

R.A. Kolkata - 1988 - Volume - 282, Page - 280 to 310 Being - 10709



पश्चिम बंगाल WEST BENGAL

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Serial No. 4157  
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4157  
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4.00  
20.00  
364.50  
388.50

R. Chakrabarty  
 4157 of  
 13/7/18  
 13/7/18

Additional Registrar  
 of Assurance, Kolkata  
 12 JUL 2018  
 A.D.S.R. Record

134628

11 JUN 2018

Rs. .... Date .....

Name: K. P. MAJUMDER

Address: Advocate, High Court, Cal,

Vendor: .....

I. CHAKRABORTY

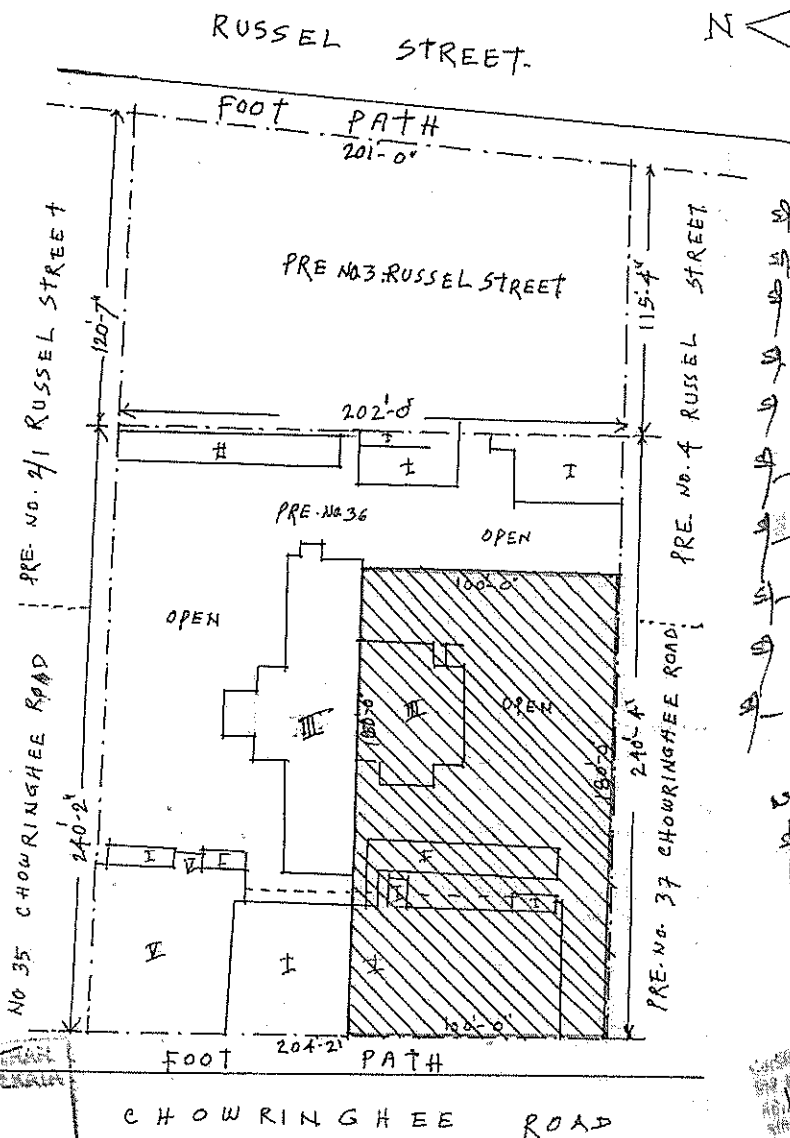
88, Dr. Rajendra Prasad Sarani

Kolkata-700 001



PLAN FOR SOUTH-WESTERN PORTION  
OF PRE. NO. 36, CHOWRINGHEE ROAD  
(SHOWN IN HATCH MARKS)

SCALE: 1" = 50' 0"



- of Saidun nessa Hogue
- of Md. Rezard Hogue
- of Saidun nessa Hogue
- of Lutfan nessa Hogue
- of Saharatum nessa Hogue
- of Motam nessa Hogue
- of Sarifun nessa Hogue
- of Sardin nessa Hogue
- of Mehsun nessa Hogue
- of Bachun nessa Hogue

