



07/8/19

Considered under Regs. Rules
 of 1908 under the 1908
 Act. Stamp as amended by
 the Act of 1920 and Section 4
 of the Act of 1920. Government
 of India, Calcutta.

A 2123.00
 B 7.00
 2130.00

23
 3880.00
 2811.00

2416.00

23
 3880.00
 2811.00

29.8.89

10.8.89

THIS DEED OF SALE made this 31st day of JULY, One
 Thousand Nine hundred and Eighty-nine B E T W E E N SMT.
HERAN BAI SAHA wife of Sri Kanai Lal Saha, by faith Hindu,
 residing at 59, Southern Avenue, P.S. Tollygunge, Calcutta-
 700 029, hereinafter called the "V E N D O R" (which
 term unless excluded by or repugnant to the context shall
 mean and include her heirs, executors, administrators and
 representatives and assigns) of the ONE PART; A N D
SRI KANAI LAL SAHA son of Late Hemanta Lal Saha, residing
 at 59, Southern Avenue, Calcutta-700 029, P.S. Tollygunge,
 hereinafter called and referred to as the "CONFIRMING PARTY"

9.8.89
M.H.K.



2953
Sundar Kumar Rao Ahalu
Aripur Suleas, Court

9.8.89
August 13.89

Heran bala saka
at
Southern Avenue,
Pal-29.

Private
Residence

Heran bala saka

En route to 4 miles

(1) Heran Bala saka
to Kanai Lal Saha

(2) Kanai Lal Saha
son / wife of Hemanta Lal Saha

59 Southern Avenue
Thana Tohyang

District
to Court in Pal 29

Prof. H. S. Sarma
Aripur

9.8.89

Heran bala saka

N.E.T
No 5119

Kanai Lal Saha

N.E.T
No 550

Dentist

Sundar K. Rao

Son / Wife of

Thana

District

by Court

Aripur

Send to
Address

M. S. Sarma

9.8.89

9.8.89

5000RS.



= 2 =

of the SECOND PART; A N D SMT. SHUBHA TALWAR wife of Sri Bipin Kumar Talwar, by faith Hindu, at present residing at 129/4, S.N.Roy Road, P.S.Behala, Calcutta-700 038, hereinafter called and referred as the "PURCHASER" - (which term shall mean and include her heirs, executors, administrators, representatives and assigns) of the THIRD PART;

W. H E R E A S M/s. Migneeram Bangur & Company a registered Partnership Firm, acquired by purchase various plots of land in Mouza Arakpur, Pargana Khaspur, including the land of C.S.Dag No.290, Khatian No.562, R.S.No.42, J.L.No.39 and prepared a Development Scheme

contd.....p/3.

3953
Sumit Kori Kori Adh
A.P. High Court.

South India
Treasury.
29-6-1889.

5

5 ✓ 5000/- = 25000/-
1 ✓ = 3000/-
1 ✓ = 100/-
1 ✓ = 100/-
1 ✓ = 100/-
2811



ADDA. DISTRICT SUR REGISTRY
TRIPUR. SOUTH 24. PARAGANAS
G. P. Das

5000RS.



= 3 =

under the then Tollygunge Municipality known as 142, Prince Anwar Shah Road, Development Scheme and offered for sale the plots under the said Scheme.

A N D WHEREAS one Sudhanshu Kumar Roy S/o. Late Radha Ballav Roy purchased a Plot being the Plot No.97 of the said development Scheme measuring 5 (five) Cottahs and 43 (forty-three) Square feet of land demarcated portion of the Municipal Premises No.142, Prince Anwar Shah Road by a registered deed of conveyance -- dated 27.3.1944, registered at the Joint Sub-Registry Office at Allpore and recorded in Book No.1, Vol.No.18, pages 1 to 12, Being No.566 for the year 1944.

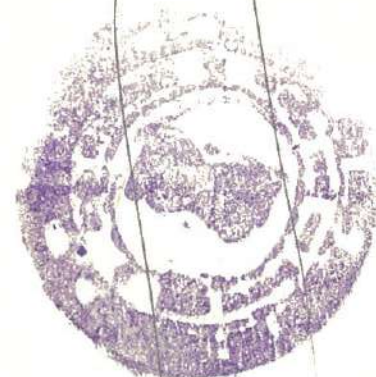
contd....p/4.

