

R. Munk

गुणवत्ता

G (a)	72
G (b)	50
Xerox	24
Plan	2
Total	146

52-12-27

A.D.S.R. Records, Allport
South 24-Burgana
04-12-2025



T. MISRA

218202

To
Name : A. K. DAS, Advocate
Address : High Court, Calcutta
Calcutta - 700001

Calcutta Collectorate
1, Netaji Subhas Rd.,
Calcutta-1

Amal K. Saha
Licensed Stamp
Vendor

5202 NOV 7 1971



Stamp 15/1/52
Two sheets 184 of
1581-2nd of Rs 7/8

10/15/128 the B. Tact
Admissible under Rule 21, and
emptied (or exempted from)
does not require stamp duty
under the Indian Stamp Act
1899 Schedule No. 23
under the Bengal Stamp
Amendment Act 1922 Schedule
No. 1.

as paid as under A46/
dated 11/1/52
Regulating Office
20.1.52
Pfe 12/- cys.

Noted for reg
30.1.52
A.M. or P.M. on
Jan 1952

Sub-Reg/
Alipore by
Cuttant or Claimant
for
Power of attorney

Lalanya Sen
Gupta
Nanday
of Sadar

This Indenture made this 30th day of January one thousand nine hundred and fifty two between Sreenath Lalanya Sen Gupta widow of Late Kernal Kumar Sen Gupta, residing at 54, Anguman Era Begum Row, P.S. Tollygunj District 24 Parganas, by Caste Hindu by occupation Grihasthi, hereinafter called the vendor (which expression shall unless excluded by or repugnant to the context include his heirs executors, administrators, representatives and assigns) of (and Page) 2/ of the one part And Sri Binode Behari Das Gupta son of Late Baikuntha Behari Das Gupta at present residing at 2, Madan Street, P.O. Dharamtolla, Calcutta by Caste Hindu by occupation Grihasthi hereinafter called the purchaser (which expression shall unless excluded by or repugnant to the context include his heirs, executors, administrators, representatives and assigns) of the other part whereas by an Indenture of Conveyance bearing date the 19th day of May, 1950 made between Mugneram Bangur and Company of the one part and this Vendor of the other part and registered at Sadar joint Sub-Reg/
1984 of the year (3rd Page) 3 year 1950, the said Mugneram Bangur and Company for consideration therein mentioned sold and conveyed unto and to the use of the Vendor plot No. 4 measuring 6 Cottaks 3 Chattaks and 2 square feet, of 'Moore Avenue Scheme' comprised in and being parts of the C.S. plots No 407 and 426 of Mouza Selpur, held in Nowashi Mokorari tenure (right, And whereas the vendor is seized and possessed of no otherwise well and sufficiently entitled to the plot No. 4 of the said Moore Avenue scheme And whereas the both agreed to sell the



Execution is admitted by purchaser hath agreed to purchase a portion, of the said plot no 4 of Moore Avenue Scheme measuring about 4 Cottaks 3 Chhattaks 2 sq. ft. on the Southern side of the plot no 54 Bijnanath at an average rate of Rupees 2400 (Rupees two thousand four hundred) per Cottak And whereas the total price of the said 4 Cottaks 3 Chhattaks and 2 sq. ft. calculated at the aforesaid rate amounts to Rs 10,056-10-9 (Rupees ten thousand fifty six and annas ten and pies nine) only, Now This Indenture witnesseth that in pursuance of the aforesaid agreement and in consideration of the said sum of Rs 10,056-10-9 only of (4th Page) 4 of lawful money of India well and truly paid to the Vendor in hand (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the Vendor doth hereby grant, transfer and convey unto and to the use of the said purchaser the said 4 Cottaks 3 Chhattaks and 2 sq. ft. of land out of the plot no 4 of Moore Avenue Scheme, on its Southern side fully described in the schedule (A) hereunder written and delineated in the map or plan annexed hereto and there on bounded by pink lines or howsoever otherwise the said land hereditaments and premises is or, was, or were letted, bounded, tenanted, called, known, numbered, described or distinguished together with all buildings, fixtures, yards, Courts, areas, sewers, drains, ways, paths, passages, Common fences, walls, trees, Shrubs, water Courses lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining or usually held

Idurbi S. ley
 Harendra Nath Ghosal
 Son of late Rai Mohan Ghosal
 of 17A Mouchharpi Kuc E
 Thana... dohy gunge
 District... 2nd Pargana
 By caste... Hindun
 By profession... Power near
 Harendra Nath
 Ghosal
 Sub-Registrar
 of Alipure, Sadar

Eg. D. S. Nanday
Sub-Registrar
of Alipure: Sadar

30.1.52

38h for
(1952)

or enjoyed her with or he failed to belong or to be appurtenant thereto and all easements
thereon, and the (5th Page) 5 the reversions, remainder and other issues and profits thereof
and all estate, right, title and interest claim and demands whatsoever of the Vendor into
and upon the said land hereditaments and premises or any part thereof and appurtenant
to the enjoyment thereof and to have and to hold the said land hereditaments and premises
hereby granted, transferred conveyed and assigned and assured or expressed or intended so to
be unto and to the use of the purchase according to the nature and tenure thereof
And the Vendor doth hereby Covenant unto the purchase that notwithstanding any act
deed matter or thing by the Vendor done and executed or knowingly suffered to be
Contrary, the said Vendor now hath indefeasible and absolute title as and for an
estate of inheritance in fee simple in possession of an estate equivalent thereto in the
said hereditaments and premises hereby granted conveyed transferred and assigned and assured
or expressed or intended so to be And that the said Vendor hath good right
full power and absolute authority to grant convey transfer assign and assure the same
in the manner aforesaid And the purchase shall and may at all times hereafter peaceably
and quietly enter upon (6th Page) 6 upon enjoy and possess the said land heredita-
ments and premises and receive the rents issues and profits thereof without any lawful eviction,
interruption claim or demand whatsoever from or by the Vendor or by any person or persons
lawfully or equitably claiming from under or in trust for the Vendor and that free and
Clear and free by and clearly and absolutely acquitted and exonerated and for ever discharged



