

No. 24-7-78-814
 14 Parganas Treasury, Alipore.
 For Mr. Sub-Collector
 24-7-78-814



A 26 (8) - 2000-

1) In the name of the Government of India
 2) In the name of the Government of India
 3) In the name of the Government of India
 4) In the name of the Government of India
 5) In the name of the Government of India
 6) In the name of the Government of India
 7) In the name of the Government of India
 8) In the name of the Government of India
 9) In the name of the Government of India
 10) In the name of the Government of India

Santhosh Chatterjee

Santhosh Chatterjee

don 24-7-78-814 of 115E, Post Belant Thana

26.7.78



Santhosh Chatterjee

for self and as
 Court appointed Guardian
 of the property of the
 brother of the deceased
 Chatterjee

Kamal K. Chatterjee

By, Casto
 By, profession
 By, profession



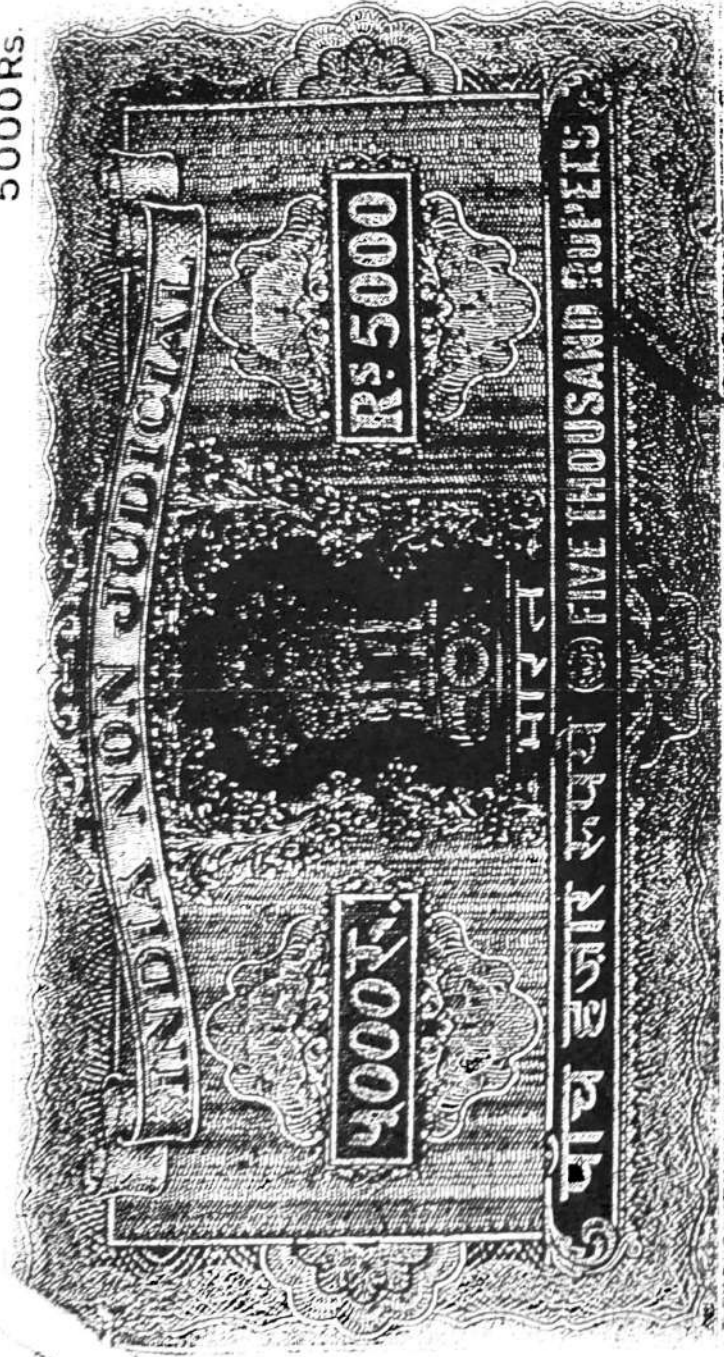
6/16

26.7.78

Santhosh Chatterjee

Kamal K. Chatterjee
 Santhosh Chatterjee

5000RS.

