

Stamped under the Indian Stamp Act, 1899 as amended by Act. III of 1922 and Section 22 (1) of the Calcutta Improvement Act, 1911 Schedule I.A. No. 11

Rs 3406.00

Stamp duty paid under the Indian Stamp Act as amended by Act. III of 1899 and also as amended by W.B. Stamp Amendment Act. of 1964 Additional Duty paid under the Calcutta Improvement Act. 1911

Paid in Excess. 5.00

Total. 4206.00

Net Paid. 4206.00

Permission is granted by O. A. Ist. J. S.D.O. Alipore Vide N. 96.4.1 at 11.1.78 27/3/22/1978

*[Signature]*  
Registrar of Alipore at Alipore

A 389.50  
W 6.00  
W 3.00  
398.50

THIS INDENTURE is made this the 24th day of February,

1978 BETWEEN SRI KALI DAS MAJUMDER son of Late Jadu Nath Majumder by religion Hindu by occupation service and landholder residing at No. 90, Circular Road, Tollygunge, Calcutta-53 P.S. New Alipore, District 24-Parganas herein -after called the VENDOR (which term or expression unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives, successors-in-interest and assigns) of the ONE PART: AND (1) SRI DHIRENDRA NATH MAJUMDER son of Late Jadu Nath Majumder by religion Hindu by occupation service and landholder

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Subal Krishna Dasgupta

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Sanjay Dasgupta

Collector

Alipur

A. C. Dasgupta - 38

21/2/78

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1-404...  
day of 19.7.8 at the...  
the Joint Sub-Registrar Alipur at  
Alipur by Kalidas Majumdar  
Executive of Claimant or attorney

Kalidas Majumdar

Signature of Sub-Registrar of Alipur at Alipur  
24/2/78

- 1) Kalidas Majumdar  
8/2 Late Gadunam Majumdar
- 2) Shirendra Nath Majumdar  
3/2 Late Gadunam Majumdar  
of 90, Circular Road, P. Tollygunge  
P.O. New Alipur, Cal - 53
- 3) Panchalata Karm of Late Keshab  
Chandra Karm of 20/1, A.K. Bose  
Lane, Cal - 36, all by cash transfer  
by Partition (1+2) Service (3) H. wife

986

Shirendra Nath Majumdar

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21/2/78

Madam Gopal Ghosh

Madam Gopal Ghosh  
Son of Late Lalit Mohan Ghosh  
of Rajani Murshid Road  
Thana... Cal - 38  
District...  
Said... Service

Signature of Sub-Registrar of Alipur at Alipur  
24/2/78



- 2 -

landholder residing at 90, Circular Road, Tollygunge, P.S. New Alipore, Calcutta-53, District 24-Parganas (2) SM. PANCHALATA KAR Wife of Late Keshab Chandra Kar by religion Hindu by occupation housewife residing at 20/1, A. K. Bose Lane, P.S. Baranagore

C a l c u t t a - 36

hereinafter jointly called the CONFIRMING PARTIES: AND SM. REBA

DUTTA wife of Sri Dulal Krishna Dutta by religion Hindu by

occupation housewife residing at 215H, S.N. Roy Road, Calcutta-38

P.S. Behala District 24-Parganas hereinafter called the PURCHASER

(which term or expression unless excluded by or repugnant to the context shall mean and include her heirs, executors, administrators, legal representatives, successors-in-interest and assigns) of

