



Admissible under Rule 21 and also
under Section 12 of the
Bengal Tenancy Act, 1886, as agricultural
Tenancy land duly stamped (or exempt
from or does not require Stamp duty)
under the Indian Stamp Act, 1893,
Schedule 1A, No. 23

Fees paid -

Stamp Registrar, Alipore

No. 2

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THIS CONVEYANCE made this the 20th day of July
One thousand nine hundred and Sixty-two. BETWEEN SHRI
JYOTISH CHANDRA CHATTERJEE son of Late Banku Behari
Chatterjee, by occupation Advocate and Land-owner, residing
at 118, Banku Behari Chatterjee Road, P.S. Tollygunj Dist-
rict 24-Parganas, hereinafter called the VENDOR (which
expression unless repugnant to the context shall include
his heirs, administrators and assigns) of the FIRST PART
AND SHRI KALI GOPAL MAZUMDAR, son of Late Jagannath Mazumdar
by caste Hindu, by occupation Service, residing at No. 82,
Kailas Bose Street, Calcutta, hereinafter called the
PURCHASER (which expression includes his heirs, adminis-
trators and assigns) of the SECOND PART WHEREAS the
plot of land hereby sought to be conveyed forms part of
Plot No. 2527, Haldu Union, Mouze Kasba, Khatian No. 539,
J.L. No. 13, R.S. No. 233, P.S. Tollygunj, Pargana Cal-
cutta, District 24-Parganas, AND WHEREAS Late Banku
Behari

No. 4258 Dated 14.7.62
Sold to K. Gopal Hegde 282 Karlast, Zone 54
Rs. 30/11/2 Rs.

Sold to.....
Rs.....

[illegible]

Josephine Chanda Chakya

Der Registrar. *Alfred*
Fürst.

District
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Behari Chatterjee son of Late Ram Chandra Chatterjee, by caste Brahmin and Sri Amulya Charan Chatterjee, son of Late Promotha Nath Chatterjee, by caste Brahmin, by occupation Land-owner both jointly held the aforesaid Plot No. 2527 and details as given above as Rayat Mokarari in the proportion of Ten Annas and Six Annas share respectively AND WHEREAS the said plot was shown in the last settlement record of right as Sali agricultural land at a rental of Rs. 62-7-2 Samil Jama of J.L. No. 11, Mouza Lakerhat Kh. No. 14 AND WHEREAS after the said final publication of record of right by virtue of a deed of Partition between the above two co-owners Late Banku Behari Chatterjee and Sri Amulya Ch. Chatterjee own by them when partitioned according to respective shares of land of the co-owners by the aforesaid deed registered on 28th day of July 1941 recorded in Book No. I, Volume No. 71, Pages 174 to 210, Being No. 2372 for 1941 registered in the Alipur Sub-Registry, the aforesaid partition was by mutual consent and by virtue of the said partition the aforesaid Plot No. 2527 with the details as given above was allotted in the exclusive share of Late Banku Behari Chatterjee and WHEREAS the said Banku Behari Chatterjee was in undisturbed exclusive possession of the said plot of land by paying rents recorded thereunder to the superior land-lord AND WHEREAS in 1947 on the 17th day of October by a deed of unconditional gift the said Late Banku Behari Chatterjee

Chatterjee made a gift of certain plots of land in his possession to his only son Jyotish Chandra Chatterjee out of natural love and affection and expressed desire to lead a retired life at Benares. The said deed of gift was registered on 17th day of October, 1947 recorded in Book No. I, Volume No. 63, Pages 230 - 236, Being No. 3344 of the year 1947 and also registered at Alipur Sub-Registry AND WHEREAS after the said gift the Vendor has all along been in an undisturbed possession of the said plot of land and up to 1361 B.S. had been paying rents to M/S. Ashoka Properties Ltd. in lump along with rents of other holdings AND WHEREAS after the coming into operation of West Bengal Estate Acquisition Act in 1361 B.S. the Vendor had been paying rents to the Government also in lump and is in an undisturbed possession thereof. AND WHEREAS the aforesaid Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said plot of land Being Plot No. 2527 measuring 1 Bigha 9 Cottahs and 13 Chittacks be the same a little more or less AND WHEREAS the Vendor divided the said plot of land in different sub-plots and delineated in Plan attached herewith AND WHEREAS the Vendor agreed with the Purchaser for sale of the said Sub-Plot No. "G" of the Plan attached herewith measuring 4 Cottahs at and for a consideration of Rs. 1,600/- (Rupees one thousand six hundred) only (Rs. 400/- per cottah).

