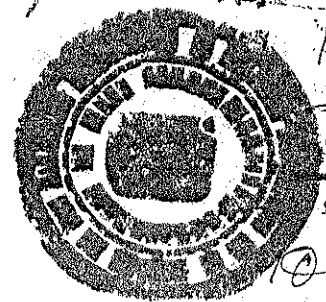




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✓

[Signature]

KAPAN KR. DEB
(Advocate,
Alipore Police Court
Kolkata—700 027

26 APR 2007

6375

[REDACTED]

Date: [REDACTED]

[REDACTED] 26 AD

[REDACTED] 10-1 W

[REDACTED] 10 W

[REDACTED] 4 W

[REDACTED] 50-AD

A. B. E. R. [REDACTED]

[REDACTED] MAY 1968

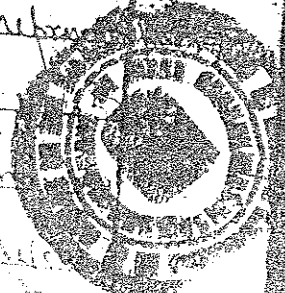
WMS
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10 - 2684.
 stamp - 500/- stamp -
 200/- stamp - 200/-
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 30/- (all are special
 adhesive) stamp affixed
 50/- in place of 6.4.54.
 stamp superintendent
 Calcutta collectorate

Admissible under Rule 2.
 ly stamped under Indian Stamp
 Act 1899 as amended by Act II
 1922 and section 82 (1)
 Calcutta Improvement Act
 No. I. A. No. 23
 Re.
 Duty paid under
 Indian Stamp Act as
 amended by Act III of
 1920 420 -
 National Duty paid
 or the Calcutta
 Improvement Act 560 -
 Paid in excess
 Total 980 -

not paid as under 114/
 1/3. 11/5/1934
 Registrar Office
 19.4.54. 117/

This Indenture made this fifteenth day of April one thousand nine hundred and fifty four
 between Amarendra Nath Choudhury Famintra Nath Choudhury Jitendra Nath Choudhury Birendra Nath Choudhury
 Salendra Nath Choudhury Rajendra Nath Choudhury and Sanjay Nath Choudhury all sons of Ahlu Chandra
 Choudhury deceased by caste Brahmin by occupation Landholders residing at no. 6, Sukumar Hospital
 Road in Police Station Bhawanipore in the district of 24 Pargannas in the Sumars of
 the town of Calcutta hereinafter referred to as the "vendors" (which expression shall unless excluded
 by or repugnant to the context include their respective heirs executors administrators and assigns
 of the one Part and Chowdhury Estates Ltd a company incorporated in the year
 in the then Province of Bengal now in the state of West Bengal and
 its registered office at no. 6, Sukumar Hospital Road aforesaid in the Sumars of Calcutta
 hereinafter referred to as the "Purchaser" (which expression shall unless excluded by or repugnant to
 the context include its successors in interest and assigns of the other Part whereas one
 Charles Edward Grey in his life time became entitled in the several vent free land
 and premises then known (1) known as no. 11, Baidalpara 2nd Lane Survey
 vently known as 11, Burdwan Road and hereafter as nos. 11A and 11B, Burdwan Road
 and to no. 13, Baidalpara 2nd Lane both situated in Hipore in the Sumars of
 the town of Calcutta And whereas upon the death of the said Charles Edward Grey
 the administrator General of Bengal as Administrator to his estate by a conveyance dated
 the 29th day of October 1930 registered at Hipore for the consideration therein mentioned
 sold to the said Ahlu Chandra Choudhury the entirety of the said premises as



Presented for registration at
... 11 A.M. ... in the day
of April 1954 ... in the office of
the ...
by ...
Executive ...
for ...
a Power of attorney ...
for 19 ...
Sub-Registrar of

