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admissible under Rule 21, duly
stamped (or exempted from or
does not require stamp duty)
under the Indian Stamp Act
1899 Schedule No. 23
or under the Bengal Stamp
(Amendment) Act 1922 Schedule
1A No.

Fees paid as under, Rs 50/-
N 21/-
Registering Officer
29/12/50
52/-
P/2 CGS

Ajit Kumar Banerjee

DEED OF SALE

THIS INSTRUMENT OF SALE, made the 29th day of December

One Thousand Nine Hundred and Fifty BETWEEN Ajit Kumar Banerjee,
son of Shashi Bhushan Banerjee deceased, Bengalee Hindu, by occupation
Teacher, resident of Vill. Baganchura, P.S. Sarsa, Dt. Jessore, at
present residing at Arya Kumar Road, Bankipur P.O., Patna, hereinafter
called the VENDOR (which expression shall, unless excluded by or
repugnant to context, include his heirs, executors, administrators,
legal representatives and assigns) of the ONE PART and Sreemati Annada
Sundari Banerjee, daughter of Sarat Chandra Bhattacharjee, and wife of
Sree Hem Chandra Banerjee, Bengalee Hindu, by occupation land-holder, at
present residing at Mandirbari, Jadavpur Colony, P.S. Tollygunge, District
24 Parganas, hereinafter called the PURCHASER (which expression shall
unless excluded by or repugnant to the context include her heirs,
executors, administrators, legal representatives and assigns) of the
OTHER PART.

7643

Prada Sundari Das
of Handi Bari Jadarbm,
Calcutta Collectorate,
The 27.12.50

27.12.50



presented for registration
11 A.M. or P.M. on the 29th
of Dec 1950 at the office of
the Sadar Joint Sub-Registrar
at Alipore by Prada Sundari Das
Exponent of Claimant or atter.
only for
power of attorney No.
was by Prada Sundari Das
as the 1st

Sadar joint Sub-Registrar
of Alipore.

27/12/50

Prada Sundari Das

Prada Sundari Das
SON OF late Sashi Bhawan Das

Prada Sundari Das
District
By caste
By D.M. 18/12/50

T. S. Dasgupta

Prada Sundari Das

Prada Sundari Das
Son of late Sashi Bhawan Das
District
By caste
By Profession

Prada Sundari Das
Sadar joint Sub-Registrar
of Alipore.

Sadar joint Sub-Registrar
of Alipore.

27/12/50

A. R. Dasgupta



.. 2 ..

WHEREAS The Jadavpur Estate Limited, a Private Limited Company incorporated under the Indian Companies Act and having its Registered Office at 74 Bondel Road, is the proprietor of Touzi No. 239 - comprising Dag No. 266 (amongst others) in Khatian No. 87 J.L. 36, R.S.10, Pargana Khaspur, Mouza-Ibrahimpur, P.S.Tollygunge, District 24 Parganas within the jurisdiction of the Dt. S.R.Alipur and has mutated its name in the 24 Parganas Collectorate and was in Khas possession of the same;

AND WHEREAS The Jadavpur Estate Ltd as Proprietor of the above noted Dag No. 266 in Khatian No. 87 under Touzi No. 239, has granted a permanent lease at fixed rent (Kayemi Mourashi Mokarari Lease) in favour of Ajit Kumar Banerjee, the VENDOR above named in respect of the 28/63th part of the aforesaid Dag No. 266 measuring 28 acres i.e. 17 cottahs or thereabout by the Registered Deed of Lease dated the 23rd November, 1934 (being Deed No. 4587 of 1934) of the office of the District Sub-Registrar, Alipore, registered in Book - I, Vol. 91, at pages 221-223) the annual fixed rent for the portion being Rs. 6-12-0;

AND WHEREAS the VENDOR aforesaid conveyed and transferred his right, title and interest to and in the eastern portion of the aforesaid land being Dag No. 266 measuring 6 Cottahs and 40 sft. out of 28 acres (equal to 17 Cottahs or thereabout) to Harihar Bhattacharjee and 3 others by the deed of sale which was registered in the office of the District Sub-Registrar Alipore in BOOK I, Vol-60 at pages 25-29 being No. 2691 of 1949;

Contd....

