



also up 12 of the B.T. Act  
admissible under Rule 21, 22, 23  
stamped (or exempted from or  
does not require stamp duty)  
under the Indian Stamp Act  
1899 Schedule No. 22  
or under the Bengal Stamp  
(Amendment) Act 1922 Schedule  
A No

also held as under  
by Mr. M. S. Ghosh  
Registrar J.M.

A 6/-  
\* 3/-  
-----  
9/-

M. S. Ghosh

P. fee - 12/-  
in c. 8.12

THIS INDENTURE made this the 25th day of February  
One Thousand Nine Hundred and Fifty Six BETWEEN MESSRS.  
RAMANATH ESTATE LTD. AND MESSRS. CALCUTTA COLONIES LTD. two  
private limited companies both having their registered offices  
at 47/1, Hazra Road, Calcutta ( hereinafter referred to as  
"VENDORS" which expression shall unless excluded by or repugnant  
to the context be deemed to include their executors administra-  
tors representatives and assigns of the One Part AND Sree  
Satyendranath Bhattacharjee son of late Debendra Kanta Bhatta-

Call  
857

11/6/56  
M.S.G.  
of  
M.S.G.

ক্রমিক নম্বর...  
তারিখ... ২৩-২-১৯১৫  
স্থান... কলিকতা

স্বত্বাধারীর নাম...  
বিতরণ...  
স্বত্ব...  
স্বত্বাধারীর ঠিকানা...  
পোস্টাফিস...  
জিলা...  
ডায়েরী নং...  
১৯১৫

১০০ - ৫০৫ - ১০.  
১০০ - ৫০৭ - ১০.  
১০০ - ৫০৮ - ১১.



Presented for registration at 25/2/15  
... 11.15 A.M. or P.M. on the day  
of 23/2/15 at the office of  
the Sub-Registrar Alipore Sadar  
by Hindra Kumar Mukherjee  
Executive or claimant or attorney  
for... under  
a Power of attorney No  
for 19... authenticated by the  
Sub-Registrar of

Hindra Kumar Mukherjee  
Sub-Registrar Alipore  
Sadar. 25/2/15

Attestation by Hindra Kumar Mukherjee

Hindra Kumar Mukherjee  
son of Pisshikanti Mukherjee  
of H.I.I. Hazra Rd.

Thana... Pooling  
District... 24 P.W.  
by caste... Hindra

Attestation by Hindra Kumar Mukherjee

Witness holder as Director for  
Mrs. Rama Mohan Estate Ltd + Mrs. Calcutta  
Colonies Ltd.

P. K. Chatterjee  
15/2/15  
H. I. I. Hazra Rd.

Ramesh Chandra Banerjee

Ramesh Chandra Banerjee  
son of Rate: H. Swarni Kumar Banerjee  
of the same place + caste.  
Thana...  
District...  
by caste...  
... Schmitt

Ramesh Chandra Banerjee

Ramesh Chandra Banerjee  
Sub-Registrar Alipore  
Sadar.  
25/2/15



(2)

Bhattacharjee residing at Kamdahari P.O. Garia, District 24 Perganas of the OTHER PART AND WHEREAS 16 annas share of all that piece and parcel of land measuring more or less 1.31 decimals equivalent to 3 Bighas 19 Kottas and 28 Sq.ft. of land comprising of cadastral survey plot No. 428 in Mouza Kamdahari, J.L. No. 49 Khatian No. 382 within Touzi No. 14 Pargana Magura, Police Station Tollyganj, Sub Registry Alipore within the district 24 Perganas was previously owned as proprietors under the 24 Perganas Collectorate by Sanat Kumar Mukherjee and others of Uttarpara who leased out the land under sale along with other lands under a permanent lease to Bejoy Kishore Mondal and others, Dharendra Nath Das and others and Rash Mohan Saha and others of Bowali and Belliaghata respectively and they also leased out the lands under sale along with other lands subsequently to Kanai Lal Das of Gopal Chandra Banerjee Road, Calcutta., for brick field purpose

ক্রমিক নম্বর... ১৬৭.....

