

DR-Book-I, VOL-261, Pages-25/35, Serial-6748/1980.



प्रतिभरण पश्चिम बंगाल WEST BENGAL

99AB 191479

COST OF FEES

P. D. Haldar

F (1)	2 -
F (2)	2 -
G (1)	6 -
G (2)	8 -
Xerox	37 -
PRINT	50 -
Stamp	19 -
Cover	10 -
Total	141 -

A. D. K. Karunia, Alipore
South 24-Parganas
30/11/80

G (a)	6 -
G (b)	8 -
Xerox	33 -
PRINT	50 -
Total	117 -

*Record Keeper, Alipore
South 24-Parganas
21/11/80*



*Recd
30/11/80*

23 JUL 2024

SL No. 3544 Date

Name B. C. LAHIRI, Advocate
Alipore Judge Court
Kolkata-700 027

Address

Vendor Sig.  

TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027

6718

7 stamps

5000.00

7000.00

500.00

100.00

30.00

5.00

C. P. Prasad

Commission Granted by O. A.

A. A. Collector, B. D. O.

San. B. K. P. No. 3650

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K. C. Chatterjee

Sol -

District Sub Registrar

Alipur 24 Parganas

11.8.80.

This	Indenture	made	this	Fourth	day	of	June	one	thousand	nine	hundred	and	eighty	Between
Sefhar	Guha	son	of	Son	Indu	Bhawan	Guha	by	faith	Hindu	by	occupa	tion	Business
residing	at	No	330	Toddapur	Part	Calcutta	700068	herein	after	called	the	'Vendor'	(which	expression
shall	unless	excluded	by	or	refugant	to	the	content	he	deemed	to	include	his	heirs
successors	executors	administrators	and	legal	representatives	of	the	2nd	page	of	the	One		
part	And	Pranab	Kumar	Chaudhuri	son	of	Late	Salinda	nath	Chaudhuri	by	faith	Hindu	by
occupation	retired	Marine	Engineer	residing	at	66/10	Alinda	Mukherjee	lane	P.S.	Shilpur	in	the	town
Howrah	in	the	State	of	West	Bengal	herein	after	called	the	'Purchaser'	(which	expression	
shall	unless	excluded	by	or	refugant	to	the	content	he	deemed	to	include	his	heirs
successors	executors	administrators	and	legal	representatives	of	the	other	part	whereas				3rd
page	whereas	1.	with	a	view	to	build	up	a	residential	scheme	styled	as	Tolly
gunge	Scheme	the	Bengal	Secretariate	Co-operative	Land	Mortgage	Bank	and	Housing	Society	Ltd.		
(herein	after	called	the	Society)	acquired	a	large	piece	and	parcel	of	land	comprised	in
Mouza	Shakur	Shindapur	and	Selinpur	which	area	is	collectively	known	reputed	and	identical		
fixed	as	premises	No. 1,	Garichal	Road	within	the	limits	of	Corporation	of	Calcutta	(herein	after
within	the	Fourth	page	the	limits	of	Tollygunge	Municipality)	P.S.	Tollygunge	Rajis			
location	office	Alipur	Pargana	Khaspur	in	the	district	of	24	-	Parganas	(herein	after	called
entire	land)	2.	The	Society	developed	the	entire	land	and	after	making	provision	for	sewages
parcelled	the	same	into	a	number	of	plots	of	different	sizes	and	offered	them	for
sale	to	the	intending	purchasers	required	to	be	its	number	3.	By	a	Deed	of

11. 8: 80.

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Schubert, Franz

the	said	land	or	on	part	thereof	herein	after	referred	to	as	the	said	pre-
misses		and	industrial	ejectable	monthly	tenants	therein.	6. By	another	§. each	of	sale	dated	Decr. her
				§ 14	para-	registered	in	Book	No.	1,	Volume	No.	114	

'Said Land' 5. The said Para Prasad Chatterjee constructed a two storied building on

the said land or on part thereof herein after referred to as the said premises and industrial ejectable monthly tenants therein. 6. By another deed of sale dated December 16, 1977 registered 8th page-registered in Book No. 1, Volume No. 114 of Alipur, the said Para Prasad Chatterjee for the consideration therein mentioned and conveyed and transferred the said premises with all building and structures standing thereon or on part thereof to the vendor herein. 7. The vendor has agreed to sell and the purchaser has agreed to purchase the first floor of the said premises together with one-half undivided share in the said land coupled with easement over the remaining one-half undivided share in the said land which or on part thereof the building and structure stands on the terms and conditions not subject to the covenants, obligations and duties to be observed and performed by the purchaser and vendor or the vendor's successors title. Now this Deed witnesseth that in pursuance of the said Agreement and in consideration of the sum of Rs. 70,000/- (Rupees Seventy Thousand only) of lawful money of the Government of India well and sufficiently paid on or before the execution of these presents in the manner herein after mentioned by the Purchaser to the Vendor (the receipt whereof the Vendor doth here by admit and acknowledge and of and from the same and every part thereof the Vendor doth hereby Grant sell transfer and convey 9th page- Conveys unto the purchaser all that the

