

I

745- 60RS.



Admission under rule 21 and
also under section 12, 18 and
25 of the Bengal Tenancy Act
VIII of 1885 under amendment
Act 1928 or as amended by Act
VI of 1938

Duly stamped under the Indian
Stamp Act 1899 Schedule I No 23
Fee paid: Process fee *Rs. 2.00*
in Court fees *Rs. 4.00*

Fee Paid:

A 26.00
H 10.00
2.6 2.00
N 2.00
40.00

H. A. Nair
District Registrar,
24 - Parganas

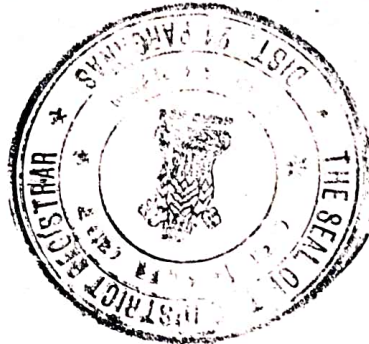
THIS DEED OF SALE made this 15th day of April One thousand nine hundred and Sixty One BETWEEN SREEMATI SMRITI KONA ROY wife of Sri Niranjan Roy by faith Hindu by occupation Grihasthi residing at No. 162/28, Prince Anwar Shah Road, Calcutta hereinafter called the "VENDOR" of the First Part AND SREEMATI REBA RANI DEY wife of Balai Chandra Dey of Village Jamalpur within the Police Station Deganga District Hooghly by faith Hindu by occupation Grihasthi hereinafter called the "PURCHASER" of the Second Part AND the said Sri Niranjan Roy son of late Monoranjan Roy of the same place and caste as the Vendor and by occupation *servicelholder* hereinafter called the "CONFIRMING PARTY" of the Third Part

WHEREAS by a Conveyance dated the 19th day of September 1955 and registered at the Cossipore Dum Dum Sub Registration Office in Book No. 1 Volume No. 92 Pages 240 to 247 Being Deed No. 7710 for the year 1955 THE AMAIGAMAGED DEVELOPMENT LIMITED therein described as the Vendor of the One Part in consideration of a price partly

paid

No. 90
 Sold to A. N. Banerji Adv.
 of High Court Cal.
 Calcutta College
 Free
 5.4.16.

74/61



12 60
 12 30
 12 15
 12 9

Presented for Registration on
 12.13 A.M. or P.M. on the
 15.16 day of April 19.16
 at the Sadar Registration
 Office at Alipore by
 Executant or Claimant
 Attorney for
 under power of attorney No.
 Not authenticated by the Sub-
 Registrar of

Smriti Kana Roy.

Smriti Kana Roy.

H. A. Maiti
 District Registrar,
 24 - Parganas
 15/4/16

Smriti Kana Roy.
 Son of N. K. Banerji
 Adv.

Smriti Kana Roy.
 Niranjan Roy.

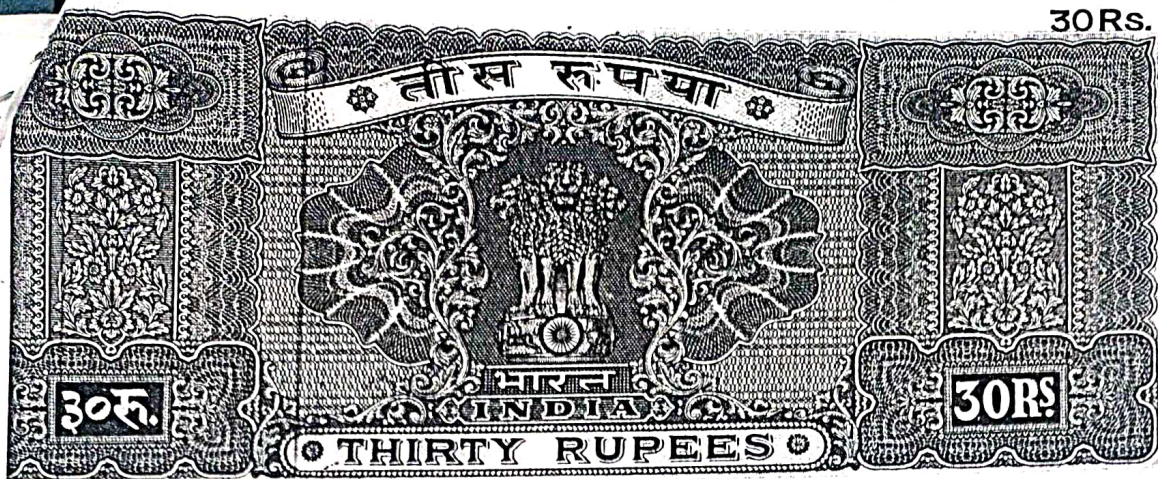
Thumb Impression is
 dispensed with.

