

INDIA NON JUDICIAL

₹000रु.

R\$1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Admissible under Rule 21, duty stamps
under the Indian Stamp Act, 1899, as
amended by W. Bengal Stamp
Adment Act 1962, Schedule 1A
N 23.....

and also under Section 82 (1) of the
Calcutta Improvement Act, 1911.

Stamp duty paid under the Stamp Act	Rs 1956
Additional duty under C.I. Act.	Rs 500
Paid in excess	Rs 0
Total	Rs 2456-00

Fee paid as under:—

1/15/50
1/30
No. 20-
No. 2-
N 1-50
@ 205/-



Registrar U/s 7 (a)
of Insurance, Calcutta

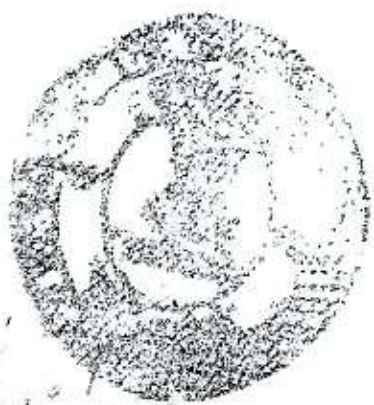
Notice/Application u/s 25 (1) of the L. A. (Collecting & Regulation) Act 1873 duly acknowledged by the Competent Authority & 1st. L. A. Collecting Calcutta on 20.7.76 and an affidavit produced & filed.

THIS INDENTURE OF TRANSFER made this 7th day

of April, One Thousand Nine Hundred Seventy-Seven B E T W E

SANAT KUMAR ROY son of Sisir Kumar Roy, deceased residing at No.96N, Nalini Ranjan Avenue, Block 'E', New Alipore, Police Station - New Alipore, within the Municipal Limits of Calcutta in the District - 24-Parganas, hereinafter referred to as the TRANSFEROR (which expression shall unless expressly excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART A N D BIMAL RANJAN AICH ROY

A. S.



Presented for registration at... 12-25/77
at the Calcutta Registration Office
in the... 7th... day of... April 1977
By... Sanat Kumar Roy

Sanat Kumar Roy -

Registered Office of Assurances, Calcutta

Sanat Kumar Roy

Sanat Kumar Roy Sp

1682



Keshore Ach Roy Sp
Kunda chandra Ach Roy Sp
2/170, the colony of Jaganpur Calcutta
Sanat Kumar Roy is admitted by him

