



2.

Mohan Banerjee residing at No.61, Anjuman Ara Begum Row, Calcutta-33 within the limits of Calcutta Corporation P.S. To Dygunge District 24 Parganas by caste Hindu by occupation

hereinafter called the "PURCHASER" (which -- expression 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 21st day of August 1937 made between Abdur Rahaman and Others the heirs and legal representatives of Rahim Bux Ostagar since deceased therein described of the First Part Satish Chandra Mitra, Commissioner of Partition appointed in suit No.1221 of 1916 of the High Court Judicature at Fort William in Bengal in its Ordinary Original Civil -- Jurisdiction (In cause Mahmooda Bibi and Others Versus Nainoo Bibi & Others) therein described of the Second Part and -- Mugneeram Bangur and Company of the Third Part and registered at the District Sub-Registration office at Alipore in Book No. I volume No.95 pages 1 to 50 Being No.3547 for the year 1937 they the said Abdur Rahaman and others and the said Satish Ch. Mitra for the consideration therein mentioned indereasibly sold granted transferred and conveyed to the said Mugneeram Bangur and Company among others ALL THAT piece or parcel of

..... land -

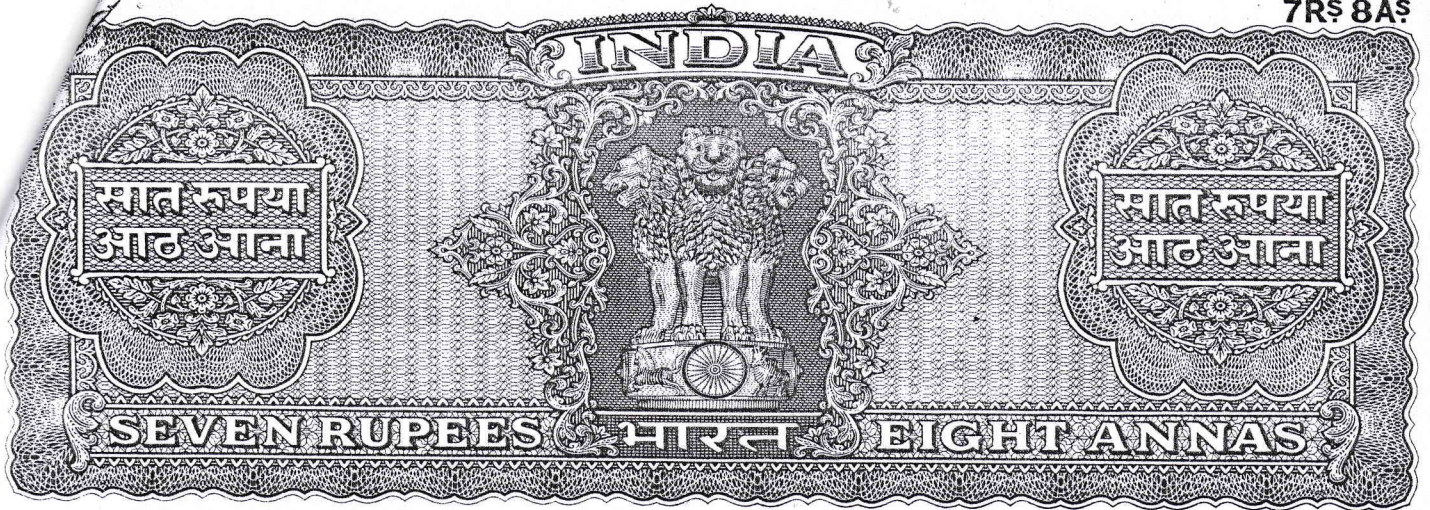
20Rs.



