



STAMP AFFIXED, BY.

L 4736  
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admissible under Rule 111 of the Indian Stamp Act as amended by Act II of 1922 and section 82 (1) Improvement Act 1911  
I. A. No. 294569  
Rs. 14.6.55  
STAMP SUPERINTENDENT,  
CALCUTTA COLLECTORATE.



Stamp Duty paid under the Indian Stamp Act as amended by Act III of 1922  
Additional Duty paid under the Calcutta Improvement Act.....  
Rs. 206 -  
158-3  
1-4  
206 -  
158-3  
1-4

Paid in excess.....  
THIS INDENTURE made this 22nd day of January 1937

One thousand nine hundred and fiftyfive BETWEEN CALCUTTA

PROPERTIES LIMITED a joint stock company with limited

liability incorporated and registered under the Indian Companies Act and having its registered office at --

No. 65, Sir Hariram Goenka Street, in the town of Calcutta

hereinafter called the "VENDOR" (which expression shall

unless excluded by or repugnant to the context include

its successor or successors in interest and assigns) of

the ONE PART AND SRIMATI SUDHA BASU wife of Nagendra

Nath Basu residing at 170/1, Prince Anwar Shah Road,

Tollygunge in the suburbs of the town of Calcutta by caste

Hindu by occupation Grihasthal hereinafter called the

"PURCHASER" (which expression shall unless excluded by

or repugnant to the context include her heirs executors

administrators representatives and assigns) of OTHER PART

WHEREAS by an indenture of conveyance bearing date the

21st day of August 1937 made between Abdur Rahman and

others the heirs and legal representatives of one Rahim

Bux Ostagar deceased therein described of the First Part

Satish Chandra Mitra the Commissioner of Partition appointed

in Sult No. 1221 of 1916 of the High Court of Judicature

at



at Fort William in Bengal in its ordinary original civil jurisdiction (in cause Mahmooda Bibi and others versus Nainoo Bibi and others) of the Second Part and Mugneeram Bangur and Company therein described of the Third Part and registered at the District Sub-Registration Office at Alipore in Book No. I Volume No. 95 Pages 1 to 50 being No. 3547 for the year 1937 they the said Abdur Rahman and others and the said Sattish Chandra Mitra therein mentioned indefeasibly sold granted transferred and conveyed to the said Mugneeram Bangur & Company among others ALL THOSE pieces or parcels of land being C.S. plots Nos. 49, 51 and 52 of Mouza Arakpur (Tollygunge) fully described in the schedule thereto AND WHEREAS by different Mourashi Mokorari Pattas bearing different dates the said Mugneeram Bangur and Company acquired Mourashi Mokorari rights in the lands including the said C.S. Plots Nos. 49, 51 and 52 (wherein they had "Madhyasatta Khajna Bridhir Jogya" and other rights) from the respective superior landlords AND WHEREAS the said Mugneeram Bangur and Company with a view to building up residential colonies divided the lands acquired as aforesaid into several blocks and made several development schemes by opening out roads therein and constructing pucca surface drains along the said roads and divided the remaining lands into self-contained small plots numbered serially as 1, 2, 3, etc. for identification AND WHEREAS by an Indenture of Conveyance bearing date the 29th day of March 1950 made between the said Mugneeram Bangur and Company of the One Part and the VENDOR herein of the Other Part and --- registered at the Sadar Joint Sub-Registration Office at Alipore in Book No. I Volume No. 31 Pages 104 to 123 being



Sub-Registrar  
Sadar



No.1314 for the year 1950 the said Mugneeram Bangur and Company for the consideration therein mentioned inderfeasibly sold granted transferred and conveyed to the VENDOR ALL