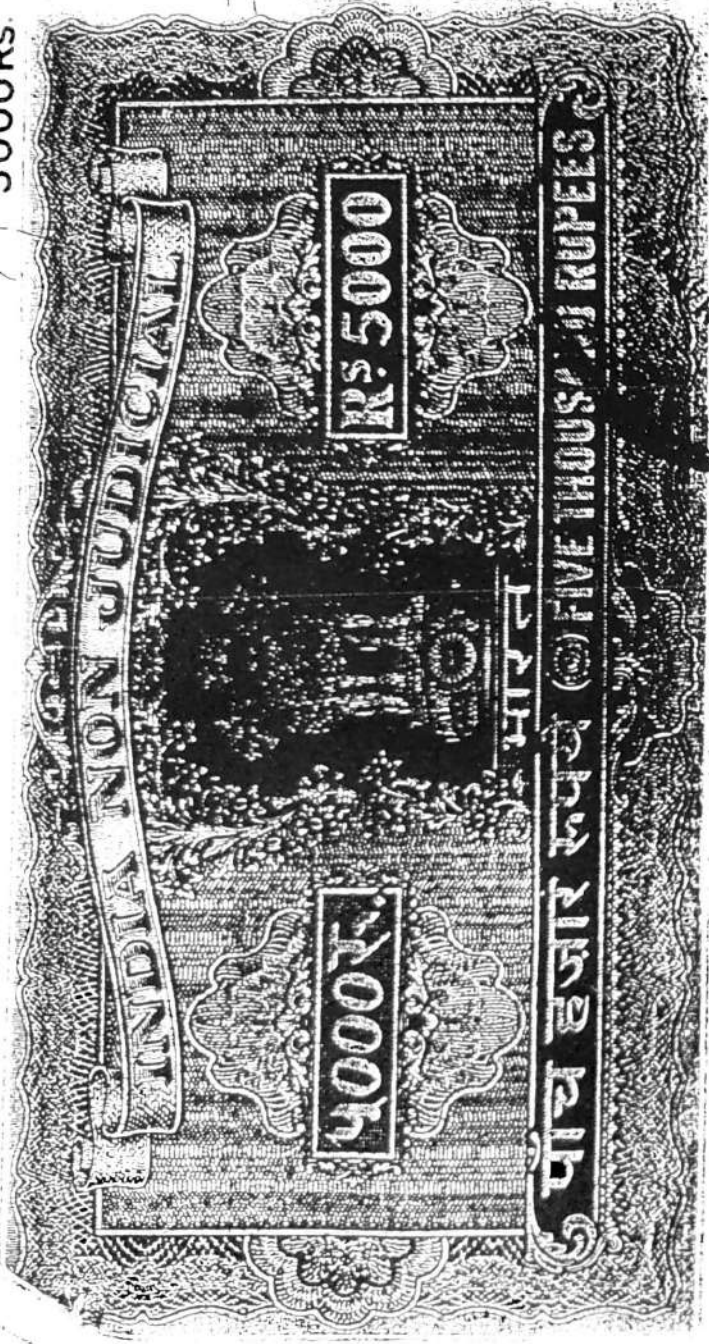


*Chatterjee Chatterjee
for self in respect of
2/3 rd share and 1/3 rd share
of the share of the
appointed guardian of the
minor Parth Chatterjee
in respect of 1/3 rd share*

-:2:-

District 24-Parganas, Calcutta A N D (2) SRI PARITOSH
CHATTERJEE, son of Late Satish Chandra (Chakraborty)
Chatterjee, by faith Hindu, by occupation land-holder,
residing at 115E, Rash Behari Avenue, Police Station
Tollygunge, District 24-Parganas, Calcutta a lunatic
represented by Manager Sri Santosh Chatterjee appointed by
the Learned District Judge, 24-Parganas at Alipore in
Act.IV, Case No.5 of 1959 hereinafter called the VENDORS

5000RS.

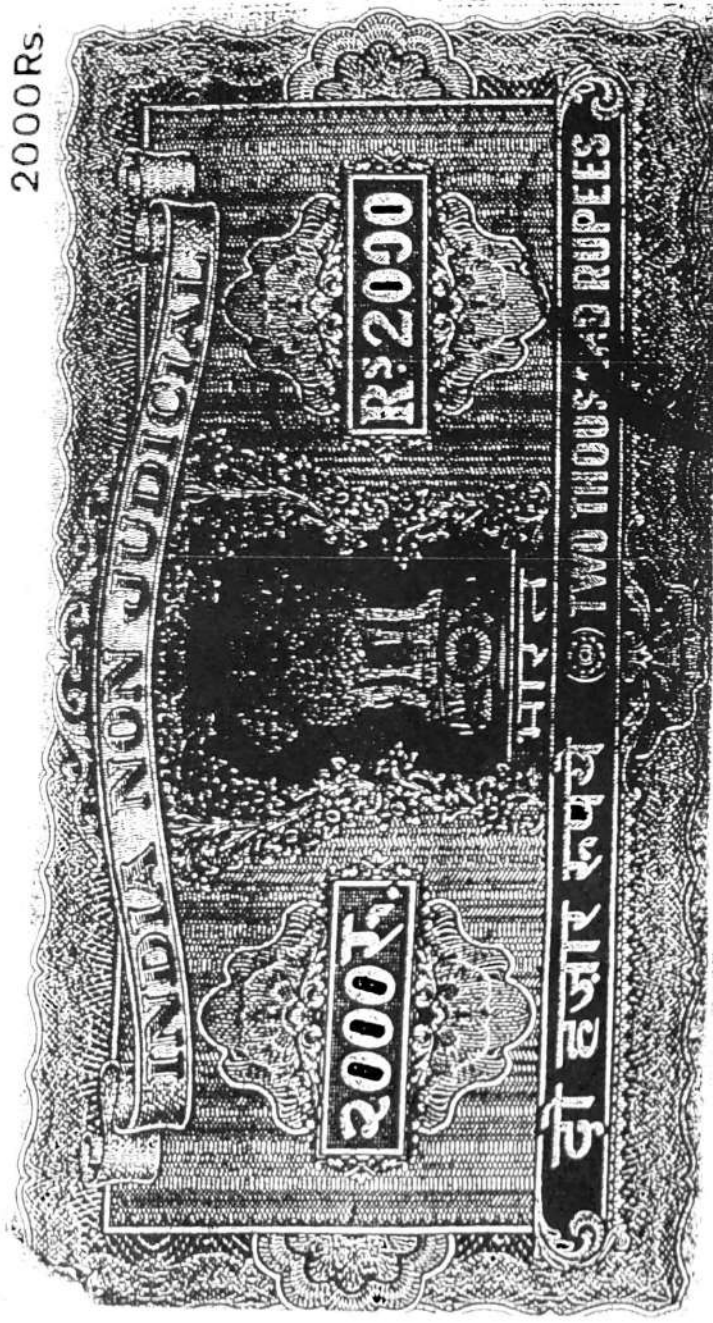


For self in respect of 2/3rd share and as court appointed Guardian of Absolute Property of 2/3rd share.

