

Annexure - (A) 144 30 750Rs. (2)



Admissible under Rule 21 duty
Stamped under the Indian Stamp
Act, 1899 as amended by Act. III
of 1922 and Section 82 (1) of the
Calcutta Improvement Act, 1911.
Schedule I.A. No. 23

Rs. 2895P.

Stamp duty paid under the Indian
Stamp Act as amended by Act. III
of 1899 and also as amended by
W.B. Stamp Amendment Act. of 1964
Additional Duty paid under the
Calcutta Improvement Act. 2140

Paid in Excess.....
Total..... 5035.00
Fee Paid.....

A 643.50
N 1.50

645.00

J 20 30.00
J 12 10.25

40.25

M. K. ...
21.2.66.
Sub-Registrar of Alipore
24 PARGANAS

THIS INDENTURE made this the Twentyfirst day of

February One Thousand Nine Hundred and Sixty-Six, Between)

SM. MALINA BOSE, widow of Anadi Ranjan Bose, deceased, by

faith Hindu, by occupation Landholder, residing at No.139,

Jodhpur Park, P.S. Jadabpur, formerly Tollygunge, Calcutta,

32

750Rs.



- 2 -

hereinafter called 'The Vendor' (which term unless excluded by or repugnant to the context shall mean and include her heirs executors administrators legal representatives and assigns) of the One Part AND SM. SHIKHA DAS wife of Shri Bhabatosh Das, also known as B. Das, by faith Hindu, by occupation Housewife, residing at No.P.219, Block 'J', New Alipore, P.S. New Alipore, Calcutta-53, hereinafter called 'The Purchaser' (which term unless excluded by or repugnant to the context shall mean and include her heirs executors administrators legal representatives

Boze

v

8

24

Boze

sh'on
ant

54 750Rs.



- 3 -

and assigns) of the Other Part WHEREAS one Rai Bahadur Dwarikanath Chakraborty, since deceased, sold transferred and conveyed by a Conveyance bearing date the 15th September, 1939 to Messrs. Calcutta Properties Ltd. a limited liability concern incorporated under the Indian Companies Act having its registered office at No.65, Sir Hari Ram Goenka Street, Calcutta (registered at Alipore Registration Office in Book No.1 Vol. No.93 Pages 77 to 111 Being No.3323 for the year 1939) all that piece or parcel of land measuring 175 Bighas 8 Cottas and 6 Ch. be the same a little more or less including the land hereby sold for

35 750 Rs.



- 4 -

consideration therein mentioned AND WHEREAS the said Calcutta Properties Ltd. thereafter took exclusive possession of the aforesaid land and prepared a letout Scheme by dividing the land into small building sites constructing roads drains and made various other improvements AND WHEREAS since then the property came to be known as 'CHARU PARK' in Regent Park AND WHEREAS the Vendor purchased all that piece or parcel of Mourashi Mekarari land measuring 18 cottas be the same a little more or less being Municipal premises No.174/8, Netaji Subhas Chandra Bose Road, P.S. Tollygunge now Jadabpur Calcutta being

36

750 Rs.



- 5 -

Plot No.6 "Charu Park", Calcutta recorded under Khatian Nos.56,
101 and 151, particularly described in Schedule hereunder written
and depicted in the map or plan annexed hereto and therein marked
with red borders for consideration therein mentioned AND WHEREAS
the aforesaid Calcutta Properties have agreed to pay the rent of
the Superior Landlord and for that purpose has received money
from the Vendor for the said purpose AND WHEREAS the Vendor
agreed to sell and the Purchaser agreed to purchase the said plot
measuring 18 Cottahs free from all encumbrances liens and
lispendens at or for the sum of Rupees One Lakh Seven thousand
₹.1,07,000/- of Indian Union AND WHEREAS the Vendor has received

37 750Rs.



