

T 1899.

750RS.



Stamp issued under Indian Stamp Act 1899 as amended by Act III of 1922 and section 82 (1) of Indian Stamp Act 1917 Schedule I. S. No. 22. A.

Stamp Duty paid under the Indian Stamp Act 1917 as amended by Act III of 1922... 432.00

Additional Duty paid under the Calcutta Improvement Act... 220.00

Will be paid by Sub-Registrar, Alipore.

THIS INDENTURE made this Eighth day of March.

One thousand nine hundred and sixty five Between SUBRATA LAHIRI son of Sanat Kumar Lahiri residing at No.34, Lansdowne Terrace in the suburbs of the town of Calcutta, by Caste Hindu and by Occupation Landholder (hereinafter referred to as "the Vendor" which expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators and representatives) of the ONE PART A n d ARYA KUMAR BAGCHI son of Sachindra Kumar Bagchi deceased residing at No.10/10, Swinhoe Street in the suburbs of the town of Calcutta, by Caste Hindu and by -- Occupation Business (hereinafter referred to as "the -- Purchaser"

No. 12097  
 Sold to B. P. Mallik  
 of 7ced. P. O. S. Calcutta

Calcutta Collectorate,  
 The 5.3.19 53-



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 ce 2-  
 7524-

For registration in 97  
 of the 1st of Feb on the day  
 of 1965 at the office of  
 the Sub-Registrar Alipore  
 P. O. S. Calcutta  
 The 5.3.19 53-  
 of the 1st of Feb on the day  
 of 1965 at the office of  
 the Sub-Registrar Alipore  
 P. O. S. Calcutta

W. M. M. M.  
 Sub-Registrar,  
 Alipore.

M. M. M. M.  
 as Constituted attorney  
 for Subrata Laxmi.

M. M. M. M.

M. M. M. M.

For registration in 97  
 of the 1st of Feb on the day  
 of 1965 at the office of  
 the Sub-Registrar Alipore  
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W. M. M. M.  
 Sub-Registrar,  
 Alipore.

W. M. M. M.  
 Sub-Registrar,  
 Alipore.



2RS

Purchaser" which expression shall unless excluded by or --- repugnant to the context be deemed to include his heirs executors administrators representatives and assigns) of the OTHER PART WHEREAS one Peary Lal Mondal a Hindu governed by the Dayabhaga School of Hindu Law died intestate many years ago leaving him surviving his two sons Chandra Kumar Mondal and Jadu Nath Mondal both since deceased as his only heirs and legal representatives and also leaving considerable moveable and immoveable properties which interalia included the revenue free land tenement hereditaments and premises of which the land tenement hereditaments and premises intended to be hereby conveyed formed a part and which on his death vested on his said two sons Chandra Kumar Mondal and Jadu Nath Mondal both since deceased AND WHEREAS the said Jadu Nath Mondal died intestate many years ago leaving him surviving Radha Benode Mondal and Gopi Krishna Mondal as his heirs and legal representatives and being seized and possessed of an undivided -- half share in the said revenue free land hereditaments and -- premises AND WHEREAS the said Gopi Krishna Mondal died intestate leaving him surviving his sole widow Sm Krishna Bhabini

Dassi

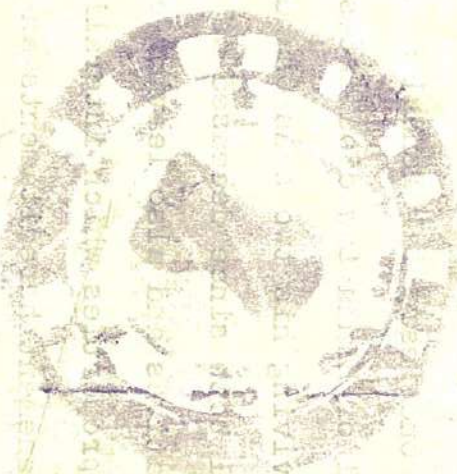
No. 12097 B. P. Meallier  
Sold to .....  
of T. Ad. P. O. 57

Calcutta Collectorate,

Treasury.  
The 5. 3. 19 65 -

*[Signature]*  
Treasurer

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a 2 -  
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752 -



Sub-Registrar,  
Alipore.

Alipore.