the OTHER PART: WHEREAS the property described in the Schedule

hereunder originally comprised of Port Commissioners' surplus land

and Jadu Nath Majumder purchased Plot No. 54 from the Commissioners

for the Port of Calcutta by virtue of a registered conveyance

dated 18th September 1942 and the said document executed by the

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Collector

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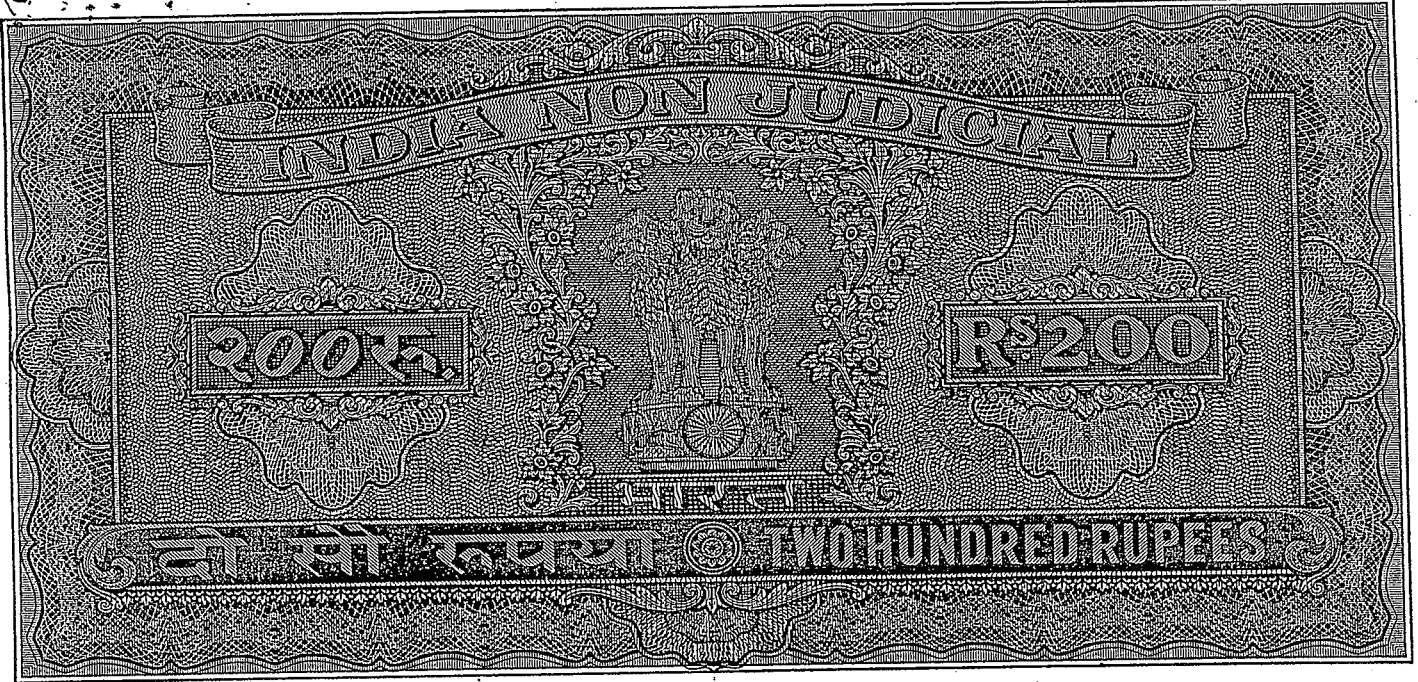
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- 3 -

the Commissioners for the Port of Calcutta in favour of Jadu Nath Majumder was registered in the District Sub-Registry Office at Alipore in its Book I, Volume 62 at pages 230 to 232 as being No. 2709 for the year 1942 and since purchase said Jadu Nath Majumder recorded his name in the Municipality i.e. the Corporation of Calcutta as well as in other places as absolute owner and thereafter Jadu Nath Majumder constructed pucca dwelling house thereupon and was enjoying and occupying the same as rightful absolute owner free from all encumbrances and thereafter Jadu Nath Majumder died and thereafter Jadu Nath Majumder died on 2nd. January 1966 leaving his two sons Dhirendra Nath Majumder and Kali Nath Majumder, one married daughter Sm. Panchalata Kar and

