

Admissible under Rule 21  
 Indian Stamp  
 Act 1949 as amended by Act III  
 of 1952 and Section 82 (i) of  
 Improvement Act 1911  
 L.A. No. 23

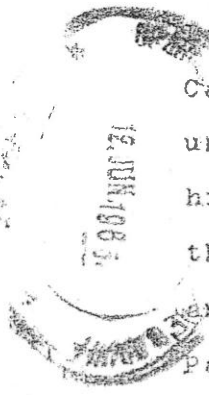
Rs. As.  
 Duty under  
 Indian Stamp Act as  
 amended by Act III of  
 1952 ..... 7-8  
 Special Duty paid  
 under the Customs  
 Improvement Act ..... 10 -  
 Paid in excess .....  
 Total ..... 17-8

Fees paid as under: A 4/3  
 M 1/-  
 5/3  
*[Signatures]*

7-8  
 17-8  
 Paid  
 11-  
 1/8

THIS INDENTURE made this Tenth day of January

One thousand Nine hundred and Forty Six BETWEEN RAI RAMTARAN BANERJEE BAHADUR, son of Shyamananda Banerjee, deceased, by caste Brahmin, by occupation Advocate & Landholder, residing at No.16, Hazra Road, in the suburbs of the Town of Calcutta, hereinafter called the Vendor (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators representatives and/or assigns) of the One Part AND SOSHI COOMAR BANERJEE son of the said Rai Ramtaran Banerjee Bahadur, by caste Brahmin, by occupation - Landholder, residing at No.16, Hazra Road, in the suburbs of the Town of Calcutta hereinafter called the Purchaser (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators representatives and/or assigns) of the Other Part WHEREAS by an Indenture dated the 1st January 1946 and made between the Vendor (therein called the Lessor) of the One Part and the purchaser (therein called the Lessee) of the Other Part the Vendor demised unto the Purchaser for ever and in perpetuity All that the land soil passage, common passage, messuage, building, structure tenement, hereditament and premises fully and particularly described in the Schedule hereunder at and for the yearly rental of Rs.12/- (Rupees Twelve only) therein reserved and fixed for ever and in perpetuity AND WHEREAS the Purchaser has been possessing and enjoying the said demised property as such Lessee since the date of the said demise -



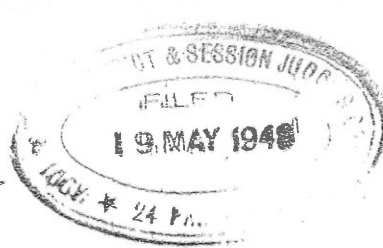
paying -



-2-

paying therefor duly and regularly unto the Vendor as such Lessor -  
the fixed yearly rental hereinbefore mentioned AND WHEREAS the Vendor  
has agreed to sell and the Purchaser has agreed to purchase all that  
the 'Maliki right' or 'Malikana', that is, all the right title and -  
interest (including reversion and remainder) of the Vendor in the -  
said property mentioned in the Schedule below free from all encumbra-  
nces at and for the price of Rs.500/- (Rupees Five hundred only) NOW  
THIS INDENTURE WITNESSETH that in pursuance of the Agreement herein-  
before mentioned and the premises hereinbefore contained and in -  
consideration of the price aforesaid, that is, the sum of Rs.500/- -  
(Rupees Five hundred only) paid by the Purchaser unto the Vendor at  
or before the execution of these presents, 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 for  
ever acquit discharge and release the Purchaser as also the property  
hereby sold granted conveyed or expressed or intended so to be the -  
Vendor doth hereby grant sell transfer convey assign and assure unto  
the Purchaser all that the said 'Maliki Right' or 'Malikana' that is  
all the right title and interest (including reversion and remainder)  
of the Vendor in the land soil passage Common Passage messuage -  
building structure tenement hereditament and premises fully and part  
-cularly described in the Schedule below that is, all the estate right  
title interest reversion remainder inheritance use trust possession  
property claim and demand whatsoever both at law and in equity of the  
Vendor therein and in respect thereof including all his proprietary  
right title and interest in or over the same and the right of the -  
Vendor to receive the rental reserved under the said Indenture dated  
the 1st. day of January 1946 hereinbefore mentioned in respect there  
-of Together with all deeds Pattahs documents evidences & muniments  
of title relating exclusively to the said property hereby sold grant  
-ed and conveyed or expressed or intended so to be To Have and To  
Hold the same unto the Purchaser absolutely and for ever And the -

Vendor -



Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing whatsoever by the Vendor or any of his predecessors-in-title done or executed or knowingly suffered to the contrary the Vendor now hath good right full power and absolute authority to grant sell transfer, convey, assign and assure the said property hereby sold granted and conveyed or expressed or intended so to be unto the Purchaser in manner aforesaid and that the Purchaser shall and may hereafter peaceably and quietly hold use possess and enjoy the same and receive and realise the rents issues and profits thereof as full and absolute owner without any hindrance interruption claim or demand whatsoever by the Vendor or any person claiming through under or in trust for him And that the said property hereby sold granted and transferred or expressed or intended so to be is free from all encumbrances And that the Vendor and all persons claiming through under or in trust for him shall and will from time to time upon the request and at the cost of the Purchaser do or execute and/or cause to be done or executed all such acts deeds and things whatsoever as shall or may be reasonably required for further and better and more perfectly assuring unto the purchaser the said property hereby conveyed or expressed or intended so to be.

