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9/6/53

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100RS.



Admissible under Post and Telegraph Act 1889 as embodied by Act III of 1922 and section 88 (i) of Calcutta Improvement Act 1911 Schedule I. A. No. 23

Rs. 100

Stamp Duty paid under the Indian Stamp Act as amended by Act III of 1922..... 80

Additional Duty paid under the Calcutta Improvement Act..... 76 -

Paid in excess..... 136 -

Total..... 136 -

Fees paid as under

Postmaster's Office

9/6/53

DEED OF SALE

THIS DEED OF SALE made this 9th day of June One Thousand Nine Hundred and Fifty Three Between Sri ANIL CHANDRA DASS son of Late Tulsi Charan Dass, by caste Subarna Banik by occupation business residing at 78/3 Christopher Road, P.S. Beniapukur, Dist. 24 Parganas, hereinafter called the V E N D O R (which expression shall, unless excluded by or repugnant to the context, include his heirs, legal representatives and assigns) of the ONE PART

A N D

HEM CHANDRA BANERJEE son of Late Madhusudan Banerjee, Bengalee, Hindu, Advocate, residing at 5/1 East Road, Jadavpur, Calcutta-32, hereinafter called the PURCHASER (which expression shall include his heirs, legal representatives and assigns unless the context requires another or different meaning) of the OTHER PART;

CONTD..

12100 -
1230 -
1026 -

1326 -

No. 1227. J. C. Shuk.
Said to: H. K. Cant. Cal.
Calcutta Collectorate,

S. 6. 53

Adm. J.



Presented for registration at 11/11 -
At 11 or P.M. on the day
of 11/11 at the office of
the Sub-Registrar Alipore Sadar
by *Shri Chandrasen*
Executant or claimant or attorney
f. Power of attorney No
for 19 .. authenticated by the
Sub-Registrar of

Good
Sub-Registrar Alipore
Sadar,

Shri Chandrasen

Shri Chandrasen
son of *late Shri*
Chandrasen of 70/3
Chandrasen of 70/3
Thana *Arundhat*
District *24 Parganas*
By caste *Sanjivani*
BY PROFESSION *Arundhat*



4409

Shri Chandrasen

Pratima K. Shri

Shri Chandrasen
Son of *late Shri*
Thana *Arundhat*
District *24 Parganas*
By caste *Sanjivani*
BY PROFESSION *Arundhat*

Sub-Registrar Alipore
Sadar, *Good* 9. 6



.. 2 ..

WHEREAS the Vendor has purchased with his own money as his separate property from one Janabali Molla son of Saifulla Molla of Village Arakpur, P.S.Tollyunge, District 24 Parganas, Raywati Stheetiban right in the Eastern half of three plots of land - being Dag No. 199 under Khatian No. 205 and Dags Nos. 199/401 and 200 under Khatian No. 203, Mouza Ibrahimpur, Pargana Khaspur, Touzi No. 244, R.S. No. 10 J.L. 36, P.S. Tollyunge, District 24 Parganas, measuring 43 acres out of the total area of .86 acres under a registered deed of Sale dated the 23rd September, 1940 which was duly registered in Book I, Vol. 98 at pages 1 to 9 being No. 3369 of 1940 of the District Sub-Registrar of Alipore; AND WHEREAS the Vendor is now absolutely seized and possessed of or otherwise well and sufficiently entitled to fee simple the Eastern half of the aforesaid three plots of land.

WHEREAS the Vendor has entered into an agreement on 24th August, 1948 with Susil Kumar Chakravarti and Sunil Kumar Chakravarti the beneficial owners as Raywati Stheetiban of the Western half of the aforesaid three plots of land - being Dag No. 199 under Khatian No. 205 and Dags No. 199/401 and 200 under Khatian No. 203 in Mouza Ibrahimpur Parganas Khaspur, P.S. Tollyunge - Dist. 24 Parganas and both the parties created a common Passage 12' wide running from South to North on the Western side of the Vendor's land and on the Eastern side of the lands of aforesaid Susil Kumar Chakravarti and Sunil Kumar Chakravarti for the mutual benefit of their respective lands mentioned above. The agreement was registered in Book I, Vol - 55 at pages 294-295 being No. 2858 of 1948 of the office of the District Sub-Registrar, Alipore.