3.

land being c.s.plot No.978 of Mouza Chandpur fully described in the schedule thereto AND WHEREAS by an indenture or --- Conveyance dated 27th. October 1948 made between the said Mugneeram Bangur and Company of the One Part and the Vendor of the Other Part and registered at the Sub-Registration Office at Alipore in Book No.I volume No.81 Pages 226 to 251 Being No.4350 for the year 1948 the said Mugneeram Bangur and Company for the consideration therein mentioned indereasibly sold granted transferred and conveyed unto the vendor among others ALL THAT the said piece or parcel of land being c.s. plot No.978 of Mouza Chandpur fully described in the schedule- AND WHEREAS the said piece or parcel of land hereditaments and premises purchased by the vendor as aforesaid formed Municipal premises No.60, Haripada Dutta Lane and the vendor with a view to build up a residential colony hath brought the said land under a development scheme by opening out roads therein and constructing pucca surface drains alongside the said roads and hath divided the remaining lands into self-contained small plots numbered serially as 1,2,3 etc. for identification AND WHEREAS the vendor is now absolutely seised and possessed or and otherwise well and sufficiently entitled to the plot No. 48 formed out of premises No.60, Haripada Dutta Lane scheme comprised in part of c.s.plot no.978 as aforesaid of Mouza Chandpur having Mourashi Mokorari right AND WHEREAS the vendor hath agreed to sell and the purchased has agreed to purchase

.... free from -



4.

free from all encumbrances the said plot No.48 measuring 3 Cottas and 40 square feet at or for the price of Rs.6416/67nP. (Rupees six thousand four hundred & sixteen and sixty-seven Naya Paise only) calculated at the rate of Rs.2100/- per Cotta NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid agreement and in consideration of the said sum of Rs.6416/67nP. (Rupees Six thousand four hundred and sixteen and sixty-seven Naya Paise only) of lawful money of India in hand well and truly paid to the vendor by the purchaser at or before the execution of these presents (the receipt whereof the vendor doth 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 vendor doth hereby by these presents grant transfer sell convey assign and assure unto the said -- Purchaser ALL THAT piece or parcel of land hereditaments and premises being plot No.48 formed out of premises No.60 Haripada Dutta Lane more fully described in the schedule 'A' hereunder written and delineated in the map or plan annexed hereto and thereon bounded by pink lines OR HOWSOEVER OTHERWISE the -- erections fixtures court court-yards areas drains ways paths passages water water-courses lights rights liberties easements privileges advantages and appurtenances whatsoever to the said

..... land -

land hereditaments and premises belonging or anywise ---
appertaining to or with the same or any part thereof AND all
the estate right title interest use claim and demand whatsoever
to the said vendor into and upon the said land hereditaments
and premises or any part thereof AND also together with the
right of the said purchaser his successor or successors in
interest to pass and repass with or without vehicles over and
along the 20' feet wide roads on the north and west of the said
land and/or any other roads of the said colony TO HAVE AND TO
HOLD the said land hereditaments and premises together with the
right and privileges appurtenant thereto as aforesaid unto and
to the use of the said purchaser absolutely and forever according
to the nature and tenure thereof AND the said vendor doth hereby
covenant with the said purchaser that notwithstanding any act
deed matter or thing whatsoever by the said vendor done or --
executed or knowingly suffered to the contrary the said vendor
now hath in itself good right full power and absolute authority
to grant transfer and convey the said land hereditaments and
premises hereby granted transferred and conveyed or expressed
or intended so to be unto and to the use of the said purchaser
the purchaser shall and may at all times hereafter peaceably and
quietly enter upon possess and enjoy the said land hereditaments
and premises and receive the rents issues and profits thereof
without any lawful eviction interruption claim or demand --
whatsoever from or by the said vendor or 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 and released or otherwise by and
at the costs and expenses of the vendor well and sufficiently
indemnified or or from and against all manner of claims charges
liens debts attachments liens and encumbrances whatsoever
created made done occasioned or suffered by the vendor or by any
person or persons having lawfully or equitably claiming any --
estate or interest whatsoever in the said land hereditaments and
..... premises or -

