



Admissible under Rule 21
also under Sec 12-18, 26a
of the B. T Act duly Stamped
under the Indian Stamp Act,
1899, Schedule LA. No. 23
Fee paid: - A-187-NY-

①

20. 10/21
307-5

Received
Sub-Registrar:
Cossipore, Dum Dum

3750/-

5.6.54

A181
N 24
20/-

8
12
↙

This I N D E N T U R E made this 5th
day of April One thousand nine hundred and fifty
four B e t w e e n KESHAB CHANDRA DUTT, son of
the Late Haridas Dutt, by caste Hindu, by profession
Government Pensioner, residing at No.11-A, Anath Deb
Lane in the town of Calcutta, hereinafter called the
V E N D O R (which term shall unless excluded by
or repugnant to the context be deemed to include his
heirs, executors, administrators, representatives and
assigns) of the First Part A N D KALIDAS BANERJEE,
son of the Late Rajendra Chandra Sashtri Bahadur, by
caste Hindu, by profession Service, residing at No.
30/1-A, Tarak Chatterjee Lane in the town of Calcutta

hereinafter

No. 26
 Self Kalidas Banerjee
 of 30/1-A Tarak Chatterjee Lane
 Calcutta Collectorate,
 Treasury
 The 2.4.54
 Treasurer




Presented for registration at
 11.16 A.M. P.M. on the 5.4
 day of June 1954 at the
 Cossipore Dum Dum Sub-Registry
 Office by Kalidas Banerjee
 executor of the executant/
 claimant or of the claimant/
 attorney for.....
 executor or claimant under a
 Power-of-attorney No..... Fee
 19 authenticated by the
 Sub-Registrar of.....

Kalidas Banerjee

Received
 Sub-Registrar,
 Cossipore, Dum Dum,
 5.4.54

Execution is witnessed
 by
Keshab Chandra Datta
 Son of Haridra Datta
 of 11/14, Anand Bazar Lane,
 Thana Barisal
 District 24 Parganas
 by Caste Brahmin
 by Profession Teacher


 2109
Keshab Ch Datta.

Received
 by
Arabiada Chattopadhyay
 Son of Pradyumn Chatterjee
 of 12/6, Nalanda Park Rd.
 Thana Belur Math
 District 24 Parganas
 by Caste Brahmin
 by Profession Teacher

Arabiada Chattopadhyay

Received
 Sub-Registrar,
 Cossipore, Dum Dum, 5.4.54

hereinafter called the PURCHASER (which term shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the Other Part

W H E R E A S all that piece and parcel of -- garden land together with all Bungalows and Buildings standing thereon or on portion thereof a n d all tanks ^{kn ponds} ~~ponds~~ and jheels appertaining thereto containing by estimation Thirteen Bighas be the same a little more or less situate lying at and being formerly Premises No.10, Satgachi Road (now numbered 10, Nagendra Nath Road) within thana Dum Dum, Sub-Registration Office Cossipore, Dum Dum in the District of Twenty-Four-- Parganas previously belonged to and was in sole and peaceful possession of Girija Prosanna Sen A N D

WHEREAS by an Indenture of Sale dated the Ninth day of August One thousand Nine hundred and Forty-six executed by the said Girija Prosanna Sen therein described as Vendor a n d Srimati Sarojini Debi, wife of Bhagabati Prosanna Sen, deceased, therein described as the Confirming Party and registered in Book I, Volume 96, Pages 72 to 82, Being No.2942 for the year 1946 in the office of the Registrar of -- Assurance, Calcutta, the said Girija Prosanna Sen for consideration therein mentioned sold and conveyed to the Sonar Bangla Bank Ltd. (now in Liquidation) the said land hereditaments and premises formerly No.10, Satgachi Road (now numbered 10, Nagendra Nath Road) with all appurtenances and appendages fully

