



31/8/54

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Admissible under Rule 71 duly
stamped (or-exempted from or
does not require stamp duty)
under the Indian Stamp Act
1859 Schedule No. 57
or under the Bengal Stamp
(Amendment) Act 1922 Schedule
No.

Tax paid as under, Rs. 4 2/4

(No. 2000)
N 1/4
43/

Hemchandra Banerjee

DEED OF SETTLEMENT

Value of the Property - Rs. 10,000/-

This instrument of Settlement made at Jadabpur this 31st day
of August 1954 between

HEM CHANDRA BANERJEE, S/O. Sreejut Medhu Shudan Banerjee, deceased, by Caste Hindoo Brahmin, by profession Advocate, residing at
5/2 Jadabpur East Road, P.S. Tollyganj, Dt. 24 Parganas, hereinafter
called the SETTLOR and,

SRIMATY LEELABATY MUKHERJEE, widow of late Sri Manindra Kumar
Mukherjee, and daughter of the said Hem Chandra Banerjee, by caste
Hindoo Brahmin, by occupation nil, residing at 5/2 Jadabpur East
Road, P.S. Tollyganj, Dt. 24 Parganas, hereinafter called, BENEFICIARY;
the Rsd.

(The Expressions Settlor and Beneficiary shall mean and include
the said Hem Chandra Banerjee and Srimaty Leelabaty Mukherjee
respectively and their, executors, legal representatives and assigns
unless

2460

J. C. Ghosh.

Advocate

High Court, Cal.

Calcutta Collectory,

Tuesday,

12/8/1958

Prasid

Presented for registration at
11.15 A.M. or P.M. on the day
of 12/8/1958 at the office of
the Sub-Registrar Alipore Sadar
by ~~Heena~~ *Heena Banerjee*
Executant or claimant or attorney
f. under
a Power of attorney No
for 19... authenticated by the
Sub-Registrar of



Sub-Registrar Alipore
Sadar

Ward 8

Heena Banerjee

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Ward 8

Sub-Registrar Alipore
Sadar

Hemchandra Banerjee

unless the context requires another and different meaning.)

WHEREAS the Beneficiary is the daughter of the Settlor and whereas the Settlor granted a life interest to the Beneficiary in half of the Premises No. 24 Purnanpaltan, Dacca, East Bengal, by a Regd. Deed of 20-12-41 and Registered as No. 4062 of 1941 of the office of the Sadar Sub-Registrar, Dacca, East Bengal and Whereas the parties had to evacuate Dacca on account of the partition of Bengal on the creation of Pakistan and Whereas the said premises had to be sold by the Settlor due to the difficulties of management and enjoyment of the said property and the Beneficiary also joined in the sale deed in order to give clear title and Whereas the Settlor has purchased a piece of land being Plot No. I formed out of Dag No. 199 under Khattian No. 205, Mouza Ibrahimpur, Parganah Khaspur, Touzi No. 244, R.S. No. 10, J. L. No. 36, P. S. Tollyganj, Dt. 24 Parganas, now known as premises No. 37/3 of the Corporation of Calcutta, more specifically described in the Schedule attached herewith together with the right of common passage over a 12ft wide road on the West side of the plot, by a Regd. Deed of Sale of 9-6-53 and Registered as No. 3776 for the year 1953 of the office of the S. R. Alipur and Whereas the Settlor has constructed a pucca building on the northern portion of the land and whereas the Beneficiary is now a childless widow and is entirely dependent on the Settlor for her residence ^{and her} maintenance and Whereas the Settlor is desirous of making provisions for the sake for the period of her natural life :

NOW THIS INSTRUMENT witnesseth that in consideration of the natural love and affection the Settlor doth hereby settle, Grant, transfer and assign unto the Beneficiary all the northern portion of the land being plot No. I formed out of Dag No. 199, Khattian No. 205, Touzi No. 244, R. S. No. 10, J. L. No. 36, Mouza Ibrahimpur, Parganah Khaspur,



Sub-Registrar Alipur
Gadga.

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Hemchandra Banerjee

Khaspur, P.S. Tollyganj, Dt 24 Parganas, now known as premises No. 37/3 of the Corporation of Calcutta, together with the right of using for all purposes the common passage ^{^ and used over a path} A road 12ft. wide on the West side of the said plot and all that pucca building & structures constructed and standing on the said land together with all the easements and appertinances to the said belonging; to have and hold the same unto the use and occupation and enjoyment of the Beneficiary for the term of her natural life : The Beneficiary shall pay all rent, taxes and rates for the said land and buildings, shall make all repairs and if she desires may also make additions and alterations without causing any depreciation to the building and shall possess and enjoy the said properties by occupying them herself, or by leasing out the same to the tenants (for a period not exceeding one year at a time) or by partly occupying and partly leasing out in the aforesaid manner during the period of her natural life. The Beneficiary shall not mortgage or encumber the said properties in any way or transfer by sale, gift or assign them in any manner whatsoever.

It is provided and clearly declared that at the death of the Beneficiary the said properties together with all additions and improvements shall revert back to the Settlor or his heirs free from all claims and incumbrances,

It is also provided and agreed that the Settlor shall be allowed to use the southern wall of the staircase room as a common wall for any new constructions on the remaining portion of the said Dag No. 199 and that the staircase room and the portion of the veranda in front of it will be used as a common staircase if and when any such construction is made and that the drain on the East side of the building will also be used as a common drain

In Witness whereof the Vendor has set his hands and
affixed

056113A

Sub-Regiment Alupa
Order

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affixed his signature in sound body and mind on this 31st day of

August 1954.

