

Sec 32 Case No. 952 of 1977 -1978
 Certified that the full stamp duty chargeable on the
 Instrument under the Indian Stamp Act. amounting to
 Rs 17,356.30 (Seventeen thousand three hundred fifty six and paise only)
 has been paid in stamps/under chalan No. 1
 dated 15.12.77

Calcutta Collectorate
 The 15.12.1977

Collector of Stamp Revenue
 Calcutta.



under Rule 21 of the
 Stamp Act at the Indian Stamp
 Act 1899 amended by Act II
 of 1923 section 12 (1) of the
 Calcutta Improvement Act 1911
 Schedule I A No. 23

Permission is granted by C.A.
 1st J. A. Collector P. O. Alipor
 No. 3846 dt. 4.11.77
 27/5/2281/1977

Rs 15156.00

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 2200.00

Green - Gas pipeline
 certificate up to 230 ft
 of Act, 1961, produced

Paid in Excise
 Total 17356.00
 Fee P.

A 1089.50
 N 3.00
 1092.50

1 - 15156.00
 C - 2200.00
 17356.30

[Signature]
 16.12.77

THIS INDENTURE made this the 16th day of December,
 One Thousand Nine Hundred and Seventy-seven B E T W E E N
 SRI TARA PROSAD CHATTERJEE son of Late Susil Chandra
 Chatterjee, by religion Hindu, a Retired India -
 Government Officer, of A-9/8, Vasant Vihar, New Delhi 57
 formerly residing at 199, Rouse Avenue, New Delhi - 1
 hereinafter called the Vendor (which expression
 shall unless excluded by or repugnant to the context
 mean and include his heirs, executors, administrators
 representatives and assigns) of the One Part A N D



... of P. on the ...
 day of ... 1977 at the Office of
 the Joint Sub-Registrar Alipur at
 Alipur by Pirani Jagat
 Executant or Claimant or attorney

Pirani Jagat

[Signature]
 Sub-Registrar of Alipur at Alipur

16-12-77

[Signature]

Pirani Jagat
 Son/Wife of Parneshan Jagat
 of 19 Raja Road
 Thana Calcutta-9
 District Calcutta
 Case Hindu as constituted attorney for
Yash Bahad Chatterji

Taraprasad Chatterji
 by the pen of his
 constituted attorney
Pirani Jagat

[Signature]

Indu Bhushan Jagat

Son/Wife of Late Bejin Behera
Jagat of 330 Gopuram Road
 Thana Calcutta-68
 District Calcutta
 Case Hindu as Retd.

Indu Bhushan Jagat

[Signature]

Sub-Registrar of Alipur at Alipur
 16-12-77



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SRI SEKHAR GUHA son of Sri Indu Bhusan Guha, by religion Hindu, a Businessman, residing at 330, Jodhpur Park, Calcutta - 68, hereinafter called the Purchaser (which expression shall unless excluded by or repugnant to the context mean and include his heirs, executors, administrators, representatives, nominees and assigns) of the Other Part :

WHEREAS the Vendor by an Indenture of Conveyance bearing date the 24th. day of December, 1965, purchased from the Bengal Secretariate Co - Operative Land Mortgage Bank & Housing Society Ltd., a Society registered under the Bengal Co-Operative Societies Act, 1940 and having its Registered Office at the time at Writers' Buildings, in the city of Calcutta, hereinafter called the Housing Society, a vacant piece of land measuring 5 (five) Kattahas 3 (three) Chattaks 13 (thirteen) Square feet more or less, described by the aforesaid Housing Society as Plot No.277 of the Tollygunge Scheme (Jodhpur Club Lands) being a portion of Premises No.1, Gariahat Road, within the municipal limits of Calcutta (formerly Tollygunge) fully described in Schedule 'A' hereunder written, free from all encumbrances, for consideration mentioned therein :

AND WHEREAS the said conveyance was registered in Book No.I Volume No.166 Pages 105 to 124 as Being No.9667, Year 1965 at the Office of the Sub-Registrar





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~~16/12/77~~

at Alipore, District 24-Parganas

AND WHEREAS the Vendor thus seized and possessed of and otherwise well and sufficiently entitled to the plot being Plot No.277 (portion of 1, Gariahat Road) of the Tollygunge Scheme (Jodhpur Club Lands) of the aforesaid Housing Society, numbered as 1/277 Gariahat Road in the Assessment Roll of the Corporation of Calcutta, sold 1 (one) Kattah 11 (eleven) chattaks 42 (forty-two) square feet of land out of the aforesaid 5 (five) kattahas 3 (three) chattaks 13 (thirteen) square feet of plot No.277 of the said Scheme, being the front western portion of the plot leaving a 12' ft. 10" inches wide private passage on its east leading from the 60' ft. wide public road on its south to the remaining portion of the aforesaid Scheme Plot No.277, to one Sri Sanat Kumar Chatterjee by a registered conveyance bearing date the 3rd.August, 1967, for consideration mentioned therein