Sanjay Kumar Kishore Achary
is constituted attorney for
Bimal Rajan Ach Roy

1683



Amar Banerjee Advocate

Sanat Kumar Roy

Amar Banerjee Advocate

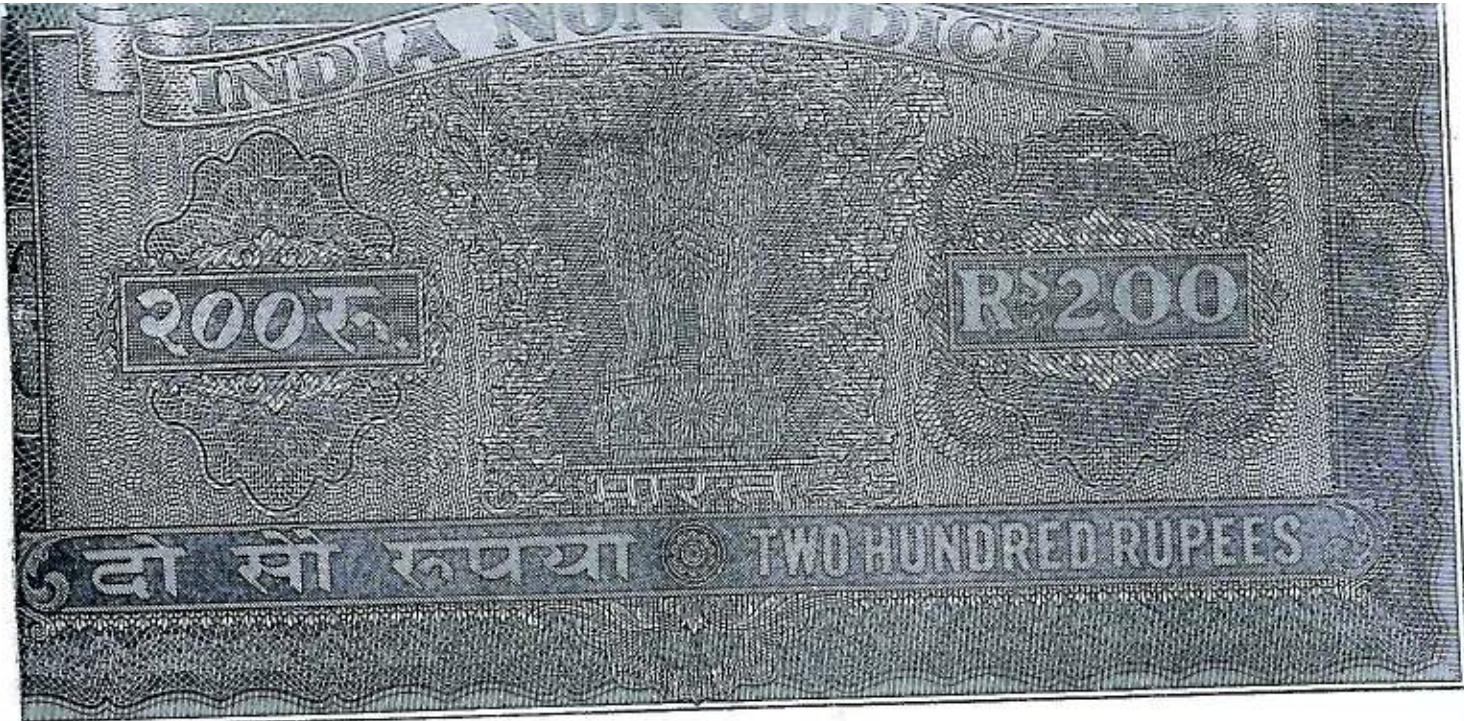
7-4-77



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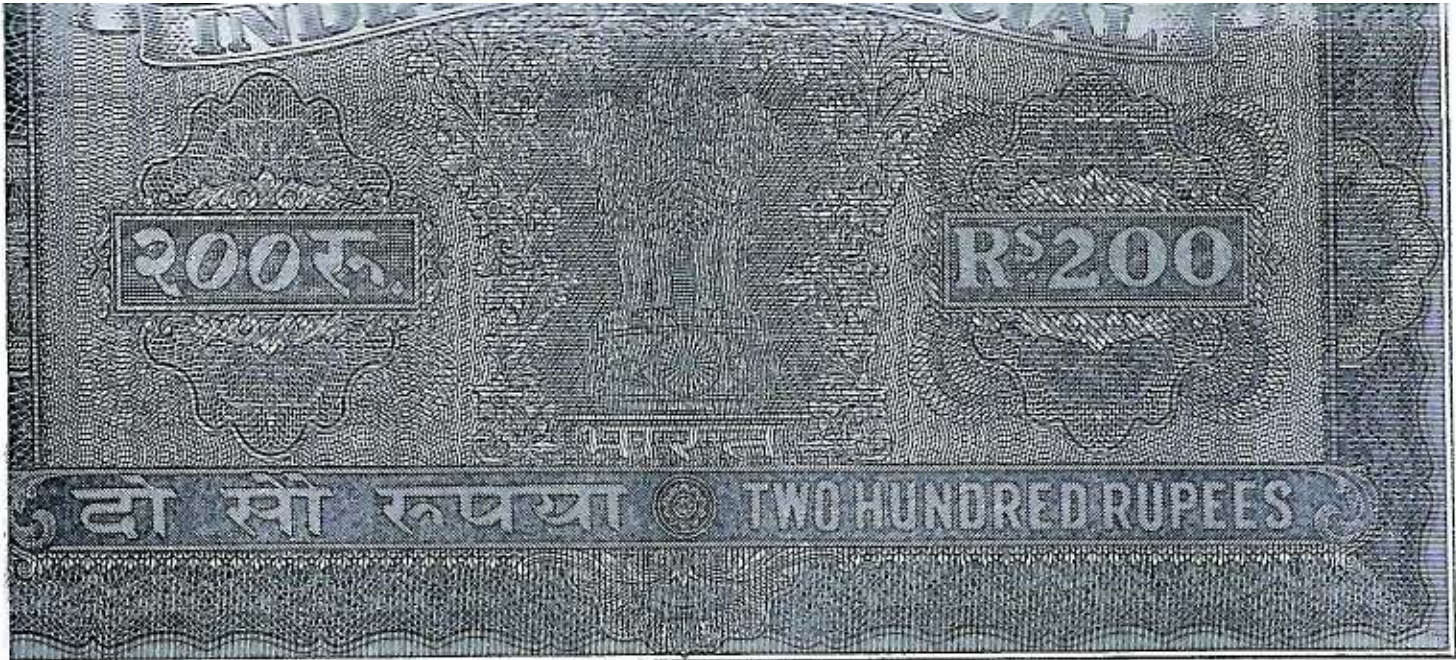
son of Shri Brojendra Kishore Aich Roy residing at No.2/170, Sree Coloney, Police Station - Jadavpur, within the -- Municipal Limites of Calcutta in the District of 24-Parganas, hereinafter referred to as the TRANSFEREE (which expression shall unless expressly excluded by or repugnant to the - context be deemed to mean and include his heirs, executors administrators and assigns) of the OTHER PART :

