

SR. Alipora-1959-T-61-220-228-4231

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

9184

31AA 531167

COST OF FEES

| | |
|-------------|-------------------|
| Name..... | <i>K. Chatter</i> |
| F (i)..... | 2.00 |
| F (ii)..... | 2.00 |
| G (a)..... | 5.00 |
| G (b)..... | 7.00 |
| Xerox..... | 27.00 |
| Plan..... | 70.00 |
| Stamp..... | 20.00 |
| CFS..... | 10.00 |
| Total..... | <u>143.00</u> |

| | |
|------------|---------------|
| G (a)..... | 5.00 |
| G (b)..... | 7.00 |
| Xerox..... | 27.00 |
| Plan..... | 70.00 |
| Total..... | <u>109.00</u> |

Records, Alipore
South 24-Parganas
12-4-23

A.D.S.R. Records, Alipore
South 24-Parganas

26.4.23



Skala
26.4.23

West Bengal Form No. 1156 & 1156A

No. 4231-2

Stamp paper Two hundred fifty two only in 4 adhesive stamps. Rs 200/- + Rs 20/- + Rs 2/- = Rs 222/- Stamp affixed by Shri Subhansu Chatterjee Collector on 3.4.59

Stamp paper 107/- 87/- Paid on 2.12.58

Two paid on 30/- E 2/- W 2/- 34/-

Shri Subhansu Chatterjee Registrar, Alipore 30.4.59.

This Indenture of Conveyance made this 21st day of April in the year one thousand nine hundred and fifty nine between Ballygunge Real Property and Building Society Limited (in liquidation) a Company incorporated under the Indian Companies Act 1913 and having its registered office at No 26 Hindustani Park P.S. Ballygunge within the Municipal limits of the Town of Calcutta and represented by Shri Kunal Kumar Ghosh son of Pashupati Ghosh the official liquidator High Court Calcutta in his capacity as the liquidator of the said Ballygunge Real Property and Building Society Limited (in liquidation) and having its office at No 21 Hindustani Park Extension in the Town of Calcutta (hereinafter referred to as the Vendor) which expression shall unless excluded by or repugnant to the context include its successors or assigns) of the first part and Shri Priti Bhawan Dutta son of Late Tanari Charan Dutta by late Shri by occupation since residing at No 77/1 Sudder Street Calcutta 6. (the nominee of Shri Ajay Kumar Chaudhary referred to in the agreement dated 5.12.58 as the Buyer) of the second part (which expression shall unless excluded by or repugnant to the context) include his heirs legal representatives executors or assigns and the said Shri Kumar Chaudhary son of Shri Somendra Nath Chaudhary by late Shri by occupation (Page 2) (2) resident since residing at Pal Bahara (Eastern Post) Santoshpur Madan Colony Jaidapur Calcutta 32 Police Station Ballygunge Sub-District 24 Parganas as the Confirming Party herein of the third part witness are Cari Sheel dia son of Late Sheela Shee and Sahida Priti wives of Late Atul Varan Lal and present of the entire land 2 Bighas 8/10 Cottahs which was found 2 Bighas 2 Cottahs

MUNICIPAL PREMS. NO. 112 SALIMPUR RD. BEING C.S.DAG NO 2-7, KHATIAN NO. 91 TOLUZI-230/25 233 J.L-37, THANA-TOLLYGUNGE, DT-24 PARGANAS. SCALE: 32" IN. = 1 MI. COLOURED PINK.

PLAN OF PLOT NO. 54. SCALE 1" IN. = 16 FT. AREA: 34.164 45 FT. (MORE OR LESS). BORDERED PINK.

Witnesses

1/8

September 1947 obtained from the Register of Joint Stock Companies West Bengal and as appears by (Page 3) (3) by the Government of West Bengal in a letter dated 8-11-58 and

by Shashi Kumar Datta (September 1947) and whereas the said company went into liquidation on 31st January 1958 and

Son / wife of late Mr. ... (Kolkata) from the High Court Calcutta appointed the Official Liquidator High Court Calcutta as the Official Liquidator for the said company and upon such order the said Official Liquidator took possession of all assets of the Company and made an application in matter no 27 of 1958 and obtained an order on the 14th January 1958 from the said Honble High Court to sell the immovable property of the company by entering into contracts with the intending purchasers and whereas the vendor and the confirming party entered into agreement for sale dated the 5th December 1958 and the vendor received Rs 715/40 only. (Rupees seven hundred and fifteen and 40 paise) as earnest money respecting the said transaction and whereas in the said agreement dated the 5th December 1958 the area proposed to be sold was described as 3 Cottages and 4 Chittals but on subsequent measurement it was found to contain an actual area of 3 Cottages 1 Chittal and 4 Spences feet (more or less) and the total consideration at the agreed rate of Rs 22/00/- per Cottah Calcutta to Rs 6749/72 only (Rupees six thousand seven hundred forty nine and seventy two paise) only and

it was also agreed that the confirming party would have a right to have the conveyance in favour of his nominee and whereas the said confirming party has nominated the Second Part hereby as his nominee for the purchase of the property stated in schedule A below which he admits and acknowledges by becoming a Part to this Deed and the

