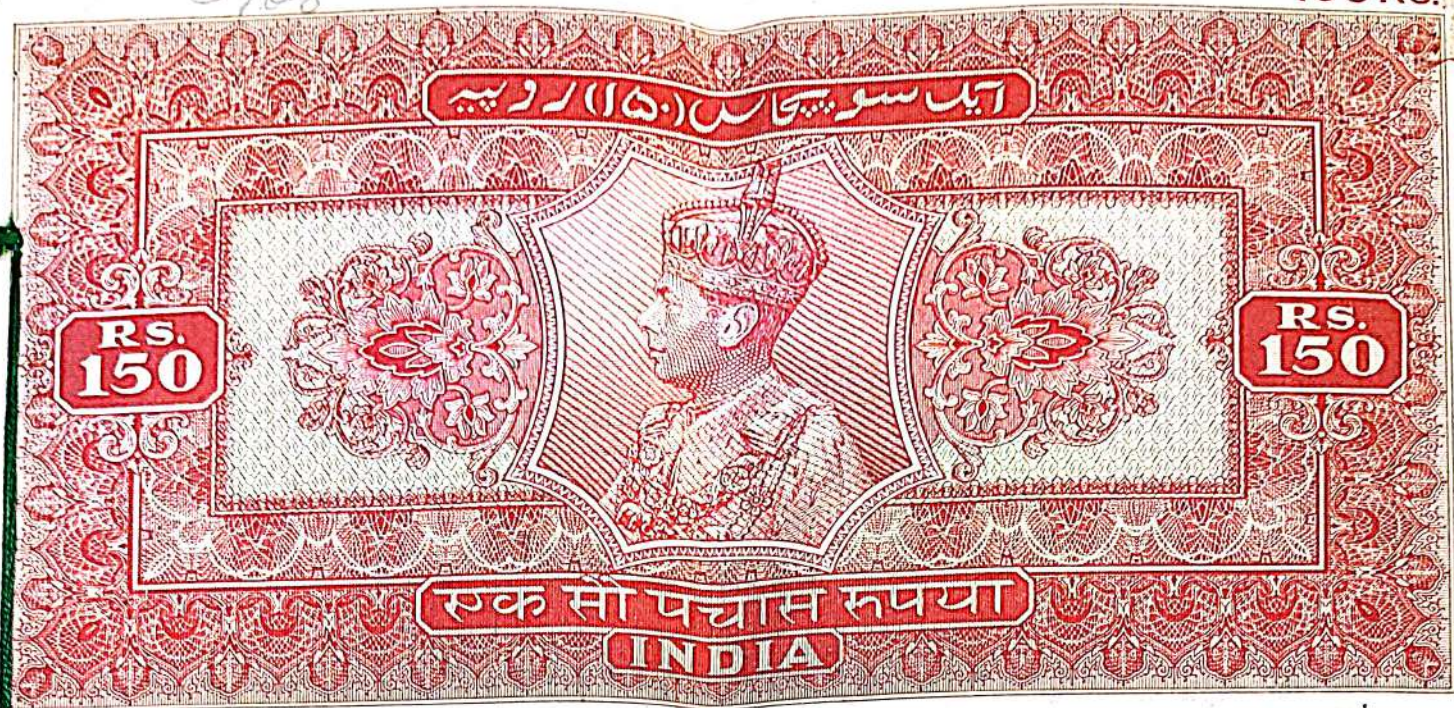


3768

I 3496

150 Rs.



Admissible under Rule 21
 duly stamped under Indian Stamp
 Act 1899 as amended by Act III
 of 1922 and section 82 (i) of
 Calcutta Improvement Act 1911
 Schedule I. A. No. 23

Rs. As.
 Stamp Duty paid under
 the Indian Stamp Act as
 amended by Act III of
 1922 165-
 Additional Duty paid
 under the Calcutta
 Improvement Act..... 210-12
 Paid in excess..... 2-4
 Total..... 375-12

fees paid as under
~~Stamp Duty~~
 6/9/12
 46h
 11/3/49

Lakshmi Narayan Bhattacharjee
 Lakshmi Narayan Bhattacharjee

cal
 Talk
 10541-10
 165-
 210-12
 375-12
 2-4
 30
 46h
 11/3/49

This INDENTURE made this 6th (Sixth) day of MAY 1912
 ONE THOUSAND NINE HUNDRED AND FIFTY FIVE BETWEEN SHRI LAKSHMI
 NARAYAN BHATTACHARJEE Son of Shri Moni Mohan Bhattacharjee by
 religion Hindu, Occupation - business, resident of 56, Kashi-
 nath Chatterjee Lane, P. S. Shibpur, District - Howrah, -
 hereinafter called the "VENDOR" (which expression shall
 unless excluded by or repugnant to the context include his
 heirs, executors, administrators, Legal Representatives and
 assigns) of the ONE PART AND SHRI DWIPENDRA CHANDRA CHAKRA-
 VORTY, Son of Late Rajendra Chandra Chakravorty by religion
 Hindu, occupation - Service, formerly of village - Mathara,

