



Under Form of this Copy rules 137

Handwritten notes in red ink:

356 (vid)
 189.50
 189.50
 189.50
 12-12-84

Signature: *[Handwritten Signature]*

DEED OF LEASE

THIS DEED OF LEASE is made this the 12th day of December

One Thousand Nine Hundred and Eighty Four BETWEEN SRI ASIT

KUMAR SARKAR, Son of Late Sarada Nanda Sarkar, by faith Hindu,

Subsakar
 by occupation Business, residing at 76 B, Chandan Mondal Lane
 189.50 19267.50 19267.50 19267.50 19267.50
 189.50 19267.50 19267.50 19267.50 19267.50

Subsakar
 Bhowanipore 26
 Road, P.S. Paltola, Calcutta-700026, hereinafter referred to as

"LESSOR" (which term or expression shall unless excluded by

or repugnant to the context shall mean and deem his respective

heirs, executors, administrators, legal representatives and

No. 1037
N. Ganapathy Sw

~~1000~~ ~~1000~~

Collectorate,
Treasury.
10/14/19

Treasurer,

1000
2000
1000
1480



12/16/19
Asit Kumar Sarker

Asit Kumar Sarker
12/16/19

Asit Kumar Sarker

225

Aniyo Kumar & Son.

Asit Kumar Sarker

Asit Kumar Sarker
A. Sarada Narayan
76 B Chandramondal Lane
Bhowanipore Calcutta
Hindu Business

Aniyo Kumar & Son
A. Shitler & Son
19 A S. N. Banerjee Bldg
Calcutta
Hindu Business

Asit Kumar Sarker
12/16/19



- : 2 : -

and assigns) of the ONE PART: A N D (1) Sm. Dipali Ghosh, wife of Sri Ratan Ghosh, (2) Sri Rana Ghosh, (3) Sri Raja Ghosh, Sons of Sri Ratan Ghosh, Nos. 2 & 3 minors represented by guardian mother Smt. Dipali Ghosh, (4) Sri Hari Narayan Ghosh, (5) Sri Sudhir Ghosh and (6) Sri Madan Ghosh, Sons of Late Ramani Mohan Ghosh, all are residing at 1/1, Canal South Road, P.S. Entally, Calcutta-700015, District 24-Parganas hereinafter called to as "LESSEES" (which expression or terms shall unless excluded by or repugnant to the context shall mean and deem their respective heirs, executors administrators and legal representatives and assigns....

10037

N.

Gangul M

Handwritten signature

Scullia Collection, Treasury, 10.11.19.84

Treasurer

1000	_____
200	_____
200	_____
80	_____
<hr/>	
1480	_____

26 नव 26 नव 26 नव

1547

Handwritten name

1548

Mada 415

1549

Dipali Ghosh
Self and g
1550



Handwritten signature

Executives & members
 Hanumanayan Ghosh
 Sudhin Ghosh
 Madan Ghosh
 Smt Ramani Mitra Ghosh
 P.M. Canal South Rd
 Entirely Cash -
 Dipali Ghosh
 Mr Ratan Ghosh
 of the same place
 Professor
 Service + 1/2

Identified
 Tarun Kumar Majumdar
 A Birindasak Majumdar
 Seal of Civil Court

Handwritten signature

13/02/84

13/02/84

Tarun Kumar Majumdar



- : 3 : -

assigns) of the OTHER PART:

AND WHEREAS Sri Sarada Nanda Sarkar (deceased) became the owner of two annas undivided share consisting of brick built structures of Premises No.6 & 7, Munshibazar Road, Calcutta-700015, P.S. Entally by virtue of partition decree being Title Suit No.187 of 1950 before the Learned Fifth Sub-Judge at Alipore and said Sarada Nanda Sarkar and his other co-sharers let out the said portion and other portions to different tenants and collected rent from them and was in peaceful possession thereof.

AND WHEREAS the said Sarada Nanda Sarkar in his old age

created.....

10037

N. Ganguly DN

W. Cart All

Its Collectors,
Treasury.

10/11/1989

Treasurer.

