



Admissible under Regn. Rule 2
 Duty Stamped under the Indian
 Stamp Act 1899 as amended by
 Act III of 1922 and Section 42
 (1) of the Calcutta Improve-
 ment Act 1911 Schedule
 I A 28.50
 Stamp Duty paid under the
 Indian Stamp Act 1899 as
 amended in 1922 773.50
 Additional duty paid under the
 Calcutta Improvement Act 1911
 B 320

Fee Paid

A 97.50
 E 4.00
 N 3.50

 105

Total Rs. 1093.50

Dist. Sub. District
 Alipuri, 24 Paga.

14/2/21

THIS DEED OF SALE made this 14th day of February

one thousand nine hundred and seventy five BETWEEN

SREEMATI PANKAJINI DEBI, widow of late Charu Chandra

CHATTERJEE, (2) DEVA PROSAD CHATTERJEE, (3) SATYA PROSAD

CHATTERJEE, (4) NILAMBU PROSAD CHATTERJEE, (5) GOURANGA

PROSAD CHATTERJEE, (6) SAKTI PROSAD CHATTERJEE, (7)

PRONAB PROSAD CHATTERJEE and (8) RAM PROSAD CHATTERJEE

all sons of the said late Charu Chandra Chatterjee,
 all residing at No. 4, Pankajini Chatterjee Road,

3502
 Kalife Rd,
 76, P. 880 R
 East 22. Dec. 1975
 1000/-
 11/2/75
 Clerk



35024 11.2.75 - 1000/-
 35024 11/2 - 452
 35044 11/2 - 452
 35054 11/2 - 501

1080.50P



Presented for Registration
 A.M.P.M. on
 Feb. 75
 at the District Registration Office
 Aligarh, 24 Pages by
 of one of
 the Executives / Claimants
 Attorney for
 Merchant / Claimant
 Power of attorney No. 2
 73
 Alijama,
 24/2/75

Satyaj Profud Chatterjee
 Satya Prasad Chatterjee
 Chatterji sp. De Charn Charn Chatterji
 4, Pankajini Chatterji, Cal 33
 by Cash-Miner by order
 R. Warden for self and
 as agent for Pankajini
 Chatterji + Ram Pr.
 Chatterji
 Delhi Deva Prasad Chatterji
 Nilanku Prasad Chatterji
 Sakti Prasad Chatterji, Pranab
 Prasad Chatterji + Ram Prasad Chatterji
 2) Gouranga Prasad Chatterji
 80ft Charn Ch. Chatterji +
 4 Pankajini Chatterji RD.
 Cal 33. for self and as directors
 of C. E. R. (P) Ltd., Hinda. K. Warden

District Sub-Registrar,
 Aligarh, 24 Pgs. 14/2/75

Satyaj Profud Chatterjee for self
 as Director & also as agent of
 1. Mr. Pankajini Chatterji
 2. Mr. Deva Prasad Chatterji
 3. Mr. Nilanku Prasad Chatterji
 4. Mr. Sakti Prasad Chatterji
 5. Mr. Pranab Prasad Chatterji +
 6. Mr. Ram Prasad Chatterji

Gouranga Prasad Chatterji
 for self and as directors
 C. E. R. (P) Ltd.

Thumb Impression is
 dispensed with

Profulla Ch. Naskar
 District Sub-Registrar,
 Aligarh, 24 Pgs
 14/2/75

Profulla Ch. Naskar
 Son / ... of ...
 of 25, Jung Bahadur
 Road,
 District 24
 Caste / ... Muslim
 Profession ...

District Sub-Registrar,
 Aligarh, 24 Pgs
 14/2/75



- 2 -

Calcutta-33, by faith Hindu, by occupation landlord hereinafter collectively called the "V E N D O R S" (which expression shall unless excluded by or repugnant to the context include their and each of their respective heirs, executors, administrators, representatives and assigns) of the F I R S T P A R T. Charu Chandra Real Properties Private Limited, a Private Limited Liability Company having its registered office at No.4, Pankajini Chatterjee Road, Calcutta-33, hereinafter called the "C O N F I R M I N G P A R T Y." of the S E C O N D P A R T A N D S R E E M A T I K A B I T A R O Y, wife of Sri Ashok Kumar Roy residing at no.76, Russa Road East 2nd Lane, Calcutta-33, by faith Hindu, by occupation Grihasthali, hereinafter called the

No. 3503
Sub. Kalita No. 7,
76, Palle W.
East 2nd Ave, Cal-
For 452
Date 11/2/25
Personal Treasury, Alipata.



