

6018

2592360 Rs.



*kb Rev*  
*✓*

(2)

Admissible under Rule 57  
 also under Sec. 48-18, 26a  
 of the B. T Act duly Stamped  
 under the Indian Stamp Act,  
 1899, Schedule I.A. No. 23

Fee paid :- A 187-121- = 20/-

*Received*

Sub-Registrar,  
 Cochin, Dam Dam

12.7.59

*o-10/21-*  
*cc-2.5*

*3750/-*

*A 187*  
*121*  
*21*

*18*  
*121*

This I N D E N T U R E made this  
 12<sup>th</sup> day of July One thousand nine hundred and  
 fifty-four B e t w e e n Sreemati JOYABATI MITRA  
 widow of the Late Sris Chandra Mitra, by caste Hindu,  
 by occupation Grihasthali and SUDHIN CHANDRA MITRA,  
 son of the Late Sris Chandra Mitra, by caste Hindu,  
 by occupation service - B o t h residing at No.259,  
 Upper Chitpore Road in the town of Calcutta, hereinafter  
 called V E N D O R S (which term shall unless excluded  
 by or repugnant to the context be deemed to include  
 their heirs, executors, administrators, representatives  
 and assigns) of the First Part S A S T R I D KALIDAS  
 BANERJEE, son of the Late Rajendra Chandra Sashtri

No. 1865

Sold to Kalidas Banerjee

of 30/11, Tarak Chatterjee Law. Pal.

Calcutta Collectorate,  
Treasury.

The 8.7.1954

*[Signature]*  
Treasurer

Presented for registration at  
11.3.2 A.M. P.M. on the 7.7.54  
day of July 1954 at the  
Cossipore Dum-Dum Sub-Registry  
Office by *Kalidas Banerjee*  
executant/one of the executants/  
claimant/one of the claimants/  
attorney for .....  
executant or claimant under a  
Power of attorney No. .... 19  
authenticated by the  
Sub-Registrar of.....



Sub-Registrar  
Cossipore, Dum Dum

12.7.54  
4318

*[Signature]* is with  
Jayabati Ritva wife  
of *[Signature]* son of *[Signature]*

*[Signature]*

~~.....~~  
Son of .....  
259, Upper Chitpore Rd.  
Thana .....  
District - 24 Parganas

by Caste .....  
by Profession .....  
*[Signature]*

4319

*[Signature]*

*[Signature]*  
~~.....~~  
Son of *[Signature]* son of *[Signature]*  
of 10/4, Nalanda Park Rd.  
Thana .....  
District - 24 Parganas  
by Caste .....  
by Profession .....  
*[Signature]*

*[Signature]*

*[Signature]*  
Sub-Registrar  
Cossipore, Dum Dum, 12.7.54

Bahadur, by caste Hindu, by profession service, residing at No.30/1-A, Tarak Chatterjee Lane in the town of Calcutta, hereinafter called the PURCHASER (which term 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 and all tanks 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 AND 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 and Sreemati -- 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 the consideration therein mentioned sold and conveyed to the Sonar Bangla Bank Limited (now in Liquidation) the said land hereditaments and Premises No.10, Satgachi Road (now numbered 10, Nagendra

Nath Road) with all appendages fully described therein (hereinafter referred to for the sake of brevity as the garden land) AND WHEREAS the said Sonar Bangla Bank Limited (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 more or less AND WHEREAS the said Sonar Bangla Bank Limited (now in liquidation) by a Deed of Conveyance dated 11th day of January One thousand nine hundred and fifty and Registered in Book I, Volume 8, Pages 16 to 24, Being No.98 for the year 1950 sold and -- conveyed for the consideration mentioned therein one of the said demarcated and partitioned plot of land to the Vendors 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 (A) F AND WHEREAS the Vendors are 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 in the said Deed of Indenture dated the -- the 11th day of January One thousand nine hundred and fifty and marked with the letters 3 (A) F thereon being a part of the premises formerly No.10, Satgachi Road (now numbered 10, Nagendra Nath Road) N O W

T H I S I N D E N T U R E Witnesseth that in pursu-  
ance of an agreement entered into at Calcutta on 15th  
day of February One thousand nine hundred and fifty  
four between the Vendors and the Purchaser for the  
sale of the said plot of land marked with letter ---  
3 (A) P 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 Cossipur, Dum Dum and fully and more  
specifically described in the Schedule hereunder  
written and the Vendors in consideration of the fixed  
sum of Rs.3,750/- which the Vendors doth hereby admit  
and acknowledge to have received from the Purchaser  
doth hereby convey assign and transfer all and what-  
soever right title and interest the Vendors 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 Cossipur, 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 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 T O -- H A V E and T O H O L D 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 SUBJECT only to the annual payment of proportionate rent of Rs-1-5-4p. Rs-1-2-0 to Estate Hariram Krishna Kumar of No.177-A, Chittaranjan Avenue, Calcutta, the superior landlord A N D the Vendors doth hereby covenant with the Purchaser that notwithstanding any act deed matter or thing done or executed or knowingly suffered to contrary they the Vendors are 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

