



5938.

STAMP/AFFIXED BY.

*11/26/76*  
STAMP SUPERINTENDENT,  
CALCUTTA COLLECTORATE



I-2348.

Stamp  
No. 1000  
Date 1974  
No. 23

Notice Permission No. 27 of 1976  
U.L. No. 18.5.76  
Issued by 1st KA Collector  
Calcutta  
Authority Produced & Filed.



*Certificate No. 230A*

*5th 17th 1961 issued  
by NTO Civil Supplies  
on 16/6/76 Produced*

*A 4 21=20  
N 30=00  
N 2=00  
N 3=50  
537=00*

Registrar of Assurances  
Calcutta.

*18.6.76*

THIS INDENTURE made at CALCUTTA this *28th* day of *May* One thousand nine hundred and seventy *Six* Between Srimati MANDIRA CHANDRA, wife of Sukesh Chandra Chandra, by nationality Indian, by faith Hindu, by occupation Housewife, residing at No.28/35A, Station Road, Dhakuria, Calcutta-31, (hereinafter called "the Vendor", which expression shall, unless repugnant to the subject or context or meaning thereof, include her heirs, executors, administrators and person or persons deriving title under them) of the One Part

And .....



presented for registration at 12-10 pm.

at the Calcutta Registration Office  
on the 18th day of June 1946

Mandira Chandra

The Executrix of

WILL of Annes

Calcutta. 18626

Mandira Chandra.

Executrix of the will of

Mandira Chandra

Wife of Suresh Chandra

Chandra of 28/36A

Stolier Road, Dhakuria,

Calcutta. Hindu, Housewife

Mandira Chandra.

Identifying

Pabitra Datta

Solicitor of 12/11

of post office St.

Calcutta.

Pabitra Datta

18626

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A n d AMIYA PRASAD THAKUR, son of Jitendra Prasad Thakur, by nationality Indian, by faith Hindu, by occupation Service employed as Assistant Divisional Manager, New Business in the Calcutta Divisional office of Life Insurance Corporation of India, residing at No.105/6, Hazra Road, Calcutta-26, (hereinafter called "the Purchaser", which expression shall, unless repugnant to the subject or context or meaning thereof, include his heirs, executors, administrators, assigns and person or persons deriving title under them) of the Other Part.

W H E R E A S

1. One, Andrew Hope was absolutely seised and possessed of and/or otherwise well and sufficiently entitled to an absolute estate of inheritance in perpetuity in possession of All that piece or parcel of land, measuring .55 acres, comprised in C.S.Plot No.7/211, appertaining to Khatian Nos.122 and 226 in Mowza Khanpur, Police Station Tollygunge, District 24 Parganas free from encumbrances.

2. By an Indenture of Conveyance bearing date 24th day of July, 1939 made between the said Andrew Hope of the One part and Messrs Regent Estates Limited, a Company incorporated under the Indian Companies Act, having its registered Office at No.9, Royal Exchange Place, Calcutta of the other part and registered in Book No.I, Volume No.70, at Pages 277 to 286, Being No.2799 for the year 1939 at the Office of District Sub-Registrar at Alipore, 24 Parganas the said Andrew Hope, in consideration therein mentioned, sold and conveyed All that the said piece or parcel of land, measuring .55 acres, comprised in the said C.S.Plot No.7/211 within the said Mowza

DEPARTMENT OF AGRICULTURE  
BUREAU OF PLANT INDUSTRY

18-026

Khanpur, unto the said Messrs Regent Estates Limited, absolutely and forever free from encumbrances.

3. By an Indenture of Conveyance, bearing date 2nd day of March 1940, made between the said Messrs. Regent Estates Ltd of the one part and one, Hirendra Lal Sarkar of the other part, and registered in Book No.I, Volume No.37, at Pages 65 to 71, Being No.675 for the year 1940 at the office of the District Sub-Registrar at Alipore, 24 Parganas, the said Messrs Regent Estates Ltd, in consideration therein mentioned, sold and conveyed All that the said piece or parcel of land, measuring .55 acres, comprised in the said C. S. Plot No.7/211 within the said Mowza Khanpur, unto the said Hirendra Lal Sarkar, absolutely and forever free from encumbrances.

4. The said Hirendra Lal Sarkar developed the said piece or parcel of land by laying out roads therein and divided the rest and residue into small demarcated building plots for sale.

5. By an Indenture of Conveyance bearing date 2nd day of June, 1965, made between the said Hirendra Lal Sarkar of the one part and Srimati Mira Ghosh and Srimati Mandira Chandra of other part and registered in Book No.I, Volume No.95, at Pages 94 to 100, Being No.4603, for the year 1965, at the Office of the Sub-Registrar at Alipore, the said Hirendra Lal Sarkar sold and conveyed All that demarcated piece or parcel of land, measuring 4 Cottahs and 13 Chittacks, situate lying at and being then known and described as Scheme Plot No.6, together with one tenth share of the land in the common passage abutting thereto, measuring 5 Chittacks and 22½ Square feet, all comprised in a portion of C.S.Plot No.7/211, in Mowza Khanpur, and being a



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portion of premises No.246/A, Netaji Subhas Chandra Bose Road, within the municipality of the Corporation of Calcutta, unto the said Sm. Mira Ghosh and Sm. Mandira Chandra absolutely and forever free from encumbrances.

