



2128 1106

STAMP AFFIXED BY.

STAMP SUPERINTENDENT.
CALCUTTA COLLECTORATE.

28.2.78



Under the Indian Stamp Act (1892) & amended by W. P. Legal Stamp Act Amendment Act 1902, Schedule 1A No. 23, and also under Section 42 (1) of the Calcutta Improvement Act, the stamp duty paid on the above is Rs. 4356-10-00 Additional duty under C. I. Act Paid in excess

Permission u/s 27 (2) of the U.P. (Ceiling) Act, 1948
Dated 21.10.77
Competent authority produced a File

Rs. 4356-
10-00-
4-
Rs. 5360

Total.
See paid as under.

S. K. Chatterjee
Registrar of Assurances,
Calcutta.

1.3.78

A 489-50
I 50-
mg, 25-
mb, 4-
N 1-20
569-70

Rs. 50-
Rs. 2,12-60
62-60

THIS INDENTURE made this 1st day of March

One thousand Nine hundred seventy eight BETWEEN SOVA RANI ROY wife of Nagendra Nath Roy by caste Hindu by occupation Grihasthali NAGENDRA NATH ROY son of Late Balaram Roy by caste Hindu by occupation retired man AND PRODIP KUMAR ROY son of the said Nagendra Nath Roy by caste Hindu by occupation service and all residing at No. 310, Chittaranjan Avenue, Calcutta-6 hereinafter called the Vendors which expression shall unless excluded by or repugnant to the context be deemed to include their heirs executors, -- administrators representatives and/or assignee of the ONE PART AND SUNITI DAS wife of Shib Chandra Das and Mira Das wife of Chand Charan Das both are the same caste and

2128 1106



Commissioner British India 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854

Permission u/s 27 (2) of the U.P.
 (Ceiling on fees on) Act 1958
 Dated 31.10.77 Issued by *1st Adm. Collector, C.A.*
 Competent authority has produced a File

$$\begin{array}{r} \text{Hr} \quad 4356- \\ \text{Hr} \quad 1000- \\ \text{Km} \quad 4- \\ \hline \text{Hr} \quad 5360 \end{array}$$

S. K. Chammel
Registrar of Assurances,
Calcutta.
1.3.78

A 489-50
J 50-
mg, 25-
mb, 4-
N 1-20

569-70

$$\begin{array}{r} 50 - \\ 12 - 60 \\ \hline 62 - 60 \end{array}$$

THIS INDENTURE made this 1st day of March. One thousand Nine hundred seventy eight BETWEEN SOVA RANI ROY wife of Nagendra Nath Roy by caste Hindu by occupation Grihasthali NAGENDRA NATH ROY son of Late Balam Roy by caste Hindu by occupation retired man AND PRODIP KUMAR ROY son of the said Nagendra Nath Roy by caste Hindu by occupation service and all residing at No. 310, Chittaranjan Avenue, Calcutta-6 hereinafter called the Vendors which expression shall unless excluded by or repugnant to the context be deemed to include their heirs executors, -- administrators representatives and/or assignee of the ONE PART AND SUNIMI DAS wife of Shib Chandra Das and Mira Das wife of Chandi Charan Das both are the same caste and

Presented for registration
 2-30th on the 1st
 day of March 1978
 at his/her residence
 Sora Rani Roy

one of the Sontaks.

M. Hanumanth
 Registrar of Assurances
 Calcutta.

1.3.78

Exhibit is admitted by
 1) Sora Rani Roy 2)
 Pradip Kumar Roy
 + 3) ~~Arjun~~ wife + son
 respectively of Rajendra
 Nath Roy + 3) Rajendra
 Nath Roy of Late Bala-
 ram Roy all of 310,
 Chittaranjan Ave. Cal.
 Hindu housewife
 service + retired man
 respectively

Sora Rani Roy
 by the fee of
 Suprat Sen.

107
 Sora Rani Roy
 by the fee of
 Suprat Sen.

108
 Rajendra Nath Roy
 by the fee of
 Suprat Sen.

Pradip Kumar Roy

109

Identified

Suprat Sen
 of Late Rajendra
 Nath Sen of 6, old
 Postoffice St. Cal.
 Hindu, service.