-:3:-

VENDORS A U D SM.GOURI GHOSH, wife of Sri Nirmal Kumar Ghosh, by faith Hindu, by occupation House-wife, residing at 122/1Y/1B, Monoharpukur Road, Calcutta-26 hereinafter called the PURCHASER (which term unless excluded or repugnant to the context includes her heirs, executors, administrators and assigns) W H E R E A S Debi Prosad Banerjee and Bhabani Prosad Banerjee both sons of Rajnarain Banerjee, Sashi Bhushan Gupta son of Late

2000Rs.

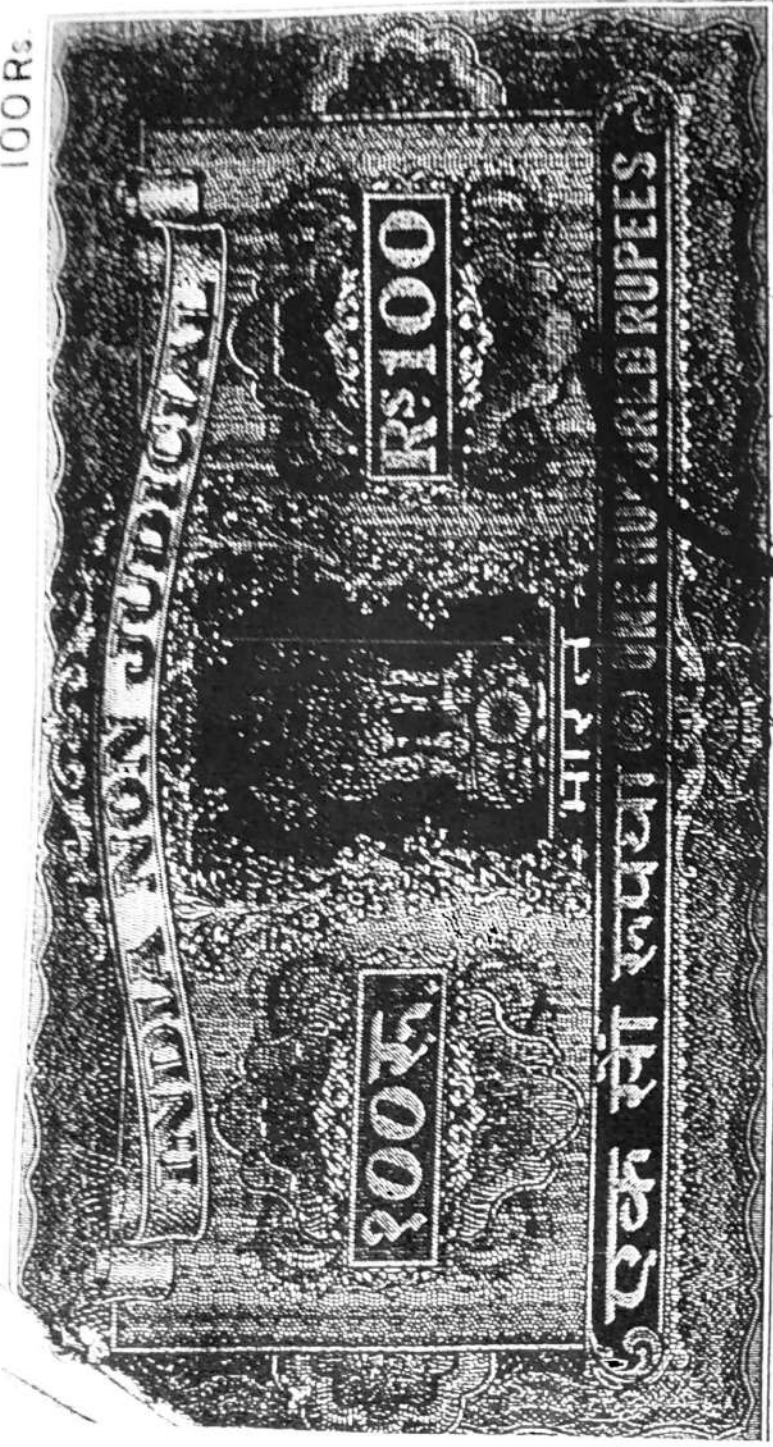


*For self & report of
1/3 rd share and as Court
appointed guardian of minor
bribe - Father Chandra
in respect of 1/3 rd share.*

-:4:-

Late Girish Chandra Gupta, Kalidas Dutta and Durga Das Dutta, sons of Late Monmohan Dutta jointly by an Indenture of Conveyance bearing date the Eleventh day of December, One thousand Nine hundred Thirty-five and registered in Book No.1 Volume 118 at Page 32 to 34 Being No.5155 for the Year 1935 in the Office of Sub-Registrar of 24-Parganas, Alipore purchased for valuable consideration from the Trustees for the Improvement of Calcutta ALL THAT piece and parcel of Revenue redeemed