1000
2000
2000
800
<hr/>
14800



12/11/89

M. Prasad



- : 4 : -

created a Trust Deed namely Leela Bati Trust Estate in respect of his undivided two annas share of Premises No.6 & 7, Munshi Bazar Road, Calcutta-700015, P.S. Entally and appointed his son Sri Asit Kumar Sarkar as a Trustee of Leela Bati Trust Estate with the condition that out of Income of Leela Bati Trust Estate excluding all expenses, the balance amount, if any, will be taken by Asit Kumar Sarkar himself and Sri Sarada Nanda Sarkar will have no right, title, interest in the said Trust and after the death of Leela Bati Sarkar the Trust property will be vested to Sri Asit Kumar Sarkar and Sri Asit Kumar Sarkar will be the absolute owner of 1/8th share of undivided property and this Trust will not remain in force and the said Deed of Trust was entered into Book No.1 Volume 80,

10037

N Ganquely DN

H Cart Cal

Office of the Collector,
Treasury.

DA 10/16/19... 89

[Signature]
Treasurer.

1000	_____
2000	400
200	80
2	1
<hr/>	
	1181



[Handwritten signature]

RECEIVED



- : 5 : -

Pages 194 to 201, Being No.2713 for the year 1966 in the Office of the Registrar of Assurance Calcutta.

AND WHEREAS the said Trust is facing a great financial loss and has practically no income at all and whereas huge amount of Corporation Taxes has fallen due before the Corporation of Calcutta and whereas the aforesaid lessor in view of his urgent need of money to maintain his mother and his family has agreed to demise his undivided 1/8th share of Premises No.6 & 7, Minshi Bazar Road, Calcutta-700015, P.S. Entally for a period of Ninety nine years with further right to get extention of the Lease free from all encumbrances AND WHEREAS the aforesaid lessee has also agreed to take the said undivided $\frac{1}{4}$ share of the said 1/8th share i.e. 1/16th share of entire property.....

No. 10037
N. Ganapathy Pillai


12 cent oil

Coloutta Collectors,
Treasury,
Dt 10.12.19.89


Treasurer.

1000	
2000	900
200	80
2	10
<hr/>	
	1980





10037



- : 6 : -

property on lease-hold basis at or for the consideration of
 Rs.19,187.50 (Rupees Nineteen thousand one hundred eighty seven
 and Paise fifty) only as premium and Rs.20/- as annual rent
 reserve to which the aforesaid Lessor has also agreed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the
 said agreement and in consideration of the said premium of
 Rs. 19,187.50 paid by the Lessee to the Lessor (which sum the
 Lessor doth admit and acknowledge as per memo of consideration
 given below and release the Lessee, every part of the said
 lease-hold property). The Lessor doth hereby covenant with
 the Lessee as follows:-

1. That the Lessor hereby demise the said undivided 1/16th
 share portion of Premises No.6 & 7, Munshi Bazar Road, P.S. Entally,

Serial No. 10037
Sold to N. Ganguly BN
Of

H. Govt. Col.
Calcutta Collectorate,
Treasury.
Dt. 10.12.19.89

[Signature]
Treasurer.

1000
2000
2000
14812



[Handwritten signature]

DA PANGANI

Calcutta-700015, comprising of pucca structure standing on the said land for a period of 99 (Ninety nine) years with annual rent reserve of Rs.20/- payable by the Lessee unto the Lessor for his enjoyment of the said property for the period of 99 (Ninety nine) years with easement and apartment right thereto.

3. That the Lessee on performing his covenant as recited hereafter shall be entitled to get further extension of the lease as mutually decided by the Parties.

4. That the Lessee shall have the unqualified right of receiving monthly rent from the existing Eharatia of the said premises towards the 1/16th undivided share and shall have the right in inducting new tenants and to evict tenants therefrom.

5. That the Lessee shall have the right to make additions and alterations of the existing structure without any written consent of the Lessor and shall have the right to obtain sanctioned Plan from the Municipal Corporation.

6. That after the death of Isela Bati Sarkar the Lessor shall be bound to sell his undivided 1/16th share of Premises No.6 & 7, Munshi Bazar Road, Calcutta-700015, P.S. Entally to



Handwritten signature or initials in black ink, possibly reading "Shakil" or similar, with a horizontal line extending to the left.

Small, illegible purple text or stamp located below the handwritten signature.

the Lessee within 3 months from the date of death of Leela Bati Sarkar after taking proper consideration money of Rs.500/- from the Lessee.

7. That the Lease shall be deemed to have been commenced on and from 1.12.1984.

8. That the Lessee paying the rent hereby reserve and performing all terms of covenants hereinafter contained may hold and enjoy the demised premises during the said term of 99 (Ninety nine) years without any unlawful person interruption by the Lessor or any other person claiming under him any right, title and interest thereto.