557
 Dripoudm ch. Chakravarti
 132 A Prince Adam Rd Cal

Calcutta Collectorate,
 Treasury.
 4. 5. 55

Rs-150 = 300 -
 75 -
 3 -
 378 -

[Signature]
 Choudhary



Presented for registration at
 12/5/55 A.M. or P.M. on the day
 of 12/5/55 at the office of
 the Sub-Registrar Alipore Sadar
 by *Lakshmi Narayan Bhatta Charye*
 Executant or claimant or attorney
 for under
 a Power of attorney No
 for 19 authenticated by the
 Sub-Registrar of

Sub-Registrar Alipore
 Sadar

Lakshmi Narayan Bhatta Charye

[Signature]
Kanishk Narayan Bhatta Charye
 son of *Moni Mohan Bhatta Charye*
 of *56 Kashi Nath Chatterjee*
Cane
 Thana *Chitpur*
 District *Chitpur*
 By caste *Hind Brahmin*
 v profession *Barman*



378

Lakshmi Narayan Bhatta Charye

Rs. 2640/10/9 *Swathans*
 is paid in my presence *Six hundred forty +*
 by *the vendor* *annas ten & pie ann only*

Sailendra Nath Palit

[Signature]
Sailendra Nath Palit
 Son of *Kali Chaman Palit*
 of *37/4 Kishor Road South*
 Thana *Chitpur*
 District *Chitpur*
 By caste *Hind Brahmin*
 v profession *Barman*
 Sub-Registrar Alipore
 Sadar.

150 Rs.



Lal Behari Narayan Chatterjee

P.S. Narsingdi, District - Dacca in East Pakistan, at present residing at 1/32-A, Prince Golan Mohammad Road, Calcutta-26, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include his heirs, executors, administrators, Legal Representatives and assigns) of the OTHER PART. WHEREAS THE "VENDOR" is absolutely seised and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of land, hereditaments and premises fully described in the schedule "A" hereunder and herein- after referred to as the "Scheduled property" by virtue of his purchase of the same from Messrs. Mugneeram Bangur & Company of 372/4, Russa Road South, Police Station - Tollygunj, in the District of 24 Pargannas, by a deed of

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Dwipaulm Ch. Chakravarti

1/32 A Prince of Wales Rd. 16

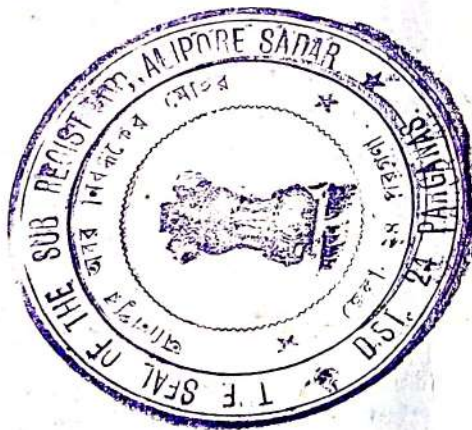
Collectorate,

Treasury.

4. 5. 55

S. Chandra

20-150 = 300 —
we 75 —
we - 3 —
378 —



Sub-Registrar Alipore
Sadar.

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Lalooji Narayan Chhalla

Conveyance dated the 18th day of September, 1947 and registered at Sadar Joint Sub-Registrar's Office at Alipore, - District - 24 Pergannas in Book No.1, Volume No. 52 at pages 285 to 293 being No. 2990 for the Year 1947 for the consideration mentioned therein AND WHEREAS the said property is - subject to mortgage and/or security and charge dated the 18th day of September, 1947, in favour of the aforesaid Messrs. Mugneeram Bangur & Company and registered at Sadar Joint Sub-Registrar's Office at Alipore, District - 24 Pergannas in Book No.1 Volume No.55 at pages 157 to 161 being No. 2833 for the year 1947, for a sum of Rs. 6,900/-/- (Rupees Six Thousand and Nine Hundred) only with interest and cost of recovery thereof AND WHEREAS the sum of - Rs. 6,900/-/- (Rupees Six Thousand and Nine Hundred) only is due and owing to the said Mortgagees from the "VENDOR"

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Dwibandhu Ch. Chakravarty

1/32 A Prince of Wales Rd. Calcutta

Calcutta Collectorate,

Treasury

45-55

Sd/- Chandra

2e - 150 = 300
1e . 75
1e . 3
378



Sub-Registrar Allpore
Sadar.

