



पश्चिम बंगाल WEST BENGAL

72AA 502878

30.8.13

Serial No. 5023

BK No. 85 Vol. No. 1-16 Pages 1-16

Being No. 2440 Year 1947

Cartridge Paper Issued 9.00

Copying Fee Ordinary 11.00

Copying Fee Urgent 32.00

Tracing Charge for Map or Plan 2 pp 800.00

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Under Article F (1) & F (2)

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Value of Stamp 4.00

Value of Seal 20.00

Value of Stamp 852.00

Value of Seal 876.00

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Addl. District Sub Registrar (Records)

9 SEP 2013

of R. A. Kolkata

Record Keeper

Registrar of Assurances

Kolkata

9-9-13



10 JUN 2013

E. C. H. TERJE
Licensed Stamp Vendor
C. C. Court
2 R. 3. K. S. Moy Road, KOL 1

10 JUN 2013



Dud No 2440 for 1947

This book contains
pages consec-
tively numbered.

Registering Officer.

30-7-47

Copy Sent to The Registrar of 24 Perganas
on 9.6.48

J. S. R.
9.6.48

Certified that this book
contains copies of.....
documents
written on.....
pages except pages.....
which
have been cancelled or
left blank and that it
contains plans at pages
15, 18, 23, 33, 35,
37, 39, 45, 61, 161
261, 293.
Joint Sub-Registrar,
15/4/48, Calcutta.

Dud No 2440 for 1947

Total Stamp of Rs 7000/-

1000 Rs
Special
Adhesive

Stamp collector's
Seal

1000 Rs
Special
Adhesive

Stamp collector's
Seal

1000 Rs
Special
Adhesive

Stamp collector's
Seal

1000 Rs
Special
Adhesive

Stamp collector's
Seal

The Endowment made the Nineteenth day of April one thousand nine hundred and six in the
Belgachia Dutt estate Limited a private limited liability company duly incorporated under the provisions
of the Indian Companies Act having its registered office at No. 167, Old Chitra Bazaar
Street in the town of Calcutta hereinafter called "The Vendor" (which expression shall unless
excluded by a reference to the context include its successors and/or assigns) of the
one part and Raghubar Dutt son of Bholu Nath Dutt deceased and Srinani Fulkumari
Dasi, wife of the said Raghubar Dutt, both residing at No. 33/2, Garden Street in the
town of Calcutta by caste Gaudharams by occupation Landholders and Merchants hereinafter
collectively called "The purchasers" (which expression shall unless excluded by a reference to the
context include their each of them and their respective heirs executors administrators and assigns) of the
other part, where the Vendor is hereby named and named
of and their well and sufficiently entitled to several immovable properties in Calcutta
and its suburbs including the properties described in the schedule hereunder written and

210

Calcutta 2440



of Calcutta and which is bounded and bounded

2

300
14
4200
210
140
4550
300
4850

Dec no. 2440 for 1947.

on the north by no. 22, Goluk Dutt Lane, on the east by no 30/1, Goluk Dutt Lane, on the south and west by Goluk Dutt Lane. 15. All that the party has and partly the stonied brick built mess and house together with the piece of parcel of rest free land whereon or a portion whereof the same is erected and built containing an area measuring by estimation from cottah more or less situated being at and being premise no 14, Hara Dhoke Lane is situated in the North Division of the town of Calcutta and which is bounded and bounded in the same following, that is to say, on the north by no 7, Goluk Dutt Lane, on the east by the house of Hara Mohan Paul, on the south by Hara Dhoke Lane, and on the west by partly a Lane and partly the Lane of Shib Chanda Ghose. 16. All that the Bustee land containing an area measuring by estimation seven cottahs Thirteen chhacks and twenty seven square feet more or less together with the huts standing thereon situated being at and being premise no 37/12, Barnatola Lane, Holding no 296. Block no VIII in the North Division of the town of Calcutta and which is bounded and bounded in the same following, that is to say, on the north by no 37/11, Barnatola Lane, on the south by no 38, Barnatola Lane, on the east by Barnatola Lane and on the west by no 103, College Road. 17. All that the party has and partly two stonied bricks built mess and house together with the piece or parcel of rest free land whereon or a portion whereof the same is erected and built containing an area measuring by estimation nine cottahs more or less situated

Here on plan is attached

10



(5) 1000 Rs
Special
Adhesive stamp

(6) 1000 Rs
Special
Adhesive stamp

(7) 1000 Rs
Special
Adhesive stamp

Stamp affixed by
S. Ahmad
18-4-49.