THOSE the lands of the Lake Colony Scheme No.1 South Block "A" including the said C.S. Plots Nos.49, 51 and 52 of Mouza Arakpur AND WHEREAS the Vendor is absolutely seized and possessed of and otherwise well and sufficiently entitled amongst others to the plot No.10 of Lake Colony Scheme No.1 South Block "A" formed as aforesaid and -- comprised in parts of C.S. Plots Nos.49, 51 and 52 of Mouza Arakpur AND WHEREAS the Vendor hath agreed to sell and the Purchaser hath agreed to purchase free from all encumbrances the said plot No.10 measuring 2 Cottahs ---- 15 Chittaks and 4 Square Feet at or for the price of Rs.10,300-11-0 (Rupees Ten thousand and three hundred and annas eleven only) calculated at the rate of Rs.3,500/- only per cottah NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid agreement and in consideration of the said sum of Rs.10,300-11-0 (Rupees Ten thousand and three hundred and annas eleven only) lawful money of India in hand well and truly paid by the purchaser to the Vendor at or before the execution of these presents (the receipt whereof the said vendor doth 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 vendor doth by these presents grant transfer sell convey assign and assure unto the said purchaser ALL THAT piece or parcel of Land hereditaments and premises being Plot No.10 fully described



Signature  
Bangalore



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 now are or is or heretofore were or was situate butted and bounded called known numbered described or distinguished or reputed so to be TOGETHER with the erections fixtures court court yards areas drains ways path passages water water-courses lights rights liberties easements privileges advantages and appurtenances whatsoever to the said land hereditaments and premises belonging or anywise appertaining to or with the same or any part thereof AND all the estate right title interest use property claim and demand whatsoever of the said vendor into and upon the said land hereditaments and premises or any part thereof AND also together with the right of the said purchaser to pass and repass with or without vehicles over and along the 20 feet wide road on the south of the said Plot No.10 as delineated in the map or plan annexed hereto TO HAVE AND TO HOLD the said land hereditaments and premises together with the right and privileges appurtenant thereto as aforesaid unto and to the use of the said purchaser absolutely and forever according to the nature and tenure thereof and the said vendor doth hereby covenant with the said purchaser that notwithstanding any act deed matter or thing whatsoever by the ~~said~~ said vendor done or executed or knowingly suffered to the contrary the said vendor now hath in itself good right full power and absolute authority to grant transfer and convey the said land hereditaments and premises hereby granted transferred and conveyed or expressed

Sub-Regi





*h.f.*  
expressed or intended so to be unto and to the use of the said purchaser and the purchaser shall and may at all times hereafter peaceably and quietly 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 said vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor AND that free and clear and freely and clearly and absolutely acquitted and exonerated and released or otherwise by and at the costs and expenses of the vendor well and sufficiently indemnified of and from and against all manner of claims charges liens debts attachments dispendens and encumbrances whatsoever created made done occasioned or suffered by the vendor or by any person or persons claiming as aforesaid AND further that the said vendor and all person or persons having lawfully or equitably claiming any estate or interest whatsoever in the said land hereditaments and premises or any part thereof from under or in trust for the said vendor shall and will from time to time and at all times hereafter at the request and costs of the said purchaser do and execute or cause to be done and executed all such acts and things whatsoever for further and more perfectly assuring the said lands hereditaments and premises and every part thereof unto and to the use of the said -- purchaser in manner aforesaid as shall or may be reasonably required AND the said vendor doth hereby further covenant with the said purchaser that the said vendor shall and will unless prevented by fire or any other inevitable

accidents



*Alipore*  
*Alipore*



accidents from time to time and at all times hereafter upon and at every reasonable request and costs of the said -- purchaser produce or cause to be produced unto the said purchaser or her attorneys or agents or at any trial hearing commission or examination or otherwise as occasion shall require all or any of the deeds comprised in the schedule "B" hereto for manifesting defending and proving the title of the said purchaser to the said land hereditaments and premises hereby granted transferred and conveyed or expressed or -- intended so to be or any part thereof AND the said vendor having received 35 (thirtyfive) years' proportionate rent for the piece of land hereby conveyed doth hereby covenant with the said purchaser that the purchaser shall not have to pay any rent at any time for the land hereby conveyed and that the vendor shall go on paying off the same to the -- superior landlords for ever and that the vendor shall indemnify the purchaser her heirs and assigns against any loss sustained by her or her heirs for non-payment or irregular payment of such rent to the superior landlords.

