



STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE

D. 11.72

w h e r e a s



Presented for registration at 1-15/72
 at the Calcutta Registration Office
 on the 15th day of Nov 72
 by Mohan Lal Lall
 the Exemant.

✓ Mulla
Mukund Lall
by the power of
Mohan Lal Lall

Registrar
 Registrar of Assurances
 Calcutta. 15/11/72

Executed ~~by~~ Mohan Lal Lall of
Narmada Road Lall-
of 5, Vivekananda
Road, Cal. by case Hindu
by profession Kanchowda
as constituted attorney for
Mukund Lall - Anshuman
Anshuman Lall is admitted by him.

✓ Mohan Lal Lall
 constituted Attorney for
Mukund Lall
Anshuman Lall

Attested by
Saidendra Nath Mukherjee
Advocate, High Court,
Calcutta.

Saidendra Nath Mukherjee
Advocate

Some impression of the
 Exemant is dispensed with.

Registrar
 Registrar of Assurances
 Calcutta. 15/11/72

W H E R E A S :

1). By an Indenture of conveyance dated the 14th day of June, One thousand nine hundred and fifty-four and made between Regent Estates Limited therein called the vendor of the One part greenmati Gyanwati Lath mother of the vendors herein also therein called the purchaser of the other part and registered at the Office of the sadar Registrar of Alipore in Book No. I, Volume No. 45, pages 102 to 112, Being No. 2185, for the year 1954 the said Regent Estates Limited as such vendor as aforesaid for the consideration therein mentioned did thereby grant, sell, convey, transfer, assign and assure unto the said greenmati Gyanwati Lath as such purchaser as aforesaid ALL THOSE piece or parcel of land/hereditaments and premises comprised in plot No. 94 of the Regent Park Extension scheme of the said Regent Estates Limited containing in the aggregate an area of One Bigha be the same a little more or less situate lying at and being in Mouza Badi-Raipur, J.L. No. 34, Thana Tollygunge then within the limits of the Tollygunge Municipality now within the municipal limits of the town of Calcutta in the District of 24-pargannas and more particularly described in the schedule "A" thereunder written and also in the schedule "A" hereunder written and delineated on the map or plan annexed to the said Indenture of conveyance dated the 14th ~~day~~ (fourteenth) day of June, One thousand nine hundred and fifty-four and marked as plot No. 94 and coloured pink thereon together with all such rights of common passage in along under and over the Roadway leading to the said plot No. 94 thereby sold and all other roads thereafter and to be constructed....

constructed by the said Regent Estates Limited in -- connection with the said Regent park Extension scheme and all other rights as in the said Indenture of conveyance as mentioned subject to the terms and conditions of the respective tenures under which the said several pieces or parcels of land were respectively held by the said Regent Estates Limited :/

2). The consideration money for the purchase of the said lands was paid by the said greemati Gyanwati Lath exclusively out of her own stridhan funds and no portion thereof was met by any other person on her behalf or by any other member or members of the family of the father or husband of the said greemati Gyanwati Lath.

3). The said several pieces or parcels of land comprised in the said plot No. 94 purchased by the said greemati Gyanwati Lath have been included within the Municipal Limits of the town of Calcutta:

4). By a deed of gift bearing date the Nineteenth day of March, 1964 and made between the said greemati Gyanwati Lath therein called 'the donor' of the One part and the vendors herein also therein jointly called the donees of the other part and registered at the Calcutta Registration Office/ in book No. I, volume No. 72, pages 136 to 144, being No. 1873, for the year 1964 the said greemati Gyanwati Lath as such donor as aforesaid for the consideration therein mentioned did thereby as and by way of absolute and unconditional gift grant convey transfer assign and assure unto the vendors herein as such donees aforesaid ALL THOSE several pieces or parcels of lands hereditaments and premises being the said

Nullah
Nullah
said plot No. 94 Regent park Extension of the said Regent Estates Limited containing in the aggregate an area of One Bigha be the same a little more or less situate lying at and being in Mouza Bade Raipur, J.L. No. 34, parganas khaspur, Thana gadar Tollygunge now Thana Jadavpur, sub-Registration Office Alipore within the Municipal limits of the town of Calcutta in the District of 24-parganas and more particularly described in -- schedule "A" thereunder written and ^{also} in the schedule "A" hereunder written.