W
W



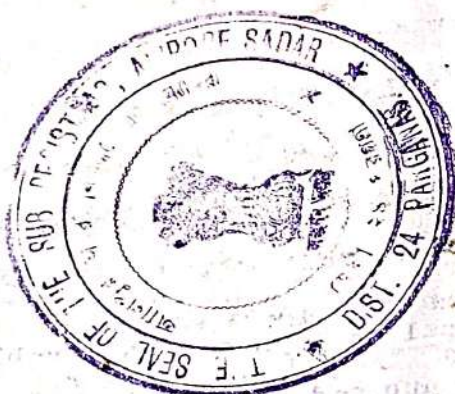
Lakshmi Narayan Chatterjee

on account of Principal besides a considerable amount of interest accruing due and paid by the "VENDOR" on Rs. 5 ¹⁰/₁₀₀ (five paise) May, 1955^{10/100} AND WHEREAS the "VENDOR" is in urgent and pressing need of money to clear up the said mortgage and/or security and charge and to meet his other obligations and WHEREAS by an Agreement dated the 22nd of March 1955 between the "VENDOR" and the "PURCHASER", the "VENDOR" has agreed to grant, sell, transfer all that the "Scheduled property" measuring 3 (Three) Cottas 40 (Forty) Square feet fully described in the Schedule "A" hereunder at and for the price of Rs. 10,541-10-9p (Rupees Ten Thousand Five Hundred Forty One and Annas Ten and Pies Nine) only at the rate of Rs. 3,450/-/- (Rupees Three Thousand Four Hundred and Fifty) only per Cotta and by

1/32 A: Prince of Wales Hotel.

Treasury.
4. 5. 55

Chondri

$$\begin{array}{r} 200 - 150 = 300 \\ 100 \quad 75 \\ 100 \quad 3 \\ \hline 378 \end{array}$$


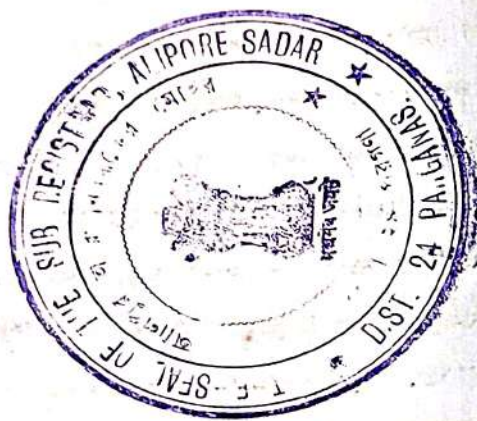
Sub-Registrar Alipore
Sadar

W. B. D.

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La Reuei Narayan Chatterjee

the said agreement the "VENDOR" having further agreed to pay to the aforesaid Messrs. Mugneeram Bangur & Company, the mortgages all interest already accrued, due and remaining unpaid till 30th day of April, 1955 on the aforesaid mortgage and or security and charge bond on or before the date of execution of These - Presents and in pursuance whereof the "VENDOR" has ^{by} on 5th (fifth) day of May, 1955 paid and cleared up all interest accrued due on the said mortgage and security bond upto the 30th April, 1955, the receipt of payment of which is made over to the "PURCHASER" to-day. AND in pursuance of the terms of the said Agreement, a sum of Rs. 6,900/-/- (Rupees Six Thousand and Nine Hundred) only out of the consideration money would be retained by and kept with the "PURCHASER" so as to enable him to redeem the mortgage security and charge aforesaid of the "Scheduled property" and out of the balance of the consideration money the "PURCHASER" having already paid Rs. 501/-/- (Rupees Five Hundred and One) only as earnest money and a further sum of Rs. 500/- (Rupees Five Hundred) only on the 29th - April, 1955 as per terms of the aforesaid deed of Agreement, the balance sum of Rs. 2,640/10/9 (Rupees Two Thousand Six Hundred Forty and Annas Ten and Pies Nine) only of the balance of the consideration would be payable in cash to the "VENDOR" at the time of Registration of the deed of Conveyance at the Registration Office at Alipore in terms of the aforesaid deed of Agreement.