H. A. Maiti
 District Registrar,
 24 - Parganas
 15/4/16

A. N. Banerji

Son of Niranjan Roy
 of 870, 24 Parganas, Adv.
 Thana. Taluk. District.
 By caste. By profession.

Advocate High
 Court Cal.
 District Registrar,
 24 - Parganas
 15/4/16



-2-

partly paid and partly promised to be paid sold transferred and conveyed to the Vendor therein described as the Purchaser of the Other Part ALL THAT piece or parcel of land hereditaments and premises measuring two cottas thirteen chittacks and thirty three Square feet be the same a little more or less situate lying at and being Plot No. 17 of Block "A" of BANGUR AVENUE fully described in the Schedule "A" thereunder written and particularly delineated in the map or plan annexed thereto and thereon bounded by pink lines.

AND WHEREAS to secure payment of the said promised portion of the consideration or price namely a sum of Rs. 2,300/- (Rupees two thousand and three hundred only) and interest thereon the said Vendor as the Mortgagor of the One Part by a Security Deed bearing even date with but executed immediately after the the said Conveyance and registered at the said Cossipore Dum Dum Registration Office at Alipore in Book No. 1 Volume No. 107 Pages 133 to 137 Being Deed No. 7633 for the year 1955 charged as first charge in favour of the said THE AMALGAMATED DEVELOPMENT LIMITED as the Mortgagee of the Other Part ALL THAT the said piece or parcel of land hereditaments and premises.

AND WHEREAS the aforesaid purchase was made by the Vendor for herself with her own money.

AND WHEREAS

No. 90
 Sold to *A. N. Banerji A.W.*
 of *High Court Cal.*
 Calcutta Collectorate,
 Treasury.
 The 5th Dec. 1961