Who is identified
by Shashi Kumar Datta
Son / wife of late Mr. ...
of 3/4 Kankul's Bazar
District ...
by and for the
service

by Sushil Kumar Datta

Official ...
In this office under Sec. 4 of ...
XVI of 1905 ...
and signature

Phanindra Chandra ...
Registrar, Alipore
Sadar.
The 30th Day of
April 1957.

First Part has agreed thereto ...

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first Part has agreed thereto and witness the vendor has been requested by the said
 witness the second Part above said to complete the transaction on receipt of Rs 6004/72
 Rs. (Rupees six thousand thirty four and seventy two rupees) only being the balance
 of consideration from him now this Indenture witness that pursuant to the aforesaid agreement and
 in consideration of the sum of Rs 6749/72 (Rupees six thousand seven hundred forty
 nine and seventy two rupees) only including Rs 715/00 not received by the vendor from
 Party hereto the third Part on 14th October 1958 paid to the vendor aforesaid in
 cash as stated in schedule C hereunder on or before the execution of this present
 (Page 4) (4) present (the receipt whereof the vendor does hereby admit and acknowledge and
 of and from the same and every part thereof request release and full and complete discharge
 the Purchase as well as the land mentioned in the schedule described hereunder) the vendor
 do hereby sell grant transfer convey assign and convey unto the Purchase all that piece
 or parcel of land holding fully described in the schedule A hereunder written situated between
 bounded called known numbered described or distinguished together with all areas drains drains ways paths
 passages Common fences walls ditches water courses rights liberties privileges easements and appur-
 tenances what soever to the said land hereditaments holdings and premises belonging or in anywise
 appertaining to or usually held or enjoyed therewith or reputed to belong or to be appurtenant
 thereto and all easements thereon and the revenues revenues or remainders and rents issues and
 profits thereof and all dues duties taxes and other charges of title as are now
 with the vendor and all the whole right title and interest claims and demands whatsoever

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of the vendor into and upon the said land hereditaments and premises or any part thereof to have and to hold the said land hereditaments and premises lawfully granted transferred and conveyed assigned and assured or expressed or intended so to be held and to the use of the purchaser and the vendor both lawfully consent with the purchaser thereof ~~withstanding~~ and notwithstanding any matter or thing done by the vendor (or by his executors or administrators) and executed or knowingly suffered to the contrary the said vendor has now in his own right and absolute title as and for an estate of inheritance in fee simple in possession or an estate equivalent thereto in the said land hereditaments and premises lawfully granted conveyed transferred assigned and assured or expressed or intended so to be and that the said vendor hath good right and title full power and absolute authority to grant convey transfer assign assure the same in the manner aforesaid having or possessed of marketable title and free from all encumbrances thereon and the purchaser shall and may at all times hereafter peacefully and quietly enter upon enjoy and possess the said land hereditaments and premises (Page 5) (5) and premises and receive the rents issues profits and advantages thereof without any lawful exception, interruption, claim and demand whatsoever from the vendor or any of its executors and assigns or by any person or persons claiming lawfully or equitably from either or as to the said vendor and that from and clear fully and clearly absolutely and without reservation or otherwise by and at the cost of the vendor well and sufficiently defined of and from and against all manner of claims charges liens attachments hypothecs and encumbrances whatsoever created and done occasioned or

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1957
W.P. 8029

suffered by the vendor.

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suffered by the vendor or any person or persons claiming as aforesaid but the vendor
 and all persons having or lawfully or equitably claiming any estate or interests in the
 said land hereditaments holdings and premises 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 requests and costs of the purchaser do and execute all such acts deeds matters
 things whatsoever for further and more perfectly securing the said land hereditaments holdings and premises
 unto and to the use of the said purchaser as shall or may be reasonably
 required and in as much as the title deeds set forth in Schedule B' hereunder
 written relate also the other lands of the Company the vendor do hereby consent and
 agree with the purchaser that so long as the documents set out in Schedule B'
 hereunder remain with him shall unless prevented by sufficient cause from time to time and
 at all times hereafter upon every reasonable request and at the cost of the purchaser
 allow inspection unto him or his agent or lawyer or produce at any trial or proceeding
 or otherwise as occasion shall require any one of the deeds mentioned in
 the Schedule B' hereunder for proving title of the purchaser to the said plot of
 land and further that it is hereby agreed by the vendor that the vendor will
 be liable to pay the Demisals and the Corporation Tax which are legally due
 and payable by the Company if any on account of the property hereby conveyed prior
 to the execution of this instrument of conveyance. I, Shri Ajay Kumar Choudhury the Conveyancing
 Party hereto do hereby agree and declare that I have appointed the purchaser aforesaid (Page 6 of 25)