THE SCHEDULE "A" ABOVE REFERRED TO:-

ALL THAT piece or parcel of Mourashl Mokorari land hereditaments and premises measuring 2 cottahs 15 chittaks and 4 square feet a little more or less situate lying at and being plot No. 10 of Lake Colony Scheme No. 1 South Block "A" within the municipal limits of the Corporation of Calcutta (and formerly within the jurisdiction of Tollygunge Municipal- pality) Thana Tollygunge Sub-Registration Office Alipore



Pargana Khaspore District 24 Parganas Mouza Arakpore  
J.L.No. 39 the Touzi No. Khatian No. Dag Nos. etc.  
being as follows:-

Part. Touzi No.	Khatian No.	C.S. Plot or Dag No.	Area involved in this page.	Total annual Jama and zaminders.
I	56	112	49	1 K. 10 Ch. 14 Sft. Rs. 119-4-0
		51	- 15 Ch. -	Sarat Ch. Mandal Kummud K. Mandal and others of Bawal, 24-Parganas.
II	151	385	52	5 Ch. 35 Sft. Rs. 141-4-10½
			= .005 Satak.	Recelver Dwarakanath Chakraborty Trust Estate of 107 Ashutosh Mukherjee Road, Bhowanipore, Calcutta.

The said plot No.10 is butted and bounded on the north by Dag No.48 on the east by plot No.11 on the south by 20' feet wide road and on the west by plot No.9/1 all of the said Lake Colony Scheme No.1 South Block "A".

THE SCHEDULE "B" ABOVE REFERRED TO:-

1. Conveyance dated 21.8.37 between Abdur Rahman and others of the 1st part Sattish Chandra Mitra of the 2nd part and Mugneeram Bangur and Company of the 3rd part.
2. Mourashi Mokorari Pattas from superior Landlords in favour of Mugneeram Bangur and Company.
3. Conveyance dated 29.3.50 from Mugneeram Bangur and Company to the Vendor.

Registrar Alipore.  
Sadar

4. Settlement Khatian Nos. 112 and 385 of Mouza Arakpore and relevant settlement plan.
5. Development plan of Lake Colony Scheme No. 1 South Block "A".
6. Rent receipts granted by the superior landlords.

IN WITNESS WHEREOF the VENDOR hath hereunto set and subscribed its common seal the day month and year first above written.

THE COMMON SEAL of the VENDOR hath hereunto been affixed by

Naraindas Bangur  
Sd/- Ld/- Bangur

For CALCUTTA PROPERTIES LTD.

Naraindas  
Bangur  
Director.

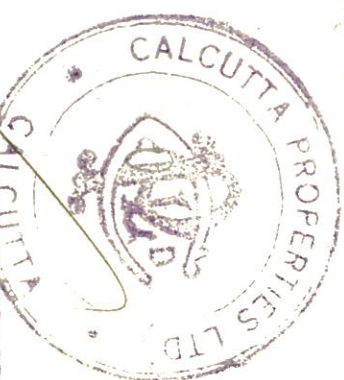
Directors in the presence of

Tak Narayan Singh  
37 3/4 Dum Road Sec 33  
Blythe, Cal. 33

For CALCUTTA PROPERTIES LTD.

Sd/- Ld/- Bangur  
Director.

For the M/s. Alipore  
37 3/4 Dum Road Sec 33.



Sub-Registrar Alipore

Sd/-  
Registrar.



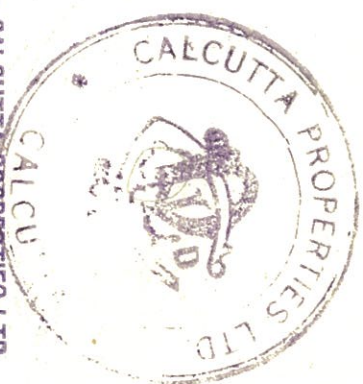
RECEIVED of and from the purchaser the  
sum of Rupees Ten thousand and three hundred  
and annas eleven only being the full  
consideration money as per memo below .....Rs. 10,300-11-0

MEMO OF CONSIDERATION.

By cash money received on  
23-5-55 Rs. 501-0-0  
By Cash received on 22-6-55 Rs. 9,799-11-0  
Total Rs. 10,300-11-0  
Rupees Ten thousand three hundred and  
annas eleven only.

