STAMP AFFIXED BY.

STAMP SUPERINTENDENT.
CALCUTTA COLLECTORATE

THIS INDENTURE made this 4th day of July One --- thousand nine hundred and sixty BETWEEN (1) TRIBHOVAN JUGMOHAN son of Jugmohan Ramchand deceased of No.48 Ezra Street in the town of Calcutta now residing at No.8/1/2 Loudon Street, Calcutta by caste Jain by occupation Merchant (2) PROBHUDAS JUGMOHAN son of the said Jugmohan Ramchand deceased of Ujjain Bazar, Gauhati, Assam by caste Jain by occupation Merchant (3) ARUN KANT JUGMOHAN son of the said Jugmohan Ram Chand deceased of No.8/1/2 Loudon Street, Calcutta by caste Jain by occupation Merchant (4) SURESH CHANDRA JUGMOHAN son of the said Jugmohan Ramchand deceased of Malabar View, Chaupati, Bombay by caste Jain by occupation Merchant (5) VIMAL KANT JUGMOHAN son of the said Jugmohan Ramchand ---- deceased of No.8/1/2 Loudon Street, Calcutta by caste Jain by --- occupation Merchant and (6) SM. VEENA KUMARI JAGMOHAN widow of the said Jugmohan Ramchand deceased of No.8/1/2 Loudon Street, Calcutta by caste Jain by occupation Merchant hereinafter called the Vendors (which expression shall unless excluded by or repugnant to the context be deemed to include each of their respective heirs, executors administrators and representatives) of the One part AND DR. RAMKRISHNA MUKHERJEE son of late Satindra Nath Mukherjee by caste Brahmin by occupation Professor and DR. MRS. PRABHATI MUKHERJEE wife of the said Dr. Ramkrishna Mukherjee by caste Brahmin by occupation House wife --- both of No.360/2 Kayatola Road Calcutta hereinafter called the Purchasers (which expression shall where the context so requires include their respective heirs executors administrators representatives and assigns)

assigns) of the other part WHEREAS by an Indenture of lease dated the twenty eighth day of June One thousand nine --- hundred and thirty made between Dwarka Nath Chakravartty therein described of the First part The Regent Park Syndicate Ltd. a Limited liability Company then in liquidation of the Second Part Francis Edward Winmill and Robert Stephenson Haddon the then Official Liquidators of the said Regent Park Syndicate Limited of the third part it was witnessed that for the consideration therein mentioned the said --- Dwarka Nath Chakravartty did thereby demise and grant by way of Mourashi Mokarari Lease unto the said Regent Park Syndicate Limited and the Liquidators thereof all those pieces and parcels of land containing an area of Two hundred and five Bighas more or less described in the Schedule thereunder written and delineated in the map or plan annexed thereto reserving a permanently fixed annual rental of Rupees Six hundred and fifteen or Rupees Three per Bigha per annum AND WHEREAS by a Deed of Rectification dated the nineteenth day of December One thousand nine hundred and thirty five made between the said Dwarka Nath Chakravartty therein described as the Lessor of the First part the said Regent Park Syndicate Ltd (In Liquidation) of the second part and William Hunter & another the then Liquidators of the said Regent Park Syndicate Ltd (in Liquidation) of the third part a plot of land marked Dag No.757 of the --- Settlement plan was included as a part and parcel of the land demised by the said Indenture of Lease dated the twenty eighth day of June one thousand nine hundred and thirty and was granted and demised to the said Regent Park Syndicate Limited AND WHEREAS by an Indenture of Conveyance dated the ninth day of January One thousand nine hundred and thirty seven and made between the Regent Park Syndicate ---

