

Admissible under Regn Rule 10
 Only Stamped under the L. Act
 Stamp Act 1899
 23
 Stamp
 the
 Amount 369/1 35
 Additional Charge for the
 Calcutta Improvement Act 1911
 Rs. 10/-

Total Rs. 475/8

Fee Paid

A 325.10
 15.00
 2.00
 2.00
 345.10
 July 30.00
 6.90
 31.90

Calcutta 280 A (1)
 2-10-1961
 Registrar U/S 7(2)
 Alipore, 24 Presidency
 21/1/76

25
 75

THIS INDENTURE made this the 21st day of
 January, One thousand Nine hundred and Sixty six
 BETWEEN SRI KSHITISH CHANDRA SEN son of late
 Ramosh Chandra Sen by faith Hindu by occupation landholder
 residing at 57/A, Ballygunge Circular Road, P.S. Ballygunge
 Calcutta hereinafter called the VENDOR (which
 expression shall unless excluded by or repugnant to the
 context be deemed to include his heirs executors
 administrators representatives and assigns) of the
 ONE PART: A. N. D. SRI NIRANJAN ROY CHOWDHURY and
SRI AMBIKA CHARAN ROY CHOWDHURY both sons of late Basala
 Roy Chowdhury both by faith Hindu by by occupation
 landholder, both residing at 47/2/1, Hinduathan Road.

50
 00
 00
 00
 345/10

0347

Ambedkar Chandra Sen
Kishore Chandra Sen
Ballygunj

1000
150
2150



at his private residence
Circular Road, Ballygunj

Handwritten notes and signatures in the left margin.

Kishore Chandra Sen

Son of K. Ram Chandra Sen
Wife Smt. Ballygunj Circular Road
Thana Ballygunj
District 24 Parganas
Caste Kaibarta
Profession Kaibarta

Registrar U/S 7 (2)
Alipore, 24 Parganas

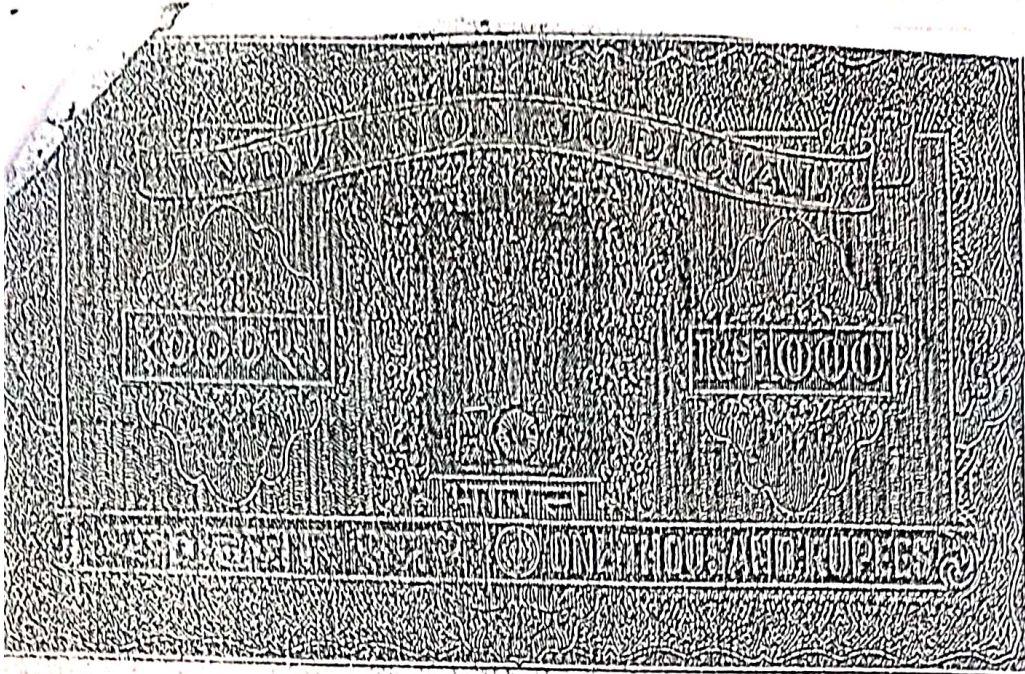
Kishore Chandra Sen
Thumb Impression is
dispensed with