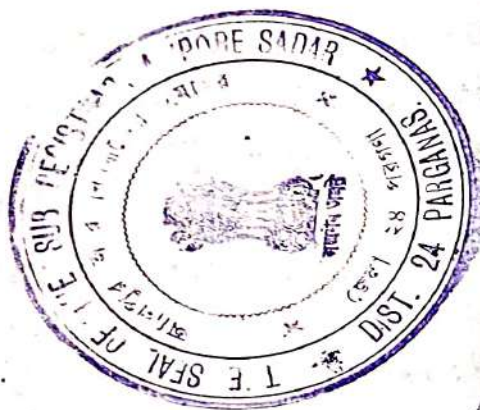
Sub-Registrar Alipore
Sadar

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Lalcoo Narayan Chatterjee

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement dated the 22nd day of March 1955 and in consideration of the sum of Rs. 10,541/10/9 (Rupees Ten Thousand Five Hundred Forty One and Annas Ten and Pies Nine) only paid by the "PURCHASER" to the "VENDOR" on or before the registration of THESE PRESENTS in the manner aforesaid, the receipt whereof the "VENDOR" doth hereby and by the receipt hereunder written admit and acknowledge and of and from every part thereof doth hereby release the "PURCHASER", the "VENDOR" doth hereby sell, grant, transfer and convey and assure unto the "PURCHASER" in absolute right all that the "Scheduled property" together with all sewerages drains, ways, passages, water, and water courses, lights, air, liberties, assessments, privileges, easements, ~~privileges, easements~~ right, advantages and appertanances whatsoever to the - said land, hereditaments and premises belonging or any-wise appertaining to with the same or any part thereof held, used, occupied, or enjoyed or reputed to belong or appertenant thereto AND all the estate, right, title, interest, use, claims, and demands whatsoever of the - "VENDOR" unto and upon the said land hereditaments and premises or any part thereof AND further together with full rights and liberties to the said "PURCHASER" and his successor or successors-in-interest to freely pass repass over and along the twenty feet wide public road constructed by the "VENDOR'S" predecessor-in-interest



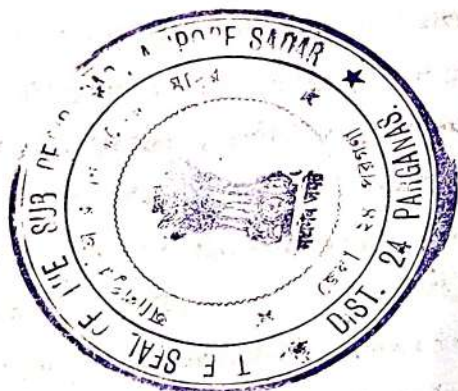
Sub-Registrar Alipore
Sadar

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Lal Bahadur Shastri

Messrs. Mugneeram Bangur & Company on the south of the plot hereby conveyed and as well as over and along other public roads in connection therewith already in existence or which may be made by the aforesaid predecessor-in-interest of the "VENDOR" in the North Block "B" of Lake Colony Scheme No.1 of the said Messrs. Mugneeram Bangur & Company and to use the pucca surface drain made by the - "VENDOR'S" said predecessor-in-interest for the purpose of drainage in connection with the main public drain or sewer along the road and all benefits of the covenants in favour of the "VENDOR" contained in the said Deed of Conveyance dated the 18th day of September, 1947, and referred to above and with all easements, right of way, drainage, water passage etc. appertenant thereto AND all deeds, puttas, Muniments and writings whatsoever exclusively relating to the said land, hereditaments and premises or any part thereof which are now or at any time hereafter may be in possession, power and control of the - "VENDOR" or any person or persons from whom the "VENDOR" may procure the same with or without suit or action. TO HAVE AND TO HOLD the said land, hereditaments and premises together with the rights and privileges appertenant thereto as aforesaid unto and to the use of the said "PURCHASER" absolutely and forever according to the nature and tenor thereof AND the said "VENDOR" doth hereby covenant with the said "PURCHASER" that notwithstanding any act, deed, matter or thing whatsoever by the said "VENDOR" done or executed or knowingly suffered to the contrary the said



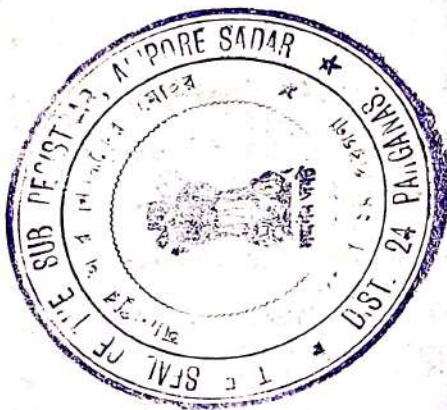
**Sub-Registrar Alipore
Sadar.**

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"VENDOR" now hath in himself 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 or intended so to be unto and to the use of the said "PURCHASER" in the manner aforesaid AND that the said "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 by any person or persons lawfully or equitably claiming from, under or in trust for the "VENDOR" and that free from all encumbrances except the aforesaid mortgage, charge and security in favour of Messrs. Mugneeram Bangur & Company referred to above whatsoever made or suffered by the said "VENDOR" or any person or persons lawfully or equitably claiming as aforesaid. AND further that the said "VENDOR", and/or all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said "Scheduled property" 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 cost of the said "PURCHASER" do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said land, hereditaments and premises and every part thereof unto and to the use of the said "PURCHASER" in



Sub-Registrar Alipore
Sadar.

