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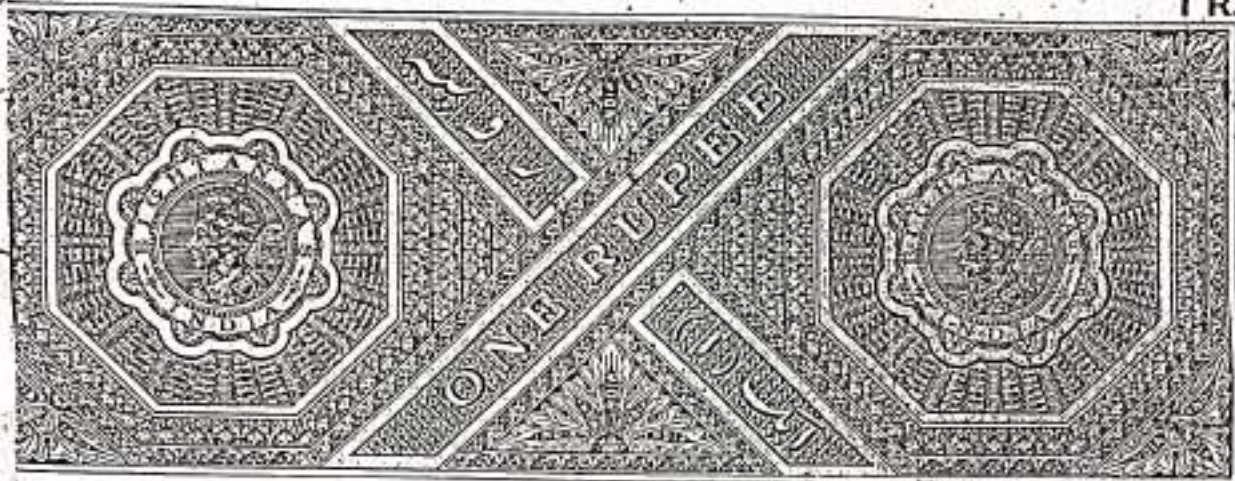
fees paid as under

Registering Officer

27.4.51

76/-
8/-
N/B
9/8
P/C 45

THIS INDENTURE is made this 27th day of April
One Thousand Nine Hundred Fifty-One BETWEEN SIREMATTI SURAN
BALA CHOUDHURY, wife of Jatindra Nath Choudhury deceased,
residing at Naktola, Tollygunge Sadar P.S. in the District
of 24-Parganas by caste Kayastha by occupation Talukdari
hereinafter referred to as the VENDOR (which expression -
unless repugnant to or excluded by the context be deemed to
include her heirs legal representatives or assigns) of the
FIRST PART A N D MESSRS. ANIL KUMAR CHOUDHURY AND SUDHIR
KUMAR CHOUDHURY both sons of the said Jatindra Nath Chou-
dhury deceased, residing at Naktola, Tollygunge Sadar P.S.
in the District of 24-Parganas, by caste Kayastha, both by
occupation Business hereinafter referred to as the
CONFIRMING PARTIES (which expression unless repugnant to or
excluded by the context be deemed to include their and each



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and each of their heirs legal representatives or assigns) jointly of the SECOND PART A N D SM. JAYANTI LATA GHOSH wife of Bhate, Ghosh deceased at present residing at 139/A, Rash Behari Avenue, ^{in the town of} Calcutta by caste Hindu, by occupation land-holder hereinafter referred to as the PURCHASER (which expression unless excluded by or repugnant to the context be deemed to include her heirs, legal representatives or assigns) of the THIRD PART:

W H E R E A S by an INDENTURE OF CONVEYANCE bearing date the 22nd day of February 1950 executed by Sri Manik Chandra Chakravarty therein described of the One Part and the said Vendor of the Other Part and registered at Sadar Joint Sub-Registration office at Alipore in Book No. I, Volume No. 21, Pages 71 to 73 Being ^{Serial} No. 709 for the year 1950, the said Manik Chandra Chakravarty for consideration therein mentioned paid by the Vendor out of her stridhan and absolute funds indefeasibly sold -- granted transferred conveyed assigned and assured unto the Vendor ALL THE piece and parcel of Patiyati Makarari land --

Four and Annas Six only, AND WHEREAS for the greater

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land containing by estimation an area of 2 Cottahs
11 Chittaks 36 Square Feet of land, cornered out of C.S.
Das No. 271, Khatian No. 281 in Mouja Raipur, Channa Sadak
Tollygunge District, 24 Parganas more particularly
cularly described in the Schedule hereunder, as also
hereunder written and delineated in the Map or Plan
annexed thereto and hereinafter referred to as the said
land hereditaments and premises.