তারিখ... ২৭.১২.১৯১১

স্থান... ৩. ১৩৮৭৮৭৮৭৮

স্বাক্ষরকারীর নাম... মনোজ কুমার ভট্টাচার্য

বিত্ত... কামাটী-১৭১৭২৪০১৭৮

স্বাক্ষরকারীর পদ... অতিরিক্ত কালেক্টর

আলিপুর কালেক্টরেট  
হালা চেম্বার - ১ পরগনা, কলিঃ-২৭



Sub-Registrar Alipore  
Sadar.

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(3)

purpose AND WHEREAS one Nanda Lal Mukhopadhyaya purchased the right title and interest of the said Kanai Lal Das under a sale certificate in Title Execution Case No. 49 of 1925 of the Court of the 1st Sub Judge at Alipore arising out of Mortgage Suit No. 37 of 1924 of the said Court for the lands under sale along with other lands and the said Nanda Lal Mukhopadhyaya subsequently transferred his right title and interest in the said lands under sale to his daughter Kamala Bala Debi of 9/2 Khelat Chandra Ghosh Lane, Calcutta on 29th Chaitra, 1340 B.S. corresponding to 12th April, 1934 by a registered deed of gift (registered in Book No. 1, Vol, 42 pages 83 to 88 being No.1425 of 1934 of the District Sub Registrar at Alipore) AND WHEREAS the said Kamalabala Debi sold the said lands under sale along with other lands comprising of 47 Bighas 10 Cottas and 10- Chittacks were transferred to Hrishikesh Mitra of 47/1

ক্রমিক নম্বর... ১১১১১১

তারিখ... ২০২০.০২.১৫

স্থান... আল্পোরে

স্বাক্ষরকারীর নাম... শ্রী অক্ষয় কুমার

ঠিকানা... কলকাতা-৭০০০০১

স্বাক্ষর... শ্রী অক্ষয় কুমার

স্ট্যাম্প ডেপার্ট / ২০ পরগনা, কলকাতা-২৭

EIGHT ANNAS

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Sub-Registrar Alipore  
Sadar.

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47/1 Hazra Road, Ballyganj, Calcutta by a registered Conveyance dated 2nd Paus 1342 B.S. corresponding to 19th December, 1935 (Registered in Book No. 1 Vol. 113 pages 215 to 221 being No. 3149 of 1935 of the District Sub Registrar at Alipore) and subsequently the said Hrishikesh Mitra and his co-sharers on payment of premium took Mourashi Mokurari Praja Satya right in the lands under sale from their Superior landlords the said Bejoy Kishore Mondal and others fixing the rent at the rate of Rs. 5/- per bigha by a registered Patta dated 16th March 1937

WHEREAS by a registered Deed of Family arrangement dated 13th March 1940 Between Hrishikesh Mitra and his brothers and their sons and daughters ( registered in Book No. 1 Vol. 8 pages 56 to 182 being No. 391 for the year 1940 of the joint Sub-Registry office at Alipore at Behala) the lands under sale were allotted to Hrishikesh Mitra and his brother Atul Krishna Mitra jointly AND WHEREAS a private limited Company under the name and style of Ramanath Estate Ltd was registered as such on 25th January 1944 under the Indian Companies Act having its registered office at 47/1 Hazra Road, Calcutta to purchase and sell lands and to conduct other business AND WHEREAS another Private Limited Company under the name and style of the Calcutta Colonies Ltd. was registered as such on 2nd February 1947 under the Indian Companies Act having its registered office at 47/1 Hazra Road, Calcutta to purchase develop and sell lands and to conduct other business AND WHEREAS the said Hrishikesh Mitra transferred his undivided half share in the lands under sale by a Registered Deed of



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**Sub-Registrar Alipore**  
**Sadar.**



