



पश्चिम बंगाल WEST BENGAL

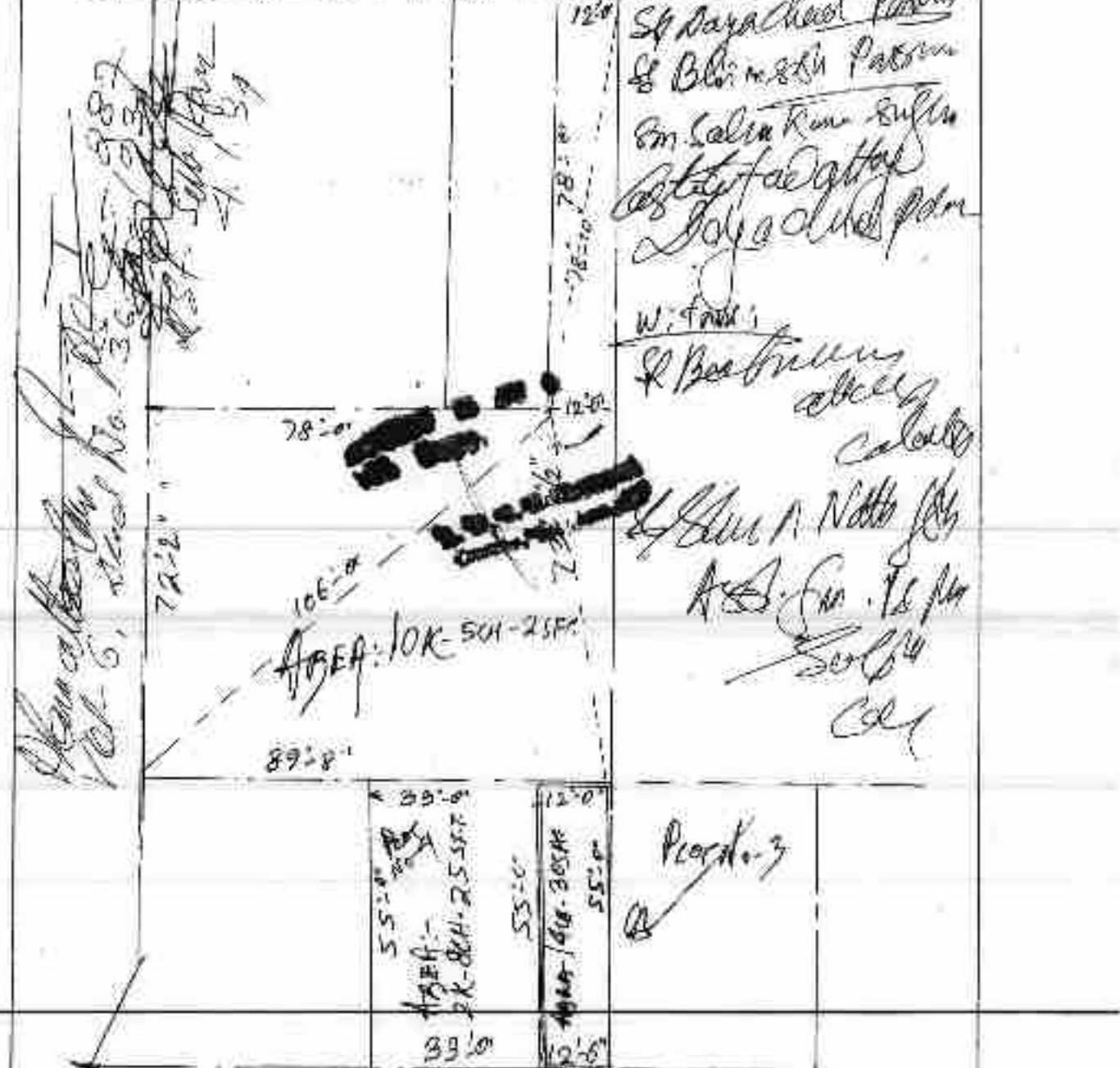
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6.37  
 19.28  
 70.75  
 57.50  
 21-11-38

PLAN OF PREMISES NO. 2, FERN ROAD.  
(PORCN) SCALE - 30 = 1" INCH.  
LAND SOLD COLOURED PINK.