3953. for Max Adr
Sumil Sridhar's Court.

29-6-1989.

5 ✓ 95000/- = 25000/-
1 ✓ = 3000/-
1 ✓ = 1000/-
1 ✓ = 10/-

28110



ADDL. DISTRICT SDR REGISTRAR
TUMORE, SOUTH 24.PALGANJ
9.8.85

5000RS.



= 4 =

10

28/10

A N D WHEREAS after the purchase said

Sudhangshu Kumar Roy applied for seperation and mutation of his name to the then Tollygunge Municipality, now the Calcutta Municipal Corporation and his name was mutated after allotting new holding number to his purchased Plot of land as Premises No.188/2, Prince Anwar Shah Road;

Thereafter said Sudhangshu Kumar Roy constructed rooms and several Tin & Asbestos shed upon the said Plot of land and let out to one H.P.Talwar at a rental of Rs.55/- per month. A Chemical Factory in the name and style M/s.H.P.Talwar Chemical Industries, was started by H.P.Talwar in the said rented sheds.

contd....p/5.

3053
Small Mac Kaur Ady.
diphuz Swales Court.

Am Collectorate,
T. COURT,
29-10-1889.

B

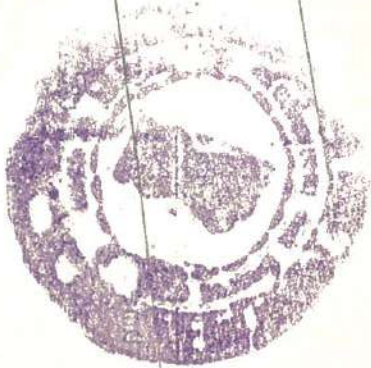
5 ✓ P 5000/- = 25000/-

1 ✓ = 3000/-

= 1000/-

1 ✓ = 10

← 28110



DA. DISTRICT SUB REGISTRAR
OFFICE, SOUTH 24. PARAGANAH
9.8.89

5000RS.



= 5 =

28/10
10
100/-
100/-
100/-

A N D WHEREAS while the said Sudhangshu

Kumar Roy was the owner and enjoyment through tenant of the said Premises No.188/2, Prince Anwar Shah Road (previously 142/97, Prince Anwar Shah Road) declared to sale the said property with tenant and subject to the claim of his Vendor involved in T.S.No.916 of 1960 in the 1st.Court of Munsif at Allipore;

A N D WHEREAS Smt.Heran Bala Saha the

Vendor herein, agreed to purchase the said property fully described in the Schedule "A" hereunder upon the aforesaid terms and conditions.

contd...p/6.

3053: Kuz. Kuz. Akt.
Sund Judges Court.
A.P.P. vs Court.

the Collector etc.
Security.
29-6-89

3

5 C 25000/- = 25000/-

1 C = 3000/-

1 C = 100/-

1 C

28110



3
AND. DISTRICT SUB REGISTRAR
ALPORA, BOHRU 24, PLEBAYAS
9.8.89

3000RS.



= 6 =

100/-
100/-
100/-
100/-
8110/-

A N D WHEREAS upon the said agreement, the Vendor herein purchased the Premises No.188/2, Prince Anwar Shah Road, fully described in the Schedule 'A' hereunder by a registered deed of Conveyance dated 3.8.62 registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.1, Volume No. 94, pages 245 to 251, Being No.6684 for the year 1962 and became owner thereof and after mutation of her name with the Calcutta Corporation now the Calcutta Municipal Corporation paying taxes;

A N D WHEREAS immediately after purchase Smt.Heran Bala Saha paid up the liabilities of her

contd.....p/7.

3953
Sumit Kz. Kar Aclly.
As Pir Swales' Court.

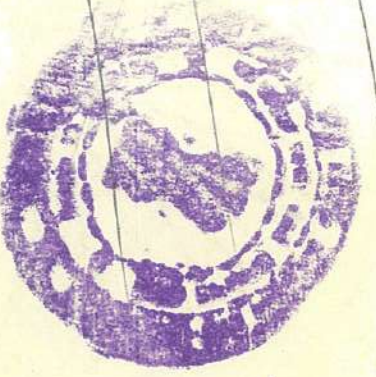
THE EAST INDIA COMPANY'S OFFICE FOR THE SALE OF LANDS BELONGING TO THE COMPANY IN INDIA.