6. By another Indenture of Conveyance bearing date 19th day of April, 1966, made between the said Hirendra Lal Serkar of the one part and the said Sm. Mira Ghosh and Sm. Mandira Chandra of the other part, and registered in Book No.I, Volume No.52, at Pages 89 to 93, Being No.2884, for the year 1966, at the office of the Sub-Registrar at Alipore, the said Hirendra Lal Serkar sold and conveyed All that piece or parcel of land, measuring 15 Chittaks and 9 Square feet, situate lying at and abutting to said Scheme Plot No.6, also comprised in a portion of the said C. S. Plot No.7/211, in the said Mowza Khanpur and also being a portion of premises No.246/A, Netaji Subhas Chandra Bose Road within the municipality of the Corporation of Calcutta, unto the said Sm. Mira Ghosh <sup>and Sm. Mandira Chandra</sup> absolutely and forever free from encumbrances.

7. By a Deed of Sale, bearing date 6th day of July, 1971, made between the said Sm. Mira Ghosh of the one part and the Vendor of the other part and registered in Book No.I, Volume No.71, at Pages 25 to 31, being No.2971 for the year 1971, at the office of joint Sub-Registrar, Alipore, the said Sm. Mira Ghosh sold and conveyed her/one equal half part or share in the said piece or parcel of land measuring 4 Cottaks 13 Chittaks situate lying at and being known and described as Scheme of Plot No.6, together with her one equal half part of share in the said in one tenth share of the land in the common passage, measuring 5 Chittaks and 22½ Square feet, and also her one

equal.....



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9mc. equal one half part of share in the land measuring 15 Chittaks and ~~22~~<sup>9</sup> Square feet, abutting to the said Scheme Plot No.6, all comprised in a portion of C. S. Plot No.7/211 in Mawza Khanpur and also being a portion of premises No.246/A, Netaji Subhas Chandra Bose Road, within the municipality of the Corporation of Calcutta, together with the benefit of the plan sanctioned by the Corporation of Calcutta in her fevour jointly with the Vendor for erection of a building thereon, unto the Vendor absolutely and forever free from encumbrances.

8. The Vendor out of her own moneys constructed a building on those pieces or parcels of lands and is seised and possessed of and or otherwise well and sufficiently entitled to an absolute estate of inheritance in perpetuty in possession of All that piece or parcel of land measuring 5 Cottaks 12 Chittaks and 9 Square feet, together with one tenth share in the passage measuring 5 Chittaks 22½ Square feet, all comprised in a portion of C. S. Plot No.7/211 in Mowza Khanpur now known number described and distinguished as premises No. 246/C, (formerly a portion of premises No.246/A, NETAJI SUBHAS CHANDRA BOSE ROAD, within the) municipality of the Corporation of Calcutta free from all encumbrances.

9. The Vendor has agreed to sell and the Purchaser has agreed to purchase All that the said piece or parcel of land together with the building thereon, situate lying at and being premises No.246/C, NETAJI SUBHAS CHANDRA BOSE ROAD, situate lying at or for the price of Rs.80,000-00 (Rupees Eighty Thousand) only free from all encumbrances, liens, liaspens, claims and attachment of every descriptions.



186.76

NOW THIS INDENTURE WITNESSETH  
follows :-

1. In pursuance of the said Agreement AND in consideration of the sum of Rs.80,000-00 (Rupees EIGHTY THOUSAND) only paid by the Life Insurance Corporation of India for and on behalf of the Purchaser, the receipt whereof, the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof, acquit, release, and forever discharge the Purchaser and the premises intended to be hereby granted, conveyed and transferred, THE VENDOR doth hereby grant sell convey transfer assign and assure UNTO THE PURCHASER A L L T H A T piece or parcel of land measuring 5 Cottahs 12 Chittaks and 9 Square feet, together with one tenth share in the passage measuring 5 Chittaks 22½ Sq. feet, Together with the building thereon situate lying at and being known, numbered, described and distinguished as premises No.246/C, NETAJI SUBHAS CHANDRA BOSE ROAD, within the municipality of the Corporation of Calcutta, fully and more particularly described in the Schedule hereunder, hereinafter for the sake of brevity referred to as "the said premises",

OR HOWSOEVER OTHERWISE the said premises or any part thereof now are or is or at any time heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished ;

TOGETHER WITH all boundary wall, fencings, areas, ways, paths, passages, yards, court-yards, compounds, nullahs, drains, sewers, water-courses.

AND ALL AND EVERY MANNER of former and other rights, lights, liberties, privileges, easements, profits, emoluments, advantages, and appurtenances whatsoever belonging or in anywise

appertaining.....