BASH BHAPY AVENUE



*Handwritten notes and signatures on the left side of the plan, including names and dates.*

AREA: 10K-501-25FT

AREA: 25 SFT  
AREA: 25 SFT

Sri Dayachud Patnam  
& Blinmesh Patnam  
Mrs. Lalita Rani Sultia  
W. T. ...  
S. P. ...  
S. P. ...

Piercing

20'0" ROAD

NOTIFIED to the effect of PLAN  
checked to effect on 3/1/2006  
3/1/2006  
MAMU SARAN MAMATA, Pam Mamo





at pages 125 to 730 being 9354 of one thousand nine hundred and twenty in  
 Alipur Registry Office the said Florence (Mrs. Little) widow (formerly Bullidge) formerly  
 the term of the grant was transferred into the name of Manu Lal Parreack  
 deceased from Bighas and Seven teen Cottahs of revenue redeemed land situate lying at and being  
 Municipal premises No 2 Fern Road comprised in holding nos. 30 (old nos. 4 + 5)  
 and 28 (old no. 7) in Sub-Division No. Division 5 Thane Bullygunge Sub Registry  
 Alipur in the District of Twenty-four Pergannas of which the premises intended to be hereby granted  
 and conveyed formed and forms a part And whereas sometime in the one thousand  
 nine hundred and twenty-one during the life time of the said Manu Lal Parreack a portion of the  
 said premises No. 2 Fern Road measuring about Twelve Cottahs was acquired by the Trustees  
 for the Improvement of Calcutta And whereas the portion of No. 2 Fern Road hereby intended  
 to be granted was not acquired by the said Trustees for the Improvement of Calcutta  
 And whereas the said Manu Lal Parreack who was in his life time and at the  
 time of his death a Hindu governed by the Mitakshera School of Hindu Law died  
 intestate on the thirty first day of December one thousand nine hundred and twenty two  
 And whereas at the time of the death of said Manu Lal Parreack his family consisted  
 of his sole widow the said Smt. Sarda Kumeri Debi and his sons Daya Chand Parreack  
 Mian Singh Parreack and Rai Kumer Singh Parreack And whereas the said family remained  
 joint under the Kartaship of the (and deceased) said Daya Chand Parreack until the death  
 of the said Daya Chand Parreack on the twenty fifth day of May one thousand nine hundred and twenty one  
 being suit No. 1134 of one thousand nine hundred and thirty one in the High Court of  
 Judicature at Calcutta and the said William Campbell is the original Civil party in the said  
 suit and the said Smt. Sarda Kumeri Debi and the said Mian Singh Parreack and the said Rai Kumer Singh Parreack are

at his sole Widow the said Smt Smta Kumari Devi and his sons Doga Chand Paruck  
Kumar Singh Paruck and Rai Kumar Singh Paruck and whereas the said family  
the Master of the (3-3 page) said Doga Chand Paruck until the  
on the twenty fifth day of May one thousand nine hundred and thirty one instituted a suit  
being suit No. 1136 of one thousand nine hundred and thirty one in the High Court of  
Judicature at Fort William in Bengal in the original Civil jurisdiction against  
Doga Chand Paruck Rai Kumar Singh Paruck and one Niraul Kumar Singh Paruck (a minor son of  
Doga Chand Paruck born subsequent to the death of Manmool Lal Paruck) and the said Smt Smta  
Kumari Devi praying inter alia for partition of the estate left by the said Manmool Lal Paruck and  
its accretions which included the said premises No. 2 Fern Road and whereas by an order  
dated the twenty third day of June one thousand nine hundred and thirty one made by the  
said High Court in the said suit it was inter alia ordered that all matters in  
dispute in the said suit No. 1136 of one thousand nine hundred and thirty one  
should be referred to the arbitration of the persons named in the Award made on the  
first day of August one thousand nine hundred and thirty one and filed on the  
fourth day of August one thousand nine hundred and thirty one and whereas the said  
Award was confirmed by a decree dated the fourteenth day of August one thousand nine hundred  
and thirty one and whereas by the said decree which was declared to be for the benefit  
of the infant parties it was inter alia ordered and decreed that the debts due by  
the Widow mentioned in the said Award and decree with subsequent interest payable  
thereon should be paid off by the said Doga Chand Paruck as the head of the family by  
sale amongst other properties the premises No. 2 Fern Road (including the added plots being