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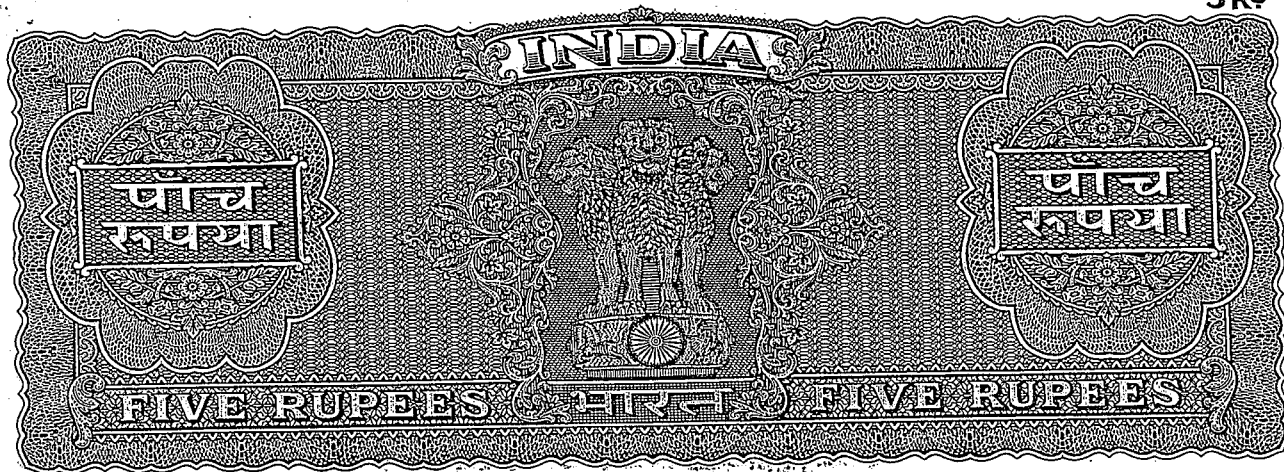
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- 4 -

and his wife Sm. Kiran Bala Manumder and he being died  
intestate so his said legal heirs inherited the property left  
by him according to Hindu Succession Act and thereafter his  
wife said Sm. Kiran Bala Majumder died some times in the  
month of Bhadra 1373 B.S. i.e. some times in the month of  
August 1958 and thus said Dhirendra Nath Majumder and Kali  
Nath Majumder being the two brothers and their married sister  
Sm. Panchalata Kar became the absolute rightful owner of the  
said property by virtue of inheritance according to the  
Indian Succession Act and thereafter Sm. Panchalata Kar  
executed a deed of surrender and/or Nadabi dated 17th. January  
1967 in favour of her two brothers Dhirendra Nath Majumder and  
Kali Das Majumder relinquishing her share of interest in

