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20RS.



Admission made: Rule 21 of the 1915...
 of the District Treasury
 No. 100...
 Under the Indian
 No. 23

10/-
 11/-
 12/-

N. A. a full 13/14 w.

Sri Jitendra Kumar Mitra

THIS INDENTURE OF SALE made this the 13th day of

February, of the year One Thousand Nine Hundred Sixty Between

Sri Jitendra Kumar Mitra, son of Late Bisweswar Mitra of 5/1,

Madhab Chatterjee lane, Bhowanipore, Calcutta, by Faith Hindu,

by Profession service hereinafter referred to as the Vendor

which term unless repugnant to the context shall include

his heirs, executors, administrators, assigns and legal--

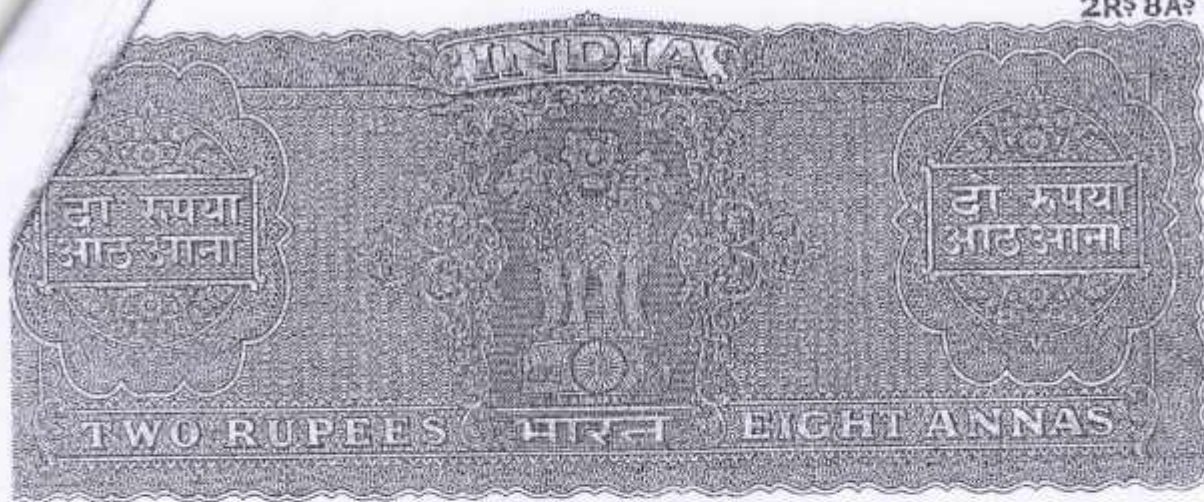
representatives of the ONE PART/And Sri Bibhuti Ranjan Sinha

Roy, son of Late Haran Chandra Sinha Roy at present of Kalyan

Nagar, Bahara, P.S. Khardah, District 24-Pargonas, by Faith Hindu,

ANNAPURNA NIE IAN

Asin Bore Roy
 Partner



-2-

Sikandar Hussain Khan

by Occupation service, hereinafter referred to as the Purchaser, which term unless repugnant to the context shall include his heirs assigns, executors, administrators and legal representatives of the Other Part SHEWETH:

WHEREAS the Vendor purchased from the Kalyan Nagar Co-Operative Colony Ltd., a Society registered under Co-Operative Society Act hereinafter referred to as the Society more or less six cottahs 14 chittaks and 20 Sqft. of land in Mouza Bandipore presently known as Kalyannagar within P.S. Khardah under the Sub-Registry of Barrackpore in the District of 24-Pargonas, and which land is more particularly described in the schedule "A" below upon certain terms and conditions, by Deed of Sale executed by on behalf of the --

-said ---

ANAPURNANIT IAN

Asim Bose Ray
Partner

Shri. S. S. S. S. S.

said Kalyannagar Co-Operative Colony Ltd. on 2. 1. 57 and registered at the Sub-Registry of Barrackpore on 2. 1. 57 is entered in Book No. I Vol.No.5, pages 228 to 233 and Being No.17 of the year 1957 and the Vendor was in good title and possession of the same and the vendor has excellent saleable interest in the said lands subject to the approval of the said Kalyannagar Co-Operative Colony Ltd. And whereas at present the Vendor feels that it will be inconvenient for him to build a house in the said plot of land in Mouza Bandipore, (now known as Kalyannagar) and to live there, the vendor with the consent of the Board of Directors of the Society has agreed to transfer the said plot of land to the Purchaser who is a fully paid share holder of the Kalyannagar Co-Operative Colony Ltd. And Whereas the Purchaser has been willing to purchase the major portion of the same measuring 5 cottahs 14 chatacks and 20 Sqft. of land in a compact whole as -- specifically mentioned in the "B" Schedule hereof and demarcated by red border in the annexed plan at the same proportionate value at which the vendor acquired the same and the Vendor has received from the Purchaser the sum of Rs.1476/-

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Partner

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(Rupees fourteen hundred and seventy-six) only in cash and have sold the said land measuring 5 cottans 14 chhs. and 20 Sqft. to the Purchaser, NOW THIS INDENTURE WITNESSETH:-

1)- That the Vendor doth hereby convey, sell and transfer all that piece and parcel of land measuring 5 cottans 14 chhattaks and 20 sqft. be it a little more or less in Mouza Bandipur, now known as Kalyannagar and more particularly described in the schedule "B" below to have and to hold the same in absolute right title and Interest subject to the Rules and Byelaws of the Kalyannagar Co-Operative Colony Ltd., and in the same right in which the vendor was having and possessing the same.

