



3161

also w/s 12 of the Post Act

Admissible under Rule 21, duly stamped (~~is exempted from or does not incur stamp duty~~) under the Indian Stamp Act 1899 Sections 1A-23 or under the Bengal Stamp (Amendment) Act 1922 Schedule I A No.

Fees paid as under
Registering Officer

A 18/-
N 1/-
222/14
21/14

A 18/-
N 1/-
222/14
21/14

17/5/14
C 9/8
P 1/8
21-25

C 5/8
P 1/8
21-

THIS INDENTURE made this the 17th day of May
One thousand nine hundred and forty seven B E T W E E N
SACHINDRA NATH CHATTERJI son of late Harendra Nath Chatterji
at present residing at F.321, Kavar Road P.S. Tollygunge,
within the Municipal town of Calcutta by caste Brahmin by
occupation landholder and businessman hereinafter called the
VENDOR which expression shall unless excluded by or repugnant
to the context be deemed to include his heirs, executors,
administrators, legal representatives and assigns of the
One Part and SANJIB KUMAR BOSE son of Harendra Nath Bose
P.O. and Village Suvarara P.S. Abhoynagar District Jessore

573
Mr Saugibk Bore
Jessore

U 50
C 28

U-5-47

17th



presented for registration
at 3 A.M. or P.M. on the 17th
of May 1947 at the office of
the Sadar Joint Sub-Registrar
at Alipore by

~~Mannatha Nath Banerjee~~
Execution of Claimant or attor-
ney for ~~Sachindran Nath Chatterjee~~

Power of attorney NO. 5

of 1947

Sadar of Alipore

Joint Sub-Registrar
of Alipore

Mannatha Nath Banerji

is admitted to

Mannatha Nath
Banerji

son of late Nibaran

Chandra Banerji

P. 321 Kaveri Road

Thana Tollygunge

District 24 Parganas

By caste Banerji

By profession Banerji

1791

Mannatha Nath Banerji
Agent of Sachindran Nath Chatterjee

Mohammad Jalam Nabi

Mohammad Nabi

Son of Mr. Talab Ali

of 28/1 Judge's Court Road

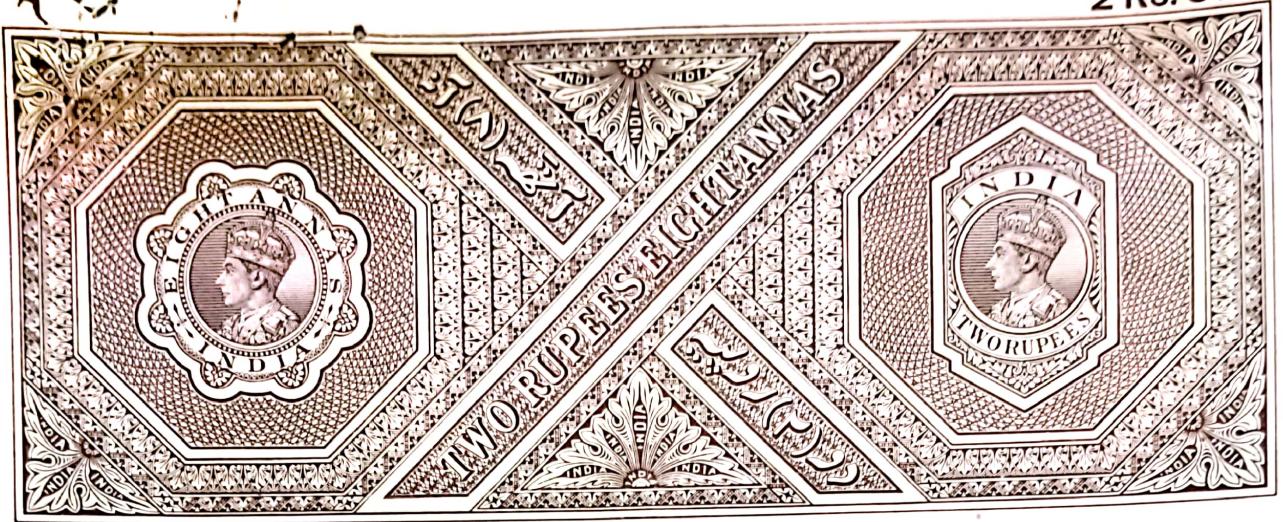
Thana Alipore

District 24 Parganas

By caste Muslim

By profession Banerji

Joint Sub-Registrar
of Alipore



दो रूपया आठ आना

2.