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the manner aforesaid as shall or may reasonably be required AND the "PURCHASER" shall be well and sufficiently indemnified at the cost and expenses of the "VENDOR" against all manner of claim, charges, liens, debts, attachments, lispendens and encumbrances whatsoever, except the aforesaid mortgage charge and security in favour of Messrs. Mugneeram Bangur & Company referred to above. AND the "VENDOR" doth hereby deliver to the "PURCHASER" the documents relating to title of the "Scheduled property" hereby conveyed as specified in Schedule "B" hereunder and the documents described in the Schedule "C" hereunder are lying with the "VENDOR'S" predecessor-in-interest Messrs. Mugneeram Bangur & Company and in pursuance of the covenant made by Messrs. Mugneeram Bangur & Company the predecessor-in-interest of the "VENDOR" in the said deed of Conveyance dated the 18th September, 1947, the latter is bound to unless prevented by fire or other inevitable accidents from time to time and at all times hereafter upon every reasonable requests and requisitions and at the cost of the "PURCHASER" produce or cause to be produced unto the "PURCHASER" or his attorneys or agents or at any trial, hearing, commission, examination or otherwise as occasion shall require all or any of the deeds comprised in the Schedule "C" hereunder for manifesting, defending and proving the title of the "PURCHASER" to the said land, hereditaments and premises hereby granted transferred and conveyed or expressed or intended



**Sub-Registrar Alipore
Sadar.**

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Lat Cemi Narayan Chakraborty

so to be or any part thereof AND the "VENDOR" doth hereby further covenant that the "PURCHASER" is free from the liability of payment of and shall not have to pay the proportionate annual quit rent payable to the superior Landlords Dwarkanath Trust Estate of 107, Sir Ashutosh Mukherjee Road, Bhowanipore, District - 24-Pergannas the said proportionate annual rental having been redeemed and made free by the "VENDOR" on payment of 35 (Thirty Five) years' proportionate average rent to the "VENDOR'S" predecessor-in-interest Messrs. Mugneeram Bangur & Company for the plot of land hereby conveyed and the said Messrs. Mugneeram Bangur & Company having shouldered and undertaken the liability of payment of the said rents for the plot of land hereby conveyed to the said superior Landlords and the said predecessor-in-interest of the "VENDOR" from time to time and at all times shall keep the present "PURCHASER" indemnified against all losses and the costs that the "PURCHASER" may suffer or incur for non-payment or irregular payment of such rent to the superior Landlords in terms of the deed of Conveyance dated the 18th September, 1947, made by them in favour of the "VENDOR".

"SCHEDULE "A" REFERRED TO ABOVE"

All that piece or parcel of Mourashi Mokarari land, hereditaments and premises situate within the jurisdiction of Corporation of Calcutta, formerly of Tollygunge Municipi-



Sub-Registrar Alipore
Sadar.

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- Govt. of Madras

Municipality, Thana - Tollygunge, Sub-Registry Office -
Alipore in the District of 24 Pergannas and being the
plot No. 67 (Sixty seven) of the predecessor of the
"VENDOR" Messrs. Mugneeram Bangur & Company's land
development Scheme known as North Block "B" Lake Colony
Scheme No. I Measuring 3 (Three) Cottas and 40 (Forty) --
square feet corresponding with .05 satak (Point Zero
Five Satak) to be the same or a little more or less,
more particularly delineated in the map or plan annexed
hereto and bordered pink thereon and butted and bounded
on the :-

North:- Partly by plot No. 53 (Fifty three) and
partly by plot No. 52 (Fifty two) of the
above said scheme,

East:- by plot no. 69 (Sixtynine) of the said
Scheme (now by premises No. 162/36/1,
Prince Anwar Shah Road, Tollygunge of
Shri Bijoy Charan Bhattacharjee son of
Late Mukhtadhar Bhattacharjee, which has
been wrongly described in the aforesaid
deed of Conveyance dated the 18th Sept-
ember, 1947 and the schedule and map anne-
xed thereto as plot No. 68 (Sixty eight)
of the said Scheme , which plot no. 68
(Sixty eight) has in fact no existence in
the locality.