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 1,600/- (Rupees one thousand six hundred) only paid by the said Purchaser to the Vendor (Receipt whereof the Vendor hereby admits and acknowledges and of

and

and from the same and every part thereof do hereby acquit, release and discharge the Purchaser), the Vendor doth by this presents indefensively grants, sells, conveys and transfers ALL THAT piece of land hereditament tenements and premises measuring more or less 4 Cottahs situate and lying at Haltu Union, Mouza Kasba being a portion of Plot No. 2527 in the District of 24-Parganas more particularly described in the Schedule hereunder written - - as per map or plan attached hereto together with all erectives fixtures walls yards trees, orchards and advantages of easements and other rights, liberties, privileges and appurtenants whatsoever in the said premises or any part thereof or any way appertaining thereto or with the same and all the estate right title and interest claim and demand whatsoever of the Vendor unto and upon the said premises or any part thereof TO HAVE AND TO HOLD the said premises hereby granted sold conveyed and transferred or expressed and intended so to be together with all appurtenants thereto unto and to the use of the Purchaser for ever and absolutely and the Vendor doth hereby covenant with the Purchaser that the Vendor is seized and possessed of the said premises as of and absolute and indefeasible estate equivalent to fee simple in possession free from all encumbrances trust, claim or demand whatsoever and that the Vendor has good right full power and absolute authority and indefeasible title to grant sell convey and transfer the said plot of land hereby granted sold conveyed transferred or expressed or intended so to be unto
and

and to the use of the Purchaser in the manner aforesaid and that the Purchaser shall may at all times hereafter peaceably and quietly possess and enjoy the said premises and receive the rents and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons claiming under him lawfully and equitably claiming from under or intrust for him and that free and clear and freely and clearly and also truly acquitted exonerated and released from and against all and all manners of claims charges liens debts attachments and encumbrances whatsoever and further that the Vendor shall from time to time and at all times thereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts, deeds and matters and things whatsoever for further better and more perfectly assuring the premises and any and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required of him. Be it further stated that as the Vendor has other considerable properties included in the Title Deeds along with the property sold herewith and which have been shown to the Purchaser's Lawyer concerned hereof, neither it is nor it will be possible, for the Vendor, to part with the said Title Deed or Deeds at any time or in any way nor that the Vendor shall be at the beck and call of the Purchaser for the same. On the other hand, if it be necessary for the Purchaser, in future, to see or show the said Title Deed or Deeds, the Purchaser shall do so, at his own cost, from or at the Registration Office or other office or offices concerned and/or shall take or give

Certified

Certified copy or copies thereof as would be required.

SCHEDULE

A piece or parcel of 'Sali' land measuring more or less four Cottahs lying and situate within Mouza Kasha, Haldu Union, P.S. Tollygunj, Sub-Registry Alipur Sadar, District 24-Parganas, Khatian No. 539, J.L. No. 13, R.S. No. 233, Touzi No. 145 Pargana Calcutta, Settlement Dag No. 2527, Sub-Plot No. "G" depicted in the Plan attached herewith, Rayat Mokarari Holding annual rent for the entire Plot No. 2527 is Rs. 108M and the proportionate annual rent is Rs. 14 2/3 payable to the Collector of 24-Parganas on behalf of the Government of West Bengal, butted and bounded as follows :-

ON THE NORTH - Plot No. 'F' of the said Land Scheme,
ON THE SOUTH - C. S. Dag No. 2613,
ON THE EAST - C. S. Dag No. 2615 and
ON THE WEST - C. S. Dag No. 2607.

IN WITNESS WHEREOF the abovenamed Vendor hath hereunto set his hand on these presents on this the day, month and year first above written.

SIGNED AND DELIVERED by the
VENDOR, at Calcutta, in the
presence of :

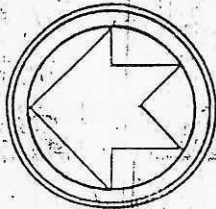
L. M. Sanjal Jyoti Chandra Chatterjee
P/Secy
S. C. Ghosh, Calcutta
Abanikanta Majumdar
60, Upper Circular Road,
Cal-9.

SITE PLAN OF PLOT NO. 'G' OF THE LAND SCHEME
OF C.S. DAG NO. 2527.

BEING THE PORTION OF C.S. DAG NO. 2527, OF
KHATIAN NO. 539, J.L. NO. 13, IN MOUZA KASBA,
P.S. TOLLYGUNGE; DT. 24-PARGANAS.

AREA:- 4 K. 0 CH. 0 S. FT. (MORE OR LESS) COLOURED PINK.

SCALE:- 20 FT. TO 1" INCH.



C. S. DAG NO. 2615
100'-0"

23'-0"

77'-0"

C.S. DAG NO.
2527

PLOT NO. 'F'

57'-6"

PLOT NO. 'G'

AREA

K. CH. S. FT.

4 - 0 - 0

(MORE OR LESS)

38'-0"

C.S. DAG NO. 2613

14'-0"

76'-0"

90'-0"

C. S. DAG NO. 2607

less

Jyotish Chatterjee Chatterjee

DRAWN BY:-

G. K. DEB.

LICENSED BUILDING SURVEYOR,

BUILDER, CONTRACTOR & PLANMAKER,

101, JUSTICE NONMATHO MUKHERJEE ROW,

CALCUTTA-9.

L.B.S. NO. C-168

G. K. DEB.

Licensed Building Surveyor
Builder, Contractor & Plan
101, Justice Nonmatho Mukherjee Row,
Calcutta-9

- 7 -

RECEIVED this day of and from the
within named Purchaser the within men-
tioned sum of Rs.1,600/- (Rupees One -
thousand six hundred) only being the
full consideration money above express-
ed to have been paid by him to me as per
Memo. of Consideration written below :-

Rs.1,600/-

MEMO OF CONSIDERATION :

Henry Lal

Jyoti Chandra Chatterjee

DEB

Survey
& Plan
Mukher
A-9.