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Limited (in Liquidation) of the first Part and William Hunter and William Scarth Carlisle Tully the then Official Liquidators of the said Regent Park Syndicate Ltd (in Liquidation) of the Second Part Ghanshamdas Loyalka of the third part and the Regent Estates Limited of the Fourth part, ALL THAT the Mokrari Mourashi land hereditaments and premises containing an area of about two hundred and five Bighas more or less excepting a piece of land containing an area of three Bighas and Nine cottahs --- acquired by the Government under the Land Acquisition Act for an aerial station situate in Mouza Shibpur Touzi No.151 Thana Tollygunge Parganna Khaspur in the District of Twenty four Parganahs more fully described in the Schedule thereunder written were conveyed to the said Regent Estates Limited subject to the payment of the annual rent at the rate of Rupees Three per Bigha and performance and observance of the condition ---- covenants and stipulations contained in the said Indenture of Lease dated the twenty eighth day of June One thousand nine hundred and thirty and on the terms and conditions contained in the said Conveyance dated the ninth day of January One thousand nine hundred and thirty seven AND WHEREAS by an Indenture of Conveyance dated the twenty eighth day of June One thousand nine hundred and thirty eight made between the Regent Estates Limited therein described as the Vendor of the one part and the said Tribhovan Jugmohan therein described as the Purchaser of the other part the said Regent Estates Ltd. who for the purposes of sale of the said lands demised in its favour by virtue of the said in part recited Indenture of Lease dated the twenty eighth day of June one thousand nine hundred and thirty had divided the same into several plots, did for the consideration therein mentioned grant convey transfer and assign unto the said Tribhovan Jugmohan ALL THAT the ----

Mourashi

Mourashi Mokrari land being Plot No.16 situate in Village Shibpur Touzi No.151 (separate account No.151/2) of the Collectorate of Twenty four Parganahs comprised in ~~[illegible]~~ Cadestrale Survey Plot Nos.768 of Khatian No.55,767 of Khatian No.56,765 of Khatian No.155,430 of Khatian No.55 and 429 of Khatian No.55 fully described in the Schedule thereunder written in respect whereof a proportionate rent of Rupees Six annas fourteen and pies six out of the total rent of Rupees Six hundred and fifteen was payable to the Proprietor Rai Bahadur Dwarka Nath Chakravartty AND WHEREAS it has since been ascertained that though the said Rai Bahadur Dwarka Nath Chakravartty was in possession of the several plots of land demised under the said hereinbefore in part recited Indenture of Lease dated -- the twenty eighth day of June one thousand nine hundred and thirty only about One hundred and sixty three Bighas of land appertained to Touzi No.151 Chota Hudda comprising inter alia the said Cadestral Survey Plots Nos.768 of Khatian No.55, 767 of Khatian No.56,765 of Khatian No.155, 430 of Khatian No.55 and 429 of Khatian No.55 which Touzi No.151 Chota Hudda was made rent free as hereinafter --- appearing AND WHEREAS by the said Indenture of Lease dated the twenty eighth day of June One thousand nine hundred and thirty it was provided that the said Rai Bahadur Dwarka Nath Chakravartty the Lessor therein mentioned undertook when called upon to do so at the costs of the said Regent Park Syndicate Limited to make the lands hereditaments and premises by the said Indenture of Lease demised rent free on payment of Thirty years rent at a time by the Company AND WHEREAS in the said Indenture of ----

Sub-Registrar, Alipore, Sadar.

Conveyance

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Conveyance



Conveyance dated the ninth day of January one thousand nine hundred thirty seven made between the said Regent Park Syndicate Limited (in Liquidation) of the First Part and William Hunter and William Scarth Carlisle Tully the then Official Liquidators of the Second Part Ghanshamdas Layalka of the third part and The Regent Estates Limited of the Fourth part the said Regent Estates Limited covenanted with the said Regent Park Syndicate Limited and the Liquidators thereof that the said Regent ---- Estates Limited would within Six months from the date thereof redeem the rent and cesses reserved under the said Indenture of Lease dated the twenty eighth day of June One thousand nine --- hundred and thirty in the manner mentioned therein AND WHEREAS the said Regent Estates Limited paid to the said Rai Bahadur Dwarka Nath Chakravartty Thirty years rent and cesses in respect of the said lands hereditaments and premises appertaining to -- the said Touzi No.151 Chota Hudda containing a total area of One hundred and sixty three Bighas AND WHEREAS by the said --- Indenture of Lease dated the twenty eighth day of June one thousand nine hundred and thirty the Lessor undertook and --- guaranteed that in the event of any difficulty in title or possession being at any time discovered more particularly with regard to the permanent leasehold or Nourashi Mokarari interest of the Lessor or any adverse claim to or interest in the said lands thereby demised or any part thereof whereby the permanent leasehold interest in the same intended to be by the said --- Indenture of Lease demised might be prejudiced or affected the Lessor would forthwith procure all necessary further deeds leases releases and other assurances and do all other acts and things in his power to secure and perfect the permanent leasehold title and possession of the Lessee in the lands hereditaments

