Fern Road and being a portion of Holding No.12 in Division V Sub-Division K Thana Ballygunge Sub-Registration District Sealdah in the suburbs of the town of Calcutta in the District of 24-Parganas and more particularly described in Schedule II hereunder written and delineated in the Map or Plan hereto annexed and thereon coloured PINK OR HOWSOEVER OTHERWISE the Said Property now is or are or heretofore was or were situated butted bounded called known numbered described or distinguished TOGETHER WITH all areas compounds trees fences rights lights liberties easements privileges appendages and appurtenances whatsoever to the Said Property belonging or to be appurtenant thereto including the right of way as also other reasonable rights in to over and above the 8' feet passage situate to the east of the Said Property to be enjoyed in common with the Vendor Society and the Purchasers of the contiguous land situate on the said passage. AND the



reversion and reversions remainder and remainders rents issues and profits thereof and of every part thereof AND ALL THE ESTATE right title interest use inheritance trust property possession claim and demand whatsoever both at law and in equity of the Society in to and upon the Said Property or any part thereof TO HAVE AND TO HOLD the Said Property being the said Plot No.11 of the said Fourth Fern Road Land Scheme hereby granted conveyed and transferred or expressed and intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of encumbrance charge condition use trust or any other thing whatsoever to alter defeat encumber or make void the same AND THAT notwithstanding any such act deed or thing whatsoever as aforesaid the Society has now good right full power and absolute authority to grant convey and transfer the Said Property 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 and enjoy the Said Property and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Society or by any person or persons lawfully or equitably claiming from under or in trust for the Society AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released discharged and otherwise saved harmless and kept indemnified against all and all manner of claims equities liens estates and encumbrances created by the Society or by any person or persons lawfully or equitably claiming from under or in trust for the Society AND FURTHER THAT the Society and all person or persons having or lawfully or equitably claimin any estate or interest whatsoever in the Said Property or any part thereof from under or in trust for the Society shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execut all such acts deeds or things whatsoever for further better and more perfectly assuring the Said Property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required AND in a much as the Title Deeds set forth in the Schedule III hereunder written relat as well to the Said Property hereby conveyed as also to the remaining plots o the said Fourth Fern Road Land Scheme of the Society the said Society doth hereby covenant with the Purchaser that the Society shall from time to time

and

and at all times hereafter upon every reasonable request and at the cost of the Purchaser produce or cause to be produced unto the - - Purchaser or to his Solicitors or Agents all or any of the Deeds and writings described in the Schedule III hereto AND ALSO at the like request and cost of the Purchaser deliver or cause to be delivered unto the Purchaser such attested or other copies or extracts of and from the said deeds and writings or any of them as the Purchaser may require and in the meantime keep the said deeds and writings safe - unobliterated and uncancelled except by fire and unavoidable accident.

SCHEDULE I ABOVE REFERRED TO

ALL THAT piece or parcel of rent paying Collectorate land and premises containing by admeasurement a total area of Three Bighas One Cottah Two Chittacks and Twenty Square feet be the same a little more or less in Dehi Panchannogram Mouza South Gadsha Division V Sub-Division K being Holding No.12 (Old Holding No.28) and being Municipal premises No.9 Fern Road Thana Ballygunge Sub-Registration Sealdah formerly - Alipore in the suburbs of the town of Calcutta in the District of - - 24-Parganas for which an annual Government Revenue of Rs.3/14/- was originally payable to the Collector of 24-Parganas and now revenue-redeemed AND which said piece or parcel of land and premises has been butted and bounded in the manner following that is to say, ON THE NORTH by premises No.8 Fern Road; ON THE EAST by a portion of premises Nos.- 2/75, 2/106 Kanklia Road and portion of premises Nos.8 Fern Road; - - ON THE SOUTH by premises Nos.2/79,2/78A,2/78,2/77,2/76 and portion of 2/75 Kanklia Road and ON THE WEST by premises No.8 Fern Road.

SCHEDULE II ABOVE REFERRED TO
(Plot No.11 hereby conveyed)

ALL THAT piece or parcel of revenue-redeemed Collectorate land and premises containing by admeasurement an area of Five Cottahs Three Chittacks and Twenty-seven Square feet more or less being Plot No.11 of the Fourth Fern Road Land Scheme of the Society above-named in - - Holding No.12 in Division V Sub-Division K Dehi Panchannogram Mouza Gadsha Sub-Registration District Sealdah Thana Ballygunge in the District of 24-Parganas and being a portion of Municipal premises No.9 Fern Road

within



within the limits of the Corporation of Calcutta and butted and bounded as - follows:- ON THE NORTH by Block Block No.12 of the said scheme;ON THE EAST by Eight feet wide passage; ON THE SOUTH by a proposed Thirty feet wide road and ON THE WEST partly by Plot No.6 and partly by Plot No.7 of the said scheme AND which said piece or parcel of land has been more particularly shewn and - - delineated in the Map or Plan annexed hereto and thereon coloured P I N K.

