

INDIA NON JUDICIAL

4000 रु.

RS 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

Under the Indian Stamp Act 1899, as

amended by Act No. 10 of 1952, Stamp

Amendment Act No. 10 of 1957

No. 23 A 4

and a

Dated

Rs 4361 00

Rs 1000 00

Rs 500 00

Total

Rs 5366 00

Register of Assurances

Calcutta

26.9.80

See back of stamp

A 489250

2 6000

2 5000

Rs. 25000

Rs. 4000

A 2010

57690

THIS INDENTURE made this 26<sup>th</sup> day of September One Thousand Nine Hundred Eighty BETWEEN Sa. Gita Mukherjee wife of Ajit Kumar Mukherjee residing at No. 12/1A, Nepal Bhattacharjee Street, P. S. Howanipore within the Municipal Town of Calcutta in the District of 24-Barganas, Calcutta-26, by with Hindu by Occupation landholder hereinafter called "The Vendor" ( which expression shall unless repugnant to the subject or context include the said Vendor her heirs executors administrators and representatives ) of the FIRST PART, the said Ajit Kumar Mukherjee son of Bihuti Husan Mukherjee deceased of the same place by with and Occupation the same hereinafter called "The Confirming

Contd/- 2..

52000  
Confirming

No.  
Form No.  
Page  
Being  
Vol. No.

5366  
S. C. Datta & Co. Adv.  
6, B.T.O. Road, Office St.  
Calcutta  
26.9.80

1C 5000/-  
1C 200/-  
1C 150/-  
1C 10/-  
1C 5/-  
1C 1/-  
5366/-



1-25/80  
on the 26th of Sept. 1980  
at the Calcutta Registration Office  
Gita Mukherjee  
One of her documents

Registrar of Assurances  
Calcutta  
26.9.80

4189

Gita Mukherjee

Gita Mukherjee wife of Ajit Kumar Mukherjee and Ajit Kumar Mukherjee son of late Dr. Abanindranath Mukherjee of 12/1A Nepal Terrace St., Calcutta 700004, Landholders.

4190

Ajit Kumar Mukherjee

Sunil Kumar Mukherjee

Sunil Kumar Mukherjee to take charge of G.C. Property of Cal. Ho. Justice.

Registrar of Assurances  
Calcutta  
26.9.80



- : ( page no 2 ) : -

Party" ( Which expression shall unless repugnant to the subject or context include the said confirming party his heirs executors administrators and representatives ) of the SECOND PART A N D Sm. Supriya Ghosh wife of Prasatha Nath Ghosh residing at Sea View Hotel, Puri, in the State of Orissa at present of No. 5/1/2D, Corn field Road, Calcutta- 19, in the District of 24-Barganas by faith Hindu by Occupation Household duties hereinafter Called "The Purchaser" ( Which expression shall unless excluded by meaning or repugnant to the context be deemed to include her heirs executors administrators representatives and assigns) of the THIRD PART.

WHEREAS two brothers Sankar Chandra Banerjee and Gour Chandra Banerjee both sons of late Kehetra Chandra Banerjee a Hindu governed by the Dayabhaga School of Hindu law who died intestate leaving his said two sons as his only heirs of No. 71B, Shyama Prosad Mukherjee Road, Calcutta- 26, both governed by the Dayabhaga School of Hindu Law were absolutely entitled jointly to various properties including

No. 5366  
 Sold to S. C. Datta 1 Co. Adv  
 6, Old Post Office St.  
 Calcutta (Government)  
 26.9.80

1C 5000/-  
 1C 200/-  
 1C 150/-  
 1C 10/-  
 1C 5/-  
 1C 1/-

5366/-



Registered for... 1-25/80  
 on the 26th Sept. 1980

at the Calcutta Registration Office  
 Gita Mukherjee  
 one of her documents

Registrar of Mortgages  
 Calcutta  
 26.9.80

4189

Gita Mukherjee

Gita Mukherjee wife of Ajit  
 Kumar Mukherjee and Ajit  
 Kumar Mukherjee son of late  
 Dr. Abanindranath Mukherjee  
 of 12/1A Nepal Pramanth  
 St. Calcutta 700014.  
 Landholders.

4190

Ajit Kumar Mukherjee

Sunil Kumar Mukherjee

Sunil Kumar  
 Mukherjee of Late Chuni  
 Lal Mukherjee of 6, Old  
 Post Office St. Calcutta.  
 Landholder.

