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Registrar

THIS DEED OF SALE made this 12<sup>th</sup> day of June One thousand nine hundred and sixty two BETWEEN (1) SRI GOKUL CHAND BANGUR son of late Ram Coowar Bangur residing at No. 7, St. George Gate Road, Calcutta (2) SRI GOVIND LALL -- BANGUR son of late Mugnee - ram Bangur residing at 65, Sri Hariram Goenka Street, Calcutta both by caste Hindu by occupation businessmen and two of the -- Trustees of MUGNEERAM RAM GOOWAR BANGUR CHARITABLE TRUST appointed as such by the Deed of Trust hereinbelow mentioned and acting under the powers conferred on them by the said Deed of Trust and hereinafter together called the " Vendors " (which expression shall

No. 1172

Sold to

Mr. A. N. Banerjee

of

High Court - Cal.

Calcutta

Treasury

3.5.62

Recd 3/5/62

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Registration No. 1215  
 12/15/62 P.M. on the 15th  
 June 1962 at the office of  
 Mr. G. S. Ghosh, Registrar

of attorney  
 Hanuman Das Ram  
 of attorney No 428  
 59, ...  
 Bengal

Executors' certificate  
 under the will of  
 Hanuman Das Ram  
 wife of ...  
 District ...  
 by ...  
 Hanuman Das Ram  
 Bangur Charitable Trust

Hanuman Das Ram  
 agent for Mughnaram Ramcoover  
 Bangur Charitable Trust

Saibendra Nath Palit

Signature  
 Saibendra Nath Palit  
 3/2/62  
 District ...

Impression & signature

Signature  
 12/15/62



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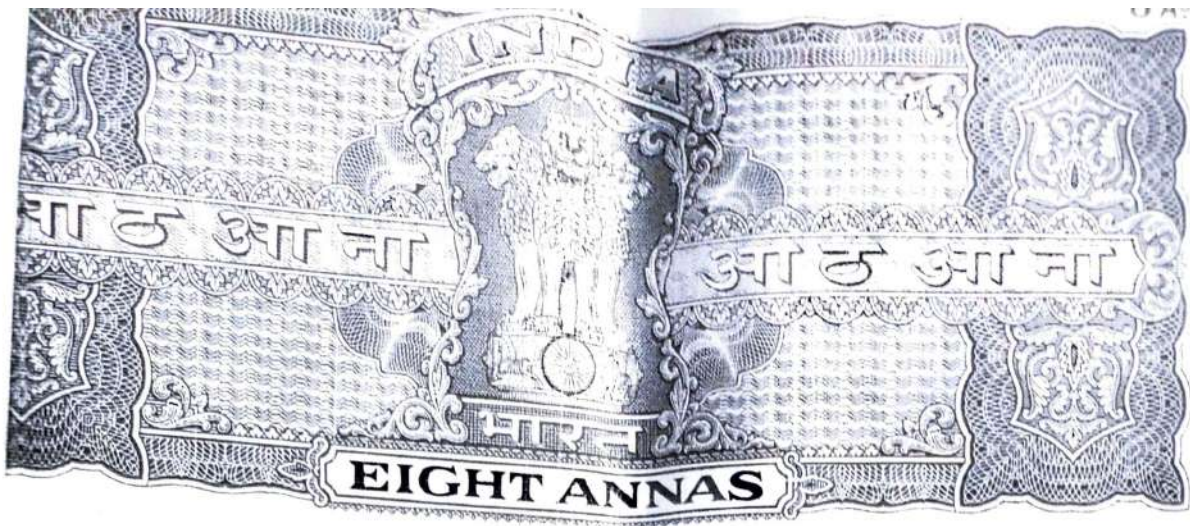
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(expression shall unless excluded by or repugnant to the context mean to include the Trustees for the time being of the said Trust under the Deed of Trust dated the 19th December 1944 and their successors in interest) of the ONE PART AND JHARNA GHOSH daughter of Anil K. Ghosh residing at No. 121, Grey Street, Calcutta 5 by **caste** ✓ Hindu by occupation service holder hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include her heirs executors administrators representatives and assigns) ✓ of the OTHER PART W H E R E A S by a Conveyance dated 28th August 1941 and made between the Tollygunge Club Limited of the One Part and Mugneeram Bangur and Company of the Other Part and registered at the Calcutta Registration Office in Book No.1 Volume 10. 91 Pages 195 to 205 Being No. 3072 for the year 1941 the said Tollygunge Club Ltd. for the consideration therein mentioned indefeasibly sold granted transferred and conveyed to the said Mugneeram Bangur and Company among others ALL THOSE pieces or parcel of land being C.S. Plots Nos. 1420, 1421, 1427 and 1625 of Mouza Chandpur fully described in the Schedule hereunder written TO HOLD the same to the said