- 7 -  
appertaining to the said premises hereby conveyed, transferred, assigned and assured or expressed or intended so to be and every part thereof, of which the same now are or is or at any time heretofore were or was held, used, occupied or enjoyed therewith or reputed to belong as part or parcel thereof or appertaining thereto,

AND THE REVERSION or reversions, remainder or remainders, and all rents, issues and profits, thereof and all the legal incidents thereof :

AND ALL THE ESTATE right, title, interest, inheritance, possession, use, property, claim and demand whatever, both at law and in equity of the Vendor into and upon the said Premises hereby conveyed, transferred, assigned and assured or expressed or intended so to be,

TOGETHER WITH ALL DEEDS, pottahs, and muniments of title exclusively relating to or concerning the said premises hereby conveyed, transferred, assigned and assured or expressed or intended so to be, or any part thereof, which now are or hereafter shall or may be in the possession custody, power or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any suit or action at law or in equity,

TO HAVE AND TO HOLD ALL and SINGULAR the said premises hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be with their rights members and appurtenances unto and to the use of the Purchaser absolutely and forever and free from all encumbrances, liens, lispends and charges whatsoever :

2. The Vendor doth hereby COVENANT with the Purchaser THAT NOTWITHSTANDING any act deed matter or thing whatsoever by the Vendor or her predecessor-in-title done, executed or knowingly suffered to the contrary, the Vendor, at the time of execution of This Indenture of Conveyance, is lawfully and absolutely seised and/or otherwise well and sufficiently entitled to the said premises for a perfect and indefeasible estate of inheritance without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or made void the same,

AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid, the Vendor NOW hath in itself good right, full power and lawful and absolute authority TO GRANT, CONVEY, TRANSFER, ASSIGN and ASSURE the said premises and every part thereof UNTO AND TO THE USE of the Purchaser in the manner aforesaid AND according to the true intent and meaning of This Indenture of Conveyance,

AND THAT the purchaser shall and may from time to time and at all times hereafter peaceably and quietly have hold occupy POSSESS and ENJOY the said premises with all rights, members and appurtenances,

AND THAT the Purchaser shall RECEIVE and TAKE the rents issues and profits thereof for its absolute use and benefit without any lawful eviction, interruption, claim or demand 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 whatsoever made or suffered by the Vendor or any person or persons claiming under her,

AND THAT FREE AND CLEAR and freely and clearly and absolutely acquitted and released and/or otherwise by and at the costs and

expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of and from against all and all manners of former and other estates, rights, titles, claims, mortgages, charges, liens, debts, attachments, and encumbrances whatsoever,

AND FURTHER THAT the Vendor and all persons lawfully and equitably claiming any estate or interest whatsoever into and upon the said premises or any part thereof from under or in trust for the Vendor, shall 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 and executed all such acts, deeds, assurances and things whatsoever for further better and more perfectly assuring the said premises and every part thereof UNTO AND TO THE USE of the Purchaser in the manner aforesaid, as shall or may be reasonably required.

SCHEDULE ABOVE REFERRED TO

*inc.*

A L L THAT One storied brick built messuage tenement <sup>dwelling</sup> ~~dwelling~~ house, hereditaments, together with the land there unto belonging whereon and on part whereof the same is erected and built containing an area of 5 Cottahs 12 Chittaks and 9 Square feet, situate lying at an being premises No. 246/C, NETAJI SUBHAS CHANDRA BOSE ROAD, within the municipality of the Corporation of Calcutta and butted and bounded On the North by premises No.246/A Netaji Subhas Chandra Bose Road,

On the East partly by premises No.246/A, Netaji Subhas Chandra Bose Road and partly by municipal road,

On the South by premises No.233/1B, Netaji Subhas Chandra Bose Road,

and on the West by premises No.346/196, Netaji Subhas Chandra Bose Road.

*Netaji Subhas Chandra Bose*

IN WITNESS WHEREOF the Vendor hath hereunto set and subscribed her hand and seal the day month and year first above written.

SIGNED SEALED and DELIVERED  
By the Vendor Sm. Mandira  
Chandra at Calcutta in the  
presence of :-

Mandira Chandra.

Thirton Das  
Solicitor, Calcutta  
28.5.76

Ashay Kumar Mukherjee  
W. Patil Singh Banerjee  
28.5.76 Cal-41

RECEIVED the withinmentioned  
sum of Rupees EIGHTY THOUSAND only  
being the full payment of the purchase  
money as per memo of consideration below :

Rs.80,000-00

(Rupees EIGHTY THOUSAND) only.

Mandira Chandra.

Witness  
Thirton Das  
Mukherjee

MEMO OF CONSIDERATION

By Cheque No. CHA 1672286 dated 28th May '76  
drawn on Bank of India, Chowringhee Square, in favour of  
Sri. Mandira Chandra by the Life Insurance Corporation of  
India at the request of the Purchaser - Rs.80,000-00

(Rupees EIGHTY THOUSAND) only.

Witnesses:-

Priso Prū

A. R. Sankaraj

Mandira Chandra.

VENDOR.



SITE PLAN OF PREMISES NO.

246/C, NETAJI SUBHAS CHANDRA BOSE ROAD.

AREA:- 5 COT. 12 CH. 9 SQFT.

COLOURED RED 

SCALE 40' FT. = 1" INCH.