execution is admitted by
Sekhara Guha
of Jodhpur Guha
33.9. Tollygunge
Col. 62
District
Caste Hindu
Profession
9 8012
Sekhara Guha

Identified by
T.C. Sengupta
Advocate
Sd/-
District Sub Registrar
11.8.80



M

A circular postmark from Richmond, Virginia, dated April 26, 1865. The text "RICHMOND, VA." is at the top, "APR 26" is in the center, and "1865" is at the bottom. A small star is visible on the right side of the circle.

[illegible]

Hold the same unto the Purchaser in fee simple Together with all building Lands Courts

areas	sewers	drains	water	courses	light	electric	fittings	including	the	electric	meter	fixed	and / or
installed	therein	and / or	for	the	benefit	thereof	together	with	the	deposit	money	lying	with
the	Calcutta	Electric	supply	Corporation	Ltd	in	respect	thereof	liberties	privileges	concessions		
appurtenances	whatsoever	to	the	said	premises	belonging	or	in	anywise	appur			
taining	or	usually	held	or	enjoyed	there	with	or	reputed	to	belong	or	be
tenant	thereof	and	the	reversion	and	reversion	remainders	rents	issues	and	profits	thereof	And full
and	free	right	and	liberty	for	the	purchasers	his	tenants	servants	visitors	and	all
persons	authorised	by	the	purchaser	or	by	them	at	all	times	and	for	
all	purposes	connected	with	the	existing	or	present	and	every	future	use	of	the
manicled	and	otherwise	also	the	right	Eleventh	page	right	to	draw	lay	carry	
construct	all	water	connections	pipes	sewers	drains	sublets	electric	cables	telephone	lines	and	all
such	other	connections	of	and	incidental	thereto	along	over	and	underground	the		
12'10"	wide	common	passage	running	from	North	to	South	leading	to	and	forming	the
side	Road	as	shown	and	marked	in	green	zebra	line	is	the	map	or
hereto	annexed	in	common	with	all	other	person	or	persons	having	like	right	or
who	hereafter	acquire	the	same	And	all	the	estate	right	title	interest	property	claim
and	demand	whatsoever	both	at	law	or	equity	of	the	Vendors	or	their	predecessors
in	title	into	and	upon	the	entire	property	or	any	part	thereof	together	with
all	deeds	pattahs	muniments	instruments	of	title	whatsoever	in	anywise	relating			
to	or	concerning	the	entire	property	or	any	part	thereof	which	now	are	



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or	here	after	shall	or	may	be	in	the	possession	or	power	or	control	
of	the	Vendor	or	any	other	person	or	persons	from	whom	the	Vendor	may	procure
the	same	without	any	action	or	suit	To	Have	And	To	Hold	the	entire	property
hereby	granted	or	expressed	so	to	be	unto	and	to	the	use	of	the	purchase
his	heirs	and	assigns	absolutely	and	forever	and	the	Vendor	for	them-			
themselves	their	executors	administrators	and	representatives	do	hereby	covenant	with	the	purchase	his		
heirs	executors	administrators	representatives	and	assigns	that	Notwithstanding	any	act	deed				
or	thing	by	the	Vendor	or	his	predecessors	in	title	done	or	executed	or	
knowingly	subscribed	to	the	contract	they	the	Vendor	is	lawfully	and	absolutely	seized		
and	possessed	of	or	otherwise	well	and	sufficiently	Twelfth	page	sufficiently	entitled			
to	the	said	premises	hereby	granted	or	expressed	so	to	be	and	every	part	thereof
for	a	perfect	and	indefeasible	estate	of	inheritance	without	any	manner	of	condition		
use	trust	or	other	thing	whatsoever	to	alter	defect	encumber	or	make	void	the	
same	and	that	Notwithstanding	any	such	act	deed	or	thing	whatsoever	as	before		
they	the	Vendor	has	good	and	absolute	right	to	grant	the	said	premises	hereby	granted
or	expressed	so	to	be	unto	and	to	the	use	of	the	purchase	his	
heirs	and	assigns	may	at	all	times	hereafter	peaceably	and	quietly	possess	and	enjoy	
the	upper	messuage	together	with	all	parcages	rights	liberties	hereditaments	as	before			
conveyed	and	receive	the	rents	and	profits	without	any	lawful	eviction	interruption			
or	demand	whatsoever	from	or	by	the	Vendor	or	his	predecessors	in	title		