9. That the Lessee shall have the right to lay out the water pipe lines over and beneath of the land of the demised premises and also the Lessee shall have the right to bring electric service line and to give consent for bringing electric meter by the thicka Bharatia and also to lay sewerage pipe line over and beneath of the land of the demised premises.

only and
occupier 10. That the Lessee shall pay the occupier share of Municipal Taxes since the month of December, 1984. It has also been agreed upon between the Parties that the outstanding amount of Municipal



A. 12/1/21.

12/1/21
12/1/21

Taxes prior to the month of December, 1984 to be paid by the lessor.

11. That during continuance of lease the Lessee shall at all times repair renovate and keep in good condition of the Leasehold property.

12. That the Lessee shall have the right to collect the arrear of rent, if any, from the tenants of the demised premises.

13. TO HAVE AND TO HOLD the said premises demised unto the Lessee for the period of 99 (Ninety nine) years without any interruption by the Lessor and to enjoy the said property freely and absolutely during the period of Lease by performing the covenants hereinbefore mentioned.

IN WITNESS WHEREOF both the Lessor and the Lessee hereby set and subscribe their respective hands and seal the day, month and year first above written.

WITNESSES:-

1. Debarun Das
Advocate

2. Nilanjan Ganguly
Adv.

Asit Kumar Sutar
Signature of the LESSOR

1. Sipali Ghosh

2. Self and guardian

3. Rana Ghosh and Raja Ghosh

4. 21/11/2012

5. Asit Ghosh

6. Mada Ghosh

Signature of Lessee

SCHEDULE

6. Munshi Bazar Road.

ALL THAT piece and parcel of undivided 1/16th share of the structure one storied and two storied building market shop room of the lessor standing on the land measuring about 2 (two) Bighas 14 (fourteen) Cottahs 25 (twenty five) Sq.ft. being Premises No.6, Munshi Bazar Road, Calcutta-700015, P.S. Entally and the same butted and bounded as follows:-

On the North: By Some portion of 7, Munshi Bazar Road and some portion of 8, Munshi Bazar Road.

On the East : By $\frac{1}{2}$ and 3 No. South Sealdah Road.

On the South: By South Sealdah Road.

On the West : By Munshi Bazar Road.

7. Munshi Bazar Road.

ALL THAT piece and parcel of undivided 1/16th share of the structure one storied and two storied building market shop room of the lessor with all easement right standing on the land measuring about 2 (two) Cottahs 6 (six) Chittacks 39 (thirty nine) Sq.ft. being Premises No.7, Munshi Bazar Road, Calcutta-700015, P.S. Entally, and the same is butted and bounded as follows:-



12/1-18

12/1-18
M. Ferguson

On the North: By 8, Munshi Bazar Road

On the East : By 6, Munshi Bazar Road

On the South: By 6, Munshi Bazar Road

On the West : By Munshi Bazar Road.

MEMO OF CONSIDERATION

RECEIVED from the within named Lessee the sum of

Rs. 19,187.50 (Rupees Nineteen thousand one hundred eighty seven

and Paise fifty only) being the full premium money.

100 Pcs. R.E.I. Notes ... 100 Nos. ... Rs. 19000 ✓
Small coins 2 notes 187/50
Rs. 19187/50+

(Rupees Nineteen thousand one hundred eighty seven and Paise fifty only).

WITNESSES:-

1. Debabrat Maiti
Advocate

2. Nilmatheeb Ganguly
Advocate

Asit Kumar Sarkar
Signature of the Lessor.

Drafted by:-

N. M. Ganguly.
(N. M. Ganguly)
Advocate
Sealdah Civil Court.

Typed by:

N.C. Das
(N.C. Das)
Typist
Sealdah Civil Court.



Handwritten signature in black ink.

ST. PETERSBURG, FLORIDA
St. Petersburg



LA No. _____
Volume No. 257
Page No. 476, 487
Serial No. 747
See the year 1884

Handwritten signature in red ink.

Handwritten signature in blue ink.
1891/85



Sejal
Journalist

DATED, THIS THE 12TH DAY OF DECEMBER, 1984.

+ DEED OF LEASE +

BETWEEN

Verified
M.A. No. 30 11.87
By ABN
Ru
30/11

[Signature]
12/12/84

SRI ASIT KUMAR SARKAR ... LESSOR

AND

SMT. DIPALI GHOSH & OTHERS .. LESSEES.

SEAL
DA PIRABANI



SealDAH Civil Court
Calcutta

DRAWN BY:

MR. N. M. GANGULY,
ADVOCATE,
SEALDAH CIVIL COURT,
CALCUTTA - 700014.