5. The said several pieces or parcels of lands comprised in the said plot No. 94 of the Regent park Extension scheme of the said Regent Estates Limited have since been assessed and numbered as premises No. 177/5, Raipur Road, Tollygunge by the Corporation of Calcutta and the said Roadway or common passage has been taken over by the Corporation of Calcutta :

Nullah
Nullah
6. The vendors are thus seized and possessed of or otherwise well and sufficiently entitle to ALL THOSE pieces or parcels of land hereditaments and -- premises comprised in the said plot No. 94 of the Regent park Extension scheme of the ^{said} Regent Estates Limited containing an aggregate ~~an~~ area of One Bigha be the same a little more or less situate lying at and being in Mouja Bade-Raipur, J.L. No. 34, pargana khaspur now assessed and numbered as premises No. 177/5, Raipur Road, Tollygunge, by the Corporation of Calcutta, Thana Jadavpur formerly Thana gadar Tollygunge, sub-Registration Office

Alipore

Alipore within the Municipal limits of the town of Calcutta in the district of Twenty-four pargannas more particularly described in the schedule "A" hereunder written but subject to the terms and conditions of the respective tenures under which the said lands are -- respectively held by the vendor; ~~the said~~

7. The Roadway leading to the said plot No. 94 has been taken over by the Corporation of Calcutta;

8. The vendors have divided the said several pieces of lands comprised in the said premises No. 177/5, Raipur Road, Tollygunge described in the schedule "A" hereunder written into several building plots namely plot nos. 1, 2 and 3 and laid out a sixty-four feet long and twenty feet wide common passage for the purpose of ingress and egress to and from the said plots to Raipur Road;

9. The vendors have entered into an Agreement with the purchaser for absolute sale unto the purchaser of FIRSTLY - One of such plots namely the plot No. 3 containing an area of Three Cottahs Eight Chittacks and forty square feet being a portion of the said premises No. 177/5, Raipur Road, Tollygunge described in part I of the schedule "3" hereunder written and more particularly delineated on the map or plan hereto annexed and therein marked plot No. 3 and therein bordered Red and the inheritance thereof together with all rights along under and over the said sixty-four feet long and 20' (Twenty) feet wide common passage leading from Raipur Road to the said premises No. 177/5, Raipur Road as hereinafter mentioned together with all apper-
- tenances ...

appertences belonging thereto and the undivided one equal sixth part or share of and in the said sixty-four feet long and twenty feet wide common passage hereinbefore mentioned formed out of the said premises No. 177/5, Raipur Road, Tollygunge and more particularly described in part II of the second schedule hereunder written and shown on the map or plan hereto annexed and marked common passage and coloured green thereon and the inheritance thereof free from all encumbrances and liabilities whatsoever but subject to the payment of rent and the terms and conditions under which the lands comprised in the said premises No. 177/5, Raipur Road are respectably held and as to the secondly described property also subject to the rights of Common Passage of the owner or owners for the time being of the plot nos. 1, and 2 formed out of the said premises No. 177/5, Raipur Road, Tollygunge, at or for the price of - - Rs. 17,500/- (Rupees seventeen thousand and five hundred only :

NOW THIS INDENTURE WITNESSETH as follows :-

1. In pursuance of the above agreement and in consideration of the said sum of Rupees seventeen thousand and five hundred only to the vendors paid by the purchaser on or before the execution of these presents (the receipt whereof the vendors do and each of them doth hereby as well as by the receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and for ever discharge the purchaser/ as well

as the

as the premises hereby granted sold and conveyed) the vendors do and each of them doth hereby grant sell convey transfer assign and assure unto the/purchaser free from all encumbrances and liabilities whatsoever