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Shri Krishna Sultana

215-H S.A. Roy Del

Minister of Education  
Tamil Nadu

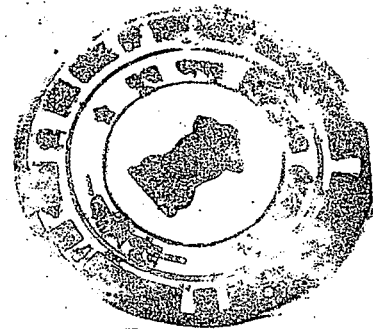
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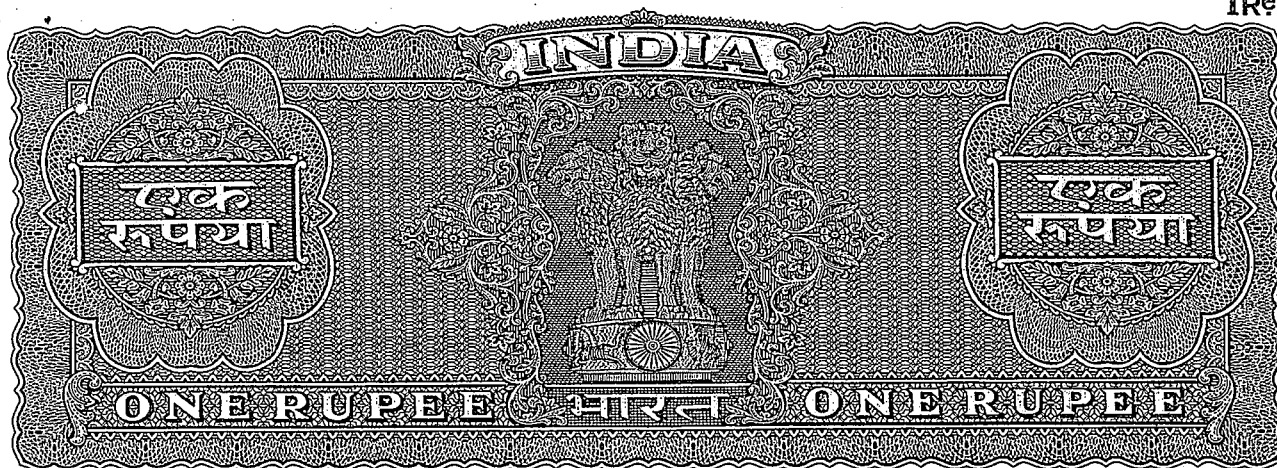
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in the said property and the said deed was registered in the Sub-Registry Office at Alipore in its Book I Volume 18 at pages 110 to 112 as being No. 337 for the year 1968 AND WHEREAS thereafter the said two brothers amicably effected a partition amongst themselves and demarcated their respective portion by boundary walls and prepared a plan accordingly but they did not execute or register any partition deed amongst themselves AND WHEREAS the above property now stands and recorded in the name of the said two brothers Dhirendra Nath Majumder and Kali Das Majumder and in fact the said two brothers are enjoying and occupying the said property having hals share each and Dhirendra Nath Majumder is occupying the demarcated northern half of the said property and his brother the Vendor Kali Das Majumder is

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Subal Krishna Senta

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Treasury

Cal-38  
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W. S. Senta

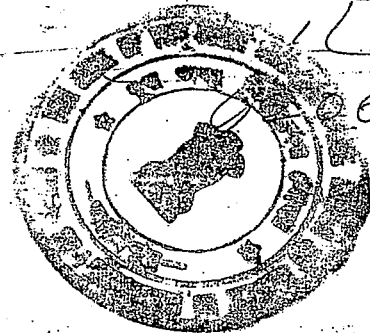
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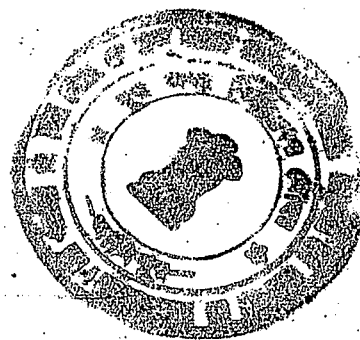


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is occupying the demarcated southern half of the said property,  
AND WHEREAS the Vendor herein Sri Kali Das Majumder has paid  
taxes upto date AND WHEREAS the property is originally within  
Corporation of Calcutta and so there is no question of any  
Khatian or record of rights AND WHEREAS the Vendor being in  
need of funds expressed his intention to sell the above property  
AND WHEREAS coming to know the said intention of the Vendor  
the Purchaser herein offered to purchase the said property  
at or for the price of Rs.40,000/- AND WHEREAS considering the  
said offer of the Purchaser reasonable the Vendor has entered  
into an agreement for sale and has executed and registered an  
agreement for sale in favour of the Purchaser said Sm. Reba Dutta  
by accepting an earnest money of Rs.3,001/- (Rupees Three thousand  
and one only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the  
said agreement and in consideration of the sum of Rs.40,000/-  
(Rupees Forty thousand only) being the full price of the said  
land and building and premises containing More or less 2 cottahs  
5 square feet of rent redeemed land together with two storeyed  
building standing thereon being the demarcated southern portion