ments and premises thereby demised free from all tenants' or Occupiers' rights or interests AND WHEREAS by an Indenture of Conveyance dated the fourteenth day of August one thousand nine hundred and thirty eight and made between the said Rai Bahadur Dwarka Nath Chakravartty therein described as the Lessor of the one part and the said Regent Estates Limited therein described as the Lessee of the other part after reciting that the said Lessor and the said Lessee have entered into an agreement between themselves whereby the Lessee has agreed to relinquish all claims in the last hereinbefore recited covenant on the part of the said Lessor the said Lessor for the consideration therein mentioned did thereby grant and transfer unto the Lessee ALL THAT the lands hereditaments and premises described in the Schedule thereunder written comprising inter alia the said C.S.Plots Nos.768 of Khatian No.55, 767 of Khatian No.56,765 of --- Khatian No.155,430 of Khatian No.55 and 429 of Khatian No.55 by way of rent free or Niskar tenure together with all rights including rights to receive rents and profits, liberties, easements,appendages and appurtenances and all other the things included in the demise witnessed in the said Indenture of Lease dated the twenty eighth day of June One thousand nine hundred and thirty TO HAVE AND TO HOLD the same unto the Lessee absolutely for ever freed and absolutely discharged from the obligation to pay rent and cesses reserved by the said Indenture of Lease but subject nevertheless to the payment of all rates taxes impositions and other outgoings if any now or hereafter to become payable ordinarily by ~~xxxxx~~ the Lessee or tenant AND WHEREAS by an Agreement for sale dated the first day of August One thousand nine hundred and fifty nine made between the said Tribhovan Jugmohan one of

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Sub-Registrar, Alipore, Sadar.

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the Vendors hereof but therein referred to as "the Vendor" of the one part and the said Dr.Ram Krishna Mukherjee and Dr.Mrs.Prabhati Mukherjee therein referred to as the "Purchasers" of the other part the said Vendor agreed to sell and the said Purchasers agreed to purchase the Southern portion of the said Plot No.16 now known as premises No.119 Netaji Subhas Chandra Bose Road,Tollygunge Calcutta at or for the price to be calculated at Rs 34,200/- (Rupees Thirty four thousand and two hundred only) per Bigha for the land tobe found on actual measurement out of which a sum of Rs 1700/- (Rupees One thousand and seven hundred only) was paid by the said Purchasers to the said Vendor as and by way of earnest money therefor AND WHEREAS the said Southern portion of the said premises No.119 Netaji Subhas Chandra Bose Road,intended to be hereby conveyed has on the actual measurement thereof been found to contain an area of eighteen cottahs fifteen chittacks and --- twenty five square feet and the price thereof at the said rate comes to Rs 32,442.50 nP. (Rupees Thirty two thousand four hundred forty two and fifty Naya Paisa only) AND WHEREAS although the said Deed of Conveyance dated the twenty eighth day of June one thousand nine hundred and thirty eight was executed in the name of the said Tribhovan Jugmohan the consideration money for the same was paid by him out of the funds of a joint Hindu Mitakshara family consisting of himself and the other Vendors mentioned herein who,at his request, have agreed to join in this deed of ---- Conveyance and convey the said Southern portion of the said premises No.119 Netaji Subhas Chandra Bose Road fully described in the Schedule hereunder written and delineated in the map or -- plan annexed hereto and therein coloured in red borders and marked as Lot A - - - -- free from all encumbrances at or for the said sum of Rs 32,442.50 nP. (Rupees Thirty two thousand four hundred and forty two and fifty Naya Paisa only) AND WHEREAS the vendors are