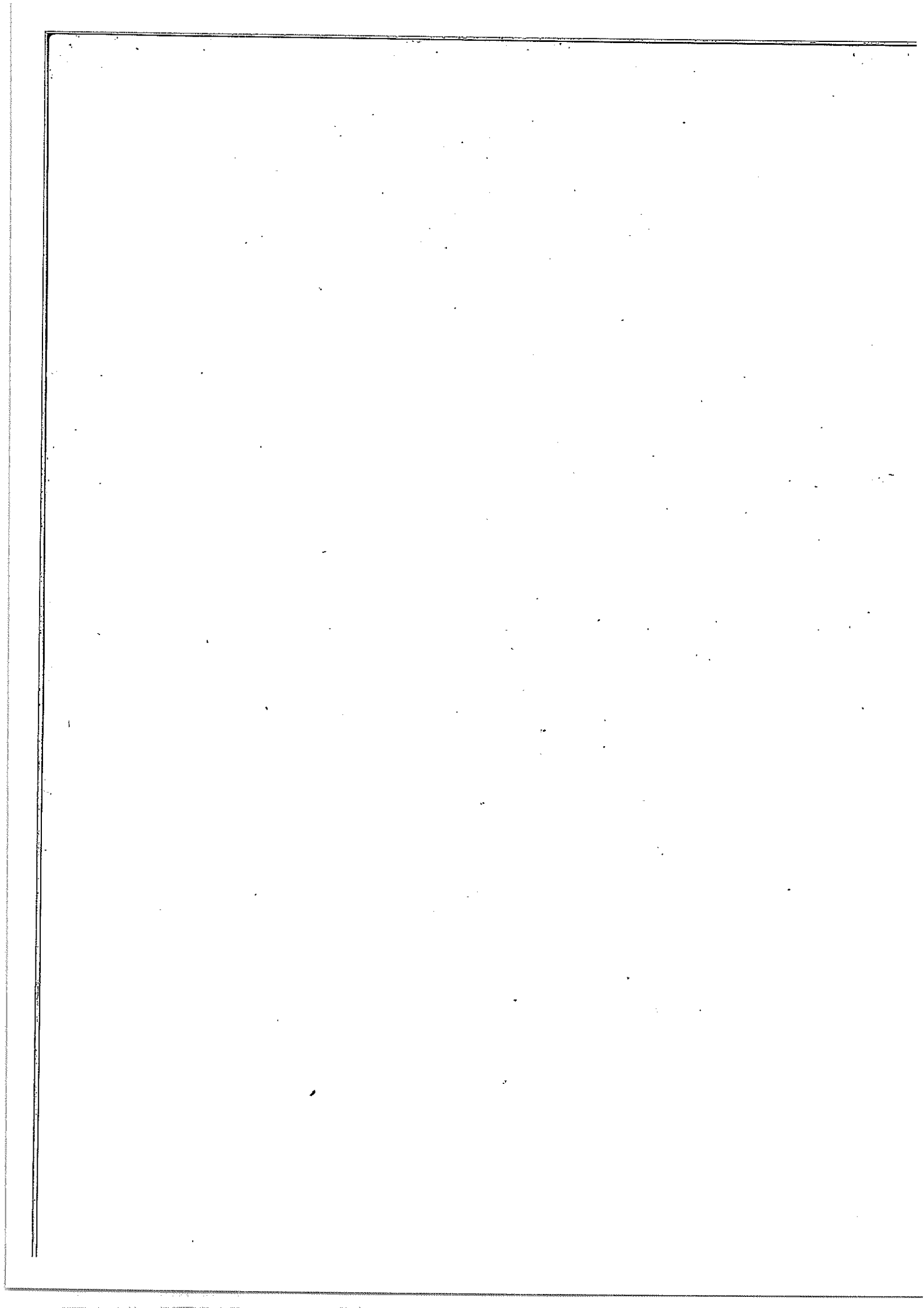
- of S. Raha Advocate



*Dhosh*  
12 JUL 2018  
A.D.S.R. Record

10.9.09  
19.58  
HIMANSHU MUKHERJEE  
CIVIL DRAFTSMAN

V-282  
P-280-310  
C/no. 4157



ENT NO.  
R)

REGISTRATION DEPARTMENT,  
WEST BENGAL



DOCUMENT NO. 1091  
OF (YEAR) 5.10.88

DISTRICT

11.6.91  
11.6.91  
11.6.91

(Page	No. 1)	This	Insertion	made	This	30th	Day
of	September	in	the	year	one	Thousand	Nine
Hundred	and	Eighty	eight	Between	(1)	Musst.	Saidum
and	Hague	Widow	of	Late-	Ms.	Ziaul	Hague
(2)	Ms.	Rezaul	Hague	(3)	Ms.	Sultana	Hague
6th	sons	of	Late-	Ms.	Ziaul	Hague	(4)
Sultana	Hague	(5)	Zabunnessa	Hague	(6)		
Motunnessa	Hague	(Page	No. 2-)	Hague	(7)	Written-	
nessa	Hague	(8)	Zabunnessa	Hague	(9)	Records-	
nessa	Hague	All	daughters	of	Late-		
Ms.	Ziaul	Hague	as	residing	at	No. 7.	
Lower	Circular	Road	Calcutta	(10)	Bachra		
nessa	Hague	daughter-	of	Late-	Ms.	Ziaul	
Hague	and	residing	at	No.	11c	Teles	
Street	Calcutta	Food	at	Land	holders	all	
hereafter-	(Page	No. 3-)	Calla	the	vendors		
Which	expression	unless	enclaves	by	or		
refugeant	to	the	Context	shall	include		
Shed	respective	heirs	executors	administrators			
representatives	and	assigns		of	the		
one	part	and	Ms	Pulak	Udayog	limited-	
a	Company	registered	under	the	Company		
Act	and	having	it	registered	Office	at	
(Page	No. 4)	No.	36	Chowringhee	Road		
in	the	form	of	Calcutta	Miscellaneous	Calla	
The	Purchasers	Which	expressions	shall	unless		
enclaves	by	or	refugeant	to	the		
Context-	the	deems	to	include	its	successors	
or	successors	assigns		of	the	other-	
part.	Whereas	(A)	91	or	about	1925	

Ms. Rezaul Hague  
SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

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OF (YEAR) 1988 BOOK NO. 1

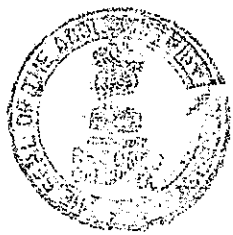
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COMPARED BY

CONTAINS 16 SHEETS/SHEET

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DISTRICT \_\_\_\_\_

DOCUMENT NO. ....

OF (YEAR) .....

One	Taca	limited	a	limited	Company	deability	(Page
No-	5)	Company	Mer	having	it	8 Dec. at	
No-	32/1.	Salt house	Square	in		Calcutta	was
peiza	and	possesses	as	the-		absolute-	
omad	and	Proprietor-	85	the-		lands	messu-
ages	hered-	farmen-	and			premises	
together	with	all	buildings	and		structures	
standing	or	erec-	thereon	or		or	
part	whereas	being	Premises	No.		36.	
(Page	No-	6-)	Chowkinghee	Road	in	Calcutta-	
and	No.	3	Russel	Street	Calcutta	in	
the	Simple	in	Possession	free	from	all	
encumbrances.		8)	The	said	Taca	limits	
on	or	about	the	1st	day	of	September
1925	deposited	the	document-	of		title	
intertile	relating	to-	the	said	Premises		
No.	36.	Chowkinghee	Road,	Calcutta	and		
No.	2	1	3.	(Page	No-	7-)	
Russel	Street,	Calcutta.		with	the	Chap-	
Area	Bank	of	index	Australian	and		
China	(hereinafter	referred	to	as	the-		
"said	Bank")	will	inter-	to	create-		
a	mortgage	thereon	for	securing	repay-		
ment	of	advance	of	certain	sum	of	
monies	with	interest	thereon	as	mentioned		
particularly	mentioned	in	the	Memorandum			
of	deposit	executed	on	(Page	No-		
8-)	the	1st	day	of	September	1925-	
by	the	said	Meror.	Taca	limits-		
that	behalf	according	such	deposit	of		