Dassi AND WHEREAS on the death of the said Gopi Krishna Mondal a dispute arose between the said Krishna Bhabini Dassi and -- Radha Benode Mondal as regards the succession to the estate of the said Gopi Krishna Mondal deceased AND WHEREAS by an Award dated the 7th day of March 1917 which was confirmed by a Decree of Court dated the 20th day of March 1917 made in Title Suit -- No.52 of 1917 (Sm. Krishna Bhabini Dassi -Vs- Radha Benode -- Mondal) before the First Sub-Ordinate Judge at Allpore District 24 Parganas the right title and interest of the said Gopi -- Krishna Mondal in the said revenue free land vested in the said Radha Benode Mondal since deceased AND WHEREAS sometime in -- April 1928 the said Radha Benode Mondal died after leaving a Will dated the 11th day of January 1920 and a Codicil thereto dated the 23rd day of April 1928 whereby he appointed one Jahar Lal Das as the sole executor thereunder AND WHEREAS the said executor Jahar Lal Das proved the said Will and Codicil before the District Judge of 24 Parganas at Allpore and obtained a probate thereof AND WHEREAS by a Bengali Deed of Sale bearing date the 7th day of May 1935 and made between the said Jahar Lal Das as the executor to the estate of Radha Benode Mondal deceased as the vendor and one Taran Krishna Mukherjee as the purchaser the said Jahar Lal Das for the consideration therein mentioned sold transferred and conveyed the undivided one half share or interest in the said revenue free land to the said -- Taran Krishna Mukherjee absolutely AND WHEREAS the said Taran Krishna Mukherjee after the purchase as aforesaid instituted a suit in the Second Sub-Ordinate Judges Court at Allpore being Title Suit No.144 of 1935 (Taran Krishna Mukherjee -Vs- Narendranath Mondal & Others) for partition and separate allotment --

and/or

and/or possession of the one half share of the said Taran Krishna Mukherjee in the said revenue free land hereditaments and premises AND WHEREAS by a Decree dated the 26th day of -- August 1936 made in the said suit the said Taran Krishna Mukherjee was allotted a demarcated portion of the said revenue free land containing an area of One Bigha thirteen cottahs eleven chittacks and eight square feet and shown in Blue border in the plan annexed to the Commissioner's Return therein in lieu of his undivided one half share therein AND WHEREAS by a Bengali Deed of Sale bearing date the 22nd day of November 1937 and registered in Book No. I Volume No. 98 Pages 275 to 278 Being No. 4076 at the office of the District Sub Registrar at Alipore and made between the said Taran Krishna Mukherjee as the vendor and one Sashi Bhusan Marik since deceased as the purchaser the said Taran Krishna Mukherjee for the consideration therein mentioned sold transferred and conveyed to the said Sashi Bhusan Marik since deceased a divided and/or demarcated portion containing an area of 3 Cottahs and 8 Chittacks out of the said revenue free piece or parcel of land comprising an area of 1 Bigha 13 Cottahs 11 Chittacks and 8 Square feet as stated above AND WHEREAS by an Indenture of Conveyance bearing date the 21st day of December 1945 and registered in Book No. I Volume No. 71 Pages 272 to 280, Being No. 3784 at the office of the District Sub-Registrar at Alipore and made between the said Taran Krishna Mukherjee as the vendor and Aryan Bank Limited as the purchaser the said Taran Krishna Mukherjee for the consideration therein mentioned sold transferred and conveyed unto the said Aryan Bank Limited the remaining portion of the said revenue free land containing an area of 1 Bigha 10 Cottahs 7 Chittacks and 30 Square feet for --