Delaware Collection

1889-6 89.

B

5 ✓ 5000 f = 25000 f
= 3000 f
1 ✓
= 100 f
1 ✓
= 10 f
1 ✓
= 10 f
28110 f



3
1889, DISTRICT SUB REGISTRAR
ARPORE, SOUTH M.P. BENGAL

9, 8 89





= 7 =

Vendor in Title Suit No.916 of 1960 in the 1st.Court of Munsif at Alipore and the Learned Court by Order No.35 dated 6.8.82 in the above suit recorded full satisfaction of the claim.

A N D WHEREAS in the deed of purchase dated 3.8.62 by the Vendor the Municipal Premises No. was written as 142/97, Prince Anwar Shah Road, which was the original holding number and due to bonafide mistake the subsequent premises No.188/2, Prince Anwar Shah Road was not mentioned and to remove the defect, at the request of the Vendor Sri Sudhangshu Kumar Roy executed a deed of rectification on 14.9.62 registered

contd....p/3.

3053
Sumit K. Kar, Adv.
Asst. Secy. Audit

Attanta Collectorate,
Treasury,
29-6-89.



5 ✓ 45000/- = 25000/-

1 ✓ = 3000/-

1 ✓ = 100/-

1 ✓ = 10/-

28.110/-



ADOL. DISTRICT SUB REGISTRAR
ARPORE, SOUTH M. PROVINCE
9.889

10RS.



= 8 =

at the Office of the Sub-Registrar at Alipore and recorded in Book No.1, Volume No.14, Pages 211 to 213 being No.981 for the year 1962.

NOW the Vendor is the absolute owner of the premises No.188/2, Prince Anwar Shah Road, Calcutta-45, at present within Ward No.93 of the Calcutta Municipal Corporation fully described in the Schedule "A" hereunder and as the said property is in occupation of a monthly tenant M/s.H.P.Talwar Chemical Industries at a rental of Rs.55/- per month and also for various reasons the Vendor requires money, she offered for sell of the said property free from all encumbrances but with tenant.

AND WHEREAS the Purchaser is willing to purchase the property with tenant and offered the --

contd.....p/9.

3953.
Surrey Kz. Kurz Adv.
Alipur Switzer's Court.

Collectorate.

23-6-1989

[Signature]

5 ✓ 5000/- = 25000/-

1 ✓ = 3000/-

1 ✓ = 1000/-

1 ✓ = 10
28110/-



DEPT. DIRECTOR FOR REGISTRATION
MADHARAJAPURAM
MADHARAJAPURAM

9.8.89

Balance

the Vendor a consolidated sum of Rs.1,94,000/- (One Lac Ninety-four thousand) only as price of the said property and the Vendor accepts the offers.

NOW THIS INDENTURE WITNESSETH that in pursuance to the aforesaid agreement and in consideration of the sum of Rs.1,94,000/- (Rupees One Lac Ninety-four thousand) only paid by the Purchaser to the Vendor in the manner described in the Memo of Consideration hereunder, the receipt whereof the Vendor doth hereby admit and acknowledge and release and discharge the purchaser from the said amount and every part thereof and the Vendor do hereby sale, grant, transfer, convey and assign and assure unto the Purchaser all that the Municipal Premises No. 188/2, Prince Anwar Shah Road, comprising 5 (five) Cottahs 43 (Forty-three) Sq. ft. of Land with factory sheds & rooms with existing tenants fully described in the Schedule 'A' hereunder. And all the Estate, right, title, interest and claim and demand whatsoever of the Vendor in the property hereby sold is vested upon and to the use of the Purchaser absolutely and forever. AND the Vendor doth hereby -- covenant with the Purchaser that the Vendor is now lawfully sufficiently and absolutely entitle to the property hereby transferred and the same is free from all encumbrances.

AND the purchaser shall and may at all times hereafter peaceably and quietly enjoy the property -- including right to realise rent from the tenant, sale or mortgage:

9.8.85
INDIA. DISTRICT SUDHAKESHWARA
RAJAHMUNDRY. SOUTH AP. RAJAHMUNDRY



Electric
bin

AND further the Vendor shall and will from time to time and all times hereafter, at the request and costs of the Purchaser, do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said property or any part thereof unto and to the use of the purchaser in the manner which may be reasonably required.