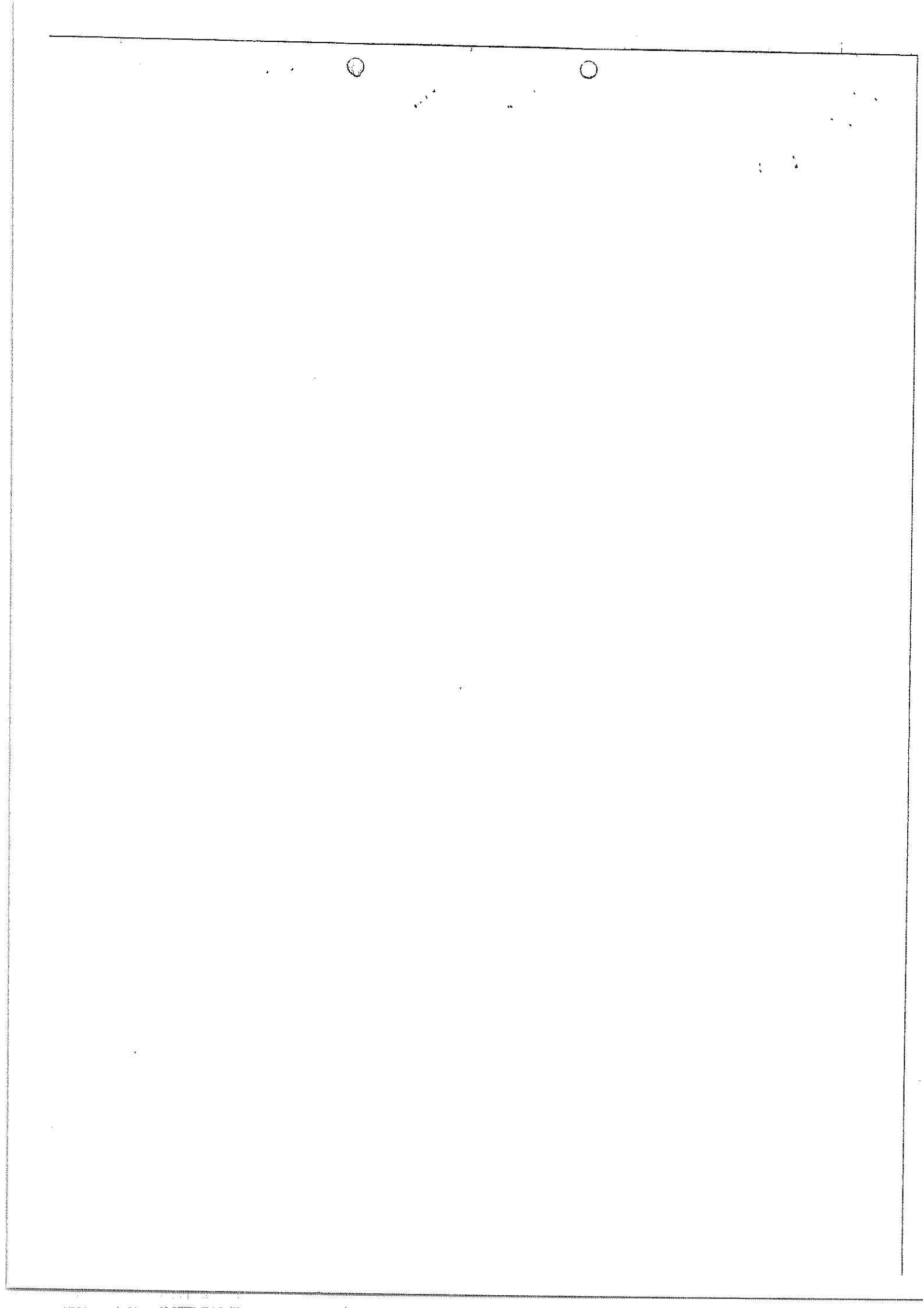
Md. Razul Haq  
SIGNATURE OF PRESENTANT

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Documents -	Of	title	for	the	Considerations
wherein	mentioned	which	said	Memorandum	
of	deposited	has	been	at	the
Office of	the	Registrar	of	Assurances	
Calcutta	in	Book	of	Volume No. 133	
pages	50	to	73	(Page No. 9)	being
No. 4872	of	the	Year	1935	C By
a	Conveyance	dated	the	12th	March 1935
made	between	the	said	face	limited &
the	first	part	the	said	part &
second	part	and	one	Marketed	John
deceased	of	the	third	part	and
is	in	Book	1	Volume No. 44	pages
(Page	no-	10)	9	to	23, being
934	for	the	Year	1935	at the
of	the	Registrar	of	Assurances	Calcutta
the	said	face	limited	for	the
wherein	mentioned	Conveyance	and	the	said
part	at	the	request	and	by
of	the	said	face	limited	the
conveyance	release	and	Compton	the	said
from	No. 96	(Page	No	11)	Chowdhari
que	Rao	Calcutta	in	the	manner
wherein	mentioned	into	the	said	Marked
the	John	deceased	to	hold	the
same	rents	and	to	the	use &
the	said	Marketed	John	deceased	
is	the	simple	absolutely	free	and
discharge	from	the	said	parties	and
all	the	Principal	monies	and	interest

Mad. Rajal Hym  
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OF (YEAR) 1938 BOOK NO. 1

CONTAINS 16 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR



283

REGISTRATION DEPARTMENT,  
WEST BENGAL

DOCUMENT NO. ....  
OF (YEAR) .....

REGIS  
DISTR

DISTRICT \_\_\_\_\_

Hereby	secures	and	(page	no. 12.)	all
claims	and	demands	payable	hereunder (D)	
By	another	conveyance	dated	1910	between
the	first	part	the	said	terms
second	part	also	the	said	Bank
John	since	deceased	of	the	hackerjee
and	Registered	in	Book	Volume	no.
34	pages	140	to	144	(page
Being	no. 994	for	the	Year	1932
the	Subra	of	the	Registration	of
Assurances	Calcutta	for	the	Consideration	
therein	mentioned	the	said	terms	
conveys	and	the	said	Bank	at
request	and	by	the	direction	of
the	said	terms	did	thereby	
convey	release	and	confirm	the	said
premises	no. 3		Ramesh	Street,	(page
no. 4.)	in	the	form	of	Calcutta
in	the	manner	herein	mentioned	into
the	said	hackerjee	John	since	deceased
to	hold	the	said	terms	and
the	use	of	the	said	hackerjee
in	fee	simple	absolutely	free	and
and	don	the	said	Mortgage	and
the	principal	monies	and	interest	thereby
secures	and	all	claims	and	demands.
(page	no. 15.)	payable	hereunder	(F)	
Ever	since	the	execution	of	the
two	respective	conveyances	the	said	hacker

Md. Rezaul Karim  
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REGIS  
DISTR

160

240



REGISTRATION DEPARTMENT,  
WEST BENGAL



DOCUMENT NO. 284  
OF (YEAR) .....

DISTRICT .....

1st	John	Area	deceased	has	seized and
possessed	of	or	other	also	here and
sufficiently	entitled	to	the	said	premises
of	No. 36	Chowringhee	Road	Calcutta.	
(Page	No. 16-)	and	the	said	premises
No. 3	Russel Street	Calcutta	is	free	
Simple	in	possession	free	from	all
charges	and	charges	matrimonial	(F)	The
said	Walter	John	died	on	the
day	of	January	1955	possessed	inter-
also	of	the	said	premises	No. 36
Chowringhee	Road	Calcutta	and	the	said
premises	No. 3	Russel Street	in	(Page	
No. 17-)	Calcutta	after	having	made	
and	published	his	last	will	of
dated	11th	September	1952	whereby	and
whereof	he	appointed	Arathoon	Walter	
John	and	George	Walter	John	
as	executors	and	trustees	whereof	and
of	his	estate	and	specifically	
authorized	and	directed	them	to	sell
and	convert	(page	No. 16-)	according	
to	their	discretion	the	immovable	and
other	properties	into	cash	money	On
said	Arathoon	Walter	John	and	George
Walter	John	duly	proved	the	said
will	in	the	High	Court	at
and	Probate	thereof	has	duly	issued
to	them	as	such	executors	and
No. 19-)	of	and	under	the	Seal

Mr. Rajan Singh  
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CONTAINS 15 SHEETS/SHEET

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DISTRICT \_\_\_\_\_

DOCUMENT NO. ....  
OF (YEAR) .....