*[Signature]*  
- ~~Director of Agriculture at Albany~~  
- ~~24.2.78~~

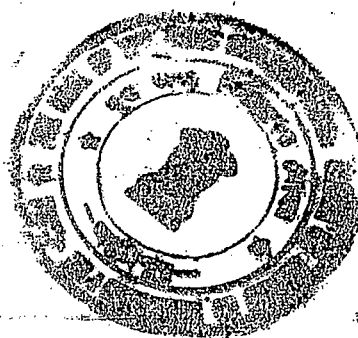
portion situated and lying at District 24-Parganas, Sub-Registry Alipore, P.S. Old Alipore now New Alipore, Mouja Tollygunge being Port Commissioner's land comprising in plot No. 54 and now known as premises No. 90, Circular Road, Tollygunge, Calcutta-33 now Calcutta-53 within the Corporation of Calcutta (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and for ever exonerate the Purchaser and the said land hereby conveyed) the Vendor doth hereby grant, transfer convey and assign and assure unto and to the Purchaser absolutely and for ever free from all encumbrances and in a vacant condition ALL THAT land measuring 2 cottahs 5 square feet of rent redeemed land with two storeyed building thereon comprised in and forming part of Municipal Premises No. 90, Circular Road, Tollygunge, Calcutta-53 particularly described in the Schedule hereunder written and shown in colour *Red* in the map annexed herewith lying at and situate within P.S. New Alipore, District 24-Parganas being municipal premises No. 90, Circular Road, Tollygunge, Calcutta-53 OR HOWSOEVER OTHERWISE the said lands, hereditaments



*[Signature]*  
~~DEPARTMENT OF AGRICULTURE~~  
~~UNITED STATES OF AMERICA~~  
24.2.78

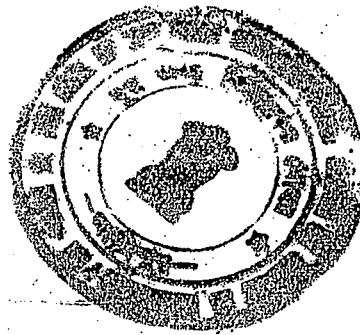
hereditaments and premises or any part thereof now are or is or heretofore were/was situated, tenanted bounded called known numbered described or distinguished together with free and unrestricted liberty and right of passage and also to have all rights of easements for passages for drains water taps pipes for filtered and unfiltered water connections, electric coils and cables, telephones and gas and all other usual rights to enter upon under and along the said passage and/or any other roads and the right of obtaining water connection from the water mains of the Municipality and Electric Company and all the benefit of Electric light and connections through the passages and all other benefits and amenities provided and/or as may be provided in future and the paths passages sewers drains water watercourses light and all manner of rights, liberties, privileges, easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining thereto or usually held or enjoyed therewith or reputed to belong or appurtenant thereto AND ALL the estates, right, title, interest, claims or demands whatsoever both at law or in equity of the Vendor unto and upon the said land, hereditaments and premises or any part thereof •





*[Signature]*  
~~UNITED STATES DEPARTMENT OF STATE~~  
~~WASHINGTON, D.C.~~  
24.2.78

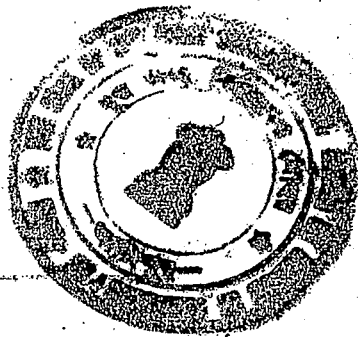
thereof TOGETHER WITH all deeds, pattas muniments of title whatsoever in anywise relating to or concerning the said land, hereditaments, and premises or any part thereof which now are or hereafter shall or may be in the possession or control of the Vendor or any other person or persons from whom he may procure the same without any notion in law or in equity AND ALL rights and advantages of the Vendor by and under the covenant for production of the relevant title deeds relating to this piece of land and TO HAVE AND TO HOLD the said lands, hereditaments and premises hereby granted, conveyed, transferred and assured expressed so to be including the right of way etc. as stated above unto and to the use of the Purchaser absolutely and for ever and free from all encumbrances and in a vacant condition AND THE Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor or by any of his predecessors-in-title done or knowingly suffered to the contrary, the Vendor has good right, full power and absolute authority to grant, convey, transfer and assure the said land, hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid AND the Purchaser shall and may at all times