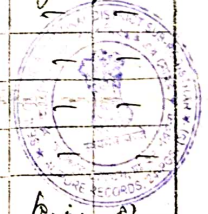
JK

(6) I hereby confirm that all my rights in the property described in Schedule A below referred to as my property and I shall have no claim or will I ever claim any rights respecting the property described in Schedule A below conveyed to-day to the Purchaser hereby by this deed of Conveyance Schedule A Description of property hereby sold & conveyed (Plot No 54 on west side of Siliguri Railway line) and this piece or parcel of land of Yamashi Mokami measuring 3 Chittaks 4 Square feet (The Chittaks are Chittaks and four square feet) more or less being situated or lying at and being portion of B. Dag No 247 under Khatian No 91 in Mouza Siliguri J. d. No 37 B.S. Julliyguse under the Corporation of Calcutta (formerly Dollyguse Municipality) Pargana Khaspur Jangal No 23 of 2, 233 of the Collection of sites in Pargana and farming Plot No 54 on west side of Siliguri Railway line and being a portion of the Municipal premises No 112 Siliguri Road under the Jama lands held by Dollyguse Real Property and Building Society Limited (In Liquidation) now represented by the vendor under the landlord Moharaja Probirandra Mohan Jangal of No 12 Pargana Khaspur Jangal Street Calcutta and delineated in the Map or Plan herewith attached being contained in Pink Colour which forms a part of this Conveyance proposition and being payable to the said vendor's portion aforesaid and it is marked and bounded as follows: on the north by 20' ft wide Road on the east by a

No 4231-2
1959
Ailapur P.O.

Kutcha drain on the south side of the road

| | | | | | | | | | | | | | | |
|----------|---------|------------|---------|------------|----------|------------|----------------|------------|---------------|------------|-----------|---------|----------|--------|
| Kutchra | Train | no | the | month | by | particular | of | Rs. | Page | no | 247 | and | no | the |
| west | by | Plot | no | 53 | on | west | of | | | | | | | |
| | | | | | | | | | | | | | | |
| 'B' | above | referred | to | List | of | documents | with | the | first | Part | Part | 1 | one | |
| Bengali | Patent | Dated | 6.4. | 1946 | granted | by | Wahrajit | P. | M. | Jagan | to | Gani | Heath | and |
| another | was | registered | in | Book | no | 1 | Volume | 27 | Pages | 193 | to | 199 | Being | no |
| 1065 | of | 1946 | S. R. | 2 | Alipor | 2 | one | Bengali | Kobala | Dated | 30.4. | 1946 | from | Osman |
| Gani | also | Gani | Heath | and | Others | to | Sonamoy | Bangji | and | registered | in | Book | no | 1 |
| Volume | 42 | Pages | 257 | to | 261 | Being | no | 2190 | of | the | year | 1946 | Sadar | Sub |
| Registry | Office | Alipor | 2 | one | Set | of | Relinquishment | Dated | 7.8. | 1946 | by | Heath | Jalit | and |
| Others | in | favor | of | Sonamoy | Bangji | registered | in | Book | no | 1 | Volume | 46 | Pages | 115 |
| 168 | Being | no | 2376 | of | the | year | 1946 | 4. | one | Conveyance | Dated | 10.9. | 1946 | |
| from | Sonamoy | Bangji | to | Ballygunge | Bank | and | registered | in | Book | no | 1 | Volume | 51 | Pages |
| 202 | to | 207 | Being | no | 2521 | for | the | year | 1946 | of | Sadar | Sub | Registry | Office |
| at | Alipor | dist | 2nd | Pargana | Schedule | of | Items | of | Consideration | | | | | |
| Received | as | earnest | money | on | 14.10. | 1958 | | | Rs | 715/00 | np. | | | |
| Received | to | pay | in | cash | 21st | April | 1959 | | | 6034/72 | " | | | |
| | | | | | | | | | | Total | Rs | 6749/72 | np. | |
| Refers | six | thousand | seven | hundred | forty | nine | and | twenty | two | rupee | only | | | July |
| (8) | In | witness | whereof | the | number | and | the | confirming | Party | above | mentioned | have | hereunto | |
| for | and | subscribed | their | respective | deals | and | hereinunto | the | day | month | and | year | being | |