On	the	said	High	Court	in	or	about
the	19th	day	of	May	1955	will	affect
Wagon	out	the	territories	of	India	(B)	
Average	the	great			the	said	
Probate	the	said	Attorney				
John	and	George	Becker	John			
seize	and	possessions					
in	possession	of	otherwise				
(page	no. 20)		sufficiently	the	entire		
to	the	said	premises	no. 36	chow		
Tringhee	Road	and	no. 3	Russe			
Street	Calcutta	and	for	all	encumbrances		
and	charges	on	whatsoever	(1)	the	said	
premises	no. 36	Chondra	ghee	Road			
Calcutta	has	since	been	separately	addressed		
and	members	as	premises	no. 36A.			
(page	no. 21)	36B.	36C.	and	36D	Chondra	
ghee	Road	Calcutta	by	the	Corporation		
of	Calcutta	(2)	in	exercise	of		
their	power	to	take	under	the	said	
the	of	the	said	Becker	John		
since	deceased	the	said	Attorney	Becker		
Order	John	and	George	Becker	John		
a	deed	of	conveyance	(page no. 22)			
dated	20th	November	1962	Meraj	Chow		
and	George	Becker	John	as	vendors		
of	the	first	part	and	the	said	
Hague	as	confirming	partly	of	the		
second	part	and	the	Calcutta	Mayor		

Md. Rezaul Hossain  
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REGISTRATION DEPARTMENT,  
WEST BENGAL  
DISTRICT \_\_\_\_\_



DOCUMENT NO. 286  
OF (YEAR) \_\_\_\_\_

That the said Kfo. as purchasers of the said land registered in BSR-1. Volume No. 161, page (Page No. 23.) 142 to 157 Being No. 6457 for the year 1982 at the Office of the Registrar has of assistance called for the consideration therein mentioned and at the request and by direction of the said Ho. Md. Nazimuddin Khan and George Mackenzie John do. (page no. 24.) release and confirm in (page no. 25.) favour of the purchasers thereof the laws heretofore and premises containing by an estimation of an area of 2 Bighas 3 Cotahs 7 Chittaks more or less together with all buildings structures standing thereon or on part thereof and being portion of the said premises no. 36A. (Page no. 25.) 36B, 36C and 36D abutting on the Road Calcutta more fully described in the said Conveyance and delineated in the map or plan annexed thereto and being or verges in yellow colour (K) by another Conveyance dated 28th November 1961 made between the said Md. Nazimuddin Khan and George Mackenzie John as (page no. 26.) vendors.

Md. Nazimuddin Khan  
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OF (YEAR) 1982 BOOK NO. P  
CONTAINS 16 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR



As	the	first	part	and	no.	of	the	map
Registers	is	of	Book - 1	the	other	part	of	the
pages 282	to	292	being	volume	no. 154	for		
the	year	1962	at	the	office	of	the	
Registrar	in	Assurance	and	the	office	of	the	
the	Consideration	mentioned	in	the	office	of	the	
said	Assurance	mentioned	in	the	office	of	the	
MacKerchie	(Page	no. 29)	John	and	George			
into	the	said	the	and	George			
portion	of	the	said	premises	no. 36A			
86B	36c	and	36D	Chandringhee	Roa			
and	mentioned	in	the	Schedule				
of	the	said	Compass	by	at			
estimation	an	area	of	1	Bigha	5		
collar	measuring	180	ft.	on	the	North		
100ft.	on	the	East	180	ft.	on	the	West
South	and	100	ft.	on	the	West		
of	the	(1)	at	that	minor	portion		
of	three	stones	(Page	no. 28)	mentioned			
and	(1)	at	that	portion	of			
one	stone	known	as	Chandringhee				
Roa	and	other	land	premises	together			
with	all	things	and	fixtures	belong-			
ing	to	the	Assurance	MacKerchie				
John	and	George	MacKerchie	John	and			
John	MacKerchie	and	for	appurtenant				
to	the	land	and	standing				
premises	no.	36A	36B	36c	and	36D		

Md. Razul Hossain  
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REGISTRATION DEPARTMENT,  
WEST BENGAL



DOCUMENT NO. 288  
OF (YEAR) .....

DISTRICT. ....

Chondra Prasad (Page No. 29.) Road Calcutta  
 formerly Premises No. 26 Chondra Prasad Road  
 comprising in No. 60 Block  
 No. 18 in the (Poult. Division) of  
 Calcutta and delineated in the map  
 or plan Annexed thereto and under  
 charge in the Column (b) By an  
 Agreement in writing dated October 7,  
 1964 entered into by and between  
 the said Mr. Chondra Prasad and  
 said Messrs. Hoque, Mr. Rezau Hoque,  
 Messrs. Hoque, Sahabuddin Hoque,  
 (Page No. 30.) and Messrs. Hoque,  
 the vendors herein of the one  
 part and Ram Narain Ghosh, the  
 purchaser herein of the other  
 part the vendors agree to sell and  
 the purchaser herein agrees to purchase  
 free from all encumbrances whatsoever  
 and subject to the title being  
 good and marketable in his own name  
 or in the name of his nominee  
 or nominees as that Revenue, Pledge  
 and land messages, bequests and  
 premises containing by estimation (Page  
 No. 31.) an area of 1 Bigha 5  
 Gollas (Chasing the feet on the north  
 40 feet on the East 40 feet on  
 the South and 40 feet on the West)  
 the said same a little more or

Md. Rezau Hoque  
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CONTAINS 16 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR



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DISTRICT \_\_\_\_\_

6.

less together with A1 that area  
 Southern side portion of a West-Station  
 Building II) A1 that Southern portion  
 of the Store room facing the  
 ghee Road and other land and premises  
 together with all fittings and fixtures  
 and structures belonging to (Page no.  
 32-) the vendors and their  
 and/or appertaining hereto and/or  
 land and/or standing thereon or  
 on part thereof and being a portion  
 of the premises No. 36 A, B B 36 C  
 + 36 D Cheringhee Road Calcutta  
 (formerly being premises No. 36 Chering-  
 hee Road, Calcutta) comprising in  
 the whole no. 10 Block No. 18 in  
 the Police division of Calcutta and  
 built-up and houses on the north by  
 the northern portion of No. 36 Chering-  
 hee (Page No - 33-) Road on the South-  
 by premises No. 32, Cheringhee Road  
 on the East by the Eastern portion  
 of 36 Cheringhee Road and on  
 the West by Cheringhee Road and  
 delineated in the map or plan annexed  
 hereto & the boundaries in the  
 colour more fully and particularly described  
 in the Schedule hereunder and also  
 mentioned in the and delineated in  
 the map or plan hereto and hereto.

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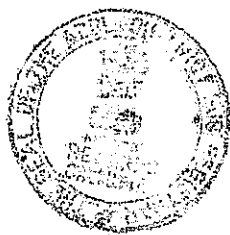
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Md. Razul Hossain  
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DISTRICT .....

