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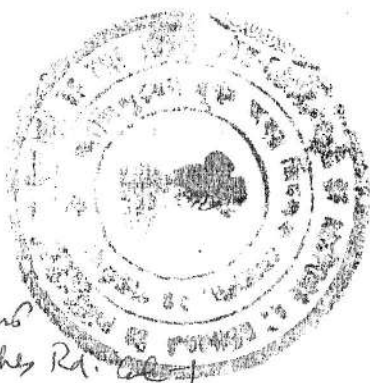
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Jt. Sub-Registrar of Alipore At Bahala

THIS DEED of Sale made this 6th day of March One thousand nine hundred and seventy four BETWEEN BENUGOPAL BANGUR son of late Naraindas Bangur residing at No.65, Sir Hariram Goenka Street in the Town of Calcutta and SRINIWAS BANGUR son of Narsingdas Bangur residing at No.16, Alipore Road, Calcutta-27 both by faith Hindu by occupation Traders hereinafter called the " VENDORS " (which expression shall unless excluded by or repugnant to the context include their successor-in-office and assigns) of the One Part AND SREEMATI ARATI RAMI JANA wife of Sri Hrishikesh Jana residing at No.9A, Raja Gopendra Street, Calcutta-5, by faith Hindu occupation Grihasthi hereinafter called the " PURCHASER " (which expression shall unless excluded by or repugnant to the context include her heirs executors administrators representatives and assigns) of the Other Part ;

WHEREAS by a Conveyance dated the 21st. day of August, 1937 registered at the Alipore District Sub-Registration Office in Book No.I Volume No.95 Pages 1 to 50 Being No.3547 for the year 1937 Abdur Rahaman and Others therein described as the Vendors

of the



Presented for Registration
 at 2.30 P.M. on the 7th
 day of March 1974
 at the ~~Registrar's Office~~ Private Registry, B.L. Bangur
 at 14, Netaji Subhas Rd. ~~Calcutta~~
 B.L. Bangur
 one of the
 Executives/Shareholders/Attorneys

Jt. Sub-Registrar of
 Alipore At Bahala

1/3/74
 by Leander Chatterjee
 (1) B.L. Bangur, 90, Late Narayan
 (2) S.N. Banerjee, Bangur
 both of Narsingda Bangur
 both at 14, Netaji Subhas Rd. Calcutta
 through Calcutta
 District India
 by Carte India
Traders

Chatterjee
 Trustee
 Re - 6

Indrajit
Rabindra Nath Chatterjee
late Jagan Chatterjee
 at 5, Seshan Seshan Road
Cal - 33
India
 by Carte India
Semi-Rubber

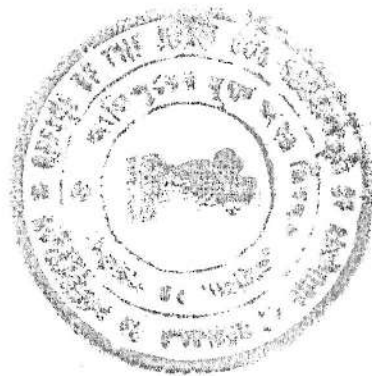
Rabindra Nath Chatterjee

conveyed and Satish Chandra Mitra (Commissioner of Partition) appointed in Suit No.1221 of 1916 of the High Court at Calcutta in its Ordinary Original Civil Jurisdiction therein described as the Confirming Party of the Second Part ratified and confirmed unto Mugneeram Bangur and Company a registered Co-partnership firm therein described as the Purchaser of the Third Part among others the C.S.Plots Nos.62, 63, 68, 69, 70, 71, 283, 284 and 285 of Mouza Arakpore within P.S. Tollygunge, District 24-Parganas ;

And Whereas by an Indenture of Conveyance dated the 29th. day of October, 1940 registered at the Alipore District Sub-Registration Office in Book No.I Volume No.94 Pages 177 to 187 Being No.3810 for the year 1940 the said Mugneeram Bangur and Company for the consideration therein mentioned transferred and conveyed to Mugneeram Bangur among others the said C.S.Plots Nos.62, 63, 68, 69, 70, 71, 283, 284 and 285 of Mouza Arakpore ;