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said Mugneeram Bangur and Company and their successor or successors in interest subject to the restrictive covenants not to erect or maintain on the said land or on any part thereof any factory building brick field Kiln Chimney or any building of a similar nature and the said Mugneeram Bangur and Company undertook to indemnify the said Tollygunge Club Ltd. from and against any damages and costs which the Tollygunge Club Ltd. might suffer by reason of breach of the said covenants AND WHEREAS by a Deed of Trust dated 19th December, 1944 registered at the Calcutta Registration Office in Book No. IV Volume No. 35 Pages 137 to 144 Being No. 2875 for the year 1944 Seth -- Mugneeram Bangur, Seth Ram Coowar Bangur, Sri Gobindlal Bangur, Sri Naraindas Bangur, Sri Gokul Chand Bangur and Sri Narsingdas Bangur the partners of Mugneeram Bangur and Company created a Religious and Charitable Trust and named the said Trust as Mugneeram Ram Coowar Bangur Charitable Trust appointing Trustees mentioned therein for the performance of the works on the terms and conditions mentioned therein AND WHEREAS by a Deed of Gift dated 1st day of August, 1945 registered at the Sadar Joint Sub Registration Office at Alipore in Book No. 1 Volume No. 48 Pages 244 to 257 Being No. 2579 for the year 1945 the said Mugneeram Bangur and others the partners of the said Mugneeram Bangur and Company so granted, transferred, conveyed, assigned and assured as a voluntary gift to the said Trustees and all other Trustees or trustee for the time being and others ALL THOSE



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contiguous pieces or parcels of land being C.S. Plots Nos. 1420, 1421, 1427 and 1625 of Mouza Chandpur which has since been assessed and numbered as premises No. 56, M. N. Sen Lane TO HOLD the same to the Trustees of the said Trust subject to the said covenants mentioned in the conveyance dated 28th August 1941 AND WHEREAS the Vendors with a view to build up a residential colony **developed** the lands acquired by it as aforesaid by levelling the same and have constructed or proposes to construct roads therein according to a Scheme plan and have constructed or propose to construct pucca surface drain alongside the said roads and have divided the lands abutting the said roads into small buildings sites or plots numbered --- serially as 1, 2, 3 etc. for identification AND WHEREAS the Vendors are now absolutely seized and possessed of and otherwise well and sufficiently entitled to the plot No. 21 formed out of the said premises No. 56, M. N. Sen Lane comprised in part of the said C. S. Plot No. 1420 of Mouza Chandpur AND WHEREAS the Vendors have agreed to sell and the purchaser has agreed to purchase free from all encumbrances but subject to the said covenants contained in the said conveyance dated 28th August 1941 the said plot No. 21 of 56, M. N. Sen Lane Scheme measuring three cottas two chittacks and two square feet at or for the price of Rs. 9,387.50 nP. (Rupees nine

veyed assigned and assured or expressed or intended so to be unto and

(Rupees nine thousand three hundred eighty seven and fifty Naya Paisa) only calculated at the rate of Rs.3,000/- (Rupees three thousand only per cotta AND WHEREAS under the said Deed of Trust any two of the Trustees for the time being of the said Trust are empowered and can sell and/or transfer any part of the Trust property NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid agreement and in consideration of the said sum of Rs.9,387.50 nP. (Rupees nine thousand three hundred and eighty seven and fifty Naya Paisa) only of lawful money of India in hand well and truly paid to the Vendors by the Purchaser at or before the execution of these presents ( the receipt whereof the Vendors do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release and for ever discharge the Purchaser as well as the said land) the Vendors do hereby convey transfer and sell to the said -- purchaser ALL THAT the said piece or parcel of land hereditaments and premises being Plot No. 21 of 56, M. N. Sen Lane fully described in the Schedule "A" hereunder written and delineated in the map or plan annexed hereto and thereon bounded by pink lines OR HOWSOEVER OTHERWISE the said land hereditaments and premises is are or was or were situate butted bounded called known numbered described or distinguished TOGETHER WITH all buildings fixtures court court-yards areas sewers drains ways paths passages common fences shrubs walls trees water water courses light rights liberties easements privileges and appurtenances whatsoever to the said land hereditaments and premises belonging or anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and all the easements thereon and the reversion remainder and remainders and yearly monthly and other rents issues and profits thereof together with the documents of title exclusively relating to the said land hereditaments and premises AND all the estate right title and interest claim and demand whatsoever of the Vendors into and upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted transferred and conveyed assigned and assured or expressed or intended so to be unto and