Part of Nos. 1 and 3 Fern Road bounded on the South some day of April  
 one thousand nine hundred and twenty five by the said Daya Chand Paruch in the capacity <sup>of vendor</sup> and it was also directed that  
 the said properties might be sold either in one or more plots as might be found  
 convenient and at such price or prices as might be obtained for same and it was  
 also directed that all conveyance or sales of the said properties or the plots thereof  
 should be executed by Daya Chand Paruch as the Karla of the joint family for self  
 and as the father and natural guardian of his infant son the said Vinod Kumar  
Singh Paruch by the said Bhess Singh Paruch as the adult male member of the  
 joint family for self and as the father and natural guardian of his infant son  
Birendra Kumar Singh Paruch and by the said Smt. Smt. Kunti Devi for herself and  
 as the mother and natural guardian of her infant son Rai Kumar (4 a page) Kumar  
Singh Paruch and whereas pursuant to the said decree and Award the vendors have  
 sold some portion of the said premises No. 2 Fern Road and whereas the vendors are  
 now seized and possessed of and otherwise well and sufficiently entitled to the remain-  
 ing portion of the said premises No. 2 Fern Road and the added portion as aforesaid  
 free from all encumbrance and whereas in pursuance of the aforesaid direction  
 given in the said Award and since the said vendors have agreed with the purchasers  
 for the absolute sale of a portion of the said land hereinafter and premises known as  
 No. 2 Fern Road measuring fourteen Chittakos Thirty Square Feet situate in the Sale  
 for Rs. 1000 and have received sum of Rs. 1000 one thousand two hundred and fifty  
 rupees of actual money now this Indenture Witnesseth that in pursuance of the said  
 agreement and in consideration of the said sum of Rs. 1000 one thousand two hundred and fifty  
 rupees in and this was in

1925

free from all encumbrances. And whereas in pursuance of the aforesaid direction given in the said order and since the said vendor has agreed with the purchaser for the absolute sale of a portion of the said land hereinafter and premises known as No. 2 Fern Road measuring fourteen Chittacks thirty square feet set out in the Schedule

per attah and have received sum of Rupees one hundred and are as and by way of earnest money now this Indenture witnesseth that in pursuance of the said agreement and in consideration of the said sum of Rupees one hundred and are paid in and by way of earnest money as aforesaid and in further consideration of the sum of Rupees one thousand forty four annas thirteen and ~~four~~ pias four paid by the purchaser at or immediately before the execution of these presents making together the sum of Rupees one thousand one hundred forty five annas thirteen and pias four (the receipt of the said sum of Rupees one thousand one hundred forty five annas thirteen and pias four the vendor do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge possibly grant sell convey and transfer unto the purchaser all that piece or parcel of Revenue redeemed vacant land measuring fourteen Chittacks thirty square feet be the same a little more or less (being the portion portion of the plot marked No. 4 in the plan here annexed) situate lying at and being a part of Municipal premises No. 2, Fern Road Ballygunge appertaining to Halting Nos 30 (old Nos. 4 and 5) and 28 Twenty four Bungalows (Chanc Ballygunge Sub Registry Office) and bounded in the manner following that is to say on the North by the land belonging to the



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201



2021  
11/11/21

Vendors marked as plot no 5 in the said plan on the East by the land purchased by the vendors with the boundary as shown in the plan hereon on the South by the proposed twenty feet wide Municipal Road and on the East by the remaining portion of the land forming part of the plot marked as No. 4 in the plan hereon annexed and purchased by one Nela Behari Ghosh (the portion hereby conveyed is delineated in the map or plan hereunto annexed and colored (5th page) colored pink) thereon or hereon or otherwise the said piece or parcel of vacant land hereditaments and premises now are or is or heretofore were or was situate bounded and bounded called known numbered described and distinguished - together with all yards, court yards and liberties easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same to or any part thereof usually held used occupied or enjoyed or reputed to belong or be appertenant thereto And all the estate right title inheritance use trust property claim and demand whatsoever both at law and in equity of the vendors into and upon the said property or any or every part thereof to have and to hold the said land and premises hereby transferred or expressed and intended so to be with their rights members and appurtenances unto and to the use of the purchaser for ever And the vendors do hereby covenant with the purchaser that notwithstanding any act deed or thing whatsoever by the vendors or any of them or any of their heirs or assigns or any other person or persons the vendors now have good right full power absolute authority and indefeasible title to grant sell convey and transfer the said property hereby granted said conveyed and transferred 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 thereafter hereunto