~~District Sub-Registrar.
Alipata, 24 Paga.
11/2/25~~



- 3 -

the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include her heirs, executors, administrators, representatives and assigns) of the THIRD PART.

WHEREAS the piece or parcel of land recorded as C.S. plot or Dag no.518 in C.S. khatian no.103, of Mouza Kankulia was the absolute property of one Momrej Mondal.

AND WHEREAS by an agreement dated the 11th July, 1931 the said Momrej Mondal agreed to sell the said land and other lands to the said Charu Chandra Chatterjee and one Malini Mohan Banerjee.

AND WHEREAS before the sale under the said agreement could be completed the said Momrej Mondal died

contd..

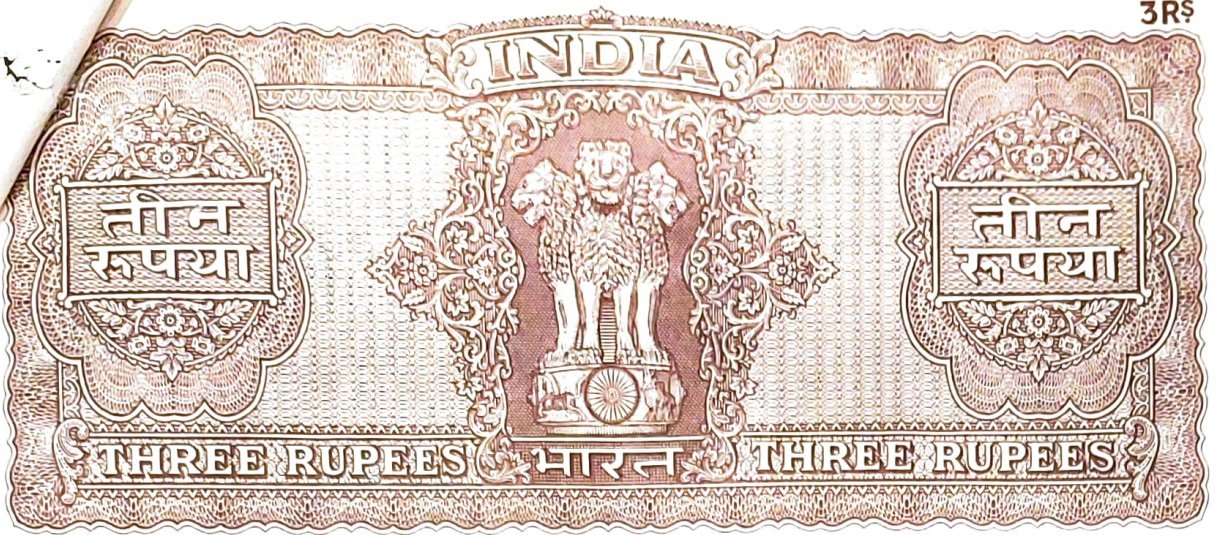


- 4 -

died leaving three sons Jonab Ali Mondol, Ahmad Ali Mondol and Asraf Ali Mondol and Sm. Fatema Bibi his widow as his heirs and legal representatives surviving him and seized and possessed of properties including the lands under the said agreement for sale.

A N D W H E R E A S the said Charu Chandra Chatterjee and Malini Mohan Banerjee instituted Title Suit no.33 of 1936 in the 2nd Court of the Subordinate Judge at Alipore, District 24- parganas against the said heirs and legal representatives of Momrej Mondol deceased which went upto the Title Appeal no.441 of 1937 in the court of the District Judge, Alipore, District 24- parganas in which finally a decree for -

contd..



- 5 -

for specific performance of the said agreement was passed in favour of the said Gharu Chandra Chatterjee and Malini Mohan Banerjee.

A N D W H E R E A S in the Title Execution case no. 71 of 1939 for execution of the aforesaid decree a conveyance dated 12th December, 1939 was duly executed through court in favour of the said decree-holders conveying the suit properties including the said G.S. Plot No. 518 of Mouza Kankulia and they were also put in vacant possession of the said lands and the said conveyance was registered at the District Registration Office at Alipore in Book No. I, Volume No. 100 pages 273 to 280 being No. 4293 for the year 1939.

contd...

