

P. 8356

500 Rs.



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Procedure I. A. No 23
 Fee Paid A-121.50
 Pen No. J-80 in add. N-2.50
 124.00

J(8) 30.10
 6.45
 36.45

[Signature]
 Registrar
 Dum Dum
 30.5.75
 31.5.75

Paid over the
 application on 30/5/75

THIS INDENTURE made this 24th day of May One
 Thousand Nine Hundred and Seventy Five BETWEEN SM.
 ANIMARANI DEVI wife of Krishna Das Ganguly, by faith Hindu and
 by occupation House-wife, residing at No. 43, Raja Basanta Roy
 Road in the City of Calcutta at present residing at 19D,
 Abinash Banerjee Lane, Calcutta-10, hereinafter called the
VENDOR (which expression shall unless excluded by or repugnant
 to the context include her heirs executors administrators
 representatives and assigns) of the ONE PART A N D SRIMATI
 SANDHYA RANI BANERJEE wife of Dinesh Chandra Banerjee by faith
 Hindu and by occupation House-wife, residing at P-47, Motijheel
 Avenue, P.S. Dum-Dum in the District of 24-Parganas, Calcutta-28,
 hereinafter--

1915 Saadhyo Ramo Bannige
& 47 Mat. Jheel Amu

1915 Pa at Col 28

10 - 5201 -
20200 - wool -
10 - 60 -
10 - 106 -
10 - 2 -



Presented for registration at 4:30 - 574 -
R.M. of the 30th day of 1915
at Gossipore Dum Dum Sub-Registrar's Office
by Animes Rani Debi
the executor, one of the executors.

[Signature]
Sub-Registrar
Dum Dum
30/5/15

Animes Rani Debi

Thumb-impression dispensed with

[Signature]
Sub-Registrar
Dum Dum
30/5/15
Animes Rani Debi

By Animes Rani Debi
Son of Mr. Kumbha Das
of 17 D. ...
District 24 Parganas.
By Gopal, Hindu ...
by Professor ...

[Signature]

By Kumbha Das
Son of Mr. ...
of 17 D. ...
District 24 Parganas.
By Gopal, Hindu ...
by Professor ...

Krishna Das Ganguly
date R.M. Ganguly

[Signature]
Sub-Registrar
Dum Dum
30/5/15



(2)

hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context include her heirs executors administrators representatives and assigns) of the OTHER PART:

WHEREAS by a Conveyance dated 8th. October, 1931 the Calcutta Suburban Co-operative Colony Ltd., having its registered Office at 42, Dum-Dum Road, P.S.Dum-Dum purchased lot of Mourashi Mokerari land at Mouza Bagjola and Satigachi known as Motijheel and after development of the same and constructing several road thereon, divided the said lands into different plots for residential purposes :

AND WHEREAS by a Permanent Lease dated 17th February, 1937 the said Calcutta Suburban Co-operative Colony Ltd., granted permanent Lease of Plots 38 and 39 of the said Colony measuring 1 (One) Bigha 13 (Thirteen) Vottas 4 (four) Chittacks and 5½ sq.ft. at an annual rental of Rs.4-2-9 p. to one Mani Mohon Ghosh of 28/4, Convent Road, Calcutta :

AND WHEREAS by a Conveyance dated 12th March, 1947 made
Between --



(3)

Between the said Moni Mohon Ghosh described therein as Vendor and Anadi Nath Banerjee of 60, Motijheel Avenue, Dum-Dum, therein described as Purchaser and registered at the Cossipore Dum-Dum Sub-Registry Office in Book I, Vol. 16, Pages 1-7 Being No.729 for 1947 the said Moni Mohon Ghosh sold conveyed and transferred the above Plots of land to the said Anadi Nath Banerjee - absolutely and for ever free from all encumbrances :

AND WHEREAS by a Deed of Gift dated 10th April, 1961 made Between the said Anadi Nath Banerjee therein described as Donor and the Vendor herein described as Donee therein, and registered at the Cossipore Dum-Dum Sub-Registry in Book I, Vol. 42 Pages 212-217 Being No.2946 for the year 1961, the said Anadi Nath Banerjee out of love and affection conveyed, transferred and gave away by way of Gift to his only daughter the Vendor herein ALL THAT piece and parcel of Mourashi Mekarari homestead land measuring 8 Cottas 10 Chittake 40 sq.ft. be the same a little more or less particularly described in the Schedule "A" hereunder written absolutely and free from all encumbrances :

And --



(4)

AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to her ALL THAT piece and parcel of Mourasi Mekarari Homestead land measuring 4 Cottas 10 Chittaks 40 sq.ft. be the same a little more or less particularly described in the Schedule 'B' hereunder written and delineated in the Map or Plan annexed hereto as New Plot No.60 'B' and bordered Red and the Purchaser has agreed to purchase the same for and at the price of Rs.20,000/- (Rupees Twenty-Thousand) only free from all encumbrances :