described

described therein (hereinafter referred to for the sake of brevity as the garden land) AND WHEREAS the said Sonar Bangla Bank Ltd. (now in Liquidation) partitioned a portion of the said garden land -- measuring about Seven Cottahs Eleven Chittacks and Six Square feet into well demarcated two plots each measuring about an area of Three Cottahs Thirteen Chittacks and Twenty-six Square feet mor or less AND WHEREAS the said Sonar Bangla Bank Ltd. (n o w in Liquidation) by a Deed of Conveyance dated 11th day of January One thousand Nine hundred and Fifty and registered in Book No.I, Volume No.6, Pages 214 to 222, Being No.99 for the year 1950 sold a n d conveyed for the consideration mentioned therein one of the said demarcated and partitioned plot of land to the Vendor herein which is delineated in the map or plan annexed in the said Deed of Indenture dated 11th day of January, One thousand Nine hundred and Fifty and marked with letter 3 B(B) AND WHEREAS the Vendor is fully and sufficiently seised and -- possessed as sole owner of all that demarcated piece of land measuring an area of Three Cottahs Thirteen Chittacks and Twenty-six Square feet be the same a little more or less and delineated in the map or plan ^{annexed} ~~and~~ in the said Deed of Indenture dated 11th day of January, One thousand Nine hundred and Fifty a n d marked with the letters 3 B (B) thereon being a part of the premises formerly No.10, Satgachi Road (now

numbered

numbered 10, Nagendra Nath Road) N O W T H I S
I N D E N T U R E Witnesseth that in pursuance
of an agreement entered into at Calcutta on 15th day of
February One thousand Nine hundred and Fifty four --
between the Vendor and the Purchaser for the sale of
the said plot of land marked with letters 3 B (B) in
the map or plan annexed in the said Deed of Indenture
dated 11th day of January, One thousand Nine hundred
and Fifty being a part of the premises formerly numbered
10, Satgachi Road (now numbered 10, Nagendra Nath Road)
within the jurisdiction of Sub-Registry Gossipore Dum
Dum and fully and more specifically described in the
Schedule hereunder written and the Vendor in considera-
tion of the fixed sum of Rs.3,750/- which the Vendor
doth hereby admit and acknowledge to have received from
the Purchaser doth hereby convey assign and transfer
all and whatsoever right title and interest the Vendor
acquired in the said demarcated piece of land measuring
an area of Three Cottahs Thirteen Chittacks and Twenty-
six Square feet be the same a little more or less being
a part of the premises formerly numbered 10, Satgachi
Road (now numbered 10, Nagendra Nath Road) within the
jurisdiction of Sub-Registry Gossipore Dum Dum and fully
described in the Schedule hereunder written and the
said demarcated piece of land is hereby conveyed --
granted and transferred or expressed or intended so
to be and every part thereof together with sewers
drains trees fences hedges ways paths passages water
and water courses and fixtures of every kind and all

and every

and every manner of rights lights liberties privileges easements profits appendages and appurtenances whatsoever standing and being in and upon or belonging or in anywise appertaining to the said demarcated piece of land A N D all the estate right title interest claim whatsoever both in law or in equity of the Vendor unto and upon the said demarcated messuage tenement lands hereditaments and premises or any and every part thereof TO HAVE a n d TO HOLD the said demarcated messuage land hereditaments and premises hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser his heirs and assigns absolutely for ever S u b j e c t only to the annual payment of proportionate rent of Rs.1-2-0 to Estate Hariram Krishna Kumar of 177-A Chittaranjan Avenue Calcutta the Superior Landlord A N D the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed matter or thing done or executed or knowingly suffered to the contrary he the Vendor is at the time of sealing and delivering of these P r e s e n t s lawfully and absolutely -- entitled to the said demarcated messuage tenements lands hereditaments and premises hereby granted and conveyed or expressed or intended so to be for a -- perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing -- whatsoever to alter defeat encumber or make void the same A N D that notwithstanding any such act

deed

deed or thing whatsoever as aforesaid the Vendor now has good and rightful power and lawful and absolute authority to grant convey and assign the said demarcated piece of messuage tenements lands hereditaments and premises hereby granted conveyed transferred and assigned or expressed or intended so to be with the appurtenances thereto unto and to the use of the -- Purchaser in manner aforesaid and that the said -- Purchaser shall and may from time to time and at all times thereafter peaceably and quietly have hold -- occupy possess and enjoy the said demarcated piece of messuage tenements lands hereditaments and premises hereby granted conveyed and transferred with their rights numbers appurtenances and receive and take the rents issues and profits thereof without any lawful let suit eviction introduction claim or demand -- whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor A N D that free and clear and freely and clearly absolutely acquitted exonerated released or otherwise by and at the costs and expenses of the Vendor sufficiently saved defended kept harmless and indemnified of and from against all and all manner of former and other estate right title claim charges liens debts attachments and encumbrances whatsoever created made or suffered by the Vendor or any person or persons lawfully or equitably claiming any estate or interest whatsoever into and upon the

said

demarcated lands messuages tenements lands hereditaments and premises or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds assurances and things whatsoever for further better and more perfectly and effectually assuring the said demarcated messuages tenements lands hereditaments and premises hereby -- granted and transferred or expressed or intended so to be and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

The Vendor has handed over to the Purchaser the document relating to the property hereby conveyed being the Deed of Conveyance dated 11th day of January 1950 which was in his possession.