or otherwise lay and at the cost and expenses of the said vendor well and
 sufficiently saved defended kept harmless and indemnified of from and against all and all
 manner of Claims, Charges, liens, debts, attachments and incumbrances made or suffered by the
 Vendor and all persons having lawfully or equitably claiming any estate or interest in the
 said land hereditaments and premises or any part thereof from under or in trust for
 the vendor shall and will from time to time and at all times hereafter at
 the request and cost of the purchaser do and execute all such acts deeds matters
 and things whatsoever for further and more perfectly assuring the said land hereditaments and
 premises unto and to the use of the said purchaser as shall or may be
 reasonably (7th Page) 7 reasonably required And the said vendor doth hereby Covenant unto the
 said purchaser his heirs and assigns that the said vendor will unless prevented by force
 or any other inevitable accidents from time to time and at all times hereafter upon
 every reasonable requests of the purchaser his heirs and assigns produce or Cause to be produced
 to him or their agents or at any trial, hearing, Commission, examination or otherwise
 as occasion shall require the deed and writing relating to the said land hereditaments premises,
 mentioned in Schedule (B), for the purpose of showing title to the said land hereditaments
 and premises or any part thereof and also at the like request deliver or Cause
 to be delivered unto the said purchaser his heirs assigns such attested and other Copies
 of or from the said deed as or they may require and the Vendor, having
 received from the purchaser the full amount of Consideration as mentioned in the memo below



hath duly executed this deed the day, month and year first above written Executant:-
 Labanya Sen Gupta signed, Sealed and delivered in the presence of witnesses:- 1. Sh. Arun Kumar
 Sen Gupta 30.1.52 Sh. Sura 3rd Lane Cal-10 2. Sh. Debaugshu Kr Das Gupta 2,
 Madan St Cal. (8th Page) & Memo of Consideration Received from the purchaser the sum
 of Rs 10,056-10-9 pias in full consideration in Cash Rs 10,056-10-9 (Rupees ten thousand
 fifty six annas ten and pias nine) only Signature of Labanya Sen Gupta Schedule (A) All (a)
 that piece and parcel of Mourari Mokorari land, hereditaments and premises measuring about ^(a)
 4 Cottahs 3 Chhattaks and 2 Square feet (more or less) situate, lying at and being
 portion of plot No 4 of the Moore Avenue Scheme units in the jurisdiction of
 Tollygunge Municipality, Thana Tollygunj S. R. Office Alipore in the District of 24 Parganas and
 according to the settlement records of rights comprised in Pargana Khaspur, Mouza Shilpur Jh
 No 42, Torzi No 151, other particulars as below:-

No	Torzi	No	Other	Particulars as below:-
—	—	Khata	—	C. S. Plot Total Area
—	—	22	—	407 — 2k. 3ch. 2 sq. ft
—	—	56	—	426 — 4k. 0ch. 0 sq. ft
—	—	—	—	6k. 3ch. 2 sq. ft

Area Sold by this conveyance
 4 Cottahs 3 Chhattaks 2 sq. ft.
 on the Southern side as per
 map attached

P.T.O. (9th Page) 9 The said land appertains to a fixed total annual jama or
 rent of Rs 16-11-3 (Rupees sixteen annas eleven and pias three only) payable to the
 Receiver of Warka Nath Trust Estate of 107, Ashutosh Mukherjee Road, Bhowanipore Calcutta And
 this portion sold will bear a proportionate rent or jama of Rs 11-5-0 pias in



N/8/-
 Register Book No. I
 Volume No. 12
 Pages 121 to 126
 Folio No. 384
 For the Year 1952
 Real

Mural Kanta Banerjee
 Sub-Registrar
 of Alipore Sadat
 4-2-52

Read by
 P. S. Chowdhury
 4-2-52
 Read by
 H. K. Choudhury
 4-2-52
 Compared by
 J. K. Sengupta
 4/2/52



respect of which, the purchaser on the basis of this Indenture will be entitled to have his name mutated in the Landlord's Sheristha Schedule (B) "original deed of transfer dated 19th May 1950 executed by Muguram Bangur & Co in favour of Mr. Venkoo for Rs 14,856-10-9 of Labanya Sen Gupta Typed by me Sd H. Ghosal Typist Criminal Court, 24 Parganas, Alipore No 193 sold to Sd Benode Behari Das Gupta of 2, Madan at Calcutta for Rs 150/- Sd G. C. Sapate Stamp Clerk Date 29.1.52 24 Parganas Treasury, Alipore 193 = Rs 150-0-0 194 = Rs 7-8-0 Rs 157-8-0 Do 194 sold to Sd Benode Behari Das Gupta of 2, Madan at Calcutta for Rs 7/8/- Sd G. C. Sapate Stamp Clerk Date 29.1.52 24 Parganas Treasury, Alipore - - - True Copy

Copied by P. S. Chowdhury
 4-2-52

Read by H. K. Choudhury
 4/2/52

Compared by J. K. Sengupta 4/2/52

Mural Kanta Banerjee
 Sub-Registrar of Alipore
 Sadat
 4-2-52

Checked by
 4-12-52

CERTIFIED TO BE A TRUE COPY
 ADDL DIST. SUB-REGISTRAR (RECORDS)
 ALIPORE. 24 PARG. (B)
 4-12-52

126

56

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