seised

seised and possessed of and otherwise well and sufficiently entitled to as of an estate of inheritance in fee simple in possession the lands tenements hereditaments and --- premises mentioned and described in the Schedule hereunder written and intended to be hereby granted conveyed transferred assigned and assured absolutely free from all -- encumbrances AND WHEREAS the Vendors have agreed with the Purchasers for an absolute sale to them of the said lands tenements hereditaments and premises more particularly mentioned and described in the Schedule hereunder written or for the price or sum of Rs 32,442.50 nP.(Rupees Thirty two thousand four hundred forty two and fifty Naya Paisa only) free from all encumbrances NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs 32,442.50 nP. (Rupees Thirty two thousand four hundred forty two and fifty Naya Paisa only) paid on or before the execution of these presents (the receipt and payment of which the Vendors do hereby admit and acknowledge) they the ---- Vendors do hereby grant,convey,transfer and assure unto the Purchasers ALL THAT the said land,tenement,hereditaments and premises mentioned and described in the ---- Schedule hereunder written OR HOWSOEVER OTHERWISE the said premises or any part thereof now is or are or at any time heretofore was or were situated butted bounded -- called known numbered described or distinguished TOGETHER WITH the benefits of the covenants entered into by the Vendor of the said Conveyance dated the twenty eighth day of June One thousand nine hundred and thirty eight in favour of the Purchaser thereof whereby the said --- Vendor covenanted with the said Purchaser for production

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Sub-Registrar, Alipore Sadar.

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of the title deeds mentioned in the Second Schedule thereunder written AND together with all and singular the buildings houses godowns and other erections and fixtures thereon and thereunto belonging and with the same usually held,used,occupied or enjoyed AND all ways,paths,passages,drains,lights,privileges, easements, appendages and appurtenances whatsoever to the said lands,tenements,hereditaments and premises belonging or in anywise appertaining or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was holden used occupied or enjoyed therewith AND the reversion or reversions, remainder or remainders,rents,issues and profits thereof AND all the estate, right,title,interest,property,claim and demand of the Vendors into out of and upon the said premises and every part thereof and all deeds,documents and muniments of title relating to the same TO HAVE AND TO HOLD the said land, tenement,hereditament and premises hereinbefore expressed to be hereby granted,conveyed, transferred or assured or expressed or intended so to be unto the Purchasers absolutely free from all encumbrances and for ever And the Vendors do hereby covenant with the Purchasers that they the Vendors have good right,full power and absolute authority to grant,convey,transfer and assure the said premises and every part thereof unto the Purchasers in manner aforesaid And that the Purchasers shall or may at all times hereafter peaceably and quietly possess and enjoy the same and every part thereof and receive and realise the rents,issues and profits thereof without any eviction,interruption, claim or demand whatsoever by the Vendors or any person claiming lawfully or equitably through, under or in trust for them and that free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manner of claims,charges,liens,debts,attachments,lispendens and encumbrances whatsoever created made done occasioned or suffered by the Vendors or by any person or persons claiming as aforesaid ------

And

And the Vendors do hereby further covenant with the Purchasers that the Vendors and all persons having or lawfully or equitably claiming through under or in trust for the Vendors aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchasers or of person or persons requiring same cause to be done or executed all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises and every part thereof unto the Purchasers in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO.