A N D W H E R E A S thereafter both the said Charu Chandra Chatterjee and Malini Mohan Banerjee died intestate.

A N D W H E R E A S the V E N D O R S, the heirs and legal representatives of Charu Chandra Chatterjee deceased instituted Title Suit No.66 of 1960 in the Third Court of the Munsif at Alipore, District 24- Parganas against Dulal Chandra Banerjee and others the heirs and legal representatives of the said Malini Mohan Banerjee deceased for partition of the lands including the said C.S. plot No.518 of Mouza Kankulia held by them jointly by inheritance as aforesaid.

A N D W H E R E A S the said Title Suit no.66 of 1960 was decreed preliminarily on 16th May 1961 and finally on 22nd August 1969 whereunder the vendors were allotted and on or about 29th April, 1970 given possession by court of several pieces of land including the said C.S. Plot no. 518 of Mouza Kankulia.

A N D W H E R E A S the V E N D O R S Prorab Prosad Chatterjee and Ram Prosad Chatterjee were minors during the pendency of the suit but had since attained majority.

A N D W H E R E A S the V E N D O R S divided the said lands acquired as aforesaid into several small plots for use as building sites providing common passage
contd..

passage for ingress and egress to and from the said plots.

A N D W H E R E A S by an agreement dated the 12th June, 1970 the V E N D O R S agreed inter alia to sell to the C O N F I R M I N G P A R T Y or its nominee or nominees some of the said plots including the one marked as Plot No.4 on the Map or Plan annexed to the said agreement and which comprises a part of the said C.S. Plot no.518 of Mouza Kankulia and which is hereby agreed to be sold.

A N D W H E R E A S the area of the said Plot No.4 shown in the plan the said agreement was by estimation but found on actual measurement to be one Cotta nine Chittaks and forty-two square feet a little more or less.

A N D W H E R E A S the said Confirming party has requested the V E N D O R S to convey the said plot No.4 to the P U R C H A S E R at a lump sum price of RS.16,000/- (Rupees Sixteen thousand) only .

A N D W H E R E A S the V E N D O R S are absolutely seized and possessed of the said Plot no.4.

N O W T H I S D E E D W I T N E S S E T H that pursuant to the said agreement and in consideration of the said sum of RS.16,000/- (Rupees Sixteen thousand only) of lawful money of India to the V E N D O R S paid by the P U R C H A S E R at or before the execution of these presents (receipt whereof the V E N D O R S do hereby as well as ...

contd..

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 do by these presents
sell , grant, transfer, convey, assign and assure unto the
PURCHASER and the said confirming party hereby ratified
and confirmed ALL THAT piece or parcel of land
hereditaments and premises measuring one cotta nine Chittaks
and forty-two square ~~feet~~ a little more or less fully
described in the Schedule hereunder written and
particularly delineated in the Map or Plan thereto annexed
and thereon bounded by red lines 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, interest of the VENDORS to or in the
same and all documents of title exclusively relating to
the same ;

AND together with the right to use the passage or
Road to the North of the said land for ingress and egress
to and from the said land hereby conveyed in common with
the owners of the other plots on the said Road or common

common passage sold by the VENDORS.

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 said 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 lawful eviction, interruption claim or demand whatsoever from or by the VENDORS or any person 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, lispensens and other encumbrances whatsoever created, made done, occasioned or suffered by the VENDORS.

contd..

AND FURTHER that the VENDORS and all persons claiming any estate or interest in the said land through under or in trust for the VENDORS shall from time to time and at all times hereafter at all reasonable requests 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 land hereditaments and premises unto and to the use of the said PURCHASER as shall or may be reasonably required. //

AND THAT the said VENDORS do hereby covenant with the said PURCHASER that unless prevented by fire or accidents the VENDORS shall on like requests and costs as aforesaid produce or cause to be produced to the PURCHASER or at any trial hearing commission examination 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 showing 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 uncancelled.

The Schedule above referred to.

ALL THAT piece or parcel of land hereditaments and premises measuring one cotta nine Chittaks and forty-two square feet a little more or less situate lying at and being plot no.4

contd. .