I, Kanai Lal Saha husband of the Vendor, Smt. Heran Bela Saha at the request of the Purchaser executing this Deed along with the Vendor as a Confirming Party and declare that the property hereby sold and transferred is the absolute property of the Vendor and I have no right, title or interest in the same. If in future at any point of time it transpires that I had any interest, then by this document that extinguishes and my legal heirs or anybody shall not be entitled to claim any such interest.

SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring 5 (five) Cottahs 43 (forty-three) Square feet along with Rooms Tin & Asbestos shed structure standing thereon being part of C.S. Das No. 290, Khatian No. 562 in Mouza Arakpur, Development Plot No. 97 of the Development Scheme of Mugneeram Bangur and Company previously Municipal Holding No. 142/97, Prince Anwar Shah Road, under Tollygunge Municipality and at present premises No. 138/2, Prince Anwar

Electric
bill

3
1901. DISTRICT SUB REGISTRAR
MADRAS. SOUTH 26. PAROVIA

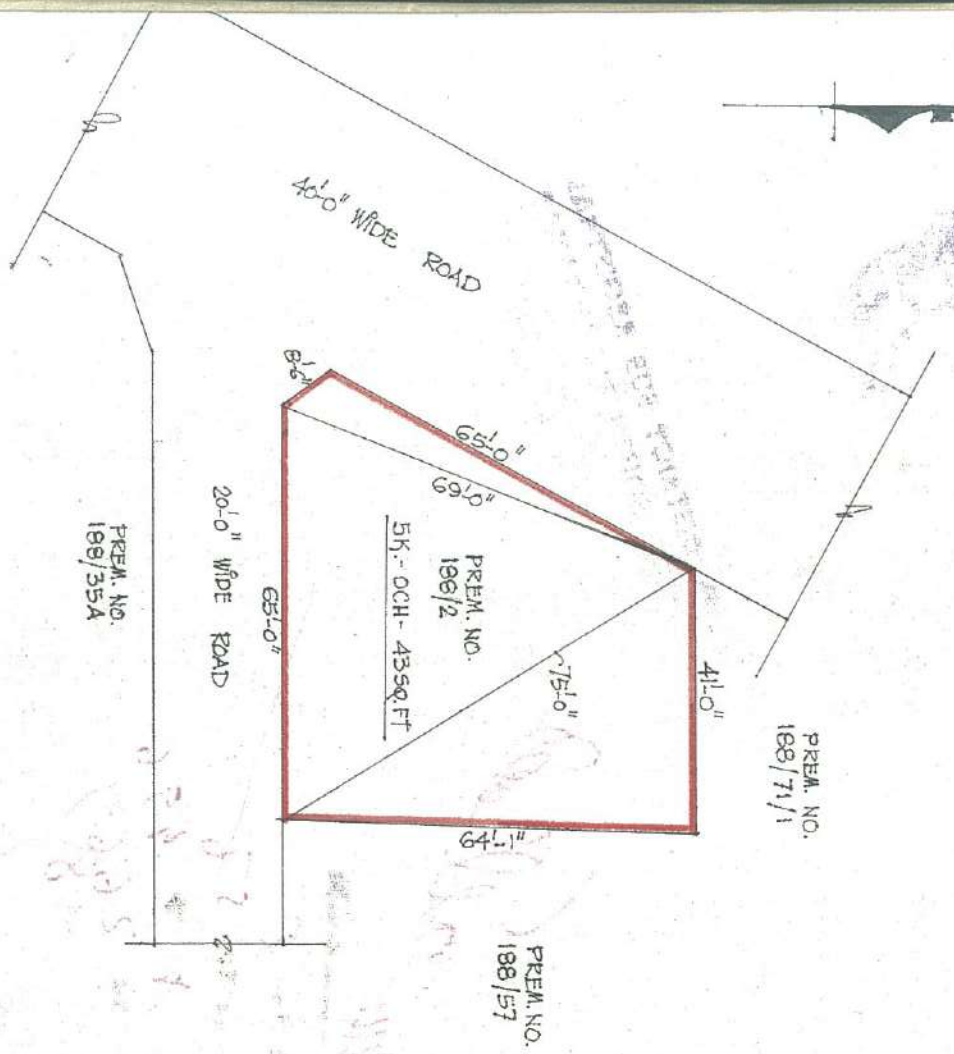
9.8.89



SITE PLAN OF PLOT NO. 188/2 P.A. SHAH ROAD
CALCUTTA - 700045.