AND WHEREAS the said Conveyance was registered in Book No.I, Volume No.114 in Pages 30 to 36 as Being No.582 for the year 1967 at the Office of the Sub - Registrar at Alipore and the said Sanat Kumar Chatterjee has built a residential building thereon being now premises No.1/277 Gariahat Road (Jodhpur Park) Calcutta - 68

AND WHEREAS the Vendor being thus seized and possessed of and otherwise well and sufficiently entitled to the remaining portion measuring 3 (three)





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Ministry of Agriculture and Forestry
16.12.77

kattahas 7 (seven) chattaks 15 (fifteen) Square feet of vacant land including the aforesaid 12' 10" inches wide private passage in his absolute right title and interest free from all encumbrances, built a two storied residential building thereon keeping the said 12' ft. 10" inches wide private passage for his own use and occupation being Premises No.1/277 A, Gariahat Road (commonly called Jodhpur Park) as assessed by the Corporation of Calcutta after the abovementioned sale to Sanat Kumar Chatterjee

AND WHEREAS the Vendor being in the services of the Government of India at Delhi seldom could find time to come to Calcutta to live in his house inducted three different monthly tenants-at-will on monthly rent, two in the ground floor and one in the first floor of the premises and the said monthly tenants are ejectable under the Law

AND WHEREAS the Vendor declared his intention to sell his aforesaid Premises No.1/277A, Gariahat Road (Jodhpur Park) within the municipal limits of Calcutta at Rs.1,10,000/- (Rupees One lac ten thousand) only, being its highest market price, free from all encumbrances except the above-mentioned monthly tenancy - at - will

AND WHEREAS the Purchaser agreed to purchase the same at the said price and paid Rs.2,000/- (Rupees Two thousand) only to the Vendor on the 17th.day of July,1977





10. The Registrar of Companies at Allpore

16.12.77

by Bank Draft No.T.T/AA357980 dated 15th. July, 1977 upon State Bank of India, New Delhi, as earnest money and part payment consideration, the balance to be paid at the time of execution and registration of the Deed of Sale NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.1,10,000/- (Rupees One Lac Ten Thousand) only of which Rs.2,000/- (Rupees two thousand) was paid on the 17th.July, 1977 by Bank Draft, as stated above, and the balance of Rs.1,08,000/- (Rupees One Lac Eight Thousand) only is paid this day by the Purchaser to the Vendor, the total amount of consideration Rs.1,10,000/- (Rupees One Lac Ten Thousand) only being thus paid to the Vendor by the Purchaser as per Memorandum of Consideration written below (the receipt whereof the Vendor does hereby admit and acknowledge) the Vendor does hereby grant, convey, sell, transfer, assure and assign unto and to the Purchaser free from all encumbrances, charges, liens, lispendens, attachments, allignments, requisition or acquisition proceedings except the above-mentioned monthly tenancies-at-will ALL THAT piece or parcel of land, hereditaments and premises containing an area of 3 (three) kattahas 7 (seven) chattaks 15 (fifteen) sq. feet more or less with a two storied building thereon including the 12' ft. 10" inches wide private passage for ingress and egress to and from the 60' feet wide road on the South being a portion of Plot No.277 of the Tollygunge Scheme (Jodhpur)





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Registrar of Assurances at Allpaca

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now the municipal Premises No.1/277 A, Gariahat Road, (Jodhpur Park) Calcutta-68, P.S. Tollygunge, S.R. Alipore Dist. 24-Parganas within the municipality of Calcutta TOGETHER WITH all buildings, outhouses, compounds, boundary walls, fences, liberties, privileges, easements, rights, lights, appendages and appurtenances, whatsoever to the said land hereditaments tenement and premises or any part thereof belonging or in anywise appertaining held used or occupied therewith and all the estate right title and interest property claim rents demand whatsoever of the Vendor into or upon the same and every part thereof TO HAVE AND TO HOLD the said land, the structures and buildings thereon unto and to the use of the Purchaser absolutely and for ever and the Vendor thus divested himself of all rights title and interest therein in favour of the Purchaser and delivered possession of the same now occupied by three monthly tenants - at will, two in the ground floor in separate portion and one in the first floor of the building and all the tenancies being governed by the provision of the West Bengal Premises Tenancy Act (Act XII of 1956) and to each of the monthly tenants the letter of attornment has been given by the Vendor asking them to attorn and pay monthly rents to the Purchaser with effect from this day

AND the Vendor doth hereby covenant with the Purchaser that the Vendor has good right and full power to sell the said land tenement hereditaments and premises with the buildings and structures thereon hereby sold to the Purchaser and the said property is fully free from all encumbrances, charges, debts, liens, lispendens





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any requisition or acquisition proceedings and also not subject matter of any alignment of the Corporation of Calcutta or of any public body except the aforesaid monthly tenancies - at - will AND that the Purchaser shall be kept indemnified against all estate and all charges, debts, liens, lispendens, requisition and/or acquisition or alignment AND that the Vendor shall and will from time to time and for all times hereafter at the request and cost of the Purchaser do or execute or cause to be done or executed all such acts things and deeds whatsoever for further or more perfectly assuring the title of the Purchaser to the said land hereditaments and premises hereby sold or any part thereof AND the Vendor doth hereby deliver his title deed namely, the Indenture of Conveyance dated 24th. day of December, 1965, between the Bengal Secretariate Co - operative Land Mortgage Bank & Housing Society Ltd., and the Vendor, referred to above, and as the other documents of title relate to other lands the said Housing Society has retained the same for production of the same on every reasonable request at the cost of the Vendor as covenanted in the aforesaid Indenture of Conveyance between the Housing Society and the Vendor AND the Vendor hereby declares that nothing is due from the Vendor as demands, made by the Housing Society aforesaid in relation to the aforesaid Plot No.277 of its Scheme, and as Corporation taxes including supplementary bills, if any, and other outgoings in respect of the property hereby sold, till this day.