FIRSTLY - ALL THAT piece or parcel of land containing by measurement an area of three cottahs Eight chittacks and Forty square feet being the divided and demarcated portion of premises No. 177/5, Raipur Road, within the municipal limits of the town of Calcutta in the District of Twenty-four parganas more particularly described in part I of the second schedule hereunder written and delineated in the map or plan hereto annexed and thereon marked plot No. 3 and therein bordered Red and hereinafter for the sake of brevity referred to as 'the said premises' OR HOWSOEVER OTHERWISE the said premises or any part thereof now are or is or at any time or times heretofore were or was situated butted bounded called known & numbered/described or distinguished TOGETHER WITH all pits areas trees sewers drains ways ditches paths passages ancient and other lights water, water-courses and all manner of former and other rights liberties easements privileges advantages emoluments appendages and appurtenances whatsoever belonging to or in anywise appertaining to the said premises/or any part thereof or which with the same now are or is or at any time or times heretofore were or was held used and occupied or enjoyed or accepted reputed deemed taken or known as part or parcel or member thereof or appurtenant thereto AND the reversion and reversions — remainder and remainders AND the rents issues and profits

profits thereof and every part thereof AND all the legal incidence thereof AND secondly ALL THAT the undivided one equal sixth part or share of and in All that land comprised in the sixty-four feet long and Twenty feet wide common passage formed out of the/said premises No. 177/5, Raipur Road, Calcutta delineated in the map or plan hereto annexed and therein marked Common Passage and bordered green thereon and described in part II of the second schedule together with full benefit right and liberty in common with the owner or owners or occupiers of other plots of lands hereditaments and premises formed out of the said premises No. 177/5, Raipur Road now or lately belonging to the vendors for the purchaser his tenants licensees servants and all other persons authorized by him at all times hereafter with or without carts motor cars lorries or any other vehicles coaches laden or unladen to go pass or repass and to drive cattle or other animals, along upon and over the common passage or roadway leading to the plot hereby sold from Raipur Road together with the right to open the said common passage or roadway for laying thereunder or for erecting thereon water mains drains sewers pits electric or gas posts or telephone posts or gas or light or like pipes cables and wires, the purchaser and the owners or occupiers of the said plot Nos. 1 and 2 bearing and paying in equal shares the expenses of construction and of maintaining and keeping the said common passage in proper state of repairs AND the benefits of the covenant for the production of all documents of title as contained in the hereinbefore in part recited in the Indenture of

Indenture of conveyance dated the 14th (fourteenth) day of June, One thousand nine hundred and fifty-four in respect of the documents set out in the schedule 'B' to the said Indenture of conveyance dated the fourteenth day of June, One thousand nine hundred and fifty-four and also set out in the fourth schedule hereunder written A N D all the estate right title, interest inheritance, use, possession, property, claim and demand whatsoever both at law and in equity of the vendors into and upon the said premises and every part thereof TOGETHER WITH all deeds, pottahs, muniments, writings evidences of title and other documents exclusively relating to or concerning the said premises and every part thereof which now are or hereafter shall or may be in the possession, custody or power of vendors or any of them or any person or persons from whom the vendors can or may procure the same without any action suit at law or in equity TO HAVE AND TO HOLD the said premises and ALL ^{AND} SINGULAR other the premises hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be TOGETHER WITH all rights, members and appurtenances thereof unto and to the use of the purchaser absolutely and forever free from all encumbrances and liabilities whatsoever but according to the nature and tenure thereof and as to the land described in part II of the schedule hereunder written also subjects to the rights of common passage of the vendors or the owners of the owners or the occupiers of plots Nos. 1 and 2 formed out of the said premises No. 177/5, Raipur Road, Calcutta as aforesaid.

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2. The vendors do hereby covenant with the Purchaser that notwithstanding any act deed or matter or thing whatsoever by the vendors made done committed knowingly or willingly suffered to the contrary the vendors now have good right full power and absolute authority and indefeasible title to grant sell convey and transfer free from all encumbrances ALL AND SINGULAR the said lands and hereditaments hereby granted sold conveyed and transferred or expressed or intended so to be with the appurtenances unto and to the use of the purchaser in manner aforesaid and according to the true intent and meaning of these presents/ AND that the respective tenures under which the said lands hereditaments are held are in full force and effect AND THAT all rents rates and taxes and other outgoings payable in respect thereof upto the date of these presents have been paid and the covenants conditions and stipulations on the part of the vendors as tenants to be observed and performed have been observed and performed upto the date of these presents AND THAT the purchaser shall and will and may from time to time and at all times/hereafter peaceably and quietly hold possess and enjoy the said lands and hereditaments and every part thereof and receive and take the rents issues and profits thereof and every part thereof without any lawful hindrance eviction interruption disturbance claim or demand whatsoever from of or by the vendors or any person or persons lawfully or equitably claiming from through under or in trust for them the vendors BUT SUBJECT to the terms conditions and incidents of the respective tenures under which

the ...

