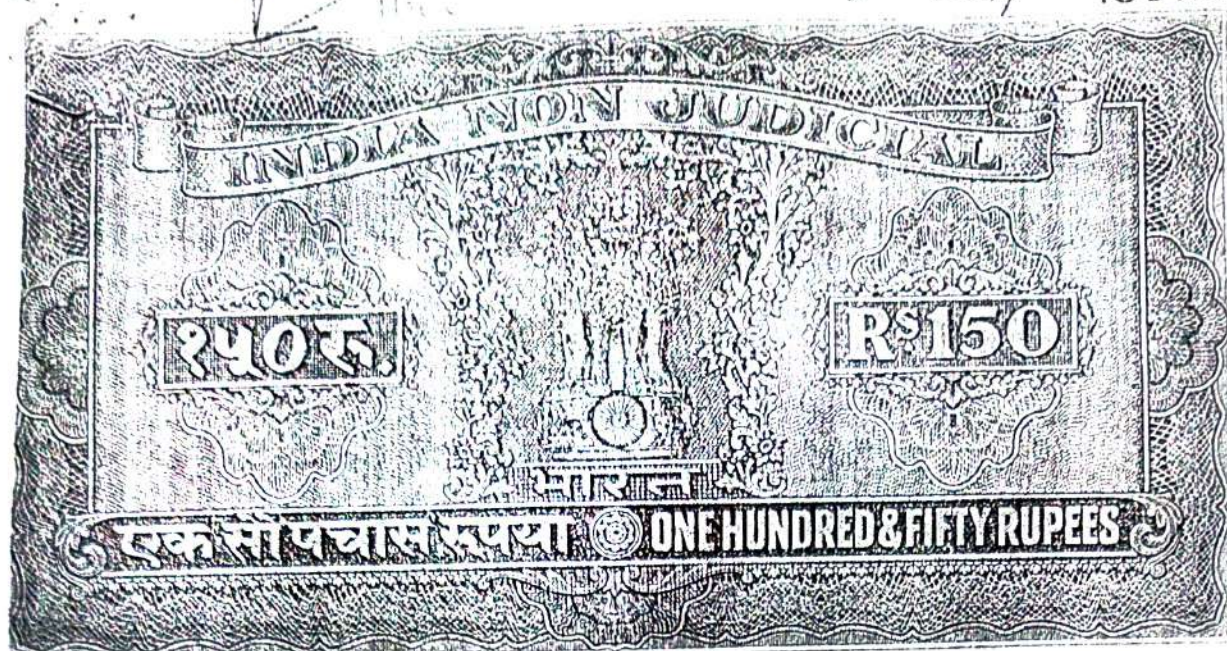




Admissible under Regn. Rule 21
Duty Stamp under the Indian
Stamp Act 1899 as amended by
Act III of 1922 and Section 82
(1) of the Calcutta Improve-
ment Act 1911 Schedule
IA 23

Stamp Duty paid under the
Indian Stamp Act 1899 as
Amended in 1922 Rs. 128.25

Additional duty Paid under the
Calcutta Improvement Act 1911
Rs. 69 P. 25

Fee Paid

A. 25.50
✓ 1.50
200 5.00
X 120 3.52
35.52

District Sub-Registrar
ALIPORE

12-3-73

Total Rs. 177.25 This indenture made this 12th day of MARCH

One thousand nine hundred and seventy-three between
Sri Jiban Krishna Banerjee son of Late Babu Pasupatinath
Banerjee, by caste Hindu, by occupation Land holder
residing at premises No. 20-A, Deb Narayan Banerjee Road,
Kalighat, P.S. Bhowanipore, Sub-Registry Alipore, District
24-parganas hereinafter called the Vendor, which
expression shall unless excluded by or repugnant to the
context include his heirs, executors, administrators and

Handwritten calculations and stamps:
25.50
1.50
5.00
3.52
35.52
128.25
69
25
177.25
12-3-73
35.52

1182
3-1.

Sol to Debendra Nath Ganguly.
9 D, Halder para Road.
Cal - 26. Wb.
Muzrah Treasury Stamp Office
Date 7/3/73. Muzrah Collect

1 @ Rs. 15/-
1 @ Rs. 40/-
1 @ Rs. 7/50
197/50



Presented for Registration at
Muzrah A.M./P.M. on the 12th
Day of March 1973
At the Sadar Registration Office
Alipore, 24 Parganas by
Deben Nath Ganguly
Lawyer / Solicitor or one of
the Executors / Claimants or
Attorney for
Executor / Claimant under a
Power of attorney No
Not in existence