AREA OF LAND = 5 K. - OCH. - 4350. FT.
 SCALE 1" (INCH) = 30'-0" (FEET)

AREA OF LAND SHOWN THUS



Horan. Bala Saha.
 SIGNATURE OF OWNER

Behanish Choudhury (Surveyor + Draftsman)
 SIGNATURE OF SURVEYOR



DA. DISTRICT SOB RESISTRA
AGRE SOUTH 22.10.1954

9.8.55

Callahan

W. W. W.

Case No. I

Volume No. 576

Page No. 496

Date 26/8/55

...

W. W. W.

...

Shah Road in Ward No.93 of the Calcutta Municipal Corporation shown by "RED" Colour in the Map annexed hereto, butted and bounded by-

N O R T H : Premises No.138/7/1 Prince Anwar Shah Road;

S O U T H : 20' wide Corporation Road;

E A S T : Premises No.138/57 Prince Anwar Shah Road;

W E S T : 40' wide Corporation Road;

SCHEDULE - "B"

- (1) Original Deed of Conveyance executed by Muneeram Bangur & Company in favour of Sudhangshu Kumar Roy dt.27.3.44.
- (2) Original Deed of Conveyance executed by Sudhangshu Kumar Roy in favour of Smt. Heran Bela Saha dt.5.3.62.
- (3) Original Deed of rectification executed by Sudhangshu Kumar Roy in favour of Smt. Heran Bela Saha dt.14.9.62.
- (4) Certified copy of the Order No.35, passed in Title Suit No.916 of 1960 by the 1st. Court of Munsiff at Alipore showing full satisfaction of the claim in the suit & money receipt.
- (5) Tax Bills of the Wollygunge Municipality.
- (6) Tax Bills of the Calcutta Municipal Corporation.
- (7) Original Deed of Lease between Sri H.P. Talwar and Sudhangshu Kumar Roy.
- (8) A Deed of Declaration by one Radha Ballav Roy father of Sudhangshu Kumar Roy.



ADD. DISTRICT SUB REGISTRAR
MUMBAI SOUTH 24, PLYBAGHATA

h

9.10.83

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED
at Calcutta in presence of:

Witnesses:

1. Kiran Sankar Saha
59, Southern Avenue,
Calcutta - 700029.

(V E N D O R)

Hiranbala Saha.

2. Sanki Nij
Per

(CONTRACTING PARTY)

Kanai Lal Saha

= MEMO OF CONSIDERATION =

RECEIVED of and from the withinnamed purchaser the within mentioned amount of Rs.1,94,000/- (Rupees One Lac Ninety-four thousand) only by way of:-

^{Pay order}
Bank ~~Bank~~ No.001431
dated 4.8.1989.
of Grindlays Bank,
New Alipore Branch.

...Rs.1,94,000/-

(Rupees One Lac Ninety-four thousand only)

Witnesses:

1. Kiran Sankar Saha
59, Southern Avenue,
Calcutta - 700029.
2. Sanki Nij
Per

Hiranbala Saha.
(V E N D O R)

Drafted by-

Pratik K. Roy
Advocate,
Judges' Court, Alipore.

Typed by-
Debasree Chatterjee
Judges' Court,
Alipore.

1904. DISTRICT SUB REGISTRAR
MADRAS. SOUTH 24. PARAGANAH
9.12.85



DATED THIS THE DAY OF JULY 1989.

BETWEEN

SMT. HERAN BALA SAHA

.....VENDOR

AND

SMT. SHUBHA TAIWAR

.....PURCHASER



= DEED OF SALE =

DISTRICT REGISTRAR
BANGALORE SOUTH 24, BARCANNIA

9,8,89



DISTRICT REGISTRAR
BANGALORE SOUTH 24, BARCANNIA

15.5.92

Book No. 1
Volume no. 56
Pages 48 to 49
Being No. 2669

010/1610