*[Signature]*  
Special Agent in Charge  
Bureau of Plant Industry

24.2.78

times hereafter peaceably and quietly enter and peaceably possess and enjoy 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for them or under any of his successors or predecessors in title and with and sufficiently against all and all manner of former estate, title, liens, equipments, lispendis, attachments and that free from all encumbrances whatsoever made or suffered by the Vendor or any of his successors and predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER that the Vendor and all persons having or equitably claiming any estate or interest in the said land, hereditament and premises or any part thereof from under or in trust for the Vendor or from or under any of his successors or predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser does and execute or causes to be done and executed all such acts deeds and things whatsoever for further and more perfectly



*[Handwritten signature]*

~~Department of Agriculture~~  
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perfectly assuring the said land structures hereditaments and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may reasonably be required AND the Vendor shall and will at all times and from time to time hereafter at every reasonable request and at the costs of the Purchaser or any other person or persons whom the Purchaser may authorise to produce or any other person or persons whom the Purchaser may authorise to produce or cause to be produced at any securing commission for examination of service or otherwise as occasion may require all or any of their documents of title papers and writings relating to the property hereby granted and conveyed more particularly described in the Schedule below in satisfaction or support of title of the Purchaser of to and in the said lands, hereditaments and premises hereby conveyed and transferred expressed or intended so to be or any part thereof and also at the like request and costs of the Purchaser deliver or cause to be delivered unto the Purchaser such attested or other copies or abstracts of and from the said records and writings or any of them in his possession or power as the Purchaser may require and shall and will in the mean time may



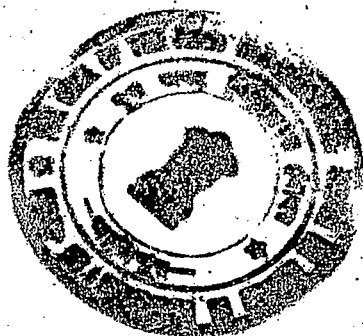
*[Signature]*  
Secretary of Agriculture  
Dist. 14-2-100000

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may require unless prevented by fire or from other inevitable accident that the said deeds and writings undeteriorated and unobliterated AND WHEREAS the Vendor hereby hands over the original deeds in his custody in respect of the above property to the Purchaser herein.

AND WHEREAS the Confirming Parties hereby admit and declare that the property being the ~~XXX~~ Southern demarcated half portion of Premises No. 90, Circular Road, Tollygunge is belonging to the Vendor absolutely and they have no claim or demand to the same and they further declare that the Vendor has obtained the same exclusively in his share absolutely by virtue of amicable partition and for avoiding any question and controversy they also execute this conveyance confirming the said fact of amicable partition and Sm. Panchalata Kar hereby conveys all her right, title and interest in favour of the Purchaser and she has got no claim or demand in any way in respect of the said property and whatever right, title, interest and benefit she has or had in the said property is hereby transferred by her in favour of the Purchaser and in future neither she nor her heirs, executors and successors will be in a position to



*Handwritten signature*  
Director of Agriculture  
24.2.78

to claim anything in respect of the said property. The vendor has delivered possession of the property sold hereby to the purchaser partly in khas and partly with the occupation of monthly tenants.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT more or less 2 cottahs 5 square feet of rent redeemed land together with two storeyed building standing thereon being the demarcated southern portion situated and lying at District 24-Parganas, Sub-Registry Alipore, P.S. Old Alipore now New Alipore, Mouja Tollygunge being Port Commissioner's land comprising in plot No. 54 and now known as premises No. 90, Circular Road, Tollygunge, Calcutta-33 now Calcutta-53 within the Corporation of Calcutta. The property sold hereby is fully shown <sup>By Red borders.</sup> and delineated in the map or plan annexed and butted and bounded in the manner following:

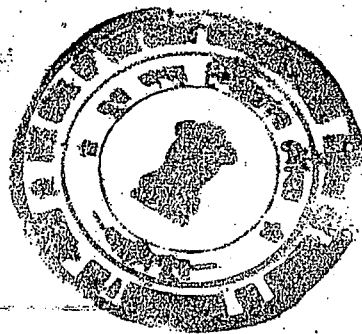
ON the North - Property of Dharendra Nath Majumder and 93 & 91, Tollygunge Circular Road.