Stamp Superintendent
Calcutta Collectorate.

Admission under rule
duty stamp under the

Indian Stamp Act 1899
also as amended by Section

82(1) of the Calcutta
Improvement Act 1911
Schedule 1A No 23

Stamp duty paid } Rs - As
under the Stamp Act } 5000/-

Additional duty paid
under the Calcutta
Improvement Act
paid in excess x

Total Rs 7000/-

it- properties and divide the same thereof in special amongst its share holders and where difficulties
arose in the proper management of the said properties owing to the divergence of
views amongst its Managing Directors and where for that reason the Vendor offered to sell
the said properties to the share holders in the proportion of the share held by them as to
the value of the properties and where all the share holders agreed to purchase
the said properties in the said proportion and for that purpose the share holders Raghubar
Dutt, Srimati. End Kurnari Devi, Manik Lal Dutt and Gour Lal Dutt formed themselves into
one party as parties of the first part, Bishwanar. (2nd page) Bishwanar Dutt, Srimati
Bivalati Devi, Sundar Lal Dutt and Madhuran Dutt into a second party as parties of
the second part and Bishwanar Dutt, Srimati. Sabitri Devi, Bishwanar Dutt and
Krishna Lal alias Krishnapada Dutt into a third party as parties of the Third
part and where each of the parties held equal number of share and of equal
value aggregating to the total of number of share of the Vendor Company and
where in pursuance of the request made by the Vendor the said three several parties
were unable to agree got themselves as to in particular properties to be
purchased by each of them according to the proportion and value. Reason being mentioned and
where on that account the said three parties agreed to refer the matter of difference
to the Honorable Mr. Justice Suddhiman Das, one of the puisne judges of the
High Court of Calcutta and where at a meeting of the Board of the Directors
of the Vendor Company held on the twenty-third day of December or thereabouts





Dist No 2440 for 1947

∴ N 41-

now hundred and forty four it was amongst others resolved that the House properties belonging to the company should be divided into three lots of equal value as much as possible and the said lots as would be allotted to each of the parties hereto respectively by the said Mr. Justice Sudhi Ranjan Das to whom the parties agreed to refer the matter by way of arbitration would be sold to the three respective parties who are all the shareholders at such valuations of each as may be agreed upon by the parties hereto and whereas it was further resolved that the seal of the company should be affixed to the conveyances in respect of the said properties in the presence of any two of the Managing Directors and they should register them and do all other acts necessary for the purpose and whereas by an agreement bearing date the twenty-fourth day of December, one thousand nine hundred and forty-four executed by all the said parties all matters in difference between them and all questions arising out of or in any way relating to the allotment of the said House properties and the valuation thereof were referred to the award and final decision of the said Honorable Mr. Justice Sudhiranjan Das and whereas the said Mr. Justice Sudhiranjan Das held several sittings and after having appointed Mr. Chandra Kuma Sarker for the purpose of valuing and dividing the said properties made and published his interim Award regarding the allotment of the said properties on the thirtieth day of July, one thousand nine hundred and forty-six and whereas by the said award he divided the said House properties into three lots A, B and C appearing in the schedule "B" "A" and "C" thereto written respectively and kept himself

Diswan Dutt.
Ed. Rd. Gairi Ahmed.
Sub-Registrar of Calcutta
18-87-47.

Education is admitted
by Binwar Dutt and
Bishnu Phelan Dutt.
Both Directors of Dutt
state Ltd. of 167 old
China Bazar Street, Calcutta



Bingwar Dutt.

Bilakuti Bhushan Dutt.

Managing Directors Dutt
estate Ltd.Thurs. Express Disposed
with-Sd. S. A.
Sd. Registrar of Calcutta
18-7-47.

Identified by S. V.

Das Hajander. par ch

N. C. Das Hajander.

of 6 old post office

street. Calcutta. By

Sd. K. G. S. By

Information Service.

S. V. Das. Hajander.

Sd. Md. Jaiwal Akbar.

