

STAMP AFFIXED BY.

STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE.

Stamp duty under the 2d
Stamp Act 1859 and section 23 (1)
of the Calcutta Improvement Act
1871 Section 1. & N. 23
A. Rs.
Stamp duty paid Rs. 438.00
The India Stamp Act
Section 23
Calcutta
579.00
Paid in Advance
Date 10.12.59

10.12.59
Fees Paid as per
A 118/
N 21-
Rs 120/-

Pranindalal
SUB-REGISTRAR
CALCUTTA AT BEHALF
11.12.59

THIS INDENTURE made this *Eleventh* day of December One thousand nine hundred and fifty nine BETWEEN KSHITISH CHANDRA ROY CHOWDHURY son of Ram Gopal Roy Chowdhury deceased residing at No.45/B, Townshend Road within the municipal limits of Calcutta Hindu landholder hereinafter called the vendor (which expression shall unless excluded by or repugnant to the context include his heirs executors administrators representatives and/or assigns) of the ONE PART A N D ALOK SUNDRA MITRA son of Sham Sundra Mitra residing at No.106/4, Grey Street in the town of Calcutta Hindu landholder hereinafter called the purchaser (which expression shall unless excluded by or repugnant to the context include his heirs executors administrators representatives and/or assigns) of the OTHER PART WHEREAS by an Indenture of Conveyance bearing dated the 8th day of August One thousand nine hundred and twenty four and made between the Trustees for the Improvement of Calcutta therein described as the vendor of the one part and Shyam Prosad Chatterjee therein described as the purchaser of the other part (registered at the Sudder Sub-Registration Office Alipore in Book No.I Volume No.84 Pages 218 to 220 Being No.5019 for the year 1924) the said Trustees for the Improvement of Calcutta for the consideration therein mentioned sold transferred and conveyed unto the said Shyam Prosad Chatterjee absolutely and forever ALL THAT the piece or parcel of revenue free land containing an area of 7 Katakhs 7 Chittacks and 25 Square feet be the same a little more or less situate and being Plot No.223 of surplus lands in -- Improvement Scheme No.IVA being Lot No.23 of sale No. 29 formed out of portions of old municipal premises Nos.105,105/1,106,107,107/1 and 107/2 Russa Road South being parts of Holdings Nos.34,34A,29,30,31,54,32 and 33 all in Sub-Division R Division VI Dahi Panchanna-gram District 24 Parganas Thana Bhowanipore Sub-Registration District Alipore and which said land is delineated on the map or plan thereunto annexed and thereon coloured pink AND - WHEREAS the said plot No.223 of the Calcutta Improvement Scheme No.IVA purchased by the said Shyam Prosad Chatterjee as aforesaid came to be named known numbered and assessed by the Corporation of Calcutta at first as premises No.6 Kabir Lane and thereafter as No.6 Kabir Road AND WHEREAS by an Indenture of Conveyance bearing date the 13th day of May One thousand nine hundred and forty four and made between the said Shyam Prosad Chatterjee of the one part and the vendor of the other part the said Shyam Prosad Chatterjee for the consideration therein mentioned sold transferred and conveyed ALL THAT the piece or parcel of revenue free land being the divided western portion of the said premises No.6 Kabir Road containing an area of 3 Cottahs 9 Chittacks 41 Square feet be the same a little more or less unto the vendor