And Whereas by a Deed of Gift dated 30th. day of November, 1946 registered at the Sadar Joint Sub-Registration Office at Alipore in Book No.I Volume No.7 Pages 126 to 135 Being No.240 for the year 1947 the said Mugneeram Bangur for the consideration therein mentioned transferred to Sm. Ganpati Debi wife of Gobindlal Bangur by way of Gift among others the said C.S.Plots Nos.62, 63, 69, 70, 71, 283, 284 and 285 of Mouza Arakpore ;

And Whereas by a Deed of Trust dated the 16th. day of October, 1963 the said Sm. Ganpati Debi settled a piece of land measuring 2 Bighas 5 cottas and 40 square feet a little more or less comprising demarcated parts of amongst others the said C.S.Plots Nos.62, 63, 69, 70, 71, 283, 284 and 285 of Mouza Arakpore fully described in the Schedule thereunder written and delineated in the map or plan therein annexed and bordered by pink lines thereon to the Vendors for the benefit and use of Krishna Kumar Bangur, a minor son of Balbhadradas Bangur appointing the Vendors the said Benugopal Bangur and Srinivas Bangur



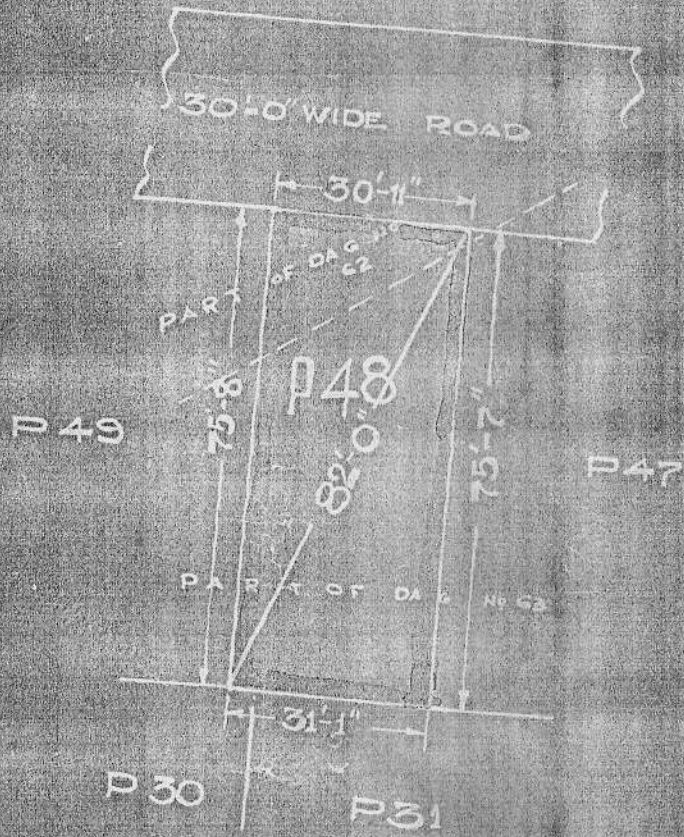
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**Jt. Sub-Engineer of
Alipore At. Behala**

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K - Ch - SFT

AREA IN DAG NO.	62-0-7-25
" " " "	63-2-12-24
TOTAL AREA -	3-4-4

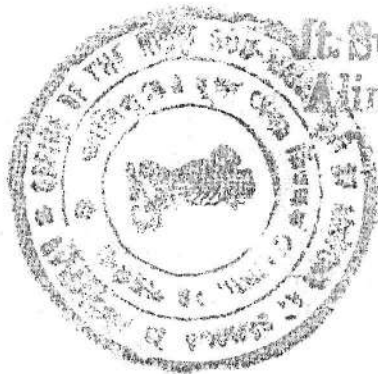
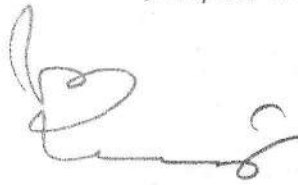


Drawn by: [Signature]

[Signature]

Memorandum to

to the Hon. the J. Sub-Registrar
at Alipore, 17
No. 807
of the Year 1924



Jt. Sub-Registrar of
Alipore At Behala

11/3/24

Jt. Sub-Registrar of
Alipore At Behala



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member of the family of the said Gobindlal Bangur and to transfer all or any of the Trust Property all for the benefit of the said Krishna Kumar Bangur ;