part thereof do have and to hold the said land and premises hereby trans-  
ferred or assigned and intended so to be well their rights, liberties and privileges  
with the purchase that notwithstanding any act, deed or thing whatsoever by the vendors  
vendors now have good right full power absolute authority and indefeasible title to  
grant sell convey and transfer the said property hereby granted said conveyed and trans-  
ferred or expressed or intended so to be unto and to the use of the purchaser in man-  
ner aforesaid. And that the purchaser shall and may at all times thereafter peaceably and  
quietly possess and enjoy the said property and receive the rents issues and profits thereof  
without any lawful eviction interruption claim or demand from or by the vendors or any person  
or persons lawfully or equitably claiming from under or in trust for them or any of them  
And that free and clear and free and clear absolutely acquitted exonerated and  
released or otherwise by and at the costs and expenses of the vendor well and sufficiently  
indemnified of from and against all and all manner of claims charges liens debts and  
incumbrances whatsoever made or suffered by the vendors or any of them or any person  
or persons lawfully or equitably claiming as aforesaid. And further that the vendors and  
all persons having or lawfully or equitably claiming any estate or interest whatsoever in  
the said property or any part thereof from under or in trust for them the vendors  
or any of them shall and will from time to time and at all times here-  
after at the request and costs of the purchaser do and execute or cause to be done and  
executed all such acts, deeds and things whatsoever for further better and more perfectly  
ensuring the said property and every part thereof unto and to the use of the purchaser  
in manner aforesaid as shall or may be reasonably required. And in as much as  
the title deeds set forth in the (6th page) the Schedule hereto annexed or hereunder written



relate as well to the said (and hereby conveyed as also to the remaining portion of the said premises no 2 from hand (including the allied portion & appurtenances) as to the said vendors the said vendors do and each of them doth hereby covenants with the said purchaser that the said vendors shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and cost of the purchaser produce or cause to be produced to the said purchaser or its solicitors or agents at such time and place as the purchaser may direct all or any of the deeds and writings described in the schedule hereto and also at the like request and cost of the purchaser deliver or cause to be delivered into the said purchaser such attested or other copies or extracts of and from the said deeds and writings or any of them as may <sup>(19)</sup> be required and also the vendors do hereby covenant with the purchaser to keep ~~to~~ <sup>(19)</sup> all the documents mentioned in the schedule hereunder written in proper care so that the same may not be lost or destroyed or otherwise keep such documents in safe custody. Schedule above referred to 1. one original Bengali Hake Belwaj from Sh. Daman Dey to Karimunnissah Bibi dated the 9th December 1889 registered in Book 1 Volume 39 pages 278 to 279 being no. 3291 of 1889 at Alipore Registration Office 2. one original Bengali Hake Belwaj from Sh. Daman Dey to Karimunnissah Bibi dated 9th December 1889 registered in Book 1 Volume 39 pages 276 to 277 being no. 3290 of 1889 at Alipore Registration Office 3. one original Bengali Mortgage from Sh. Daman Mandal to Chandu Kanti Ghosh dated the 20th

last of 1297 B.S. registered in Book 1 Volume 38 pages 99 to 100 being no. 2817 of 1890 at Alipore Registration Office 4. one original Bengali Bill of Sale from Sh. Daman Dey to Karimunnissah Bibi dated 26th January 1892 registered in Book 1 Volume 4 pages 80 to 81 being no. 310 of 1892 at Alipore Registration Office