2)- That the Purchaser shall have all rights and privileges that were conveyed to, bestowed upon and assured to the vendor by the Kalyannagar Co-Operative Colony Ltd., as per its registered deed of Sale dated 2. 1. 57 mentioned above from this date in the properties sold hereunder and the Vendor ceases to have any right title and interest therein and gives up and delivers vacant possession thereof to the Purchaser.

3)- That the Vendor has received from the Purchaser the sum of Rs. 1476/- (Rupees Fourteen Hundred and Seventy-six) only in

-cash -

ANNAPURNA NIDHAN

Asim Bose Roy
Farmer

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cash being the full value of the land sold hereunder and the receipt of the said sum is also hereby acknowledged by the Vendor and the Purchaser is discharged of all liability for the price.

4)- That the Vendor has delivered to the Purchaser his title deed relating to the land sold to wit the registered deed dated 2. 1. 57 executed by on behalf of the Kalyanmangar Co-Operative Colony Ltd.

5) ^{Remains} That the said Vendor has good title, interest and possession in the property sold herein to the Purchaser and that the vendor has not created any encumbrance in the property sold and vouched by the Vendor and the purchaser purchases in good faith without enquiry; If in future it turns out that the Vendor's right interest and title in the property sold is deficient in any way and thereby causes detriment to the purchaser ; in that event the Vendor holds himself bound and liable to make good the deficiency at the Vendor's cost and procure thereby the good title in full to the property sold herein, at the call of the purchaser and in the event of the defect thus found in title to be incurable the vendor -

ANNAPUR. A. J. J. IAN

Asin Bose Ray
Partner

File No. 1000/1957

Vendor agrees to refund the consideration money of Rs.1476/-
(Rupees Fourteen Hundred and Seventy six) with all incidental
costs and reasonable compensation.

Schedule "A".

All That piece and parcel of lands tenements and here-
ditaments and premises measuring 6cottahs 14 chittacks and 20
Sqft. a little more or less (about 11 Acre and 1/2) in Mouza Bandi
pore, now known as Kalyannagar, under P.S. Khardah and Sub-Registry
Barrackpore, District 24-Pargonas, being a portion of C.S. Plot
No.1601 of Khatian No.201/402/378 and 399 of the said Mouza
Bandipore, J.L.No.17, R.S.No.90, under the State of West Bengal
through
the Collector of 24-Pargonas, in Mokurari Rayati Jote Khash
right bearing proportionate rental of -/5/-five annas per year
being Society Scheme plot No.323 in full and contiguous western
half portion of plot No.324 demarcated by Red Border in the -
Plan of the Vendor's purchased deed dated 2. 1. 57.

Schedule "B".

Herein sold property.

All That piece and parcel of land tenements hereditaments
and premises measuring 5 cottahs 14 chittacks and 20 (twenty)
sqft. be it a little more or less (about 96 Acre and 1/2) in

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Annapurna Devi
Pardesi

S. K. Mitra

in Mouza Bandipore known as Kalyannagar, P.S. Khargah, Sub-Registry Barrackpore, District 24-Pargonas, being a portion of C.S. Plot No. 1601 of khatian No. 201/402/378 and 399 of the said Mouza Bandipore, J.L. No. 17, R.S. No. 90 under the State of West Bengal through the Collector of 24-Pargonas in Mokorari Rayati Jote Khash right, bearing proportionate rental of -/4/6 pies (28 N.P) only per year being eastern major portion of Society's Scheme plot No. 323 measuring 3 cottahs 9 chhs. and 29 Sqft. and just eastern contiguous western half portion of Society's Scheme Plot No. 324 measuring 2 cottahs 4 chatacks and 37 Sqft. in a compact whole totally measuring 5 cottahs 14 chatacks and 20 Sqft. of land demarcated by Red border in the plan annexed -- hereto which is a part of the Indenture and bounded on the North by Society's Scheme plot No. 315 and 316, On the South by 16'ft. wide road of the Society and on the ^{East by the} ~~Eastern~~ half of the Society's scheme plot No. 324 and on the West by the extreme western portion measuring 1 cottah of land (North to South 72'ft X 10'ft East to West), presently sold by the Vendor to Sri Monorenjan Basu Roy by a separate Indenture of Sale.