AND WHEREAS the said Vendor, in virtue of the
purchase as aforesaid is now seised and possessed of and
otherwise well and sufficiently entitled to the said land
hereditaments and premises free from all encumbrances
attachments and charges and is in possession thereof.

AND WHEREAS with the knowledge and consent of
the said CONFIRMING PARTIES the Vendor agreed to sell and
the Purchaser agreed to purchase free from encumbrances
an area of land measuring 2 Cottahs 11 Chittaks cornered
out and being portion of the said land hereditaments and
premises being portion of C.S. Das No. 271, Khatian No. 281
of Mouja Raipur as aforesaid, together with the
common right of way over a 4 feet wide strip of land
running along and outside the northern boundary line of
the land herein agreed to be sold and conveyed with the
full and absolute right and liberty to take under ground
over head electric cables, water lines, telephone lines,
sewers and all other allied connections and for the
consideration of Rs. 984/6/- (Rupees Nine Hundred and Eighty
Four and Annas Six) only. AND WHEREAS for the greater

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greater safety and satisfaction on the part of the PURCHASER of title to the PURCHASER in respect of the said land hereditaments and premises the CONFIRMING PARTIES have agreed to join in these presents and to ratify and confirm the sale hereby intended to be effected. AND WHEREBY INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rupees Nine Hundred and Eighty-Four and Annas Six only or lawful money of India to the said Vendor in hand well and truly paid by the said PURCHASER on or before the execution of these presents (the receipt whereof the said Vendor doth hereby as well as by these presents under written admit and acknowledge and from the same and every part thereof acquit release and for ever discharge the said PURCHASER as well as the said land hereditaments and premises) the said VENDOR doth hereby sell grant transfer convey assign and assure and the said CONFIRMING PARTIES doth hereby confirm ratify and assure unto the said PURCHASER all that the place or parcel of land hereditaments and premises containing by estimation an area of 2 Cottahs 13 Chattraks being a portion and formed out of C.S. Dag No. 271 Khastian No. 282 of Mouja Raipur Thane Sagar Taluquah District 24 Pargana fully and particularly set forth and described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and therein bordered red OR HOWEVER OTHERWISE the said land hereditaments and premises now are or is or heretofore were or was situated, bounded, bounded called known numbered described or distinguished TOGETHER

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TOGETHER WITH all trees underwoods, erections, fixtures, court court-yards, area, sewers, drains, ways, paths, passages, water, water-courses, lights, liberties, easements, privileges, rights, advantages and appurtenances whatsoever to the said land hereditaments and premises belonging or anywise appertaining to or with the same or any part thereof and/or held used occupied or enjoyed or reputed to belong or be appurtenant hereto with the free permanent and absolute unrestricted common right of way and passage over the four feet wide strip of land along and outside the Northern boundary line of the land hereditaments and premises hereby conveyed sold and transferred and delineated in the Map or Plan annexed hereto and therein bordered and marked as aforesaid mentioned with full and absolute right to take and pass and connect under-ground and over-head electric cables telephone lines sewers water-pipes and all other allied necessary connections A N D all the estate right title interest use claim and demand whatsoever of the said VENDOR in to and upon the the said land hereditaments and premises or any part thereof A N D all the deeds pattens muniments writings and evidence of title relating to the said land hereditaments and premises or any part or parcel thereof and which are or hereafter shall or may be in the custody or possession of the said VENDOR or any person or persons from whom he can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said land hereditaments and premises hereby conveyed transferred and conveyed or expressed or intended