Deed of Mourashi Mokurari lease to the said Calcutta Colonies Ltd. of 47/1 Hazra Road, Calcutta on 29th Jaistha 1357 B.S. corresponding to 12th June 1950 (Registered in Book No. 1 Vol.47 pages 50 to 60 being No. 2326 of 1950 of the Sub Registry at Alipore) AND WHEREAS thereafter the sons and widow of late Atul Krishna Mitra, the brother and co-sharer of the said Hrishikesh Mitra transferred their undivided half share in the lands under sale to the said Ramanath Estate Ltd. by a registered conveyance dated 30th Baisakh 1358 B.S. corresponding to 14th May 1951 (Registered in Book No.1 Vol No. 73 pages 19 to 48 being No. 4122 for 1951 of the Sub Registry at Alipore and subsequently the said Hrishikesh Mitra sold also his undivided Lessors' interest in the lands under sale to the said Calcutta Colonies Ltd. by a registered Kobala dated 2nd Ashar 1362 B.S. corresponding to 17th June 1955 (Registered in Book No.1 Vol. No. 91 pages 113 to 120 being No. 6065 of 1955 of the Sub-Registry at Alipore AND WHEREAS by the said Successive Transfers the right title and interest in the lands under sale in 16 annas share has vested in the said both the Calcutta Colonies Ltd. and Ramanath Estate Ltd. and thus the said both the limited companies have become joint owners with rights to transfer the entire 16 annas interest under the terms of the Articles of Association of the Companies and they are by virtue of the aforesaid transfers in khas possession of the said lands free from any encumbrances whatsoever and there are no proceedings pending for resumption of the lands by Government AND WHEREAS the Vendors the said Companies are seised and possessed of all



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Sub-Registrar Aizawl  
Sadar.

all the lands contained in the said C.S.Dag No. 428 of Mouza Kamdahari within Police Station Tollyganj District 24 Perganas and for an absolute estate equivalent thereto free from all encumbrances AND WHEREAS by an agreement of sale between the said VENDORS MESSRS. RAMANATH ESTATE LIMITED AND CALCUTTA COLONIES LIMITED AND SREE PARESH NARAYAN MAITRA son of Sree Mono Mohan Maitra of 31-32 Cockler Lane, Calcutta, dated the 23rd day of January, 1956 the Vendors agreed to sell and execute and register separate conveyance in the name and in favour of the said Paresh Narayan Maitra and his nominees WHEREAS the Vendors title to the properties under sale <sup>has been approved</sup> by the said Paresh Narayan Maitra AND WHEREAS by a resolution passed by the Board of Directors at the meeting of the said two Companies held on 23rd January 1956, it was resolved that the said lands, hereditaments and premises be sold to the best purchaser and at the highest price agreed and SREE ATINDRA KUMAR MITRA ~~son of~~ Director of both the said companies be authorised and empowered to negotiate with such purchaser and to execute and to register and to complete proper deeds of sale in favour of such purchaser or purchasers AND WHEREAS the said purchaser Satyendranath Bhattacharjee son of late Debendrakanta Bhattacharjee as one of the nominees of the said Paresh Narayan Maitra has agreed to purchase and the Vendors agreed to sell ALL THAT the said lands hereditaments and lands comprising an apportioned area of 5 cottahs 27 sqft in the said C.S.Dag No.428 of Mouza Kamdahari within Police Station Tollyganj District 24 Perganas more fully and particularly mentioned and described in the schedule hereunder written and in the plan attached here under and colour red at and for the sum of



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Sub-Registrar Alipore  
Sadar.

sum of Rs. 857/- Rupees eight hundred and fifty seven only of lawful money of the Union of India in hand well and truly paid by the Purchaser to the Vendors at or immediately before the execution of these presents (the receipt where of the Vendor Companies do hereby admit and acknowledge and of and from the same and every part thereof do hereby release them the said purchasers) they, the said Vendors hereby grant convey, transfer assure and assign unto and to the purchasers all and singular the ladd hereditaments being demarcated apportioned area of land 5 cottahs 27 sft. out of the Dag No.428 in Mouza/Kandahari within the District of 24 Perganas more fully and particularly described and mentioned in Schedule hereunder written OR HOWSOEVER OTHERWISE the same is now called known, numbered, described and distinguished and also all and singular the land hereditaments and premises together with all ways paths passage common drain sewers, boundaries, rights, lights, liberties privileges easements and appurtenances whatsoever belonging to the said land hereditaments and premises hereinbefore granted or expressed so to be belonging or in any wise appurtenant to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL the estate right title and interest claim demand property of the said Vendors unto and upon the same and the reversion or reversions remainder and remainders TO HAVE AND TO HOLD the said land hereditaments and premises hereinbefore granted transferred conveyed assured and assigned or otherwise expressed or intended



