

500RS.

پانچ سو (500) روپيا

RS. 500

RS. 500

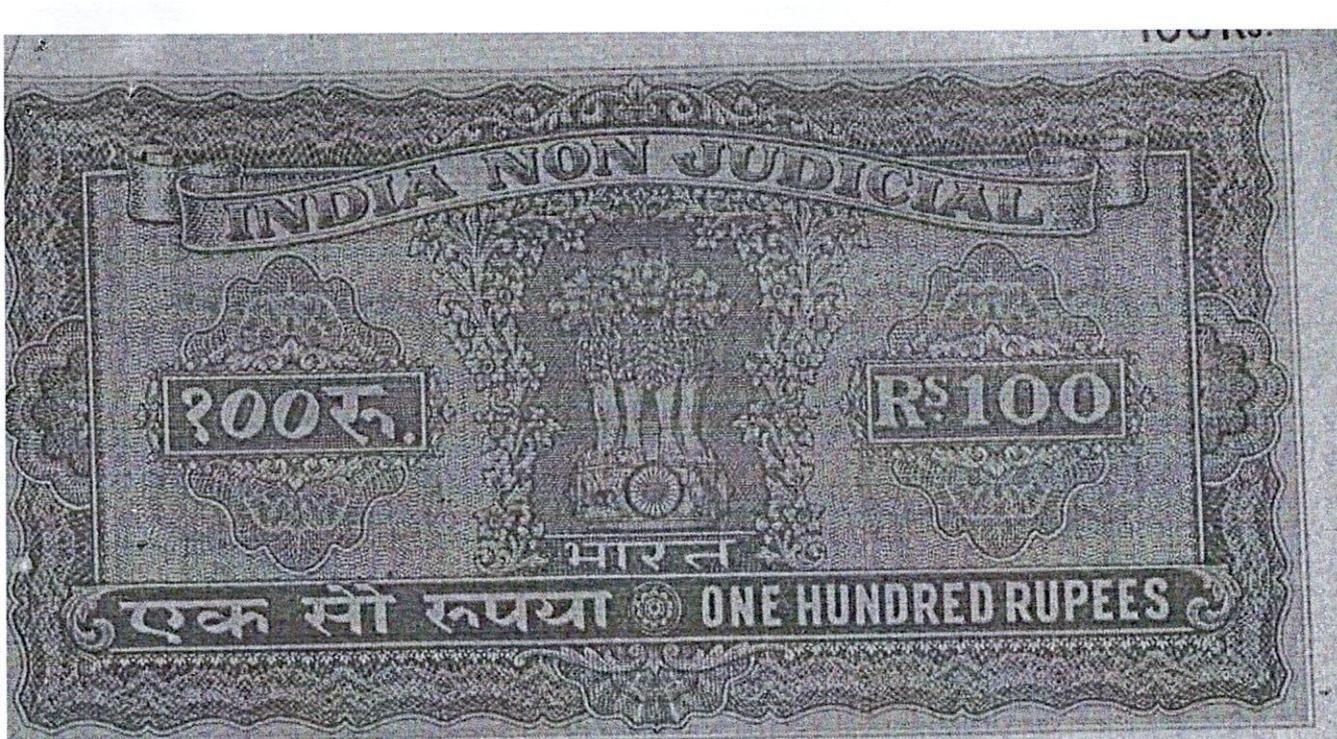
पंच सा रुपया
INDIA

Admissible under Rule 2
 duly stamped under Indian Stamp
 Act 1899 as amended by Act III
 of 1922 and section 82 (i) of
 Calcutta Improvement Act 1911
 Schedule I, A, No. 23
 Rs. 200
 Stamp Duty paid under
 the Indian Stamp Act as
 amended by Act III of
 1922 277-8
 Additional Duty paid
 under the Calcutta
 Improvement Act 370 -
 Total in excess 647-8
 Total 647-8

Not held as per
 In mark
 20/9/12

Arif

THIS INDENTURE made this the 20th day of September One thousand nine hundred and Fifty-six. Between SRI AMAR NATH BOSE son of late Annada Prosonna Bose by caste Hindu by occupation business at present residing at 115, Monoharpukur Road P.S. Tollygunj in the town of Calcutta hereinafter called or referred to as the "Vendor" (which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs legal representatives executors administrators and assigns) of the One Part AND SRI NABANI KUMAR GANGULI son of late Arun Chandra Ganguli by caste Hindu by occupation business at present residing at 108/12, Monoharpukur Road, P.S. Tollygunj in the town of Calcutta hereinafter called or referred to as the 'Purchaser' (which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs legal representatives

