

Admissible under Regn Rule 21
 Dule Stamp under the Indian
 Stamp Act 1899
 As filed
 (1) of the
 met Act 1911
 LA 23
 Stamp duty paid under the
 Act 1899
 1622.65
 Stamp duty paid under the
 Act 1911
 35
 Total Rs - 2196.00

Fee Paid

A 163.50
 H 15.00
 M/O 2.50
 183.00
 J(1) - 30.00
 J(2) - 36.90
 36.90

Certificate U/S 220 (A) 1
 of the 9th Dec 1961
 has been furnished by
 Chakrabarti - S. V. B. M.
 Ward Dept. Circle VI.
 21/1/76
 Registrar U/S 7 (B)
 Alipore, 24 Patna

THIS INDENTURE Made this the 21st day of January,
 One thousand nine hundred and seventysix B E T W E E N
SM. PADMA SEN, wife of Sri Kshitish Charan Sen by faith
 Hindu by occupation landholder residing at 57/A, Ballygunge
 Circular Road, P.S. Ballygunge, Calcutta hereinafter called
 the V E N D O R (which expressions shall unless excluded
 by or repugnant to the context be deemed to include her
 heirs executors administrators representatives and
 assigns) of the ONE PART: A N D SRI NIRANJAN ROY CHOWDHURY
 and SRI AMBIKA CHARAN ROY CHOWDHURY both residing at
 17/2 /1, Hindusthan Road, P.S. Ballygunge, Calcutta
 hereinafter jointly referred to as the PURCHASERS (which
 expression shall unless excluded by or repugnant to the

Handwritten notes at the top of the page, including names like "Kishor Chandra" and "Ballygunge".



Handwritten numbers: 20000 - 20000 = 20000



Vertical text on the left side, possibly a list of names or addresses, including "30/4/1887" and "26/11/1887".

Registrar U/S 7 (2)
Alipore, 24 Parganas

Padma Sen.

Thumb Impression is dispensed with

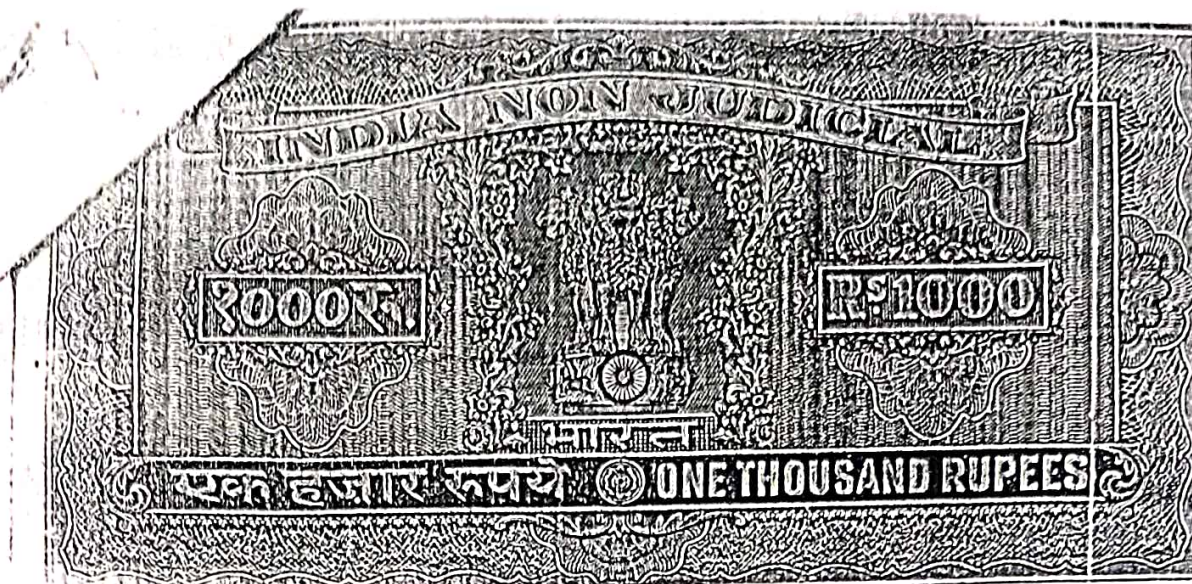
Registrar U/S 7 (2)
Alipore, 24 Parganas

Handwritten signature: Janga Prasad Bose

So - Kishor Chandra Sen
of - 57/4 Ballygunge circular Road
Th - Ballygunge
District - 24 Parganas
Caste - ...
Profession - Lawyer