ever

ever and absolutely AND WHEREAS the said Sashi Bhusan Marik died intestate in or about the year 1946 leaving him surviving his only son Prafulla Kumar Marik as his only heir and legal representative under the Dayabhaga School of Hindu Law AND WHEREAS by an order made on the 20th day of March 1950 by the High Court at Calcutta the said Aryan Bank Limited was directed to be wound up by the Court and the Official Receiver was appointed the Official Liquidator provisionally AND WHEREAS by another order dated the 9th day of July 1950 made by the said Court the appointment of the Official Liquidator was made permanent AND WHEREAS by an order made by the said High Court and dated the 16th day of August 1951 leave was granted to the said Official Liquidator to sell and execute a conveyance in favour of J. Bose & Company Private Limited in respect of the said revenue free piece or parcel of land containing an area of -- 1 Bigha 6 Cottahs 9 Chittacks and 1 Square foot AND WHEREAS by an Indenture of Conveyance bearing date the 17th day of August 1951 and registered in Book No. I, Volume No. 98, Pages 140 and 146, Being No. 5859 at the Office of the Sub-Registrar of Allipore Sadar and made between Aryan Bank Limited (In Liquidation) of the first part Mohini Mohon Chakravarty the Official Receiver and Official Liquidator of the second part and the said J. Bose & Company Private Limited of the third part the said Official Liquidator for the consideration therein mentioned granted -- transferred and conveyed unto the said J. Bose & Company Private Limited the said revenue free piece or parcel of land containing an area of 1 Bigha 6 Cottahs 9 Chittacks and 1 Square foot more or less situate lying at and being Municipal premises No. 11, Sultan Alam Road more particularly described therein AND

WHEREAS

WHEREAS by a Bengali Deed of Mortgage by Conditional Sale bearing date the 23rd day of August 1952 and registered in Book No.I, -- Volume No.87, Pages 166 to 169, Being No.5469 at the office of -- the Sub-Registrar Alipore Sadar the said Prafulla Kumar Marik for the consideration therein mentioned transferred in favour of one Sm. Bela Mitra by way of conditional sale the said piece or parcel of revenue free land containing an area of 3 Cottahs 8 Chittacks together with the structures standing thereon situate -- lying at and being Municipal premises No.13, (formerly No.12) <sup>2355-</sup> Sultan Alam Road AND WHEREAS by a Deed of Release bearing date ~~15-1~~ the 15th day of September 1954 and registered in Book No.I, Volume No.27, Pages 253 to 254, Being No.1758 at the office of the Sub-Registrar at Behala the said Bela Mitra for the consideration -- therein mentioned reconveyed the said piece or parcel of revenue free land containing an area of 3 Cottahs and 8 Chittacks being the Municipal premises No.13, (formerly No.12) Sultan Alam Road in favour of the said Prafulla AND WHEREAS by two separate Indenture of Conveyances bearing dates the 15th day of September 1954 and 16th day of December 1955 and registered in Book No.I, Volume No.15, Pages 146 to 154, Being No.1760 and Book No.I, Volume No. 146, Pages 125 to 134, Being No.8864 at the offices of the Sub-Registrar at Behala and Sub-Registrar Alipore Sadar respectively and both made between the said Prafulla Kumar Marik as the vendor of the one part and the said J. Bose & Company Private Limited as the purchaser of the other part the said Prafulla Kumar Marik for the consideration therein mentioned did thereby grant transfer -- and convey unto the said J. Bose & Company Private Limited the -- said piece or parcel of revenue free land containing a total -- area of 3 Cottahs and 8 Chittacks being the Municipal premises

No.



No.13, (formerly No.12) Sultan Alam Road within the municipal limits of the Corporation of Calcutta for ever and absolutely AND WHEREAS the said J. Bose & Company Private Limited was -- absolutely seized and possessed of or otherwise well and sufficiently entitled to in fee simple in possession to all those the said revenue free lands hereditaments and premises containing an area of 1 Bigha 6 Cottahs 9 Chittacks and 1 Square foot and an area of 3 Cottahs and 8 Chittacks both aggregating an area of 1 Bigha 10 Cottahs 1 Chittack and 1 Square foot more or less situate lying at and being Municipal premises respectively No.11, and No.13, (formerly No.12) Sultan Alam Road -- both of which were amalgamated and known as premises No.11, Sultan Alam Road within the municipal limits of the Corporation of Calcutta AND WHEREAS by an Indenture of Conveyance bearing date the 14th day of March 1960 and registered in Book No.1, Volume No.29, Pages 232 to 242, Being No.1306 at the office of the Registrar of Assurances, Calcutta and made between the said J. Bose & Company Private Limited therein described as the -- vendor of the one part and the present Vendor therein described as the purchaser of the other part the said J. Bose & Company Private Limited for the consideration therein mentioned thereby granted transferred and conveyed unto the said Vendor for ever and absolutely all that the piece or parcel of revenue free -- land containing by estimation 15 Cottahs 4 Chittacks and 24 -- Square feet situate lying at being the demarcated and/or divided western portion of Municipal premises No.11, Sultan Alam Road within the municipal limits of the Corporation of Calcutta and more fully described in the Schedule thereunder and delineated in the plan thereto annexed and thereon coloured Red AND