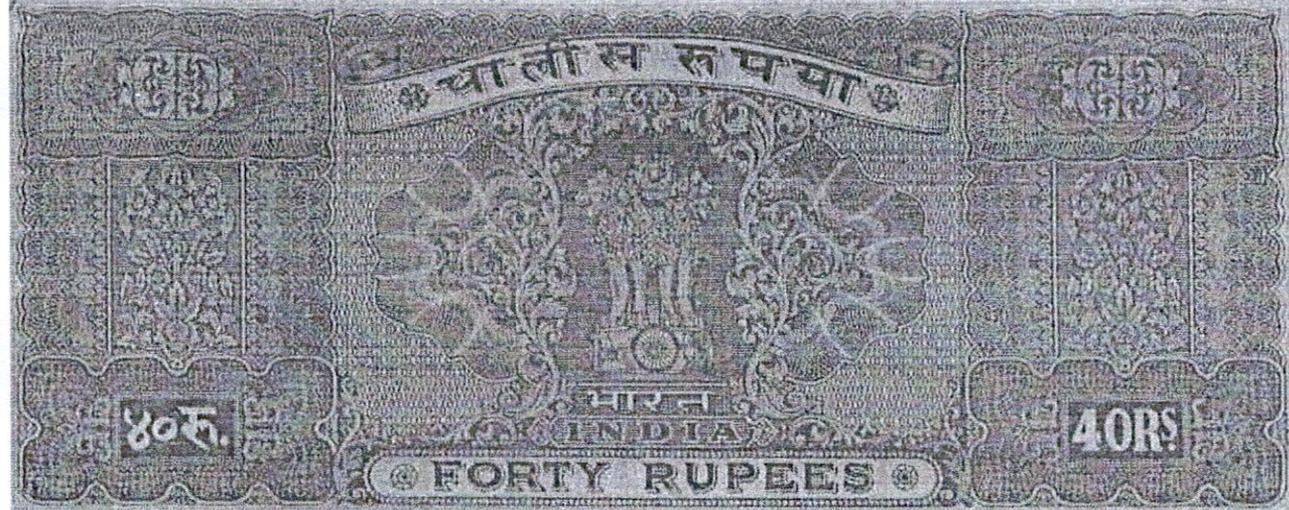


(2)

executors administrators and assigns) of the Other Part.

WHEREAS by an Indenture of sale bearing date the 21st October, 1925 and made between Sm. Haripriya Dasi and Sm. Sushila Bala Bose wife of late Annada Prosanna Bose and registered in Book 1 Volume 45 Pages 280-285 and being Deed No.4715 of Alipur D.R. she the said Haripriya Dasi sold, granted transferred and

40RS.



(5)

conveyed unto the said Sm. Sushila Bala Bose 4 cottahs of land at premises 114/1, Monoharpukur Road more fully described in the schedule written hereunder AND WHEREAS the said Sm. Sushila Bala Bose being thus seized and possessed of the Scheduled properties by purchasing the same out of her stridhon fund died on 8th October, 1953 leaving behind her only son the Vendor of these presents as her only heir and legal representative.



(4)



Handwritten text in Devanagari script, including the word 'महाराष्ट्र' (Maharashtra) and other illegible characters.

AND WHEREAS the Vendor thus inherited the property in exclusion of others and is now seized and possessed of and well and sufficiently entitled

and sufficiently entitled to a plot of land measuring 4 cottahs more or less being Premises No.114/1, Monoharpurkur Road described in the schedule below and shown in the plan or map annexed herewith and marked with red verge and is in exclusive khas possession thereof in 16 as. share.