- 6 -

from the Purchaser and accepted the sum of Rs.501/- (Rupees five hundred and one only) as earnest money or consideration paid in part in advance AND WHEREAS the Purchaser agreed to purchase the said plot particularly described in Schedule hereunder for the said sum of Rupees one lakh and seven thousand only (Rs.1,07,000/-) free from all encumbrances liens and lispendens paid out of the Stridhan fund of the Purchaser which she received from her husband from time to time NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rupees one lakh and seven thousand only (Rs.1,07,000/-) of lawful money of the Indian Union paid by the Purchaser to the

38

500Rs.



- 7 -

Vendor (the receipt whereof the Vendor doth hereby as also by
the receipt hereunder written admit and acknowledge and of and
from the same and every part thereof acquit discharge and release
the Purchaser as also the land hereby intended to be transferred)
the Vendor grants transfers conveys and assigns unto the Purchaser
all that piece or parcel of Murashi Mokrari land measuring
18 Cottahs be the same a little more or less including
all easement rights advantages privileges fixtures and fittings
OR HOWSOEVER OTHERWISE the said land hereditaments and premises
were or was situate butted bounded known numbered described or



- 8 -

distinguished together with yards court-yards sewers drains
water-courses trees fences liberties privileges easements and
appurtenances whatsoever to the said land hereditaments and
premises or any part thereof belonging or in anywise appertaining
or usually held or enjoyed therein and/or reputed to belong to or
appurtenant thereto all the estate right title interest property
claim and demand whatsoever of the Vendor and upon the same or
any part thereof together with all deeds pattahs muniments of
title exclusively relating or concerning the said property
hereditaments and premises or any part thereof which now is or
hereafter shall or may be in possession or power and control of
the Vendor TO HAVE AND TO HOLD the said property hereditaments
and premises hereby granted sold and transferred or expressed so

to be unto and to the use of the Purchaser absolutely and for ever free from encumbrances liens and lispensens including Corporation taxes AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor done or executed or knowingly suffered to the contrary the Vendor has good right and absolute authority to grant sell and convey the said property hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Vendor shall be liable to indemnify the Purchaser if the property is found encumbered in any way and the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive rents profits and usufructs thereof without any lawful eviction interruption claim or demand whatsoever from the Vendor or any person or persons lawfully or equitably claiming from under or in trust from the Vendor and that free from all encumbrances whatsoever and further the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said property or any portion thereof from under or in trust for the Vendor and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all such acts deeds matters 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 the manner aforesaid.

SCHEDULE

" ALL THAT piece or parcel of land with Mourashi Mokrari right being plot No.6 of Charu Park (Regent Park) containing by measurement appertaining to touji No. 151, 152 and 56 of 24-Parganas Collectorate situate lying in village Khanpur J.L.No. 46 within the jurisdiction of Tollygunge now Jadabpur Thana within Calcutta Corporation Sub-Registration office Alipore District 24-Parganas particularly described in Settlement khatian No. 5 22/1 C. S. Plot No. 1/122, 1/270 Touji No.152 Khatian No.195 C. S. Dag No.1/220 Touji No. 151 Khatian No.86 C.S. Dag No.1/220 being premises No.174/8, Netaji Subhas Chandra Bose Road, P.S. Jadabpur Calcutta butted and bounded in the manner following that is to say -

- | | | |
|-------|------------------|--|
| am. B | On the South | Partly by plot no 5 and partly by Netaji Subhas chandra Road |
| m. B | On the West | Partly by Plot no 18 and Plot no 5A of Charu Park (Regent Park) |
| am. B | On the East | Partly by Netaji Subhas chandra Road and partly by Plot no 7 of Charu Park |
| m. B | and On the North | Partly by Plot no 9A and partly by Plot no 7 of Charu Park (Regent Park) |

IN WITNESS WHEREOF the Vendor hereby puts her hand and seal the day month and year first above written.

Signed, sealed and delivered in presence of :-

anahina Bose

(Witness) 1. Ananta Mohan Ghose

Vendor.

5, Tala Park Avenue Cal. 2.