Suprat Sen right hand



-: 2 :-

by occupation Grihasthali and both residing at No. 17/1, Kundu Lane, Calcutta-37 hereinafter called the Purchaser -s of the Other Part which expression shall unless -- excluded by or repugnant to the context be deemed to include their heirs executors administrators representatives and assigns of the Other Part ;

WHEREAS by a duly registered Deed of Sale dated 26th June, 1940 the said Sm. Sova Rani Roy purchased from the Improvement Trust of Calcutta All That piece or parcel of revenue free land containing an area of 5 cottahs 14 chittacks and 44 sq. ft., a little more or less morefully described in the schedule hereinafter written ;

AND WHEREAS the said Sova Rani Roy by a duly registered Deed of Trust dated 11th March, 1964 settled the said property with Trust which was registered in Book No. 1, Volume No. 8, pages 136 to 140 being no.406 for the year 1964 ;

AND WHEREAS by an another Deed of Alteration dated 24th April, 1974 whereby the Vendors Sm. Sova Rani Roy and Nagendra Nath Roy made some alterations of the said Deed of Trust dated 11th March, 1964 which was registered in Book No. 1, Volume No. 112 pages 237 to 240 - being no. 240 for the year 1974 ;



AND WHEREAS the said Sm. Sovu Rani Roy constructed a partly two storied brick built messuage hereditaments and premises and one room on the roof of the said two storied buildings on the land measuring about 3 cottahs 9 chittacks and 11 square feet ;

AND WHEREAS out of the said 5 cottahs 14 chittacks and 44 sq. ft., the Vendors sold 2 cottahs 5 chittacks 33 sq. ft., a little more or less to Sm. Debika Bhattacharyya wife of Indu Bhattacharyya on 21st June, 1974 which was duly demarcated ;

AND WHEREAS the Vendors are absolutely seized and possessed and or otherwise well and sufficiently entitled to in the said premises no. 9A (formerly 9) Manmatha - Dutta Road, Calcutta-37 measuring about 3 cottahs 9 chittacks and 11 sq. ft., a little more or less with a two storied building thereon ;

AND WHEREAS the Vendors entered into an agreement for sale dated 3rd July, 1977 of the aforesaid premises no. 9A (formerly 9) Manmatha Dutta Road, Calcutta-37 at a price of Rs. 50,000/- (Rupees fifty thousand only) with the purchasers and received on the said date from the Purchasers a sum of Rs. 1001/- (Rupees one thousand one only) as earnest money and in part payment of the -- consideration ;

the aforesaid Agreement and in consideration of the sum of Rs. 1001/- (Rupees One thousand one only) paid as aforesaid and in further consideration of Rs. 48,999/- (Rupees Forty eight thousand nine hundred ninety nine only) aggregating to Rs. 50,000/- (Rupees fifty thousand only) this day paid to the Vendors by the Purchasers on or before the execution of these presents (the receipt whereof the Vendors do hereby acknowledge and on and from the same and every part thereof do hereby acquit and release the Purchaser the Vendors do hereby grant convey and transfer to the Purchasers free from all encumbrances All That the piece or parcel of land measuring 3 cottahs 9 chittacks and 11 sq. ft. a little more or less whereon or on part whereof the said property being premises no. 9/1, Manmatha Dutta Road, Calcutta-37 (formerly premises no. 9) built within the Municipal limits of Calcutta Corporation more fully described in the schedule hereunder written or HOWSOEVER OTHERWISE the said messuage land hereditaments and premises or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished TOGETHER WITH all buildings, fixtures, courtyards, areas, sewers, drains, ways paths passages walls water water-courses, lights, rights liberties privileges easements and appurtenances whatsoever to the said messuage land hereditaments and premises belonging or in anywise appertaining or usually hold or enjoyed therewith or reputed to or belonging to or be appurtenant thereto and all The Estate right title interest claim and