Registrar U/S 7 (2)
Alipore, 24 Parganas

Omprakash Banerjee
Advocate
Alipore Court

Jagan Prasad Banerjee
Son / Wife / Daughter of Advocate
of Alipore Court
Thana Alipore Court
District 24 Parganas
Caste / Hindu / Muslim
Profession

Registrar U/S 7 (2)
Alipore, 24 Parganas



- Two -

P.S. Ballygunge, Calcutta hereinafter jointly referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to include their and each of their heirs executors administrators representatives and assigns) of the OTHER PART:

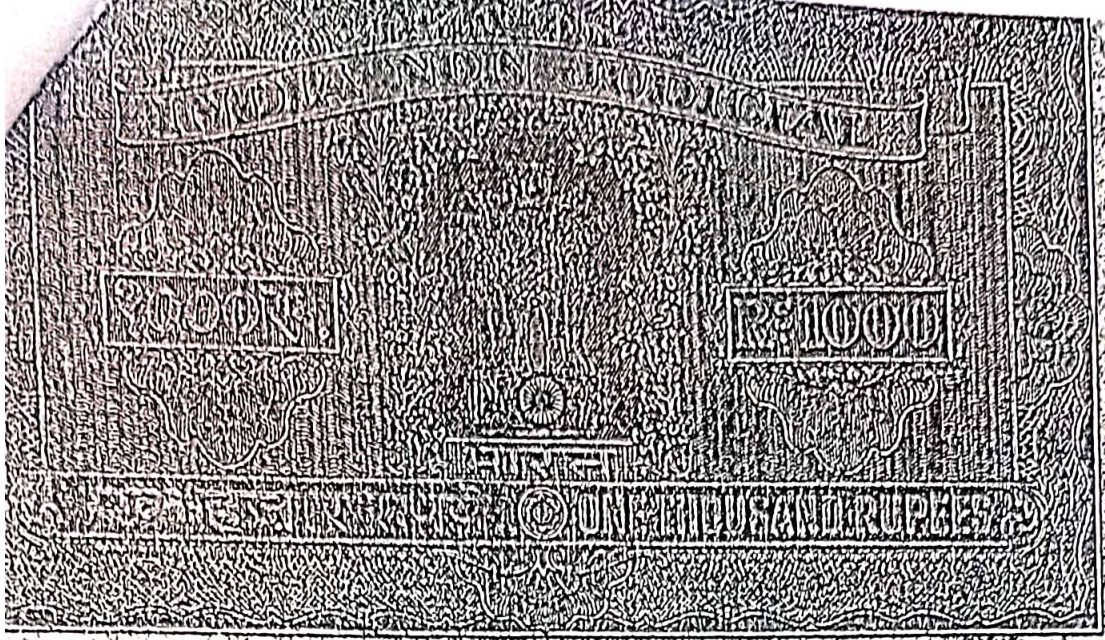
WHEREAS the predecessor-in-interest of of the VENDOR, Ramash Chandra Sen, since deceased and his brothers Hem Chandra Sen and others purchased ALL THAT piece and parcel of land measuring about 19 cottahs 10 chittaks and 15 sq.ft. being premises No. 1, Dover Land within the Municipality of Calcutta being part of Holding No. 127 Division VI Sub Division 'P' Second Scheme of Gariahat Road property Plot No. 21A from Hindusthan Co-operative Insurance society Ltd for valuable consideration

