

13088

I

114441

5000Rs.



Stamp 22
Electricity Bill
Copy of Bill
Tax

Admissible under Rule 21 duly stamped
under the Indian Stamp Act-1899
as also as amended by W Bengal
Stamp Amendment Act-1968
Schedule IA No. 2355d
Fee Paid as under:

A 1639
E 7
9 55
mud 215
msl 1730

Registrar U/S 7 (2)
Calcutta
13-8-93

Pranab Chandra
Gouri Behari

20810

This INDENTURE of Sale is made this 13th day of
in this year One Thousand Nine Hundred Ninety
three BETWEEN SRI RAI BISWENDRA NATH CHAUDHURY son of
Late Rai Dhirendra Nath Chaudhury by faith Hindu by
occupation business residing at 3, Rai Mathura Nath
Chaudhury Street, P.S. Baranagar, Calcutta - 700 036
aged about 58 years. AND
SMT GOURI BASU wife of Sri Arobindo Basu aged about 49
years by faith Hindu by occupation House-wife residing
at 2, Neogi Ghat Street, Calcutta - 700 004 hereinafter
referred to as VENDOR (which expression shall unless
excluded by or repugnant to the context be deemed to
mean and include their heirs, executors, administrators,
representatives and assigns) of the PART

AND

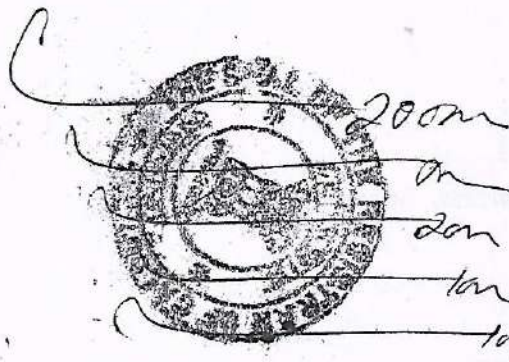
DR (MRS) ANJALI SINHA wife of Dr. Projeskumar Sinha by
faith Hindu by occupation service aged about 45 years
residing at 4/1B, Northern Avenue, Calcutta-700 037

A 1699
E 7
9 55
mud 1730
msl 15000

149
139

contd....2/-

3628
 Project Kumar State
 4/13, 10000000
 (12 37)
 Treasury
 Date 11/15/93



Presented for Registration
 the Calcutta Registration Office
 on the 15th day of 1993

1250114

Rai Prasadranath Chaudhary

Rajendra Nath Chaudhary
 Registrar U/S 7 (2) of
 Calcutta, Calcutta 13.8.93

5817

Rajendra Nath Chaudhary 510 Kat
 Rai Shurenath Nath Chaudhary 3
 Rai Mathura Nath Chaudhary 36
 Gauri Basu W/O Anandind Basu
 of 2 No. 1 Ghat of Cal.

Rai Prasadranath Chaudhary

Indefinite
 Soudha Nath Basu
 Adv. Adv. Adv.
 Col. High Court

5818

Gauri Basu.

S. N. Basu
 Advocate
 Cal.



13.8.93



- 2 -

Rai Biswendra Nath Chaudhury
Govind Chaudhury

and DR. PRAJESHKUMAR SINHA son of Late Jogesh Chandra Sinha by faith Hindu by occupation service aged about 50 years residing at 4/1B, Northern Avenue, Calcutta - 700 037 referred to as Purchaser (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns of the OTHER PART.

WHEREAS in the final decree of Partition Suit by The Hon'ble Learned 3rd Court of the Sub-ordinate Judge of Alipore Court in the Title Suit No.212 of 1923 decreed on 8.10.1928 Rai Dharendra Nath Chaudhury since deceased became the sole owner of the Premises No.3, Rai Mathura Nath Chaudhury Street, Calcutta - 700 036.