Ganguly
Deba Ganguli

District Sub Registrar
ALIPORE

Sri Deben Nath Ganguly by the power of
Deben Nath Ganguly

CSJ NO 104

Having visited the residence of
Deben Nath Ganguly
Son of late Pasupati Nath Ganguly
of 204 Sub Narayana Ganguly
of 204 Sub Narayana Ganguly
Thana
District
By caste
By profession
I have this day examined the
said Deben Nath Ganguly
who has been identified to me
by Sachin Banerjee
on 204 Sub Narayana Ganguly
resident of 204 Sub Narayana Ganguly
Thana
District
By caste
By profession
and the said Deben Nath Ganguly
has admitted
the execution of this document

Deben Nath Ganguly

Sachin Banerjee

District Sub Registrar
ALIPORE



-2-

representatives and assigns, of the ONE PART; and Sri Debendra Nath Ganguli son of Late Surendra Nath Ganguli, by caste Hindu, by occupation House-holder and Srinati His Ganguli daughter of Late Harapati Chatterjee and wife of the said Sri Debendra Nath Ganguli above mentioned by caste Hindu, by occupation House-wife, and both Sri Debendra Nath Ganguli and Srinati His Ganguli residing at 9/D, Haldarpore Road, P.S. Bhowanipore, Sub-Registry Office Alipore, District 24-parganas, hereinafter called the Purchasers, which expression shall unless excluded by or repugnant to the context include their heirs, executors, administrators, representatives and assigns, of the OTHER PART.

Whereas



-3-

Whereas Sri Jiban Krishna Banerjee, Sri Biswanath Banerjee and Sri Anil Kumar Banerjee were jointly seized and possessed of and otherwise well and sufficiently entitled as absolute owners to the lands hereditaments and being owners of Municipal Premises Nos. 9/6 (Old number 9/1A) Haldarpore Road in Mouza Kalighat Dihi Panchanna-gram pargana Khaspur, Division 6 Sub-Division E old Holding No. 131 and New Holding No. 62 under Collectorate of 24-parganas comprising of 16 cottahs, 13 chittaks and 10 Sq. ft. Pakheraj Bustee land within the Municipal limits of the town of Calcutta P.S. Bhowanipore in the District of 24-parganas.

AND WHEREAS the said Sri Jiban Krishna Banerjee, Sri Biswanath Banerjee and Sri Anil Kumar Banerjee

mutually...

mutually and amicably partitioned by mates and bounds the said lands, hereditaments and premises along with other immoveable properties amongst themselves by Registered Deed of partition duly executed by the said Jiban Krishna Banerjee Biswanath Banerjee and Anil Kumar Banerjee on 4th day of February, 1957 and registered on 9th day of April 1957 in the Sub-Registration Office at Alipore and recorded in Book No.1, Volume No.37 pages 186 to 207, being No.3120 for the year 1957.

AND WHEREAS further in pursuance of the aforesaid registered deed of partition the said Jiban Krishna Banerjee hereinbefore referred to as the Vendor became absolutely seized and possessed of and became absolute owner of plot No.2 within the said municipal premises No.9/6 (old number 9/1/A) Halderpara Road as described and marked as C-5 in the map No.1 annexed to the said registered deed of partition comprising an area of 2 cottahs 4 chittaks and 39 sq.ft. and ever since the said Jiban Krishna Banerjee hereinbefore referred to as the Vendor by virtue of the partition as

aforesaid....

Aforesaid the Vendor is seized and possessed of and otherwise well and sufficiently entitled to the property more fully described in the Schedule below free from all encumbrances and charges.

AND whereas the Vendor has agreed to sell and the purchasers have agreed to purchase more or less six Chitaks and forty-three square feet (that is 313 Square feet) of land together with all kinds of easement rights of the Vendor/ in the hereditaments and premises being the part and portion of ~~Palheraj~~ Baste land under municipal premises No. 9/6 (old number 9/1/4) Baldarpura Road, in Mouza Kalighat, Dihi Panchannagram, pargana Khairpur, Division 6, Sub-Division E, old Holding No. 131, and new Holding No. 52 under P.S. Bhowanipore within 24-parganas collectorate being marked as plot No. 2 and C 5 of the aforesaid partition deed and map annexed thereto which is more fully described in the Schedule below and which is delineated and demarcated in colour Red in the plan or map annexed hereto and hereinafter referred to as the said property and the price settled at the rate Rupees Eight Thousand only (Rs. 8000/- only) per Cottah, and the actual price settled for

the....

the 6 Chittaks and 43 Aq.ft of land more or less is Rupees
Three thousand four hundred and Seventy only (Rs. 3470/- only)