demand whatsoever of the Vendors into or upon the said message land hereditaments and premises or any part thereof TOGETHER WITH all deeds pattas and muniments of title whatsoever in anywise relating to or concerning the said hereditaments and premises or any part thereof which now is are or hereafter shall or may be in the possession power or control of the Vendors their heirs executors administrators representatives and assigns or any other person or persons from them or any of them may procure the same without any action or suit TO HAVE AND TO HOLD the said message land hereditaments and premises hereby granted or expressed so to be unto and to the use of the purchasers absolutely and for ever And the Vendors do hereby for themselves their heirs executors administrators that notwithstanding any act deed matter or thing by the Vendors (or by any of their ancestors) done executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said message land hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or conditions use in trust or other being whatsoever to alter defeat encumber or make void the same And that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right and full power to grant the said message land hereditaments and premises hereby granted

or expressed so to be unto and to the use of the Purchasers in manner aforesaid and the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said messuage land profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them (or from or under any of their ancestor) and that free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the Vendors (or by any of his ancestors) or any person or persons lawfully or equitably claiming under or in trust for them and that the Vendors and all person or persons having or lawfully claiming any estate or interest in the said messuage land hereditaments and premises or any part thereof from under or in trust for the Vendors (or any of the ancestors) shall and will from time to time and at all times hereafter at the request and costs of the purchasers do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said messuage land hereditaments and premises and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT place or parcel of revenue free land

eleven square feet be the same a little more or less situate and being part of plot no. 26 of the surplus lands in Calcutta Improvement Scheme called Cossipore Chitpur Open Space formed out of the old premises No. 14, South Paikpara and at present known and numbered as premises No. 9A, Monmotha Dutta Road, Calcutta-37 and comprised in Holding No. 23 in Sub-Division 18, Division 1 Dihi Panchannogram Thana Chitpur Sub-Registry Sealdah in the district of 24-Parganas on howsoever otherwise the same hereditaments and premises are situated bounded called, known described or distinguished and which said piece or parcel of land and building is more particularly delineated in the map or plan hereto annexed and thereon coloured pink and at present butted and bounded on the North by Anath Deb Lane, On the South by 8/2, Monmotha Dutta Road, On the East by 9B, Monmotho Dutta Road and On the West by Monmotho Dutta Road

Shova Roy by P. Roy

IN WITNESS WHEREOF the Vendors hath hereunto set

Nagendra Roy by P. Roy

and subscribed their hands and seals the day and year - first above written.

Shova Rau Roy by the pen of Pradip Roy

SIGNED SEALED AND DELIVERED by the Vendors at Calcutta in the presence of :

[Handwritten signature and text, possibly "Nagendra Roy"]

Nagendra 55115 Roy by the pen of Pradip Roy

eleven square feet be the same a little more or less situate and being part of plot no. 26 of the surplus lands in Calcutta Improvement Scheme called Cossipore Chitpur Open Space formed out of the old premises No. 14, South Paikpara and at present known and numbered as premises No. 9A, Monmotha Dutta Road, Calcutta-37 and comprised in Holding No. 23 in Sub-Division 18, Division 1 Dihi Panchannogram Thana Chitpur Sub-Registry Sealdah in the district of 24-Parganas on howsoever otherwise the same hereditaments and premises are situated bounded called, known described or distinguished and which said piece or parcel of land and building is more particularly delineated in the map or plan hereto annexed and thereon coloured pink and at present butted and bounded on the North by Anath Deb Lane, On the South by 8/2, Monmotha Dutta Road, On the East by 9B, Monmotho Dutta Road and On the West by Monmotho Dutta Road

Shova Roy by P. Roy

Nagendra Roy by P. Roy

IN WITNESS WHEREOF the Vendors hath hereunto set and subscribed their hands and seals the day and year - first above written.

Shova Rai Roy by the pen of P. Roy

SIGNED SEALED AND DELIVERED by the Vendors at Calcutta in the presence of :

[Handwritten signature]
T. S. Roy

Nagendra Seal Roy by the pen of P. Roy