No.4 comprising a demarcated part of Municipal Premises no.47/2, Purna Chandra Mitra Jans within the limits of Calcutta Corporation, Thana - Tollygunge, Sub-Registration office Alipore in the District of 24- parganas and according to Settlement Records of rights in Touzi No.1298/2833 panchannagram Dak Mollahat Biswaspara forming part of C.S. plot no.518 of Khatian no.103 of Mouza Kankulia, J.L. no.40, appertaining to a fixed total annual jama of rent of RS.2/- payable to the collector, 24- parganas.

The said land is butted and bounded:

On the North: BY Road or Common passage

&

On the East: BY others' lands

On the South: BY others' lands

On the West : BY others' lands. ✓

IN WITNESS whereof the VENDORS and the confirming party have duly executed this deed the day month and year first above written.

SIGNED AND DELIVERED

In the presence of :-

PLAN OF PLOT NO-4, PREMISES NO - 47/2, PURNA
CHANDRA MITRA LANE, TOLLYGUNGE, CALCUTTA-33,
BEING A PART OF C.S.DAG NO-518, MOUZA-KAKULIA
J.L. NO-40, P.S.-TOLLYGUNGE.



AREA
K - CH - SFT
1 - 9 - 42



- ✓ Devaprasad Chatterjee
- ✓ Satya Prasad Chatterjee
- ✓ Shankar Prasad Chatterjee
- ✓ Gurusanga Prasad Chatterjee
- ✓ Sakti Prasad Chatterjee
- ✓ Prasad Prasad Chatterjee
- ✓ Ram Prasad Chatterjee

Satya Prasad Chatterjee
 DIRECTOR
 Gurusanga Prasad Chatterjee
 DIRECTOR

Scale - 1" = 20'-0"



Plan attached
to this page

Book I

Vol 13

Page 291

Being no 1052 for
the year 1975 (seal)

D. S. R.
15. 2. 75



District Sub-Registrar.
Alipur, 24 P. 199.

15/2/75

SIGNED & DELIVERED

in the presence of

Dwijend Chandra Ray,
76, Russa Road East,
2nd Lane,
Calcutta - 33

Asokekumar Roy
76, Russa Road East,
2nd Lane, Calcutta-33.

শ্রীমন্ত শ্রী নীলমণি

Devaprasad Chatterjee

Nikhil Chatterjee

Satyajit Profad Chatterjee

Gouranga Prasad Chatterjee

Sakti Prasad Chatterjee

Pranabprasad Chatterjee

Ram Prasad Chatterjee

V E N D O R S .



Satyajit Profad Chatterjee
DIRECTOR

Gouranga Prasad Chatterjee

DIRECTOR

Memo of Consideration.

3. 2. 1975	Paid Earnest Money in cash	Rs. 3,001.00
14. 2. 1975	Paid Balance Consideration Money in cash	Rs. 12,999.00
Total:		Rs. 16,000.00

(Rupees Sixteen Thousand) only.

স্বাক্ষরিত
Aparajit Chatterjee

typed by
Tushar Kanti Ghosh
Tushar Kanti Ghosh.

Dwijesh Chandra Ray
76, Russa Road East,
2nd Lane, Calcutta-33

Asokekumar Roy
76, Russa Road East,
2nd Lane, Calcutta-33.

- < Nanda Prasad Chatterjee
- < Satya Prasad Chatterjee
- < Gauranga Prasad Chatterjee
- < Sakti Prasad Chatterjee
- < Bimal Prasad Chatterjee
- < Ram Prasad Chatterjee
- < Satya Prasad Chatterjee



DIRECTOR

Gauranga Prasad Chatterjee

DIRECTOR

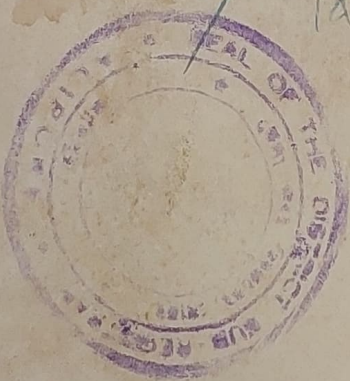
TD 366/96
21/4/75

MILWAUKEE
21 APR 1975
Tolly. Top. Dept.
21.4.75



District Sub-Registrar.
Alipur, 24 P 199.

14/4/75



District Sub-Registrar
Alipur, 24 P 199
15. 2. 75.

21-17.3.75
N. 50
10.54

Book No. 13
Page 284 to 293
Being 10 52
for the Year 1975

RO