AND WHEREAS the said Rai Dharendra Nath Chaudhury also died intestate in the year 1944 leaving him surviving his only son Rai Biswendra Nath Chaudhury and his only wife Sm. Kamala Bala Chaudhurani who inherited inter-alia the said property at 3, Rai Mathura Nath Chaudhury Street, Calcutta - 700 036.

contd....3/-

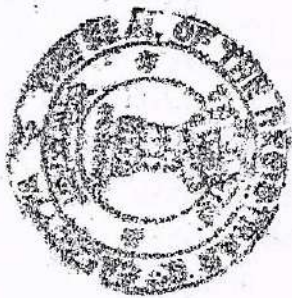
Serial No. 2628.

Sold to *James Sims & Co.*
at *4/13 Boston*
(see 37)

Collector's Office

Treasury
Date *4/15/18*

_____ 200m
 _____ 0m
 _____ 2m
 _____ 10m
 _____ 10m
 _____ 200m



Register 111 - (2) of
Boston, 4/15/18

5000Rs.



- 3 -

Rai Biswendra Nath Chaudhury
Gauri Basu

AND WHEREAS the said Kamala Bala Chaudhurani died intestate on 2.5.72 leaving her surviving her only son Rai Biswendra Nath Chaudhury and her only daughter Sm. Gauri Basu as the legal heirs.

AND WHEREAS in the premises aforesaid 3, Rai Mathura Nath Chaudhury Street, Calcutta - 700 036 the said Sri Biswendra Nath Chaudhury became entitled to undivided 3/4 share in the said property and Sm. Gauri Basu became entitled to an undivided 1/4th share in the said property.

AND WHEREAS the sellers have got by right in inheritance in the premises no.3, Rai Mathura Nath Chaudhury Street, P.S. Baranagar, Calcutta - 700 036, as fully described in schedule hereunder they are the sole and absolute owners of the aforesaid property with absolute possession of the property free from all encumbrances.

AND WHEREAS the vendors being in need of cash money for meeting their various legal and Medical necessities declared for absolute sale of a piece & parcel of Bastu land measuring about 3 cottahs 15 chattaks 9 sq.ft. be

Contd....4/-

Serial No. 3628

Sold to... *Procter & Gamble Sales & Serv.*
of... *4/18, Washburn Avenue*
..... *Buff*

C. ... Collect Date.

Treasury

Date *11.5.19.33*

24

_____ *200m*

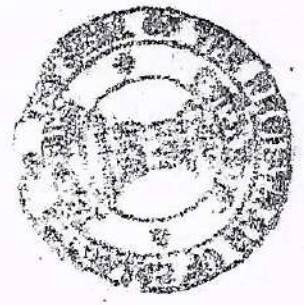
_____ *on*

_____ *20m*

_____ *10m*

_____ *10*

_____ *20870*



11/57 (2)

...



- 4 -

Raj Arunachalam Chandra
Your Name.

be same or little more or less together with a brick wall and old dilapidated structure thereon consisting of 4 rooms without W.C. and bath free from all encumbrance and attachments and purchaser herein also agreed to purchase the said land with structure hereditaments, tenements and premises at a price or consideration of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand) only on as is where is basis and Vendors considering the said price being the highest according to present market rate so far received also agreed to sell the said land messuages tenements and premises to the purchaser herein at the said consideration on as is ~~in~~ where is basis.

Now this INDENTURE WITNESSETH that in pursuance of the said agreement and the consideration of the sum of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand) only well and truly paid by the purchases rate in vendor on or immediately before the execution of those presents and that being the full consideration money of the said Land messuages, tenements and premises the receipt of which

Contd....5/-

Serial No. 2628
Sold to George Leiner Since April
of 41 B. Western Province
at 37

Calcutta Collectorate
Treasury
Date 11/11/1932

2000
100
200
100
100
2000



Register 1177 (2000)
Calcutta



- 5 -

Rai Sambhrajit Chaudhary
Gouri Nath

the vendors doth hereby admit and acknowledge as Memo. of consideration hereunder within and of and free the payment of the same and every part thereof the vendor doth hereby acquit, release and for ever discharge the said purchaser as well as the said land with our old structure on as is where is basis hereby sold the vendors doth hereby grant, transfer, convey sell, assure and assign units the purchase all that piece and parcel of Bastu land measuring about 3 cottah, 15 chatta 9 sq.ft. more or less together with brick walled and my old dilapidated structure and specifically described with schedule hereunder written.