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notwithstanding any such act deed or thing whatsoever as aforesaid the Vendors now have 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 received and take the rents issues and profits thereof without any lawful let suit eviction introduction claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors --

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 Vendors -- 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 Vendors or any person or persons lawfully or equitably claiming any estate or interest whatsoever into and upon demarcated lands messuages

tenements lands hereditaments and premises or any part thereof from under or in trust for the Vendors 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.

T h e Vendors have handed over to the --- Purchaser the documents relating to the property hereby conveyed being the Deed of Conveyance dated 11 th day of January, 1 9 5 0 which was in their possession.

The Schedule above referred to :

A l l T h a t piece or parcel of land containing an area of Three Cottas Thirteen Chittacks and Twenty-six square feet be the same a little more or less and forming a part of G.S. Plot No.1492 Khatian No. <sup>207</sup> ~~367~~ Towji No.169 Mouza Satgachi J.L. No.20 (which according to the title deeds of the Vendor as Mourasi Mekarari rights but according to the Government Survey Records of rights of those of an occupancy Raiyat out of a total area of Thirteen Bighas of land situate lying at and being Premises No.10, Satgachi Road (now

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numbered 10 Nagendra Nath Road) Police Station Dum Dum Sub-Registry Cossipore, Dum Dum, District Office Twenty-four Pargunnahs Mouza Satgachi Towji No. 3/162, 169 and 189 Khatian Nos. 171, 207, 369, 80 and 81 and 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 Srimati Nirmala Chatterjee, wife of Dr. Aravindu Chatterjee ; on the South - by Municipal Road known as Nagendra Nath Road ; on the West - by a twelve feet common passage and on the East - by the demarcated piece of land belonging to Sri Kalidas Banerjee, 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 - 5 - 4  $\frac{1}{2}$  is payable as annual rent to the said superior landlords in respect of the said plot of land forming part of Dag No. 1492.

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৫১২/২৩

IN WITNESS WHEREOF the parties hereunto of the first part hath set and subscribed their hands and seals the day month and year first above written.

SIGNED SEALED & DELIVERED  
at Dum Dum in presence of

Witnesses :-

Kishub Ch Datta  
117 anath Sel Lane  
12.7.54 Calcutta (6)  
Aravinda Chatterjee  
10/4 Nagendra Nath Road, Dum  
12.7.54

Read over and affixed  
to the execution - in Bengali  
Kishub Ch Datta  
12/7/54

৫১২/২৩ কিসুভ চট্টাচার্য

Sudhin Chandra Mitra  
12.7.54

Memo of Consideration

Received from the withinnamed Purchaser the sum of Rupees Three Thousand Seven Hundred and Fifty only being the consideration on or before these presents as in particulars below :-

Witnesses :-

Keshub K Datta  
11 Anand Chel Lane  
12.7.54. Cal (6)

Aravinda Chatterji  
10/4. Narendranath Road  
12.7.54. Dum Dum.

By one piece Reserve Bank of India note of Rs 1000/- = No H006499 - Rs 1000/-

By 21 pieces Reserve Bank of India notes of Rs 100/- each = Rs 2100/-

By thirty eight pieces of Reserve Bank of India notes of Rs 10/- each - Rs 380/-

By thirteen pieces Reserve Bank of India notes of Rs 5/- each - Rs 65/-

By coin - Rs 4/-

By earnest money received on 15.2.54. - Rs 201/-

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Rs - 3750/-

Rupees three thousand seven hundred fifty only.

Subhin Chandra Mukherjee

Subhin Chandra Mukherjee  
12.7.54

~~15 (1)~~  
13 B(1)

Dated, this 12<sup>th</sup> day of July 1954

Attested on 16.6.56  
Newkhatian No. 984 ✓  
Present settlement  
Plot No. 4307 ✓

Between:

Sreemati Joyabati Mitra  
Sri Sudhin Chandra Mitra  
and  
Kalidas Banerjee



CONVEYANCE

12.7.54

Sub-Registrar  
Calcutta, Dum Dum



*Retts 1000*  
N 11  
Paid on 22.7.54  
Book No. 524  
Volume No. 137  
Pages 129  
Being No. 3928  
For the year 1954/55

Sub-Registrar,  
Calcutta, Dum Dum