2. Mihir Ranjan Paul

139, Jyothika Park, Calcutta 3

3) Gopal Ch. Banerjee
372/68, Rura Rd, Calcutta 33.

Memo of Consideration

over and explained in Bengali to the vendor
D. B. Ghose
Advocate

Received from the within mentioned Purchaser the within mentioned sum of Rupees one lakh and seven thousand Rs. 1,07,000/- as per :

Earnest money	...	Rs. 501/-
Pay cheque NO E 78 2548 dt 21.2.66 on National and Grindley's bank Ltd		Rs 16,499/-
Pay cheque NO <u>CLB</u> NO 009274 dt 21.2.66		Rs 45,000/-
United Bank of India Ltd (College St Branch)		
Pay cheque NO <u>CLB</u> 491795 dt 21.2.66		Rs 45,000/-
United Bank of India Ltd (College St Branch)		
Drawn by Mr. P. S. Saha husband of Mrs. Sikha Saha as a gift to her		
Total		1,07,000/-
Witness : 1		<u>anahina Bose</u> Vendor

1) Ananta Mohan Ghose

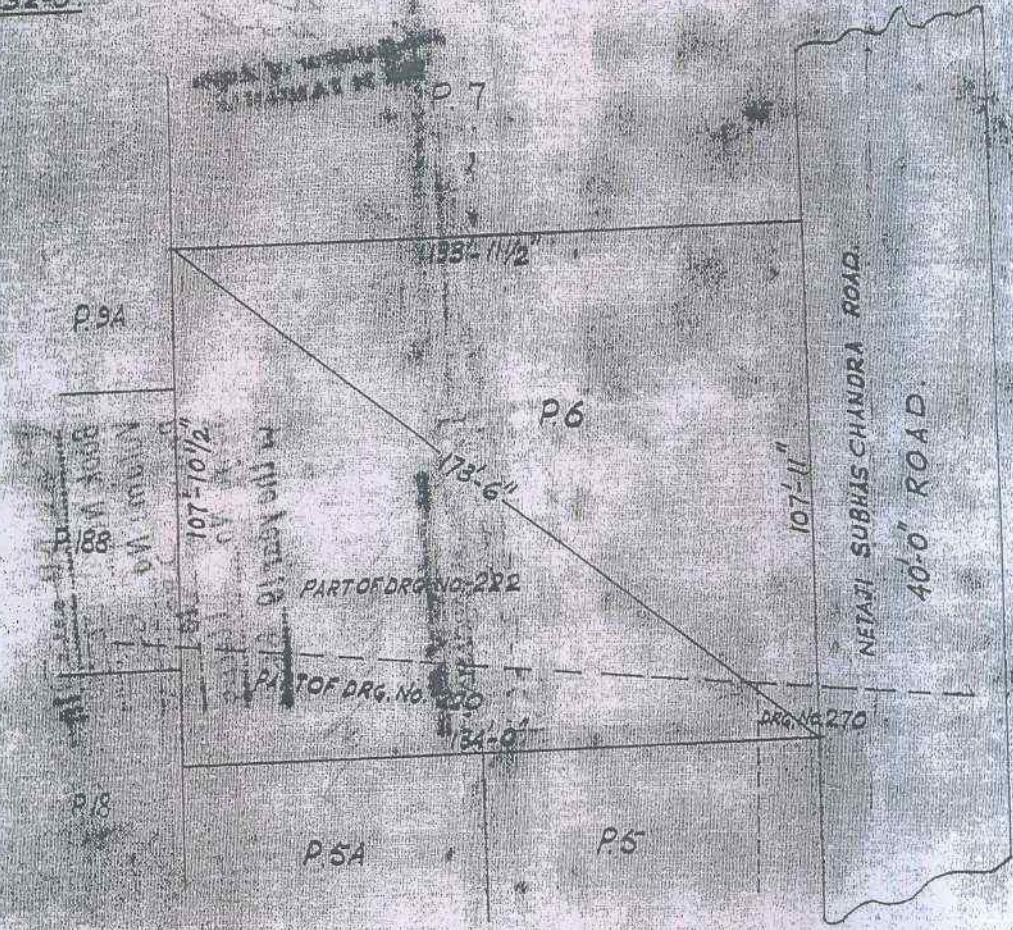
2) Mihir Ranjan Paul

3) Gopal Ch. Banerjee

93



1 1/2 = 32'-0"