the said lands and hereditaments are held AND THAT free and clear and freely and clearly and absolutely discharged or exonerated or otherwise by and at the costs and expenses of the vendors well and sufficiently saved defended kept harmless and indemnified of from and against all estates charges liens debts attachments executions liabilities and encumbrances whatsoever had made done executed occasioned or suffered by the vendors or any person or persons claiming or to claim/ by from through under or in trust for the vendors BUT SUBJECT nevertheless to the payment of rents/and cesses to the superior Landlords and to the/terms conditions and incidents of the respective tenures under which the said lands, are held and also subject to the rights of common passage as to the lands described in part II of the second schedule hereunder written as aforesaid AND THAT the/vendors and all persons having or lawfully or equitably claiming any estate or interest in the said lands hereditaments and premises or any part thereof from under or in trust for the vendors shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and better and more perfectly assuring the said lands/hereditaments and / premises and every part thereof unto and to the use of the purchaser in manner aforesaid, as shall or may be reasonably required AND the vendors do hereby covenant with the purchaser that the vendors will at all times hereafter unless prevented by fire or other inevitable accidents upon every reasonable request and a t the costs

costs of the purchaser produce or cause to be produced to the purchaser his agent or agents or such other person or persons as they may appoint or direct or in course of any suit or judicial proceedings or otherwise as occasion may require the deeds documents/and writings mentioned in the third schedule hereunder written and will permit the said deeds documents and writings to be examined inspected and given in evidence and will also at the like request and costs make or furnish or cause to be made or furnished or allow to be made such true attested or other copies or or extracts from or abstracts of the said deeds documents and writings as may be required and will at all times keep the same saved unobliterated and uncanceled, damages by fire or other inevitable accidents alone excepted ;

The first schedule above referred to :

P A R T - I

ALL THOSE pieces or parcels of lands and hereditaments held in Mourashi Mokrari tenure containing in the aggregate on admeasurement an area of twelve cottahs Eight Chittacks and Eight square feet equivalent to .207 acre be the same a little more or less situate lying at and being in Mouza Bade-Raipur, J.L.No. 34, Revenue survey No. 6, Parganna Khaspur, Thana Sadar Tollygunge (now Jadavpur), Sub-Registration Office Alipore, Registration ^{District} Alipore appertaining to Touzi No. 151 of twenty-four pargannas collectorate within the Municipal limits of the town of Calcutta in the District of twenty-four pargannas the particulars whereof appear below :-

below :-

Touzi No.	Khatian No.	C.S.Dag No.	Area	Northern boundary
151	152	70 (portion)	.039 = 2 Cot. 6 Ch.	Vendor
151	149	74 (portion)	.052 = 3 Cot. 2 Ch.	Vendor
151	149	73 (portion)	.116 = 6 Cot. 15 Ch. 40 sq.ft.	Vendor
Total			.207 = 12 Cot. 8 Ch. 8 sq.ft	

Point Two Zero seven = Twelve Cottahs Eight Chittacks and Eight Square feet.

The above land measuring Twelve Cottahs Eight Chittacks and Eight square feet equivalent to .207 (Point Two Zero seven) acre appertains to a Mourashi Mokrari tenure created by the proprietors of Touzi No. 151 of twenty-four pargannas collectorate amalgamating different plots of lands recorded in the different Khatians of the finally published Records of Rights of the aforesaid Mouza Bade-Raipur in respect whereof a sum of Rupees three hundred for 67.60 acres of land is payable as annual rent to Rajendra Singh Singhhee, Narendra Singh Singhhee and Soke Kumar Singhhee and Raja/Baby Singhhee the last two being minors represented by their mother and natural guardian Sreemati Champa Kumari Singhhee of No. 48, Gariahat Road, proportionate rent is five annas and nine pies.

part - II....

P A R T II.

