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200 Rs.



Permissible under Regn. Rule
 21 and also u/s... of the
 West Bengal L R. Act 1955, duly
 stamped (Exempted from stamp
 duty-) under the Indian Stamp
 Act 1899 as amended in 1964,
 Schedule I A No. 29
 Process Fee..... 1.50
 Paid in C. F. S.

Fee Paid

479.50
 24 15.00
 206 2.00
 NR 50
 67/-

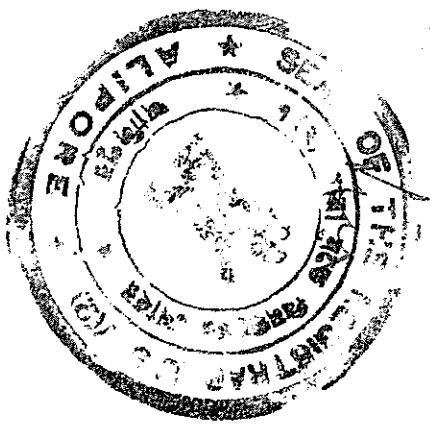
W. S. Mitra
 Notary U/S 7 (2)
 Alipore, 24 Park Street

THIS INDENTURE made this day the 16th day

of February One thousand Nine Hundred and Seventy two Between
 DR. W. S. IVY COOL, wife or Late Dr. Francis Cecil, by
 faith Christian, by occupation Medical Practitioner and
 service, residing at Village Doharia (Madhyamgram), Police
 Station Barasat, District 24-Parganas hereinafter called
 the Vendor, which term unless repugnant to or excluded by
 the contexts shall include her heirs, executors, administrators,
 representatives and assigns of the First Part And
 SRI DEBAR MITRA, son of Late Satish Chandra Mitra, by caste
 Hindu, by occupation business, residing at 153, Jodhpur
 Park, Calcutta, Police Station Polygunge, which expression

W. S. Mitra
16/2
15/2
15/2
15/2

Mr. J. K. ...
Alipore, 24. 11. 1912



Presented for Registration at ...

17. At 11 P.M. on the 18th

Day of Feb 1912

at the Sudder Registrar's Office

Alipore, 24 Feb 1912

Executed at / ...

the presence / ...

Witnesses / ...

Power of Attorney No. ...

for Mr. ...

Registrar of ...

Alipore, 24. 11. 1912

Register U/S 7 (a)

Mrs Jug Lal

Execution of ...

Jug Lal

Son of ...

of ...

Thaid ...

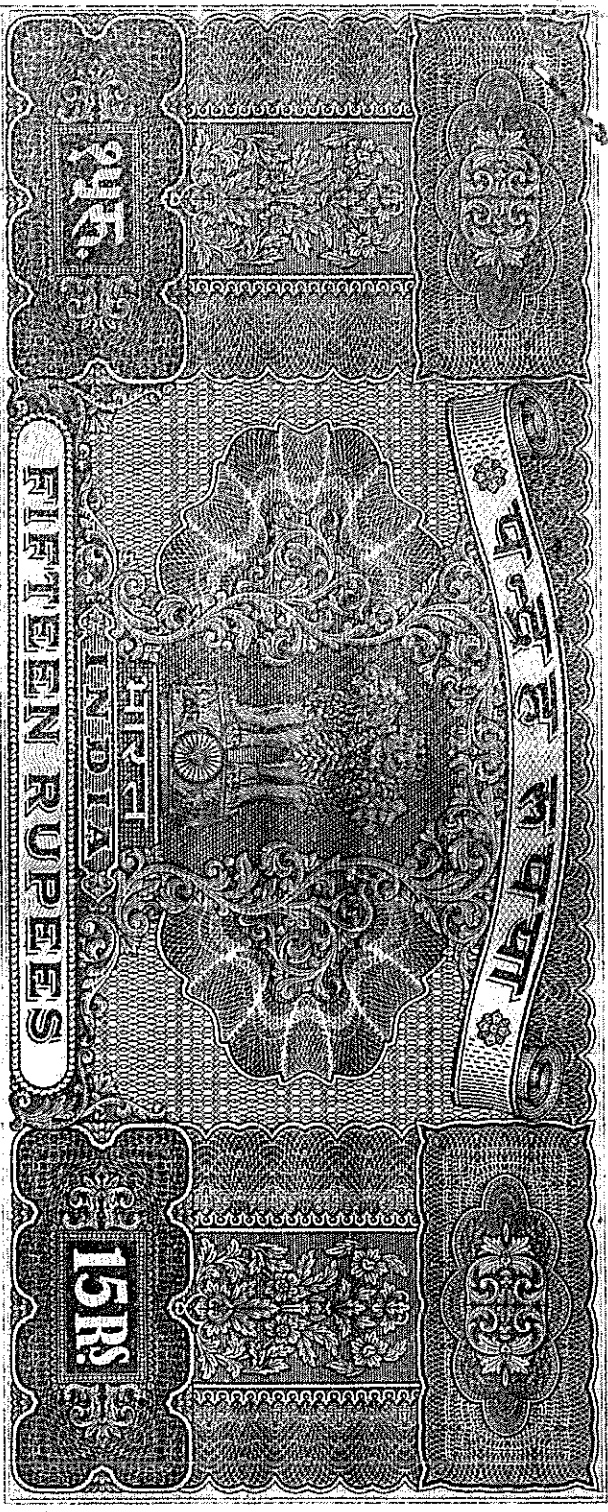
By Profession ...