31/6

20

10

10

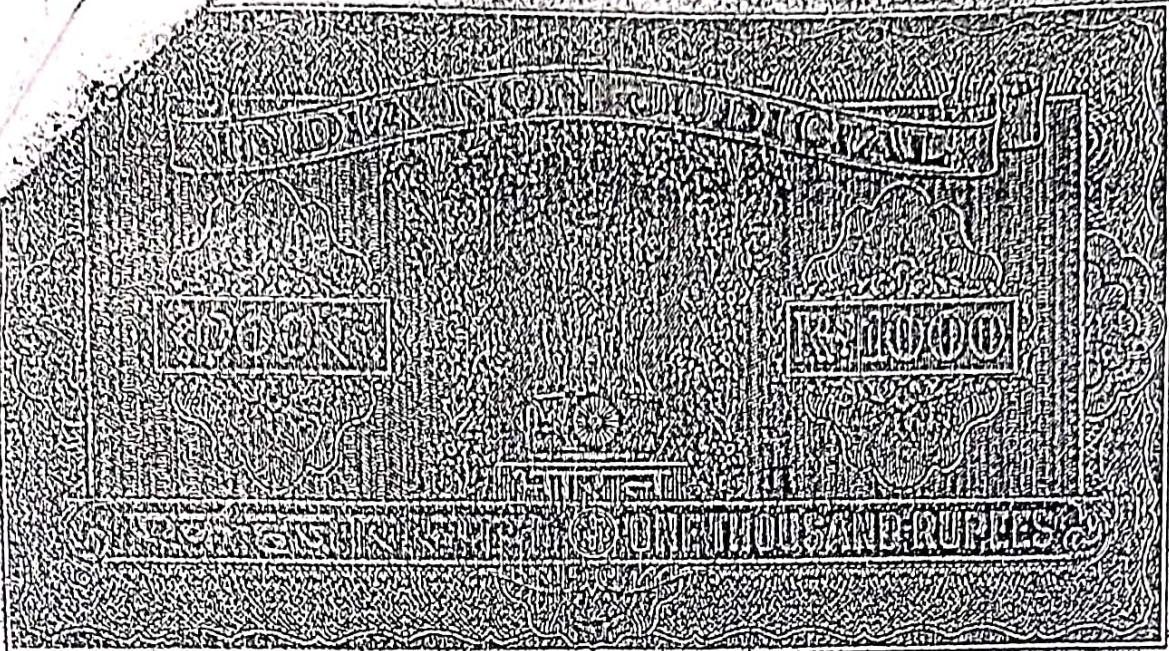


- Three -

-tion on May 7, 1920

AND WHEREAS an amicable partition was effected between the aforesaid Ramsh Chandra Sen and his aforesaid brothers by a Registered Deed of Partition Dated 1st October, 1934 according to which partition Deed premises No. 1D, Dover Lane (originally portion of premises No. 25 Dover Lane) P. S. Ballygunge, Calcutta particularly described in the Schedule below inter alia was allotted absolutely to the said Ramsh Chandra Sen, since deceased.