Sd. Registrar of Calcutta

the 18th July 1947.

No. 33/1, Beardon Street as a separate entity and whereas by the said award the value of each lot was fixed at Rupees two lacs and the value of the said premises No. 33/1, Beardon Street was fixed at Rupees one lac three hundred and twenty and whereas by the said award he allotted Lot B to the parties of the first part; Lot A to the parties of the second part and Lot C to the parties of the third part and the said premises No. 33/1, Beardon Street to the parties of the third part to be purchased by the said respondents from the vendor company and whereas the said award made by the said Honorable Mr. Justice Sudhakar Das is final and also binding on the vendor and whereas the said Manik Lal (3rd page) Manik Lal Dutt and Goutal Dutt have requested to sell the said premises being Lot B appearing in Schedule "A" written under the said award to and execute these presents in favour of the said purchasers only now the Respondents witness that in pursuance of the premises and in consideration of the sum of Rupees two lacs paid by the purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby ² admit and acknowledge and of and from the sum and every part thereof doth hereby acquiesce and for ever discharge the purchaser and the several land Creditors and premises hereby granted and conveyed) the Vendor doth hereby grant sell convey transfer assign and assume unto the purchasers all that these several lands messuages tenements hereditaments and premises marked as Lot B in the said in plan recited above and fully allotted to Schedule "A" written under the



and more fully and particularly described in the Schedule hereto written or howsoever otherwise the said several lands hereditaments and premises now are or have been were or was situate situated bounded called known numbered described or distinguished together with all water and other structures fixtures pit areas the fences sewers drains ditches ways paths passages rights waters water course and all manner of right liberties easements in respect of all the said premises and in particular of premises No 6, David Joseph Lane as are expressed in the Schedule hereto written privilege "advantage enjoyment appurtenance and appurtenances whatsoever belonging to or in any way appertaining to the said several lands hereditaments and premises or any of them or any part thereof or which with the same now are or is or any time or times heretofore were or was held used occupied or enjoyed or accepted reputed deemed taken or known as part or parcel or member thereof or appurtenant thereto and the revenues and revenues remainder and remainder and the rents issues and profits thereof and every part thereof and all such pottahs muniments writings and evidence of title exclusively relating to or concerning the said several lands hereditaments and premises or any part thereof which now are or have been or are may be in the custody possession or power or control of the Vendor or any other person or persons from whom the Vendor may procure the same without any action or suit and all the right title interest property claim and demand whatsoever of the Vendor in so far as or in respect of the said several lands hereditaments and premises or any of them or any part thereof to have and to hold the



said several lands hereditaments and premises and all and singular the premises hereby granted
 and transferred or expressed or intended so to be unto and to the use of
 the purchaser absolutely and for ever and that free from all encumbrances and the Vendor
 doth hereby covenant with the purchaser that not withstanding any act deed matter or thing
 whatsoever by the Vendor made done committed or knowingly or willingly suffered to the contrary
 at the Vendor now hath good right full power and absolute authority to grant
 convey and transfer all and singular the said several lands hereditaments and premises hereby
 granted transferred and conveyed or expressed or intended so (4th page) so to be
 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 purchaser shall and will and
 may from him to him and at all time hereafter peaceably and quietly possess
 and enjoy the said several lands hereditaments and premises hereby granted and receive
 and take the rent issue and profits thereof without any hindrance eviction interruption
 disturbance claim and demand whatsoever from or by the Vendor or by
 any person or persons now or hereafter lawfully or equitably claiming or to claim
 by from under or in trust for it and let free and clear and clearly
 and absolutely discharged or discharged or otherwise by the Vendor and well and sufficiently
 sound defended kept warranted and indemnified of from or against all persons and other
 estates claims liens encumbrances attachments and incumbrances whatsoever had made done executed
 or committed or suffered by the Vendor or any person or persons claiming or to claim



occurred or suffered by the Vendor or any

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Dus No 2440 of 1947.