IN WITNESS WHEREOF the Vendor hath hereunto set and subscribed his hand and seal the day month and year first above written.

Signed, Sealed & Delivered by the abovenamed Vendor in the presence of:

*Ramtaran Banerjee* <sup>46</sup>

*Raj Coomarr Banerjee*  
16, Hazra Rd.

*Sunil Kumar Banerjee*  
16, Hazra Road.

*Dusse. Jone. Moraji, Bhandari*  
*Bijoy Kumar Banerjee*  
*Shri da a. l. Chatterjee*  
*Munder*



-4-



THE SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of revenue-redeemed land, messuage, tenement building structure hereditament and premises containing by estimation an area of 11 cottahs 4 chittacks & 23 Sq.ft. be the same a little more or less and including the one-storied brick-built building or structure standing thereon, or to be more precise, on a part thereof, and situate lying at and being Municipal Premises No. 15/3A, Hazra Road and parts of Municipal Premises Nos. 15/3B, 15/4 & 15/2/1, Hazra Road and comprised in Holdings Nos. 212, 211, 54 & 55 of Sub Division 'N' Division VI of Khas Mahal Dehi Panchannogram, District 24-Parganas, Police Station Bhowanipore, Sub-Registration Office Alipore and delineated in the map or plan <sup>hereinbefore mentioned</sup> annexed to the said Indenture of Perpetual Lease and therein bordered Green and marked with the letter 'A' and butted and bounded as follows:-

On the North - by the remaining portions of premises Nos. 15/2/1 & 15/3B, Hazra Road leased out by an Indenture of Perpetual Lease dated 1.1.46, in favour of Sunil Kumar Banerjee and bordered red and marked with the letter 'C' in the map or plan annexed thereto.

On the East - by the remaining portions of premises Nos. 15/2/1 & 15/4, Hazra Road leased out by an Indenture of Perpetual Lease dated 1.1.46, in favour of Sunil Kumar Banerjee and bordered red and marked with the letter 'C' in the map or plan annexed thereto.

On the South - by Hazra Road, and

On the west - by Six-foot wide Common Passage, forming part of premises No. 15/2, Hazra Road and delineated in the map or plan annexed to the <sup>said</sup> Indenture of Perpetual Lease dated 1.1.46, and therein coloured yellow.

Together with all easements appendages advantages privileges and appurtenances belonging thereto.

Together -



Together with the six-feet wide Common Passage lying to the West - of the above property and comprising the strip of revenue-redeemed land measuring by estimation 1 cottah 2 chittacks be the same a - little more or less situate lying at and being part of premises No. 15/2, Hazra Road and also delineated in the said map or plan annexed to the said Indenture of Perpetual Lease in favour of the purchaser hereinbefore mentioned and therein coloured Yellow and a moiety of the Vendor's land or soil of the said Six-feet wide Common Passage.

MEMO OF CONSIDERATION:

Five pieces of G.C. Notes @ Rs.100/- each.....Rs.500/-

(Rupees Five hundred only) ✓

*Ramtaran Banerjee* 45

Witnesses :-

*Raj Coomarr Banerjee*

*Sunil Kumar Banerjee*

*Datta Indra Morenji, Admstr*

*Bijoy Kumar Banerjee*

*Pranada Lal Chakraborty*



106/82

801

3RD. SUB-JUDGE'S COURT, 24 PAGES.  
 Suit No. 147 of 1947  
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*Creal*  
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THIRD SUB-JUDGE'S COURT  
 FILED  
 3. MAR. 1950  
 PARGANAS

LA Case No. 16255  
 Sec. 16(c) + 26-46

16(6)

LA Judge.  
 12-6-65

SEAL OF THE ASSESSOR  
 N-18  
 396  
 45-46

SEAL OF THE REGISTRAR  
 N-18  
 396  
 45-46

SEAL OF THE COURT  
 N-18  
 396  
 45-46

By Assessor  
 Cal. Corporation  
 30/1/46

*30/1/46*  
 Registrar

SEAL OF THE COURT  
 N-18  
 396  
 45-46

*12*  
 Allipore  
 46

58/47

16/6  
 29/1/46  
 1947

N-18  
 pages 118-120  
 for the year 1946  
 Do & No  
 Volume No  
 pages 118-120  
 122