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SCHEDULE 'A' ABOVE REFERRED TO :

ALL THAT piece or parcel of land being a portion of Premises No.1, Gariahat Road, described by the Housing Society as Plot No.277 of the Tollygunge Scheme (Jodhpur Club Lands) of the said Society measuring 5 (five) Kattahas 3 (three) Chattacks 13 (thirteen) Square feet more or less, within Calcutta Corporation, Thana Tollygunge, Registration Office Alipore, falling within one or more of Mouzas Dhakuria, Gobindapur and Selimpore, Pargana Khaspur, District 24 - Parganas.

SCHEDULE 'B' (REFERRED TO ABOVE)

ALL THAT piece or parcel of land measuring 3 (three) Kattahas 7 (seven) Chattacks 16 (sixteen) Sq. feet a little more or less, with a two storied building thereon including the 12' (twelve) feet 10" (ten) inches wide private passage for ingress and egress to and from the 60' feet wide public road on the South carved out of the Plot No.277 of the Tollygunge Scheme (Jodhpur Club Lands) of the Housing Society, referred to in Schedule 'A' above now Premises No.1/277 A, Gariahat Road (commonly called 277 A, Jodhpur Park) within the Municipality of Calcutta, Police Station Tollygunge, Sub-Registration Office Alipore, District 24-Parganas with the boundary walls, appurtenances, appendages, fixtures and fittings and all rights of easements, rights, air,





Handwritten signature above a crossed-out line of text.

18.14.77

lights, rents profits appertaining thereto butted and bounded as follows:-

- North - Plot No.261 of the Tollygunge Scheme
- South - Municipal Premises No.1/277, Gariahat Road
and portion of 60' ft. wide public road
- East - Plot No.278 of the Tollygunge Scheme
- & West - Northern portion of Plot No.276 of the
Tollygunge Scheme

and shown and depicted in Red coloured border line in plan annexed hereto.

LIST OF DOCUMENTS DELIVERED :-

1. Indenture of Conveyance bearing dated the 24th. day of December, 1965, between Bengal Secretariate Co - Operative Land Mortgage Bank & Housing Society Ltd.
2. Receipted tax - bills of the Corporation of Calcutta (forty-three in number) and one provisional receipt for 2nd. Quarter 1977 - 78.






~~16.12.77~~

IN WITNESS WHEREOF the Vendor Tara Prosad Chatterjee hereto puts his signature the day month and year above written.

Signed and Delivered
in presence of :-

Taraprosad Chatterji
by the pen of his constituted
attorney Sunari Gangal

Witnesses:- Indubhusan Pal
330, Jackson Park,
Calcutta-68

J. Dasgupta
advocate
44, Kankar Road
Calcutta-26

Susil Kumar Ray
115A Bagha Jatin Park
Calcutta-32

MEMO OF CONSIDERATION :

Received the within mentioned sum of Rs. 1,10,000/- (Rupees one lac ten thousand) only being the full consideration from the within mentioned purchaser; -

On 17.7.77 by Bank Draft no. TT/A A 357920

Dated 15.7.77 upon the Bank
of India, New Delhi

Rs. 2000 = 00

To pay by Bank Draft no. 514060

Ref. no. 1006/514060 dated 15.12.77 on

Grindlays Bank Ltd. New Delhi - issued
by Grindlays Bank Ltd. 31 Chowringhee
Road, Calcutta

Rs. 1,08,000 = 00

Rs. 1,10,000 = 00

Rupees one lac
ten thousand
only

Taraprosad Chatterji
by the pen of his
constituted attorney

Sunari Gangal

Typed by -

Amio Kumar Das
7/G, S.R. Das Road,
Calcutta-26.

witnesses:

Indubhusan Pal

J. Dasgupta

Susil Kumar Ray





~~CONFIDENTIAL - SECURITY INFORMATION~~

16-12-77

R-15-3-78



16.12.77



BETWEEN

SRI TARA PROSAD CHATTERJEE.

AND

SRI SEKHAR GUHA.

DEED OF CONVEYANCE

Re: Premises No.1/277 A, Gariahat Road
(commonly called 277A, Jodhpur Park)

Book No. 114
Volume no. 114
Pages 185-195
Being No. 3853
For the year 1977

Sri J. C. Das Gupta,
Advocate.

2-1-78

Nm. 2-40
2.90 paid.