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STAMP AFFIXED BY. I

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Admissible under Rule 21 Gen. Stamp Rules under the Indian Stamp Act 1899 as amended by Act. III of 1922 and Section 82 (1) of the Calcutta Improvement Act. 1911 Schedule I.A. No. 23

Rs. 81 P.

Stamp duty paid under the Indian Stamp Act as amended by Act. III of 1899 and also as amended by W.B. Stamp Amendment Act of 1964 Additional Duty paid under the Calcutta Improvement Act 60.00

Paid in Excess

Total 141.00

Fee Paid

22.3.71

STAMP SUPERINTENDENT, CALCUTTA COLLECTORATE

Sub Registrar Alipore Court FILED 28 MAR 1977 Alipore 24-Parganas

A 19.50
N 0.50
20/-

Sub-Registrar of Alipore
Dist. 24 Parganas

THIS INDENTURE made the 26th day of March one - thousand nine hundred seventyone BETWEEN (1) NRISINGHA KUMAR BASU (2) ASOKE KUMAR BASU both sons of Jatish Chandra Basu deceased and (3) SRIMATI RAMA BASU widow of the said JOTISH CHANDRA BASU deceased at present residing at 227A, Rash Behari Avenue, in the suburbs of the town of Calcutta, Hindu landholders hereinafter referred to as the " VENDORS " (which term shall unless excluded by or repugnant to the context be deemed to include each of their heirs executors administrators and representatives and assigns) of the ONE Part and AMAR NATH NEOGY son of Kiron Chandra Neogy deceased residing at 1/1A, Prananath Pandit Street, Bhowanipur, in the suburbs of the town of Calcutta by faith Hindu by occupation service holder hereinafter called 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 at all material times Nalini Nath Mitra of 94, Bakul Bagan Road, Bhowanipore, Calcutta,

was entitled ...2

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was entitled to amongst other properties, an undivided one fourth share in the dwelling house being premises, No. 1/1 Prananath Pandit Street, Calcutta AND WHEREAS on the 2nd December 1955 a decree was passed by the Calcutta High Court in its Original Jurisdiction in suit No. 1621 of 1955 (Nrisingha Kumar Basu & others (the vendors herein) -vs- Nalini Nath Mitra directing the said Nalini Nath Mitra to pay to the plaintiffs in the said suit a sum of Rs. 23,729-13-6 with interest and costs AND WHEREAS the said decree was transferred by the Calcutta High Court to the District Court, 24- Parganas for execution AND WHEREAS in Money Execution Case No. 22 of 1957 initiated in execution of the said decree the said undivided one fourth share of the said Nalini Nath Mitra, inter alia, in the said premises No. 1/1, Prananath Pandit Street, Calcutta, containing an area of 6½ cottahs of land together with two storied building thereon was attached on 11th day of March, 1958 AND WHEREAS pursuant to the said attachment the said undivided

one fourth ... 3.

Registrar of Assurances
Dist. 24 Parganas

FILED
22 MAR 1977
Alipore: 24-Parganas

one fourth share of the said Nalini Nath Mitra in the said premises No. 1/1, Prananath Pandit Street, attached as aforesaid was put up to sale and at such sale held on 10th day of July 1968 the decree holders, the vendors herein were declared the highest bidders and purchasers of the said undivided one fourth share of the said Nalini Nath Mitra in the said premises No. 1/1, Prananath Pandit Street, Calcutta at or for the sum of Rs. 8940. 46 AND WHEREAS on 12th day of January 1970 the said sale was confirmed and a sale certificate was issued AND WHEREAS on the 1st May, 1970, possession of the said undivided one fourth share in the said premises No. 1/1, Prananath Pandit Street, Calcutta, was duly taken by the said auction purchasers the Vendors herein AND WHEREAS by a conveyance dated the 29th day of December 1964 registered in Book No. 1, Volume 10, at pages 171 to 178 Being No. 15 for the year 1965 in the office of the Sub-Registrar of Alipore, 24- Parganas Srimati Khagendrabala Mitra, Sm.Gouribala Mitra, Jatindra Nath Mitra and the said Nalini Nath Mitra sold and conveyed the demarcated portion of the said dwelling house and premises No. 1/1, Prananath Pandit Street, Calcutta, described in the schedule to the said conveyance and deliniated in the plan annexed thereto in favour of Krishna Chandra Neogi son of Ram Chandra Neogi deceased residing at No. 88/1, Babu Ram Ghosh Road, Tollygung, in the town of Calcutta and put

