



STAMP AFFIXED BY.

Recd. - 4.7.66

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STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE.

Stamp affixed under rule 41 as
 also under section 42, 18.20
 26 of the Bengal Tenancy Act
 VII of 1885 and under section
 Act 1928 or as amended by Act
 VI of 1938

Dutta stamped under the Judicial
 Stamp Act 1902 and the New

Fee paid: Process fee 12 paise
 in Court Fee Stamp

Fee Paid:

Rs 187.50
 Rs 18.00
 Rs 2.00
 Rs 1.50
 Rs 206.00

Dated 5.7.66
 District Collector,
 24 Calcutta.

THIS INDENTURE made this 5th day of July One
 thousand nine hundred and sixty-six BETWEEN SM. ABHARANI
 DUTTA, wife of Sri Ganesh Chandra Dutta of 15, Debendra
 Sen Lane, P.S. Jadavpur, Calcutta-42 by caste Hindu by
 occupation Grihasthali hereinafter called VENDOR (which
 expression unless excluded by or repugnant to the subject
 or context shall mean and include her heirs executors



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administrators and representatives) and SRI AMIYA
आज RANJAN BANERJEE, son of Late Jitendra Nath Banerjee of
3, Khelat Babu Lane, Calcutta-2, P.S. Chitpur within the
Municipal limits of the Corporation of Calcutta by caste
Hindu by profession business hereinafter called PURCHASER
(which expression unless excluded by or repugnant to the
subject or context shall mean and include his heirs
executors administrators and representatives).

WHEREAS by a conveyance dated the 3rd day of
October One thousand nine hundred and forty and registered
at the Cossimore Dum Dum Sub-Registry Office in Book
No. 1 Volume No. 45 pages 163 to 173 being No. 2612 for
the year 1940 one Provash Kumar Mitra for the considera-
tion therein mentioned indefeasibly sold and conveyed to
Mugneeram Bangur & Company among others ALL THOSE piece
or parcel of land being C.S. Plot Nos. 1312 and 1320 of
Mouza Krishnapore.



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AND WHEREAS by an Indenture of Conveyance dated 19th August One thousand nine hundred fourty-nine registered at the Cossipore Dum Dum Sub-Registry Office in Book No. 1 Volume 54 pages 1 to 52 being No. 3423 for the year 1949 Ram Coowar Bangur, Naraindass Bangur, Gobindlall Bangur, Gokul Chand Bangur and Narsingdass Bangur the sole partners of the said firm of Mugneeram Bangur & Company for the consideration therein mentioned indefeasibly sold transferred and conveyed to the AMALGAMATED DEVELOPMENT LIMITED among others ALL THOSE the said land being C.S. Plot Nos. 1312 and 1320 of Mouza Krishnapore.

AND WHEREAS the AMALGAMATED DEVELOPMENT LIMITED with a view to build up a residential colony ~~আজি~~ developed the lands so acquired by it as aforesaid

including the said C.S. Plot Nos. 1312 and 1320 of Mouza Krishnapore and other adjacent lands by levelling the same and hath constructed or proposes to construct roads therein according to a scheme plan and hath constructed or proposes to construct pucca surface drains along side the said roads and hath divided the lands abutting the said roads into small building sites or plots numbered serially as 1, 2, and 3 for identification and hath named the said colony as "Bangur Avenue".

AND WHEREAS BY AN INDENTURE dated 13th day of ~~March~~ ^{১৩} March One thousand nine hundred fifty-nine and registered at the Cossipore Dum Dum Sub-Registry office in Book No. 1 Volume No. 38 pages 128 to 135 being No. 2016 for the year 1959 the AMALGAMATED DEVELOPMENT LIMITED for the consideration herein mentioned indefeasible sold transferred and conveyed to the Vendor the Plots Nos. 138 and 139 (Amalgamated) of Block "A" in Bangur Avenue comprised in part of the said C.S. Plot Nos. 1312 and 1320 of Mouza Krishnapore.

AND WHEREAS the vendor is now absolutely seized and possessed of or otherwise well and sufficiently entitled in fee simple in possession free from all encumbrances to the said plots being Nos. 138 and

139 (amalgamated) of Block "A" in Bangur Avenue measuring about 6 cattah and 16 Sqr. feet.

AND WHEREAS the Vendor hath agreed to sell and the purchaser has agreed to purchase free from all encumbrances the said amalgamated plots being Nos. 138 and 139 of Block "A" in Bangur Avenue at or for the price of Rs. 30,111.25 P. (Rupees thirty thousand one hundred eleven and twentyfive paise only) at the rate of Rs. 5000/- (Rupees five thousand only) per cattah.

NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid agreement and in consideration of the said sum of Rs. 30,111.25 P. (Rupees thirty thousand one hundred eleven and twentyfive paise only) of lawful money of India in hand well and truly paid to the Vendor by the purchaser (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release and forever discharge the purchaser as well as the said land) and the vendor doth hereby grant, convey transfer and sell unto and to the use of the said purchaser ALL THAT the said piece or parcel of land hereditaments and premises being plot Nos. 138 and 139 of Block "A" in