or	any	person	or	persons	lawfully	or	equitably	claiming	from	under	or	in	trust	for
the	Vendor	or	his	predecessors	in	title	and	that	free	from	all	encumbrances		
whatsoever	made	or	subscribed	by	the	Vendor	or	his	predecessors	in	title	or		

on demand whatsoever from or by the Vendor or his predecessors in title

or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or his predecessors in title and that free from all encumbrances whatsoever made or suffered by the Vendor or his predecessors in title or any person or persons lawfully or equitably claiming as above said And that free and clear force and clearly and absolutely acquired exonerated and discharged from or by the Vendor and well and effectually saved defended harmless and indemnified as from or and against all manner or former and other estate right title lien charges and encumbrances whatsoever executed made done occasioned or suffered by the Vendor or his predecessors in title or any person or persons lawfully claiming through under or in trust for him And Thirteenth page And further the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said messuage lands here covenants and promises or any of them or any part thereof from under or in trust for the Vendor his heirs executors administrators and representatives shall and will from time to time and at all times here after at the request and costs of the purchasers his heirs executors administrators representatives and assigns do and execute or cause to be done further and more perfectly and effectually assuring the said premises and every part thereof unto and to the use of the said purchaser his heirs and assigns in manner above said as shall or may be reasonably required The purchaser further covenants with the Vendor or his successors in title



[illegible]

any part of the said upper maisonette giving water and protection to the

said lower maisonette and the said water tank and such service and other pipes as above said causing as little damage as possible and making good any damage caused. And Thirteenth page - And the Vendor for himself and for all persons claiming through and by him under him as the beneficial owner of the ground floor maisonette together with one-half undivided share in the said land and covenants over the remaining one-half undivided share thereof (which remaining one-half share is hereby sold transferred and conveyed to the purchaser or so intended to be) with the intent and so as to bind (as far as practicable) the residue of the said premises and the owner and occupier of such residue for the time being so that this ~~covenant~~ ^{by} covenant shall be for the benefit and protection of the said upper maisonette. Hereby covenants with the purchaser as follows: A) Not to use the said ground floor maisonette nor permit the same to be used for any purpose whatsoever other than as a private dwelling house except with the consent of the purchaser; B) To keep the said ground floor maisonette in good state of repair order and condition (so as to give proper support to the upper maisonette) the foundation of the building the main structure of the ground floor maisonette and all gas water pipes, gutters, drains, drains pipes, cables and wires in, on or passing through the ground floor maisonette and the said land; c) To permit the purchaser with servants, workmen and others at all reasonable times on notice to enter into



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page -	into	and	upon	the	ground	floor	maisonette	for	the	purpose	of	inspe
ding	the	state	and	condition	thereof	The	Schedule	Above	Referred	To	All	
That	undivided	one -	half	share	in	the	piece	and	part	of	land	measuring
3	catlaks	7	chillaks	16	sq. ft.	more	or	less	together	with	the	entire
floor	maisonette	of	the	building	and	structure	standing	on	on	on		
part	of	the	said	land	and	the	perpetual	easement	on	and	over	the
remaining	one -	half	undivided	share	in	the	said	land	comprised	in	and	
known	reputed	recorded	and	identified	as	premises	No.	1/277A	Municipality	of		
Calcutta	Gariahat	Road	(commonly	called	277A	Toddhpur	Parte)	with	in	the	Municipality	of
Calcutta	Police	Station	Tollygaunge	Sub	Registration	office	Alipore	District	:	24	parganas	
lotted	and	bounded -	On	The	North	By	Plot	No.	261	of	the	Tollygaunge
Scheme	On	The	East	By	Plot	No.	278	of	the	Tollygaunge	scheme	On
The	South	By	Municipal	Premises	No.	1/277	Gariahat	Road	and	portion	of	60'
feet	Wide	public	Road	On	The	West	By	Northern	portion	of	Plot	No.
of	the	Tollygaunge	Scheme	and	shown	and	depicted	in	Red	coloured	border	
line	in	plan	annexed	here	to	In	witness	Seventeenth	page	In	witness	whereof
Vender	has	set	and	subscribed	his	hand	and	seal	the	day	and	Year
above	written	Signed	Sealed	And	Delivered	By	the	said	Sethur	Gutta	at	Calcutta
presence	of	J. C.	Dasgupta	advocate	Biswanath	Chatterjee	C/o	Banerjee & Banerjee	6	old	Post	Office
cal. 1	Received	from	the	Within named	Purchaser	the	Within mentioned	sum	of	Rs. 70,000		