AND WHEREAS the vendors agree to sell part of the North portion of Premises No.3, Rai Mathura Nath Chaudhury Street, P.S. Baranagar, Calcutta - 700 036 along with the common passage as shown in the attached map with red border comprising of 3 cottahs, 15 chatta, 9 sq.ft. of land along with a dilapidated building at a price of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand) only as on as is where is basis which is also agreed by the purchaser.

None this INDENTURE witnesseth that in pursuance of the said agreement and consideration of the sum of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand) only6/-

Serial No. 3628
 Sold to: Pooja Kumar Singh
 of: 4/13, ...
 ... 37 ...

Calcutta State
 Treasury
 Date: 11/10/13

2000
 500
 200
 100
 100
 2000

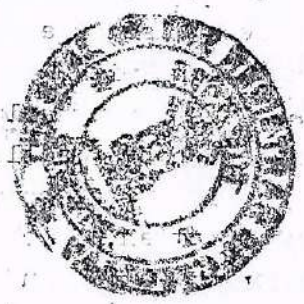


Figure 117 (2) of
 Government, Calcutta



- 6 -

*Ra. Anandramanath
Chandhu
Gowri Narayn*

truelly paid by the said Purchaser to the said Vendors on or before the execution of those presents the receipt whereof the vendors shall admit and acknowledge and from the same date the said vendors dother hereby grant, transfer convey, assure and assign unto the purchasers their right title interest of claim or demand whatsoever or howsoever in respect of the North portion of land with dilapidated buildings of premises no. 3, Raj Mathupa Nath Chaudhury Street, P.S. Baranagar, Calcutta - 700 036 as shown in the attached map within Municipal limit of Baranagar Municipality containing an area more or less 3 Cottahs 15 Chattaks 9 sq.ft. described in the schedule below have and hold the same absolutely forever by the Purchasers, his heirs and assigns and declare and convenant with the purchaser.

TO HAVE TO HOLD the said property hereditaments and premises hereby sold granted, transferred and conveyed or expressed or intends so to be unto and to the use of the Purchasers absolutely and forever and the Vendors do hereby convenant with the Purchasers NOTWITSTANDING any act and a Deed matter or thing whatsoever theretofore

contd....7/-

Serial 3628-
Sold to Progr. Genl. Supt. C.A.V.
of 4/13. Add. Rm. Office
(C-3)

Calcutta Collectorate

Treasury

Date 11/5/33

2000/-
000
200
100
100
2080/-



[Signature]



- 7 -

*Dr. Pravin Chandra
Gyani Barm*

done committed or knowingly suffered by the Vendors to the contrary the vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereditaments and premises hereby granted and transferred or expressed or intended so to be and every part thereof AND the Purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the aforesaid property, hereditaments and premises hereby sold.

And it is stated that the Vendors have not and did not encumber or transfer the said property in any way neither the said property has been acquired or notified to be acquired by L.A. Collector tender any scheme or any other Authority whatsoever and the property sold hereby is free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

All the dilapidated building together with place and parcel of land (Part of Northern Portion) measuring an area of 3 Cottahs 15 Chattacks 9 sq. ft. more or less together with a two storied very old dilapidated building without any privy

Contd...8/-

Serial No. 3628
Sold to: Ganga Kumar Singh & Anr.
of: 4/10, D. D. B. Road, Anandapur
Calcutta 37