SCHEDULE III ABOVE REFERRED TO
(List of Common Documents)

- 1 One Original Conveyance dated 19.2.1906 by Jiria Parsini in favour of Ashutosh Dhar Chakravarty.
- 2 Original Conveyance dated 17.9.13 by Sanichar Parsi in favour of - Ashutosh Dhar Chakravarty.
- 3 Original Conveyance dated 22.1.43 by Narendra Nath Dhar Chakravarty in favour of Ballygunge Bank Limited.
- 4 Original Redemption Certificate regarding Holding No.12 (Old Holding No.28) in Division V Sub-Division K.

MEMO OF CONSIDERATION

By earnest money	Rs.4,750-0-0
Received on 30.8.47.	" 39,662-8-0
		<u>Rs.44,412-8 0</u>

(Rupees Forty-four Thousand Four Hundred and Twelve and Annas Eight only)

IN WITNESS WHEREOF the Vendor Ballygunge Real Property and Building Society Limited by the hand of the Manager and the Common Seal of the said Society hereunto affixed doth subscribe to these presents the day and year first above written.

SIGNED SEALED AND DELIVERED |
at the registered Office of |
Ballygunge Real Property and |
Building Society Limited in |
the presence of :- |

For Ballygunge Real Property & Building Society Ltd

Amar Nath Mookerjee
Manager,

The Common Seal of Ballygunge Real Property and Building Society Ltd. has hereunto been affixed in the presence of—

for trika

Managing Director,
Ballygunge Real Property & Building Society Ltd.

Bimal Chandra Chakravarty
32, Serpentine Lane,
Calcutta.

Rajendra Nath Kund.
Bani Banojee Avenue,
Deshmooa-

K. Chaitra
Managing Director,
Ballygunge Real Property & Building Society Ltd.

A. Mookerjee
Manager,

Ballygunge Real Property &



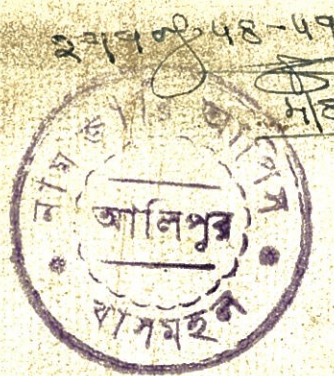
Handwritten signature
Sub-Registrar of Sealdah



High Court of Chittagong
FILED
25 AUG 1999
Alipore (uxid)

High Court of Chittagong
FILED
25 AUG 1999
Alipore (uxid)

DATED THE 28th DAY OF November 1947.



FROM

BALLYGUNGE REAL PROPERTY AND BUILDING SOCIETY LIMITED.

TO

RAMESH CHANDRA CHATTERJEE.

referred to
9.11.47



189
48-49
Secretary
Cal. Corporation
nd *W/Office*

CONVEYANCE.
(Re: Plot No. 11 of Fourth Fern Road Land Scheme).