South: by 20' (Twenty) feet wide new road of the
said scheme

West: by Plot no. 66 (Sixty six) of the said scheme.



Sub-Registrar Alipore
Sadar.

(12)

Rabindranath Chakraborty

And the said plot No. 67(Sixtyseven) hereby sold is described in the settlement records of rights as comprised in Touzi No. 151 (One Hundred and fifty one) Mouza - Arakpore, J.L.No. 39 (Thirty nine) parts of C. S. plot Nos. 21 (Twenty one), 22 (Twenty two) and 24 (Twenty four), Khatian No. 385 (Three Hundred and Eightyfive) with Khatian Nos. 386 (Three hundred - Eightysix) , 387 (Three hundred Eightyseven) and 388 (Three hundred and Eighty eight) and appertaining to an annual jama or rent of Rs. 141-4-17-2 (Rupees One Hundred Forty One and Annas Four and Gandas Seventeen and Two Karas) only payable to Zemindar namely Rai Dwarkanath Chakraborty Bahadur deceased of 107, Sir Ashutosh Mukherjee Road, Bhowanipore, 24 Pergannas, present superior Landlords Indubhusan Chakraborty and Nirmal Chandra Chakraborty as trustees of Dwarkanath Trust Estate of the same place as aforesaid, proportionate annual quit rent whereof payable by the "VENDOR" has been redeemed and made free by the "VENDOR" as stated herein before.

SCHEDULE "B" ABOVE REFERRED TO:

(1) Deed of Conveyance dated the 18th September, 1947 by Messrs . Mugneeram Bangur & Company in favour of the "VENDOR" registered in Book No.1, VOLUME No. 52 at pages 285^{^ 15293} BEING NO. 2990 for the Year 1947 of the Office of the Sadar Joint Sub-Registrar of Alipore.



Sub-Registrar Alipore
Sadar.

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SCHEDULE "C"

List of Documents of Title to the Land hereby conveyed lying with the predecessor of the "VENDOR", Messrs. Mungeseram Bangur & Company and referred to in the Schedule 'B' of the Conveyance dated the 18th September, 1947:

- (1) Original Conveyance dated 21st August, 1937, between Abdul Rahaman and others of the first part, Satish Chandra Mittra of the Second Part and Messrs. Mugneeram Bangur & Company of the third part.
- (2) Mourashi Moharari Pattas bearing date the 230th April, 1940, between Rai Dwarkanath Chakraborty Bahadur and Messrs Mugneeram Bangur & Company.
- (3) Settlement Khatian Nos. 385 (Three hundred & Eighty five), 386 (Three hundred and Eightysix), 387 (Three Hundred and Eighty seven), and 388 (Three hundred and Eighty eight) and plan of Mouza Arakpore.
- (4) Messrs. Mugneeram Bangur & Company's land Development plan ~~is~~ of North Block "B" Lake Colony, Scheme No.1.
- (5) Rent Receipts granted by Superior Landlords.

Caracciolo Narayan Chatterjee



**Sub-Registrar Alipore
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IN WITNESS whereof of the "VENDOR" hath SET and SUBSCRIBED
his HAND AND SIGNATURE the day month and the YEAR FIRST
ABOVE WRITTEN.

Ramesh Narayan Poshan

Signed and Delivered in the presence of :

(1) *Taraknath Chakrabarti*
pleader, Judge's Court, Alipur

(2) *Sailendra Nath Palit*
372/4 Russa Road Suthcal 33

(3) *Ramendra Chandra Chakravarty*, 1/32A, Prince Gokul
Deo Chandra Rd.
Received the within mentioned sum of Rs. 10,541-10-9 p

(Rupees Ten Thousand Five Hundred and Forty One and annas
Ten and Pies Nine only) from the within mentioned "PURCHASER"
being the consideration money of THESE PRESENTS as per memo
written herein below :-

'Memo of consideration'

(1) By cash paid on 11.3.55 ... Rs. 101-0-00
(2) By cash paid on 22.3.55. ... Rs. 400-0-00
(3) by cash paid on 29.4.55. ... ~~Rs. 500-0-00~~
~~Rs. 2,640-10-09~~

(4) By cash paid on 6th May, '55 ... Rs. 2,640-10-09

*in one one thousand rupee note,
sixteen one hundred rupee notes, 160.
four ten rupee notes and small coins of 1/2, 1/4,
annas, paise and nine paise only.*

(5) By amount kept with the (PURCHASER)

for redemption of the mortgage.