100 Rs.

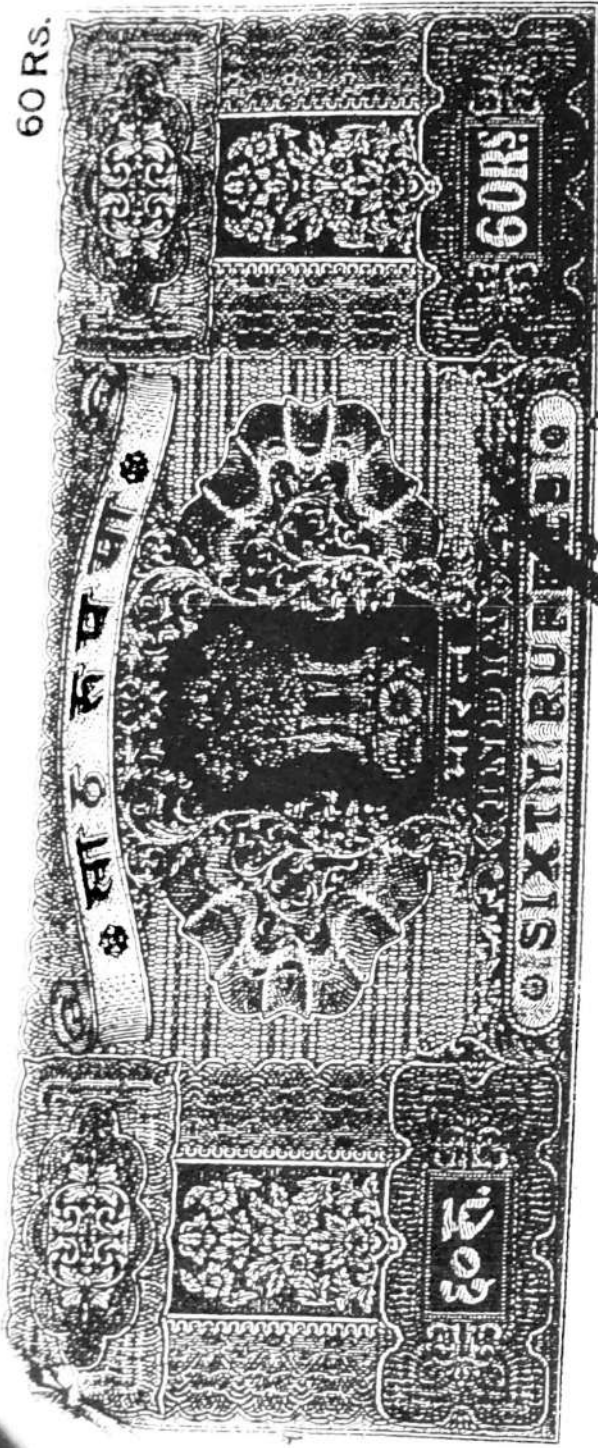


*For sale in respect of
of Adhane and as Cont
opposite question of domestic
the said land in Chalgan
in respect of 1/2 rd share*

-:6:-

contribution in the consideration money for the aforesaid purchaser for respective separate enjoyment of the full and free rights of ownership to the exclusion of the remaining parties forever A N D WHEREAS for the better enjoyment of the respective portions of the said plot allotted to each one of the said four parties they agreed that a twenty feet wide common passage of the total length of two hun-