10.12.59
A 118/
N 21-
Rs 120/-

vendor free from all encumbrances absolutely and forever AND WHEREAS thereafter
 in or about One thousand nine hundred and forty six the said western portion of
 the said premises No.6, Kabir Road came to be numbered known described distinguished
 and assessed by the said Corporation as premises No.6A, Kabir Road AND WHEREAS
 the vendor is now seised and possessed of or otherwise well and sufficiently entitled
 as absolute proprietor thereof to the said land hereditaments and premises No.6A,
 Kabir Road hereinafter fully set forth and described and intended to be hereby
 granted AND WHEREAS the vendor hath agreed with the purchaser for the absolute
 sale to him of the said land hereditaments and premises and the inheritance thereof
 in fee simple in possession free from all encumbrances and fully vacant at or for
 the price of Rs.28,955-56n.P. (Rupees Twenty eight thousand nine hundred and fifty-
 five and fifty-six naya paise) the price being calculated at Rs.2000/- (Rupees eight
 thousand) per Cottah NOW THIS INDENTURE WITNESSETH that in pursuance of the said
 agreement and in consideration of the said sum of Rs.28,955-56n.P. (Rupees Twenty
 eight thousand nine hundred and fifty five and fifty-six naya paise) to the vendor
 paid by the purchaser on or before the execution of these presents (the receipt
 whereof the vendor doth hereby acknowledge and of and from the same and every part
 thereof doth hereby release him the purchaser) the vendor doth hereby grant convey
 and transfer unto the purchaser ALL THAT the piece or parcel of revenue free vacant
 land being municipal premises No.6A, Kabir Road containing an area of 3 Cottahs
 9 Chittacks and 41 Square feet be the same a little more or less situate lying at
 and being formerly part of plot No.223 of the surplus lands in Improvement Scheme
 No.IVA, being Lot No.23 of sale No.29 formed out of old municipal premises
 Nos.105,105/1,106,107,107/1 and 107/2 Russa Road being parts of Holding Nos.31,34,
 29,30,31,54,32 and 33 all in Sub-Division B, Revision VI Dihi Panchannagram
 District Twenty four Parganas, Thana Tollygunge, Sub-Registration District Alipore
 which said premises is butted and bounded on the North by Kabir Road on the East
 by 6B, Kabir Road on the South by 6A, S.B.Das Road and on the West by No.4A, Kabir
 Road delineated on the map or plan hereto annexed and thereon bordered pink
 OR HOWSOEVER OTHERWISE the said land hereditaments and premises or any part thereof
 now are or is or heretofore were or was situated tenanted butted bounded called
 known numbered described or distinguished TOGETHER WITH all fixtures yards courts
 areas sewers drains ways paths passages commons fences walls waters water-courses
 lights rights liberties privileges easements and appurtenances whatsoever to the
 said land hereditaments and premises belonging or in anywise appertaining or
 usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto
 AND all the estate right title interest claim and demand whatsoever of the vendor in
 to or upon the said land hereditaments and premises or any part thereof TOGETHER
 WITH all deeds pattahs and muniments of title whatsoever in anywise relating to or
 concerning the said land hereditaments and premises or any part thereof which now
 are or hereafter shall or may be in the possession power or control of the vendor
 or any other person or persons from whom he or they or any of them may procure the
 same without any action or suit including the benefits of the covenant for --

production of title deeds contained in the said recited Indenture of Conveyance dated the 18th day of May One thousand nine hundred and forty four TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed so to be UNTO AND TO THE USE of the purchaser absolutely and forever AND the vendor doth hereby covenant with the purchaser that notwithstanding any act deed or thing by the vendor done executed or knowingly suffered to the contrary he the vendor is now lawfully rightfully and absolutely seised and possessed of or otherwise well and sufficiently entitled to the said vacant land hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT notwithstanding any such act deed or thing whatsoever as aforesaid the vendor has now in himself good right and full power to grant the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the purchaser in manner aforesaid AND the purchaser shall and must at all times hereafter peaceably and quietly possess and enjoy the said vacant 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 vendor or any person or persons lawfully or equitably claiming from under or in trust for him AND THAT free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates and encumbrances created by the vendor or any person or persons lawfully or equitably claiming from under or in trust for him AND FURTHER THAT the vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any of them or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser his heirs representatives and assigns 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 and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may be reasonably required.

IN WITNESS WHEREOF the vendor hath hereunto set and subscribed his hand and seal the day month and year first above written.