THE JOINT SUB-REGISTRAR, ALIPORE AT ALIPORE
24-PARGANAS

the said ... 4

the said Krishna Chandra Neogi in possession of the same. AND WHEREAS by a conveyance dated the 29th day of December 1964 the said Sm. Khagendrabala Mitra Sm. Gouribala Mitra, Jatindra Nath Mitra and the said Nalini Nath Mitra sold and conveyed the remaining portion of the said premises No. 1/1, Prananath Pandit Street, Calcutta, fully mentioned and described in the schedule to the said conveyance and deliniated in the map or plan annexed thereto to one Sm. Renubala Bose wife of Bhupendra Nath Bose and put her in possession of the same AND Whereas the portion of the said premises No. 1/1, Prananath Pandit Street, Calcutta purchased by the said Krishna Chandra Neogi came to be seperately numbered as 1/1A, Prananath Pandit Street and the said remaining portion thereof purchased by Sm. Renubala Bose came to be seperately numbered as 1/1B, Prananath Pandit Street AND WHEREAS in the circumstances aforesaid complications have arisen with regard to the undivided one fourth share of the said Nalini Nath Mitra in the said premises No. 1/1, Prananath Pandit Street, Calcutta (now known as 1/1A, and 1/1B Prananath Pandit Street) purchased by the Vendors herein in execution sale under an attachment effected on 11th March, 1958 as aforesaid which undivided one fourth share is also claimed to have been purchased by the said Krishna Chandra Neogi and the said Sm. Renubala Bose under the two deeds of conveyance referred to above AND WHEREAS disputes and differences which have cropped up in the circumstances aforesaid have been settled and resolved

between ... 5

Sub-Registrar of Alipore
Dist. 24 Parganas

between the vendors, the said Krishna Chandra Neogi and the said Sm. Renubala Bose whereby the vendors have agreed to and transfer their right title and interest in the portion of the premises No. 1/1, Prananath Pandit Street, Calcutta, which had been purchased by Krishna Chandra Neogi under the deed of conveyance dated the 29th December, 1964 as aforesaid and which portion has since came to be numbered separately as 1/1A, Prananath Pandit Street, Calcutta deliniated in the map or plan annexed hereto at or for the price or consideration of Rs. 3,000-00 and also to grant and transfer their right title and interest in the remaining portion of the premises No. 1/1, Prananath Pandit Street, Calcutta, which had been purchased by Sm. Renubala Bose under the conveyance dated 29th December 1964 as aforesaid and which portion has since came to be numbered as premises No. 1/1B, Prananath Pandit Street, Calcutta, at or for the consideration of Rs. 3,000- 00 NOW THIS INDENTURE WITNESSETH that pursuant to the said agreement and in consideration of the sum of Rs. 3,000- 00 paid by the purchaser to the vendors at or before the execution of these presents (the receipt whereof the vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby release and discharge the purchaser and also the premises hereby intended to be sold) the vendors do hereby according to their respective rights grant transfer sell convey release and confirm unto the purchaser ALL THAT the undivided one fourth share of and in all that the partly one and partly