Security and charge aforesaid made

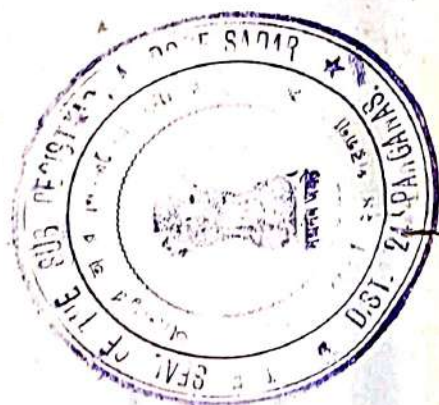
in favour of Messrs. Mugneeram Bangur

& Company by the "VENDOR" dated the

18th Sept. 1947 Rs. 6,900-10-0

Rs. 10,541-10-09p

Ramesh Narayan Poshan

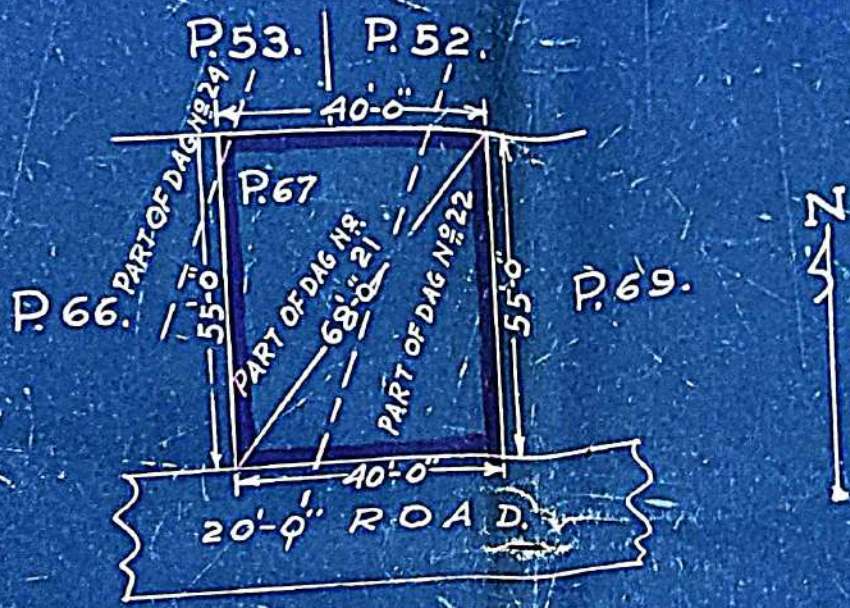


Sub-Registrar Aliporo
Sadar.

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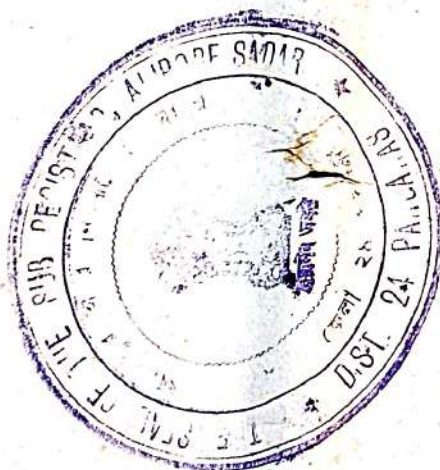
OT No 67, OF NORTH BLOCK "B" LAKE COLONY. SCHEME No 1
 PART OF DAG No 21, 22 & 24, OF MOUZA ARAK PUR.
 SCALE. 30' = 1"

Area in DAG No 21	1-10-35
" " " 22	1-8-0
" " " 24	0-0-5
TOTAL AREA	3-0-40



Drawn by. K.K. Butte.

Checked by ...
 6/3/55



SUB-Registrar Alipore
Sadar.

Please the led to
Book No. 109
Volume No. 64
Pages 109 to 349
Being No. 349
of the Year 19 5

(15)

Lakshmi Narayan
Pohallachari.

(Rupees Ten Thousand Five hundred and Forty One,
Annas Ten and Pies Nine only).

Lakshmi Narayan Pohallachari.