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so to be unto and to the use of the said PURCHASER absolutely and for ever according to the nature and tenure thereof and in Khas vacant possession of the PURCHASER and the said VENDOR doth hereby covenant with the said PURCHASER that notwithstanding any act, deed, matter or thing whatsoever by the said VENDOR done or executed or knowingly suffered to the contrary the said VENDOR now hath in herself good right full power and absolute authority to grant transfer and assign the said land hereditaments and premises hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the said PURCHASER in manner aforesaid.

x 200 ✓ A N D that the said PURCHASER shall and lawfully shall hereafter peaceably and quietly possess and enjoy the said land hereditaments and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever or from or by the said VENDOR or any person or persons lawfully or equitably claiming from under or in trust for her.

A N D that free from all encumbrances whatsoever made or suffered by the said VENDOR or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER that the said VENDOR and all person and persons having or lawfully or equitably claim of any estate or interest whatsoever in the land hereditaments and premises and every part thereof shall and will from time to time and at all times hereafter unto the said PURCHASER do and execute and cause to be done and

and executed all such acts, matters and things whatsoever for further and more perfectly assuring the land here- ditaments and premises and every part thereof unto and to the use of the said PURCHASER in manner aforesaid - as shall or may be reasonably required. IN WITNESS the VENDORS and the CONFIRMING PARTIES and their and each of their heirs, executors or administrators or assigns doth covenant with the Purchaser that he and they will for ever and always allow free unrestricted permanent common right of way and passage to the Purchaser and his her successors and legal representatives over the four Feet wide strip of land along and outside of the northern boundary line of the lands hereby conveyed and sold and keep the same for ever free from any obstructions or hindrance thereon and further to take and pass over head and underground cables sewers water pipelines and other like connections the said Vendor doth hereby covenant with the said Purchaser that the said Vendor will from time to time and at all times hereafter maintain and keep the Purchaser indemnified against all adverse title estates, liens, charges, encumbrances, losses, costs, expenses, claims and demands of any person or persons whatsoever or against or in respect of the said land hereditaments and premises hereby granted transferred and conveyed or expressed or intended so to be and that the Vendor will have no objection to the mutation of name

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and separation of account in the name of the Purchaser in the records of the landlords and will assist the Purchaser in effecting the same as may be necessary the premises.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land hereditaments and premises containing an area of Two Cottahs, three chhatkats being portion and formed out of from the right (North-East) end of C.S.

Dag No. 271, Khatian No. 281, Town No. 563, Allpore Collectorate Pargana Khairpur Thana Sahar 2011, Enore

J.L. No. 33, Mouja Raipur, Sub-Registration Office Allpore delineated in the Plan hereto annexed and accordingly

red subject to the payment of proper rate of rent of

13/- annas to Provash Chandra Mondal and others of village and P.O. Bowalia 24 Parganas out of the total rent of Rs. 6/8/- for 70 acres of land and bounded as follows:-

- N o r t h - 24' 10" wide strip of land of the Vendor
E a s t - Land of Sibul Mondal and others
S o u t h - Tank of Sibul Mondal and others
W e s t - Land and building of the Vendor

IN WITNESS WHEREOF the Said Vendor and Confirming Parties have hereunto set hand and subscribed their names and

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and seals the day, month and year first above written

SIGNED SEALED AND DELIVERED
at Alipore in the presence
of :-

Amalendu Sen
18/8, Lowland Road
Calcutta - 35

Manabendra Nath Mukherjee
9, Gachhi Bazar, Calcutta - 35.
Service.

WITNESSES

CONFIRMING PARTY

MEMORANDUM OF CONSIDERATION

RECEIVED of and from the attorney PURCHASER
the sum of Rupees one hundred and eight
only being the full consideration money expressed
to have been paid by him to the following:

By Cash paid to

WITNESSES:

Amalendu Sen

18/8, Lowland Road

Calcutta

MEMORANDUM

LAND PLAN OF MOUZA RAIRUR
P. S. TOLLYGUNGE SADAR DIST. 24 PARGANAS
PORTION OF C. S. DAG NO. 271
SCALE 16 FEET TO AN INCH



UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. 20250

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for the year 1981

S. J. Smith, Sub. Reg. Rep.
11/1/81
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