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Sub-Registrar Alipore  
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intended herein specified mentioned and acted upon unto and to the use of the purchaser absolutely and for ever but under like title and conditions of ownership and free of and from charge for any arrears of rents upto the date and the said Vendors do hereby covenant with the purchaser that notwithstanding any act deed matter or things by the vendors or by any of their predecessors-in-title done or executed or knowingly suffered to the contrary they the said Vendors now have good right to grant the land hereditaments and premises hereinbefore granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid AND that the said Purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said land and hereditaments and premises AND WHEREAS that they the said Vendors and all persons having or lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for them the said Vendors or from under any one of their predecessors-in-interest shall and will from time to time and for all times hereafter at the request and costs 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 manner aforesaid as shall and may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO.

ALL THAT demarcated piece and parcel of Mourashi Mokurari Prajai right land measuring more or less 5 cottahs 27 Sft. out



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**Sub-Registrar Alipore  
Sadar.**



out of more or less 1.31 decimals corresponding to 3 Bighas 19 kottas and 28 sq.ft. comprised in C.S.plot No.428 Khatian No. 382 in Mouza Kamdahari J.L.No.49 P.S.Tollyganj within Touzi No. 14 Pergana Magura Sub Registry Alipore more specifically delineated in the plan attached hereto the rent of which at the rate of Rs. 5/- per Bigha per year which on apportionment is Rs. 1-7-3p. Rupee one annas seven and pies three only per year for this demarcated plot No.5 (five) coloured in rent in the plan attached hereto as also for proportionate rent of the common passage sold under separate Kobala was payable to Zemindars Bejoy Kishore Mondal and others, Dharendra Nath Das and others and Rash Mohan Shaha and others, now payable to the State of West Bengal.

BOUNDARY

- NORTH - Sm. Namita Choudhury and Dr. Amal Kumar Roy  
 East - Common Road 10' ft wide.  
 ✓ South - Purchaser's own land in Dag No.427.  
 West - Sree Dhiraj Mohan Deb.

IN WITNESS WHEREOF THE Vendors do hereby set and subscribe their hands and seal day month and year first above written.

SIGNED SEALED AND DELIVERED  
 at Calcutta in the presence of

Witness:- *Briwanath Mukherjee*  
*Advocate, High Court.*  
*Ramesh Chandra Banerjee*  
*47/1 Hazra Road Calcutta*  
*Lakshmi Kanti Ghosh*  
*47/1 Hazra Road* Memo of Consideration.

For Ramanath Estate Ltd.

*Atindra u. Palta*

Director.

For Calcutta Colonies Ltd.

*Atindra u. Palta*

Director.

Received in cash rupees Eight hundred and fifty seven only

*Atindra u. Palta*



Sub-Registrar Alipore  
Sadar.

27/11/58

True copy of the proceedings of the meeting of the Board of Directors of Messrs. Ramanath Estate Ltd. Dated 23rd January 1956.

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Proceedings of the Meeting of the Board of Directors of the Company, held at its registered Office at 47/1, Hazra Road, Calcutta, on the 23rd day of January, 1956 at 8 A.M.

Directors present:-

Sri Rishi Kesh Mitter  
Sri Ranendra K. Mitter  
Sri Atindra K. Mitter  
Sm. Srinalini Mitter  
Sm. Gouribala Mitter.

Sri Rishi Kesh Mitter took the Chair.

Considered the offer of Sri Paresh Narayan Moitra of 31 & 32, Cockler Lane, Calcutta to purchase Company's half share in more or less 1.31 acres of land corresponding to 3 Bighas 19 Cottahs and 28 Sq. Ft. comprising of C.S. Plot No. 428 in Khatain No. 382 of Mouza Kamdahari J.L. No. 49 at the rate of Rs. 170/- per Cottah.