Witnesses :-

1. Taraknath Chakrabarti
pleader, Jagat Court, Dufferin
2. Sailendra Nath Palit
372/4 Russa Road Suthcal 33
3. Ramendra Chandra
Chakravarty
1/32-A, Prince Gokul Mohamed Rd.
Calcutta - 26

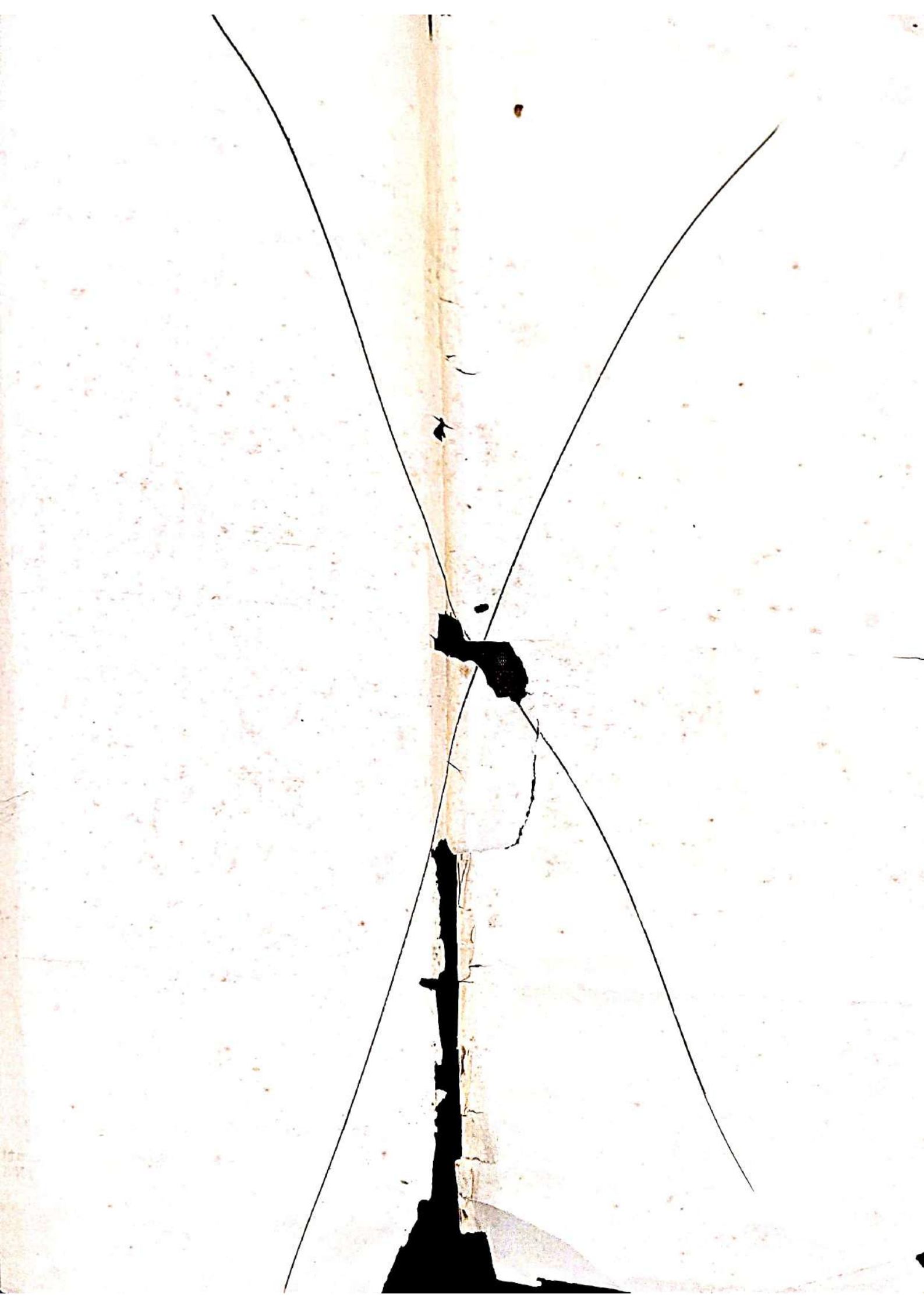
Typed by:- Shri Nani Gopal Ghosh Dasgupta.

Address:- 40/2G, Lake Road, Ballygunge,
Office address: 9, Old Post Office Street,
Calcutta.



Sub-Registrar Anipore
Sadar.

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Tot 147 (53-56)
Q. 162 P. 7 sheet out
(2) 14. 6. 53

Dated this 31st day of May, 1955.

From:-

Shri Lakshmi Narayan Bhattacharjee

To

Shri Dwipendra Chandra Chakravorty

CONVEYANCE

Re: Plot No. 67 of North Block 'B'
Lake Colony Scheme No. I.

Sub-Registrar Alipore
Sadar.

15
25/8-
Book No.
Volume No. 64
Pages 108, 10, 118
Being No. 3496
for the Year 1955

Sub-Registrar Alipore

Sadar. 12/5/53

Shri Abinash Chandra Bhattacharjee

Advocate, Supreme Court of
INDIA.