6. amended and wherein, merged in Res Colon  
(Page No. 34) at or for a Considera-  
tion Rs. 11,00,000/- (Rupees Eleven  
lacs) only free from all encumbrances.  
and charges in the terms and conditions  
mentioned in the said agreement for  
sale (re) the said Ran Mahal Garidaria  
the purchaser herein has duly nominated  
Messrs Orient Properties Limited hereinafter  
referred to as O.P. & Co. as the  
vendors. Messrs were duly informed  
of such nomination and the same was  
duly accepted by the vendor. (Page  
No. 35). (N) The said O.P. & Co. had  
filed a suit being suit no. 2031  
of 1967 in the High Court of Calcutta  
(Civil Properties Sta. V. Sh. Ram Hoque  
& Ors.) hereinafter referred to as  
the said suit for specific perfor-  
mance of the terms and conditions  
under the said agreement for sale  
dated 7th October 1964 against the  
vendors herein. (O) During the pendency  
of the said suit O.P. & Co. has changed  
its name from Orient Properties Ltd. to  
M/s Orient Beverages. (Page No. 36).  
limited and by an amended certificate  
of incorporation issued by the Registrar  
of Companies on 28.4.1971 hereinafter  
referred to as O.B. & Co. as the

Md. Raziul Hym  
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SUB-REGISTRAR/REGISTRAR



DISTRICT \_\_\_\_\_

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Said	Change	Of	name	was	duly	deposited
in	the	plaint	and	quit	records	
here	amended	accordingly.	(P)	By	a	
Comerence	dates-	total	key	Q22	made	
before	the	said	messrs	Calcutta	vyapar	
Prabulhai	etc.	as	vendors	Meridi		
of	the	part	and	messrs	Raigarh	
late	held	the	purchase	(Meridi		
of	the	other	and	registered	in	
Book	no.	1	volume	(page	no. 37-)	
No.	79	pages	192	to	being	
No.	2368	for	the	year	1972	at
Office	of	the	Registrar	of	Assurances	
Calcutta	for	the	consideration	Meridi		
mentioned	the	said	Calcutta	vyapar		
Pratisbhai	deities	as	vendors	Meridi		
etc.	transferred	and	conveyed	rents-		
messrs	Raigarh	late	held	etc.	the	
purchase	Meridi	all	these	messuages		
tenements	lands	hereditaments-	and			
Premises	being	the	demarcated	portion		
of	Premises	No.	(Page	no - 38-)	36A,	
36B,	36C,	+	36D.	Montague	Road	
in	the	from	of	Calcutta	more	
July	and	particularly	describes	in		
Schedule	'A'	Meridi	Matter	And		
also	messuages	tenements-	lands,	heredi-		
tenements	and	premises	No. 3	Russe		
Street	Calcutta	free	from	all	liabilities.	
charges	attachments-	and				

Md. Razul Hym  
SIGNATURE OF PRESENTANT

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80

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240





DISTRICT .....

7.	Matters	but	Subject	to	be	Pending
	Appeal	No. 170	Of 1966	in	the	line
	Appeals -	jurisdiction	of	the	High Court	
	at	Calcutta	the	title	Hague	vs.
	Calcutta	(Page No - 39)	Yapar	Prathibha		
	(Ss.)	or	deceased	relatives		
	listed	and	known	names		
	members	described	or	distinguished		
	to	the	benefit	and	advantage	
	of	the	benefit	and	advantage	
	document	specified	in	Schedule	IV	
	to	the	said	conveyance	dated	28th
	November	1962	as	recited	hereinafter	
	(Q)	during	the	period	of	the
	said	period	the	original	vendor	
	(the	title	Hague)	did	on	or
	20th	May	1973	(page	no. 40)	leaving
	him	acting	as	the	legal	agent
	and	representative	the	vendor	herein	
	(R)	on	9th	September	1973	a
	suit	was	filed	in	the	High Court
	at	Calcutta	by	the	Sd/-	Pradip
	Pradip	Tate	Kul	limited	being	
	suit	No. 452	of	1973	against	the
	heirs	of	said	the	title	Hague
	since	deceased	for	partition	by	metes
	and	bounds	of	the	said	premises
	No. 36	36	Cowringhee	Road,	Calcutta	into
	the	said	(page	no. 41)	two	separate
	Cols -	as	in	the	manner	marked

Md. Razaul Hym  
SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY {  
(READER)  
(EXAMINER)

NAME OF THE COPY-WRITER

COPY OF DOCUMENT NO. 10707

OF (YEAR) 1988 BOOK NO. 7

CONTAINS 16 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR



DISTRICT \_\_\_\_\_

DOCUMENT NO. ....

OF (YEAR) .....

REG

DIS

8.

A'	R	B'	Respectively	including	
the	said	tenants	as	shown	in
the	said	sketch	plan	or	map
to	the	plaint	and	allotment	thereon
in	favor	of	the	plaintiff	and
the	defendants.	No.	1, 2, 3, 4, 5, 6, 7,		
for	all	necessary	directions	to	be
give	and/or	accounts	to	be	taken
in	connection	with	the	said	partition
div.	and	allotment	in	accordance	with
the	said	(page	no.	42)	shares
of	the	parties'	declaration	if	neces-
ary	that	the	plaintiff	is	liable
to	the	debt	issue	and	profits
of	the	said	tenancies	in	accordance
with	the	shares	of	the	plaintiff
thereof	Receiver	of	junction	Costs	made
done	the	been	paid	by	way
of	the	such	further	or	other
reliefs	as	may	be	just	by
an	order	dated	13th	September	1977
passed	by	the	(page	no.	43)
consent	the	hon'ble	Mr.	Judge	
R. K.	Sinha	and	hon'ble	Justice	Mr.
S. K.	Das	the	said	appeal	no.
of	1965	was	dismissed	(P)	By
order	dated	13th	September	1973	and
7th	January	1981	the	debt	of
the	Receiver	here	brought	on	

Md. Rezaul Hossain

SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

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(EXAMINER)

NAME OF THE COPY-WRITER

240







DISTRICT .....

8. Received (By) In Order dated - 7th  
January 1988 Passed in (Ue- Serial  
Suit No. 2031 of 1962) (Ue- Serial  
Uyog No. was added as Plaintiff  
(Page No. 44-). No. 2 with Ue- Consent  
of Ue- defendants: (v) By an Order  
dated 29th September 1988 Passed  
by His Honor (Ue- Honble Mr.  
Justice A.K. Kumar Sengupta Ue-  
said suit was decreed for specific  
performance of Ue- Agreement dated  
7th October 1964 for sale of Ue-  
suit- Premises more fully described  
in Ue- Schedule hereunder at Rs.  
20,00,000/- (Rupees twenty lakhs) only  
as and by way of Consideration.  
(Page No. 45-). for sale as determined  
by Ue- Court and Ue- Court.  
appointed Mr. Nirmal Mitra B.A.  
at law as Ue- Special Officer  
interalia for completion of sale of  
Ue- said suit- Premises. (v) By  
Ue- said order dated 29th September  
1988 Ue- Special Officer Mr. Nirmal  
Mitra was also directed to ask the  
vendors ~~beneficiaries~~ <sup>(the interested parties)</sup> and  
registered - Ue- Dea of Conveyance in  
favour (Page No. 46-). of Ue- Puscha  
per ~~her~~ and by Ue- said order  
Ue- Court also directed - Ue- said

Md. Rezaul Haque  
SIGNATURE OF PRESENTANT

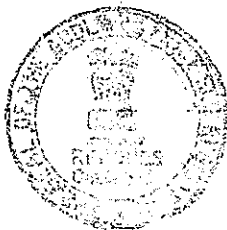
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COMPARED BY: (READER)  
(EXAMINER)

NAME OF THE COPY-WRITER

COPY OF DOCUMENT NO. 10907  
OF (YEAR) 1988 BOOK NO. I  
CONTAINS: 16 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR