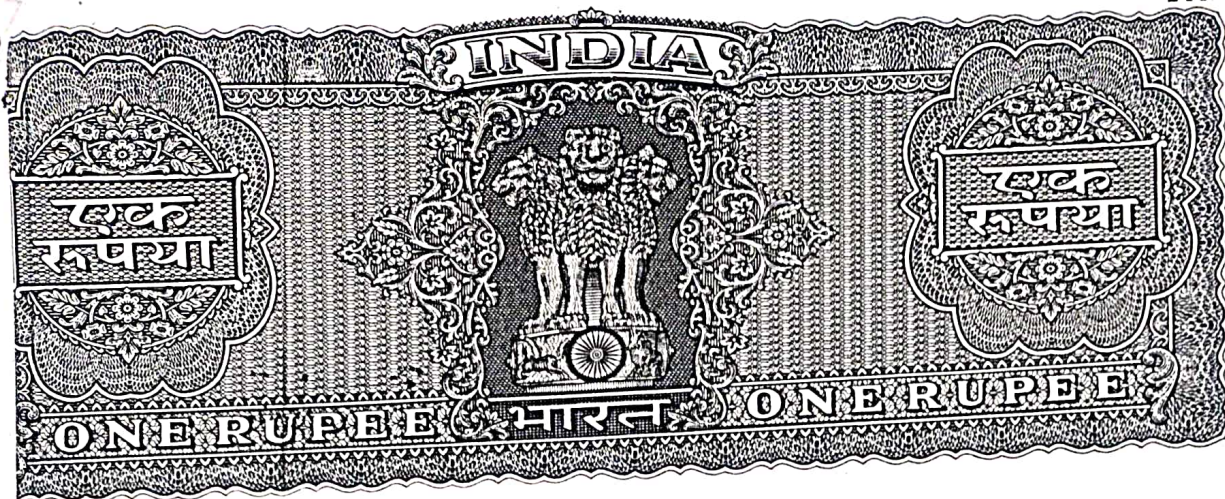
[Signature]
 Treasurer.
 5/4/61

1e
 1e
 1e
 6s
 30
 11
 91



[Signature]
 District Registrar,
 24 - Parganas
 15/4/61

RECEIVED



-3-

AND WHEREAS the said sum of Rs. 2,300/- (Rupees two thousand and three hundred only) is due and owing to the said The Amalgamated Development Limited under the said Security Deed all interest upto date having been paid.

AND WHEREAS the Vendor is now absolutely seised and is in khas and vacant possession of the said piece or parcel of land - which on actual measurement is found to contain an area of two cottas and thirteen chittacks only.

AND WHEREAS the said Vendor has agreed to sell and the Purchaser has agreed to purchase the said piece or parcel of land hereditaments and premises measuring two cottas and thirteen chittacks free from all encumbrances whatsoever save and except the said - charge in favour of the said The Amalgamated Development Limited for payment of the said principal sum of Rs. 2,300/- (Rupees two thousand and three hundred only) together with interest payable thereon at or for the price of Rs. 5625/- (Rupees five thousand six hundred and twenty five only) calculated at the rate of Rs. 2000/- (Rupees two thousand only) per cotta whereof the Purchaser shall retain the said sum of Rs. 2,300/- (Rupees two thousand and three hundred only) undertaking to pay the same and all interest hereafter to accrue thereon to the said The Amalgamated Development

AND

90
8002

W. N. D. meyer. Adv.

High Court. Cal.

Collector

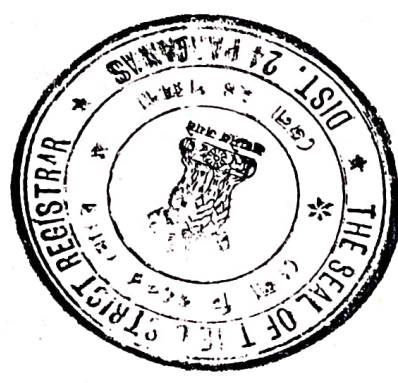
Treasury

S. H. 61

5/4/61

10
10
10

60/ ✓
30/ ✓
11/ ✓
911



66
District Registrar,
24 - Pargana
15/4/61

RECEIVED

Development Limited.

AND WHEREAS the Confirming Party has agreed to ratify and confirm the sale by the Vendor.

NOW THIS DEED WITNESSES as follows:

1. Pursuant to the aforesaid agreement and in consideration of the sum of Rs. 5,625/- (Rupees five thousand six hundred and twenty five only) whereof the sum of Rs. 3325/- (Rupees three thousand three hundred and twenty five only) of lawful money of India to the Vendor in hand well and truly paid at or before the execution of these presents (receipt of which the Vendor does hereby admit and acknowledge and of and from the same and every part thereof acquit release and for ever discharge the Purchaser as well as the said land) and the balance namely the sum of Rs. 2,300/- (Rupees two thousand three hundred only) being retained by the Purchaser as aforesaid the vendor ^{and the Confirming Party} does hereby grant sell transfer convey assign and assure ~~and the said Confirming Party does hereby~~ ^{ratify and confirm} to the Purchaser. ALL THAT the piece or parcel of land hereditaments and premises measuring three cottas and forty square feet a little more or less situate lying at and being Plot No. 17 Block "A" in "Bangur Avenue" fully described in the Schedule hereunder written and particularly delineated in the map or plan annexed hereto and thereon bounded by pink lines.