Mrs Jug Lal

Execution by ...
Son / Wife / ...
of ...
Thaid ...
District 24 ...
By Caste / Hindu / Muslim ...
By Profession ...

Ramesh Chandra Banerjee

Register U/S 7 (a)
Alipore, 24. 11. 1912



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expression unless repugnant or excluded by the context shall include his heirs, executors, administrators, representatives and assigns hereinafter called the Purchaser of the Other Part WHEREAS one Golam Mandal and others were seized and possessed of 3.31 acres of land in Mouza Deharia, P. S. Barasat, District 24-Barganas, comprising amongst others the land described in the Schedule below in Bayati right at an annual rental of Rs. 17/ (Rupees seventeen only) under the Landlords AND WHEREAS the said Golam Mandal and others having defaulted in payment of rents, the Landlord brought a suit for rent being Rent Suit No. 2022 of 1932 in the First Court of Munsif at Barasat AND WHEREAS in execution of the said decree for rents the said Landlords auction purchased the said land and having obtained sale certificate whereas took delivery of -- -- possession of the auction purchased land comprising amongst others the land described in the Schedule below on 11.3.34 AND WHEREAS out of the aforesaid khas land the Landlords let

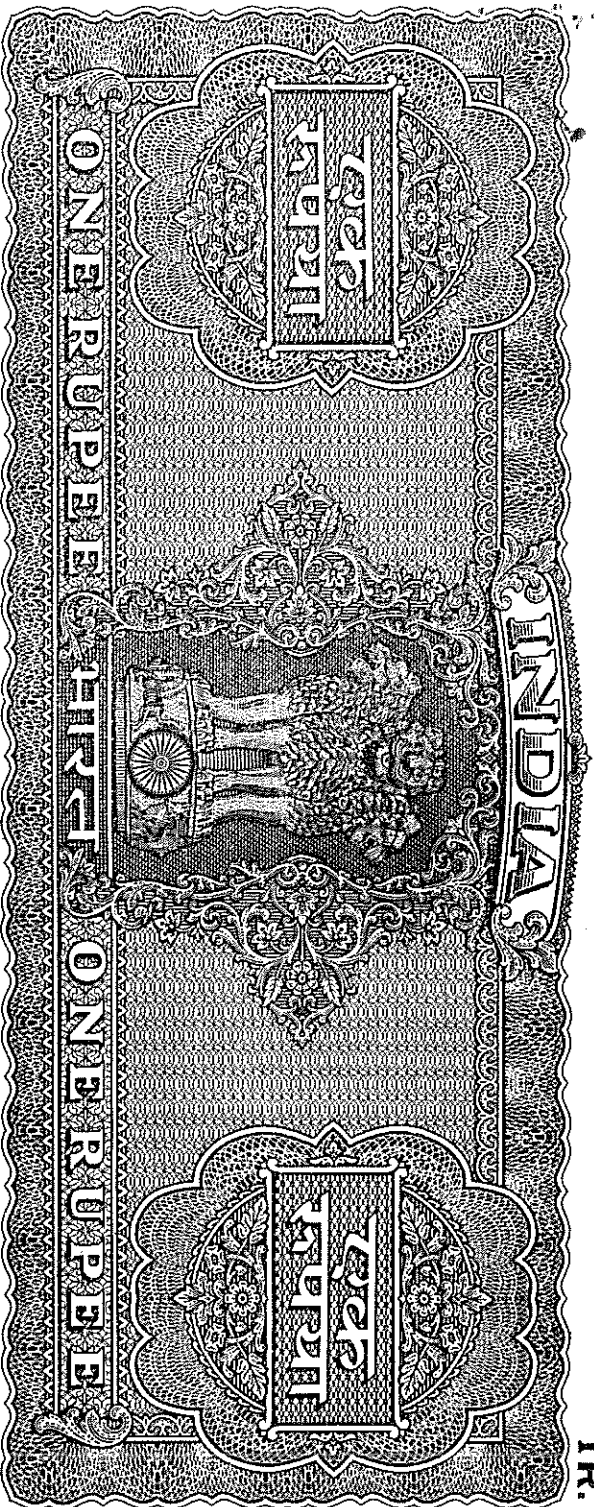
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Mr R Bakker
Alipore
Wm