60 RS.

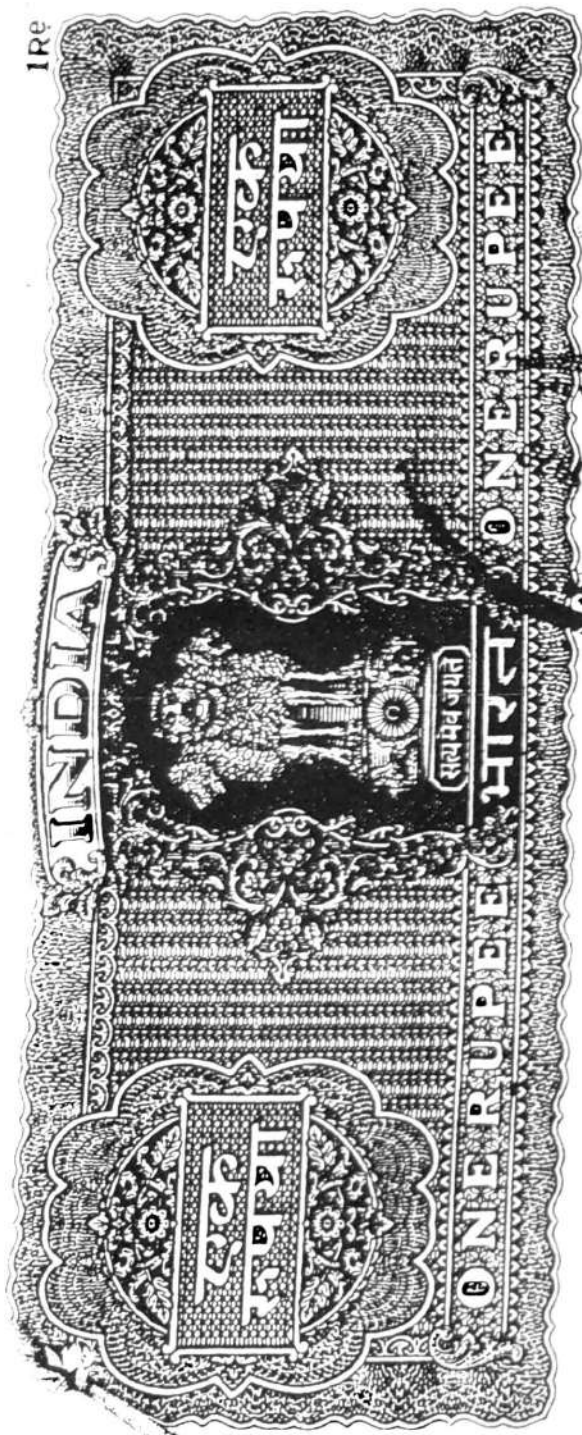


28 MAY 1978
OFFICE

Handwritten notes:
For settlement of
of the said land
Court appointed guardian
of the said land
Banerjee - Bhabani
Banerjee - Bhabani

-:7:-

successors and assigns as passage with drains sewers filtered and unfiltered water pipes, all leadings and other ^{life} absolute necessities of city ~~file~~ according to the requirements of the Corporation of Calcutta for a 20 Ft. wide Road A N D WHEREAS by a Deed of Partition bearing date 15th December, 1935 and made between Dharendra Nath Majumdar as First Part Debi Prosad Banerjee, Bhabani Prosad Banerjee of the Second Part Sashi Bhusan Gupta of the Third Part and Kalidas Dutta and Durga Das Dutta of the Fourth Part and registered in the Office of the Sub-Registrar of 24-Parganas, Alipore in Book No.1 Volume 115 at Pages 21 to 31, Being No.5047 for the Year 1935 the said parties amicably partitioned the said plot of land con-



26 MAY

-:8:-

containing 37 Cottahs and 20 Sft. covered by 20 Ft. wide Road for transferring assigning or gifting to the Corporation of Calcutta A N D WHEREAS the partition plot Nos. 2, 3, 4, 7, 8, 9, 10 and 11 of the total eleven plots into which the same was divided with or total area of 21 Cottahs 2 Chattaks and 41 Sft. more or less coloured 'Blue' in the said Plan annexed to the Deed of Partition were allotted to Dharendra Nath Majumdar absolutely and for ever A N D WHEREAS the said Dharendra Nath Majumdar was seised and possessed of and otherwise well and sufficiently entitled to the said plot No.7(Seven) which is divided and demarcated portion of the said plot No.500 of the

No.7 contains an area of 3 Cottahs 3 Chattaks 30 Sft. and

44/ which is now numbered as 115E, Rash Behari Avenue A N D WHE-

REAS by a conveyance dated 29th May, 1936 said Dharendra

Nath Majumdar has sold conveyed the said land measuring

44/ more or less ³/₂ Cottahs 3 Chattaks 30 Sft. together with

all rights liberties and easements to the said 20 Ft. wide

Road to Sri Satish Chandra Chatterjee (Chakraborty) the

father of the Vendors hereof for valuable consideration

and registered in Book No.1 Volume 64 at Pages 30 to 39

44/ Being No.2517 for the Year 1936 of the Office of a Sub-Regis-

trar Alipore A N D WHEREAS Satish Chandra Chatterjee (Chakra-
borty) while in possession of his aforesaid purchased land

got his name mutated in the records of the Corporation of Calcutta and got a building plan sanctioned and constructed residential two storeyed building therein and continued to possess and enjoy the said property absolutely and exclusively free from encumbrances A N D WHEREAS Satish

Chandra Chatterjee (Chakraborty) died leaving 3 sons the

Vendors hereof, Prantosh Chatterjee another son and his

widow Sm. Kiron Sashi Debi as his sole heirs and legal

representatives A N D WHEREAS the Vendors herein above

with their brother Prantosh Chatterjee and mother Kiron

Sashi Debi having thus acquired right, title and interest

equally each having 1/4th share in the property described

in the Schedule hereunder seized and possessed of the same

absolutely since after the death of the Satish Chandra

26 MAY 1978

For book Chatterjee
for self in property 2/3
share and to learn
apparent division of
domestic between father
Chatterjee in property
1/3 share

-:10:-

*Sanjay Chatterjee
for self in respect of
1/3rd share and a
1/3rd share in the
of lunatic's share
in respect of 1/3rd
share*

Kiran Sashi Debi A N D WHEREAS the said Kiron Sashi Debi after acquiring 1/4th share in the undivided joint property described in the schedule below, gifted away the same equally to her sons Santosh Chatterjee, Prantosh Chatterjee and the lunatic Paritosh Chatterjee by the Deed of Gift dated 29.9.1953 for the consideration stated therein and registered in Book No.1 Volume No.107 at Pages 52 to 53 Being No.6309 for the Year 1953 of the Office of Sub-Registrar at Alipore A N D WHEREAS the aforesaid three brothers including the lunatic Paritosh Chatterjee had acquired 1/3rd share in the property as described in the schedule hereunder A N D WHEREAS on the same day i.e. on 29.9.1953 corresponding to 12th Aswin, 1360 B.S. the Vendor Santosh Chatterjee herein purchased the 1/3rd share of the said Prantosh Chatterjee in the joint and undivided property described in the schedule hereunder and shown in the Plan annexed thereto by the Registered Kobala dated 29.9.1953 on a consideration stated therein and registered in Book No.1 Volume No.107 at Pages 45 to 49 Being No.6299 for the ^{of 1/4}Year 1953 of the Office, Sub-Registrar, Alipore and thus became the absolute owner of 2/3rd share in the aforesaid joint and undivided property therein A N D WHEREAS the Vendor Santosh Chatterjee being the Manager of his lunatic brother Paritosh Chatterjee the other vendor has applied for permission for sale of lunatic's 1/3rd share in the said property described in the schedule hereunder taking the price of the entire property at Rs.1,10,000/-