Hem Chandra Banerjee

Settlor.

Schedule of Properties.

I. All that piece and parcel of the Danga land being Northern portion of the Plot No.1, formed out of Dag No.199, Khatian No.205, ¹⁴⁸Tduzi No.244, R.S.No.10, J.L.No.36, Mouza Ibrahimpur, Parganah Khaspur, P.S.Tollyganj, Dt.24 Parganas, measuring East to West - 36ft and North to South - 33 ft and containing 1 Cott 10 Chatts and 18 sq.ft.

The said Plot of Land is bounded

On the North by Municipal Road,

" South by Settlor's Land.

" East by Sri Anil Das' Land.

" West by the 12ft brhd common passage road

(The site plan is attached herewith)

The proportionate rent payable to the Superior Land Lord Sri Girish Chandra Ghosh, Subhas Ghosh, Sarbhu alias Shibnath Ghosh and Netai Chandra Ghosh of Bhatpara, Dt.24 Parganas, is only-
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Sub-Inspector Alpa
Bodor.



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(annas eight only) for the portion of the land settled.

2. All that two storied building erected and all & other structures, tube wells, sanitary latrines, constructed and standing on the said land and all the electric installations fixed in the building.

Hunchandra Bawari

Settlor

Attested
Typed and attested
by me
Nikhil Ranjan Bawari
512 Gopalpur Bazar Rd.
Calcutta - 32

Attested

J. C. Ghosh
Advocate High Court
Calcutta.

51 Central Road
Tadouptan, Calcutta - 32.

Tyada Kumar Bawari
73/4 Shrominipore Rd.
Gadelpore, Calcutta - 32.

Amil Chandra Ray
45, Bechimal Road,
Gadelpore, Cal - 32

30-9-54

Sub-Registrar Alipor
Bader

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Book No. 1
Volume No. 109
Pages 174 to 177
Being No. 6700
of the Year 1954

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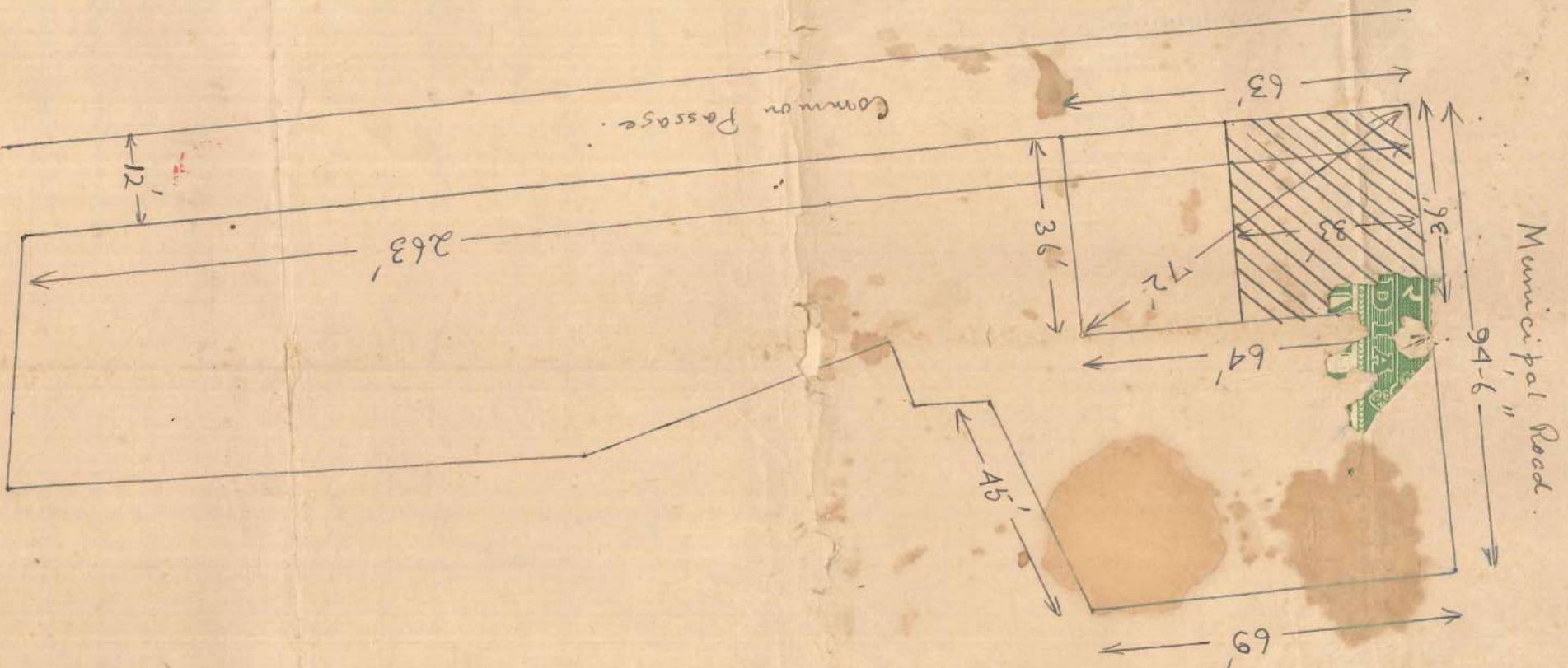
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2-27-37/3 Bhandari
80/10/53

Area - 1 Collar, 10 cl. 18 at

Young No. 244.



French and Benjamin
Sellers.
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Book No. 1
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Page No. 6700
at the Year 1954



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