and to the use of the said purchaser subject however to the said covenants contained in the aforementioned conveyance dated 28th August 1941 for the construction of the residential house thereon AND the vendors do hereby covenant with the said purchaser that notwithstanding any act deed matter or thing by the said Vendors done and executed or knowingly suffered to the contrary the said Vendors now have indefeasible and absolute title as and for an estate of inheritance in fee simple in possession or an estate equivalent thereto in the said land hereditaments and premises hereby granted transferred conveyed assigned and assured or expressed or intended so to be AND that the said Vendors have good right full power and absolute authority to grant transfer convey assign and assure the same in the manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the said Vendors and its assigns or any person or persons lawfully or equitably claiming from under or in trust for the Vendors AND that free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged and otherwise by and at the cost and expenses of the vendors well and sufficiently saved defended kept hramless and indemnified of and from against all manner of claims charges liens debts attachments and encumbrances made or suffered by the Vendors and all person or persons lawfully or equitably claiming from under or in trust for the Vendors AND FURTHER that the said Vendors and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute all such acts deeds matters and things

whatsoever

whatsoever for further and more perfectly assuring the said land hereditaments and premises unto and to the use of the said Purchaser as shall or may be reasonably required AND that the said Vendors do hereby covenant with the said Purchaser her heirs and assigns that unless prevented by fire or accidents the Vendors shall on like requests and costs as aforesaid produce or cause to be produced to her or her agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings described in the Schedule "B" hereto relating to the said land hereditaments and premises which may be in the custody of the Vendors for the purpose of showing title to the said land or any part thereof AND also at the like requests and costs deliver or cause to be delivered unto the said Purchaser her heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as she or they may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings or any of them unobliterated and uncancelled.

THE SCHEDULE "A" above referred to.

ALL THAT piece or parcel of land hereditaments and premises measuring three cottas two chittacks and two square feet a little more or less situate lying at and being Plot No. 21 of premises No. 56, M. N. Sen Lane within the limits of Calcutta Corporation (formerly Tollygunge Municipality) Thana Tollygunge Sub-Registration Office Alipore in the District of 24 Parganas and according to Settlement records of rights comprised in Mouza Chandpur J. L. No. 41 R. S. No. 40 Touzi No. 83/BI Perganas Khaspore Khatian No. 732 Part of C. S. Plot No. 1420 held in Revenue free rights under the Collector of Twenty four Parganas.

The said Plot No. 21 is butted and bounded on the North by C.S. Plot No. 1419 on the South and East by M. N. Sen Lane and on the West by Plot No. 20.

The Schedule "B"



THE SCHEDULE "B" above referred to

1. Conveyance dated 28th August 1941 from Tollygunge Club Limited to Mugneeram Bangur and Company.
2. Trust Deed dated 19th December 1944 executed by Mugneeram Bangur and Others in favour of Ram Coowar Bangur and others.
3. Deed of Gift dated 1st August 1945 executed by Mugneeram Bangur and Others in favour of the Trustees of Mugneeram Ram Coowar Bangur Charitable Trust.
4. Development Scheme Plan.
5. Relevant Settlement Khatian and Settlement Plan of Mouza Chandpur.

IN WITNESS WHEREOF the Vendors hereto have duly executed this Deed the day month and year first above written.

SIGNED AND DELIVERED at  
by the Vendors

10 Shree J. L. Bangur  
 12 Shree J. C. Bangur.

in the presence of:

Robin Das Nath Chakrabarti -  
 372/4 Aulha Sarai South Calcutta  
 Re Anand Singh  
 372/11 Pussu Road South Calcutta

MUGNEERAM BANGUR  
 CHARITABLE TRUST  
*[Signature]*

Trustee

MUGNEERAM BANGUR  
 CHARITABLE TRUST

*[Signature]*

Trustee

MEMO OF CONSIDERATION

By amount received at or before the execution of these presents being as follows :- ✓

By cash received on 17. 5. 1962	....	Rs. 1,001.00 nP.
By Cheque No. <u>DFM</u> 256504 dt. 11.5.62 on <u>SB</u>	....	" 6,500.00 nP.
United Bank of India Ltd ..	....	"
By Cheque No. D 726555 dt. 16.5.62 on	....	" 1,886.50 "
National and Grindlays Bank Ltd	....	<u>Rs. 9,387.50 nP.</u>
Total ..		<u>-----</u>

Rupees Nine thousand three hundred eighty seven and fifty naya  
paise only.