275

DISTRICT \_\_\_\_\_

DISTRI

Special Deed that is case of  
 Fairly on the part of (the vendors  
 to execute and register the said  
 deed of conveyance with the  
 and in the manner specified therein  
 the Special Deed that create-  
 and register the said deed of  
 conveyance for and in the name  
 (Page No. 47) of and on behalf  
 of all the vendors in favour  
 of the purchasee herein. (9) By  
 an order dated 20th September 1988  
 passed by His Worship the Honble  
 Mr. Justice S.K. Hazari (the Joint  
 Receivers appointed by earlier order  
 of the High Court at Calcutta in  
 Suit No. 452 of 1973 (Rajash Fide-  
 lity vs. (Page No. 48) Begun  
 Sainwasse Bagul and ors.) were disc-  
 charged as far as the property menti-  
 oned in the schedule hereunder, now  
 the indenture witnessed as follows:  
 1. That in pursuance of the said  
 agreement dated 7th October 1964 and  
 the said deed and order dated-  
 29th September 1988 passed by the  
 Honble Mr. Justice Ajit Kumar  
 Sen Gupta. (Page No. 49) of the High  
 Court Calcutta in said suit-  
 No. 2031  
 of 1967 and in consideration of

Md. Rezaul Hossain  
SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY { (READER)  
(EXAMINER)

NAME OF THE COPY-WRITER

9

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240



REGISTRATION DEPARTMENT,  
WEST BENGAL



296

DOCUMENT NO. ....  
OF (YEAR) .....

DISTRICT \_\_\_\_\_

of

Rs. 1,00,000/-	Chapels
paid to	the vendor.
and a further	Rs.
Rs. 19,00,000/-	Chapels Nineteen-
lakh) only	lakh) only
in terms of	order dated-
29/11/1988	Agreeing
per total	page no-
Rs. 20,00,000/-	Chapels Twenty Lakh) only paid
to the vendor	by the purchaser
herein or before	except
the present	(the receipts where)
the vendors do	and each of them
do hereby	as per as the receipt
hereinset	admit and
acknowledge	and
do hereby	release discharge and
acquit	the purchaser herein as
also the	(Page No. 51) messages
tenements	lands hereditaments
and the	premises hereby conveyed or
interests or	interests to be the
vendors do	and each of them do
hereby	grant transfer sell convey
assign	and assign unto the
for herein	all that the lands
hereditaments	and premises being
the	Southon portion of 26A, 26B, 26C
of 36D, Cleveingher	Road and
no. (Page 52)	July and

Md. Razul Hossain

SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

NAME OF THE COPY-WRITER

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COPY OF DOCUMENT NO. 10909

OF (YEAR) 1988 BOOK NO. I

CONTAINS 16 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR



DISTRICT \_\_\_\_\_

particulars	described	in	the	schedule
mentioned	in the	deeds	in	the
map or plan	charts	annexes	and	
letters	or	colours	or	removal
otherwise	the	said	messages	instruments
houses	lands	hereditaments	and	promises
or any	of them	or any	part	or
portion	whereof	now	are	or
or any	at any	time	heretofore	were
or was	situated	(page	no. 53)	but
boundaries	called	known	members	described
or distinguished	and	together	with	
at houses	out-houses	edifices	divan	
rooms	structures	buildings	motors	
gorges	godowns	compartments	walls	gardens
fences	hedges	ditches	and	fixtures
of every	kind	yards	paths	areas
ways	passages	stairs	benches	water
water	courses	and	in	any
form	(page	no. 54)	or	other
rights	privileges	privileges	and	incumbrances
advantages	appurtenances	and	appertaining	
whatsoever	to the	said	messages	
instruments	houses	lands	hereditaments	
and	promises	or	any	of them
or	any	part	whereof	belonging
no. 55)	or	any	wise	appertaining
or	herein	usually	held	or
or	reputed	to	belong	as
and	places	whereof	or	appertaining

Md. Rezaul Haque

SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY: (READER) (EXAMINER)

NAME OF THE COPY-WRITER

240







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REGISTRATION DEPARTMENT,  
WEST BENGAL

DOCUMENT NO. ....  
OF (YEAR) .....

DISTRICT \_\_\_\_\_

Where to	And	as	the	estate	right
title	interest	claim	and	demand	what
power	held	in	law	and	in equity
of	the	said	(page	no- 55)	vendor.
into	or	out	of	and	upon the said
messuages	tenements	lands	hereditaments		
and	premises	and	any	of	them and
any	and	every	part	whereof	and
all	deeds	paltans	miniments	and	instruments
or	title	deeds	and	other	documents
solely	(page	no- 57)			
to	or	concerning	the	same	of
any	of	the	or	any	part
portion	whereof	which	now	are	or
hereinafter	shall		or	any	way
be	in	possession	or	control	of
the	vendor	or	any	other	person
or	persons	from	whom	the	vendor.
can	or	may	procure	the	(page no-
55)	same	without	act	or	deed
and	hereinafter	inform	to	as	the
said	property	for	the	sake	of
to	HAVE	AND	TO	HOLD	the
said	property	and	all	and	singular
other	premises	wholly	conveyed	or	
expressed	or	intended	as	to	the
also	the	purchase	(page	no-59)	
absolutely	for	ever	for	an	absolute
estate	of	interest	in	the	same
in	possession	or	an	estate	enjoyment

Md. Razoul Hossain  
SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

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COPY OF DOCUMENT NO: 10207  
OF (YEAR) 1988, BOOK NO. 12  
CONTAINS 15 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR



Hereby the vendors do hereby covenant  
 with the purchasers (U) that notwithstanding  
 standing any thing by the vendors done  
 (Page no. 60) or by the committee or  
 knowingly suffered to be contrary  
 the vendors have full right and also  
 full authority to grant conveyance  
 sell assign and assign the said  
 property in favour of the purchaser  
 in the manner herein mentioned (Page  
 NO- 61) and that they have not  
 or has not at any time heretofore  
 done committed or omitted or been  
 party or privy to any act deed  
 or thing whereby or by reason  
 thereof they were or are prevented  
 from granting or transferring the said  
 (Page no. 62) property or any  
 part or parts thereof to the purchaser  
 hereby or by any reason  
 whereby the said property is or  
 may be encumbered in title estate  
 or otherwise (U) that the purchaser  
 shall at all times hereafter (Page  
 no. 63) peacefully and equitably  
 own possess and enjoy the said  
 property and every part thereof  
 and receive the full value and  
 profits without any law suit or  
 interruption claim or demand of  
 any person

Md. Rezaul Haque  
 SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY { (READER)  
 (EXAMINER)

NAME OF THE COPY-WRITER

240





DISTRICT .....

from or by the vendor or by any person or (page no. 64) persons lawfully or equitably claiming from under or in trust for them or any of them or predecessors in title (ii) that the said property and every part thereof is (page no. 65) free from all encumbrances and free by all clearly absolute. aequitate. Deposited and released or otherwise by and at the costs and expenses of the vendor with and without interest for and against all and any manner of claim (page no. 66) charges liens debts attachments and encumbrances whatsoever made or suffered by the vendors or by the vendors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid. (page no. 67) (iv) 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 or any one of them shall (page no. 68) and will from time to