(Rupees	Seventy	Thousand	only	as	per
No.	PQT	186619	dated	March	7,

2/6/07
The purchaser has paid the sum of Rs. 70,000/- to the vendor and has received the receipt therefor from the vendor.

One

Cal-1 Received from the within named

100

(Rupees)	seventy	thousand	only	as	per	memo	below:	Memo	of	consideration	By	Bank	Draft
No.	PQT.	186619	dated	March	7,	1980	drawn	by	Punjab National	Bank	Brabourne		
Road	Branch	Calcutta	on	Punjab National	Bank	Chittaranjan	Avenue	Branch	in	favour	of	Sekhar	
Guba	Under	Bank	Serial	No.	7/80.	Rs...	2,000.00	By	Bank	Draft	No.	PQU.	044328
June	4	1980	drawn	by	Punjab National	Bank	Brabourne	Road	Calcutta	on			
Punjab National	Bank	Lyons	Range	Calcutta	in	favour	of	Sekhar	Guba	Rs.	Rs.	68,000.00	Total:
Rs. 70,000.	(Rupees)	seventy	thousand	only.	Sekhar	Guba	Witness:	J. C.	Dargupta	Advocate	Arach	Banerjee	Advocate
Back	page	Dated	this	10th	day	of	June	1980.	Balaram	Sekhar	Guba	Vandana	And
Kumar	Choudhuri	Purchaser	Conveyance	Banerjee &	Banerjee	Sekhar	Guba	Advocate	6	sh	Post		
Office	Street	Calcutta	- 700	001	Serial	No.	2429	Sold	to	Pranab	Ken	Choudhuri	of
66/10	Alindra	Mukherjee	Lane	How-2	Calcutta	Collectorate	Treasury	St. 3.6	1980	Treasurer	S. Banerjee	Serial	No.
Serial	No.	2429	Sold	to	Pranab	Ken	Choudhuri	of	66/10	Alindra	Mukherjee	Serial	No.
Lane	How-2	Calcutta	Collectorate	Treasury	St. 3.6	1980	Treasurer	S. Banerjee	Serial	No.	2429	Sold	to
2429	Sold	to	Pranab	Ken	Choudhuri	of	66/10	Alindra	Mukherjee	Lane	How-2	Calcutta	Collectorate
Collectorate	Treasury	St. 3.6	1980	Treasurer	S. Banerjee	Serial	No.	2429	Sold	to	Pranab	Ken	Choudhuri
Choudhuri	of	66/10	Alindra	Mukherjee	Lane	How-2	Calcutta	Collectorate	Treasury	St. 3.6	1980	Treasurer	S. Banerjee
Serial	No.	2429	Sold	to	Pranab	Ken	Choudhuri	of	66/10	Alindra	Mukherjee	Lane	How-2
St. 3.6	1980	Treasurer	S. Banerjee	Serial	No.	2429	Sold	to	Pranab	Ken	Choudhuri	of	66/10
Alindra	Mukherjee	Lane	How-2	Calcutta	Collectorate	Treasury	St. 3.6	1980	Treasurer	S. Banerjee	Serial	No.	2429
Lane	How-2	Calcutta	Collectorate	Treasury	St. 3.6	1980	Treasurer	S. Banerjee	Serial	No.	2429	Sold	to

One plan attached on this page D.S.R.

Registered

Book No. 1
Volume No. 26
Pages 25 to 25
Being No. 6718
for the Year 1980

(Seal)

District Sub Registrar
Alipore 24 Parganas
11.2.81

copied by

Pranab Kumar
11.2.81

Read by

Aparna Sen Gupta
4-3-81

checked by

Rama Guba
4-3-81

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Pranab Kumar
11.2.81

Read by

Aparna Sen Gupta
4-3-81
Checked by

Read by
Rama Guba
4-3-81

Alipore 24 Parganas
CERTIFIED TO BE A TRUE COPY
DIST. SUB-REGISTRAR (RECORD)
ALIPORE. 24 PGS. (S)
11/2/81

[illegible]