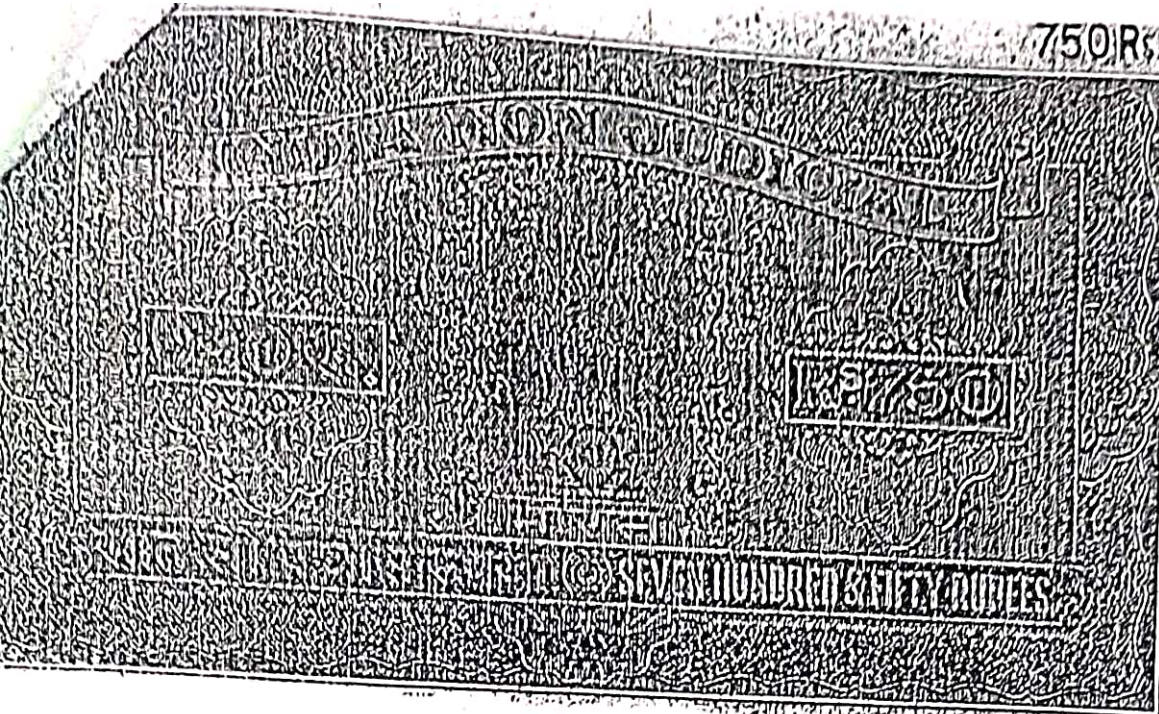
AND WHEREAS while absolutely seized and possessed of the messuage land hereditaments and premises particularly described in the Schedule below, the aforesaid Ramsh Chandra Sen by a Registered Deed of Gift dated 29th May, 1956 conveyed the said property particularly described in the Schedule below to Sri Kshitish Chandra Sen the Vendor



- Four -

hereto and his brother Satish Chandra Sen, since deceased.
The said Registered Deed of Gift has been recorded in Book
No. I, Volume No. 28, in Pages 100 to 104 Being to 1189 for the
year 1956, at the Sub Registry Office at Saidan.

AND WHEREAS the aforesaid Sri Kshitish Chandra
Sen and his said brother Satish Chandra Sen while absolutely
seised and possessed of the said property particularly
described in the schedule below by virtue of the said Deed
of Gift amicably partitioned all their joint properties
including the property particularly described in the Schedule
below by a Registered Deed of Partition dated 6th September,
1960 according to which partition Deed the aforesaid Promises
No. 1/D, Dover Lane, P.S. Ballygunge, Calcutta particularly
described in the Schedule below was allotted absolutely to
Sri Kshitish Chandra Sen.