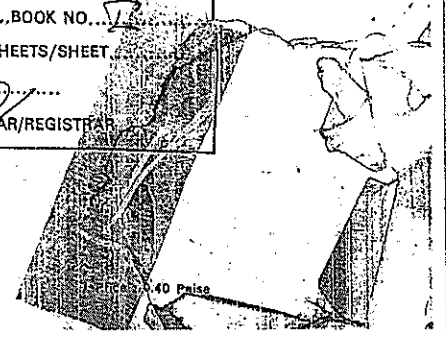
Md. Fazlul Haque  
SIGNATURE OF PRESENTANT

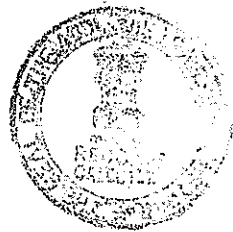
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COMPARED BY: (READER) (EXAMINER)

NAME OF THE COPY-WRITER

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OF (YEAR) 1988, BOOK NO. 1  
CONTAINS 16 SHEETS/SHEET  
SUB-REGISTRAR/REGISTRAR





301

DISTRICT \_\_\_\_\_

Time	and	at	the	Time	less	after
at	the	request	and	cost	of	the
purchaser	to	be	done	and	executed	at
gets	deeds	and	things	whatsoever	for	
for	the	and	more	perfectly	acquiring	
(Page no - 69)	the	said	property	and		
every	part	hereby	and	the	the	
privilege	and	appertinence				
to	the	use				
of	the	purchaser	in	the	manner	
as	before	(Page no - 70)		The	schedule	
above	refers	to	the	land		
messages	hereditaments	and	premises			
containing	by	settlement	an	area		
(1 Bigha & Colahs)	one	league				
five	colahs	(measuring	120	ft.	or	
the	more	120	ft.	or	less	
ft.	on	the	border	and	about	the
width	the	same	a	little	more	
or	less	together	will	(1)	the	
minor	boundary	side	portion	(Page no -		
71)	of	three	stories	building	(1)	
at	the	one	story	chamber	forming	
clear	rights	roads	and	other	things	
and	premises	together	with	all	fixtures	
and	fixtures	and	structures	belonging		
to	the	vendors	herein	and	fitting	
uses	and/or	appertaining	uses			
and/or	rent	and/or	standing			

Md. Razimul Hossain  
SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY { (READER)  
(EXAMINER)

NAME OF THE COPY-WRITER

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REGISTRATION DEPARTMENT,  
WEST BENGAL  
DISTRICT \_\_\_\_\_



DOCUMENT NO.....  
OF (YEAR).....

wherein	a	a	part	whereof	and
being	a	portion	of	the	Premises
nos.	36A, 36B	(Page	no-	72.)	36c
of	36b	Chowringhee	Road	Calcutta	
formerly	being	Premises		no.	36
Chowringhee	Road	Calcutta		comprised	
within	holding	no.	6,	Block	no.
is	in	the	South	Division	of
for	which	the	said	premises	
a	sum	of	Rs.	12-9-9	was
as	received	from	Jayanta	Medema	and
others	and	bounded	on	the	North
by	the	North	portion	of	Premises
no.	36,	Chowringhee	Road	on	
the	South	by	Premises	no.	37,
Chowringhee		(Page	no-	73)	Road
the	East	by	the	Eastern	portion
36	Chowringhee	Road	as	on	the
West	by	Chowringhee	Road	and	deli-
neated	in	the	map	or	plan
annexed	and	wherein	bordered	Road	
in	witness	whereof	the	members	have
wherein	set	and	Subscribed	their	
respective	hands	and	seals	the	day
and	year	first	abovewritten		
signed	sealed	and	delivered		
delivered	by	the			
above-mentioned	Members				
at	Calcutta	in			
Presence	of:				

Md. Fazul Hossain  
SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY: (READER) (EXAMINER)

NAME OF THE COPY-WRITER

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OF (YEAR).... 1938... BOOK NO... 2...  
CONTAINS... 16... SHEETS/SHEET...  
SUB-REGISTRAR/REGISTRAR

240







304

REGISTRATION DEPARTMENT,  
WEST BENGAL



DOCUMENT NO. ....  
OF (YEAR) .....

DISTRICT \_\_\_\_\_

2.	M. Karanma.						
	Declarator & Advocate						
	61/86 post office st.						
	Calcutta.						
3.	S. R. Saha						
	Advocate for (see						
	Presentants no. 7 & 10.						
(4)	Minnal Mitra						
	Special Officer						
(page	no- (see)	Receives	of	and	from		
no- (see)	Minnal Mitra	names	of	purchasers	& sum		
of	Rs. 20,00,000/-	(Rupees	twenty	lacs)			
only	being	the	amount	of	full		
consideration	as per	the	Memorandum	of			
consideration	below						
	Memorandum	of	Consideration				
1.	paid	Rs. 1,00,000/-					
	(Rupees	one	lakh)				
only	as	earnest	money				
as	per	agreement					
for	sale	dated	7th				
	October	1964.					
						Rs. 1,00,000/-	
2.	paid	the	balance				
	Rs. 9,00,000/-	(Rupees	nineteen	lacs)	only		
	by	Cheque	no.				
	1495383	dated	6th				
	April	1988	drawn				
	by	Subin	Chyog.				

Md. Rezaul Hossain  
SIGNATURE OF PRESENTANT

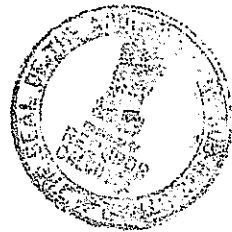
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(EXAMINER)

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COPY OF DOCUMENT NO. 10709  
OF (YEAR) 1988 BOOK NO. 11  
CONTAINS 16 SHEETS SHEET

SUB-REGISTRAR/REGISTRAR



DISTRICT \_\_\_\_\_

DOCUMENT NO. ....  
OF (YEAR).....

Kto. on American +  
Business Bank Kto.  
Cable in favour  
of Nirmal Mitra  
Bar-at-law Special  
Order appointed under  
order passed by  
his Lordship the  
Hon'ble Mr. Justice  
Ajit Kumar Sen  
High Court  
Cable on bill  
No. 2031/67 Convent  
Beverages Kto. f  
Ind vs. Saidunessa  
Hague & others

Rs. 19,00,000/-

Rs. 20,00,000/-

(Rupees twenty lakhs)

(page no - 75)

only.