IN WITNESS WHEREOF, I, the Vendor Sri Jitendra Kumar

ANNAPURNA NIDHAN

Asim Basu Roy
Paragon

--Mitra--

3-9-29
2-4-37
4-13-66
7-16-20

Mitra set my hand and subscribe to this Indenture on the date of the year first above mentioned in presence of witnesses. The document has been read over and explained to me.

Si kendra kumar mitra
13/2/60

Signed and Delivered in

Signature of the Executor.

the presence of the

Witnesses :-

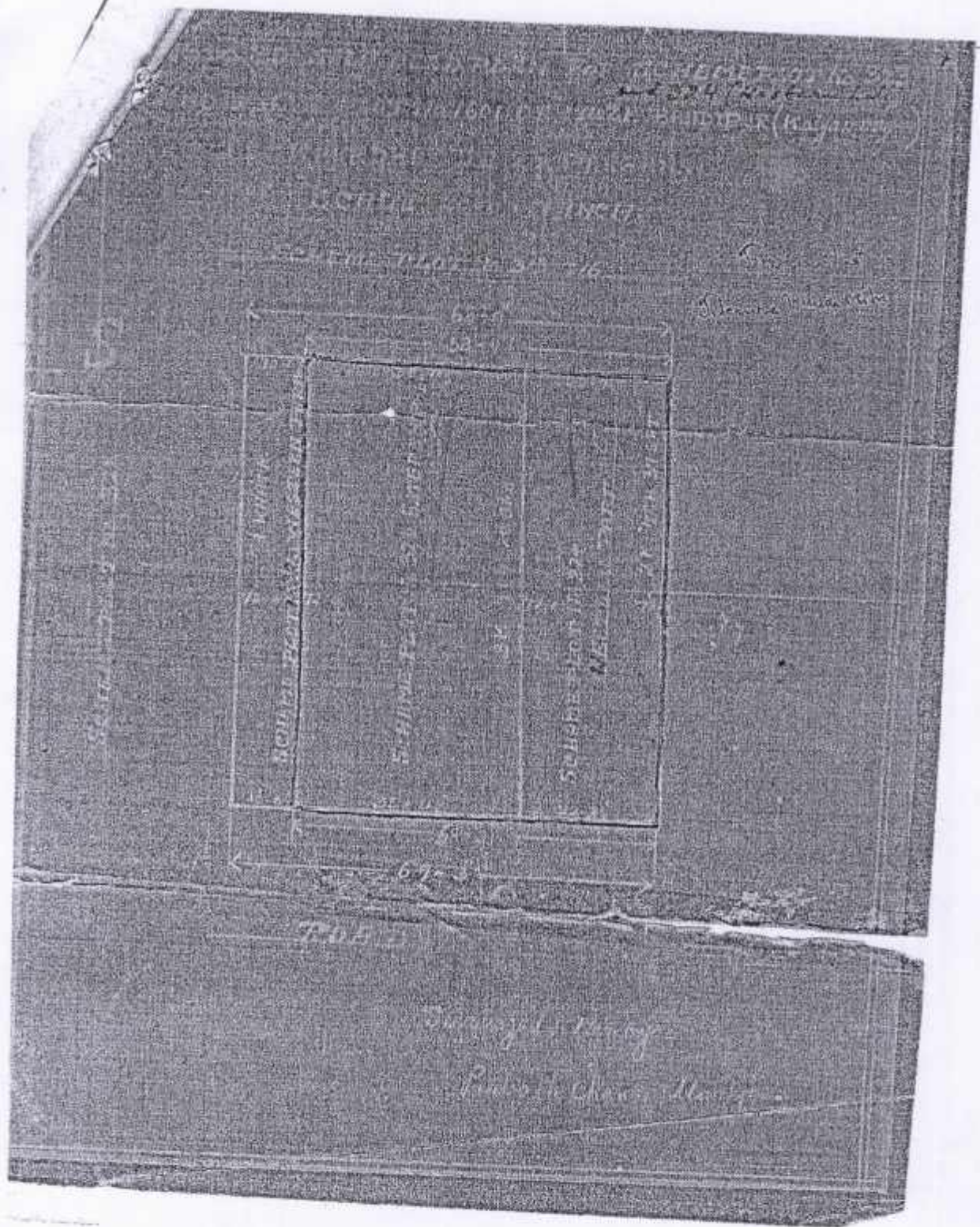
1. *Sasanka Bhushan Siker*
Kalyan nagar
Kharidaha.
2. *Monoraj Banerjee*
Kalyan nagar.

Typed by :-

Moni Mohon Sen
Moni Mohon Sen,
Sealdah civil court.
Calcutta-14.

ANNAPURNA NIE SAN

Joim Bose Roy
Partner



ANNAPURNANIE SAN

Anil Kumar Roy
Partner

Nagar, Rahara, P.S. Thardah, District 24-Pargonas, by Faith Hindu,