ALL THOSE pieces of parcels of Raiyati Mokrari lands and hereditaments containing in the aggregate on admeasurement an area of seven cottahs seven chittacks and thirty seven square feet equivalent to .124 acre be the same a little more or less situate lying at and being in Mouza Bade Raipur, J.L.No. 34, Revenue survey no. 6 Parganna Khaspore, Thana gadar Tollygunge (now Jadavpur) sub-Registry Office Alipore Registration District Alipore appertaining to Touzi No. 151 to Twenty four Pargannas collectorate within the Municipal limits of the town of Calcutta in the District of Twenty-four Pargannas, the particulars whereof appear below :-

Touzi No.	Khatian No.	Under Khatian No.	C.S.Dag No.	Area	Northern boundary
151	254	255, 256, 257	$\frac{77}{675}$ (portion) =	.094 5 Cot. 11 Ch. 7 3 qft.	Vendor
151	254	255, 257 256, 258	$\frac{77}{674}$ (portion) =	.03 1 Cot. 12 Ch. 30 3 qft.	Vendor
Total			.124	= 7 Cot. 7 Ch. 37 sq.ft.	

Point One Two Four = seven cottahs seven chittacks and thirty-seven square feet.

The above land appertains to a Raiyati Mokrari tenancy in respect whereof a sum of Rupees Three Annas nine and pies three for .85 (point eight five) acres of land is payable as annual rent to the aforesaid land-lords Rajendra Singh Singhhee, Narendra Singh Singhhee and ...

and Asoke Kumar ginghee and Raja Baby ginghee, the last two being minors represented by their mother and natural guardian grimati Champa Kumari ginghee all of No. 48, Gariahat Road, post Office Ballygunge, Calcutta the proportionate rent of the land is Annas Five and Pies Nine only. The lands described in part I and part II above has since been assessed and numbered as premises No. 177/5, Raipur Road by the Corporation of Calcutta ;

The second schedule above referred to :

P A R T - I.

ALL THAT piece or parcel of partly rent paying and partly rent free land containing by measurement an area of three cottahs eight chittacks and forty square feet being the divided and demarcated portion of premises No. 177/5, Raipur Road in the District of Twenty-four parganas being portions of the land described in the First schedule hereof and delineated in the map or plan hereto annexed and bordered Red and thereon marked as Plot No. 3 in Mouza Bade-Raipur, J.L.No. 34, Revenue survey No. 6, Parganna Khaspur, Thana sadar Ballygunge (now Jadavpur), Suby Registration Alipore, Registration District Alipore, appertaining to mouzi No. 155 of 24-pargannas collectorate within the Municipal limits of the town of -- Calcutta in the District of Twenty-four pargannas the said Plot No. 3 formed out of the said premises No. 177/5, Raipur Road is butted and bounded in the manner following; that is to say :-

On the ...

On the North - by boundary wall and land of Sri Asoke
Sen,

On the East - by Raipur Road,

On the South - by the 20' (Twenty) feet wide Common
passage formed out of the said premises
No. 177/5, Raipur Road, and

On the West - by Plot No. 2 formed out of the said
premises No. 177/5, Raipur Road.

P A R T - II.

ALL THAT the undivided one equal sixth part
or share of and in the land comprised in sixty-four
feet long and twenty feet wide Common passage leading
from the Raipur Road and formed out of the said --
premises No. 177/5, Raipur Road leading to Plot Nos.
1, 2 and 3 also formed of the said premises 177/5, --
Raipur Road which said Common passage is a portion of
the land described in the schedule "A" above and shown
on the map or plan hereto annexed and marked as Common
passage and bordered green and situate lying at and
being in Mouza Bado-Raipur, J.L.No. 34, Revenue survey
No. 6, Parganna Khaspur, Thana gadar Pallygunge now
Jadavpur, Sub-Registration Alipore Registration
District Alipore, appertaining to Touzi No. 155 of
Twenty-four parganas collectorate within the Municipal
limits of the town of Calcutta in the District of
24-parganas, proportionate rent is thirteen paise per
annum payable to the said landlords.

part III....