OR HOWSOEVER OTHERWISE the same is or are or heretofore was or were butted bounded called known numbered described or distinguished.

TOGETHER WITH all rights light liberties privileges easements and appurtenances thereto or any part thereof

A N D the benefit of the covenant for production of title deeds and other covenants contained in the said Conveyance dated the 19th day of September 1955 from The Amalgamated Development Limited to the said Vendor

A N D

Development Limited.

AND WHEREAS the Confirming Party has agreed to ratify and confirm the sale by the Vendor.

NOW THIS DEED WITNESSES as follows:

1. Pursuant to the aforesaid agreement and in consideration of the sum of Rs. 5,625/- (Rupees five thousand six hundred and twenty five only) whereof the sum of Rs. 3325/- (Rupees three thousand three hundred and twenty five only) of lawful money of India to the Vendor in hand well and truly paid at or before the execution of these presents (receipt of which the Vendor does hereby admit and acknowledge and of and from the same and every part thereof acquit release and for ever discharge the Purchaser as well as the said land) and the balance namely the sum of Rs. 2,300/- (Rupees two thousand three hundred only) being retained by the Purchaser as aforesaid the vendor ^{and the Confirming Party} does hereby grant sell transfer convey assign and assure ~~and the said Confirming Party does hereby~~ ^{ratify and confirm} to the Purchaser, ALL THAT the piece or parcel of land hereditaments and premises measuring three cottas and forty square feet a little more or less situate lying at and being Plot No. 17 Block "A" in "Bangur Avenue" fully described in the Schedule hereunder written and particularly delineated in the map or plan annexed hereto and thereon bounded by pink lines.

OR HOWSOEVER OTHERWISE the same is or are or heretofore was or were butted bounded called known numbered described or distinguished.

TOGETHER WITH all rights light liberties privileges easements and appurtenances thereto or any part thereof

A N D the benefit of the covenant for production of title deeds and other covenants contained in the said Conveyance dated the 19th day of September 1955 from The Amalgamated Development Limited to the said Vendor

A N D

AND all the right title and interest of the Vendor into and upon the said land hereditaments and premises or any part thereof.

TO HOLD the same to the Purchaser absolutely and for ever according to the nature and tenure thereof free from all encumbrances charges liens lispendens mortgages attachments whatsoever save and except the said charge in favour of The Amalgamated Development Limited for payment of the aforementioned sum of Rs. 2,300/- (Rupees two thousand and three hundred only) on account of principal together with such interest which may hereafter accrue under and by virtue of the aforementioned Security Deed dated the 19th day of September 1955.

2. The Vendor does hereby covenant with the Purchaser as follows:

(1) Save and except the said charge in favour of The Amalgamated Development Limited under and by virtue of the said Security Deed dated the 19th day of September 1955 the said land hereditaments and premises is free from all charges liens lispendens attachments mortgages or any other encumbrances whatsoever;

(11) The Vendor has good right full power and absolute authority to convey the said land hereditaments and premises in manner aforesaid.

(111) The Purchaser shall or may at all times hereafter enter upon enjoy and possess the said land hereditaments and premises and every part thereof and receive the rents issues and profits thereof without any lawful eviction or interruption from the Vendor or any person claiming thereon under or in trust for the Vendor;

(iv) The Vendor shall indemnify or keep indemnified the Purchaser against any loss or damages suffered by the Purchaser due in existence of any encumbrances, charges, lien, lispendens, attachments except the aforementioned charge in favour of The Amalgamated Development Limited.

(v) The Vendor shall from time to time and at all times hereafter upon every reasonable requests and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things as may be required for more perfectly assuring to the Purchaser the said land hereditaments and premises or any part thereof.

3. PROVIDED ALWAYS that the expressions " Vendor " and " Purchaser " hereinbefore used shall unless excluded by or repugnant to the context mean to include their and each of their respective heirs executors administrators representatives and assigns.