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AT
11.2.72
Registrar U/S 7 (2)
Alipore, 24 Park Street



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- 3 -

Let out to their father Babu Hrishikesh Biswas for
life 2.71 acres of land comprising the land described
in the Schedule below by a registered lease dated 18th
Baisakh 1344 B.S. which provided inter-alia that the said
Hrishikesh Biswas would not be entitled to transfer his
right of tenancy by sale or otherwise and in case of transfer
in violation thereof his life tenancy would at once cease
and determined and the landlord would be at once entitled
to re-enter upon the said land and take khas possession
thereof AND WHEREAS one Panchanan Mandal collusively and
fraudulently took a ratna in his favour purported to be
executed by one Shova Wani Dasi who had no right title and
interest in respect of the said 2.71 acres of the land out
of the entire land AND WHEREAS the said Hrishikesh Biswas
the father or the landlords by a solenama filed in Title
Suit No. 38 of 1939 in the Court of 4th Subordinate Judge
Alipore in which the said Hrishikesh Biswas was plaintiff

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Dr. K. Bhalla Singh
Alipore
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Registrar U/S 7(2)
Alipore, 24 Parkside



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Plaintiff and the landlords were the defendants, surrendered the Iite tenancy in respect of the aforesaid land in favour of the landlords AND WHEREAS the said Ranchanan Mandal having asserted possession in the said lands, the landlords instituted Title Suit against the said Ranchanan Mandal along with others being Title Suit No. 42 of 1945 in the First Court of Munsif at Barasat AND WHEREAS the said Ranchanan Mandal having died during the pendency of the said suit, his heirs were duly substituted in his place AND WHEREAS the said heirs of Ranchanan Mandal on the independent advice of their well-wishers and relatives compromised the said suit so far as their interest was concerned and surrendered the said 2.33 acres of land stated in the aforesaid Patta dated 31.3.38 to have been let out to the said Ranchanan Mandal AND WHEREAS the said suit was decreed against them the heirs of Ranchanan Mandal in terms of the said compromise on 15.3.1940 AND WHEREAS the landlords Balaj Chand Biswas and

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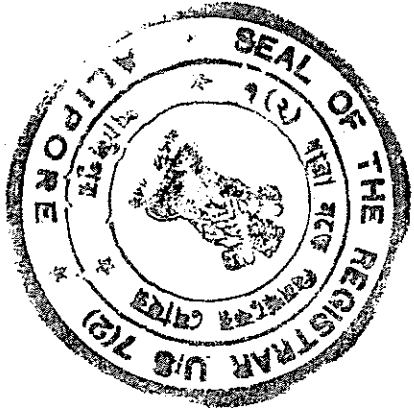
18-2-72
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Alipore, 24 Park Street

and Kanai Lal Biswas were in possession of the said land granted a Patta in favour of the Vendor at a premium of Rs. 6,986/- (Rupees six thousand nine hundred and eighty six only) at an annual rental of Rs. 32/4/- (Rupees thirty two and annas four only) on 24th February 1945 AND WHEREAS the Vendor was in possession of the said land in her Rayat Mokerary interest on payment of rent to the said landlords And Whereas the Vendor constructed pucca structure on a portion of land and during the Revisional Settlement the land has been increased to 2.69 decimal and rent has been enhanced to Rs. 50/- (Rupees fifty only) per year and the rent is to be paid to the State of West Bengal under the Provisions of the Estate Acquisition Act of 1953 and the property has been correctly recorded and finally published in rayati interest under the State and the Vendor is in exclusive possession on payment of rent to the State AND WHEREAS the Vendor has agreed with the said Purchaser to sell one-sixth interest of the property fully described in the Schedule below at a price of Rs. 8,000/- (Rupees eight thousand only) together with structures NOW THIS INDENTURE WITNESSETH that in pursuance of an agreement between the Vendor and the Purchaser referred to before and in consideration of the said sum of Rs. 8,000/- (Rupees eight thousand only) paid by the purchaser to the Vendor, the receipt whereof the said Vendor doth hereby acknowledge, the Vendor grants unto and to the said Purchaser his heirs and assignees one sixth interest of all that parcel of 2.69 acres or land together with structures and buildings standing thereon specifically described in the Schedule of this Indenture



