

6737 60RS.



Admissible under Rule 21 and also under Section 261 of the Bengal Tenancy Act / ~~Non-agricultural Tenancy Act~~ duly stamped (or exempt from or does not require Stamp duty) under the Indian Stamp Act, 1899, Schedule 1A, No. 23
Fee paid 7

22 July 1911

11/11
1911

Sub-Registrar, Alipore
22/7/11

23
26
394
A.C.
N.I.
1911
P.V.

THIS INDENTURE made this 22nd day of July One thousand nine hundred and fifty nine BETWEEN Sri. Nripendra Chandra Sen son of late Prasanna Chandra Sen residing at 1/288 Gariahat Road, South Jodhpore Park, Calcutta -31 by faith Hindu by occupation businessman hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context or subject be deemed to include his heirs executors administrators and legal representatives) of the ONE PART and SRIMATI CHAMELI BOSE wife of Sri. Akshoyananda Bose residing at No. 5 Lovelock Street, Calcutta by faith Hindu by occupation

household

3057
Bhupal chandra Sen,
Pleader, Judges' Court, Alipur

Calcutta Collectorate,
Treasury.

The 20.7.1959



Presented for registration on 22nd
11/15 A.M. or P.M. on the day
of July 19. 59 at the office of
the Sub-Registrar Alipur Sadar
by Sri Puspendra Chandra Sen
Assistant or Assistant or attorney
Power of attorney No
18.....authenticated by the
Sub-Registrar of

Puspendra Chandra Sen

[Signature]
Sub-Registrar, Alipur
Sadar.

22/7/59
Puspendra Chandra Sen

[Signature] is advised
by Sri Puspendra Chandra Sen
Son/wife of Late Puspendra Chandra
of 1288 Gurjara Rd. Station
District Durgam Chhattrapuri
by caste Hindu by profession
Business

Bhupal chandra Sen.
Pleader

[Signature]
by Bhupal Chandra Sen
Son/wife of Pleader, Alipur
of Judges' Court.
District.....
by caste..... by profession

Thumb impression is
dispensed with.

[Signature]
22/7/59

[Signature]
Sub-Registrar, Alipur
Sadar
22/7/59

(8)

household duties hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context or subject be deemed to include her heirs executors -- administrators and legal representatives) of the OTHER PART WHEREAS one Gourimoni Dasi was seised and possessed of .34 decimals of land recorded in Dag No. 825 under Khatian No. 43 of Mouza R.S. 200 J.L.No. 49 Kamdahari P.S.Tollygunge District 24 Parganas in Settled Rayoti Right, AND WHEREAS the said Gourimoni Dasi sold all her right title and interest in the above land to one Sudash Chandra Naskar by executing a Deed of Conveyance for consideration mentioned therein on 28.10.1938 and registered in Book No.1 Volume No. 28 pages 161 to 163 Being No. 1855 for the year 1938 of the office of the Sub Registrar Alipore AND WHEREAS the said PURCHASER Sudash Chandra Naskar was put into possession and all along in possession thereof, AND WHEREAS said Sudash Chandra Naskar in his turn sold all his right title and interest in the aforesaid land on 15.11.1939 to (1) Durga Pada Seth and (2) Bishnupada Seth sons of late Hem Chandra Seth by executing a Deed of Conveyance for consideration mentioned therein and registered in Book No.1 Volume No. 113 pages 34 to 37 Being No. 3930 for 1939 and the said Durga Pada Seth and others were put into possession and were all along possessing the said land by virtue of the -- abovementioned purchase AND WHEREAS Durga Pada Seth and Bishnupada Seth having treated the property as their joint family property sold ~~some of~~ the said property land measuring 10 cottahs 15 chatacks and 33 square feet more or less in area described