A.R. Banerjee

No. 7643
 Sold to Amada Sundari Rao
 of Handel Bari Jachan
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A. R. Banerjee

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AND WHEREAS the Vendor is now absolutely seized and possessed of or otherwise well and sufficiently entitled to in fee simple the six cottahs of land hereditament and premises fully and particularly described in the schedule hereunder,

AND WHEREAS the VENDOR has agreed to sell to the Purchaser and the Purchaser has agreed to purchase the right, title and interest of the Vendor to and in the land hereditament and premises containing by estimation 6 (six) Cottahs, more or less, out of the remaining portion of 28 acres (fully described in the schedule hereunder written) at a price of Rs. 11,400/- (Rupees eleven Thousand and four hundred only) absolutely and free from incumbrances,

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 11,400/- (Rupees eleven thousand and four hundred) paid by the Purchaser to the VENDOR (the receipt whereof the vendor doth hereby admit and acknowledge) the vendor doth hereby grant, sell, convey and transfer to the Purchaser absolutely and for ever and free from incumbrance:-

ALL THAT piece and parcel of vacant Mourashi Mokarari land measuring 6 (six) Cottah, more or less being a portion of Deg No. 266 in Khatian No. 87, Touzi No. 239, Parganas Khaspur, Mouza Ibrahimpur, P.S. Tollygunge District 24 Parganas and fully described in the Schedule hereunder written

Contd..

IN WITNESS WHEREOF the said Parties have hereunto set their hands and seals the day and date first above written

representatives and assigns shall at all times hereafter unless prevented

A. R. Banerjee

No. 7643
Sold to ~~Handi Bari~~

Handi Bari Jadarpm

Collectorate,

27.12.50

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29/12

Sub-Registrar
of Alipore.

A. R. Banerjee

(and coloured on the roughly made site plan attached herewith) TOGETHER with all the estate, rights, title, interest, demands, claims, easements and appurtenances of whatever nature or sort to the said land belonging to or reputed to belong to or usually held or enjoyed therewith and the standing trees thereon. TO HAVE AND TO HOLD the said property absolutely and for ever without any interruption or claim or demand whatsoever by the VENDOR or anyone claiming through or under the Vendor.

THE VENDOR DOTH hereby covenant with the purchaser that notwithstanding anything done or suffered to be done to the contrary, the Vendor hath full right, good title and absolute authority to sell convey and transfer the ^{of}said 6 cottahs of land as well as his right as the beneficial owner as Mourashi Mokarari Rayot in the portion of the aforesaid land hereby conveyed and transferred to the Purchaser.

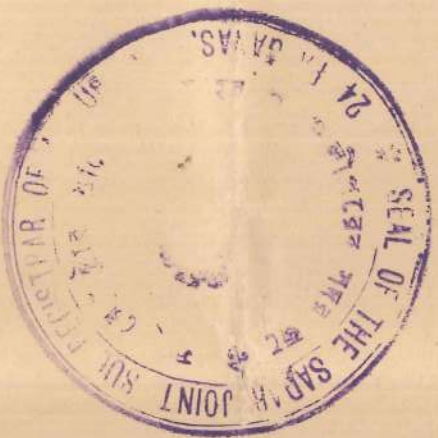
The VENDOR DOTH hereby agree that at all times hereafter and upon any reasonable request and at the cost of the purchaser, the Vendor will do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further assuring and more perfectly conveying, transferring the said property to the Purchaser and placing her in peaceful possession thereof according to the true intent and meaning of this Deed.

The VENDOR doth hereby further agree to save harmless and keep indemnified the Purchaser from and against all losses, damages and costs which she the Purchaser may sustain or incur by reason of any defect of title or any claim being made by any body to the aforesaid portion of land hereby conveyed and transferred.

The VENDOR FURTHER DECLARES that the property hereby conveyed and transferred to the Purchaser is free from all incumbrances, claim and whatever and that he has not done or been party to any act whereby the said property is or may be under any charge, claim or otherwise howsoever or whereby the Vendor is precluded from conveying and transferring his right, title and interest in the aforesaid property hereby conveyed and transferred.

AND IT IS further covenanted that all outgoing^{of}s upto the date of execution of these presents has been paid or will be paid by the Vendor AND the Vendor further agrees that he the Vendor and his heirs executors administrators representatives and assigns shall at all times hereafter unless prevented

A. R. Banerjee



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Sadar Joint Sub-Registrar
of Aurangabad.

by fire or some other inevitable accident produce or cause to be produced and give inspection of the documents mentioned in the Schedule of Documents hereunder at the cost and request of the Purchaser her heirs executors administrators representatives and assigns.