28 MAY 1978

-:11:-

*Vendor's signature
for sale in respect of
1/3rd share and 1/3rd share
of the said share in respect of
the said share in respect of
the said share in respect of*

A N D WHEREAS the Learned District Judge by Order No.132 dated.11.4.78 granted permission for sale of 1/3rd share of the vendor Paritosh Chatterjee to the purchaser subject to the condition that price in 1/3rd share of the Vendor Paritosh Chatterjee to be deposited in Court prior to sale and to place the draft conveyance for approval of the draft conveyance A N D WHEREAS the purchaser has deposited the sum of Rs.36,666.67 paise by Challan No.104(1) dated 2.5.78 in Act.IV, Case No.5 of 1959 being the ^{1/3rd} 2/3rd share of purchase money due to the Vendor Paritosh Chatterjee A N D WHEREAS the draft conveyance being filed has been approved by the Learned Court of District Judge, 24-Parganas in the said Act. IV, Case No.5 of 1959:

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of - Rs.1,10,000/- (Rupees One Lakh, Ten thousand only) the receipt whereof and that the same is in full for the purchase of the said land hereditaments and premises hereby conveyed or intended so to be conveyed T H E Y the said Vendors do hereby admit and acknowledge and of and from the same and every part thereof so hereby acquit release and forever discharge the said purchaser of the OTHER PART and also the said tenement land hereditaments and premises T H E Y the said Vendors of the One Part do by these presents indefeasibly grant sell transfer assign convey and confirm unto the said purchaser of the said land

Lowest Grade
 for self in respect of
 of 1/3rd and 2/3rd
 lowly appointed guard
 of 1/3rd and 2/3rd
 of 1/3rd and 2/3rd
 of 1/3rd and 2/3rd

28 MAY 1978

demarcated portion of Plot No.600 of the Calcutta Improvement Trust Scheme XVB and being Plot No.7(Seven) in the said Plan annexed to the said Deed of Partition with a two storied mostly tenanted building bearing Municipal Premises No.115E, Rash Behari Avenue, more fully described in the schedule hereunder and as shown in the site plan annexed thereto or HOWSOEVER OTHERWISE the tenement and hereditaments and premises or any part thereof now are or is heretofore were or was situated bounded called known numbered described or distinguished together with all drains and the rights benefits privileges paths easements appendages and appurtenances whatsoever to the said hereditaments and premises or any part thereof now are or at any time heretofore were held used occupied or enjoyed or reputed to belong to or be appurtenant thereto A N D ALL the estate right, title interest claim and demand whatsoever both at law and in equity of the said vendors of the ONE PART into and upon the said tenement lands hereditaments and premises and every part thereof A N D also full and free right and liberty in common with the owners and occupiers of the other plots abutting on the 20' wide common passage of the Calcutta Corporation on the south to pass and repass over and along the same Road at all times and for all purposes and to use the under-grounds drains swear filtered and unfiltered water pipes and to lay gas pipes electric cables in and through the said common passage TO HAVE AND TO HOLD the

--:13:--

and every part thereof unto and to the use of the said purchaser absolutely and forever A N D the said Vendors do hereby covenant with the said purchaser in manner following, that is to say that notwithstanding any act deed matter or thing whatsoever done by or to the said Vendors of the ONE PART the said purchaser of the OTHER PART or at and after selling and delivery of the premises is lawfully, rightfully, absolutely and forever possessed of and entitled to the said tenement lands hereditaments and premises hereinbefore granted released transferred assigned and ^{conveyed} ~~ved~~ as for an estate of inheritance in fee simple in possession free from all encumbrances charge and liabilities whatsoever A N D that the said purchaser now on and after the selling and delivery of these presents hath in herself good right full power and absolute authority to grant release transfer convey and assign the said tenement land hereditaments and premises hereby granted transferred and conveyed or intended so to be under and to the use of the said purchaser in manner aforesaid according to the true intent and meaning of these presents A N D that the said purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said tenement and hereditaments and premises hereinbefore granted released transferred conveyed and assigned and receive and retain the rents issue and profits thereof without any eviction or any manner of hindrance obstructions interruptions claim

*Don't know
for self in respect
of 2/3 share and
no guarantee
by said of Xmas
but the bank's charge
in respect of 1/3 share*

28 MAY 1979

-:14:-

from under or in trust for them A N D that the said purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by and at the costs and expenses of the said vendors will and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of claims charges liens debts attachments and encumbrances whatsoever made done created or occasioned by the said vendors or by any other person or persons whomsoever lawfully and equitably claiming any estate or interest whatsoever into and out of or ⁹respecting the said tenement

land hereditaments and premises hereby granted released transferred conveyed and assigned or any part thereof from under or in trust for them the said vendors shall and will from time to time and at all times hereafter at the request and at the costs of and expenses of the said purchaser make do execute and perfect or cause and procure to be made done executed and perfected with all proper despatch all such acts deeds conveyances, muniments matters and things whatsoever for further better and more perfectly and absolutely granting assigning transferring conveying and assuring the said tenement land 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 A N D the vendors of the ONE PART will at all times hereafter unless ⁹prevented by fire or other inevitable accidents from time to time and at all times hereafter upon every reasonable