Registrar of Mortgages  
 Calcutta  
 26.9.80



- : ( page no 3 ) : -

premises No. 12/1A, Nepal Bhattacharjee Street and also 58A, Nepal Bhattacharjee First Lane, P. S. Howanipore in the town of Calcutta and were in joint possession of the same.

AND WHEREAS by a Deed of Partition dated 27th day of February, 1950 corresponding to the 15th day of Margashirsha 1956 B. S. registered in Book No. 1, Volume No. 18, Pages 163 to 173, Being No. 750 for the year 1950 of the Alipore Sub-Registration Office, the said two brothers Sankar Chandra Banerjee and Gour Chandra Banerjee amicably partitioned all their joint properties including the aforesaid premises No. 12/1A, Nepal Bhattacharjee Street and also 58A, Nepal Bhattacharjee First Lane, Calcutta-26, P. S. Howanipore in the District of 24-Barganas by metes and bounds AND -- WHEREAS amongst other properties premises No. 12/1A, Nepal Bhattacharjee Street, and also 58A, Nepal Bhattacharjee First Lane, Calcutta-26, P. S. Howanipore, District 24-Barganas fell to the exclusive allotment of the said Gour Chandra Banerjee and mentioned

Contd/- 4..

Order No. 7152  
 Paid to S. C. Sathya Adv  
 At Post Office  
 Calcutta Collectorate,  
 Treasury.  
269.18 80

  
 S. C. Sathya  
 Collector

10 5000/-  
 10 2500/-  
 10 1500/-  
 10 1000/-  
 10 500/-  
 10 111/-  
5366/-



RECEIVED IN FULL  
 Calcutta  
 269 80



- : ( page no 4 ) : -

as item No. 2 of the Schedule "Kha" of the aforesaid Deed of Partition.

AND WHEREAS on or about 28th day of February 1952 the said Gour Chandra Banerjee who was a Hindu Governed by the Dayabhaya School of Hindu Law died intestate leaving Shambhu Chandra Banerjee and Santosh Kumar Banerjee his two sons and only heirs under the said School of Hindu Law and leaving inter alia the said premises No. 58A, Nepal Bhattacharjee First Lane A N D WHEREAS since then the said Shambhu Chandra Banerjee and Santosh Kumar Banerjee were absolutely seised and possessed of the said premises Nos. 58A, Nepal Bhattacharjee First Lane, AND WHEREAS by a Conveyance dated 16th day of August, 1973 and made between the said Shambhu Chandra Banerjee and Santosh Kumar Banerjee as Vendors of the ONE PART and the said present Vendor as purchaser of the OTHER PART and registered in Book 1, Volume No. 136, Being No. 4190 for the year 1973 in the office of District Sub-Registrar, Alipore, for the Consideration therein mentioned the present vendor purchased the said premises No. 58A, Nepal Bhattacharjee First Lane, free from all encumbrances AND WHEREAS since

Contd/- 5.

Serial No. 7152  
Sold to S. C. Saha + Co Adv  
Pl. 6, 7th Road, Calcutta 9.  
Calcutta Collectorate,  
Treasury.  
M. 242.15 80

*[Signature]*  
~~242.15~~

10 5000/-  
10 200/-  
10 150/-  
10 107/-  
10 5/-  
10 1/-  

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5366/-



RECEIVED  
Calcutta  
26.9.80





- : ( page no 5 ) : -

then the said Vendor was and still is now seized and possessed of or otherwise well and sufficiently entitled as an estate in fee simple in possession or an estate equivalent thereto free from all encumbrances the said messuage land hereditament and premises No. 58A, Nepal Bhattacharjee First Lane, Calcutta-26, in the District of 24-Barganas in the Schedule hereunder particularly mentioned and described which is intended to be hereby sold conveyed and transferred. AND WHEREAS on the 3rd day of May, 1980 the said Vendor Sm. Gita Mukherjee entered into an agreement with the said purchaser Sm. Supriya Ghosh for absolute sale of the said premises No. 58A, Nepal Bhattacharjee First Lane, Calcutta-26 in the District of 24-Barganas free from all encumbrances to the said purchaser at or for the price of Rs. 50,000/- (Rupees Fifty thousand only) and received from the said purchaser a sum of Rs. 5001/- (Rupees five thousand and one only) as earnest money and in part payment of consideration money. Now this indenture witnesseth that in consideration of the said sum of Rs. -- co Rs. 50,000/- (Rupees fifty thousand only) of lawful money of Indian Union in hand well and truly paid by the said purchaser

Contd/- 6.

