



Admissible under clause B
any stamped paper Indian Stamp
Act 1899 as amended by Act III
of 1927 and section 82 (1) of
Calcutta Improvement Act 1911
Section 1. A. No. 237-4

Stamp duty under
the Indian Stamp Act
1927
Addressed to
under the Calcutta
Improvement Act

Paid in excess... 9.50
Total... 22.50

For and on behalf of

A 262
E 262
31

31
K/11/1957
361

Sd/- Registrar, Alipore
Sadar

*Mehta
Sumitra
G.K. Mehta*

1-7-5

THIS INDENTURE made this THE 4th day of JANUARY
ONE THOUSAND NINE HUNDRED AND SIXTYTWO BETWEEN SM. SUMITRA
MEHTA wife of Sri G.K. Mehta Hindu Housewife residing at 41-B,
Southern Avenue, P.S. Tollyganj, District 24 Parganas herein-
after referred to as the VENDOR (which term unless excluded
by or repugnant to the context shall mean and include her
heirs, executors, administrators, representatives and assigns)
of the FIRST PART AND SRI G.K. MEHTA son of Late Sant Ram

41 B Southern Avenue, P.S.

No. 2065 ✓
Sold to Himanshu Chakrabarti.

P. 595. Mohan Park Road. Calcutta
Mohan Park Road. Calcutta
Collectorate
Treasury.
29/12/19 61

K. B. Bose
Treasurer.
21.12.61

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(221.62)



Executed in presence of G.M.
15.12.61 at P.M. on the day
of execution at the office of
the Sub-Registrar, Alipore Sadar
G. K. Mehta
and
Power of attorney No
is 15.12.61 authenticated by the
Sub-Registrar of

~~Sub-Registrar, Alipore
Sadar~~
G. K. Mehta

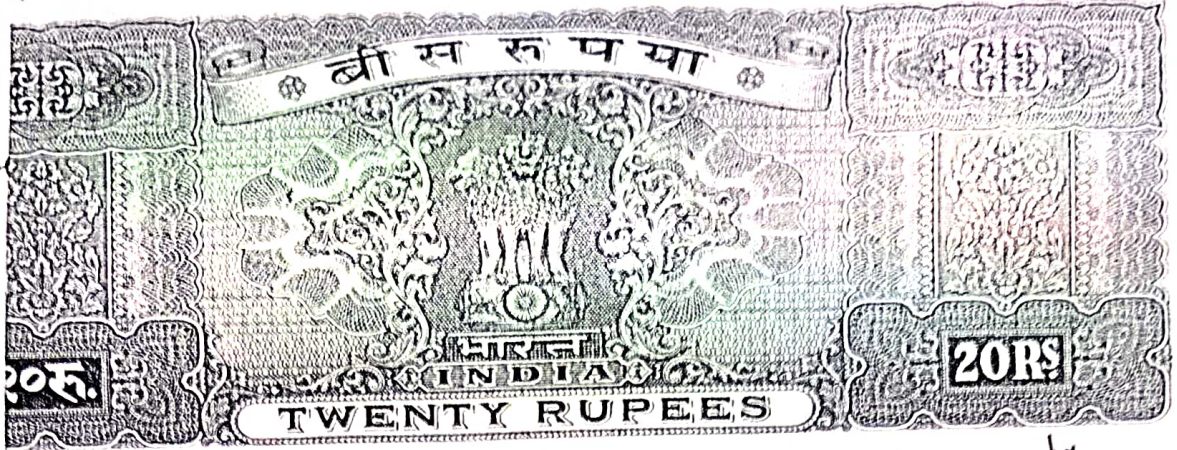
G. K. Mehta
by G. K. Mehta
Son / wife of Late Sure Chandra Mehta
of 4/B Southside Annapurna
District Durgam Chatterjee
By casting of votes

Personally known to me

~~Sub-Registrar, Alipore
Sadar~~
u/s 15



20Rs.