Contd..

Alipore

10100 -
 1030 -
 106 -
 126 -

No. 1247. Je. Sheet,
 Sold to High Court, Cal.
 Calcutta Collectorate,
 Treasury.
 The 5.6.1953. *Prin*



Sub-Registrar Alipore
 Benar. *PLG*



.. 3 ..

Whereas the Vendor has built one single storeyed building on a portion of Dag No. 199 and is now in actual possession of the same as shown in the site plan hereto annexed and he, the Vendor is desirous of selling the remaining portions of Dag No. 199 and the Dag No. 199/401 and 200 at the price of Rs. 1200/- (Rupees Twelve hundred only) per cotta and dividend those plots of land in 6 smaller plots.

AND WHEREAS the Vendor by an agreement dated the 15th May, 1953 the Vendor has agreed to sell to Susil Kumar Chakravarti son of Late Kalidas Chakravarty of Jadavpur P.S. Tollygunge, District 24 Farganas or one or more of his nominees plots Nos. 1, 2, 3, 4 and A as mentioned in the site plan hereto attached and the said Susil Kumar Chakravarti has agreed to purchase himself or nominate a Purchase in respect of the said plots or any of them.

AND WHEREAS THE said Susil Kumar Chakravarty has nominated the Purchaser as a Purchaser of Plot No. I mentioned in the site plan and marked "RED" (fully described in the schedule hereto attached) and the Vendor has agreed to accept the Purchaser as the nominee of the said Susil Kumar Chakravarty and to convey to the purchaser the said plot measuring Three Cottahs 2 Chhatak and 34 Sq. ft. at thereabouts at the total price of Rs. 3800/- (Rupees Three thousand and eight hundred only).

Contd..

Contd..

1e150-
1e30-
1e26-
136-

No. 1247. *Je. Ghosh.*
Sold to.....
of..... *High end Advocate.*
Calcutta Collectorate,
Treasury.
The S. 6. 19 53. *Chait*



**Sub-Registrar Alipour
Sadar.**

916

NOW THIS DEED OF SALE witnesseth that in pursuance of the aforesaid agreement and in consideration of the sum of Rs. 3800/- (Rupees Three hundred eight hundred only) paid by the Purchaser to the Vendor, the receipt whereof the Vendor doth hereby acknowledge, the Vendor doth hereby sell, convey and transfer and assign his right title and interest as the Raywat Sheetiben to the Purchaser absolutely and free from all incumbrances in the vacant plot of land measuring 3 cottah 2 chh. and 34 square ft. formed out of Dag No. 199 in Khatian No. 205 in Mouza Ibrahimpur, Pargana Khaspur, P.S. Tollymunge, Dist. 24 Parganas, shown as Plot No. 1 in the site plan hereto attached and marked "RED" (fully described in the schedule hereunder mentioned): Together with all estate, right, title, interest easement appurtenance to the said property hereby conveyed belonging to or reputed to belong to or usually held or enjoyed therewith and the right of way and all other rights over the common passage created by the Registered Agreement dated 24th August, 1948; TO HAVE and TO HOLD the said land absolutely and for ever unto the use and occupation of the Purchaser without any interruption or claim or demand by the Vendor or any one claiming through or under the Vendor.

The Vendor doth hereby declare that the Purchaser, his heirs, legal representative and assigns may enjoy the property hereby conveyed in any manner he likes.

The Vendor doth covenant that notwithstanding anything done or suffered to be done to the Contrary, the Vendor is the sole owner and has full right, good title and absolute authority to sell, convey and transfer all the right, title and interest as Raywat Sheetiben in the aforesaid plot of land hereby conveyed.