AND WHEREAS the vendor has contracted with the said purchaser for the absolute sale to him of the said scheduled lands at and for the price of Rs 18,500/- in the lump free from all encumbrances and to deliver khas and vacant possession thereof to the purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs 18,500/- (Rupees eighteen thousand five hundred only) of lawful money of the Union of India to the said vendor well and truly paid by the said purchaser on or before the execution of these presents (the receipt whereof the said vendor doth hereby as well as by the receipt hereunder given admit acknowledge and of and from the same and every part thereof acquit release and for ever discharge the said purchaser as well as the said land hereditaments and premises and every part thereof) the said vendor doth hereby sell grant transfer convey and assign unto the said purchaser ALL THAT the said piece of land aforesaid containing by measurement 4 cottahs more fully described in the schedule hereunder written OR HOWSOEVER OTHERWISE the said land hereditaments and premises now is or are or at any time heretofore was or were situate butted bounded called known numbered distinguished TOGETHER WITH all the erections fixtures benefits advantages of ancient and otherwise areas sewers drains ways paths passages water water courses and all and all manner of former of other rights liberties easements privileges rights advantages and appurtenances whatsoever to the said land hereditaments and premises belonging or anywise appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or remainders rents issues profits thereof and all the estate right title and interest use claim and ~~may~~ demand whatsoever both at law and equity of the said vendor unto and upon the said land hereditaments and premises granted sold transferred conveyed or expressed or intended so to be with their rights and appurtenances unto and to the use of the said purchaser absolutely and for ever AND the said vendor doth hereby covenant with the said purchaser that notwithstanding any act deed matter or thing whatsoever by the said vendor done or executed or knowingly suffered to the contrary he the said vendor now hath in himself good right full power and absolute authority and indefeasible title to sell grant transfer and convey the said land hereditaments and premises hereby granted sold transferred and conveyed unto and to

and to the use of the said purchaser in the same manner as aforesaid AND the said purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land hereditaments and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever of and from or by the said vendor or any person or persons lawfully or equitably claiming from under or in trust for the said vendor AND that free from all encumbrances and easement rights whatsoever made or suffered by by the said vendor AND the said vendor shall and will from time to time and at all times hereafter and at the request and cost of the purchaser do and execute or cause to be done or executed all such deeds acts and things for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the said purchaser in the manner as aforesaid as shall or may be reasonably required AND the said vendor doth hereby covenant with the said purchaser that he the said vendor shall and will at the request and cost of the said purchaser produce or cause to be produced unto the said purchaser or his agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writing mentioned in recitals or otherwise not handed over to the purchaser manifesting defending or proving the title of the said land hereditaments and premises hereby granted transferred conveyed or expressed or intended so to be unto and to the use of the said purchaser. AND further the vendor hereby covenants that the purchaser will have all rights of easements over all roads as delineated in the plan annexed hereto AND that the said vendor shall and may at all times hereafter indemnify and keep the purchaser indemnified against all losses and expenses which the purchaser may suffer or incur for any adverse estates liens lispendens losses encumbrances agreement easement attachment or trust affecting the said piece of land hereby sold or any part thereof.

THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces or parcels of revenue redeemed Govt. khas mahal land measuring 4 cottahs more or less being Premises No.114/1 , Monoharpukur Road within the local limits of the Corporation of Calcutta P.S.Tollygunj S.R. Alipore Dahi Panchannagram Division 6 Sub-division Q Holding No.249, 249A, 250, 251 and 306 (old) 47 (new) at mouza Monoharpukur within the District of 24-Parganas with all easements rights appertaining thereto in khas possession and particularly delineated in the map or plan annexed herewith and marked in red verge (which should form a part of this document) and butted and bounded as follows :-

North - Land belonging to vendor Premises No.114, Monoharpukur Road.

East - Municipal Road - Monoharpukur Road.

South - Land belonging to Sri J.C. Bose Premises No. 114, Monoharpukur Road.

West - Municipal drain.