sk. District Jessore by caste Kayastha by occupation *Service* hereinafter called the PURCHASER, which expression shall unless excluded by or repugnant to the context include his heirs, executors, administrators, legal representatives and assigns of the Other Part WHEREAS on the 28th day of September 1946 the Vendor abovementioned took a Permanent Mourashi Mukrari lease of the undermentioned lands along with other lands more fully described in the Schedule below from BABU AHIDHAR GHOSH of 98, Beltola Road, Bhowanipore, in the town of Calcutta and is seised and possessed of the same by making various developments and whereas the said Vendor intends to sell his entire Permanent Mourashi Mukrari

3.

entire Permanent Mourashi Mukrari interest in the lands covered by his Mourashi Mukrari Lease, measuring more or less 28 Bighas 3 cottahs and 14 chatacks of land and has divided the said plot into a number of small plots as shown in the sketch map hereunto annexed And Whereas the Vendor has intended to make over the proposed roads, paths and pathways to the South Suburban Municipality for their up-keep and maintenance, reserving to himself the right to make any alterations in the layout thereof, provided that adequate facilities equal as far as practicable to those shown in the key plan, will in such event be given to the Purchaser and the Purchaser will not be entitled to claim any compensations for any such alterations if and when made And Whereas the Purchaser has agreed to purchase one of these plots numbering ⁹⁶ and measuring more or less 3 cottahs 1 chatack 15 Sq. ft. of lands for which a proportionate rent of Re.1/- (RUPEE ONE ONLY) is payable annually to BABU AHIDHAR GHOSH of 98, Beltola Road, Bhowanipore in the town of Calcutta and has advanced a sum of Rs.972-As.0-P.0 (RUPEES NINE HUNDRED SEVENTY TWO) as earnest money on the 8th day of May, 1947 in part payment of the consideration of this conveyance, the entire consideration having been settled at Rs.3160 As.6 ps.8 (RUPEES THREE THOUSAND ONE HUNDRED SIXTY ANNAS SIX AND PIES EIGHT) and the balance Rs.2188 As.6 Ps.8 (RUPEES TWO THOUSAND ONE HUNDRED EIGHTY EIGHT ANNAS SIX AND PIES EIGHT) is now paid and the receipt whereof, is hereby acknowledged NOW THIS INDENTURE WITNESSETH that in consideration of Rs.3160 As.6 ps.8 the Vendor agreed to sell and Purchaser agreed to buy the Mourashi Mukrari Permanent interest in the aforesaid Plot No. 96 measuring more or less 3 cottahs 1 chatack 15 sq.ft. of land depicted and delineated red in the map hereunto, annexed free from all encumbrances together with rights, privileges, easements, appendages and appurtenances whatsoever belonging

whatsoever belonging to or in anywise appertaining to or with
 the same or any part thereof, usually held or enjoyed or be
 appurtenant thereto And All the right title interest, claim
 and demand whatsoever of the Vendor into and upon the said
 land hereditaments and premises or any part thereof To have
 and hold the same land hereditaments and premises hereby
 granted, transferred, conveyed, secured and confirmed or
 expressed so to be unto and to the use of the Purchaser herein
 mentioned absolutely and for ever for a consideration of
 Rs.3160 As.6 ps.8 (RUPEES THREE THOUSAND ONE HUNDRED SIXTY
 ANNAS SIX AND PIES EIGHT) And the Vendor doth hereby covenant
 with the purchaser that notwithstanding any act deed matter
 or thing by the Vendor done and executed or knowingly suffered
 to the contrary, he, the said Vendor now hath indefeasible and
~~absolute title in the permanent Mourashi Mukrari interest in~~
 the Plot above mentioned, free from all encumbrances in the
 said land hereditaments and premises, hereby granted,
 transferred, conveyed, assured and confirmed or expressed or
 intended so to be And the said Vendor has good right, full
 power and absolute authority to grant, transfer, convey,
 assure and confirm the same in the matter aforesaid And the
 Purchaser shall and may at all times hereafter, peaceably and
 quietly possess and enjoy the said messuage, tenements lands
 hereditaments and premises and receive the rents, issues and
 profits thereof, without any lawful eviction, interruption,
 claim or demand, whatsoever from or by the Vendor or any
 person or persons lawfully or equitably claiming from under
 or in trust for him or any of his heirs, legal representatives
 and assigns And Further that he, the said Vendor shall and
 will from time to time and at all times hereafter at the request
 and cost of the Purchaser, do and execute and cause to be done
 and executed all such acts, deeds, matters and things
 whatsoever or further and more perfectly assuring the said