ALL THAT the Southern portion of the Pokrari Mourashi land being Plot No.16 of the Land Scheme of the Regent Estates Ltd., now known as premises No.119, Netaji Subhas Chandra Bose Road Tollygunge, Calcutta measuring Eighteen Cottahs Fifteen Chittacks and twenty five Square feet more or less situate in Village Shibpur Touzi No.151 (separate account No.151/2) of the --- Collectorate of Twenty four Pargannahs Thana Sadar Tollygunge Sub-Registration Office Alipore Parganah Khaspur in the --- District of Twenty four Pargannahs and comprised in the ---- following Cadestral Survey Plots and Khatians namely":

Sub-Registrar, Alipore Sadar.

| Cadestral Survey Plot No. | Khatian Nos. |
|---|---|
| 768 | 55 |
| 767 | 56 |
| 765 | 155 |
| 430 | 55 |
| 429 | 55 |

and shown in the Map or Plan hereto annexed and therein marked as Lot "A" --- and coloured in red borders and butted and bounded in

in the manner following that is to say on the North by the Northern portion of the said Plot No.16 already sold to Sm.Bhagwani Devi --- Kajaria on the South by Moores Avenue on the East by 40'wide common Road belonging to Regent Estates Ltd.,connecting Moores Avenue with Netaji Subhas Chandra Bose Road formerly known as Russa Bansdhani Road and on the West by Plot No.17 of the said land Scheme of the said Regent Estates Ltd.

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

SIGNED SEALED AND DELIVERED by the abovenamed Vendors in the presence of:

Sachindralal Mukherjee
Assistant to M/s Anderson
Solicitors, Calcutta

K. C. Bose
Solicitor
Calcutta.

Tribhovan Jugmohan.

Probhudas Jugmohan
by the pen of his constituted attorney
Tribhovan Jugmohan

Prankant Jugmohan

Suresh Chandra Jugmohan
by the pen of his constituted attorney
Tribhovan Jugmohan

Nimal kant Jugmohan.

Veena Kuwar Jugmohan
by the pen of her constituted attorney
Tribhovan Jugmohan

MY SEAL

Received of and from the within named Purchasers the within mentioned sum of Rupees Thirty two thousand four hundred and forty two and fifty

Fifty Naiya Paisa being the consideration in full for the sale abovementioned as per Memo hereunder written . . . . . Rs 32,442.50nP

MEMO OF CONSIDERATION.

Paid as and by way of earnest money and towards part-payment of the price at the time of the execution of Agreement for sale dated 1st August 1959. . . . . Rs 17,00/-

Paid this day at the request of the Vendors by cheque No. BA/4 279770 dated Fourth day of July ------- ---------- One thousand nine hundred and sixty drawn by Messrs Dutt & Sen Solicitors of the Purchasers on State Bank of India, Calcutta in favour of Messrs Mukherjee & Biswas the Solicitors of the Vendors..Rs 30,642.50nP.

Paid this day in cash . . . . . Rs 100/-

Total .....Rs 32,442.50nP.