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.20,000.00 (Rupees Twenty Thousand) only paid by the Purchaser to the Vendor at or before execution of these Presents (the receipt whereof the Vendor doth hereby as well as by the Memo hereunder written admit and acknowledge and of and from the same and every part thereof acquit release and for ever discharge the Purchaser) the Vendor doth hereby indefeasibly grant convey transfer assign and assure unto the Purchaser - ALL THAT piece and parcel of Basat Dakhalkar Bastu land containing an area of 4 Cottas 10 Chittacks 40 sq.ft. from and out of the said 8 Cottas 10 Chittacks and 40 sft. of land being portion of the Holding No.90/1, Motijheel Avenue and being portion of Schedule "A" more particularly described in the

Schedule --



(5)

Schedule "B" hereunder and delineated in the Map or Plan annexed hereto as Plot 60-B and bordered Red OR HOWSOEVER OTHERWISE the said land or premises or any part thereof now are or is or at any time heretofore were or was situated butted bounded called known numbered reputed deemed possessed occupied taken enjoyed recorded described or distinguished TOGETHER WITH all areas drains ways paths passages waters water-courses lights rights liberties privileges easements and appurtenances whatsoever to the said plots of land and premises belonging to or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto A N D the reversion or reversions remainder or remainders rents issues and profits thereof and of every part thereof A N D ALL the estate right title interest claim or demand whatsoever of the Vendor in to or upon the said land and premises or any part thereof TOGETHER WITH all rights and benefits over and on the 4'ft. wide common passage on the West and 8'ft. Road on the East shown on the plan annexed hereto TO HAVE AND TO HOLD the said land and premises hereby granted or otherwise expressed or intended so to be unto and to the use of the Purchaser absolutely and for ever A N D the Vendor doth hereby covenant with the Purchaser that NOTWITHSTANDING any act deed or thing by the Vendor done executed committed omitted or knowingly suffered to the contrary

by --



(6)

by the Vendor the Vendor is now lawfully rightfully and absolutely seised and possessed of or otherwise well and sufficiently entitled to the said land and premises hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other things whatsoever to alter defeat encumber or make void the same A N D that NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendor hath now in herself good right full power and absolute authority to grant the said land and premises hereby granted or otherwise expressed so to be unto and to the use of the Purchaser in manner aforesaid A N D the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor A N D that free and clear and freely and clearly and absolutely discharged saved harmless kept indemnified against All and All manner of charges mortgages liens lispendens attachments --

curary Bastu land and premises situate and lying at Mouza

Bagjola

J.L.No. 21

R.S. No. 68

P.S.Dum-Dum, Sub---

(7)

attachments suits motions trusts debutters burdens obligations and encumbrances whatsoever created by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND FURTHER the Vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said land and premises or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT piece and parcel of Basat Dakhalkar (Non-agricultural) Bastu land situate and lying at Mouza Bagjola J.L.No. 21 measuring 8 Cottas 10 Chittacks 40 sq.ft. be the same a little more or less comprised in R.S.Dag No.1888 of R.S. Khatian No.285 (formerly C.S.Dag No.476 of Khatian No.188) Plot No.60 and being holding No.90/1, Mati Jheel Avenue, for which a proportionate rent of 1.10 p. out of an annual rental of Rs.3.25 p. is payable to the Collector, 24-Parganas on behalf of the Government of West Bengal, butted and bounded :
On the North - by 24'ft. wide Municipal Road;
On the East - by 8'ft. wide Road on the bank of the Jheel;
On the South - by Dr. B.B.Dutt;
On the West - by 4'ft. wide common passage.

SCHEDULE "B" ABOVE REFERRED TO:

ALL THAT piece and parcel of Basat Dakhalkar(Non-agricultural) Bastu land and premises situate and lying at Mouza Bagjola J.L.No. 21 R.S. No. 68 P.S.Dum-Dum, Sub---

(8)

Sub-Registry Cossipur Dum-Dum in the District of 24-Parganas comprised in portion of R.S.Dag No.1888 of R.S.Khatian No.285 (formerly C.S.Dag No.476 of C.S.Khatian No.168) and being portion of Municipal Holding No.90/1, Matijheel Avenue, measuring 4 Cottas 10 Chittaks and 40 sq.ft. be the same a little more or less delineated in the Map or Plan annexed hereto as Plot No. '60B' and bordered in Red with all rights of way and easements over the 4'ft. wide common passage on the West and 8'ft. wide road on the East and butted and bounded On the North by Plot No.60A sold this day to Sm.Suniti Roy Choudhury and another, On the East by 8'ft. wide Road, On the South by Arun Kumar Banerji and others and on the West by 4'ft. wide common passage for which a proportionate rent of .60 paise out of an annual rental or Jama of Rs.3.25p. is payable to the Collector 24-Parganas on behalf of Government of West Bengal.

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

SIGNED SEALED AND DELIVERED

In the Presence of :

1. Krishna Das Gangul Anima Rani Debis
14/10 Abinash Banerjee
Cal-70.
2. Drani Banerjee
Dr. into, Cal-49.

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.20,000.00 (Rupees Twenty Thousand) only in full satisfaction of the consideration money as per memo below :-

Memo --

(9)

MEMO OF CONSIDERATION:

By cash @ 100/- in R. S. notes
200 pieces paid on Rs. 20,000.00
24.3.75.

(Rupees Twenty Thousand only)

Witnesses:-

1. Krishna Das Ganguly
2. Anil Chandra Banerjee

Arjun Kanti Datta

Typed by:-

[Signature]
Civil Court Sealdah,
Seat No. 37, Calcutta-14.