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Indenture together with all yards, courts, areas trees, sewers drains, paths, water ways, passages, lights liberties, privileges, easements appurtenances, whatsoever, to the said land belonging or in any way appertaining to or usually held or enjoyed therewith or reputed to belong or the appurtenant thereto be it stated that the said Purchaser will have and hold the hereditaments and premises hereby granted and conveyed into and to the use of the said Purchaser his heirs and assigns for ever and the said Vendor doth hereby for herself, her executors administrators, covenant with the said Purchaser that notwithstanding any act or deed or thing done by the said Vendor, the said Purchaser will have absolute title to the property conveyed and the said Vendor doth hereby declare that she has not in any way encumbered the property purported to be conveyed by this deed or sale and that the said Purchaser, his heirs assigns shall and may at all times peaceably and quietly possess and enjoy the said hereditaments and premises, and receive rents and profits thereof without interruption or claim, or demand whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming from or under or in trust from him and that free from all encumbrances whatsoever and that the said Vendor shall and will and from all times to come at the request and cost of the Purchaser his heirs or assigns do or execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the title of the Purchaser



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Alipore, 24, Park Street

Purchaser to the said hereditament or any part thereof.

Schedule above referred to :

All P.HAF piece or parcel of undivided one sixth share of rayati land measuring 2.69 acres and .44 $\frac{5}{6}$ acre is the transferred land be the same a little more or less in Fouzi No. 146 formerly 146/2, Pargana Anwarpur, Mouza Doharia, Police Station and Sub-registration office Barasat, District 24-Parganas together with all trees, plant, tank and structures standing therein together with all rights, lights, liberties, easements, advantages and appurtenances appertaining and relating thereto and in the C.S. record J. I. No. 40, Revenue Survey No. 132, R.S. record J. I. No. 45, R.S. No. 132 and 139 under C.S. Khatian 169 under R.S. Khatian 698.

C.S. Dag	R.S. dag.		
1317 ✓	1317	Danga	1.54
1319 ✓	1319	Danga	.53
1320 ✓	1320	Bastu	.18
1324 ✓	1324	Danga	.44
	Total	...	<u>2.69</u>

with structures thereon.

The former land lord was Abani Nath Das or Jan Bazar and thereafter Biswas now the State of

West Bengal represented by the Collector of 24-Parganas at Barasat and present rent of Rs. 50.40 to be paid for the entire land and proportionate rent for .44 $\frac{5}{6}$ acre is Rs. 8.40 (Rupees eight and forty paise only) the Vendor has no other co-sharer.



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Alipore, 24 Park Street

IN WITNESS WHEREOF the said Vendor doth hereunto
subscribe her hand and seal on the day of the year
mentioned at the outset in the Deed or Indenture.

✓ Mrs Juy Beal

Signed Sealed and delivered
in presence of :-

Witnesses :-

- 1) Kamini Kemani Bhattacharyya Btlr
Residence 4/3 Nepal Bhattacharyya St
Cal 26
- 2) Krishna Chandra Roy
28 Tolly Gunf Road
Cal - 26



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16-2-72
Registrar (U/S 7 (2))
Alipore, 24 Paraganas

Memo of Consideration :

Eighty notes of Rupee one hundred	
each	— 80 x 100
	...
	Rs. 8,000/-

Total
	<u>Rs. 8,000/-</u>

(Rupees eight thousand only) *Jjis Juy Beis*

Witnesses :-

- 1) *Kaunini Kumar Bhattacharyya Street*
Calcutta
Residence 4/13 Nepal Bhattacharyya St
Cal 26
- 2) *Krishna Chandra Deb*
28 Staly Pump Road
Cal-26

Typed by -

N. C. Bhow

90, Rash Behari Av.,
Calcutta - 26.



16.2.72

Registrar U/S 7 (2)
Alipore, 24 Park Street



Dated, the _____ day of February, 1972



Deed of Conveyance :

- B e t w e e n -

Dr. M. R. S. Iyengar Cecil Vendor.

- And -

Sri Dipak Mitra Purchaser

Registrar U/S 7 (2)
Alipore, 24 Parasana

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Alipore, 24 Parasana
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