N-8-

227
1436
31
2357

Advocate

R. BAKSI.
ADVOCATE.

108
5/11
Referred
18/11

29/12/47
Secretary

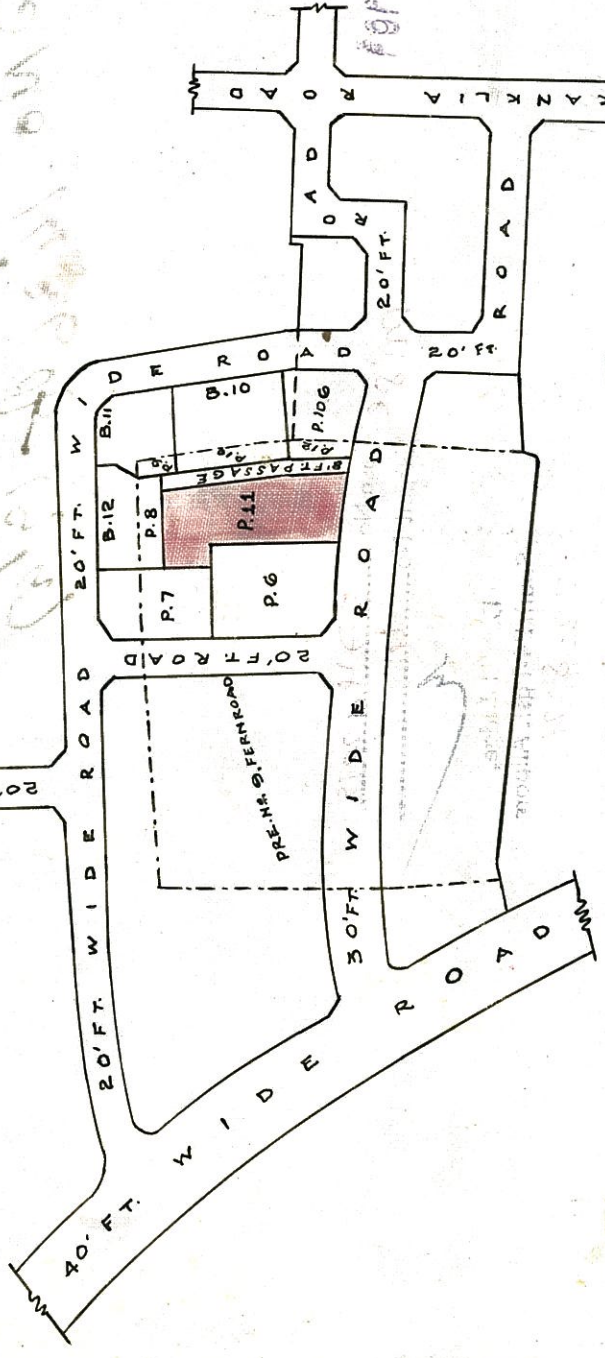
C-24/47

SITE PLAN OF PLOT N^o 11, OF FOURTH FERN ROAD LAND SCHEME, BEING PORTION OF PRE. N^o 9, FERN ROAD IN HOLDING N^o 12, DIVISION "V" SUB-DIVISION "K". P.S. BALLYGUNGE. DISTRICT - 24, PARGANAS.

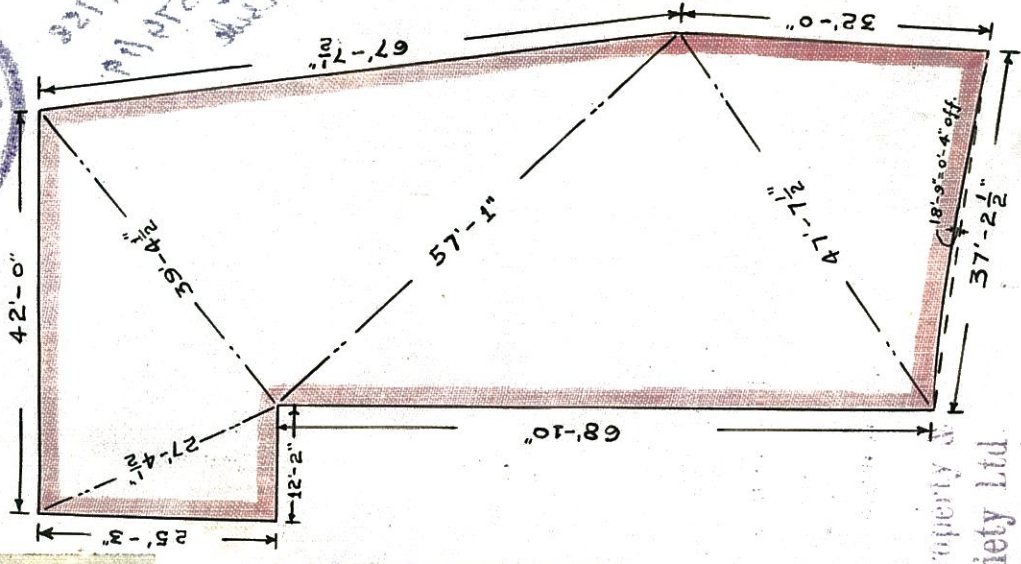
SCALE, 1" IN. = 100' FT.

AREA: - 5 K. - 3 CH. - 27 SFT. MORE OR LESS. (COLOURED PINK).

Handwritten notes in Bengali script, including the word "ORIGINAL" written vertically in red ink.



PLAN OF PLOT N^o 11
SCALE, 1" IN. = 20' FT.



Ballygunge Building Society Ltd.
Manager.

ORIGINAL

AREA:- 2K-3CH-51 SELL MORE OFFICE

(CONVERTED INTO)

SCALE 1 IN = 100 FT.