-: 2 :-

Sumitra Mehta
Akshata

P.S. Tollyganj, District 24 Parganas hereinafter referred to as the CONFIRMING PARTY (which term unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, representatives and assigns) of THE SECOND PART AND SRI HIMANSHU CHAKRAVARTI son of Guruprasad Chakravarti, deceased, Hindu serviceholder residing at P-595, Monoharpukur Road, P.S. Tollyganj District 24 Parganas hereinafter referred to as the PURCHASER (which term unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, representatives and assigns) of THE THIRD PART Whereas Hirendra Lal Sarkar of Asoke Park P.S. Tollyganj, District 24 Parganas was absolutely seized and possessed of or otherwise well and sufficiently entitled to the lands hereditaments and premises measuring .69 decimal corresponding to 2 Bighas 2 cottas of C.S. Plots No.29 and 30 appertaining to Khatian No.66 and 172 of mowza Khanpur in Rayat Sthitiban and Rayat Mokarari right having purchased them by a conveyance dated 11th June, 1940 made between Munshi Abdul Kader as vendor and Hirendra Lal Sarkar as purchaser and registered in Book 1 Vol.47 pages 147 to 150 Being No.1922

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Sumitra Mehta
Tollyganj.

son to me

Sumitra Mehta
Tollyganj.

No 2065
Sd/- to Himanshu Chakraborti.

P. 595. Monohar Pukur Road. Cal.

Collectorate.

Treasury.

29/12/1961

21.12.61



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102
Registrar, Alipore
Sadar

Having visited the residence
of Mr. Sumitra Mehta
at Plot No. 6
by caste ... by
profession ...
and ...
is personally known to me
resident of
by caste
profession
the said Mr. Sumitra Mehta
execution of this document

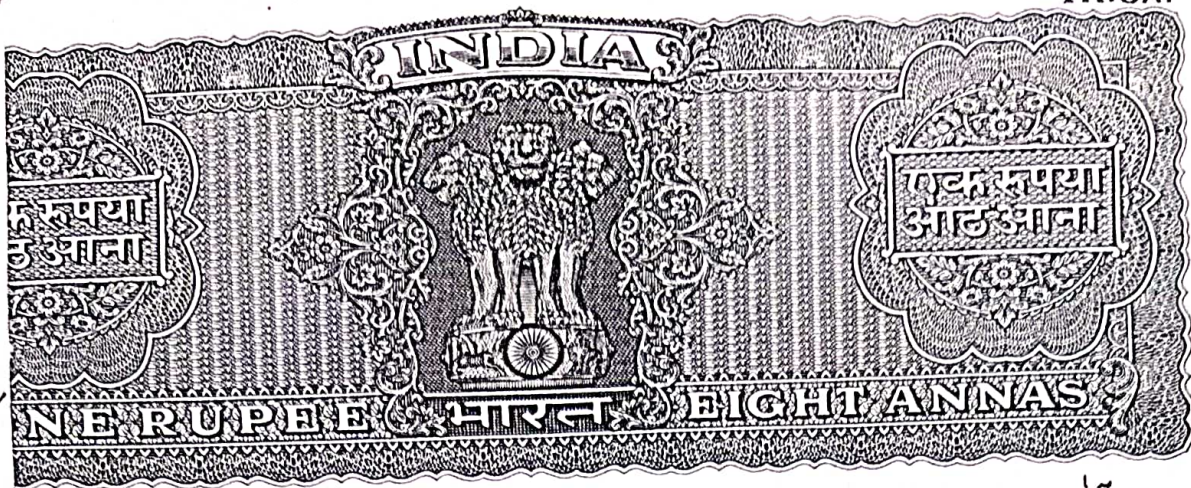
Sumitra Mehta

Sumitra Mehta
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Sub-Registrar, Alipore
Sadar

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Sumitra Mehta
Akshata

of 1940 of Alipore District Sub-registry Office AND
WHEREAS the land measuring .45 and .24 decimal of C.S.
Plot Nos.29 and 30 respectively appertaining to Khatians
No.66 and 172 under Towzi No.151 and 152 respectively
and land measuring 1.13 decimal of C.S. Plot No.31
appertaining to Khatian No.215 sub-khatian 216 and 99
sub-khatian 100 of mowza Khanpur in all measuring 1.82
decimal corresponding to 5 Bighas 10 cottahs more or
less are included and part and parcel of a plot of land
measuring 25 Bighas 10 cottahs 8 chittaks of land more
or-less in mowza Khanpur within the local limits of the
then Tollyganj Municipality P.S. Tollyganj District 24
Parganas having purchased them from their different
owners and being recognised by superior landlord and
Towzi Holders by different deeds AND WHEREAS for the
purpose of selling the said land Sri Hirendra Lal Sarkar
divided the same in small building sites or plots and
developed the same by opening out roads therein AND
WHEREAS the said Hirendra Lal Sarkar has made a plan or

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1.12.61

Tollyganj
in Tollyganj

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No. 8065

Sold to Himanshu Chakrabarti

of P. 595, Monohar P. Mukherjee Road, Cal

Calcutta Collectorate.
Treasury.