Robin德拉 neth chowrabaully  
Ben Arun Singh

MUGNEERAM CHARITABLE TRUST

*Voluntary*

Trustee.

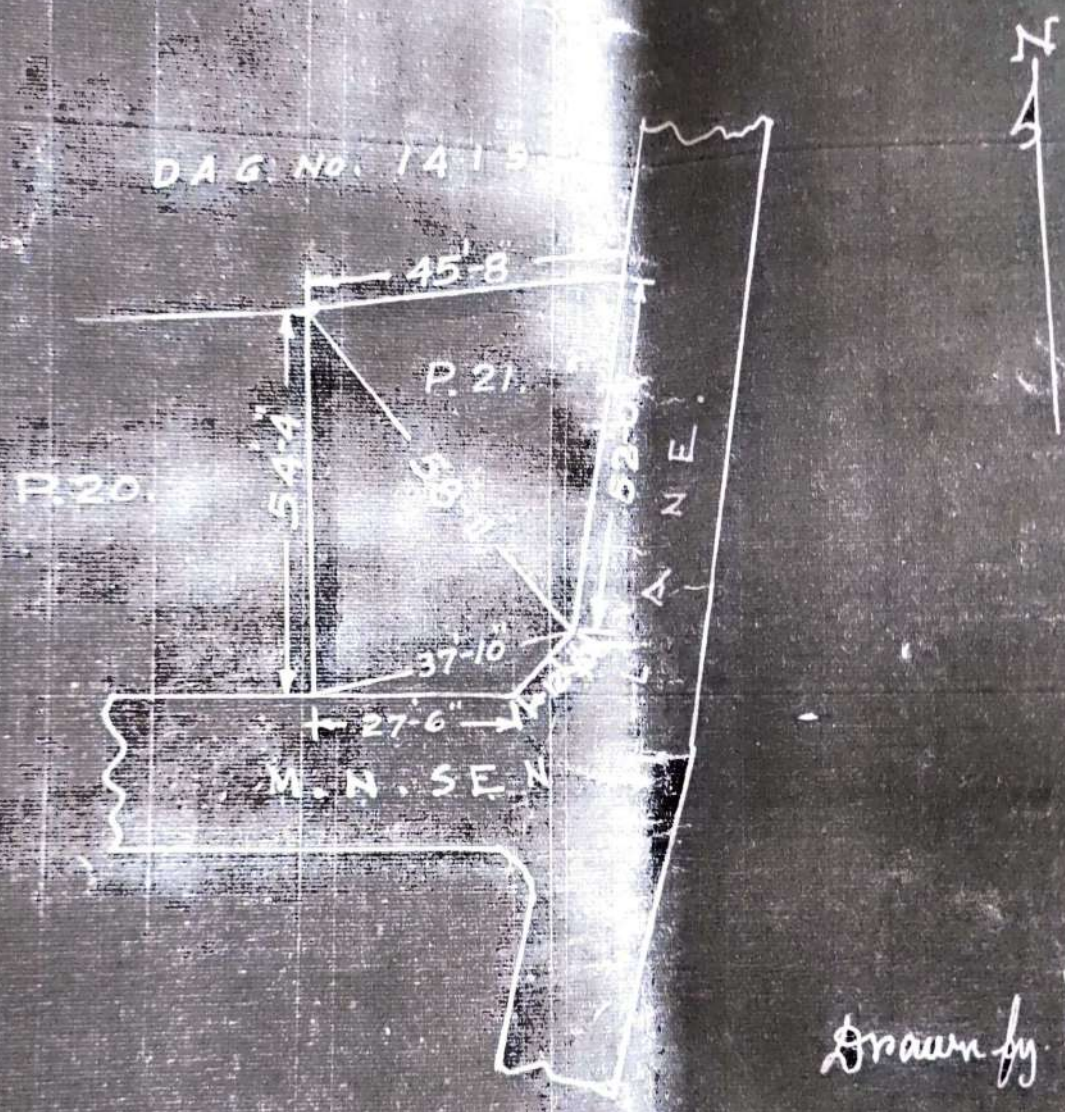
MUGNEERAM CHARITABLE TRUST

*G C Bangor*

Trustee.

6.21 AT PART OF PREMISES NO. 56, M.N. SEN LANE.  
 PART OF DAG NO. 1420, OF MOUZ. CHAND PUR.  
 LES. 30-5

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Drawn by W. K. S. S. S.

MUSKUMBI & COMPANY  
 CHARTERS & SURVEYORS

Truse