DISTRICT - S4 PARAGANNA

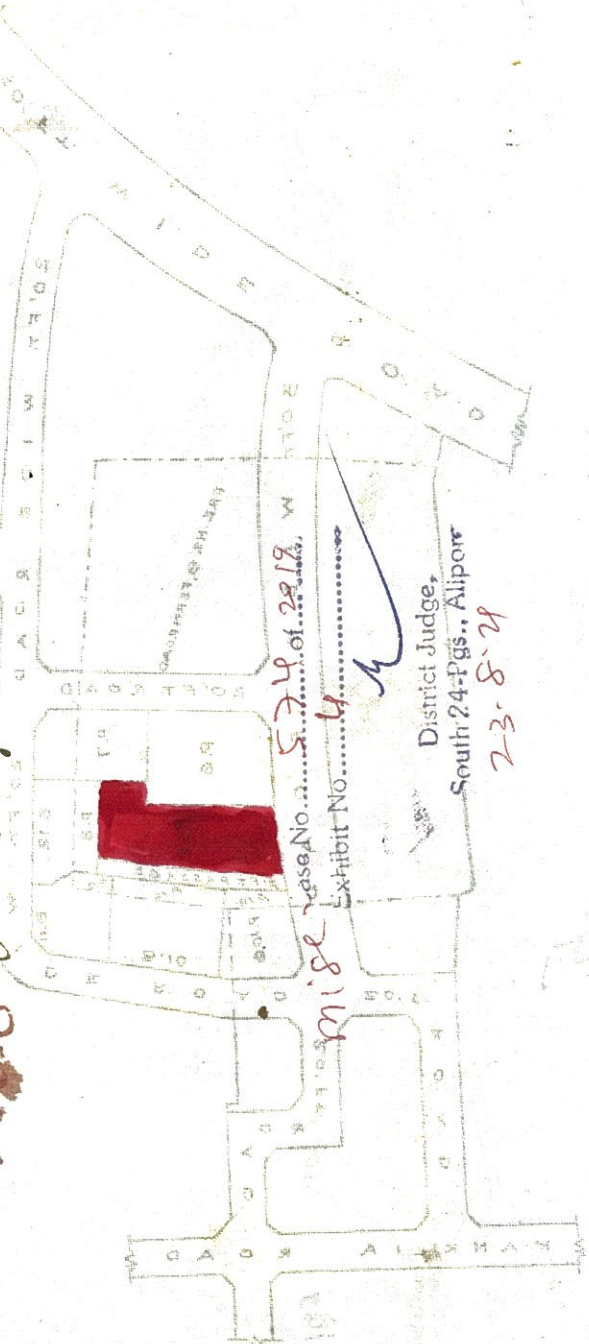
NAIS DIVISION - A. SUB-DIVISION - K. P.S. BALLYGANGGE.

SCHEME BEING PORTION OF PRE M.S. FERN ROAD IN HOLDING

SITE PLAN OF PLOT NO. 11 OF FOURTH FERN ROAD LAND

1958

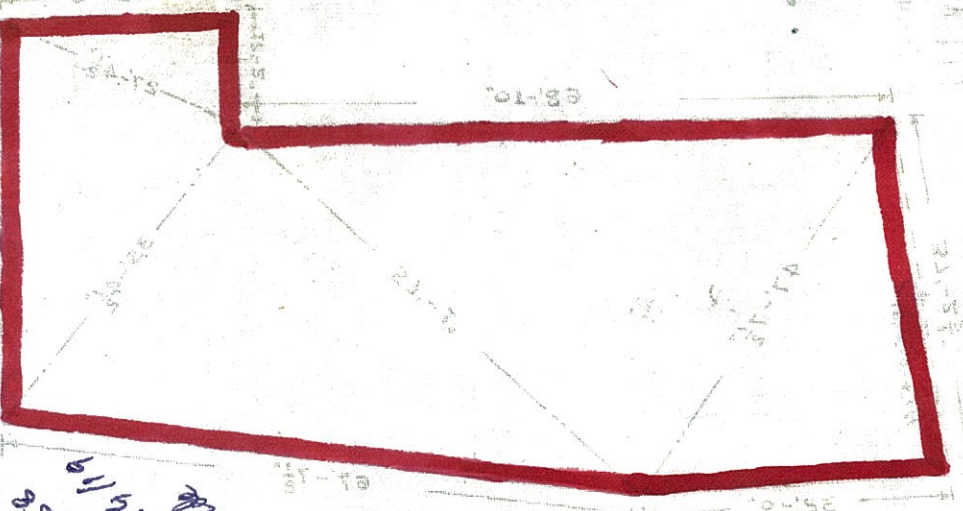
*This plan is attached
to page 229 in book
I Vol 31 relating to
Sud No. 1436 of 1967*



Case No. 5718 of 2018
Exhibit No. 4

District Judge,
South 24-Pgs., Alipore
23-8-24

17



EDK-4752
M.C. - 576/19
Part 1/2

OFFICE OF THE DISTRICT JUDGE
ALIPUR JAMALI
25 APR 1958

SCALE 1 IN = 100 FT.
PLAN OF PLOT NO. 11