Son / Wife / Daughter of
of
Thana
District 24 Parganas
by Caste / Hindu
Profession

Registrar U/S 7 (2)
Alipore, 24 Parganas

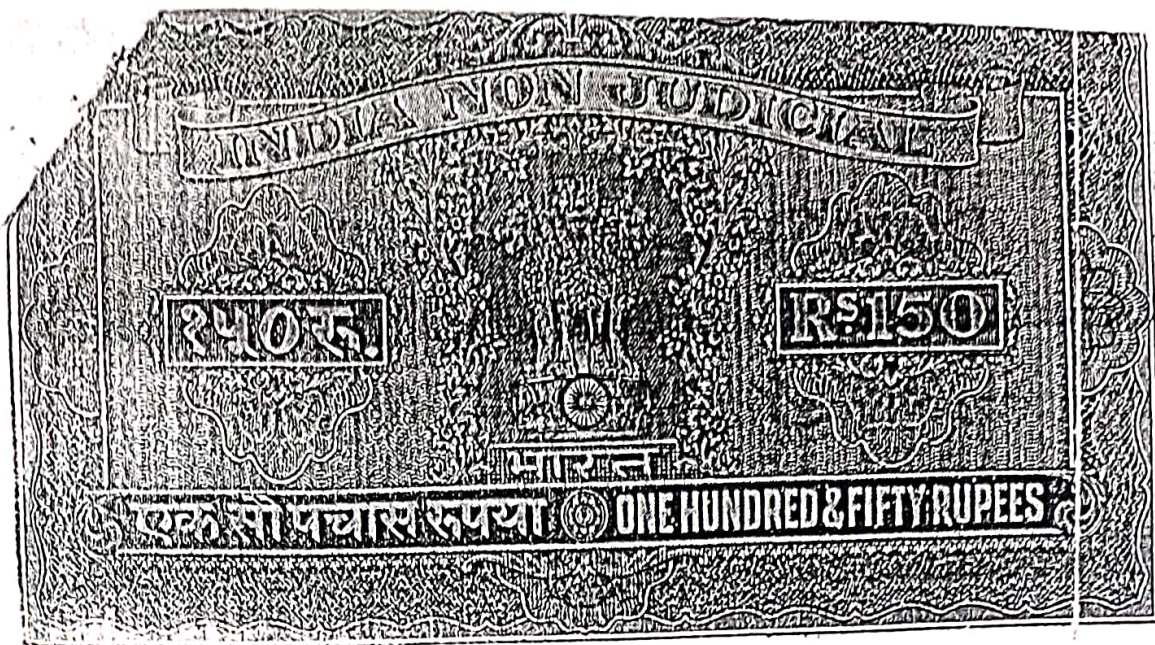


-Two-

context be deemed to include their and each of their heirs
executors administrators representatives and assigns) of the
OTHER PART.

WHEREAS the predecessor-in-interest of
the Vendor Ramesh Chandra Sen, since deceased and his
brothers Hem Chandra Sen and others purchased ALL THAT piece
and parcel of land measuring about 19 cottaks 10 chittaks and
15 Sq.ft. being Premises No.1, Dover Lane within the
Municipality of Calcutta being part of Holding No. 127
Division VI Sub Division 'P' Second Scheme of Garishat Road
property Plot No. 21A from Hindusthan Co-operative Insurance
Society Ltd for valuable consideration on May 7, 1920

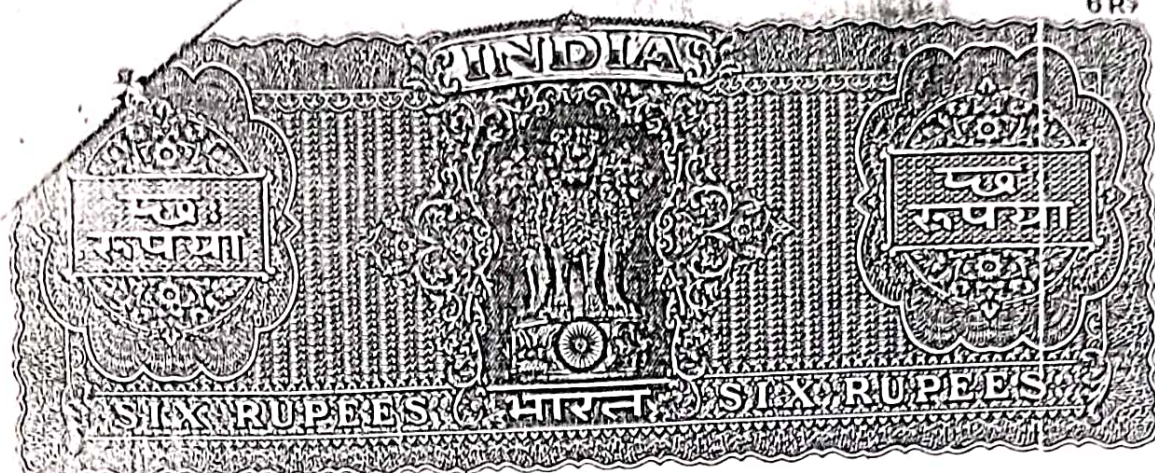
AND WHEREAS an amicable partition was effected
between the aforesaid Ramesh Chandra Sen and his aforesaid
brothers by a Registered Deed of Partition dated 1st October,