THE SCHEDULE above referred to:

ALL THAT piece or parcel of Rajati Sthitiban land hereditaments and premises measuring Two cottas and Thirteen Chittacks corresponding with point .45 (point Forty five) satak a little more or less situate lying at and being Plot Number Seventeen of Block "A" of Bangur Avenue within the jurisdiction of South Dum Dum Municipality Thana Rajerhat Sub Registration Office Cossipore Dum Dum in the District of 24 Parganas and according to Settlement records of rights finally published in 1931 the said Plot No. 17 is comprised in Pergana Calcutta Mouza Krishnapore J. L. No. 17 R. S. No. 180 Touzi Numbers two hundred Twenty eight and two hundred twenty-nine of Twenty four Parganas Collectorate and is part of C. S. Dag Number one thousand five hundred and fifty eight

Khatian

Khatian Number eight hundred twenty three appertaining to an annual jama or rent of Rs. 27/- (Rupees twenty seven only) was payable to Tulsi Ram, Janak Ram and Gayadin Ram of 96, Mechuabazar Street, Calcuttanow payable to the Collector, 24 Parganas, proportionate rent is annas Five only. *There is no Co-Sharer.*

The said Plot No. 17 hereby sold is butted and bounded on the North by 30' (thirty feet) feet wide road on the East by Plot Nos. 18 and 19 on the South by Plot Nos. 29 & 30 and on the West by Plot No. 16 all of the said Bangur Avenue Block "A" and is more particularly delineated in the map or plan annexed hereto and thereon bounded by Pink Lines.

IN WITNESS WHEREOF the Vendor has duly executed this Deed the day month and year first above written.

SIGNED AND DELIVERED at
in the presence of:

Amar Nath Gangji
Advocate

Calcutta High Court

Sailendra Nath Palit
372/4 Russa Road South
Cal 33

Smriti Kaur Rg.

Nripan Rg.

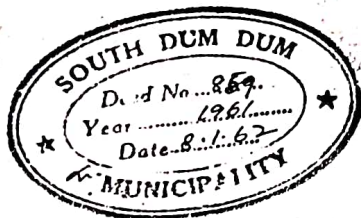
OT No. 17, OF BLOCK "A" IN BANGUR AVENUE PATIPUKUR DUM-DUM.
 PART OF DAG No. 1258, OF MOUZA KRISHNA PUR.
 SCALE :- 30'-1"

SOLD AREA:-	K -	CH -	SPT.
ACTUAL AREA:-	2 -	13 -	33
	2 -	13 -	0.
	0 -	0 -	33

SHOWN IN RED COLOUR



RECORDED



6
District Registrar,
24 - Parganas
15/11/61

Plan attached for
Page 163 Book I
Vol 23 Being no 945
for the year 1961

DATED THIS 15th day of April 1961

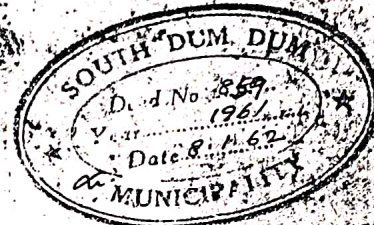
From
SREEMATI SMRITI KONA ROY

and

SREEMATI HEBA RANI DEY

and

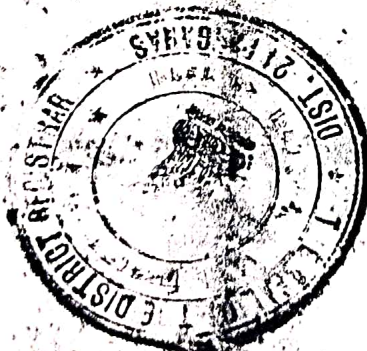
SRI NIRANJAN ROY Confirming Party



CONVEYANCE

Re:- Plot No. 17 of Block IIIA of
Bangur Avenue

District Registrar,
24 Parganas



Box No. 23
Volume No. 1609/45
Page No. 126
Sri Amar Nath Banerjee

SRI AMAR NATH BANERJEE
ADVOCATE

District Registrar,
24 Parganas

17.4.61