It is desirable to sell the land to Sri Paresh Narayan Moitra at the above price.

Accordingly:-

It is resolved that the Company's half share in more or less 1.31 acres of land corresponding to 3 Bighas 19 Cottahs and 28 Sq. Ft. of land comprising of C.S. Plot No. 428 of Khatian No. 382 of Mouza Kamdahari J.L. No. 49 within Touzi No. 14 within Tollygunge P.S. 24 Purganas to sold to Sri Paresh Narayan Moitra or to his nominee or nominees at and for the price of Rs. 170/- per Cottah and the draft Agreement for sale which is laid before the Table is hereby approved. Sri Atindra Kumar Mitter, Director of the Company, is hereby authorized to execute the agreement for sale which is laid before the Table is hereby approved. Sri Atindra Kumar Mitter, Director of the Company, is hereby authorized to execute the agreement for sale and also to execute the final Deed of Conveyance or Conveyances, as the case may be, and to receive the consideration money and to do all other acts, things and deeds as may be necessary for completing the Conveyances.

With vote of thanks to the Chair the Meeting terminated.



sd/ R. K. Mitter.

Chairman.

Atindra Kumar Mitter



*lu*  
Sub-Registrar Alipore  
Sadar. *25/11/05*



True copy of the proceedings of the meeting of the Board of Directors of Mewrs. Calcutta Colonies Ltd. Dated 23rd January, 1956.

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Proceedings of the Meeting of the Board of Directors of the Company held at its registered office at 47/1 Hazra Road, Calcutta on the 23rd day of January, 1956 at 8 A.M.

Directors present :-

Sri Rishi Kesh Mitter  
Sri Ranendra K. Mitter  
Sri Atindra K. Mitter.

Sri Rishi Kesh Mitter took the Chair.

Considered the offer of Sri Paresh Narayan Moitra of 31 & 32, Cockler Lane, Calcutta to purchase Company's half share in more or less 1.31 acres of land corresponding to 3 Bighas 19 Cottahs and 28 Sq.ft. comprising of C.S. Plot No. 428 in Khatian No. 382 of Mouza Kamdahari J.L.No.49 at the rate of Rs.170/- per Cottah.

It is desirable to sell the land to Sri Paresh Narayan Moitra at the above price.

Accordingly :-

It is resolved that the Company's half share in more or less 1.31 acres of land corresponding to 3 Bighas 19 Cottahs and 28 Sq.ft. of land comprising of C.S. Plot No. 428 of Khatian No. 382 of Mouza Kamdahari J.L.No.49 within Touzi No. 14 within the Tolly-gunge P.S. 24 Perganas be sold to Sri Paresh Narayan Moitra or to his nominee or nominees at and for the price of Rs.170/- per cottah and the draft Agreement for sale which is laid before the Table is hereby approved. Sri Atindra Kumar Mitter, Director of the Company is hereby authorised to execute the agreement for sale and also to execute the final Deed of Conveyance or Conveyances, as the case may be, and to receive the consideration money and to do all other acts, things and deeds as may be necessary for completing the Conveyances.

With vote of thanks to the Chair the Meeting terminated.



*Sd/- R. Mitter.*

Chairman.

*Atindra Kumar Mitter.*



*h. n. s.*  
**Sub-Registrar Alipore  
Sadar.**

Dated 25<sup>th</sup> February 1956

BETWEEN  
MESSRS. RAMANATH ESTATE LIMITED AND  
MESSRS. CALCUTTA COLONIES LIMITED.  
AND  
SREE SATYENDRANATH BHATTACHERJEE.

CONVEYANCE.



*25/2/56*  
Sub-Registrar Alipore  
Sadar.



Sub-Registrar Alipore  
Sadar

*7/3/56*

*25/2/56*  
Book No. *111*  
Volume No. *30*  
Pages *136 to 145*  
Serial No. *1384*  
the Year *1956*