SIGNED SEALED and DELIVERED at Calcutta in the presence of:-

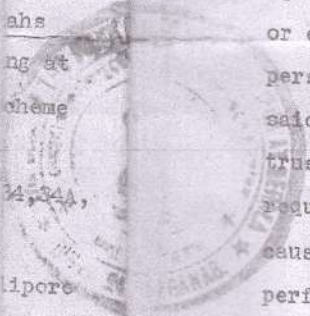
Gurindar Nath Ghosh
Attorney at Law Calcutta

Kolmitis Chandrasekhar

Pawan K. Banerji
Solicitor, Calcutta.
Balraj Kumar Nandi
Asst to Mr J. C. Ray Esq
Solicitor.

RECEIVED

entitled
No. 6A,
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vacant
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11/12/59
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11/12/59
11/12/59

RECEIVED this day from withinnamed purchaser the sum of Rs.28,955=56n.P. (Rupees Twenty eight thousand nine hundred and fifty five and fifty-six naya paise) only being the consideration money within mentioned to be by him paid to me. Rs.28,955=56n.P.

MEMO OF CONSIDERATION

By earnest money paid Rs 1001-00
 By Reserve Bank of India
 Notes nos. H 002184 and 002185,
 two pieces of Rs 10000/- each Rs 20,000-00
 By Reserve Bank of India
 Notes nos. H 119298, 223575,
 003719, 119423, 083088,
 A 786761 & X 159492 seven
 pieces of Rs 1000/- each Rs 7,000-00
 By small notes & coins Rs 954-56 nP
 Total Rs. 28,955-56 nP
 Rupees Twenty eight thousand nine hundred fifty five & naya paise fifty six only