premises or any part thereof from under or in trust for the said vendor shall and will from time to time and at all times hereafter at the request and costs of the said purchaser do and execute or cause to be done and executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the said purchaser in manner aforesaid and shall or may be reasonably required AND the said vendor doth hereby further covenant with the said purchaser that the said vendor shall and will unless prevented by fire or other inevitable accidents from time to time and at all times hereafter upon and every reasonable requests and costs of the said purchaser or his attornyes or agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings comprised in the schedule 'B' hereto for manifesting derending and --- proving the title of the purchaser to the said land hereditaments and premises hereby granted transferred and conveyed or expressed or intended so to be or any part thereof, AND the vendor having received thirty-five years proportionate rent for the land hereby conveyed doth hereby covenant with the said purchaser that the purchaser shall not have to pay any rent at any time for the land hereby conveyed and that the vendor shall go on paying out the same to the superior landlords forever and that the vendor shall indemnify the purchaser his heirs and assigns against any loss sustained by the purchaser for non-payment or irregular payment of such rent to the superior landlords AND the vendor further undertakes to complete the opening out of the drain and construct the roads according to their scheme.

....THE SCHEDULE 'A' -

7.

THE SCHEDULE 'A' above referred to:

ALL THAT piece or parcel of Mourashi Mokorari land hereditaments and premises measuring 3 Cottas and 40 square feet corresponding with .05 satak a little more or less situate lying at and being Plot No.48 formed out of premises No.60, Haripada Dutta Lane within the limits of Calcutta Corporation (formerly Tollygunge Municipality) Thana Tollygunge Sub-Registry Alipore in the District of 24 Parganas and comprised in Touzi No.56 Pergana Khaspur part of c.s.plot No.978 of Khatian No.125 with 126 of Mouza Chandpur J.L.No.41 appertaining to a fixed total annual Jama or rent of Rs.12/4/- payable to Zamindars Sarat Chandra Mondal and others of Bowali, 24 Parganas

The said plot No.54 hereby sold is butted and bounded on the North by 20' feet wide road on the East by plot No.47 on the South by plot No.49 and on the West by 20' feet wide road of the said Scheme.

THE SCHEDULE 'B' above referred to:

1. Conveyance dated 21.8.1937 from Abdur Rahaman and Others of the 1st.Part, Satish Ch. Mitra of the 2nd.Part and Mugneeram Bangur & Co. of the 3rd. Part.
2. Conveyance dated 27.10.1948 from Mugneeram Bangur and Company to vendor.
3. Relevant Settlement Khatian and plan of Mouza Chandpur.
4. Development Scheme Plan of 60, Haripada Dutta Lane.
5. Rent Receipts granted by the superior landlords.

IN WITNESS WHEREOF the Vendor hath hereunto affixed its Common Seal the day month and year first above written.

THE COMMON SEAL of the vendor hath hereunto been affixed by:

- (1) Sri G. C. Bangur
- (2) Sri B. G. Bangur

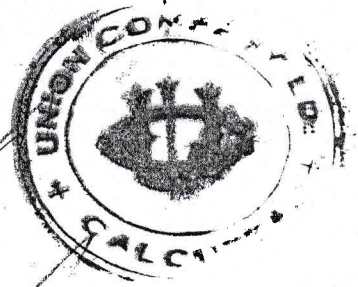
Directors in the presence of:-

Kanayalal Chittag For
Rajindra Nath Chatterjee

G. C. Bangur

Director.

[Signature]
Director.



...RECEIVED -

RECEIVED of and from the withinnamed purchaser the within-mentioned sum of Rupees six thousand four hundred sixteen and sixty-seven naya paise only being the full consideration money as per memo below :

..... Rs.6,416/67 nP.

MEMO OF CONSIDERATION.