Sub-Registrar, Alipore, Sadar. 47160

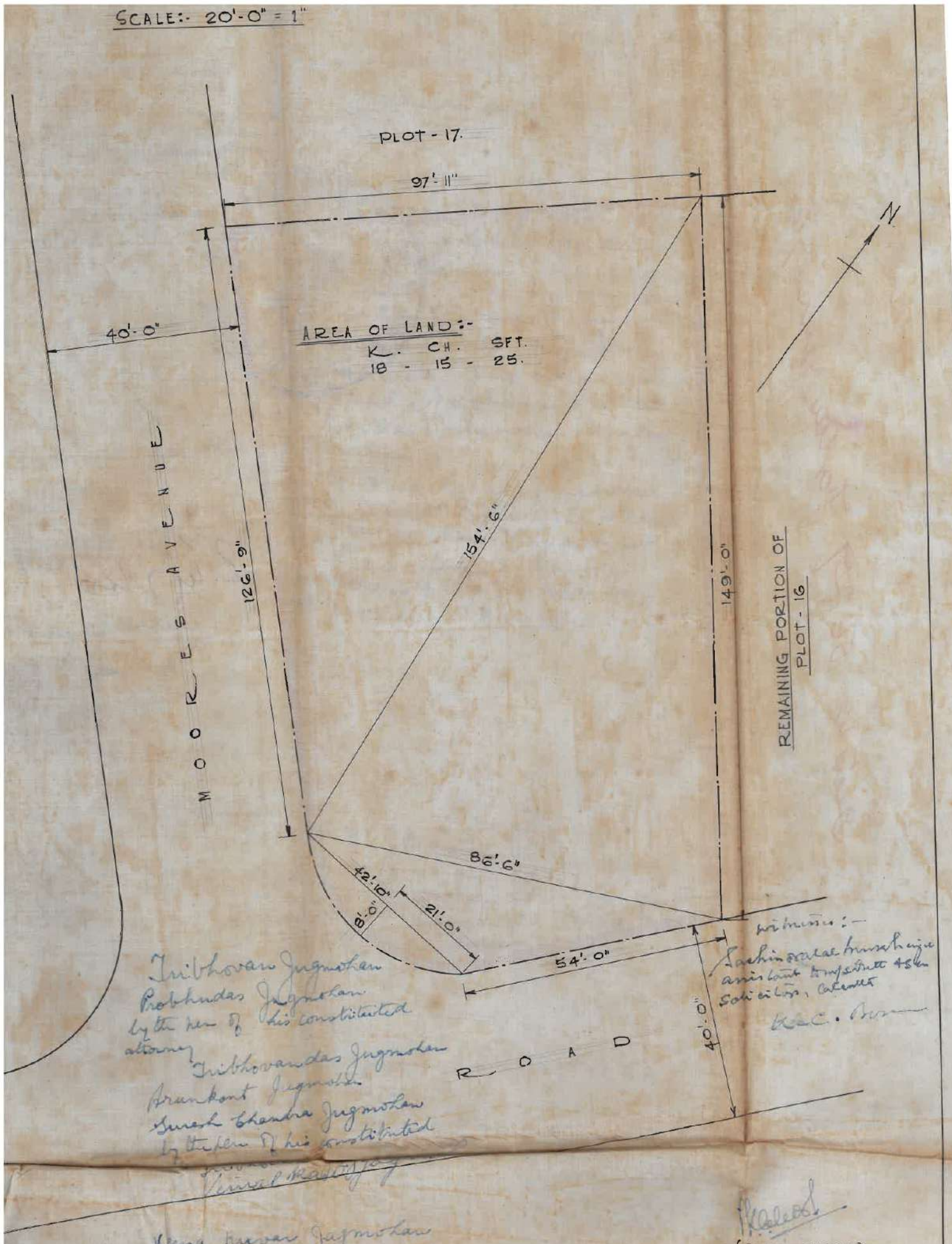
Rupees Thirty two thousand four hundred forty two and fifty Naya Paisa only.

Witness:-
Sachindralal Mukherjee
A. C. Sen

Tribhovan Jugmohan
Probhudas Jugmohan
by the pen of his constituted attorney
Tribhovan Jugmohan.
Brunkant Jugmohan
Suresh Chandra Jugmohan
by the pen of his constituted attorney
Tribhovan Jugmohan.
Vimal Kant Jugmohan.

Veena Kuwar Jugmohan
by the pen of her constituted attorney
Tribhovan Jugmohan

SCALE:- 20'-0" = 1"




Tribhovan Jugmohan
Probhudas Jugmohan
by the son of his constituted
attorney
Tribhovandas Jugmohan
Prankant Jugmohan
Suresh Chandra Jugmohan
by the son of his constituted
attorney
Vimal Kanti Jugmohan

Vinod Kumar Jugmohan
by the son of his constituted
attorney
Tribhovan Jugmohan.

witnesses:-
Lachhmi Narain Mukherjee
assistant transportation
Solicitors, Calcutta
K.L.C. Basu

(P. K. GHOSH)
B.E., C.E., M.I.E., M.I.S
CHARTERED ENGINEER, ARCHITECT & VALUER
13A, BELTALA ROAD
CALCUTTA-26

Deed no 5629 Folio year 1960

(2) 11031/6

DATED THIS 4th DAY OF JULY 19[illegible].

BETWEEN

TRIBHOVAN JUGMOHAN & ORS.

Vendors.

AND

DR. RAMKRISHNA MUKHERJEE & ANR.

Purchasers.

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CONVEYANCE.

DUTT & SEN.
Solicitors.
6, Old Post Office Street,
Calcutta.