WHEREAS by an Indenture of Lease bearing dated the 5th day of May, 1966 made between the Governor of the State of West Bengal referred to therein as the Lessor of the one Part and the said Sanat Kumar Roy, the TRANSFEROR described therein as the Lessee of the other part and registered in Book No.1, Volume No. 24, Pages 246 to 252, Being No.3605



=: (3) :=

of the year 1966 in the Office of Sub-Registrar, Alipore, 24-Parganas ALL THAT PIECE OR PARCEL of vacant land and Premises measuring 6 Cottahs nine Chittaks and thirty-three Sq. feet be the same a little more or less, situate, lying at and bearing the Plot No.119 under Tollygunge Land - Development Scheme in Mouza Bade Raipur, J.L. No.34, Touzi No. 151, Sub-Division - Alipore; Thana - Tollygung, -- Registration Office - Alipore, Sub-District Alipore in the District of 24-Paraganas, within the Corporation of Calcutta more fully and particularly mentioned and described in the Schedule hereunder written was demised by the Governor of the State of West Bengal unto and to the use of the -- TRANSFEROR for a term of 99 (Ninety-nine) years with effect from the 5th day of May, 1966 in consideration of the payment



=: (4) :=

of premium or salami and of rent thereby reserved and also subject to the covenants, agreements and conditions thereunder reserved and contained to have and to hold the same unto and to the use of TRANSFEROR for the said term of 99 (Ninety-nine) years as from the 5th day of May, 1966 paying therefor unto the said LESSOR the Salami or premium of - Rs. 14,774/- out of which the LESSEE therein paid to the Lessor the sum of Rs. 7,387/- only being the fifty per cent of the said salami or premium and promised to pay the -- balance Rs. 7,387/- in one or several annual instalments within the period of twelve years from the date of execution of the said Indenture of Lease dated the 5th day of May, 1966 yielding and paying therefor annual rent at the rate of Rs. 1/- during the said term on the 4th day of May, every year for
the year /



-(5):-

the year for which such rent shall be due and payable -
without any deduction or abatement whatsoever upon and
subject to the covenants, conditions and provisions reserved
and contained therein;

AND WHEREAS the said Indenture of Lease dated the
5th May, 1966 is still valid and subsisting;

AND WHEREAS in terms of the covenants and conditions
contained in the said Indenture of Lease, the balance of
the salami or premium Rs.7,387/- has been paid by the --
TRANSFEROR together with interest accrued thereon upto the
date of payment and also paid all rents for 99 (Ninety-nine)
years due and payable to the Lessor thereunder in respect
of the said Land hereditaments and premises in Plot No.119
as comprised in the said lease;

And /



-(6):-

AND WHEREAS the transferor is fully seized and -
possessed and otherwise well and sufficiently entitled to
the Lease-hold interest in the said Land hereditaments
and Premises in Plot No.119 under Tollygunj Land Development
Scheme within the Corporation of Calcutta, now being --
numbered and assessed by the Corporation of Calcutta as
Premises No.176/14/119, Raipur Road, Regent Estate more
/ fully and particularly described in the Schedule hereunder
written free from all encumbrances and liabilities whatsoever;

AND WHEREAS the transferor has agreed with the said
Bimal Ranjan Aich Roy the Transferee for transfer to him
free from all encumbrances the aforesaid lease-hold vacant
land hereditaments and premises being the Plot No.119 -
under Tollygunj Land Development Scheme more fully described
and mentioned in the Schedule hereunder written comprised

comprised in the hereinbefore in part recited Deed of Lease at or for the sum of Rs.25,000/- (Rupees Twenty-five thousand) only being the consideration thereof for all the residue or the unexpired portion of the term of 99 - (Ninety-nine) years subject to the covenants and conditions contained and provided in the said Indenture of Lease -- dated the 5th May, 1966;

AND WHEREAS interms of the Clause 2(6) of the -- hereinbefore in part recited Indenture of Lease dated the 5th May, 1966 the Transferor herein has obtained the - written consent of the lessor viz. the Governor of the State of West Bengal, for such assignment and/or transfer of the lease-hold interest of the Transferor;