*For sale subject to
the above conditions
and subject to the
conditions of the
contract of sale
in respect of 1/3rd share*

18 MAY 1979

--:15:--

or persons having or claiming through her any estate or interest at law in equity in the premises hereby conveyed and assured or any part thereof produce or cause to be produced to her or to her solicitors or agents or such other person or persons as she or they shall direct or at any trial hearing commission examination or otherwise as occasion may or shall require all documents writings other than the documents and deeds mentioned in the schedule of documents below which the vendors have handed over before the execution and registration of these presents and will permit the same to be inspected or given in evidence and will also at the like request and cost of the said purchaser or any such other person or persons as aforesaid make or furnish or cause to be made and furnished to her men and agents or such true attested and other copies or abstracts of or extracts from the said documents and writings or any of them as she or they may require and shall and will in the meantime unless prevented as aforesaid keep the same documents and writings in their custody safe unobliterated and uncanceled.

SCHEDULE OF DOCUMENTS:

1. Original Conveyance dated 29th day of May, 1936
from Dharendra Nath Majumder to Satish Chandra (Chakraborty) Chatterjee.

-:16:-

September, 1953 from Sm. Kiron Sashi Devi, wife of Late Satish Chandra (Chakraborty) Chatterjee to Santosh Chatterjee, Sri Prantosh Chatterjee and Sri Paritosh Chatterjee.

3. Original Conveyance dated 29th day of September, 1953 from Sri Prantosh Chatterjee to Sri Santosh Chatterjee.

SCHEDULE OF PROPERTY:

ALL THAT piece or parcel of revenue redeemed land measuring more or less Three Cottahs Three Chittacks and Thirty Square feet with a two storied building thereon mostly tenanted situate lying at and being a divided and demarcated portion of plot No.600 of the Calcutta Improvement Trust Scheme XVB, in the southern Division of the Town of Calcutta Dihi Panchannagram Thana Jadavpur (formerly P.S.Tollygunge) Sub-Registration Office Alipore, in the District of 24-Parganas and being Plot No.7(Seven) in the Plan annexed to the Deed of Partition dated 15.12.1935 and bearing Municipal premises No.115E, Rash Behari Avenue(formerly a portion of premises No.115, Rash Behari Avenue) Calcutta and delineated in the Map or Site Plan hereto annexed and therein coloured 'Blue' and butted and bounded on the North by premises No.48 and 49, Mahanirvan Road, On the East by 115F, Rash Behari

28 MAY 1979

Prantosh Chatterjee
for self in respect of
1/3rd share and as
co-proprietary guardian
of Ximshic Bhabha
Prantosh Chatterjee
in respect of 1/3rd share

--:17:--

as Mahanirvan Math, and On the South by the said 20' wide Road(Rash Behari Avenue).

IN WITNESS WHEREOF the said vendors have hereunto set and subscribed their hands and seals the day and month and year first above written..

Signed sealed and delivered by
Santosh Chatterjee for self and
as Manager and guardian for the
lunatic vendor Paritosh Chatterjee
appointed by the Learned District
Judge, Alipore in Act IV, Case
No.5 of 1959, in the presence of:-

Witnesses:

1. Subodh Kumar Das.
7, Padda Pukutz Lane,
Cuttack - 20.

2. Kamal Krishna Bandyopadhyay
Judge, Cuttack.

3.

Signature of the Vendors:

Handwritten signature

9821075739

*Sanatosh Chatterjee
for self in respect
of 2/3rd share and
as guardian of lunatic
Paritosh Chatterjee
(College in respect
of 1/3rd share)*

28 MAY 1978

*Sanatosh Chatterjee
for self in respect of 2/3rd share
and as Court appointed guardian
of lunatic brother Paritosh Chatterjee
in respect of 1/3rd share.*

--: 18:--

Earnest money in pursuance of agreement for sale dated 8th February, 1978.

Further payment made on the basis of endorsement dated 2.5.78 at the back of the agreement for sale for deposit in Act IV, Case No.5 of 1959 under Order of the Court by Challan No.104(1) dated 2.5.78 being 1/3rd share of the purchase money of the Vendor No.2.

Further payment upon an endorsement on 4.5.78 at the back of the agreement for sale.

Further payment made on the acknowledgement made by the Vendor upon agreement dated 4.5.78.

Balance in ~~cash~~ cheque

by cash on 26.7.78 (No GR 1017686 2)

By ~~Cheque~~ ^{Cash} ~~Bank of Baroda~~ ^{Bank of Baroda} dated 26.7.78

Signed sealed and delivered by Santosh Chatterjee for self and as Manager and Guardian for the Lunatic Vendor Paritosh Chatterjee appointed by the Learned District Judge, Alipore in Act IV, Case No.5 of 1959, in the presence of:-

Witnesses:

1. Subodh Kumar Das,
7, Padda Purbur Lane,
Cal-20,
2. Kunal Krishna Bandyopadhyay,
Adrochi, Alipore
- 3.

Santosh Chatterjee
for self in respect of 2/3rd
share and as Court appointed
Guardian of Lunatic Vendor
Paritosh Chatterjee in respect
of 1/3rd share.