On the South- 32' wide road (Public Road)

~~On the East - 32' wide road (Public Road)~~ On the East - 32' wide road (Public Road)

On the West - Hari Sabha Road now Tollygunge Circular Rd.

IN WITNESS WHEREOF the Vendor and the Confirming Parties



*[Signature]*  
Director of Agriculture at Albany  
Albany, N.Y.  
24.278.

Parties hereto set and subscribe their respective hand

the day, month and year first above written.

WITNESSES:

1) Madan Gopal Ghosh  
4, Rajani Mukherjee Rd.  
Cal - 700038

Kalidas Mazumdar  
\_\_\_\_\_  
V E N D O R

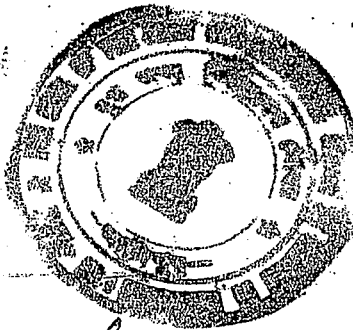
2. Sital Chandra Sarkar  
158, S.W. Roy Rd.  
Cal - 38  
Shriendra Nath Mazumdar

3. Harendra Nath Chatterjee  
24, Ralli Banerjee Lane,  
Calcutta - 31.

21/10/50 Y 200

\_\_\_\_\_  
CONFIRMING PARTIES.

RECEIVED from the within named Purchaser the within



DEPARTMENT OF AGRICULTURE  
BUREAU OF PLANT INDUSTRY

24.2.78

within mentioned sum of Rs.40,000/- (RUPEES FORTY THOUSAND )

only as per Memo below :

MEMO OF CONSIDERATION

By Earnest paid before	Rs	3001/-
By cash paid on 22/2/78	Rs	3999/-
By cash paid on 24/2/78	Rs	15000/-
By Cheque drawn on Central Bank of India dt 24/2/78	Rs	9000/-
Cheque No BBR/Hs 126471		
By Pay order No 662/17/206 dt 22/2/78 of Central Bank of India, Bradown Rd, Branch	Rs	9000/-
<u>(RUPEES FORTY THOUSAND ONLY)</u>		<u>40000/-</u>

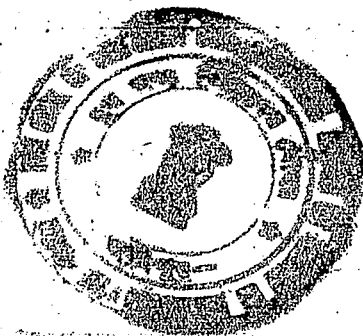
WITNESS:

1. Madan Gopal Ghosh.
2. Sital chandree Sarkar
3. Narendra Nath Chatterjee.

Kalidas Hazare  
V E N D O R.



need verified  
 by 6/16/16  
 my assessor has



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 Department of Agriculture of Alberta



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Book No. 1  
 Volume No. 331  
 Pages 41 to 53  
 Being No. 289  
 For the year 1978