The Schedule above referred to :

ALL THAT piece or parcel of land containing an area of Three Cottahs Thirteen Chittacks and Twenty-six Square feet be the same a little more or less and forming a part of C. S. Plot No.1492 Khatian No.207 Touzi No.169 Mouza Satgachi J. L. No.20 (which according to the title Deeds of the Vendor has Mourasi -- Mokarari rights but according to the Government Records of rights those of an occupany Rayat) out of a total

area

area of Thirteen Bighas of land situate lying at and being formerly premises no. ¹⁰~~19~~, Satgachi Road and now numbered 10, Nagendra Nath Road Police Station Dum Dum Sub-Registry Cossipore Dum Dum District Office Twenty-four Pargannas Mouza Satgachi Touzi No.3/162, 169 and 169 Khatian Nos.171, 207, 369, 80 and 81 -- bearing Dag Nos.1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, 1475, 1476 J.L. No.20 Revenue Survey No.154 within the jurisdiction of South Dum Dum Municipality and which piece or parcel of land bounded on the North by a land belonging to Sm. Nirmala Chatterjee, wife of Dr. Aravindu Chatterjee ; on the South by Municipal Road known as Nagendra Nath Road; on the West by the piece of land belonging to Sm. Joyabati Mitra and Sudhin Chandra Mitra a n d on the East by a Municipal Drain. Superior landlord in respect of the said Dag No.1492. Estate - Hariram Krishna Kumar of no.177-A, Chittaranjan Avenue, Calcutta. A sum of Rs.1-2-0 is payable as annual rent to the said superior land in respect of the said Dag No.1492.

I N W I T N E S S W H E R E O F the party here-
unto of the First Part hath set and subscribed his hand
and seal the day month and year first above written.

SIGNED SEALED & DELIVERED
at Dum Dum
in presence of :

Keshub Ch Datta.

Witnesses :-

Prabir Kumar Datta

83. Rastia Green Avenue.

Aravinda Chatterjee Nagurbazar S. G. S. C.

10/4. Nagendra Nath Rd. Dum Dum.
5.4.54. 24. Parganas.

Memo of Consideration.

R E C E I V E D from the within-named Purchaser
 the sum of Rupees Three thousand Seven hundred and Fifty
 only being the consideration ^{on or before} of these presents as in
 particulars below ::

Witnesses :

Shaliv Kumar Datta
 83. Bastia G. M. Avenue
 Nagvle 24. 8. 5. 54.

Aravinda Chatterja
 10/4. Nagenda North Road. Dum Dum.
 5. 4. 54. 24 Parganas.

३

Keshub Ch Datta
 5/4/54

30 pieces Reserve Bank of India
 notes of Rs 100/- each :: 3000/-
 24 pieces of R.B. India note
 of Rs 10/- each ... 240/-
 by coin ... 9/-

By earnest-money
 received on 15.2.54 ... 50/-

Rs. 3750/-
 Rupees Three thousand
 seven hundred and fifty only

Keshub Ch Datta
 5/4/54

Registered
 Book No.
 Volume No. 23
 Pages 53 to 60
 Filing No. 1876
 For the year 1954

No. 10, Nagendra Nath Road,
 Dum Dum, District 24-Pers.



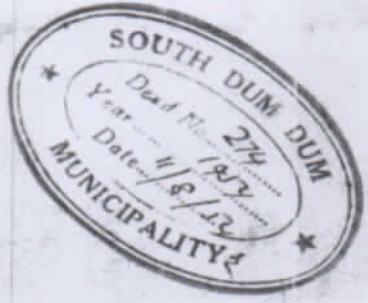
Registered

Sub-Registrar,
 Dum Dum,
 7-4-54.

Sub-Registrar,
 Dum Dum

DEED OF SALE

18.5.54



Kalidas Banerjee

and

Keshab Chandra Dutt

Between

Attested in 16.6.54
 New Kolkata No. 984 ✓
 Present document No. 4307 ✓

Dated, this 16th day of June 1954.

13 B(2)