- |                                    |     |  |
|------------------------------------|-----|--|
| 1. Musst. Saidunessa<br>Hague.     | (1) | Saidunessa Hague.                          |
| 2. Md. Rezau Hague.                | (2) | Md. Rezau, Hague.                          |
| 3. Mr. Sulfamus<br>Hague.          | (3) | constituted attorney of<br>Sulfamus Hague. |
| 4. Musst. Kalfannessa<br>Hague.    | (4) | Saidunessa Hague.<br>Kalfannessa<br>Hague. |
| 5. Musst. Gaharatu<br>Nessa Hague. | 5.  | Gaharatu-Nessa<br>Hague.                   |
| 6. Musst. Motien Nessa<br>Hague.   | 6.  | Motien Nessa<br>Hague.                     |

Md. Rezau Hague

SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY { (READER)  
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240







DISTRICT \_\_\_\_\_

7.	Musst. Sarifunnessa Haque.	(7)	Sarifun Nessa Haque.
8.	Musst. Labun Nessa Haque.		Constituted Attorney for. Reben Nessa Haque. Laidun Nessa Haque.
9.	Musst. Mehunnessa Haque.	(9)	Mehunnessa Haque.
10.	Musst. Badree- Nessa Haque.	(10)	Badree Nessa Haque.
Witnesses:			
1.	M. L. Mukherjee.		
2.	M. Khandaria. Solicitor & Advocate. 6, 1/2 Post Office Street Calcutta.		
3.	S. R. Datta Advocate for representants no. 7 & 8		
10.	(4) Minimal Mitra Special Officer (Back Page)		
		Date-	10th 30th Day or September 1958
			Between
		1.	Musst. Sarifunnessa Haque
		2.	Musst. Labun Haque
		3.	Musst. Mehunnessa Haque.
		4.	Musst. Badree Haque

Md. Rezaul Haque  
SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY

(READER)

(EXAMINER)

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OF (YEAR) 1958. BOOK NO. II  
CONTAINS 16 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR



DISTRICT \_\_\_\_\_

DOCUMENT NO. ....

OF (YEAR) .....

			5.	Beest	Jaharal Amisaa	
				Hague.		
			6.	Beest.	Prof. Amisaa	
				Hague.		
			7.	Beest	Sarif Amisaa	
				Hague.		
			8.	Beest.	Kabur Amisaa	
				Hague.		
			9.	Beest.	Keel Amisaa	
				Hague.		
			10.	Beest.	Bodur Amisaa.	80
				Hague.		
				Am.		
				Malin Udyog	Amisaa.	
				(Amisaa)		
				Amisaa.		
				M. G. Poddar.		
				Advocate.		
				6. Old Post.	Amisaa	
				Street		
				Calcutta - 70001.		160

Three Copy prepared by Sukha Mitra  
 No. 79 of 1985 under  
 R. A. Ch.

Md. Razul Hagan  
 SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY (READER)

NAME OF THE COPY-WRITER

(EXAMINER)

240



REGISTRATION DEPARTMENT,  
WEST BENGAL



DOCUMENT NO. 308  
OF (YEAR) .....

DISTRICT .....

Serial no -	6201	Sold to Sulein udyal Limited of	
36, C Road Cal -		71 Calcutta Collectorate Treasury	
Dt 25/4/1988		82 Illegible Treasurer	
		Rs 6000 - 360000/-	
Part 71 (Servant one)		Pieces of vendor Certificate	
are same as above			
India non judicial Stamp Rs. 7000/- x 72			
Admissible under Rule 21 duly stamped under			
the Indian Stamp Act 1899 & also as amended by			
W. Bengal Stamp Amendment Act 1962 Schedule IA			
No. 23, 5(c)			80
and also under Section 82(1) of the Calcutta Improve-			
ment Act 1911 Stamp duty paid under the Stamp Act Rs. 213000			
Additional duty under C.F. Act			Rs. 40000
			353000
Paid in excess			Rs. 7000
			360000
Fee paid as under			
A - 21989			
E - 7			
			21996
J(1) 50			
J(2) 40			
			90
Count order Produced			
82 of D. F. Mukherjee			
Registrar of Assurances			
Calcutta			4. 10. 88

SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY

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(READER)

(EXAMINER)

COPY OF DOCUMENT NO. 10909

OF (YEAR) 1988 BOOK NO. 7

CONTAINS 16 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR



Presented for registration		5-10 P.M on the 10th day of	
Oct 1988 at his residence by Md. Rezaul		Haque one of the co-presentants	
Md. Rezaul Haque		self D.P. Mukherjee	
Registrar of Assurances		Calcutta 4.10. 1988	
Execution is admitted by (1) Md Rezaul Haque			
2) Late Ziaul Haque, (3) Lutfunnissa Haque			
(3) Jahannunnessa Haque (4) Sarifunnissa Haque			
(5) Moharunnissa Haque and Motiunnissa Haque All d/o			
Late Md Ziaul Haque, (6) Badrunnissa Haque d/o			
Late Md Ziaul Haque, (7) Saidunnissa Haque w/o			
Late Md Ziaul Haque herself & as constituted			
attorney for Sultanul Haque & Zebunnissa			
Haque is admitted by her all of 9 Lower Circular			
Board Calcutta			
L.T.	P. no - 714 C	Md Rezaul Haque	
L.T.	P. no - 715 C	Saidunnissa Haque for self	
as constituted attorney for Sultanul Haque			
Zebunnissa Haque			
L.T.	P. no - 716 C	Lutfunnissa Haque	
L.T.	P. no - 717 C	Jahannunnessa Haque	
L.T.	P. no - 718 C	Motiunnissa Haque	
L.T.	P. no - 719 C	Sarifunnissa Haque	
L.T.	P. no - 720 C	Moharunnissa Haque	
L.T.	P. no - 721 C	Badrinnissa Haque	
Identified by Agit Chakrabarty d/o Late J.N.			
Chakrabarty of 10. old P.O. St Cal-1 Service			
Agit Chakrabarty d/o Late J.N Chakrabarty			
SIGNATURE OF PRESENTANT			
NAME OF THE DEED-WRITER			
COMPARED BY { (READER)			
{ (EXAMINER)			
NAME OF THE COPY-WRITER			

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240







Govt. Of West Bengal  
Filing From

310

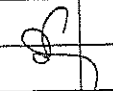
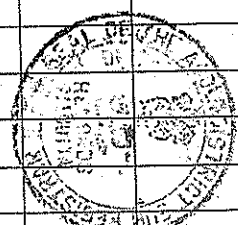
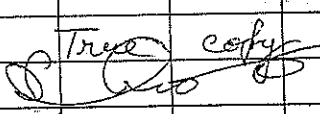
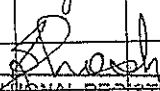
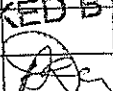
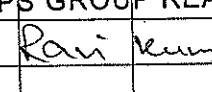
DOCUMENT NO .....

BOOK NO .....

YEAR .....

PAGE NO .....

09  
08

of 10 old Post office of Cal Hindustani	
of D. P. Mukherjee	
Registrar of Assurances	
Calcutta 4.10.88	
Registered in:-	
Book No - I	
Volume No - 282	
Pages - 280 to 310	
Being No - 10909	
For the year - 1988	
(Copy Seal of the Registrar of Calcutta)	
of J. Ghosh	
Registrar of Assurances	
Calcutta 12.6.91	
Note :- (1), (3), (4) = altered	
(2) = struck out	
CERTIFIED TO BE TRUE COPY	
 Registrar of Assurances Calcutta 12.6.91	
Endorsement Copied & read by	
Ananda Day	
12.6.91	
	
Copied by	
Karan Choudhury	
12/6/91	
 True copy Registrar of Assurances Calcutta 12.6.91	
 Karan Choudhury ADDITIONAL REGISTRAR OF ASSURANCE, KOLKATA 111 2118	
CHECKED BY	
 Karan Choudhury 12/6/91	
A.D.S.R. Record	
PS GROUP REALTY PVT. LTD.	
 Ravi Kumar Singh Director	

SIGNATURE OF PRESENTANT

SIGNATURE OF THE REGISTERING OFFICER



PROPERTY BVT LTD

sec/3 om