IN WITNESS WHEREOF the Vendor hath hereunto set his hand and signature this day month and year aforesaid.

Signed and delivered in the
Presence of:-

1. Suresh Chandra Mishra
Jadavpur Colony

Shri Kumar Chandra
Vendor.

2. J. C. Ghosh
Advocate, High Court

3. *Pranab Chandra and his
Advocate, High Court, Dacca,*

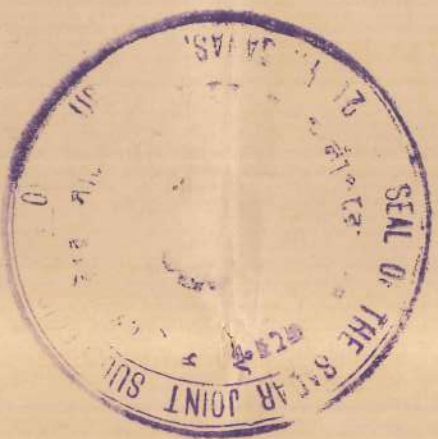
4. *Primal Kanda Basu,
Commissioner, Tollymore Municipality,
Jadavpur Colony - 24 Parganas.*

SCHEDULE OF PROPERTY REFERRED TO ABOVE

All that piece or parcel of vacant Kayemi Mokarari Mourashi land containing by estimation six cottahs (90' x 48') in area, be the same a little more or less, being a portion of Dag No. 266, Khatian No. 87, Touzi No. 239, J.L.No.36, R.S. 10, Pargana Khaspur, Mouza Ibrahimpur, P.S. Tollymore, sub-registry Alipur, Dist. 24 Parganas (shown in the roughly made site plan hereto annexed). The proportionate rent payable for the portion hereby conveyed being Rs. 2/6/6 out of the entire Jama of Rs. 6/12/- for .28 acres ~~payable~~ payable to the Superior landlord, the proprietor of Touzi No. 239, Jadavpur Estate, ^{as} Ltd., 74, Bondel Road, Calcutta and butted and bounded as follows:-

Boundaries:-

- North - The existing tank of the Jadavpur Estate Ltd.,
- East - The land recently purchased from the Vendor by Harihar Bhattacharjee & 3 others.
- South - Municipal Road,
- West - Vendors' land.



28/12

Sadar joint sub-Registrar
of Alipora.

Memo of consideration

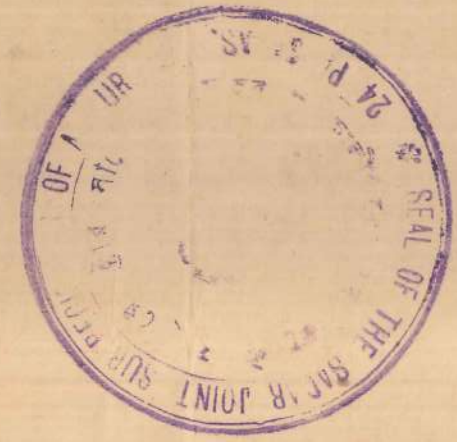
1. Draft No. AP 31177 dated 28-12-50 issued by the Imperial Bank of India, Shambazar branch, Calcutta, on the Imperial Bank of India, Patna, in favour of the Vendor - Rs. 11,000/-.
 2. Currency Notes - Rs. 400/-.
- Total Rs. 11,400/-

Schedule of Documents

1. Original Indenture of Lease bearing date the 23rd November, 1934 executed by the Jadavpore Estate Ltd in favour of Ajit Kumar Banerjee.

Ajit Kumar Banerjee
VENDOR.

Book No. 147
 Volume No. 407
 Pages 76 to 81
 Being No. 6257
 for the Year 1950



Sadar Joint Sub-Registrar
 of Alipore.