by from through make a in trust for the Vendor and further that it the Vendor and all and every person or persons having a claim or who shall or may have a claim of estate right title interest claim and demand whatsoever at law or in equity in to or out of the said several lands and tenements and premises hereby granted or intended so to be or any of them or any part thereof from through make or in trust for it the Vendor shall and will from time to time and at all times hereafter but at the request and expense and cost of the purchaser make do acknowledge and execute or cause to be done and executed all such better acts deeds and things whatsoever for further and more effectually or satisfactorily granting or assuring the said several lands and tenements and premises or any of them and every part or parcel thereof unto and to the use of the purchaser in manner aforesaid and they shall reasonably require the schedule above referred to "A" (Lot B of the award). 1. All that the two storied brick built messuage situate and being and out-house and shed together with the piece or parcel of land adjacent or on either side of the same is needed and built containing an area measuring by estimation three fifths eighteen cottahs eleven chittacks and twenty eight square feet situate being at and being the southern portion of No 20, Bagmati Road Thane Manikotla Manya Bagmati in Division 2 Sub-Division II Holding Nos 38 and 39 and sub-Regd No 380/1947 in the District of Twenty four parganas within the Municipal limits of the Corporation of Calcutta and which is built and bounded in the manner following Lot 4/1947

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say, on the North partly by Bagman Road and partly by the remaining portion of
 No. 54, Bagman Road, on the South partly by 63, Harickota Main Road and partly by the
 garden of Bhut-nath Ganguli, on the East by the tenanted land of Srikrishna Kulkarni
 and Sikk Samal and No. 9, Bagman Road and on the West partly by the
 tank of Dwijen Bose and others and partly by a Masjid and a is delineated
 in the map or plan marked 'A' and shown therein as Lot
 "B" within Blue Verge. 2. (5th page) 2. All that the partly in and partly the
 situated back built messuage tenement and house together with the piece or parcel of
 land whereon or on portion whereof the same is erected and built containing an area
 measuring by estimation eight cottages three chulicks and thirty-two square feet more or less
 situate lying at and being the northern portion of No. 6 (at present 6A and 6/1A)
 David Joseph Lane comprised in Holdings Nos 230 old 53 Block No V in the South Division
 of the town of Calcutta and which is bounded and bounded in the manner following
 that is to say, on the North partly by No. 48, partly by Nos 44, 45 and 46,
 Canning Street and partly by Nos 12 and 13, David Joseph Lane, on the South by the
 remaining portion of Nos 6A and 6/1A, David Joseph Lane, on the West by the new
 Road and on the East by Nos 18, 19 and 20, Block Street and a is
 delineated in the map or plan marked 'A' and shown therein as
 Lot "B" within Blue Verge, The building under construction in the Lot A in the
 premises No 6, David Joseph Lane is proposed to be built and has been partially completed



Lot B' within
premises No 5, David Joseph Lane & proposed to be used

Dec No. 3440 of 1947.

as a steel-framed structure sanction to the construction of the said building has been granted by the Corporation of Calcutta. The footings of the several foundations and walls project beyond the limit of the Lot A as shown with red verge in the plan marked "A" annexed hereto. The allottee of Lot A shall have the right of erecting such super structure on such foundations and footings and shall be allowed to have his window openings in the northern wall of the aforesaid building as designed and sanctioned at present under the aforesaid sanction. They shall further have the right of access of light and air through such openings when made over the space allotted to Lot B as delineated with blue verge in the said plan marked "A" and annexed hereto. The allottee of Lot B purchaser shall not have any right to erect any structure within six feet of such structure in Lot A in the said open space and the allottee of Lot B shall keep such open space open to sky. The allottee of Lot A shall have the right to erect his scaffolding at cetera in the open space allotted in Lot B within such six feet space for the construction of the proposed super structure in Lot A as sanctioned under the said plan but such work shall be completed within a period of two years after the date (when possession will be delivered over to the tenant and the allottee of Lot A shall not cause any unnecessary inconvenience to the tenant and the allottee of Lot B. (And the allottee of Lot B shall be entitled to the use of the staircase leading to the first floor at the back for themselves and their tenants) a period of two years from the date of their possession) in March 1948.