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two storied ... 6

two storied brick built dwelling house together with the piece or parcel of land thereunto belonging and on part whereof the same is erected and built and containing by measurement an area of 4 cottahs 13 chattaks 30 sq. ft. be the same a little more of less situate lying at and being demarcated northern and western portion of the old premises No. 1/1, Prananath Pandit Street, Calcutta which portion has since came to be known and numbered as 1/1A, Prananath Pandit Street, within the Municipal limits of the town of Calcutta in Dehi Panchanangram Division VI Sub-Division M Thana Bhowanipore Sub- Registration Office Alipore in the District of 24- Parganas butted and bounded on the North partly by premises No. 1, Prananath Pandit Street, and partly by premises No. 51, Puddapukur Road on the East by Prananath Pandit Street on the South partly by the remaining portion of the old premises No. 1/1, Prananath Pandit Street, sold to Sm. Renubala Bose now known as 1/1B, Prananath Pandit Street and partly by 1/2, Prananath Pandit Street and on the West by premises No. 53, Paddapukur Road hereinafter referred to as the said premises OR HOWSOEVER OTHERWISE the same is butted bounded called known numbered described or distinguished TOGETHER with all the structures yards courtyards ways sewers drains liberties privileges easements and appurtances whatsoever thereunto belonging or held or occupied therewith AND all the estate right title claim or demand whatsoever of the vendors into upon and in respect of the said premises and every part thereof And all deeds and documents in any way relating thereto which are or may hereafter be in the possession or custody of the vendors

or any 7

Sub-Registrar of Alipore
Dist. 24 Parganas

Sub-Ordinate Judge
Alipore: 24-Parganas

or any person or persons from whom the vendors may procure the same without any action at law or equity TO HAVE AND TO HOLD the said premises and the inheritance thereof in fee simple in possession unto the purchaser absolutely and forever free from all encumbrances.

And the vendors do and each of them doth hereby covenant with the purchaser as follows :-

(a) Notwithstanding any act deed or thing by the vendors they the vendors have good title full power and absolute authority to grant convey and transfer the said premises unto the purchaser in manner aforesaid.

(b) The purchaser may at all time hereafter peaceably and quietly possess and enjoy the said premises and receive the rents issues and profits thereof.

(c) Free from all encumbrances made or suffered by the vendors or any persons having or lawfully claiming under them or any of them and

(d) Further that they the vendors or any person having or lawfully claiming any estate or interest in the said premises

THE JOINT SUB REGISTRAR, ALIPUR AT ALIPUR
24-PARGANAS

or any 8

or any part thereof from under or in trust for the vendors shall and will at all times hereinafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto the purchaser as may be reasonably required.

IN WITNESS WHEREOF the vendors have set and subscribed their respective hand and seals the day month and year first above written.

Memo of Consideration :- State Bank of India, Manicktolla Br. Draft No C 665112 of 22.3.71. for Rs. 3000/- (Rupees Three Thousand only)

Signed sealed and delivered at Calcutta, this 26th day of March of 1971 in the presence of :-

Roma Basu.

Kohilish Chandra Basu.
22/A, Rash Behari Avenue
Calcutta-19

Nrisingha Kumar Basu.