WHEREAS

WHEREAS after the purchase by the Vendor as aforesaid the divided northern (front) portion containing an area of 7 Cottahs 12 Chittacks and 24 Square feet more or less of the said demarcated and/or divided western portion of Municipal premises No.11, Sultan Alam Road was separately assessed and numbered as premises No.11/A, -- Sultan Alam Road AND WHEREAS the Vendor is now absolutely seized and possessed of or otherwise well and sufficiently entitled to as an absolute and indefeasible estate of inheritance in fee simple in possession or an estate equivalent thereto free from all encumbrances whatsoever to all that piece or parcel of revenue free land and hereditaments containing by estimation an area of 7 Cottahs 12 Chittacks and 24 Square feet more or less situate -- lying at being the Municipal premises No.11/A, Sultan Alam Road within the municipal limits of the Corporation of Calcutta and more particularly described in the Schedule "A" hereunder written a portion whereof is hereby intended to be granted transferred and conveyed AND WHEREAS the Vendor hath agreed with the Purchaser for an absolute sale to him of the demarcated and/or divided northern portion of the said land and hereditaments being Municipal premises No.11/A, Sultan Alam Road and which demarcated northern portion is more fully and particularly described in Schedule "B" -- hereunder written and delineated in the plan hereto annexed and thereon bordered Red and containing by estimation an area of 3 -- Cottahs 11 Chittacks and 15 Square feet at or for the sum or -- price of Rs.16,000/- (Rupees Sixteen thousand) free from all encumbrances whatsoever NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.16,000/- (Rupees Sixteen thousand) paid by the Purchaser to -- the Vendor being the full consideration money for the said purchase

chase

chase (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit release and for ever discharge the Purchaser as well as the said vacant land and premises and every part thereof) the Vendor doth hereby grant transfer convey and assure unto the Purchaser firstly the said revenue free land particularly described in Schedule "B" hereunder written and delineated in the map or plan annexed hereto and thereon bordered Red and Secondly the right of way over the seven feet wide private passage on the western side of the said plot in common with the other owners for the time being and from time to time hereafter of the premises No. 11/A, and 11/B, Sultan Alam Road and to pass and repass over and along the said strip of land OR HOWSOEVER OTHERWISE the said land and premises now are or is or heretofore were or was situate -- butted bounded called known numbered described or distinguished Together With boundary walls benefits and advantages of ancient and other lights ways paths common or other passages trees shrubs pits areas fences sewers drains ditches water water courses AND all manner of former and other rights liberties easements privileges advantages appendages and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining to or with the same or any of them or any part thereof -- now or at any time heretofore held used occupied or enjoyed with them and every of their appurtenances and the reversion or reversions remainder or remainders AND the rents issues and profits of and in the said land and premises and every part and parcel thereof AND all the estate right title interest inheritance reversion use trust possession property claim and demand whatsoever both at

law or in equity of the Vendor of into out of and upon the said land and premises and every part thereof TO HAVE AND TO HOLD the said land and premises hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser his heirs executors administrators legal representatives and assigns absolutely and for ever AND the Vendor doth hereby covenant with the Purchaser that he the Vendor now hath an indefeasible and absolute title as and for an estate equivalent to an estate of inheritance in fee simple in possession free from all encumbrances in the said land and premises hereby granted transferred and conveyed or expressed so to be AND has good right and full power and absolute authority to transfer and convey the same in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming as aforesaid AND further that he the said Vendor and all persons having or equitably claiming any estate or interest whatsoever in the said land and premises or any part thereof under or in trust for him or them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do or execute or cause to be done or executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said land and premises and every part thereof unto the said Purchaser in manner aforesaid as shall or may be reasonably required AND also that the Vendor will at all times at the request and costs of the said Purchaser produce to him or as he shall direct the deeds and writings specified in Schedule "C" hereunder

Written

written for evidencing the title to the said land and premises hereby granted transferred and conveyed and also furnish to him or as he shall direct copies of or extracts from the said deeds and writings and will in the meantime keep them safe unobliterated and uncancelled damages by fire or other inevitable accident excepted.