Kabir Chandra Singh

Witnesses: —

G. Ghosh
Jagan K. Banerjee
Aravind



M/s
 SOB-REGISTRAR
 ALPUR AT BIRHALA
 11-12-59

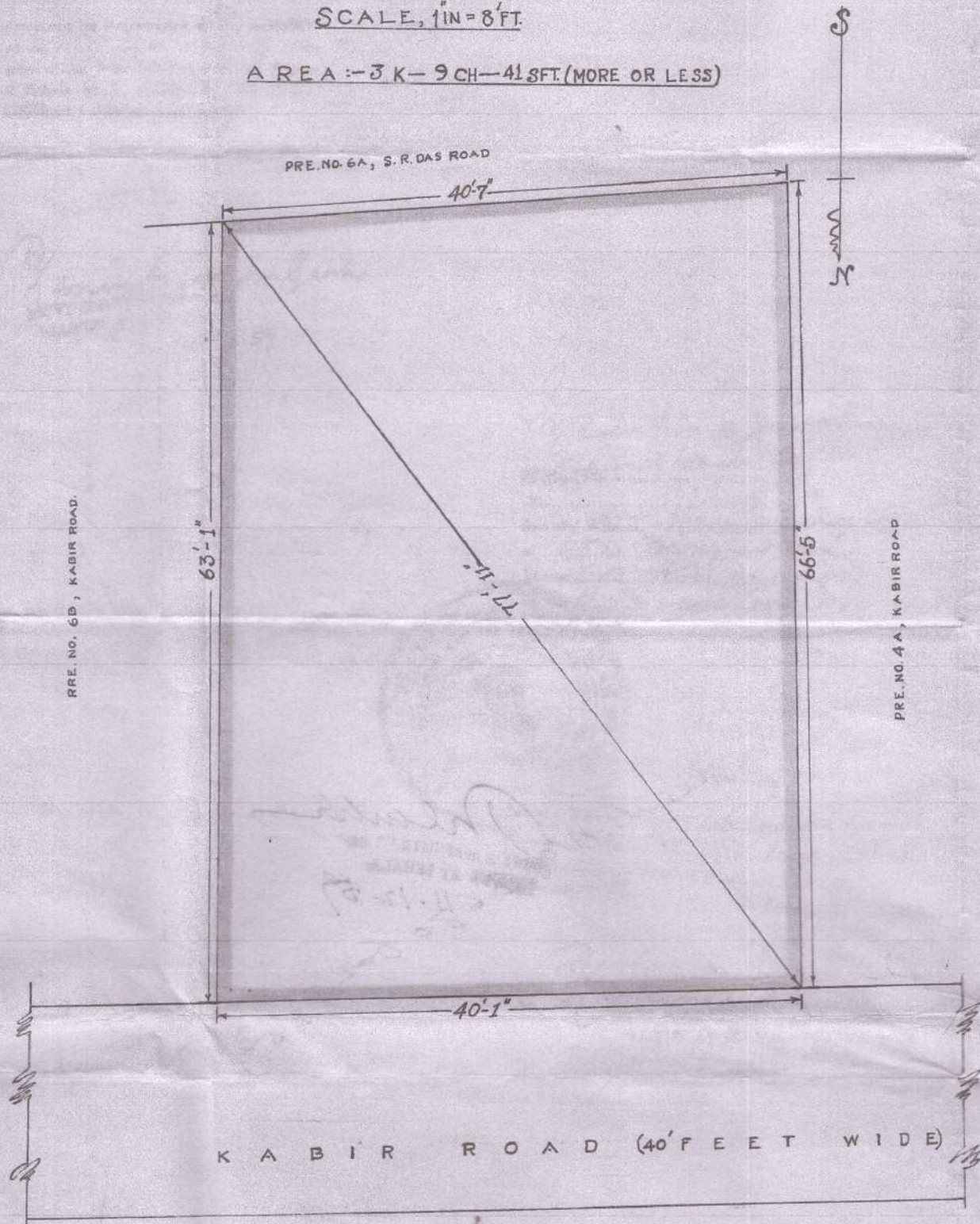
REF. NO. 60 - KABIR ROAD

SIGNATURE
 WITNES

DEED PLAN AND AREA OF LAND AT
6A, KABIR ROAD

SCALE, 1"=8'FT.

AREA :- 3 K - 9 CH - 41.8 FT. (MORE OR LESS)



:- SIGNATURE OF VENDOR :-
[Handwritten Signature]

:- WITNESS :-
[Handwritten Signature]

NAYAK LAND DEV. CORPORATION LIMITED
BUILDERS, CONTRACTORS & LAND AGENTS
16, NEBUTOLA ROW, CAL - 12
ENGINEER-IN-CHARGE -

1-15

Presented for Registration of
on the 11th day of Dec. 1957 at the
office of the Joint Sub-Registrar of Alipore
at Behala by *Habitish Chandra Roy Choudhury*
..... / claimant / attorney for

Habitish Chandra Roy Choudhury

P. Ganinda Lalunkhara
JOINT SUB-REGISTRAR
ALIPUR AT BEHALA
11.12.57

Habitish Chandra Roy Choudhury

Acceptance is admitted
Habitish Chandra Roy
Son of / Wife of
of
Thana District
By name By profession, *Land holder*

7-2 distributed in
Member

Narayana Chandra Dalal

Who is identified
by *Narayana Chandra Dalal*
Son of / Wife of
of
Thana District
By name By profession, *Service holder*

P. Ganinda Lalunkhara
JOINT SUB-REGISTRAR
ALIPUR AT BEHALA
The 11th day of December 1957



8

Handwritten notes at top right, possibly including a name and address.

DATED THIS *Eleventh* DAY OF DECEMBER 1959.

FROM

KSHITISH CHANDRA ROY CHOWDHURY

TO

ALOK SUNDRA MITRA

10



CONVEYANCE

T.C. RAY & CO.
SOLICITORS
6 OLD POST OFFICE STREET
CALCUTTA.

One
DEPT. SUB-REGISTRAR, 81
CALCUTTA AT BEHALA

11.12.59

N 50 AP

11/12/59
No. of Books...
Volume No. 147
Page No. 147
Serial No. 57
Date of Issue 11/12/59

Handwritten signature/initials.



Handwritten signature: T.C. Ray & Co.
DEPT. SUB-REGISTRAR, 81
CALCUTTA AT BEHALA

11/12/59