The 29/12/1967

Treasurer 21.12.67

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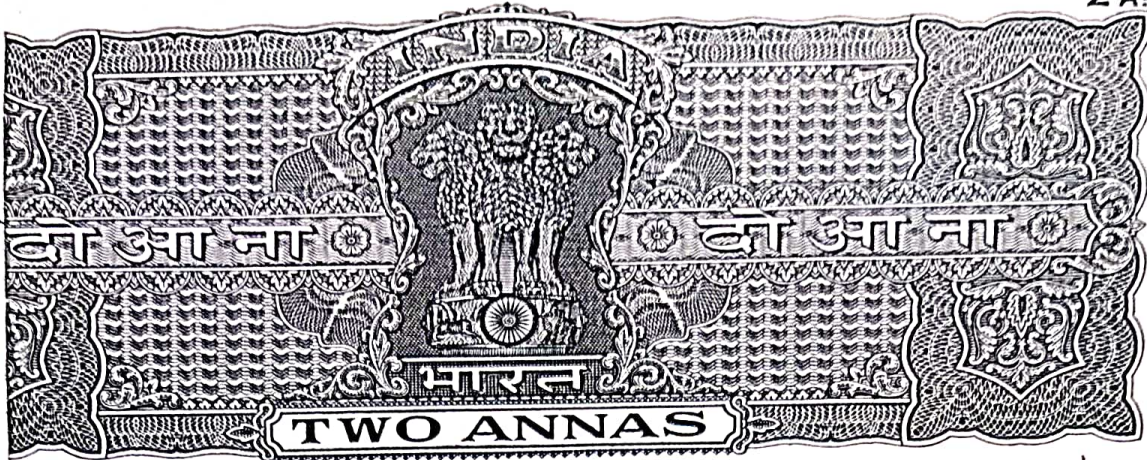
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Sumitra Mehta
S.M. Mehta

map of the said entire land measuring 25 Bighas 10 cottahs 8 chittaks more or less delineating different plots into which the said land has been divided and marking the plot thereon with different numerical number as 1,2,3 etc. and also showing the different public roads opened and constructed AND WHEREAS by an Indenture of conveyance bearing the date 21st day of January, 1950 and made between the said Hirendra Lal Sarkar of the one part and the Vendor hereof of the other part and registered in Book 1 Volume 8 pages 155 to 160 Being No.228 for the year 1950 of the Sadar Joint Sub-registration Office at Alipore and for the consideration as therein mentioned the said Sri Hirendra Lal Sarkar indefeasibly sold granted, transferred and assured unto the Vendor hereof ALL THAT the piece of partly Rayat mokarari, and partly sthitiban rayati land hereditaments and premises situate within mowza Khanpur P.S. Tollyganj within the municipal limit of the then Tollyganj municipality sub-registration office, Alipur District 24 Parganas and

(Contd. 5)

No. 8065

Sd/-to Himanshu Chakrabarti.

P 525, Monohar Pukar Road, Cal

Collectorate
treasury.

29/12/1961

Treasury 21.12.61

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Registrar, Aligarh
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Sumitra Janta
S.K. Janta

Being Plot No.74-B formed out of and being a part and parcel of
C.S. Plot Nos.29 and 30 and measuring 8 cottas 13 chittaks ^{free} from
all encumbrances AND WHEREAS the municipal limits of the Tollyganj
has been added to the Corporation of Calcutta by notification
No.M.IM-79/52(11) dated 31st March, 1953 from the 1st day of
April, 1953 all assets and liabilities of the commissioners of
the municipality of Tollyganj have vested in and devolved on the
Corporation of Calcutta and Whereas the land described above and
more fully described in the Schedule of the hereinbefore part
recited conveyance dated 21-1-50 and more fully delineated on
the map or plan attached thereto and thereon coloured red has
come and now situate within the said Corporation of Calcutta AND
WHEREAS the said Corporation of Calcutta has assessed and numbered
the same as 29/7/2, Puddapukur Road (Street No.17) in Ward No.80
of the Corporation of Calcutta AND WHEREAS the Vendor is now
absolutely seized and possessed of or otherwise well and suffici-
ently entitled to as and for an estate equivalent to a Rayat
mokarari and rayat Sthitiban right the said Plot No.74B of Asoke
Park Building estate Scheme corresponding to at present Calcutta
Corporation Premises No.29/7/2, Puddapukur Road AND WHEREAS the
Vendor is now desirous of selling from the eastern portion land
measuring 1 cottah 7 chhitaks 5 sq.ft. more or less out of the
said land more fully described in Schedule "A" hereunder written
and more fully delineated on the map or plan attached hereto and
thereon coloured red which the confirming party confirms AND
WHEREAS the PURCHASER has approached the VENDOR for the purchase
of the same at a price of Rs.6,000/- (Rupees Six thousand only)
and THE VENDOR has accepted the proposal of THE PURCHASER and
has received a sum of Rs.3,001/- (Rupees Three thousand and One
only), as earnest money out of the consideration as part payment
thereof on the twentyseventh day of October, One thousand Nine
has entered into an agreement with the