Witness:-

- 1) Jap Narayan Singh
- 2) Premnathji Nath Acharya



For CALCUTTA PROPERTIES LTD.

*Nataramdas Banerjee*

Director.

For CALCUTTA PROPERTIES LTD.

*Noticed & signed*

Director.









PLAN SHOWING PLOT NO 10, OF LAKE COLONY SCH NO 1.  
SOUTH BLOCK A. BEING PORTION OF C.S. DAG NO 49,  
51 & 52. OF MOUZA ARAKPUR. ALSO BEING PORTION  
OF PRE. NO 170/1, PRINCE ANWAR SHAH ROAD. TOLLYGUNGE, CALCUTTA.  
SCALE:- 8'-FEET = 1" INCH

AREA OF PLOT  
MARKED RED  K-CH-SFT. MORE OR  
2-15-4. LESS.

DAG. NO 48.

PLOT NO 9/1.

PLOT NO 10.

PART OF DAG NO 49

68'-8"

80'-0"

PART OF DAG NO 51

61'-5"

PART OF DAG NO 52.

PART OF PLOT NO 11  
BUILDING III

PART OF PLOT NO 11.  
BUILDING III

For CALCUTTA PROPERTIES LTD.

Director

*Naraindas Banerjee*

For CALCUTTA PROPERTIES LTD.

Director

*Krishna Banerjee*



20'-0" FEET WIDE ROAD

25'-0" FEET WIDE ROAD.

DRAWN BY.



Planned

К.И. СИМОН  
Д.В.И.И. В.А.

DATE 16.7.80

16.7.80

16.7.80

16.7.80



50-0 FEET WIDE ROAD

Sub-Registrar

Sub-Registrar

Sub-Registrar

52-0 FEET WIDE ROAD



52-0 FEET WIDE ROAD

52-0 FEET WIDE ROAD

52-0 FEET WIDE ROAD

52-0 FEET WIDE ROAD

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52-0 FEET WIDE ROAD

52-0 FEET WIDE ROAD



File 534 (53-52)  
A-170/1 P.F. Alipore  
15-11-53

DATED THIS 22nd DAY OF June 1955.

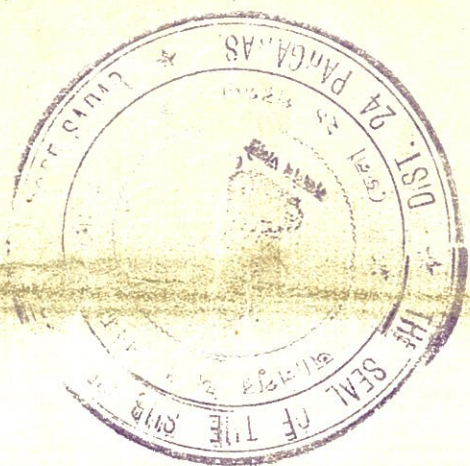
BETWEEN

CALCUTTA PROPERTIES LIMITED

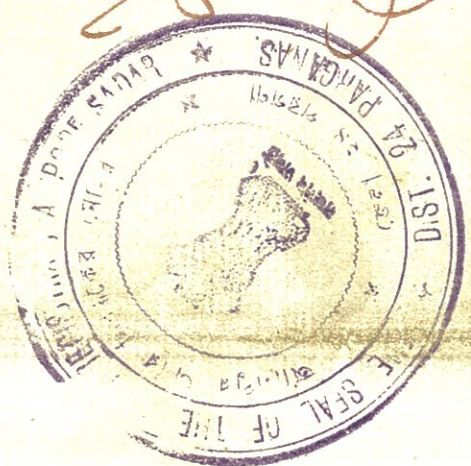
AND

SUDHA BASU

CONVEYANCE.



Sub-Registrar Alipore  
Badar.



Sub-Registrar Alipore  
Sadar.  
27/55

BOOK No. 7  
Volume No. 80  
Pages 165 to 172  
Being No. 4798  
for the year 1955

S.N. SEN  
SOLICITOR,  
10, Old Post Office Street,  
Calcutta.