in



Sub-Registrar, Alipore
Sadar. ২২/১৫

in Schedule "A" below by executing a deed of Conveyance by themselves and their co-sharers for consideration mentioned therein and registered in Book No.1 Volume No. 98 pages 123 to 128 Being No. 5489 for the year 1959 of the office of the Sub Registrar Alipore to the VENDOR who has developed the said land and subdivided the same into two portions AND WHEREAS the VENDOR declared his intention to sell the said two portions AND WHEREAS the PURCHASER has agreed to purchase the portion of land measuring 5 cottahs 10 chattacks and 3 square feet more or less in area more fully described in Schedule "B" below for a consideration of Rs. 3940.41 n.p. NOW THIS INDENTURE -- WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.3940/41 n.p. (Rupees Three thousand nine hundred forty and naya paise forty one) only well and truly paid by the PURCHASER to the VENDOR at or before the execution of these presents (the receipt whereof the VENDOR hereby acknowledges as per memo of consideration noted below and that the same is in full for the price of the said messuage land hereditament and premises) the VENDOR does hereby also by the receipt hereunder written admits and -- acknowledges and from the payment of the same and every part thereof acquits releases and discharges the PURCHASER and also grants conveys transfers sells assures and assigns unto the PURCHASER all and SINGULAR all that the messuage land -- hereditament as described in the Schedule "B" hereunder written delineated in the map or plan annexed hereto free from all encumbrances attachments liens and lispens together with all trees plants ditches wells tanks sewers fences pipes drains

water



Sub-Registrar, Alipore
Sadar.

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water watercourses paths ways passages accounts liberties rights lights easements appendages and appurtenances -- whatsoever to the said land and premises and every part thereof belonging or in anywise appertaining thereto or usually held or occupied therewith or reputed to belong or be -- appurtenant thereto and all the estate right, title interest claim or demand whatsoever both in law and equity of the said VENDOR into or upon the said land and premises and every part thereof and all deeds evidences writings, documents and muniments of title whatsoever relating to the same TO HAVE AND TO HOLD the same unto the PURCHASER absolutely and for ever.

The VENDOR for himself and his heirs executors, representatives and assigns does hereby covenant with the PURCHASER as follows :-

1. That notwithstanding anything done by the VENDOR or any of his predecessors in title or interest the VENDOR has good right full power and absolute authority to sell -- transfer and convey the said lands and premises unto the PURCHASER with possession thereof.

2. That the PURCHASER and all persons claiming through or under him may at all time hereafter hold, own and possess the same and receive the rents issues and profits thereof without any eviction, interruption claim or demand whatsoever and well and sufficiently saved defended kept harmless and indemnified of and from and against all former and other -- estates claims charges liens and encumbrances, attachments and

executions



Sub-Registrar, Alipore
Sadar. ২২/২/৫৭

executions whatsoever had made done executed occasioned or suffered by the VENDOR or his predecessors in title or any person or persons claiming or to claim by from through under or in trust for him.

3. That the said land and premises and every part thereof is free from all encumbrances liens charges attachments or lispendens and that no suit or other legal proceedings are pending in any court in which the said land and premises or any part thereof is in any way directly or indirectly concerned or affected or involved.

4. That there has not been at any time any claim adverse to him to the said land and premises

5. That the VENDOR and all persons claiming through or under him or in trust for him shall at all times hereafter at the request and cost of the PURCHASER or persons claiming through or under him do and execute or cause to be executed or done all such further acts deeds and things as may be reasonably -- required for more perfectly assuring the said lands and premises unto the PURCHASER

6. That the VENDOR shall make good all loss that the PURCHASER may suffer or be put to for any incorrectness in the recitals herein made or for any defect, weakness or deformity of his free and clear title as herein stated or for any -- incorrectness in the recitals and statements herein made for any breach in the several covenants herein made.



Alipore Sadar, Bihar
24/2/57

Schedule "A" referred to above

All that piece or parcel of land measuring 10 cottahs 15 chatacks and 33 square feet a bit more or less out of 34 decimals of Bagan land in Settled Rayati Right recorded in Khatian No. 43 under Khatian No.5 and in Dag No. 825 of Mouza Kamdahari J.L.No.49 R.S.No. 200 within Tollygunge Police Station and Sub Registry of Alipore District 24 Parganas in Pargana Magura appertaining to Touzi No.14 of the Collectorate of 24 Parganas together with all easements passages and trees thereunto in the north of which is the land of dag No. 823 for which an annual rental of Rs.2/15/- is payable to the Government of West Bengal.