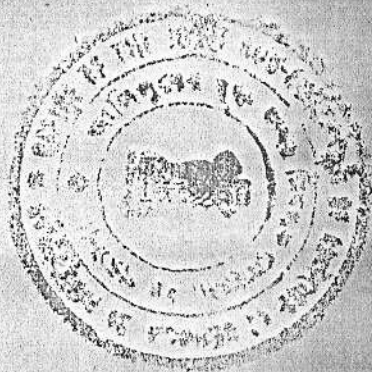
And Whereas the Vendors are now absolutely seised and possessed of a piece of land measuring 3 cottas 4 chittaks and 4 square feet formed out of the said parts of C.S.Plots Nos.62 and 63 of Mouza Arakpore acquired as aforesaid and which is now demarcated and known as Plot No.48 of North Block "A" in Bangur Park and have agreed to sell the same to the Purchaser at or for the lump sum price of Rs.30,000/- (Rupees Thirty thousand only) ;

NOW This Deed Witnesseth that pursuant to the said agreement and in consideration of the said sum of Rs.30,000/- (Rupees Thirty thousand only) of lawful money of India to the Vendors paid by the Purchaser at or before the execution of these presents (receipt whereof the Vendors do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release and forever discharge the Purchaser as well as the said land) the Vendors by these presents sell grant transfer convey assign and assure unto the Purchaser ALL THAT piece or parcel of land hereditaments and premises fully described in the Schedule hereunder written ;

OR HOWSOEVER OTHERWISE the same now is or are or heretofore was or were situate butted bounded called known numbered described or distinguished ;

TOGETHER WITH all easements and appurtenances thereto belonging or known to be appurtenant thereto AND all the estate right title and interest of the Vendors to or in the same and all documents of

title



[Handwritten signature]
Jt. Sub-Registrar of
Alipore At Behala

title exclusively relating to the same together with the right to pass and repass with or without vehicles or in procession over and along the 30' feet wide road on the North of the said land to be constructed at the cost of the Vendors and to obtain or take electric telephone water and drain connections over and underneath the said road ;

TO HOLD the said land hereditaments and premises together with the rights aforesaid unto and to the use of the Purchaser absolutely and forever according to the nature and tenure thereof AND the Vendors do hereby covenant with the Purchaser that notwithstanding any act deed matter or thing by the said Vendors done executed or knowingly suffered to the contrary the Vendors now have good right full power and absolute authority to sell grant transfer and convey the said land to the Purchaser in manner aforesaid and that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon enjoy and possess the said land and receive the rents issues and profits thereof without any law ful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons claiming through the Vendors And that free and clear and freely and clearly and absolutely acquitted and exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manner of claims charges liens debts attachments lispendens and other encumbrances whatsoever created made done occasioned or suffered by the Vendors ;

And further that the Vendors and all persons claiming any estate or interest in the said lands through under or in trust for the Vendors shall from time to time and at all times hereafter at the costs and at all reasonable requests of the Purchaser do and execute or cause to be done all such acts deeds matters and things whatsoever for further and more perfectly assuring the said land hereditaments
and premises ...



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**Jt. Sub-Registrar of
Alipore At. Bahala**

And that the said Vendors do hereby covenant with the said Purchaser and her assigns and that unless prevented by fire or other accidents the Vendors shall on like requests and costs as aforesaid produce or cause to be produced to the Purchaser or her agents and assigns at any trial hearing commission or otherwise as occasion shall require all or any of the deeds and writings relating to the said land hereditaments and premises which are or may be in the custody of the Vendors for the purpose of proving the title to the said land or any part thereof and will in the meantime unless prevented as aforesaid keep the said deeds and writings or any of them unobliterated and uncanceled.