THE SCHEDULE "A" ABOVE REFERRED TO:-

ALL THAT piece or parcel of revenue free tank filled land containing by estimation an area of 7 Cottahs 12 Chittacks and 24 Square feet more or less situate lying at being the Municipal premises No.11/A, Sultan Alam Road within the municipal limits of the Corporation of Calcutta and comprised in Mouza Kankila Dak Mutlapara, Dihl Panchannogram, Division VI, Sub-Division "G" Holding No.6 (formerly No.26) bearing J. L. No.40 within Touzi No.1298/2833, Khatian Nos.370, 373 and 376, Dag Nos.19,21,22,23, 30 and 33, Thana Tollygunge, Sub-Registration Allpore in the -- District of 24 Parganas and being butted and bounded on the North by Sultan Alam Road, on the East by a 12 feet wide private common passage, on the South by the premises No.11/B, Sultan Alam Road belonging to the Vendor and on the West partly by premises No. 11/1, Sultan Alam Road and partly by the premises Nos.9 and 10, Sultan Alam Road.

THE SCHEDULE "B" ABOVE REFERRED TO:-

ALL THAT piece or parcel of revenue free tank filled land containing by estimation an area of 3 Cottahs 11 Chittacks and 15 Square feet more or less situate lying at being the demarcated northern portion of the Municipal premises No.11/A, Sultan Alam Road within the municipal limits of the Corporation of Calcutta

and

and comprised in Mouza Kanklia Dak Mutlapara, Dohi Panchannogram Division VI, Sub-Division "S", Holding No.6 (formerly No.26) -- bearing J.L.No.40, within Touzi No.1298/2833, Khatian Nos.370, 373 and 376, Dag Nos.19,21,22,23,30 and 33, Thana Tollygunge, -- Sub-Registration Alipore in the District of 24 Parganas and being butted and bounded on the North by Sultan Alam Road, on the East by 2 feet wide strip of land beyond which is 12 feet wide private passage, on the South by the remaining portion of premises No.11/A, Sultan Alam Road and on the West by 7 feet wide common passage -- and delineated in the plan hereto annexed and coloured thereon with Red border.

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Sub-Reg  
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THE SCHEDULE "C" ABOVE REFERRED TO:-

1. Original Bengali Deed of Sale dated 22nd November 1937 from Taran Krishna Mukherjee to Sashi Bhusan Marik.
2. Original Conveyance dated 21st December 1945 from Taran -- Krishna Mukherjee to Aryan Bank Limited.
3. Original Conveyance dated 17th August 1951 from Official Liquidator, Aryan Bank Limited (In Liquidation) to J. Bose & Company Private Limited.
4. Original Bengali Conditional Sale dated 23rd August 1952 from Prafulla Kumar Marik to Sm. Bela Mitra.
5. Original Bengali Release dated 15th September 1954 to Sm. Bela Mitra to Prafulla Kumar Marik.
6. Original Conveyance dated 15th September 1954 from Prafulla Kumar Marik to J. Bose & Company Private Limited.
7. Original Deed of Rectification dated 3rd March 1955 from Prafulla Kumar Marik to J. Bose & Company Private Limited.
8. Original Conveyance dated 16th December 1955 from Prafulla --

Kumar


Kumar Marik to J. Bose & Company Private Limited.

9. Certified Copy Resolution of the Board of Directors of J. --- Bose & Company Private Limited dated 24th February 1960.

10. Original Conveyance dated 14th March 1960 from J. Bose & --- Company Private Limited to Subrata Lahiri.

IN WITNESS WHEREOF the said 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 :-

Subrata Lahiri  
By his Constituted attorney  
P. M. Misra  


Muras Moh. Das.  
14 Surya Sen Street  
Calcutta '12"  
Nami Lal Chowdhury  
7, Old Post Office Street  
Calcutta '13. 10. mullik

RECEIVED of and from the Purchaser the sum of Rs. 16,000/- (Rupees Sixteen thousand) only being the full amount of consideration money as per memo below:-

MEMO OF CONSIDERATION:-

By Cheque No. 128270 on The Eastern Bank Limited drawn by the Purchaser in favour of the Vendor -- Rs. 16,000/-