to/ Jikendra Nath
Choudhary



Sd/- S. Chakravarty
19.4.54

Baistalpara 2nd lane having an area of 2 Bighas 1 Corah 12 chittaks and 31
square feet and a strip of land being in western portion of the said premises
no. 13, Baistalpara 2nd lane adjoining 10/1, Burdwan Road and having an area of
5 corahs 11 chittaks and 20 square feet. And whereas one Ramnath Choudhary was
entitled in his life time to the Brahmoes and free lands then known as no.
12, Baistalpara 2nd lane immediately to the north of the premises no. 11, Baistalpara 2nd
lane first above mentioned and whereas by a conveyance dated the 2nd day of February
1934 and registered by the District Sub-Registrar at Alipore in Book no. 1 Volume
no. 26 Pages 134 to 138 being no. 375 for 1934 the said Ramnath Choudhary
varily for the consideration therein named sold a strip of land of area 1 Corah
12 chittaks and 14 square feet being in the western portion of the said premises no.
12, Baistalpara 2nd lane now known as no. 12/1, Burdwan Road and which was intended
to provide a passage or Road-way from Burdwan Road to the said premises no.
11, Baistalpara 2nd lane over the said strip of land appertaining to no. 13, Baistalpara
2nd lane (3rd Page) (3) Lane purchased from the estate of Charles Edward Grey and
whereas prior thereto by an Agreement dated the 7th day of August 1933 and registered
by the District Sub-Registrar of Alipore in Book no. 1, Volume no. 74 Pages
40 to 44 being no. 3243 for 1933 the said Atul Chandra Choudhary in consideration
of his allowing to the said Ramnath Choudhary in respect of his said land no.
12, Baistalpara 2nd lane a passage from Burdwan Road over the said portion of no.

Atul Chandra Choudhary son of
Late Atul Chandra Choudhary
of ...
...
...

13, Baistalpara 2nd lane obtained from him a passage over a 20 feet strip of
no. 12, Baistalpara 2nd lane from Burdwan Road to the said premises no. 11, Baistalpara 2nd lane
and ...

Said premises no 10/2 Burdwan Road which was then in khas possession of the said
 Chakravarty and whereas by a Conate dated the 10th day of July 1933 and
 registered at the District Sub-Registry office in Alipore in Book no. 1 volume no
 53 Pages 197 to 204 Being no 2890 for 1933 the said Primala Khat Chakravarty
 and the other sons of Dwarka Khat Chakravarty for the consideration therein mentioned sold to
 the said Atul Chandra Choudhury the remaining 10 cossahs 8 chitacks and 38 square feet
 of land lying in western portion of the said premises no. 10/2, Burdwan Road of
 which the Chakravarty had not been able to obtain khas possession and whereas the said
 Atul Chandra Choudhury arranged to obtain khas possession of the said western portion of premises
 no 10/2, Burdwan Road from the several tenants thereof and whereas one Kedarnath Chakravarty
 and his mother Ramanath Chakravarty were absolutely seized and possessed of or otherwise well
 and sufficiently entitled as of an estate of inheritance in fee simple in possession to
 about 3 Bighas and 3 cossahs of rent free land described in the schedule hereto
 then known as Part of no 11, Diamond Harbour Road but now known as no
 11/1, Burdwan Road in Alipore in the Survey of the Town of Calcutta and whereas
 by a Conate dated the 30th day of January 1931 and registered at the District
 Sub-Registry office at Alipore in (51st Part) (5) in Book no. 1 volume no.
 53 Pages 272 to 278 Being no. 330 for 1931 the said Atul Chandra Choudhury
 for the consideration therein mentioned purchased from Basant Chandra Chakravarty the minor son of
 the said Kedarnath Chakravarty through his mother and authorized guardian 1 Bigha and 10

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cossahs out of the said land belonging to the share of the said Kedarnath
 Chakravarty deceased and whereas by a Conate dated the 30th day of January 1931 and registered at the District
 Sub-Registry office at Alipore in (51st Part) (5) in Book no. 1 volume no. 53 Pages 272 to 278 Being no. 330 for 1931 the said Atul Chandra Choudhury

3 cottahs of land and situate to its west and which the said Ramakrishna Chakravarty had sold to the said Mrs. Chandra Das and whereas by another deed dated the 12th day of January 1944 and registered at the Sadar Registration Office of Aizawl in Book no 1 volume 18 Pages 141 to 145 being no 114 for 1944 the vendors for the consideration therein mentioned from Balarai Bala Deka and others the Purchasers from the said Ramakrishna Chakravarty of the remaining 12 cottahs of land in no. 11/1, Burdwan Road allotted to the said Ramakrishna Chakravarty on partition in respect of the said 3 Bighas and 3 cottahs of land. And whereas by the Purchasers above mentioned the vendors became entitled to the entirety of the said 3 Bighas and 3 cottahs of land belonging to the said Kedar Nath Chakravarty. And whereas in the circumstances the vendors became absolutely seized and possessed of or otherwise well and sufficiently enabled partly as of an estate of inheritance in fee simple in possession and partly in reversionary right to 7 Bighas 11 cottahs 10 square feet and 43 square feet of land being the entirety of the former premises nos. 10/1, 10/2 and 11/1, Burdwan Road and 4, Baistalpara 2nd lane and parts of the then premises nos. 12 Baistalpara 2nd lane and 13 Baistalpara 2nd lane. And whereas since their acquisition as aforesaid by the said Atul Chandra Choudhury and by the vendors a portion of the said land has been set apart for constructing the Roadway from Burdwan Road and for common passage to nos. 11 and 12, Baistalpara 2nd lane and the rest has been utilized for erection of 5 residential houses which are now known as premises nos. 10, 10/2, 11/1, 11/A, 11/B