Signature of the Vendors:

Typed by me:

Sibachib Thakur

Rs. 4,001.00

Rs. 36,666.66

Rs. 50,000.00

Rs. 3,000.00

Rs. 10,000.00

Rs. 6,332.34

DEED PLAN OF PRES. NO. 115E

RASH DEHARI AVENUE

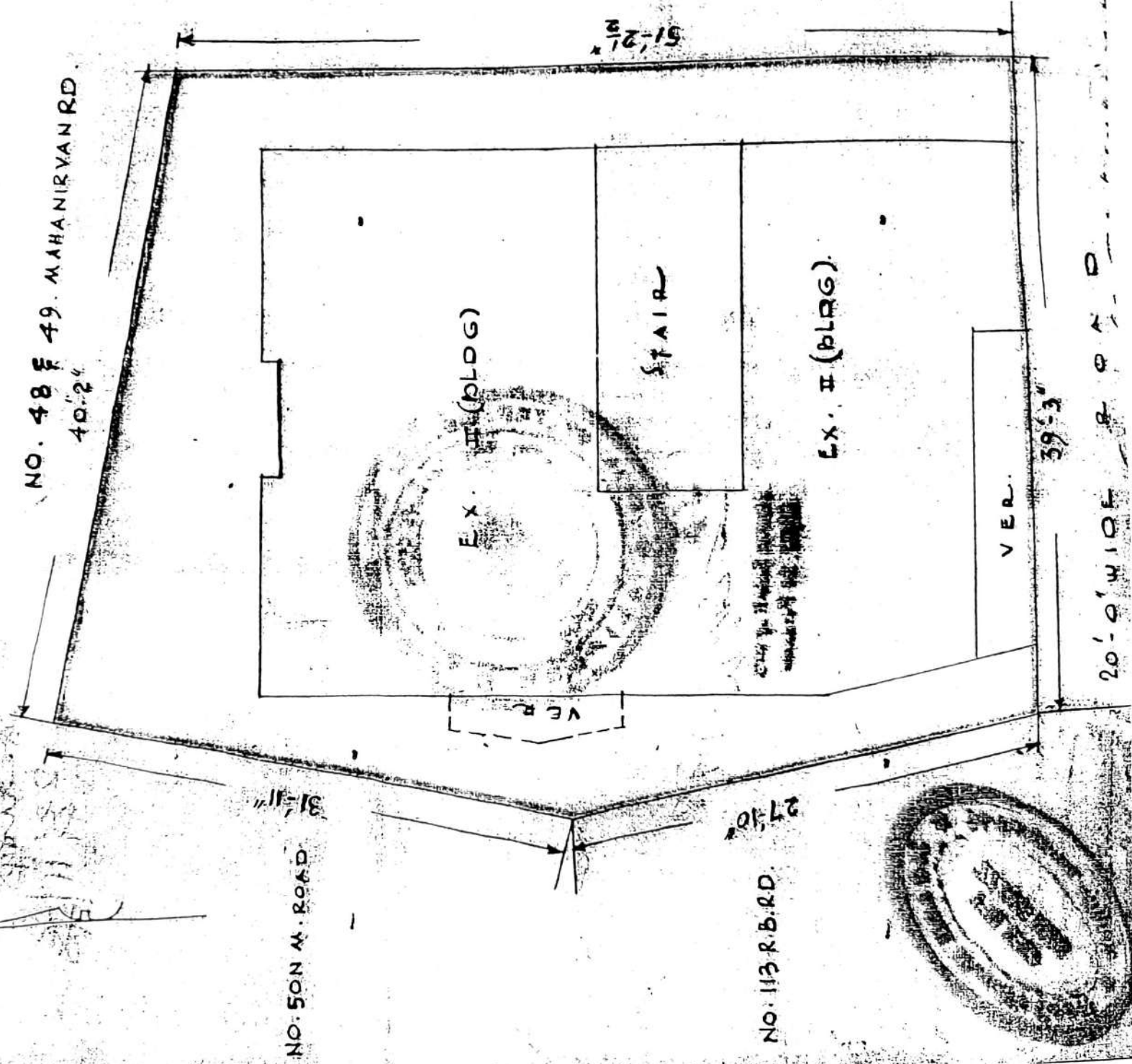
SCALE = 8'-1"

AREA OF LAND:- 3K-3CH-30SFT. (2325 SFT)
(215'99 SQ. ft.)

NO. 48 & 49. MAHANIRVAN RD.
40'-2"

NO. 50 N. M. ROAD

NO. 113 R.B. RD.



20'-0" WIDE ROAD

Court

3rd Addl. Munsif's Court
22 AUG 1989
24 Parganas, Alipore

THIS CONVEYANCE OR DEED OF
this 26 /4 day of July, One
Nine hundred and Seventy-el



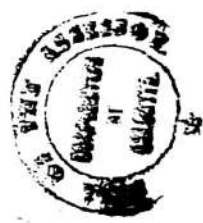
B E T W E E N:

(1) SRI SANTOSH CHATTERJEE
(2) SRI PARITOSH CHATTERJEE
... VENDOR

A N D

SM. GOURI GHOSH ... PURCH

---000---



16.7.78
District Subdivision
Alipore, 24 Parganas
22.7.78

Book...
Volume No. 166
Pages... 133 to 148
Being No. 4200
for the Year 1975



Prepared in the office of:
Mr. Kanak Nath
Advocate