...anti.

... Road. Cal

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S.K.J.

Sumitra Mehta
Sgt. Mehta

Purchaser for the absolute sale to him of the said land hereditaments and premises measuring 1 cottah 7 chhitaks 5 sq.ft. more or less from the eastern side of the said Calcutta Corporation Premises No.29/7/2, Puddapukur Road with the khola hut standing on a part of the same fully described in Schedule 'A' hereunder written and more particularly delineated on the map or plan attached hereto and thereon coloured red free from all encumbrances NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the premises and in consideration of the sum of Rs.2,999/- (Rupees Two thousand Nine hundred and Ninety-nine only) of lawful money of Indian Union paid by the PURCHASER TO the VENDOR on or before the execution of these presents as more particularly mentioned in the memo of consideration written hereunder in Schedule 'D' thus totalling a sum of Rs.6,000/- (Rupees Six thousand only) being the price in full of the said piece or parcel of land measuring 1 cottah 7 chhitaks 5 sq.ft. more or less (the receipt whereof the Vendor doth as well as by receipt hereunder written admit and acknowledge and from the payment thereof doth hereby acquit release and discharge for ever the Purchaser as well as the said land) the Vendor does by these presents grant sell transfer and convey unto the said Purchaser ALL THAT the piece or parcel of partly Rayat mokatari and partly Rayat Sthitiban Land, hereditaments and premises measuring 1 cottah 7 chhitaks 5 sq.ft. more or less from the eastern portion of Plot No.74B of the Asoke Park Building Estate Scheme at present assessed and numbered as 29/7/2, Puddapukur Road by the Corporation of Calcutta fully described in Schedule 'A' hereunder written and more particularly delineated on the map or plan attached hereto and thereon coloured red or HOWSOEVER otherwise the said land hereditaments and premises or any part thereof now are or is or heretofore

*Lumikha Inella
L.K. Inella*

were or was situated butted bounded called known numbered described or distinguished together with the khola hut standing on a part of it boundary wall erections, fixtures, light connection, court courtyards areas drains, ways passages under courses rights liberties easements, privileges advantages and appurtenances whatsoever to the said land hereditaments and premises belonging or anywise appertaining to or with the same or any part thereof held used occupied or enjoyed or reputed to belong to or to be appurtenant thereto ALL the estate right title interest property claim and demand both at law and in equity whatsoever of the said Vendor into and upon the said land hereditaments and premises or any part thereof and also together with the right of the said vendor and her successors-in-title to pass or repass with or without vehicles over and along the roads made out and carved in the said Scheme excepting the 40 ft. Road on the East of Plot No.74-A as shown in the map or plan of the said Scheme and also together with the right to take electric and telephone and water pipes over along and underneath the said road Excepting the 40 ft. Road to the East of Plot No.74-A as shown in the said plan or plan of the said Scheme To Have and Hold the said land hereditaments and premises together with the rights and privileges appurtenant thereto as aforesaid hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the said Purchaser absolutely and for ever free from all encumbrances and the confirming party does hereby confirms the same And The Vendor does hereby covenant with the Purchaser that notwithstanding any act deed matter or thing whatsoever by the said Vendor done or executed or knowingly suffered to the contrary she the said Vendor now has in herself good title full power and absolute authority to grant, sell transfer and convey the land hereditaments and premises hereby granted sold, transferred and