the partly two, three and four storied brick built messuage tenement and house together with the piece or parcel of land containing an area measuring by estimation four cottages two chittacks and thirty six square feet situated and lying at and being premises No 79, Harrison Road comprised in Holdings Nos 370 and 374 Block No VII in the Northern Division of the town of Calcutta and which is bounded and bounded is the manner following, that is to say, on the north by No. 15, Shana Churn Dey Street, on the east by No 79/1, Harrison Road, on the west by No 79/1, Harrison Road and on the south by Harrison Road and in respect of which an annual revenue of Rupees two annas ten and pie ten is payable to the collector of Calcutta. 4. All that the corrugated structures and sheds together with the piece or parcel of revenue redeemed land whereon or on part whereof the same are erected containing an area (6th page) area measuring by estimation four cottages four chittacks and twelve square feet more or less situated lying at and being premises No 10, Benialola Street in Calcutta is in the Northern Division of the town of Calcutta and which is bounded and bounded is the manner following, that is to say, on the north by Benialola Street, on the east partly by No 11 and partly by No 12, Benialola Street and on the south and west by public Lane. 5. All that the one storied brick built garden together with the piece or parcel of revenue redeemed land whereon or on part whereof the same is erected and built containing an area measuring by estimation four cottages four chittacks and thirty six square feet more or less situated



whereby up
by estimation four cottages four less 1 cottage and 1 house

10

Deeds 2440 for 1947.

being at and being premises No 11, Beniatola Street is situated in the North Division of the town of Colindale and which is bounded and bounded in the manner following, that is to say, on the North by Beniatola Street, on the East by a common passage, on the South by No. 12, Beniatola Street and on the West by No. 10, Beniatola Street. 6. All that the three raised brick built messuage tenement a building together with the piece or parcel of rent free land on which or on part thereof the same is erected and built containing an area by measurement three cottages one chimney and forty one square feet more or less situated being at and being premises No. 12, Beniatola Street is situated in the North Division of the town of Colindale and which is bounded and bounded in the manner following, that is to say, on the North partly by No. 11, Beniatola Street and partly by a common passage, on the South by a sewer ditch, on the East by No. 13, Beniatola Street and partly by a common passage and on the West by No. 10, Beniatola Street. 7. All that the seven upper roomed brick built messuage tenement and building together with the piece or parcel of rent free land whereon or on part whereof the same is erected and built containing an area by measurement three cottages three chimneys and five square feet more or less situated being at and being premises No. 13, Beniatola Street is situated in the North Division of the town of Colindale and which is bounded and bounded in the manner following, that is to say, on the North partly by a common passage and partly by No. 14 Beniatola Street, on the South by a sewer ditch, on the East by No. 15, Beniatola Street.



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✓ and on the west by No 12, Barnatola Street & All that the party owns and partly five storied brick built messuage tenement and house together with the piece or parcel of revenue redeemed land whereon or on portion whereof the same is erected and built containing an area measuring three cottals fifty six chittaks and eight square feet more or less situate lying at and being premise No 59, Chittaranjan Avenue, comprised in the divisions Nos 100 and portion of Nos 105, 106 and 107 in Block III in the North Division of the town of Calcutta and which is bounded and bounded in the manner following, that is to say, on the North partly by No 48, Chittaranjan Avenue and partly by Gini Boken Lane, on the South by No 256, Bow Bazar Street, on the east by Chittaranjan Avenue and on the west (7th page) west by No 257, Bow Bazar Street.

9. All that the three storied brick built messuage tenement and house together with the piece or parcel of land whereon or on part whereof the same is erected containing an area measuring by estimation three cottals and twenty three square feet more or less situate lying at and being premise No 24/1, Beadon Street being Holding No 106 Block No XXII in the North Division of the town of Calcutta in respect of which an annual revenue of Rupee one anna two and five paces is payable to the Calcutta Collectorate and which is bounded and bounded in the manner following, that is to say, on the North by Beadon Street, on the South by No 25, Handukhara Lane, on the east by No 25, Beadon Street and on the west by No 24, Beadon Street.