TOTAL AREA = 18 COTTAHS

MUNICIPAL PREMISES
 1/8, NETAJI SUBHAS CHANDRA ROAD, P.S. TOLLYGUNGE, CALCUTTA.
 LOT NO-6 - CHARUCHANDRA PARK
 SECTION NO- 56, 101 AND 151 IN THE DISTRICT OF 24-PARGANAS.
 SECTION NO- 5 DAG NO. 1/222
 SECTION NO- 21/1 DAG NO. 1/270
 SECTION NO- 766 DAG NO. 1/220

Mahendra Prasad

45(66-67)
174/3 N.S. (1966)
20/4/66

DATED: 21.2.66.

45

32



DEED OF ~~Transfer~~
CONVEYANCE



21.2.66
Registrar of Assam
M. PARAGANA

SM. MALINA BOSE - VENDOR

SM. SHIKHA DAS - PURCHASER



15/2/66
N-50, Pages: 29710-302
Volume No. 6
Being No. 1449
For the year 19 66

10
10

Sub-Registrar of Assam
M. PARAGANA
25.2.66

Sree Asoke Kumar Ganguli
Advocate

96

Actual case no 247/03 (1)

Entered on 27.3.04 (10/1/04)

5744

TRUE COPY
Jury 21.3.04
Hess Court
District Judge's Office
Alford, St. Petersburg.

Order of 21.3.04
for 21.3.04

in the Court of the District Judge

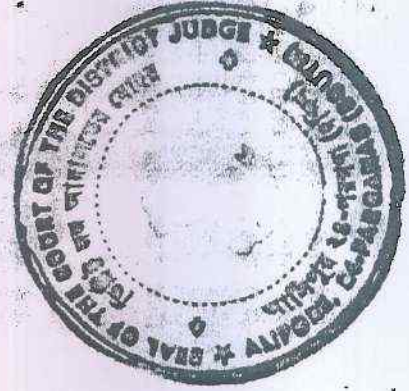
Alford / 10/11 / 21.3.04

for case no 247/03 (P)

Order, I.

sdf D. Michkova

31.3.04



92
HIGH COURT FORM No. (J) 52.

GRANT OF PROBATE OF WILL (1).

(Section 284 of the Indian Succession Act, 1925)

In the Court of the Ld. Dist. Delegate, Alipore.
Act 39 Case No. 247 of 2003 (P).

I Sri D. Mukherjee, 10th C.J. Sr. Divn., Alipore

(1) Judge of the District Court appointed by the Government of West Bengal to exercise the powers of Administration in the District Court of Alipore.

hereby make known that on the 29th day of March in the year 2004 the last Will

of Sikha Das wife of Bhabatosh Das, late
of 174/8, Netaji Subhas Chandra Bose Road, P.S. Jodhpur,
of Kolkata-700040,

a copy whereof is hereto annexed, was proved and registered before me, and that administration of the property and credits of the said deceased, and in any way concerning his will, was granted to 1. Smt. Lachmi Dey,


wife of Sri Tridip Dey, residing at 90/2/3, Manik Bandopadhyay Sarani, Moore Avenue, P.S. Regent Park, Kolkata-700040, 2. Rana Das, son of Sri Bhabatosh Das, residing at 174/8, N.S.C. Bose Road, P.S. Jodhpur, Kolkata-700040,

the Executor in the said Will named, he having undertaken to administer the same, and to make a full and true inventory of the said property and credits, and exhibit the same in this Court within six months from the date of this grant or within such further time as the Court may from time to time appoint and also to render to this Court a true account of the said property and credits within one year from the same date or within such further time as the Court may from time to time appoint.