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(19) Schedule

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1889	at Alipore Registration Office	one original Bengali Bill of Sale from Sh. Dama Beyer to Karamnimesh Ch. dated 26th January 1892 registered in Book 1	Volume 38 pages 99 to 100 being no. 2817
1890	at Alipore Registration Office	one original Bengali Bill of Sale from Sh. Dama Beyer to Karamnimesh Ch. dated 26th January 1892 registered in Book 1	Volume 9 pages 80 to 81 being no. 219 of 1892 at Alipore Registration Office
1892	at Alipore Registration Office	one original Bengali Mortgage from Sh. Dama Beyer to Chandrakanta Ghosh dated 3rd July 1298 B.S. registered in Book No. 1	Volume 6 pages 94 to 95 being no. 246 of 1892 at Alipore Registration Office
1892	at Alipore Registration Office	one original Bengali mortgage from Karamnimesh Ch. to Chandrakanta Ghosh dated 15th Sankranti 1299 B.S. registered in Book No. 1	Volume 26 pages 209 to 210 being no. 2237 of 1892 at Alipore Registration Office
1892	at Alipore Registration Office	one original Bengali mortgage from S. W. Dama Beyer to Chandrakanta Ghosh dated 25th Sankranti 1299 B.S. registered in Book No. 1	Volume 36 pages 67 to 68 being no. 2805 of 1892 at Alipore Registration Office
1893	at Alipore Registration Office	one original Bengali Bill of Sale from Gopal Chandra Nandan to Sh. Dama Beyer dated 11th December 1893 registered in Book 1	Volume 41 pages 283 to 284 being no. 3038 of 1893 at Alipore Registration Office
1893	at Alipore Registration Office	one original conveyance from Sh. Dama Beyer and others to David Ritchie dated 14th December 1893 registered in Book No. 1	Volume 42 pages 56 to 59 being no. 3136 of 1893 at Alipore Registration Office
1894		one original Redemption certificate dated 31.10.1894	
1894			
1905			

10/11

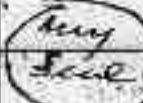
of the original currency for 9 A.C. William (Challege) to Name dit Paruch dated at  
Calcutta on 2nd Volume 120 pages 125 to 130 being 1356

1930 at Calcutta Registrar's Office 15. one Certified Copy of Mutation decree in case  
no. 862 of 1923-24 dated 23 February 1929. In witness whereof the said vendors have  
hereunto set and subscribed their respective hands and seals the day month and year  
first above written.

Signed sealed and delivered at Calcutta by the <sup>(1)</sup> ~~Daya Chand Paruch~~ <sup>(2)</sup> ~~Prin Singh Paruch~~  
and Daya Chand Paruch, Prin Singh Paruch  
and Susha Kumari Deb. <sup>(3)</sup> the par <sup>(4)</sup>  
constituted attorney) Daya Chand Paruch in the  
presence

sd- Daya Chand Paruch   
sd- Prin Singh Paruch 

sd/ Kabin Dr. Krishna Deb  
solicitor  
Calcutta

sd/ Susha Kumari Deb.  
by her constituted attorney 

sd/ Probst Chandu Mittu  
solicitor Calcutta

sd/ Daya Chand Paruch

Received (Page 8) Received from the Vithia named purchaser the said  
sum of Rupees one thousand one hundred forty five annas thirteen and  
pice two being the full consideration money which expressed to have  
paid to us as per Memorandum below

Rs. 1145/13/2

Sum of Rupees one thousand one hundred forty five annas thirteen and pice two being the full consideration money which expressed to have paid to us as per Memorandum below

Received (Page 8) Received from the Vithin named purchase the said  
 Sum of Rupees one thousand one hundred forty five annas thirteen and  
 pice being the full amount of money which expressed to have  
 paid to us as per Memorandum below: - - - - -

Means of Circulation					
By way of earnest	Rs.	100/-			
By 10 pieces Rs. 100/- notes	Rs.	1000/-			
By Cash	Rs.	44/12/4			
	Rs.	1145/13/4			
Rupees one thousand one hundred forty five annas thirteen + pice four only					

Registered in  
 Bank No. 2  
 Volume No. 6  
 Pages 286 to 297  
 Page no. 36  
 in the year 1934  
 (Seal) N-31  
 D. Sub-Registrar  
 11. 1. 34

Witnesses sdt. Kaleru De Krishna Deb sole editor  
 sdt. Prabodh Chandra Mitter  
 Sole Calcutta  
 sdt. Daya Chand Parriek  
 sdt. Phani Singh Parriek  
 sdt. Sushil Kumar Deb Singh  
 Counselor attorney of Daya Chand Parriek



(Back page) dated This 22nd Day of Decr 1933. Daya Chand Parriek + ors. To  
 Ballyganj Estates Limited Courtyard P. C. Mitter.

Copied by  
 sdt. Kharim  
 m. 11. 1. 34  
 Ready  
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 m. 11. 1. 34  
 Compared by  
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