IN WITNESS WHEREOF the vendor hereunto has set and subscribed his hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

Amar Nath Basu

at Calcutta in the presence of :-

*Monoranjan Sen, Ple. Av.
8/2, Hastings Street, Cal.
Pradyot Kumar Basu,
115, Monohar Pukur Road Cal-26*

RECEIVED of and from the within-named purchaser the sum of Rs 18,500/-
(Rupees eighteen thousand five hundred only) being the full consideration money
within expressed to have been paid by him to me as follows :-

MEMO OF CONSIDERATION :

By earnest on different Sates	Rs 6500-0-0
By cash on 20.9.56	Rs 12,000-0-0
	<u>Rs 18,500-0-0</u>

(Rupees eighteen thousand and five hundred only)

Amar Nath Basu

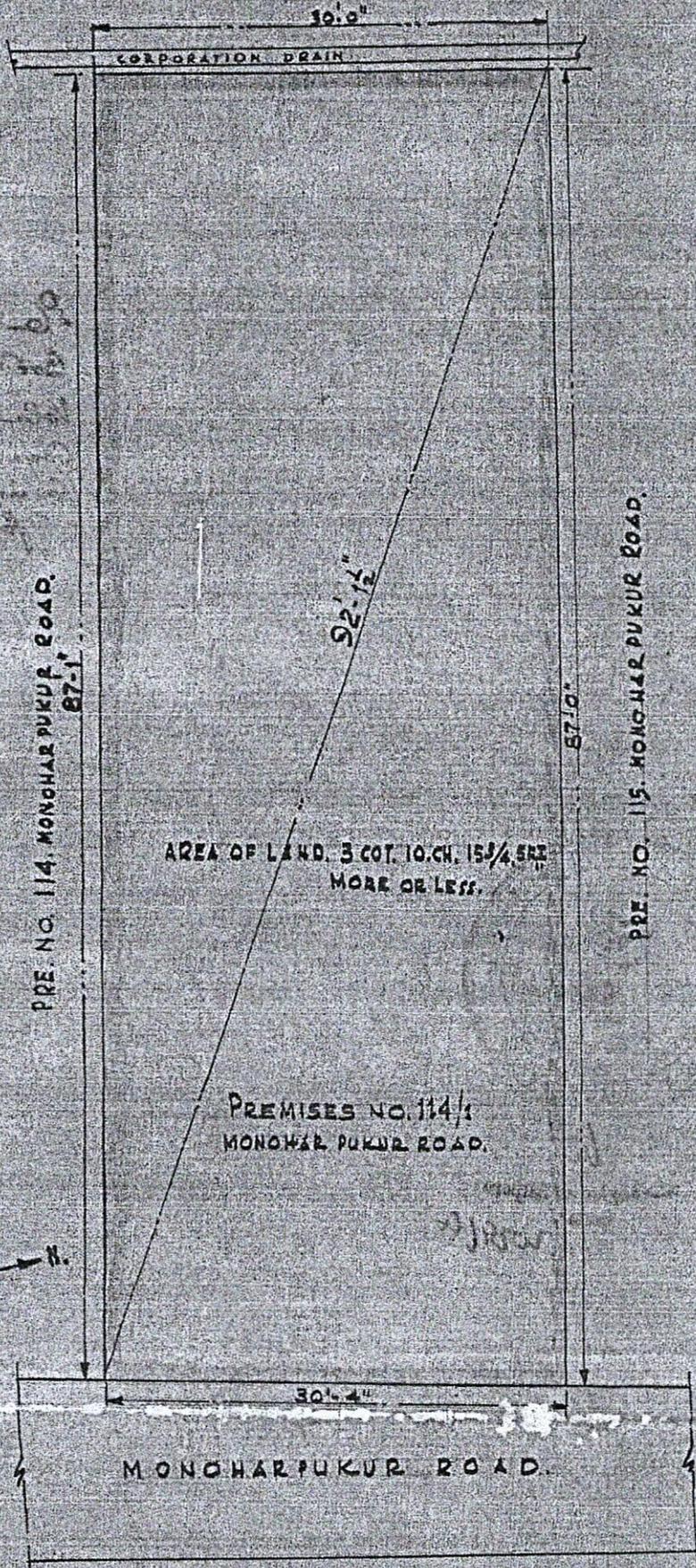
WITNESS:-

*Monoranjan Sen,
Pradyot Kumar Basu,*

LAND PLAN OF PREMISES NO. 114/1 MONOHAR PUKUR ROAD.

SCALE 8'-0" = 1" INCH.

PRE. NO. 18/B. NAKULESWAR BHATTA CHARJI LANE.



Amir Pathi Bhanu
Amir Pathi Bhanu
Amir Pathi Bhanu

Handwritten notes and scribbles on the left side of the plan.

Handwritten signature or initials.