THE SCHEDULE ABOVE REFERRED TO : -

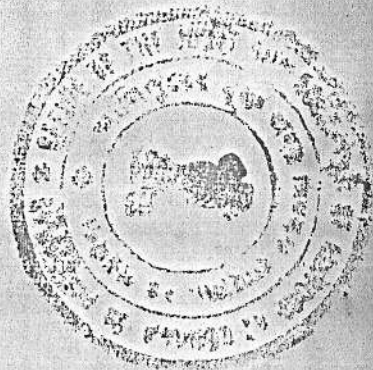
ALL THAT piece or parcel of Mourashi Mokorari land hereditaments and premises measuring three cottas four chittaks and four square feet a little more or less situate lying at and being Plot No.48 of North Block "A" in Bangur Park and being part of Municipal Premises No.164, Prince Anwar Shah Road, within the limits of Calcutta Corporation (formerly Tollygunge Municipality) Thana Tollygunge Sub-Registration Office --- Alipore in the District of Twenty-four Parganas in Mouza Arakpore J.L. No.39 R.S.No.42 Touzi No.151 further particulars being as follows :-

Khatian No.	Part of C.S. Plots Nos.	Area out of the C.S. Plots Nos. Kt.Ch.Sqft.	Total annual jama and Land Lords.
562	62	0 7 25	Rs.83/13/6 pies payable to Sarat Ch. Mondal and others of Bowali, 24-Parganas.
562	63	<u>2 12 34</u>	

Proportionate rent for the land hereby sold is Rs.1.45 P.

The said land hereby conveyed is butted and bounded On the North by 30' (Thirty) feet wide road On the West by Plot No.49. On the East by Plot No.47 and On the South by Plot (part of Plot) No.30 and part of Plot No.31 all of the said North Block "A" in Bangur Park.

IN WITNESS



[Handwritten signature]

**Jt. Sub-Inspector of
Alipore At Bhabala**

IN WITNESS WHEREOF the Vendors have duly executed this Deed
the day month and year first above written.

SIGNED AND DELIVERED

in the presence of :-

Rabindra Nath Chatterjee -
Banwari Singh

[Signature]
B. G. Bhangra
[Signature]
S. N. Bhangra

MEMO OF CONSIDERATION.

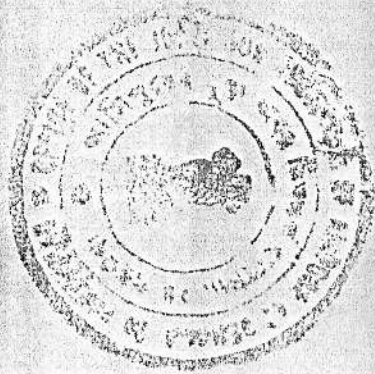
By amount received at or before the
execution of these presents being as follows:-
By amount received as full payment
of Consideration money by cash on

6.3.1974 - - - - - Rs. 30,000-00

Rs. 30,000-00
Rupees Thirty thousand only

Rabindra Nath Chatterjee -
5 Dosh pram sasanaal
col 33
Banwari Singh
5 Dosh pram sasanaal
pid col 33

[Signature]
B. G. Bhangra
[Signature]
S. N. Bhangra



[Handwritten Signature]
J.E. Sub-Inspector of
Alipore At Behala

Dated this 6th day of April 1974

TOLLYGUNGE TAX DEPT.
WARD-94 - 95
28, Prince Anwar Shah Rd,
Calcutta-700033

T/O-95/796/73-74
R-30-3-74



Between

Sri Benugopal Bangur &
Sri Srinivas Bangur

And

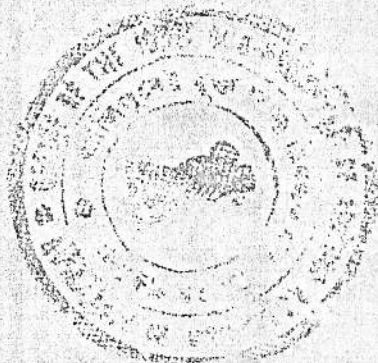
ESREEMATI SARATI RANI JANA

[Signature]
Jt. Sub-Registrar of
Alipore At Bahala

Conveyance ..

Re : Part of C.S.Plots Nos.62,
of Mouza Arakpore, part of
Premises No.164, P.A.Shah

Sch. Plot No.48 of N.B."A"
Bangur Park.



[Signature]
Jt. Sub-Registrar of
Alipore At Bahala

11/3/74

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