The Vendor doth further 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 and more perfectly conveying, transferring and assuring the said property to the Purchaser and placing him in peaceful possession thereof according to the true intent and meaning of these presents.

The Vendor doth further declare that the property hereby conveyed and transferred to the Purchaser is free from all incumbrances and claims whatsoever. He further declares that the Vendor has not done or been party to any act whereby

Handwritten signature



Sub-Registrar Alipore
Sadar. 9/16

the Vendor is precluded from conveying transferring or dealing with the said property hereby conveyed. The Purchaser has acquired full right and absolute authority to enjoy or deal with the property.

The Vendor doth hereby agree to save harmless and keep indemnified the Purchaser from or against any losses, damages and costs, which the purchase may sustainer incur by reason of any defects of title or any claim being made by any body to the portion of the land hereby conveyed.

The Vendor will produce the original Sale Deed dated the 23rd September 1940 executed by Jomabali Molla whenever the Purchaser may require it.

The Vendor declares that he was not a member of a Joint Hindu family at the time of the purchase of the lands in question and they are his separate property and his brother's widow and children or any other person have no right, title or interest in those properties.

IN WITNESS WHEREOF the Vendor has set his signature and seal at

Atlibore

this day, month and year aforesaid.

Anil Chandra Das

VENDOR.

In the presence of:

শ্রী ১৯২৩ ৬০৮ ৭ম - ৭৬/১ পূর্ববর্তী (১৯১৩)
শ্রী ১৯২৩ ৬০৮ ৭ম - ৭৬/১ পূর্ববর্তী (১৯১৩)

শ্রী ১৯২৩ ৬০৮ ৭ম - ৭৬/১ পূর্ববর্তী (১৯১৩)

Witness: -

শ্রী ১৯২৩ ৬০৮ ৭ম - ৭৬/১ পূর্ববর্তী (১৯১৩)

Pratula Kumar Das
7 Hingra Jambur da
Calcutta.

শ্রী ১৯২৩ ৬০৮ ৭ম - ৭৬/১ পূর্ববর্তী (১৯১৩)
শ্রী ১৯২৩ ৬০৮ ৭ম - ৭৬/১ পূর্ববর্তী (১৯১৩)
শ্রী ১৯২৩ ৬০৮ ৭ম - ৭৬/১ পূর্ববর্তী (১৯১৩)

PROPERTY REFERRED TO
SCHEDULE OF

All that piece or parcel of Danga land being Plot No. 1 formed out of Dag No. 199 under the Khatian No. 205, Mouza Ibrahimpur, Parganas Khaspur, Town No. 244 R.S. No. 10 J.L. No. 36 - P.S. Tollygunge, District 24 Parganas - measuring Three Cottahs two chhatrak and thirty four square ft. or thereabout Raywat Stheetiban right, marked "RED" in the site plan hereto annexed - bound and butted as below:-

- North - Municipal Road
- South - Vendor's land.
- East - Vendor's land.
- West - Common Passage.

The plot has been demarcated by boundary pillars. The plot measures 36' from East to West both on the Northern and Southern side and 63' north to south on the Western side and 64' north to south on the easter side. The proportionate rent payable to the superior landlords Sri Girish Chandra Ghosh Subhas Ghosh, Samhu Nath Ghosh and Netai Chandra Ghosh of Bhatpara, 24 Parganas is Rupee one only for Plot No. 1 hereby conveyed out of total Jama of Rs. 4/5/0 for Dag No. 199 Raywati Stheetiban right. The purchase is situated 8/4/1

within Tollygunge Municipality, on former estate containing
of 11 Chandra Das

Book No. 171
 Volume No. 171
 Pages 28 to 33
 Being No. 3776
 for the Year 1953



Sub-Registrar Mipur
 Sedar

Sub-Registrar Mipur
 Sedar

11.6.53

N 11
 26.6.53



28/1/53

7/222 (13-53)
 D-2007-884 Parganas