Witnesses:-

Rupees Sixteen thousand only

Muras Moh. Das.  
Nami Lal Chowdhury

Subrata Lahiri  
By his Constituted attorney  
P. M. Misra



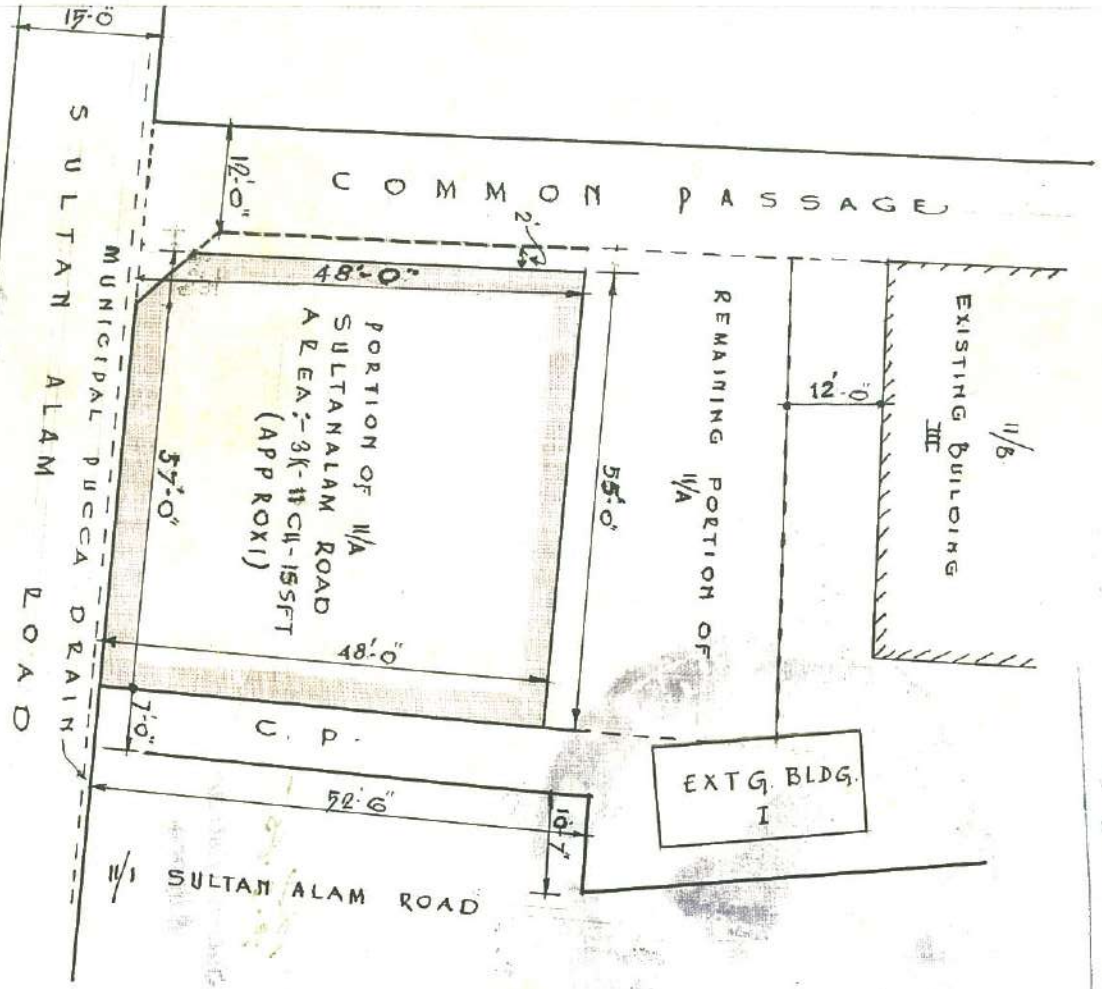
Sub-Registrar,  
Alipora.

9.3.85-



Witness:-  
Deena Khati Sr.  
Nana Lalchandbhai.

Subrata Jaisri  
by his Constable/Attorney  
P. M. M. M.



SCALE:-  
0" = 1'  
LAND PLAN OF PORTION  
OF NO. 1/4 SULTAN ALAM ROAD.



62



DATED THE 8th DAY OF March,

1965

- F R O M -

SUBRATA LAHIRI.

- T O -

ARYA KUMAR BAGCHI.

CONVEYANCE



Sub-Registrar,  
Alipore.

9-3-65



Sub-Registrar,  
Alipore.  
16.3.65

*Regd. fir*  
not Bt  
192  
1899  
65  
P. Mallik,  
Solicitor,  
Post Office Street,  
Calcutta.

*N. M. -*  
*22/3/65*

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