Calcutta Collectorate

Treasury
Date: 1/11/1933

2000
on
2000
ton
100

20810



Registrar U/S 7 (2) of
Mysore Act, 1920



- 8 -

*Rai Binodchandra
Chaudhary
Govind Narayan*

and bath standing thereon consisting of 4 rooms in C.S. Dag No. 6221 (Part), R.S.Khatian No.9428 and 9045 in Mouza and P.S. Baranagar, Grand Division - I, Sub-Division 1 J.L.No.5, Holding No.218, Touzi No.1068/2833, Sub-Registration Office Cossipore Dum Dum, District - 24-Parganas (North) being in premises no.3, Rai Mathura Nath Chaudhury Street, P.S. Baranagar, Calcutta - 700 036 (Municipal Holding No.5, Ward No.1) marked in and shown in the map or plan annexed hereto thereon bordered red and Butted and Bounded as follows :

On the North : House of Sasanka Ganguli
On the South and East : Vendors land and building
On the West : Land and building of Dr. Prejeskumar Sinha and Dr. (Mrs.) Anjali Sinha

It is hereby agreed between vendors and purchasers that none of them will install or affix any window/doors etc. On the eastern side well of the purchasers premises. They shall however has the right to make additional construction of the upper floors as may be permitted by law. Both the aforesaid parties shall be entitled to attachments of the eastern side well of the purchasers premises.

Contd...9/-

Serial No. 3628

Sold to: Pooja Kumar Sinks A Pvt.

of: 4/1 B, Adithan Avenue,

C-37

...

Date: 11/25/99

...

200m

5m

20m

1m

1m

208m



REGISTER U/S 7 (2) OF
MISCELLANEOUS ACTS

CONVEYANCE PLAN
PORTION OF PREMISES NO. 3, RAI MATHURA NATH CHAUDHURY STREET
CALCUTTA-700036.

SCALE - 1" INCH = 30' FT.

VENDOR - RAI BISWENDRA NATH CHAUDHURY
SMT. GOURI BASU.

VENDEE - PRAJESH KUMAR SINHA
SMT. ANJALI SINHA.

SOLD PLOT AREA - 3KT 15CH - 9 SFT.