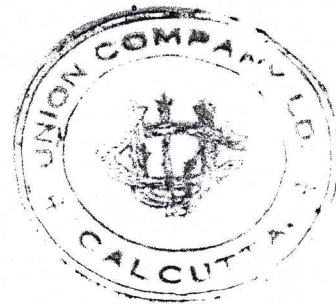
By amount received at or before the execution of these presents as follows :-

BY Byana on 20.9.1952 by Cash Rs. 501/00 nP.
By Cheque No. PB.901023 dated 3.11.1953 on the Imperial Bank of India ...	Rs.2500/00 "
By Cheque No. <u>PB443297</u> dt.18.10.1959 <u>7</u>	
on State Bank of India.	Rs.3415/67 "

Total Rs.6,416/67 nP.

(Rupees Six thousand four hundred sixteen and sixty-seven naya paise only)

*Karayatal Chittang
3724 Russa Road. South
Tollygunge. Calcutta 33
Rabindra Nath Chatterjee
3724 Russa Road South 33*



For UNION CO. LTD.

G. C. Dasgupta

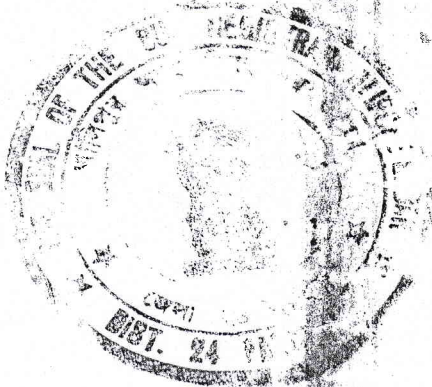
Director.

For UNION CO. LTD.

[Signature]

Director.

DATED THIS 27th DAY OF November 1959.



BETWEEN
THE UNION COMPANY LIMITED.

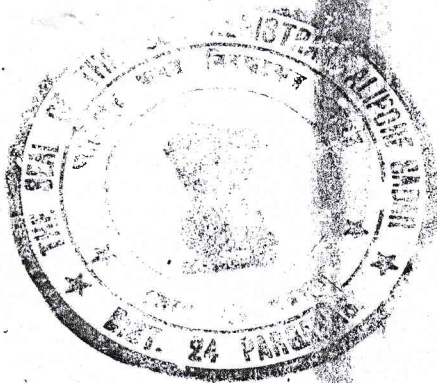
AND
SRI PHANI BHUSAN BANERJEE.

Sub-Registrar, Alipore
Kadar.

[Handwritten signature]

CONVEYANCE :

Re: Plot No.48 of 60, Haripada
Dutta Lane.



[Handwritten signature]

8.12.59

[Handwritten notes]
Paid 15/12/59
Book No. 147
Volume No. 257
Page No. 959
10/12/59

5923

Sri Phani Bhushan Banerjee

61

Anjuman Ara Begam Row Cal-3

21.10.55

gandhi

221001-2001-
10 201-
10 7181-
227181-
227-50



Presented for registration at 3/11
at 11 A.M. or P.M. on the date
of 21.10.1955 at the office of
the Sub-Registrar Alipore Sadar
by Rajaram Kankani
Executive or agent or attorney
of Union Co. Ltd. under
Power of attorney No 889
of 1951... authenticated by the
Registrar of Calcutta

[Signature]
Sub-Registrar, Alipore
Sadar

[Signature]
Rajaram Kankani
Agent for
Union Co. Ltd.

Rajaram Kankani

Witness is admitted
under the above Power by
the above Rajaram Kankani
Son/wife of Late Luraj Karan Kankani
of 65-1/2, Howrah Road, Gendia
District Calcutta
by caste Mahomedan
being as agent for
Union Company Ltd

[Signature]

Rabindra Nath Chatterjee

This expression is
dispensed with.

[Signature]
[Signature]

by Rabindra Nath Chatterjee
Son/wife of Late Jagannath Chatterjee
of 37 1/2, Rashtreeya Road, Gendia
District Sandars
by caste Hindu by profession

[Signature]
Registrar, Alipore
Sadar

[Signature]