Schedule "B" referred to above

All that piece or parcel of land measuring 5 cottahs 10 chatacks and 3 square feet be it a bit more or less out of the 10 cottahs 15 chatacks and 33 square feet of land of Dag No. 825 described fully in the abovementioned schedule "A" delineated in the annexed map or plan in red for which a proportionate annual rental of Rs.1/56 np. only is payable to the State of West Bengal butted and bounded as follows :-

On the East - Srimati Dipti Banerjee

On the West - Plot No. 826

On the North - Srimati Kalpana Roy

On the South - Plot No. 768 and 769



Sub-Inspector, Alipore
Sadak. *W/12/19*



(7)

IN WITNESS WHEREOF the VENDOR has hereunto set and subscribed his hand the day month and year first above written

Signed and delivered

in the presence of

Bhupal Chandrasen
Pleader

Prispendra Chandra Sen.

VENDOR

Nihar Ranjan Ray
3 A, Rajani Gupta Row
Calcutta - 9

RECEIVED the withinmentioned sum of
Rs. 3940/41 np. from the withinnamed
PURCHASER as per Memo of consideration
noted below.

MEMO OF CONSIDERATION

39 pieces ^{100/} Rs 100/- each	Rs 3900-0-0.
4 pieces of Rs 10/- each -	40-0-0.
Small coins	41-0
	<hr/>
	Rs 3940'41 N.P. only

Witnesses

Bhupal Chandrasen
Pleader.

Prispendra Chandra Sen.

VENDOR

Nihar Ranjan Ray



22/1/17
Registrar, Alipore
Sadak.

C. S. PLOT NO- 825

MOUZA- KAMDAHARI. J. L. NO-49

P.S.- TOLLYGUNGE (SADAR)

DIST- 24 PARGANAS

SCALE - 25' = 1"

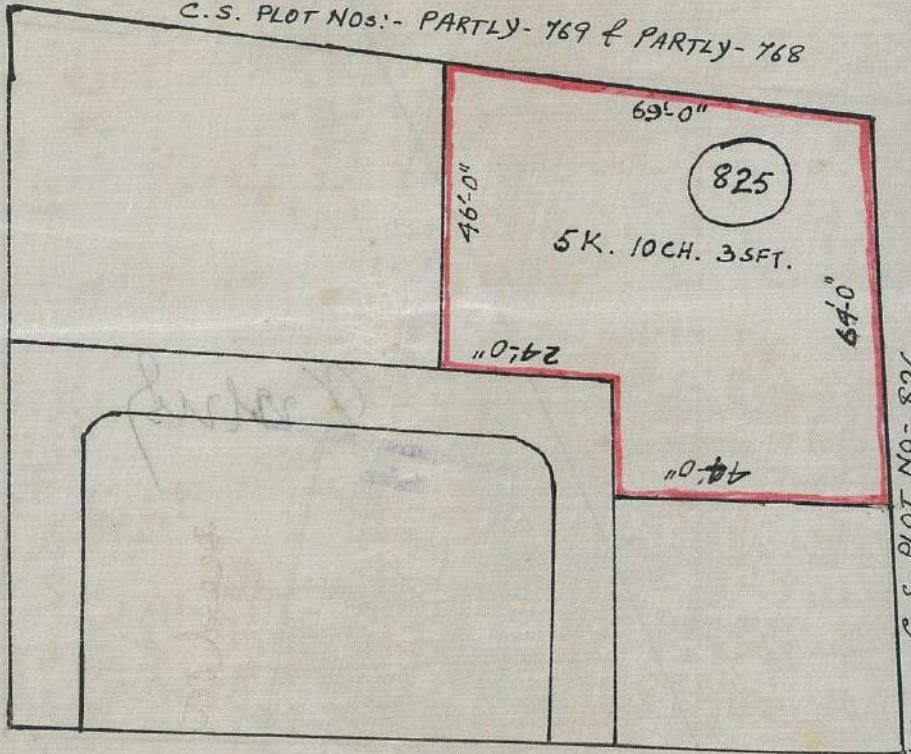
Prispenda Chandra Sen.