Now this Indenture witnesseth that in consideration of the
sum of Rupees Three thousand four hundred and seventy only, well
and truly paid by the purchasers to the Vendor at the execution
of these presents, the receipt whereof the Vendor doth hereby
admit and acknowledge and of and from the same and every part
thereof forever acquit discharge and release the purchasers
as also the said property hereby conveyed, the Vendor doth
by these presents indefeasibly grant sell convey and transfer
unto the purchasers the said property fully described in the
Schedule hereunder written and delineated in the map or plan
hereto annexed and coloured Red free from all encumbrances and
charges to Have and to Hold the said property hereby granted
sold conveyed and transferred unto and to the use of the
purchasers absolutely and forever And the Vendor doth hereby
covenant with the purchasers that notwithstanding any act deed
or thing whatsoever by the Vendor or his predecessors in title
done or executed or knowingly suffered to the contrary the
Vendor is now lawfully rightfully and absolutely seized and
possessed,.....

possessed of and otherwise well and sufficiently entitled to the said property hereby granted sold conveyed and transferred and every part thereof for a perfect and indefeasible estate of inheritance without any manner of encumbrance charge condition use trust or any other thing whatsoever to alter defeat encumber or make void the same. AND THAT notwithstanding any such act deed or thing whatsoever as aforesaid the Vendor has now good right full power and absolute authority to grant sell and convey and transfer the said property free from all encumbrances, charges and equities unto and to the use of the Purchasers in manner aforesaid. AND the Purchasers shall and may at all times hereafter peacefully and quietly possess and enjoy the said property and receive the rents issues profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully and equitably claiming from under or in trust for him. AND THAT free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates encumbrances charges equities whatsoever made created or suffered by the Vendor or by any of his predecessors in

title....

title AND FURTHER THAT the Vendor and all person or persons having lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done or executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the purchasers in manner aforesaid as shall or may be reasonably required. AND FURTHER the Vendor doth hereby give the delivery of possession of the said property hereof unto and to the use of the Purchasers as absolute owner with all kinds of transferable rights.

AND WHEREAS the Vendor doth hereby convey, grant and transfer unto and to the use of the purchasers all kinds and types of the right of easement both above the land and underground thereof hereinafter referred to as the common passage and the Vendor further covenants with the purchasers that the purchasers shall have the full right of egress and ingress, including all rights of egress and ingress to and from the

Corporation....

corporation passage, laying underground drain, pipe of water taps both filter and unfilter, connection of electric, telephone and any other type or kind to use under and above ground of the said common passage and the Purchasers further shall have the right of opening the doors and windows on the said common passage without any kind interruption or objection whatsoever.

AND FURTHER the purchasers shall have the right to join their own soilpipe drain to the existing drain under the common passage laid down from the nearby bustee to the corporation drain under the Corporation Lane without any kind of interruption or objection whatsoever from any person or persons and that the Vendor has every lawful right to confer and convey this aforesaid drainage right to the Purchasers. It is understood that the VENDOR shall be liable to pay all municipal taxes payable for the land mentioned in the Schedule below, unto the date of Registration of this Deed.

Schedule Above referred to

All that piece and parcel of Takheraj Bustee land hereditaments and premises containing an area of six chittaks and forty-three square feet (that is 313 sq.ft) more or less delineated in Red colour together with all kinds of easement

eight....

right in the Common Passage in the map or plan annexed herewith being the part and portion of Lakheraj Bux's land under Calcutta Municipal Premises No. 9/6, Halderpara Road in Mouza Kalighat, Dihi Panchannagram, Pargana Khaspur, Division 6, Sub-Division E, Old Holding No. 131 and New Holding No. 52, under P.S. Bhowanipore, District 24-parganas under Collectorate 24-parganas being marked as plot No. 2 and G5 being butted and bounded -

On the North - Common Passage;
On the South - Premises No. 9D, Halderpara Road;
On the East - Premises No. 9D, Halderpara Road;
On the West - Premises No. 9/6, Halderpara Road,
the portion of which is owned
by Sri Ratan Kumar Das.

IN WITNESS Whereof the Vendor doth hereunto subscribe his hand and seal on the date month and year mentioned in the outset.

Signature of the Vendor

L.T. 9 of
S. S. B. S.
Mitra
Bansal
by
L. T. 9 of
S. S. B. S.

Received from the Purchasers the sum of Rupees Three Thousand Four Hundred and Seventy only (Rs. 3470/-)

Signature of the Vendor

Witnesses

1. Kama Lal Halder
10/11, Halderpara Road,
Calcutta-26
2. Ratan Kumar Das
11/11, Halderpara Road,
Calcutta-26

L.T. 9 of S. S. B. S. by the firm of S. S. B. S.

Typed by
S. S. B. S.
Kripore Judges Court,
Calcutta-27

9/22 (73-74)
H-9/6, Haldar
para bag

(see tag)

24/5/73

Dated

Deed of conveyance

Between

Sri Jiban Krishna Banerjee,
Vendor

And

Sri Debendra Nath Ganguli
and Srimati P. Ganguli

- purchasers.



District Sub-Registrar
ALIPORE



12.2.73
P.D. 10.4.73

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Book
Volume No. 48
Page No. 108
Bind No. 1849

District Sub-Registrar
ALIPORE

12/2/73