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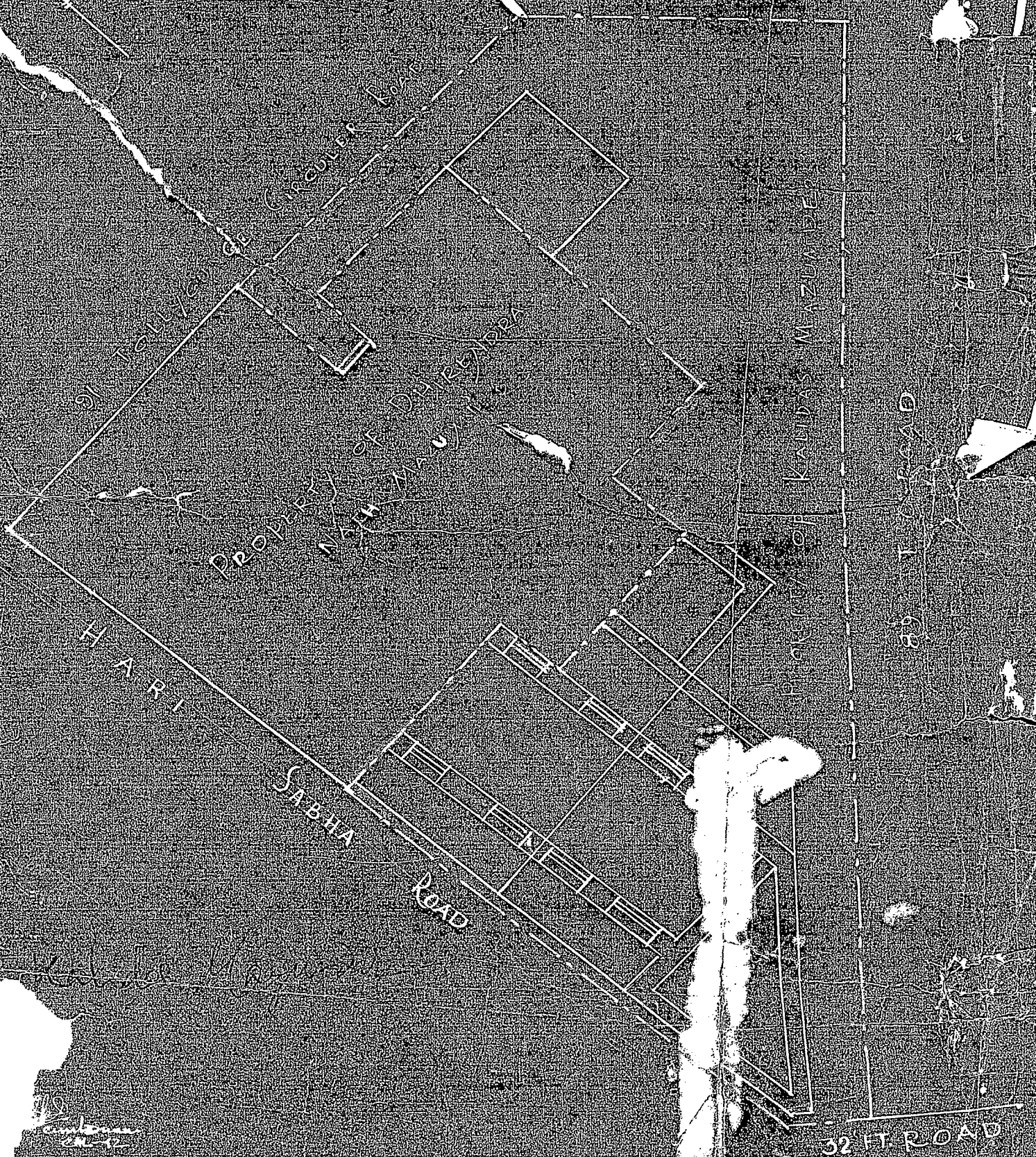


SITE PLAN OF RELATING TO PREMISES No 90 TOLLYGUNGE

CIRCULAR ROAD CALCUTTA-53 SCALE 1"=8'0"

AREA: 2 KATA 0 CH 5 SPT

93 T.C. ROAD



②

one plain alpha Check

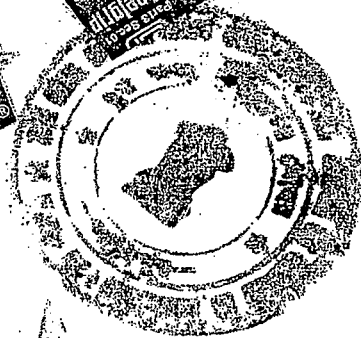
Book no - 1

Volume no - 33

Pages no - 51

Being no - 729

For the year 1978



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