52/12



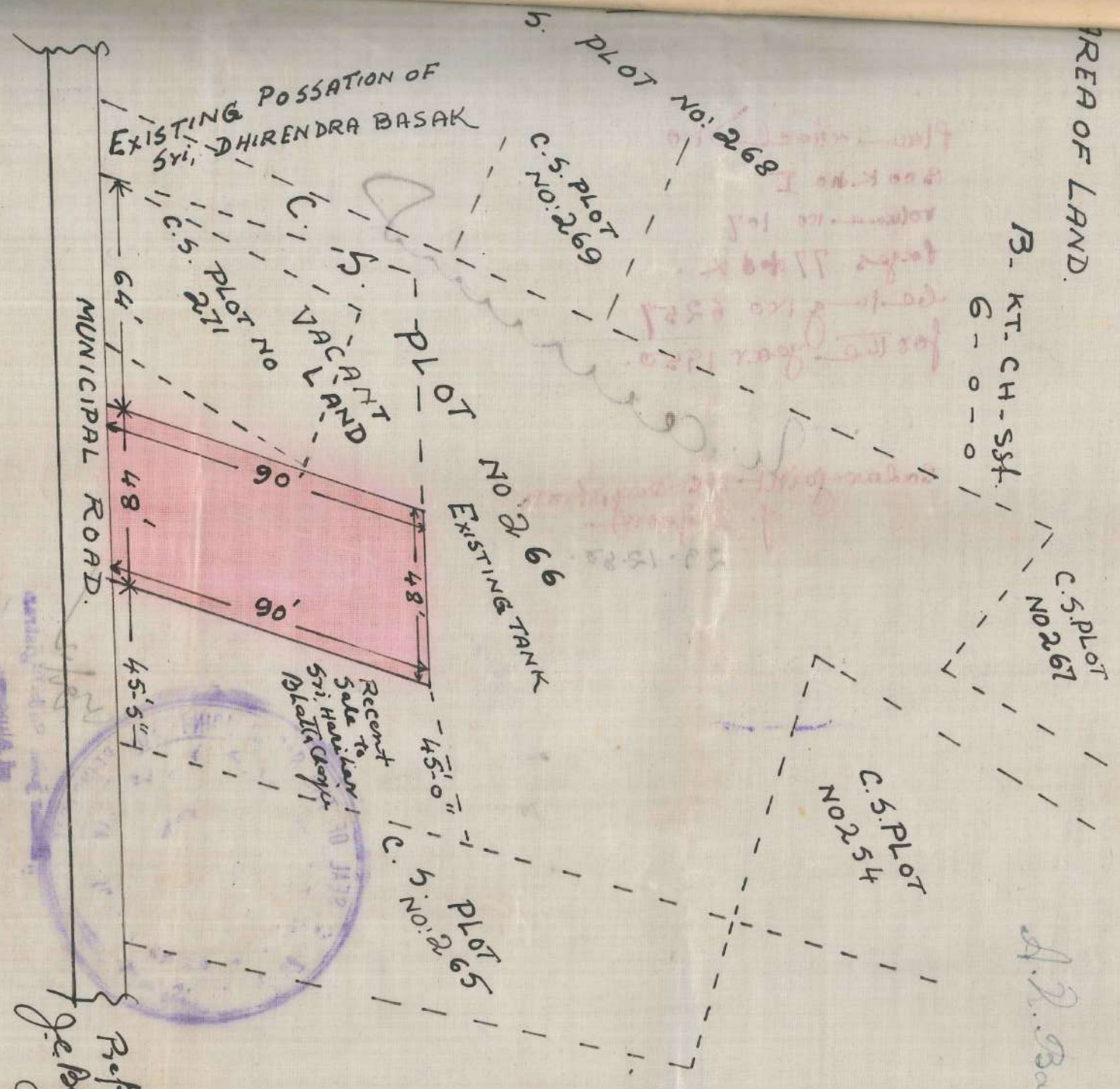
Sadar Joint Sub-Registrar
 of Alipore.
 24.12.50

PLAN OF C.S. PLOT NO. 266 OF MOUZA
 THIRAHIMPUR. R.S. NO. 10. P.S.
 TOLLYGUNGA. DIST. 24 PARAGANAS.
 SCALE 40' = 1"

AREA OF LAND.

B. KT. CH-SST.
 6-0-0

A. D. Banerjee



Prepared by
 Je. Bhatta Chatterjee
 Cal-32
 20.12.55

Handwritten notes in Chinese characters, including "高" (Gao) and "量" (Liang), and a signature.



10-1-1882



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