Granted this 31st day of March in the year 2004 under the seal of the Court.

The Probate is issued on a maximum court fee stamp of Rs. 50,000/-.
The court fees paid are correct.




Sd/- Dr. D. Mukherjee
10th C.J. Sr. Divn.
Alipore
Judge or District Delegate.



98

WILL

This is the last will and testament of me, Smt. Sikha Das, wife of Sri Bhabatosh Das of 174/8 Netaji Subhash Chandra Bose Road, Tollygunge, Police Station - Jadavpur, Kolkata 700040. At present, my near relatives are my husband Sri Bhabatosh Das and my only son Sri Rana Das and my only daughter Smt. Lachmi Dey, wife of Sri Trideep Dey residing at 90/2/3 Manik Bandopadhyay Sarani, Moore Avenue, Police Station - Regent Park, Kolkata 700040. I am in enjoyment of sound health and aged about 66 years old. Human frame is but frail and there's no knowing when and how I die. It is therefore prudent to provide for, the future now. Hence I am executing this will and this shall be effective after my death. I hereby revoke all wills and codicils by me hereto fore made. I have a land measuring about 18 Kottahs, which I purchased from one Smt. Molina Bose of 139, Jodhpur Park, Police Station - Jadavpur, Kolkata 700061 by way of registered sale deed executed on 21st February, 1966 along with a two storied building thereon which consists of and measuring about 10,000 (Ten Thousand) sq. feet built up area.

I have decided to give, devise and bequeath the said property being premises No. 174/8 Netaji Subhash Chandra Bose Road, Tollygunge, Police Station - Jadavpur, Kolkata 700040 including the said two storied building thereon measuring about 10,000 (Ten Thousand) sq. feet built up area along with appertenant construction among my two children Sri Rana Das and Smt. Lachmi Dey in equal half share of the said property.

I hereby appoint Sri Rana Das and Smt. Lachmi Dey as executor and executrix of this said will and they will be entitled to obtain probate without being required to furnish any security.

In witness whereof, I have here unto set and subscribe my hand and signature this day of 13th August, 1999.

Signed on 13th August, 1999 by the within named testator as her last will and testament in our presence all being present at the same time. Thereafter all his request and in her presence and in the presence of another we subscribe our respective names

WITNESSES

1. *Bhabatosh Das*
174/8 N.S.C Bose Rd
Jadavpur - 40

S. Sikha Das
TESTATOR
(Smt Sikha Das)

2. *Sri Rana Das*
174/8 Netaji Subhas Chandra
Bose Road.
Kolkata - 700040.

Annexure C



49

WILL

This is the last will and testament of me, Smt. Sikha Das, wife of Sri Bhabatosh Das of 174/8 Netaji Subhash Chandra Bose Road, Tollygunge, Police Station - Jadavpur, Kolkata 700040. At present, my near relatives are my husband Sri Bhabatosh Das and my only son Sri Rana Das and my only daughter Smt. Lachmi Dey, wife of Sri Trideep Dey residing at 90/2/3 Marik Bandopadhyay Sarani, Moore Avenue, Police Station - Regent Park, Kolkata 700040. I am in enjoyment of sound health and aged about 66 years old. Human frame is but frail and there's no knowing when and how I die. It is therefore prudent to provide for the future now. Hence I am executing this will and this shall be effective after my death. I hereby revoke all wills and codicils by me hereto fore made. I have a land measuring about 18 Kottahs, which I purchased from one Smt. Molina Bose of 139, Jodhpur Park, Police Station - Jadavpur, Kolkata 700061 by way of registered sale deed executed on 21st February, 1966 along with a two storied building thereon which consists of and measuring about 10,000 (Ten Thousand) sq. feet built up area.