ENCLOSURE(S) SHOWN IN COLOUR RED

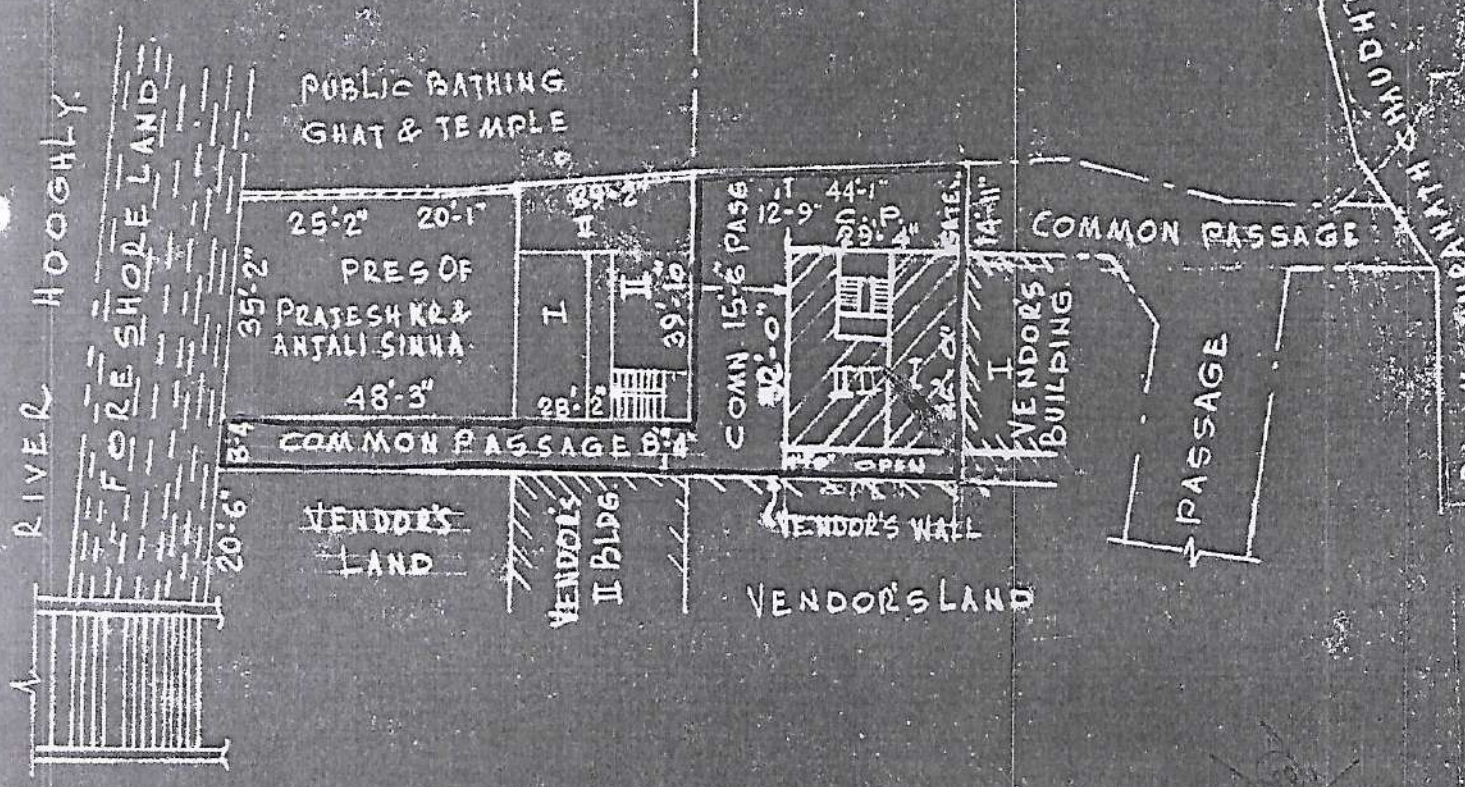
ENCLOSURE(S) SHOWN IN COLOUR BLUE

NORTH



REFERENCE
GRAND DIVISION - 1.
SUBDIVISION - 1. HOL. NO.
MOUZA & P.S. - BARANAGAR
C.S. DAG NO. 6221 (PART)
KHATIAN NO. 9045, 9428.
TOUZI No. $\frac{1068}{2833}$
J.L. NO. 5. R.S. NO. 6
DIST. 24 PARAGANA.

Dr. G. Chakraborty
Govt. Engineer



DRN. G. CHAKRABORTY
REGD. NO. 19 (M.M.)

Rai Bimandranath Chaudhary
Ajmer Bazar.

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and seals on the day, month and the year first above written.

SIGNED SEALED AND DELIVERED

IN the presence of :

- 1) Jharna Chaudhary
3, Rai M. N. Chaudhary St,
Cal- 700076.
- 2) Somendra Nath Bose
119 B. K. Meil (The Rd)
Cal 38.

Rai Bimandranath Chaudhary
Ajmer Bazar.

Signature of the Vendors

MEMO OF CONSIDERATION

Received from the within named purchaser the sum of Rs.1,50,000/- (Rupees One Lakh and Fifty Thousand) only in cash as full Purchase Price and consideration for sale of our aforesaid property.

Rai Bimandranath Chaudhary
Ajmer Bazar.

Signature of Vendors.

Drafted and Identified by me
Somendra Nath Bose
Advocate
Cal. High court

Registered in.....
BOOK No.....
Volume No. 271
Pages 188 to 201
Being No. 11444
for the year 1993

THIS 13th DAY OF August 1993

DEED OF SALE

BETWEEN

SRI RAI BISWENDRA NATH
CHAUDHURY

AND

SMT. GOURI BASU

....VENDOR

AND

MRS. ANJALI SINHA
and DR. PROJESKUMAR SINHA

...as PURCHASER

Registrar U/S 7 (2) of
Assurances, Calcutta
21.3.94



Registrar U/S 7 (2) of
Assurances, Calcutta



DRAFTED BY
S. N. BASU
ADVOCATE
CALCUTTA HIGH COURT