(2)



C.S. PLOT NOS:- PARTLY- 769 & PARTLY- 768

C.S. PLOT NO- 824



C. S. PLOT NO- 823.

C. 2. PLOT NO - 822

MOUSA - KAMDHARI, T. L. NO-43

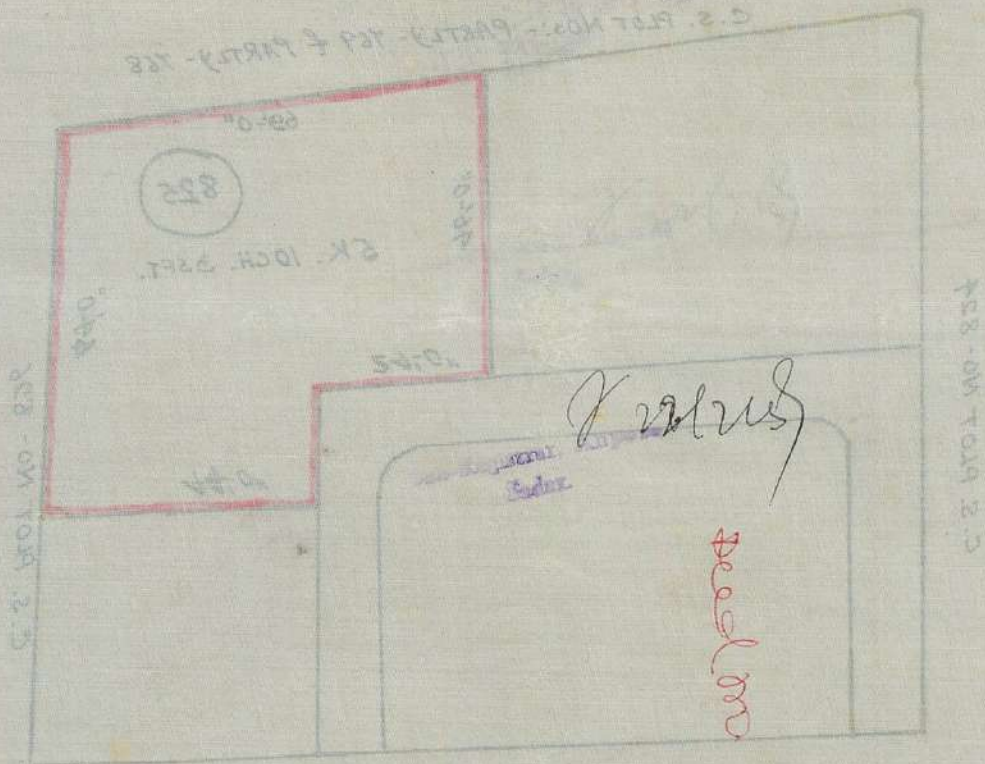
P. S. TOLLIGUNGE (SADAR)

DIST. - SA. PARSANA

SCALE - 25:1



C. 2. PLOT NO. - PARTLY - 1ST & PARTLY - 2ND



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C. 2. PLOT NO - 823

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DATED THIS 22nd DAY OF July 1959



DEED OF CONVEYANCE

B. Y

SRI. NRIPENDRA CHANDRA SEN - VENDOR

T O

Sub-Registrar, Alipore
Sadar

SRIMATI CHAMELI BOSE - PURCHASER



Handwritten in red:
Book No. 108
Volume No. 108
Page No. 5737
No. 59

Prepared at the office of
Sri. Bhupal Chandra Sen

Pleader.

*

Handwritten:
Jeeva Chatterjee
Sub-Registrar, Alipore
Sadar
23/7/59