Serial No. 7152  
Paid to S. C. Kulkarni & Co Adv  
21, 6, 570 Post Office.

Cash 7152  
Tollinogota,  
Assam.  
26.9.30

Basu

10 5000/-  
10 2500/-  
10 1500/-  
10 1000/-  
10 500/-  
10 100/-  

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5366/-



Registrar of Companies  
Assam  
26.9.30



- : ( page no 6 ) : -

to the Vendor at or immediately before the sealing and delivery of these presents (the receipt whereof and that the same is in full for the absolute sale of the said message land hereditament and premises the said Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof acquit release and discharge the said purchaser for ever) She the said Vendor doth by these presents grant convey sell transfer and assure unto the said Purchaser all that the said message land hereditament and premises No. 58A, Nepal Bhatiacharjee First Lane, Calcutta-26 in the District of 24-Targanas which is in the Schedule hereunder more particularly described together with all benefits and advantages of ancient and other lights ways drains and all and singular the rights liberties easements privileges paths passages appendages and appurtenances whatsoever to the said message land hereditament and premises belonging to or reputed to belong or anywise appurtenant to or with the same or any part thereof now or at any time heretofore held occupied possessed or reputed to

Contd/- 7..

7152  
Paid to S. C. Katta & Co Ad  
No. 6, Old Post Office St.  
Calcutta  
Calcutta Collectorate,  
Treasury.  
24.9.80

*S. C. Katta*  
Collector

1c 5000/-  
1c 200/-  
1c 150/-  
1c 100/-  
1c 50/-  
1c 10/-  

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2366/-

Department of Agricultural  
Extension

26.9.80

be so and the reversion or reversions remainder or remainders  
rents issues profits of the said message land hereditaments and  
premises and every part thereof and all the estate right title and  
interest property claim and demand whatsoever both at law and in  
equity of the said Vendor of into out of or upon the said message  
land hereditament and premises and every part thereof and all  
Deeds patta muniments writings and evidences of title which sole-  
ly relate to the said message land hereditaments and premises or  
any part or  
parcel thereof and which now are or hereafter shall or may be in  
the custody power or possession of the said Vendor or any person  
or persons from whom the said Vendor can obtain possession with-  
out any suit or proceedings in law or equity and the confirming  
party doth hereby confirms the said sale TO HAVE AND TO HOLD the  
said message land hereditament and premises hereby granted con-  
veyed or expressed or intended so to be unto and to the use of  
the said purchaser for ever absolutely and the said Vendor doth  
hereby covenant with the said purchaser in the manner following  
that is to say that notwithstanding any act deed or things done  
or knowingly occasioned or suffered by the said Vendor or her  
predecessors in title she the said Vendor is absolutely seized  
and possessed of and otherwise well and sufficiently entitled  
in the said message land hereditament and premises herein before  
granted conveyed sold transferred or expressed so to be and every  
part thereof or an absolute and indefeasible estate or inheritance  
in possession and that notwithstanding any such things aforesaid  
the said Vendor has now good right and full power and absolute



DEPARTMENT OF "CONSERVED"  
SOLICITORS

24.9.82

authority to grant bargain sell alienate transfer and dispose of the said message land hereditament and premises herein before granted and conveyed or expressed or intended so to be unto and to the use of the said purchaser for ever in manner aforesaid AND THAT it shall be lawful for the said purchaser from time to time and at all times hereafter peaceably and quietly to enter into and upon and possess and enjoy the said message land hereditament and premises hereinbefore granted or transferred or expressed or intended so to be and to receive and take and retain the rents issues and profits thereof and of every part thereof to and for her own use and benefit without any suit eviction interruption claim or demand whatsoever and all that free and clear and absolutely freed cleared acquitted exonerated and released saved defended or rendered harmless and indemnified of from and against all and all manner of former or other estates rights titles charges liens or encumbrances executed occasioned made done or suffered by the said vendor or his predecessors in title AND THAT the said Vendor and all person or persons claiming or to claim any estate right or title into and out of the said Vendor shall and will upon the request and at the cost of the said purchaser make do perform acknowledge and execute all such further or other acts deeds matters or things whatsoever or for further or more perfectly assuring the said message land hereditament and premises to the said purchaser as the said purchaser shall or may reasonably require. And the confirming party hereby covenants with the purchaser that the purchaser shall be entitled to construct a masonry brick built wall leaving two feet ( 2' ft. ) space from the existing outer wall in respect of the South facing rooms on the Second floor and Third floor of premises No. 12/1A, Hegal Bhattacharjee Street without touching the windows and the