The Third schedule above referred to :

1. Original Indenture of conveyance dated the 14th day of June, 1954 and made between Regent Estates Limited of the One part and Grimati Gyanwati Lath of the other part and registered at the office of the District Registrar in Book No. I, Volume No. 45, pages 102 to 112, Being No. 2185, for the year 1954.
2. Original Deed of Gift dated the 19th day of March 1964/ and made between Grimati Gyanwati Lath of the One part and Mukund Lath and another of the Other part and registered at the Calcutta Registration Office in Book No. I, Volume No. 72, Pages 136 to 144, Being No. 1873, for the year 1964.

The Fourth schedule above referred to :

1. Original Bengali Kobala dated the 18th May, 1946 from Latifannessa Bibi to Regent Estates Limited.
2. Original Bengali Kobala dated the 27th June, 1946 from Momena Khatun Bibi to Regent Estates Limited.
3. Original Bengali Kobala dated the 27th June, 1946 from Gobratun Bibi to Regent Estates Limited.
4. Original Bengali Kobala dated the 15th October, 1947 from Abdul Jattar Mondal & Others Minors by their/certified guardian mother Momena Khatun Bibi to Japendra Narayan Dutta.
5. Original Bengali Deed of Release dated the 15th October, 1947 from Japendra Narayan Dutta to Regent Estates Ltd.,
6. Original Bengali Mourashi Mokrari pottah dated the 27th July, 1948 between Rajendra Singh Singh & Ors. of the 1st. party and Ghanashyamdas Loyalka of the 2nd party.
7. Original Bengali Deed of Release dated the 4th March, 1949 between Ghanashyamdas Loyalka of the 1st. party and

- and Regent Estates Limited of the 2nd party.
8. Original Bengali Kobala dated the 24th September, 1946 from 3k. Munshi Mina to Regent Estates Limited.
 9. Original Bengali Kobala dated the 11th September, 1946 from Bijali Bhushan Mukherjee to Regent Estates Limited.
 10. Original Bengali Kobala dated the 17th November, 1947 from prosad kumar Mukherjee to Regent Estates Ltd.,
 11. Original Bengali Kobala dated/the 6th May, 1946 from Munshi Abdul Kader & Ors. to 3m. Lachmi Debi Loyalka.
 12. Original Bengali deed of Release dated the 31st. July, 1948 from 3m. Lachmi Debi Loyalka to Regent Estates Ltd.,
 13. Original Bengali Kobala dated the 24th September, 1949 from Munshi Abdul Kader to Regent Estates Limited.
 14. Original Bengali Kobala dated 25th April, 1951 from Sachchidananda Mukherjee & Ors. to Regent Estates Ltd.,

IN WITNESS WHEREOF the vendors have hereunto caused to be a-ffixed its common seal the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the vendors at Calcutta
in the presence of :

*Sunderajee
Adv. Calcutta High Court,
Calcutta*

*Shri K. M. Roy.
81/86 Free Glany.
P.O. Kankola.
Calcutta.*

Mukund Lal
by his Pen of -

Mohan Lal Lal
Constituted Attorney

Anshuman Lal
by his Pen of
Mohan Lal Lal
Constituted Attorney

RECEIVED

RECEIVED of and from the within-named purchaser the withinmentioned sum of Rupees seventeen thousand and five hundred only payable by the purchaser to us in full of the consideration money of the here-inbefore Indenture of conveyance as per memo below :-

Rs. 17,500/-

MEMO OF CONSIDERATION :

By 175 pieces of R.B. notes of Rs 100/- each. Rs 17500/-

(Rupees seventeen thousand and five hundred only)

Witnesses: .

Sunmukhi
A. S. R. S. R.

Shilpi K. R. S.

Markand Lal.

by the Pen of

Markand Lal.

constituted Attorney

Anshuman Lal.

by the Pen of

Anshuman Lal.

constituted Attorney



Registrar of Assurances
Calcutta.

23/5/17

Dated this 15th day of Nov 1972

Registered in
Book No
Volume No 204
Pages 165 to 181
Being No 5846
For the year 1972

527
-: Between :-

Mukund Nath & Another.

TO

Dilip Prasad Vandi

CONVEYANCE

of

Plot No. 3 formed out of premises
No. 177/5, Raipur Road.

Subramanian
Registrar of Assurances
Calcutta.

22-11-72

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Registrar of Assurances
Calcutta.

15/11/72