- Three -

1934, according to which partition Deed Premises No.1D, Dover Lane (Originally portion of premises No.1 Dover Lane) P.S. Ballygunge, Calcutta particularly described in the Schedule below inter alia was allotted absolutely to the said Ramsh Chandra Sen since deceased

AND WHEREAS while absolutely seised and possessed of the messuage land hereditaments and premises particularly described in the Schedule below, the aforesaid Ramsh Chandra Sen by a Registered Deed of Gift dated 29th May, 1956 conveyed the said property particularly described in the Schedule below to Sri Kshitish Chandra Sen and his brother Satish Chandra Sen since deceased. The said Registered Deed of Gift has been recorded in Book No.1, Volume No. 23 in Pages 100-104 Being No.1/189 for the year 1956 at the Sub Registry Office at Sealdah.



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AND WHEREAS the aforesaid Sri Kshitish Chandra Sen and his brother Sailesh Chandra Sen while absolutely seized and possessed of the said property particularly described in the Schedule below by virtue of the said Deed of Gift amicably partitioned all their joint properties including the property particularly described in the Schedule below by a Registered Deed of Partition dated 6th September, 1960 according to which partition deed the premises No.1D, Dover Lane P.S.Ballygunge, Calcutta particularly described in the Schedule below was allotted absolutely to Sri Kshitish Chandra Sen.

AND WHEREAS while absolutely seized and possessed of the said Premises and hereditaments and premises particularly described in the Schedule below the aforesaid Sri Kshitish Chandra Sen by a Registered Deed of Gift dated 19th February, 1970 conveyed an undivided one-third share or interest in the said property particularly described in the Schedule below to his wife Sm. Padma Sen the present Vendor.

The said Registered Deed of Gift has been recorded in Book No. I, Volume No. 12 Pages 130 to 134 Being No. 275 for the year 1970 at the Sub Registration Office at Baidyah.

AND WHEREAS the Vendor is absolutely seized and Possessed of an undivided one-third share of the entire property particularly described in the Schedule below.

AND WHEREAS the said Vendor has agreed with Sri Niranjan Roy Choudhury, one of the Purchasers, for absolute sale to him or to his nominee or nominees of the land hereditaments and premises being premises No. 10, Dover Lane with structures standing thereon and particularly described in the Schedule below free from all incumbrances at or for the price of Rs 26,667/- (Rupees Twenty six thousand Six hundred and Sixty seven) only.

NOW THIS INDENTURE WITNESSETH: that in pursuance of the said Agreement between the Vendor and the said Purchasers and in consideration of Rs 26,667/- (Rupees Twenty six thousand Six hundred and Sixty seven) only paid by the Purchasers to the Vendor (the receipt whereof the said Vendor admit and acknowledge the same) the said Vendor grants, transfers and conveys unto and to the use of the said Purchasers their and each of their heirs, executors administrators representatives and assigns her undivided 1/3rd share in ALL THAT piece and parcel of revenue free land messuage hereditaments and premises TOGETHER WITH structures building outhouses etc. standing thereon as per plan annexed hereto and particularly described in the Schedule below together with all yards courts, areas, trees, drains, sewers, paths, common passages

water ways, lights, liberties, premises, easements, appurtenances whatsoever to the said land and premises belonging or in anywise appertaining to or usually held or enjoyed therewith or reputed to belong or appurtenant thereto free from incumbrances