SECRETARY OF AGRICULTURE  
Bhopal

26.9.20



Sunsheds at her own costs, and the purchaser will not be entitled to violate this agreement it is expressly agreed and understood that upon construction of the said masonry wall the said purchaser shall be entitled to build a cornice on the said wall for proper protection of the said wall from rains, the said Cornice shall be erected abutting over the premises No. 12/1A, Nepal Bhattacharjee Street.

SCHEDULE ABOVE REFERRED TO :  
=====

ALL THAT the piece or parcel of Revenue free land measuring about 3 Cottahs 6 Chittahs 38 Sq.ft. be the same a little more or less comprised in premises No. 56A, Nepal Bhattacharjee First Lane, P.S. Howanipore formerly P.S. Tollygunge Sub-Registration Office Allipore joint Bahala District 24-Barganas also within Dehi Ranchannagram Division 6 Sub-Division "G" Holding No. 107, TOGETHER WITH old partly three and partly two storeyed brick built dilapidated tenanted building thereon and all easements rights thereto butted and bounded on the NORTH by Common Wall and premises No. 12/1A, Nepal Bhattacharjee Street and JORA SIWA TEMPLE and On the SOUTH by premises No. 57A, Nepal Bhattacharjee First Lane, On the EAST by Daramadas Trust Model School and On the WEST by Nepal Bhattacharjee First Lane OR HOWSOEVER OTHERWISE the same is build bounded called known numbered described or distinguished.



DEPARTMENT OF POST AND TELEGRAPHS  
ONTARIO.

26.9.30.

IN WITNESS WHEREOF the parties hereto of the First and Second parts have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED  
AT CALCUTTA IN THE PRESENCE  
OF :

Gita Mukherjee  
Ajit Kumar Mukherjee



Satyajit Ghosal Paul  
Writers and Accountants, Calcutta  
26/9/80  
Durga Charan Ghosal  
Writers & Accountants, Calcutta  
Sarat Prasad Adhikari  
6, Ganga Prasad Street, Calcutta  
26/9/80

RECEIVED of and from the within named purchaser  
the within mentioned sum of Rs. 50,000/- ( Rupees Fifty  
Thousand only ) as per Memo below : - .....Rs. 50,000/-

MEMO OF CONSIDERATION  
\*\*\*\*\*

By cheque no 188208/97/80 dated 24.9.1980  
drawn by <sup>Bank of</sup> India in favour of the Vendor --- Rs 38,999 = 00/-  
By Demand Draft no TT/B A 747575 dated  
19.9.1980 drawn by State Bank of India, Benin,  
on State Bank of India, Calcutta Main Branch,  
in favour of the Vendor --- Rs 6000 = 00/-  
By earnest money received on 3.5.1980 --- Rs 5000 = 00/-  
Total - Rs 50,000 = 00/-

(Rupees Fifty thousand only)

Witness:  
S. Ghosal  
G. Ghosal  
A. Ghosal

Gita Mukherjee  
Ajit Kumar Mukherjee  
Sarat Prasad Adhikari  
26/9/80



Registrar of Companies  
Calcutta

26.9.29

*Regd*

-----  
No. I  
Serial No. 247  
Page 119 of 128  
Being No. 5614  
for the year 1980  
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\*\*\*\*\*  
DATED THIS 26<sup>th</sup> DAY OF SEPTEMBER, 1980  
\*\*\*\*\*

*N 2-20*

*X*

*X*

*5614*

BETWEEN

SM. GITA MUKHERJEE .. 1ST PART

AJIT KUMAR MUKHERJEE .. 2ND PART  
1st & 2nd part of the property

A N D

SM. SURIYA GHOSH .. 3RD PART

C O N V E Y A N C E

Re : Premises No. 53A, Nopal Bhatta-  
Chatterjee First Lane, Calcutta-26.

*SS*  
Registrar of Assurances  
Calcutta

28.9.80



Registrar of Assurances  
Calcutta 28.9.80

M/s. S. C. Datta & Co.  
Solicitors & Advocates.  
6, Old Post Office Street,  
Calcutta-1.