NOW THIS INDENTURE WITNESSETH that pursuance of the said Agreement and the said premises and in consideration of the said sum of Rs.25,000/- (Twenty-five thousand) only paid by the Transferee to the Transferor on or before the execution of these presents (the receipt whereof the Transferor doth hereby admit and acknowledge and of and from the same and every part thereof doth release and - discharge the Transferee as well as the land hereby - conveyed and assigned), the said Transferor doth by these presents grant, transfer and assigns UNTO And TO the

use of the said Transferee All that the said lease-hold interest of the Transferor in the said piece or parcel of vacant land hereditaments and Premises measuring 6 Cottahs 9 Chittaks 33 Sq.feet to be the same a little more or less being the Plot No.119 under the Tollygunj, Land Development Scheme in Mouza Bade Raipur, J.L. No.34, Tauji No. 151, Sub-Division Alipore, Thana Tollygunj, now Jadavpur, -- Registration Office Alipore in the District of 24-Parganas now numbered and assessed by the Corporation of Calcutta as Premises No.176/14/119, Raipur Road, Calcutta as now known as Regent Estate within the Municipal Limits of - Calcutta Corporation hereinafter more fully and particularly described in the Schedule hereunder written together with the benefits of all covenants, conditions and Agreements contained in the said Indenture of Lease and All the - rights, title and interest of the Transferor in the said property OR HOWSOEVER OTHERWISE the said Land hereditaments and premises or any part thereof now are, is or heretofore were or was situated, butted, called known numbered, - described or distinguished together with all buildings, fixtures, yards, Court-yards, sewers, drains, ways, paths, passages, walls, water, water-courses, rights, - liberties, privileges, easements and appatenances -- whatsoever to the said land hereditaments and premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appartenant

thereto and all the Estate, right, title, interest, property claims or demands whatsoever of the Transferor both at -
~~LAND~~ law and equity of the Transferor into or upon the said lease-hold land hereditaments and premises or any part -- thereof TO HAVE and TO HOLD the said lease-hold land and premises hereby granted, assigned and transferred unto and to the use of the said Transferee, his heirs, executors administrators or assigns for all the residue now unexpired portion of the said terms of 99 (ninety nine) years of the said in part recited Indenture of Lease dated the 5th day of May, 1966 together with all benefits and advantages thereof and subject to the performance and observance of the terms, covenants, conditions and Agreement, contained and provided therein.

A_N_D this Indenture further witnesseth that the Transferor doth hereby covenant with the Transferee that the said Lease dated the 5th day of May, 1966 is still - valid and subsisting and that the Transferor has duly paid full amount of premium or salami and all rents due and - payable thereunder on or before the date of execution of these presents and he the Transferor he observed and - performed all the covenants and conditions thereof ~~his~~ and the Transferee upon observing and performing all the -- covenants and conditions contained in the hereinbefore in part recited Indenture of Lease, at all times hereafter

during the said residue now unexpired portion of the said term of 99 years of the said lease, shall and may peaceably and quietly possess and enjoy the said land and profits - thereof without any lawful eviction interruption, claims or demands absolutely free from all encumbrances whatsoever from or by the Transferor or any person or persons lawfully or equitably claiming from him under or in trust for the Transferor.

And this Indenture furthermore witnesseth that the Transferee doth hereby agree and covenant with the Transferor that the Transferee shall regularly and punctually pay or cause to be paid the rent payable to the lessor viz. the Governor of the State of West Bengal., under and by virtue of the said in part recited Indenture of Lease dated the 5th day of May, 1966 and shall observe and perform all the covenants and conditions contained therein to keep the said Indenture of Lease alive with all its benefits and advantages which shall and/or may be determined and -- forfeited at the discretion of the lessor including the right of action of the Lessor in respect of breach if any, of the covenants and conditions, defaults, negligence or errors in Judgement arising out of non-performance or non-observance thereof on the part of the Transferee as provided and embodied in the said in part recited Indenture of Lease dated the 5th May, 1966 entered into by the -

Transferor .../

Transferor as lessee on the one part and the Governor of the State of West Bengal as Lessor on the other part and henceforth on the part of the Lessee to be observed and performed for all the residue now the said unexpired portion of the said terms of 99 years of the said Indenture of Lease dated the 5th May, 1966.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT vacant land measuring 6 Cottahs, 9 Chittaks and 33 Sq.feet to be the same a little more or less situate lying at and bearing Plot No.119, J.L. No.34, Touzi No.151 Sub-Division - Alipore, Mouza - Bade Raipur, Thana Tollygunj now Jadavpur, Registration Office - Alipore, Sub-District Alipore, in the District of 24-Parganas within the Corporation of Calcutta and now assessed and numbered as premises No. - 176/14/119, Raipore Road, now called Regent Estate, Calcutta, and butted and bounded in the manner following that is to say -

On the North by - Plot No. 120,
On the West by - Plot No. 106 and 105,
On the East by - 30 fit wide Road,
and on the South by - Plot No.118.