TO HAVE and TO HOLD the land hereditaments and premises hereby granted and conveyed unto and to the use of the Purchasers their and each of their heirs executors administrators legal representatives and assigns forever AND the said Vendor doth hereby for herself for her and her heirs executors administrators

and assigns covenant with the said Purchasers and declare that she is seised and possessed of and has not in any way encumbered the said property purported to be conveyed by this Deed of Sale and the said Purchasers their and each of their heirs executors administrators legal representatives and assigns shall may at all time peaceably and quietly possess and enjoy the said land hereditaments and premises and receive rents issues and profits thereof without interruption claim or demand whatsoever from or by the said Vendor or her heirs, executors, administrators, legal representatives and assigns or any person or persons legally claim from under or in trust for them AND that the said Vendor shall and will and for all times to come at the request and cost of the said Purchasers their and each of their heirs executors administrators legal representatives and assigns do or execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the title of the Purchasers to the said hereditaments and premises or any part thereof AND the Vendor further covenants that if it transpires that the property hereby conveyed by the Vendor is not free from encumbrances as hereinbefore stated by them then Vendor her heirs executors administrators legal representatives and assigns will be civilly and criminally liable to the

Purchasers and their and each of their heirs, executors administrators representatives and assigns will be bound to make good any loss sustained by the Vendor or her heirs executors administrators legal representatives and assigns.

Schedule referred to above.

ALL THAT One-third undivided share in a three storied brick built messuage tenement or house together with the piece or parcel of Revenue free land thereunto belonging and on part whereof the same is erected and built containing by admeasurement six cottahs three chittaks and twenty one square feet be the said a little more or less being Premises No. 1D, Dover Lane, within the Municipality of Calcutta being part of Holding No. 297 Sub Division P Division VI Mouza Ballygunge in Dihi Panchannagram formerly Thana Tollygunge Sub Registry Asipur at present Thana Ballygunge Sub Registry Sealdah in the District of Twentyfour Parganas and butted and bounded On the NORTH, - by Dover Lane, On the EAST, - by Premises No. 1/1, Dover Lane known as Kumudini Kutir, On the SOUTH, - by the Premises No. 8A, Hindusthan Road and On the WEST, - partly by Premises No. 1C, Dover Lane and partly by Premises No. 1C Dover Lane and partly by premises 1A, Dover Lane.

IN WITNESS WHEREOF the Vendor hereunto set and subscribed her hands and seal the day month and year first above written.

Signed and Delivered
in the presence of
Witnesses:-

1. *Janga Prasad Das*
Atmendra
2. *Gopal Kishore Kar*
S/o Sanjay Kumar
Calcutta

Padma Sen.

- Eight -

Received of and from the withinnamed Purchaser the withinmentioned sum of Rupees Twenty six thousand Six hundred and Sixty seven only being the consideration money to have been paid by the Purchaser to me this day as per Memo below:-

MEMO OF CONSIDERATION:

	1. R.B. Note 100 x 260 =	26,000.00	
P.S.	2. R.B. Note 10 x 66 =	660.00	
	3. R.B. Note 1 x 7 =	7.00	P.S.
	<u>Total</u>		<u>Rs. 26,667.00</u>

Pay Order NR. A/656910 dated 21.1.76 on United Bank of India, Etawah Branch by the Bank itself for Rs. 26,667/-

Padmaja Sen

Witnesses:-

1. *Durgabai Sen*
Shri

2. *Gopal Khandaker*
5/3 Sahib nagar
44-21

Witnessed by me
Banji
Recd. Typist
Judges' Court,
Alipur

Dated this the 21st day of January, 1976

CONVEYANCE

BETWEEN

Sm. Pedma Sen... VENDOR



ASAD

Sri Ambika Charan Rcy
and Another... PURCHASERS

Registrar (S 7 (B))
Alipore, 24 Parganas

Seedwifed
10.7.76
by Anam
10.7.76

Registrar (S 7 (B))
Alipore, 24 Parganas
27-1-76



Volume No. 20
Pages... 152 to 370
Date of Year... 76

SITE PLAN OF PREMISES NORTH END DOVER LANE

AREA OF LAND - 6-K-4-GH (CONV)

SCALE - 20' = 1"

N.



1/4 DOVER LANE

108'

DOVER LANE
110'

PART 1/C AND PART 1/A DOVER LANE

70'8"

DRAWN

SSM ASSOCIATES

Guatemala

Casaca - I

Memoranda

Paper - 16

Pen - 5

Carbon - 10

(See)

Research - 10

Appointments

27-1-76