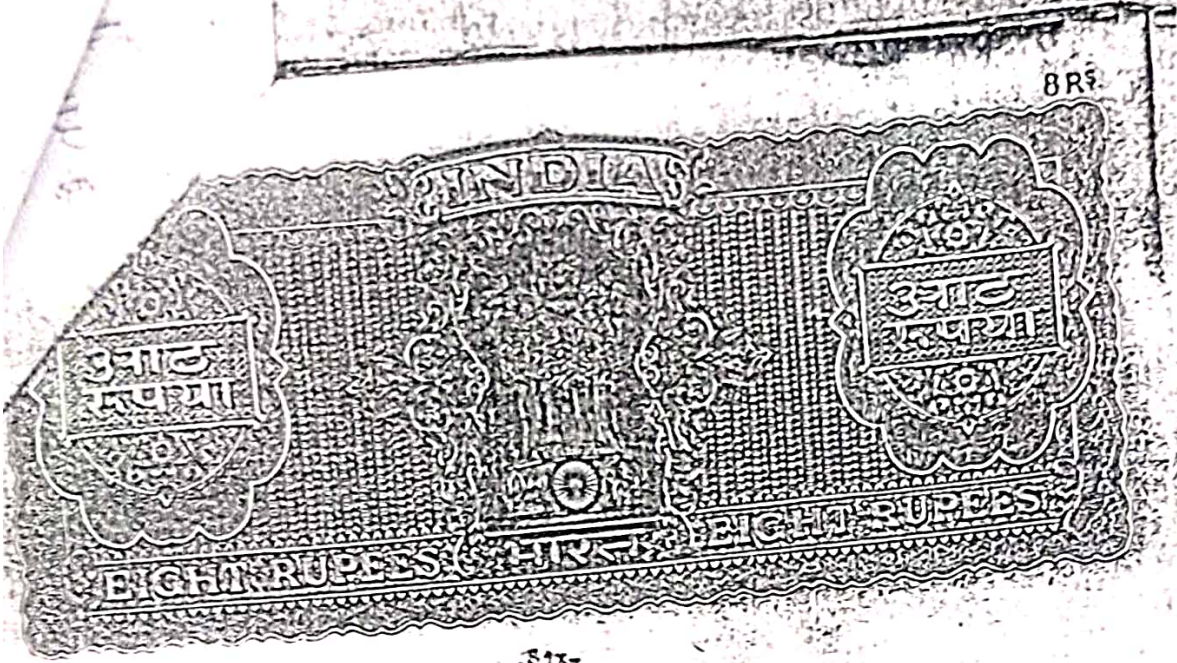


-Five-

AND WHEREAS while absolutely seized and possessed of the said messuages, hereditaments and premises particularly described in the Schedule below Sri Kshitish Chandra Sen by a Registered Deed of Gift dated 19th February, 1970 conveyed the undivided one-third share or interest in the said property to his wife Smt. Padma Sen. The said Registered Deed of Gift has been recorded in Book No. I, Volume No. 12, Pages 130 to 134 Being No. 275 for the year 1970 at the Sub Registration Office at Sealdah.

AND WHEREAS the VENDOR is absolutely seized and possessed of an undivided two-third share in the entire property particularly described in the Schedule below.

AND WHEREAS the said VENDOR has agreed with the said Sri Niranjan Roy Chowdhury one of the Purchasers or to his nominee or nominees to sell his undivided two-third



-Six-

there in the land hereditaments and premises being
 premises No. 1/2 D. D. No. 1/2 with structure standing thereon
 and particularly described in the Schedule below from
 all incumbrances at or for the sum of Rs 53,333/-
 (Rupees Fiftythree thousand three hundred and thirtythree)
 only.

NOW THIS INDENTURE WITNESSETH that in
 pursuance of the said Agreement between the VENDOR and the
 said PURCHASERS and in consideration of Rs 53,333/- (Rupees
 Fiftythree thousand three hundred and thirtythree) only,
 paid by the Purchasers to the VENDOR (the receipt
 whereof the said Vendor admit and acknowledge the same)
 the said Vendor grants, transfers and conveys unto and to
 the use of the said Purchasers their and each of their
 heirs, executors administrators legal representatives and
 assigns ALL THAT piece and parcel of revenue free land
 hereditaments and premises together with structures
 building outhouses etc. standing thereon as per plan annexed

hereto and particularly described in the Schedule below together with all yards, courts, areas, trees, drains, sewers, paths, common passages, water ways, rights, liberties, easements, easements, appurtenances whatsoever to the said land and premises belonging or in anywise appertaining to or usually held or enjoyed therewith or reputed to belong or appurtenant thereto free from all incumbrances TO HAVE and TO HOLD the land hereditaments and premises hereby granted and conveyed unto and to the use of the Purchasers their and each of their heirs executors administrators legal representatives and assigns forever AND the said Vendor doth hereby for himself for his heirs, executors, administrators, and assigns covenant with the said Purchasers and declares that they are seised and possessed of and has not in any way encumbered the said property purported to be conveyed by this Deed of sale and the said Purchasers their and each of their heirs executors administrators legal representatives and assigns shall may at all times peaceably and quietly possess and enjoy the said land hereditaments and premises and receive rents issues and profits thereof without interruption claim or demand whatsoever from or by the said Vendor or his heirs executors administrators, legal representatives and assigns or any person or persons legally claim from under or in trust for them ABD that the said Vendor shall and will and for all times to come at the request and cost of the said Purchasers their and each of their heirs, executors, administrators, legal representatives and assigns do or execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the title of the Purchasers to the said hereditaments and premises or any part thereof AND the Vendor further covenants that if it transpires that the

property hereby conveyed by the Vendor is not free from all encumbrances as hereinbefore stated by them the Vendor and his heirs executors administrators legal representatives and assigns will be civilly and criminally liable to the Purchasers and their and each of their heirs executors administrators legal representatives and assigns will be bound to make good any loss sustained by the Vendor or his heirs executors administrators legal representatives and assigns.