and 12/1, Burdwan Road in Baistalpara (the case) 171 Bighas within the municipal boundaries of Calcutta and the said portion of the said land has been utilized for erection of 5 residential houses which are now known as premises nos. 10, 10/2, 11/1, 11/A, 11/B

in hard knots with chains hanging through mother and cultivated gardens. Right and left

certain out of the said land belonging to the share of the said Kedar Nath
 Chandra Chaudhary deceased and whereas as a result of the purchase and agreement the said
 Atul Chandra Chaudhary succeeded in securing a straight 40 feet passage or Road way from
 Burdwan Road to the said several Properties then known as nos 10/1, 10/2 and 11/1, Burdwan
 Road and 11 Baistalpara 2nd lane and whereas upon the death of the said Atul
 Chandra Chaudhary the vendors became entitled to the said several pieces of land purchased by
 the said Atul Chandra Chaudhary as also to the benefit of the said several agreements.
 And whereas by an analysis made dated the 7th day of September 1940 and registered
 at the Sadar Joint Sub-Registry Office at Alipore in Book no. 1 Volume no.
 27 Pages 116 to 121 Bring no. 1521 for 1940 the said Pravas Chandra Chaudhary
 through his the then entitled guardian Dileendra Nath Chatterjee and for the consideration
 mentioned sold to the vendors 14 kottahs 14 chittaks and 17 square feet of land
 in no. 11/1, Burdwan Road to the south of the land above noted being the
 remaining portion in the said 3 Bighas and 3 kottahs of rent-free land allotted
 to him on partition and whereas by another deed dated the 23rd day of February
 1940 and registered at the Sadar Joint Sub-Registry at Alipore in Book no. 1
 Volume no. 4 Pages 239 to 243 Bring no. 292 for 1940 the vendors for
 the consideration therein mentioned purchased from one Kama Chandra Das 6 kottahs of land
 out of ¹⁸ ~~18~~ kottahs of land in no. 11/1, Burdwan Road allotted (in Part) (5)
 allotted to the said Kama Chandra Das in satisfaction of the said 3 Bighas and

11 and 12, Bairdpara Ind lane and the rest has been utilized for erection of 5 residential houses which are now known as premises nos. 10, 10/2, 11/1, 11/A, 11/B

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and 12/1, Burdwan Road in Alipore (in part) (7) Alipore within the municipal boundaries of Calcutta and whereas by an Indenture of lease dated the nineteenth day of February one thousand nine hundred and fifty-four the vendors in consideration of the Premium therein mentioned and the sum of Rupee one (Rs. 1/-) per month and the covenants therein inserted demised unto the purchaser the said several premises nos. 10, 10/2, 11/1, 11/A, 11/B and 12/1, Burdwan Road for the term of ninety-nine (99) years beginning from the first day of March one thousand nine hundred and fifty-four. And whereas the Purchaser now offered to purchase the reversion remaining with the vendors for the consideration of Rs. 28,000/- (Rupees Twenty-eight thousand) to be by allotment to the vendors of the value to which the vendors have agreed. And whereas the vendors are seized and possessed of the same otherwise well and sufficiently entitled partly as of an estate of inheritance in fee simple in possession and partly in a mowasi mukarrari right free from all encumbrances but subject to the said lease for 99 (Ninety-nine) years in favour of the Purchaser to the extent of the said several hereditaments and premises known as nos. 10, 10/2, 11/1, 11/A, 11/B and 12/1, Burdwan Road in Thana Alipore in the suburbs of the town of Calcutta fully described in the schedule hereto now in Indenture witnessed in pursuance of the said agreement and in consideration of the sum of Rs. 28,000/- (Rupees Twenty-eight thousand) paid to the vendors by allotment of 280 (Two hundred and eighty) shares of Rs. 100/- (Rupees one hundred) each to the vendors or as they have thought fit to allot to the vendors.