I have decided to give, devise and bequeath the said property being premises No. 174/8 Netaji Subhash Chandra Bose Road, Tollygunge, Police Station - Jadavpur, Kolkata 700040 including the said two storied building thereon measuring about 10,000 (Ten Thousand) sq. feet built up area along with appertenant construction among my two children Sri Rana Das and Smt. Lachmi Dey in equal half share of the said property.

I hereby appoint Sri Rana Das and Smt. Lachmi Dey as executor and executrix of this said will and they will be entitled to obtain probate without being required to furnish any security.

In witness whereof, I have here unto set and subscribe my hand and signature this day of 13th August, 1999.

Signed on 13th August, 1999 by the within named testator as her last will and testament in our presence all being present at the same time. Thereafter all his request and in her presence and in the presence of another we subscribe our respective names

WITNESSES

1. Sri Bhabatosh Das
174/8 N.S.C Bose Rd
Tollygunge - 40

S. Sikha Das
TESTATOR
(Smt Sikha Das)

2. Sri Rana Das
174/8. Netaji Subhash Chandra
Bose Road.
Kolkata - 700040.

Act. 39 case No. 247/03 (P)

granted on 29.3.04 (10/11/03)

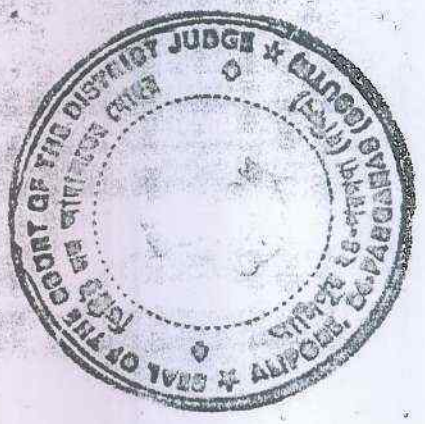
5
5744

TRUE COPY
Javed M. S. M
Head Clerk
Eminent Judge's Office
Alipore, 34-Paragona.

Compare by
Javed M. S. M

in the Court of the District Judge
Alipore (10/11/03)
Act. 39 Case No. 247/03 (P)
Exhib. 1.

Sd/ D. M. Chakraborty
Date: 31.3.04



Annexure - (D)

50

E

HIGH COURT FORM No. (J) 52

51

GRANT OF PROBATE OF WILL (1).

Section 23B of the Indian Succession Act, 1925

In the Court of the Id. Dist. Delegate, Alipore.
Act 39 Case No. 247 of 2003 (P).

(1) Judge of the District or Delegate appointed for granting Probate of Letters of Administration in (how far the limits of the District or District Delegate.)

I Sri D. Mukharjee, 10th C.J. Sr. Divn., Alipore

hereby make known that on the 29th day of March in the year 2004 the last Will

of Siksia Das wife of Bhabatosh Das, late of 174/B, Netaji Subhas Chandra Bose Road, P.S. Jadavpur, of Kolkata-700040,

a copy whereof is herewith annexed, was proved and registered before me, and that administration of the property and credits of the said deceased, and in any way concerning his Will, was granted to 1. Smt. Lachmi Dey,

wife of Sri Trideep Dey, residing at 90/2/3, Menik Bandopadhyay Sarani, Moore Avenue, P.S. Regent Park, Kolkata-700040, 2. Rana Das, son of Sri Bhabatosh Das, residing at 174/B, N.S.C. Bose Road, P.S. Jadavpur, Kolkata-700040,

the Executor in the said Will named, he having undertaken to administer the same, and to make a full and true inventory of the said property and credits, and exhibit the same in this Court within six months from the date of this grant or within such further time as the Court may from time to time appoint and also to render to this Court a true account of the said property and credits within one year from the same date or within such further time as the Court may from time to time appoint.

Granted this 31st day of March in the year 2004 under the seal of the Court.

The Probate is issued on a maximum court fee stamp of Rs. 50,000/-, The court fees paid are correct.



[Signature]
District Delegate
Alipore
Judge or District Delegate.