10. All that the one storied brick built messuage tenement and house together with the

Page 109/7

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piece a parcel of land where or on part where the same is erected or built
 containing an area by measurement six cottals eight chittacks and fifteen square feet more or
 less situate lying at and being premises no. 54, Karbala Tank Lane in the name
 the North Division of the town of Calcutta and butted and bounded in the name
 following, that is to say, on the North partly by no. 52A, Karbala Tank Lane and
 partly by no. 8, Peary Row, on the West partly by no. 4, and partly
 by no. 6, Peary Row, on the South partly by no. 55 and partly by
 no. 56, Karbala Tank Lane and on the East by Karbala Tank Lane 11. All
 that the four storied brick built messuage tenement and house together with the piece or
 parcel of revenue redeemed land containing where or on part where the same is
 erected and built an area measuring by estimation nine cottals fourteen chittacks and thirty three
 square feet more or less situate lying at and being premises no. 21, Benbuck Street
 comprised in Holdings nos 36 and 37 in Block no. XX in the South Division
 of the town of Calcutta and butted and bounded in the name following, that is
 to say, on the North by Rangoe Lane, on the East by Benbuck Street, on the
 South by a plot of land belonging to the Calcutta Improvement Trust and on the
 West by no. 12, Rangoe Lane, 12. All that the partly two and partly three
 storied brick built messuage and house together with piece or parcel of revenue redeemed land
 where or on part where the same is erected and built containing an area measuring
 by estimation nine cottals fourteen chittacks and twenty four square feet more or less

there is
a long
alley
to



situated being at and being premises No 10A, Nuntola Street in Subarnapur in the
 North Division of the town of Calcutta and which is bounded and bounded in the
 manner following, that is to say, on the North by Nuntola Street, on the
 East by a Lane, on the South by a Lane and on the West partly
 by No. 10A, Nuntola Street and partly by a common passage. 13. All that
 the partly two and partly three storied brick built messuage tenement and house together
 with the piece or parcel of land containing an area measuring by estimation eleven
 cottah three chittaks and eighteen square feet more or less situated being at and being
 premises No. 20/1, Camac Street being Holding No 38 Block No XI in the South Division
 of the town of Calcutta and which is bounded and bounded in the manner following
 manner following, that is to say, on the North partly by No. 20/2 and partly
 by No. 21, Camac Street, on the East partly by No. 6 and partly by
 No. 6/1, Wood Street, on the South by No. 20, Camac Street and on the
 West partly by the common passage leading to 20/1, Camac Street and partly by No. 20/2,
 Camac Street. 14. All the partly two and partly three storied brick built messuage
 tenement and house together with the piece or parcel of revenue free land whereon an
 partition whereat the same is erected and built containing an area measuring by estimation one
 cottah fifteen chittaks and fifteen square feet more or less situated being at and being
 premises No 21, Gooluck Bhatt Lane in Subarnapur in the North Division of the town
 of Calcutta and which is bounded and bounded in the manner following, that is to say



300.
 entered in Book No I
 Volume No. 85
 pages 1 to 16.
 serial no. 2440
 of the year 1947.

the seal of the Registrar
 of Calcutta

of Md. Jaimal Ahmed.
 into Register of Calcutta
 30-7-47
 copied by

Kazi Md. Nazimul Haque
 30-7-47.

compared by

[Signature]
 30-7-47

Read by
 Bimal Kumbhkar
 30/7/47

Rs. 50/-

Bengal Forms Nos. 1-55 & 1-56.

lying at and being premises now Rambil Lane is situated in the North Division of the town of Calcutta and which is bounded and bounded in the manner following, that is to say on the North and East by Rambil Lane, on the South by No. 5 Rambil Lane, and on the West by the house of Ben Chandra Datta in which the Vendor Bhabu Chandra Datta affixed its common seal the day month and year first above written.

Signed with the common seal of the company and

Signed and delivered by Messrs. Dutt & Co. and

Bibhu Chandra Datta two of the Managers of the

company at Calcutta in the presence of:-

Ajit Kumar Das Solicitor, Calcutta.

Dated: This 9th day of July 1947.

Dutt & Co. Limited in presence of Bhabu Chandra Datta and others.

conveyance.

Ajit Kumar Das

Kazi Md. Nazimul Haque

30-7-47

compared by *[Signature]*

CHECKED BY

[Signature]

30/7/47

Read by Bimal Kumbhkar

30/7/47

Serial 2440 for 1947

Dutt & Co. Ltd.
 Calcutta.

Biswan Dutt

Bibhu Chandra Datta

CERTIFIED TO BE TRUE COPY

Managing Director



9 SEP 1947
 C. B. K. K. K.

Serial 2440

Serial 2440

30-7-47.