In the .../

IN THE WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day, month and year first above written.

SIGNED AND DELIVERED BY
THE SAID TRANSFEROR in
the presence of :-

Sanat Kumar Roy

(Sanat Kumar Roy)

1st. Witness :
Address & occupation.

Ashutosh Majumdar
158, Regent Estate, Cal-32
Business 7.4.77

2nd. Witness :
Address & occupation.

Anil Krishna Lodh.
Service.
1/7, Sahidnagar.
Cal-31.
7-4-77.

SIGNED AND ACCEPTED FOR
AND ON BEHALF OF THE TRANSFEREE :
BY HIS CONSTITUTED ATTORNEY :
in the Presence of :-

Bimal Ranjan Aich Roy.
By his constituted attorney
Bobyendran Kishore Aich Roy

1st. Witness :
Address & occupation.

Ashutosh Majumdar
158, Regent Estate, Cal-32
Business - 2.4.77

2nd. Witness :
Address & occupation :

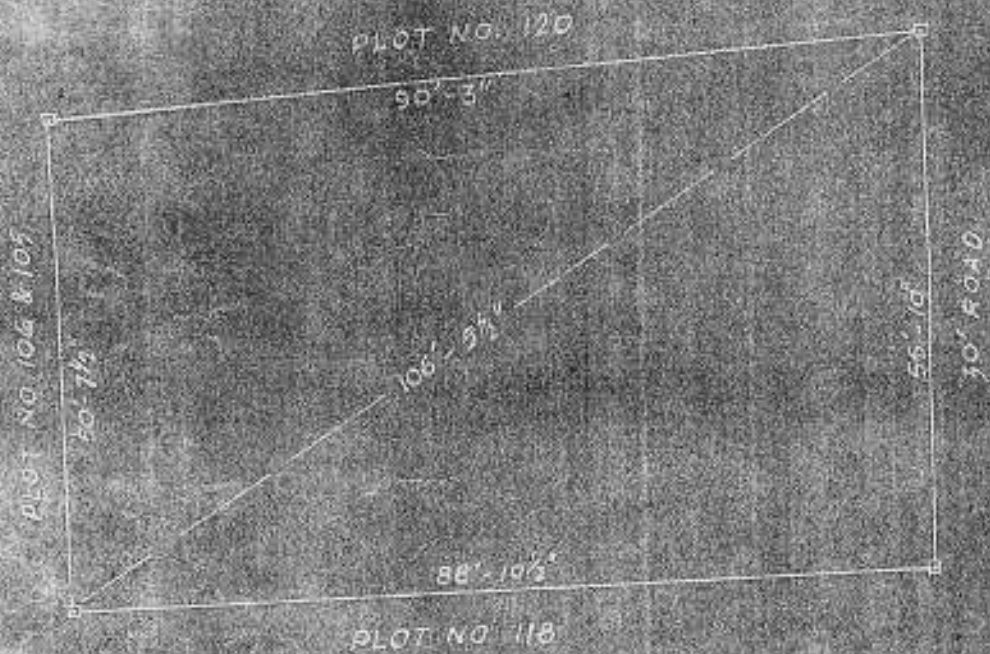
Anil Krishna Lodh.
Service.
1/7, Sahidnagar
Cal-31.
7-4-77.

N

TOLLYGUNJ LAND DEV SCHEME

SCALE - 20' = 1"

AREA - 6-K: 9-CH: 33-SFT.



Sanat Kumar Roy

Pradyumn Chakrabarti

S.D.P. & T.S.S.V.
MEASUREMENT ACCEPTED

DEPUTY
SURVEYOR

S.D.P. & T.S.S.V.
SUPERVISING SURVEYOR
CONSTRUCTION BOARD.

iii DATED, THIS 7th DAY OF APRIL, 1977.

Registered
Book No. I
Volume No. 71
Pages 194 to 206
Being No. 1501
For the year 1977

1501 J
en

BIMAL RANJAN AICH ROY

: Between :

SANAT KUMAR ROY.

176/14/119
Karpur Kan
Borok
2/11/77



DEED OF TRANSFER

Seu
Registrar of Assurances, Calcutta
3.10.77



3-4-77
Registrar of Assurances, Calcutta