Bangur Avenue morefully described in the schedule "A" hereunder written and delineated in the map or plan annexed with the deed or conveyances of the Vendor ~~and~~ referred hereinbefore ~~of~~ HOWSOEVER OTHERWISE the said land hereditaments and premises is/are or was/were situated butted bounded called known numbered described or distinguished TOGETHER WITH all buildings fixtures yards courtyards areas drains sewers ways paths passages common fences shrubs walls trees water courses lights rights liberties easements privileges and appurtenances whatsoever to the said land hereditaments and premises belonging to or in anywise appertaining to or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and all easements thereon and the reversion remainder and reminders and yearly monthly and other rent issues and profits thereof and together with the documents of title exclusively relating to the said land hereditaments and premises being plot Nos. 138 and 139 of Block "A" in Bangur Avenue and all the estate right title and interest claim and demand whatsoever of the vendor into and upon the said land hereditaments and premises or any part thereof free from all encumbrances whatsoever AND also together with the unrestricted right of the said purchaser her successor in interest to pass and repass with or without vehicles and to have all rights of easements for underground and

overhead passage for drains master traps sewers pipes for filtered and unfiltered water electric wires and cables telephone and gas installations and all other usual rights into and upon over and along the 40' feet wide road on the sough of the said land and/or any other roads of the said colony TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted sold transferred and conveyed assigned and assured or expressed or intended so to be unto and to the use of *U* the said purchaser AND the vendor do hereby covenant with the purchaser THAT NOTWITHSTANDING any act deed matter or thing by the said vendor or its predeccor in title made done and executed or knowingly *✓* suffered to the contrary the said vendor *now* hath in her good rightfull power absolute authority and indefeasible title to grant, convey, transfer and sell the said land hereditaments and premises hereby granted sold transferred and conveyed or expressed or intended so *and* to be unto ~~unto~~ and to the use of the said purchaser in the manner aforesaid AND that the said purchaser shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the said vendor and *her* ~~its~~ assigns or by any person or persons lawfully or equitably claiming from under or in trust for

the Vendor AND that free and clear and freely and clearly and absolutely acquitted exonerated and for ever discharged or otherwise by and at the cost and expenses of the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of claims charges liens debts attachments and encumbrances made or suffered by the vendor and all person or persons lawfully or equitably claiming from under or in trust for the vendor AND FURTHER that the said vendor and all persons having or lawfully or equitably claiming any estate or interest in the said land 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 execute, or cause to be done and executed all such acts deeds matters and things whatsoever for further and more perfectly assuring the said land hereditaments and premises unto and to the use of the said purchaser as shall or may be reasonably required.

~~AND~~ AND the Vendor further indemnifies the purchaser for any loss or damages in future suffered by him by this purchase due to defect in the title of the vendor or any act of the vendor not disclosed and/or informed to him to which this sale is not subject to.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of Mourashi Mokorari land hereditaments and premises measuring 6(six) cattahs and 16 (sixteen) square feet corresponding with 10 satak a little more or less situated lying at and being plot Nos. 138 and 139 (amalgamated) of Block "A" in Bangur Avenue within the jurisdiction of South Dum Dum Municipality. Thana Dum Dum Sub-Registry Office Cossipore, Dum Dum in the District of 24-Parganas and according to Settlement Record of Rights finally published in 1931 and said plot Nos. 138 and 139 (amalgamated) of Block "A" in Bangur Avenue is comprised in Pargana Calcutta Mouza Krishnapore J.L. No. 17 R.S. No. 180 Touzi Nos. 228 and 229 of 24-Parganas Collectorate parts of C.S. Plots Khatian Nos. are being as follows :-

Khatian No.	Part of c.s. plot No.	Area involved in this c.s. plot No.			Total Annual rent	Proportionate rent payable by the purchaser
		Kt.	Ch.	Sft.		
158	1312	0	5	10	Rs. 700/5/9	Rs. 1/8/-
783	1320	5	11	6		
		6	0	16		

The above Jama is payable to the Collector of 24-Parganas.

The said plot Nos. 138 and 139 (amalgamated) hereby sold is butted and bounded on the north partly by plot Nos. 131 and 132 and partly by plot No. 133 on the East by plot No. 137 on the South by 40' feet wide road on the West by plot No. 140 all of the said Bangur Avenue Block "A".

SCHEDULE "B"
(List of documents)

1. Original Conveyance dated 13th March One thousand nine hundred fifty-nine from the Amalgamated Development Limited to Sm. Abharani Dutta.

অথ ২. ৪ Sets Municipal rate bills.

The documents of title specified in the schedule "B" hereinbefore having been delivered to the purchaser on the date of execution of this deed.

IN WITNESS WHEREOF the said Vendor hath here unto set and subscribed her respective hand and seal the day and year first above written.

Signed, Sealed & delivered
at - Alipor.
in the presence of

স্বাক্ষরিত আবহারনী দত্ত
(Abharani Dutta in Bengali)

১. শ্রী সুনীল চন্দ্র দত্ত
২৭ নং ব্রজবল্লভ রোড
কলিকতা - ৪২

২. Subhash Kumar Banerjee Advocate
1/1, Bhim Ghose Bazar, Cal.
Read over & explained to
the executant in Bengali
by me.
Sachindranath Sen.
Advocate

Received of and from the within
named Purchaser the within
mentioned sum of Rs. 30,111.25 P.
(Rupees thirty thousand one
hundred eleven and twentyfive
paise only) being the full amount
of consideration money as per
memo. below -

Memo of consideration

By Cash one hundred Rupees

R. B. I notes 301 pieces Rs. 30,100/-

One Rupee note 11 pieces Rs. 11/-

Coins 25P.
Rs. 30,111.25P.

(Rupees thirty thousand one hundred
eleven and twentyfive paise only)

শ্রীমতি অমল রানী দত্ত

DATED THIS 5th DAY OF JULY 1966.

B E T W E E N

SSM. ABHARANI DUTTA VENDOR

AND

SRI AMIYA RANJAN BANERJEE
PURCHASER

24 de Anas.
6-7-66

SALE DEED

2.2-50

Book No. 96
Volume No. 96
Pages 17 to 26
Binding No. 3732
For the year 1965

Mr. Subhash Kumar Banerjee
Advocate,

1/1, Bhim Ghose Bye Lane,
Calcutta-6.

8.7.66

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