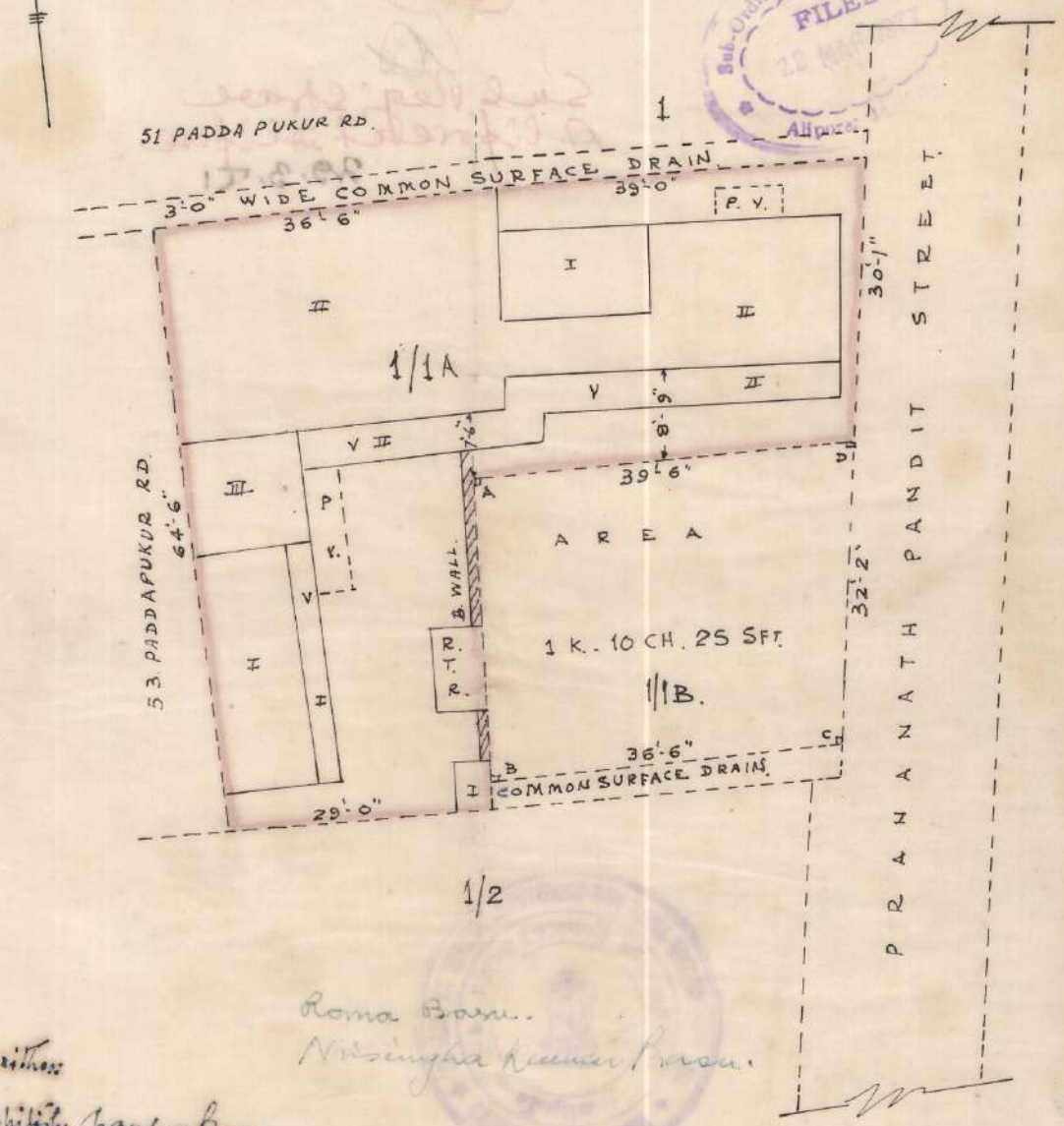
Krishna Chanda Nagi
88/1 Baburam Ghosh Road
Calcutta. 40.

Asoke Kumar Basu
By the pen of
Nrisinha Basu.
Constituted attorney
of Sri Asoke Kumar
Basu.

THE JOINT SUB-REGISTRAR, ALIPUR AT ALIPUR
DIST:- 24-PARGANAS

Joint Sub-Registrar at Alipur
Dist. 24 Parganas

DEED PLAN OF PREMISES NO. 1/1A
PRANANATH PANDIT STREET MARKED RED.
AREA:- 4 K- 13 CH. 30. SFT.
REMAINING PORTION OF 1/1B MARKED ABCD.
SCALE 16 FT = 1 INCH.



Roma Basu.
Nirsinghha Kumar Basu.