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assuring the said land hereditaments and premises more fully set out in the Schedule below and the said Vendor further declares that he is the only and sixteen annas proprietor of the lands mentioned below and he doth hereby further covenant that unless prevented by any act of God or any other inevitable accident, from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser give facilities for production or cause to be produced unto the Purchaser or his attorney or attorneys or lawyers at any trial the original permanent lease, mentioned in the Schedule 'B' below for the purpose of showing title to the said piece and parcel of land. Be it also noted that if it transpires that the property hereby conveyed by the Vendor, is not free from all encumbrances and if the said Purchaser or his successors-in-interest, legal representatives or assigns are dispossessed from the property hereby conveyed or from any portion thereof and it is found by a competent court that the dispossession is due to defective title or any misdescription or misstatement or false allegations or suppression of facts, the Vendor abovementioned and his heirs, executors, administrators and assigns, will make good the loss and will be liable for all damages. Be it further noted that the terms and conditions herein setforth will be binding on the heirs, executors, administrators, legal representatives of both the Vendor and the Purchaser alike.

SCHEDULE "A"

All that piece or parcel of Permanent Mourashi Mukrari land containing an area of 3 cottahs 1 chatack 15 Sq. ft. of land out of an area of 9.32 acre that is to say in Bengali measurement more or less 28 Bighas 3 cottahs 14 chatacks of land comprised in Khatian Nos. 299, 302, 381, 382, 384, 386, 414/1, 414/2, being dag Nos. 473, ~~474~~, ~~475~~, ~~472~~, ~~471~~, ~~476~~,
1041 1042 1058 1059 1043



dag Nos. 473, $\frac{474}{1041}$, $\frac{475}{1042}$, $\frac{472}{1058}$, $\frac{471}{1059}$, $\frac{476}{1043}$, $\frac{471}{1060}$, 471, 475, 476,
474, 472, 470, $\frac{476}{1079}$ J.L. No. 8 Mouza Sahapur Pargana Magura

P.S. Behala Sub-Registry Office Alipore, District 24-Parganas,
comprised within the touzi No. 93 and 101 of the Collectorate
of 24-Parganas the conveyed land being the part of C.S. Plot 476
in the Khatian No. 302 of the R.R. and bounded as follows:

North ... Plot Nos. 101 and 102
East ... ~~Vendor's plots.~~ Land of Alil on the
West ... Plot No. 95.
South ... 16'ft. proposed Road.

for which Re. 1 As. 0 ps. 0 (RUPEE ONE) is payable as annual rent
to the landlord BABU AHIDHAR GHOSH, Zeminder residing at
98, Beltola Road, Bhowanipore within the town of Calcutta.

4/13 Total rent - Rs 14/0/5 1/2

SCHEDULE "B"

Permanent Lease dated 28.9.46 - Registered in Book
No. 1 Vol. No. 53 Page 5-15 Being No. 2686 for the year 1946 in
the Registration Office of Alipore (Joint) by BABU AHIDHAR GHOSH
in favour of BABU SACHINDRA NATH CHATTERJI.

In Witness whereof the said Vendor doth hereunto
subscribe his hand and seal the day month and the year
mentioned at the outset.

SIGNED SEALED AND

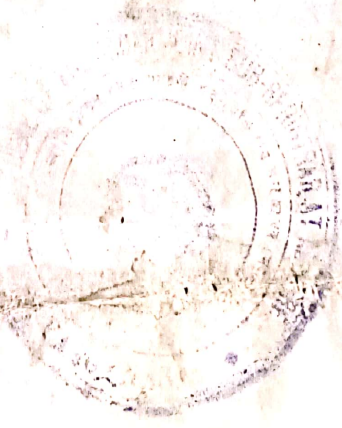
DELIVERED IN PRESENCE OF

Witnesses.

1. *Mamtha Nath Banerji*
P 322 Kalin Road.
 2. *Abdul Sami Nabi*
287, Judge's Court Rd.
- Sachindranath Chatterji*



Registrar of Alipore



1-1-1957

Book No. 1

Volume No. 27

11 - Pages 211 to 219

English Being No. 1507

For the Year 1957

Johns Sub-Registrar

Johns Sub-Registrar of Alipore

27/5/57