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S.K. Inetta

conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid AND that the Purchaser shall and may at all times hereafter peaceably and quietly enter possess and enjoy the said land, hereditament and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand to recover from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for her and that free from all encumbrances And further that the said vendor shall and will from time to time and at all times hereafter at the request and cost of the said Purchaser execute and cause to be done and executed all such acts 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 AND THAT as The Vendor is still the owner of the remaining land she has retained the original deed of conveyance and the Deed of Security dated 21-1-50 and the release Deed dated 13-6-61 as detailed in Schedule 'B' hereunder written by which the Vendor derived her title in the land hereby granted sold, transferred and conveyed or intended so to be and shall keep the said deed unobliterated and in good condition, damage by fire and act of God excepted and shall give inspection of the said deeds to the Purchaser or his agent or attorney as he may require from time to time AND the Vendor further covenants that Deed of Title as mentioned in Schedule 'C' relating to the entirety of the property measuring 5 Bighas 2 cottahs more or less as hereinbefore mentioned have been retained by Sri Hirendra Lal Sarkar of Asoke Park and the said Hirendra Lal Sarkar stipulated and mentioned in the deed of conveyance in favour of the Vendor that he shall preserve all such deeds documents, writing and muniments of title relating to the said land hereditaments and

Somilra Jaella
G.K. Mehta

and premises in good condition damage by fire or any act of God being excepted, and has also covenanted to produce or cause to be produced the said deed to the Vendor, his attorney and agents at all reasonable times at the request of the Purchaser at his cost and as such the Vendor transfers her right regarding production of the document for the purpose of manifesting defending or proving her title to and in the land hereditaments and premises or part thereof hereby transferred or expressed or intended so to be AND the Vendor does hereby further covenant that the said land and premises hereby transferred granted conveyed and sold or expressed or intended so to be is free from all encumbrances and is not charged with any maintenance, lispendence, trust and attachment.

SCHEDULE 'A' above REFERRED TO
(DESCRIPTION OF LAND)

ALL THAT piece or parcel of land measuring 1 cottah 7 chhitaks 5 sq.ft. more or less from the eastern side of Plot No.74-B of the Asoke Park Building Estate Scheme and carved out partly of C.S.Plot Nos.29, 30 appertaining to Khatian No.66 and 172 partly Rayat Mekarari and partly Rayat, Sthitiban right in mouza Khanpur formerly within the limits of Tollyganj municipality but subsequently vested in the Corporation of Calcutta and assessed and numbered by the said Corporation as Calcutta Municipal Premises No.29/7/2, Puddapukur Road, P.S. Tollyganj, Sub-registration District Alipore District 24 Parganas. The said land measuring 1 cottah 7 chhitaks 5 sq.ft. more or less being butted and bounded as follows that is to say:-

- North - (14 ft.) - by Plot No.74-C Asoke Park Building Estate Scheme,
- South - (12 ft.) - formerly P.N.Roy Road but at present the public road of the Corporation of Calcutta known as Puddapukur Road,
- East - (80 ft.) - land of the Purchaser purchased this day by him from Sm. Chitra Mehta,
- West - (81 ft.) - remaining unsold land of 29/7/2, Puddapukur Road belonging to the Vendor.

Sumitra Mehta
G.K. Mehta

Proportionate rent payable for the land to Rajendra K. Singhi and Pravash Chandra Mandal and others -/09 nP. (Nine naye paise only) with the khola hut on a part of it boundary wall, electric connection and other fixtures, the said land being more fully delineated on the map or plan attached hereto and thereon coloured red.

SCHEDULE 'B' LIST OF DOCUMENTS
RETAINED BY THE VENDOR.

- 1) Original conveyance dated 21-1-50 executed by Hirendra Lal Sarkar in favour of the Vendor (Book 1 Vol.8 pages 155-160 Being No.228 for the year 1950 of Sadar Joint Sub-registration Office, Alipore).
- 2) Original deed of Security dated 21-1-50 executed by the Vendor in favour of Hirendra Lal Sarkar (Book 1 Vol.15 pages 52 to 56 Being No.229 for the year 1950 of Sadar Joint Sub-Registration Office, Alipur).
- 3) Original Deed of Release executed by Hirendra Lal Sarkar in favour of Sumitra Mehta (Book 1 Vol.96 pages 119 to 121, Being No.5068 for the year 1961 of Sadar Joint Sub-Registration Office, Alipur).

SCHEDULE 'C' LIST OF DOCUMENTS
RETAINED BY HIRENDRA LAL SARKAR.

- 1) Bengali Kobala dated 11-6-40 by Munshi Abdul Kader in favour of Hirendra Lal Sarkar (Book 1 Vol.47 pages 147 to 150 Being No.1922 of 1940 of D.S.R. Office, Alipore).

IN WITNESS WHEREOF the said Vendor and the confirming party have hereunto set and subscribed their Hands the day month and year first above written.

G.K. Mehta
(Contd. 11)
Sumitra Mehta