... of lease for 99 years in favor of the



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Purchaser and (9th Page) (9) and the vendors do hereby covenant with the Purchaser notwithstanding any act, deed, matter or thing whatsoever by the vendors made done committed or knowingly or willingly suffered to the contrary the vendors now have good right full power and sufficient authority to grant convey sell and transfer all and singular the said several hereditaments and premises hereby granted transferred and conveyed or expressed or intended to be made into the Purchaser in manner aforesaid and according to the true intent and meaning of these presents and the Purchaser shall and will and may from time to time and at all times hereafter peacefully and quietly possess and enjoy the said several hereditaments and premises hereby granted transferred and conveyed and receive and take the rents issues and profits thereof without any hindrance eviction interruption disturbance claim or demand whatsoever from or by the vendors or by any person or persons now or hereafter lawfully or equitably claiming by from under or in trust for them respectively and shall be free from all encumbrances charges liens and incumbrances whatsoever made or suffered by the vendors or any person or persons lawfully or equitably claiming as aforesaid save and except the said lease for 99 years in favor of the Purchaser and moreover the vendors and all persons having a lawfully or equitably claiming any estate or interest in the said several hereditaments and premises or any part thereof for or in trust for the vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser (10th Page) (10) Purchaser do and execute or cause to be done and executed all such acts deeds and things for the said and well lawfully claiming in said

land hereditaments and premises unto and to the use of the Purchase in manner aforesaid as shall or may be seasonably required. The schedule above referred to: all those five several brick built messuages or dwelling houses together with the pieces or parcels of lands respectively thereto belonging and on part respectively whereof the same are erected and built containing an area of about 7 Bighas 11 Cottahs 10 chittacks and 43 square feet forming the present municipal premises nos. 10, 10/2, 11/1, 11/A, 11/B and 12/1, Burdwan Road and a part of the passage leading into within the municipality of Calcutta in the district of 24 Pargannas Thana and Sub-Registration office at Pore in Pargana nagura mauza Burdwan and built and bounded in manner following that is to say on the north partly by the premises formerly known as no. 10, Burdwan Road partly by the 40 feet passage from Burdwan Road and partly by the premises formerly known as no. 12, Baitalpara 2nd lane on the east partly by the former premises nos. 12 and 13, Baitalpara 2nd lane partly by a severed ditch which lay in the former premises no. 3, Baitalpara 2nd lane on the south partly by no. 10, Baitalpara 2nd lane and partly by Portland Park and on the west by Portland Park. 3 Bighas 3 Cottahs of land which formed the former premises nos. 10/1 and 10/2, Burdwan Road are described as being in Pargana nagura kimal Burdwan mauza Dag 113 being (11th Page) (11) being no. 151 of Chaula Maluria Taluk paying an annual rental of Rs. 4/4/3 to the late Surendra Nath Roy and his brothers of Barata in witness whereof the vendors have set and subscribed their respective hands and seal the day and year first above written. (see) 30/

1/8

Regd. in
 Book No. 17
 Volume No. 58
 1952-1953 to 29
 No. 2684
 Year 1954
 (seal)

SP. S. Chakravarty
 Sub-Registrar Alipore
 Dated 22.4.54

Capital
 Param Kuma
 22.4.54
 Paid
 Main
 and
 to be

main choudhury (seal) SP/ Janindra nati choudhury (seal) SP/ Lilindra nati choudhury (seal) SP/ Birendra
 nati choudhury (seal) SP/ Salyendra nati choudhury (seal) SP/ Ralindra nati choudhury (seal) SP/ Shankari
 nati choudhury. Signed sealed and delivered in the presence of - SP/ Ajit Kumar Roy Solicitor
 Calcutta. SP/ Punargan shankar Datta Managing clerk to M/s A. P. Roy & Co Solicitors Received
 (12th Page) (12) Received of and from the within named Purchases the sum of Rupees
 Twenty eight Thousand only in Two hundred and eighty seven in the Purchase Company of
 Rupees one hundred only each as consideration for the within company name of consideration. Allotted
 to Amarendra nati choudhury and/or his nominee nos 229 to 368 Allotted to Janindra
 nati choudhury and/or his nominee nos 829 to 869 Allotted to Lilindra nati choudhury
 and/or his nominee nos 1329 to 1368 Allotted to Birendra nati choudhury and/or
 his nominee nos 1829 to 1868 Allotted to Salyendra nati choudhury and/or his nominee
 nos 2329 to 2368 Allotted to Ralindra nati choudhury and/or his nominee nos 2829
 to 2868. Allotted to Shankari nati choudhury and/or his nominee nos 3329 to 3368.
 Total shares of the value of Rupees Twenty eight Thousand only. SP/ Amarendra nati choudhury
 SP/ Janindra nati choudhury, SP/ Lilindra nati choudhury SP/ Birendra nati choudhury SP/ Salyendra nati
 choudhury. SP/ Ralindra nati choudhury. SP/ Shankari nati choudhury witness - SP/ Ajit Kumar Roy - SP/
 Punargan shankar Datta (Bank Secy) dated this 15th day of April 1954 between Amarendra nati
 choudhury & ors and choudhury wife and children of Amarendra nati choudhury
 11/8 11/8 and 11/8. Endorsement of the above shares to the above named persons.