Schedule referred to above.

ALL THAT two-third share in three storied brick built messuage tenement or house together with the piece or parcel of revenue free lands thereunto belonging and on part whereof the same is erected and built containing by admeasurement six cottahs three chittaks and twenty-one Square feet be the same a little more or less being Premises No. 1D (formerly 1B) Dover Lane within the Municipality of Calcutta being part of Holding No. 297 Sub Division P Division VI Mouza Ballygunge in Dhi Panchanagram formerly Thana Tollygunge Sub Registry Alipore at present Thana Ballygunge, Sub Registry Sealdah in the District of Twentyfour Parganas and butted and bounded in the following manner that is to say:-

ON THE NORTH:- by Dover Lane, On the EAST:- by Premises No. 1/1, Dover Lane, known as Kumāini Kutir, On the SOUTH:- by the premises No. 8A, Hindusthan Road and On the WEST:- partly by Premises No. 10, Dover Lane and partly by premises No. 1A, Dover Lane.

IN WITNESS WHEREOF the Vendor hath hereunto set and subscribed his hands and seal the day month and year first above written.

Signed & Delivered
in the presence of
Witnesses:-

1. *[Signature]*
 2. *[Signature]*
- Sapal Krishna Kumar
S/S Sankar Kumar cal-31

[Signature]

Received of and from the withinamed Purchaser the
withmentioned sum of Rupees Fiftythree thousand
three hundred and thirty three only being the
consideration amount to have been paid this day

by the Purchaser to me as per memo below... Ref 533302

Memo of Consideration.

200 R.B. Notes of 100/- x 530 =	R. 53,000.00	2h
5 R.B. Notes of 10/- x 33 =	R. 330.00	
3 R.B. Notes of 1/- x 3 =	R. 3.00	
<u>Total. R. 53,333.00</u>		

Pay Order No. A/ 656911 dt 21.1.76
in United Bank of India, Alipora
Branch by the Bank itself for
Rs. 53,333/-

Witnesses:-

1. *[Signature]*
Advocate

[Signature]

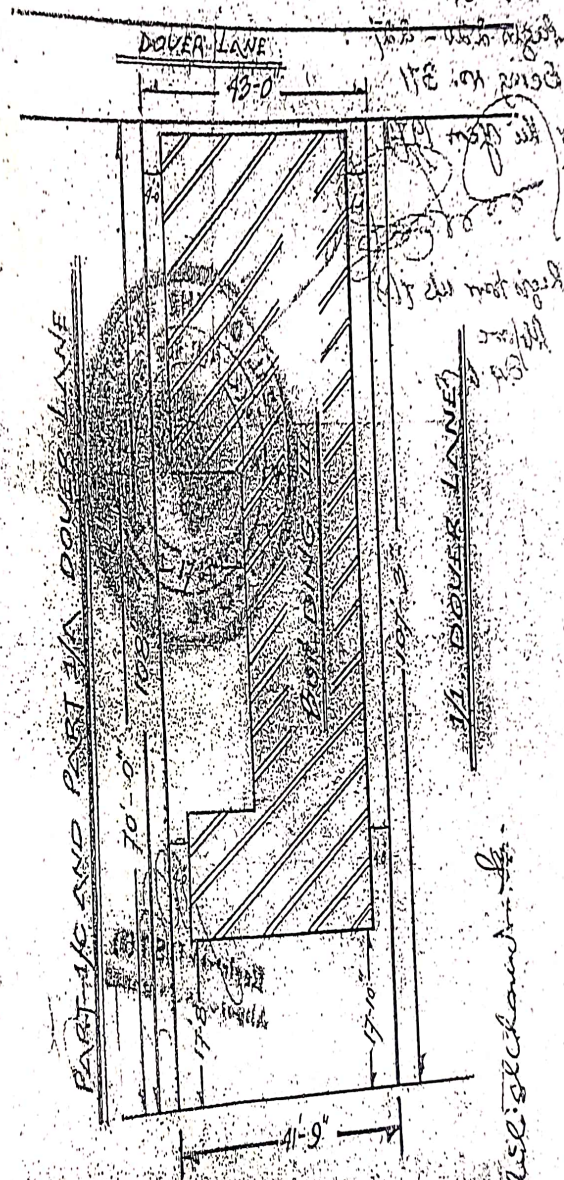
2. Gopal Krishna Kumar
S.P. Sahidnagar
cat-31