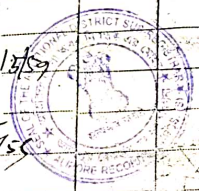


1959

Registered in
 Vol. No. 61
 Volume No. 228
 Page No. 142-21
 Date 15.5.59
 (Seal)

| | | | | | | | | | |
|---------------|----------|-------------|-------------|----------|-------------|------------|------------|-------------------|---------------------|
| above written | (Seal) | The | Common Seal | of | the | Company | by | Kamal Kumar Ghosh | Official Liquidator |
| High Court | Calcutta | and | Liquidator | of | Shri | Agarwal | personally | knows | the |
| of | Maharaj | del | Benji | 21/4 | 59 | witness | P/84 | Babu | Kagan |
| delivered | at | P-2 | Station | Road | Extension | Calcutta | the | Office | of |
| Calcutta | vi | the | presence | of | witnesses | 1. Shri | Kumar | 214 | Kankaria |
| 2. Shri | Kumar | Chakraborty | 1/5 | Rajendra | Chatterjee | 2. Shri | Kumar | (Back | Page) |
| 21st | Day | of | April | 1959 | between | Ballygunge | Real | Property | & |
| First | Part | of | Shri | Prithi | Chakraborty | 2nd | Part | and | Shri |
| Conveyance | (Part | Plot | No | 54 | on | west | of | Salem | and |
| Company | Ready | Company | Ready | Company | Ready | Company | Ready | Company | Ready |
| 1.5.59 | 1.5.59 | 1.5.59 | 1.5.59 | 1.5.59 | 1.5.59 | 1.5.59 | 1.5.59 | 1.5.59 | 1.5.59 |

By Phaniendra Chakraborty
 Sub-Registrar, Alipore
 1.5.59.
 Copy ready
 Ready
 And ch. ab. done
 Company ready
 Prakash Chakraborty
 1/5/59



Checked by
 [Signature]

NOTIFIED TO BE - TRUE COPY
 ADDL. DIST. SUB-REGISTRAR (RECORDS)
 ALIPORE, 24.05.59
 26.07.59

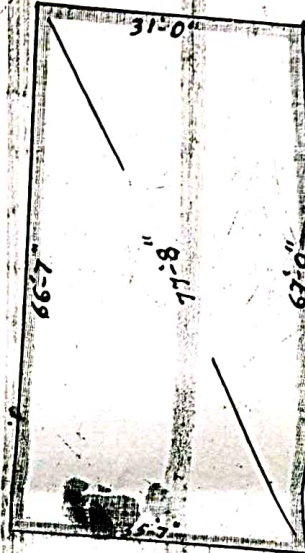
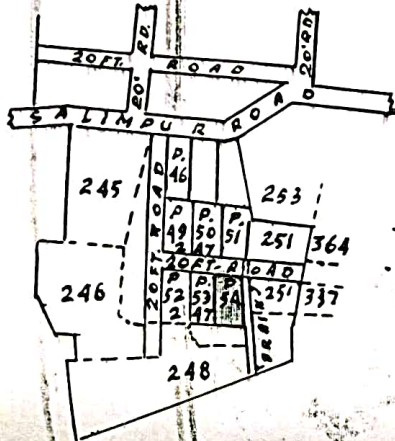
True copy
 [Signature]
 Sub-Registrar, Alipore
 1.5.59

No 1305
 Stamp is mentioned
 four hundred & two only & this
 five special adhesive stamps
 induction made this twenty eight day of ...

MUNICIPAL PREMS. NO. 112 SALIMPUR RD. BEING
 C.S. DAG NO. 247, KHATIAN NO. 91. TOUZI-230/28
 233. J.L. 37. THANA-TOLLYGUNGE. DT-24 PARGANAS.
 SCALE: 32" IN. = 1 MILE. COLOURED PINK.

SCALE 1 IN. = 16 FT.
 AREA: 3 K. (OR 45 FT. (MORE OR LESS))
 BORDER: PINK.

TRUE COPY



The Common Seal of the Company

Kanak Mahata
 H. P. S. Liquidator, High
 Court, Calcutta and District

Ajay Kumar Chaudhary

CERTIFIED to be a TRUE COPY OF PLAN
 attached to DEED No. 4231 for the Year 1959

24042023
 KANAK BAPAN MAHATA Sr. PLAN MAKER
 Authorised U/P-174 (d) of Bengal Registration Act
 District Registrar Office, Alipore, South 24 Pgs., W.B.



CERTIFIED TO BE A TRUE COPY
 ADDL. DIST. SUB-REGISTRAR (RECORDS)
 ALIPORE, 24 PGS. (S)

SURVEYED & DRAWN BY.