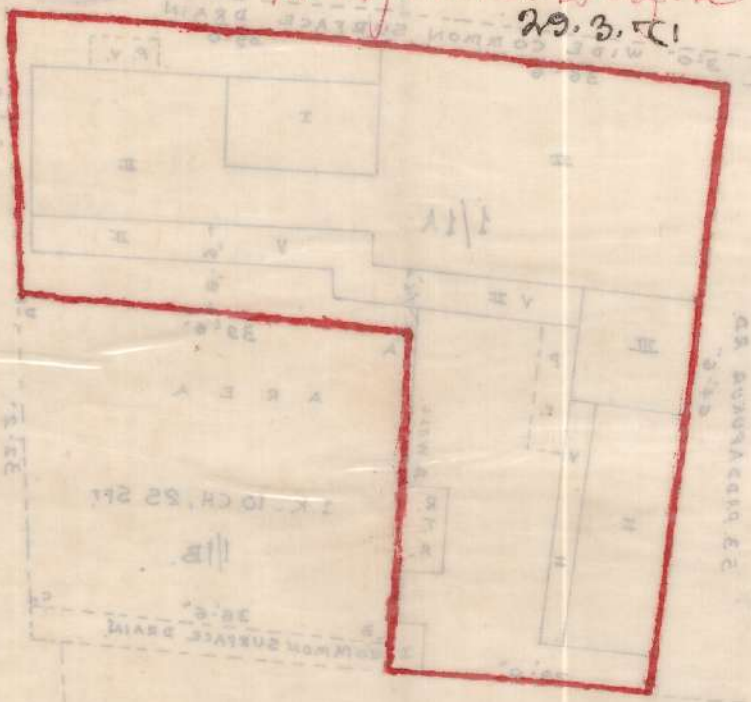
Witness

Krishiloh Chandra Basu.
227 A. Rash Behari Ave
Cal-19

Krishna Chandra Neogi
88/1, Babu Ram Ghosh Road
Cal. 40.

one Plan attached
Book no — I
volume no — 44
Pages no — 13
Being no — 1293
For the year 1971
(Seal)

Sub Registrar
Alipore
29.3.71



Received for Registration at
1/30 A. M. or P. M. on the 26th
day March 19 71 at the Office of
the Joint Sub Registrar Alipur at
Alipur by Rama Bose and
Brought in as Claimant or attorney
of Mother

Roma Basu.

Sub-Registrar of Alipore
Dist. 24 Parganas

Roma Basu.

1822

Nrisingha Kumar Basu.

1823

Asoke Kumar Basu.
By the pen of
Nrisinha Basu
Constituted attorney.

Rama Bose
c/o Late Jatish Ch Bose Jatish Chandra Basu
2) Nrisingha Kumar Basu

Son/ Wife of Late Jatish Ch Basu
227A Rash Behari avenue
Town
District Cal Calcutta
By Caste Hindu by Profession Lawyer

Executed by the said
Nrisinha Basu as constituted
attorney for Asoke Kumar Basu
as aforesaid before me

S. Dalla
Solicitor.

Son/ Wife of
Town
District
By Caste by Profession

S Dalla
Solicitor

Sub-Registrar of Alipore
Dist. 24 Parganas

(4)

Registered:

DATED THIS 26th DAY OF March 1971:

1971

BETWEEN

Nrisingha Kumar Basu & Ors.

AND

Amar Nath Neogy.

CONVEYANCE:

Book No. 1
Volume No. 44
Pages 2 to 15
Being No. 1293
for the year 1971

Alipur Sub-Registrar
Dist. 24 Parganas

THE SEAL OF THE JOINT SUB-REGISTRAR, ALIPUR AT ALIPUR
DIST:- 24 - PARGANAS

Alipur Sub-Registrar of Assurances
Dist. 24 Parganas

Alipur Sub-Registrar
Dist. 24 Parganas
29.3.71

Af/XIII/5(78-79)
Re: 1/1A, Pranath Pandit St.
Allahabad
3/8/78.

Recommended
Dr
14/8/78
Amar Bunny
14.8.78