Typed by me
[Signature]
Recd. Typist
Judges' Court,
Alipora.

SITE PLAN OF PREMISES No-1/D, DOVER LANE

AREA OF LAND - 6 Kot. 9 CH. (APPROX)

SCALE - 20'-1"



6A HINDUSTHAN ROAD

TR. BY: P. S. Sultana

OFFICE OF THE REGISTRAR
ALBERTA

Plan is attached to this page

Book I

Vol. 24

Pages 220-227

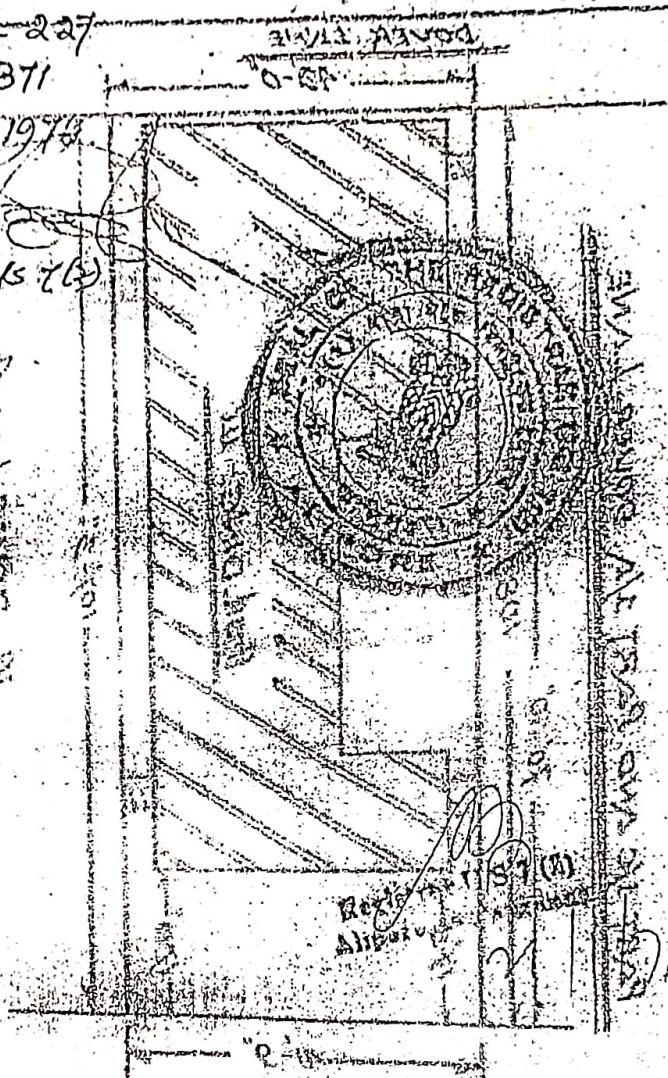
Series no. 371

For the year 1978

Registered in (6)

Ab/arc
No. 15

PLAN 371



PLAN 371

Dated this 21st day of January,

1976

CONVEYANCE
BETWEEN

Sri Kshitish Chandra Sen..

..... VENDORS

AND

and Another.. PURCHASERS



Registrar US 1 (2)
Alipore, 24 Park Street

21/1/76



Registrar US 1 (2)
Alipore, 24 Park Street

27.1.76.

for the Year 1976.

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