

Annexure - (A) - 1447 30 750Rs. (2)



Admissible under Rule 21 duty
Stamped under the Indian Stamp
Act, 1899 as amended by Act. III
of 1922 and Section 82 (1) of the
Calcutta Improvement Act, 1911.
Schedule I.A. No. 23

Rs. 2895P.

Stamp duty paid under the Indian
Stamp Act as amended by Act. III
of 1899 and also as amended by
W.B. Stamp Amendment Act. of 1964
Additional Duty paid under the
Calcutta Improvement Act. 2140

Paid in Excess.....

Total..... 5035.00

Fee Paid.....

A 643.50
N 1.50

645.00

J 2) 30.00
J 2) 10.25

40.25

M. K. Bose
21.2.66.
Sub-Registrar of Alipore
24 PARGANAS

THIS INDENTURE made this the Twentyfirst day of

February One Thousand Nine Hundred and Sixty-Six, Between)

SM. MALINA BOSE, widow of Anadi Ranjan Bose, deceased, by

faith Hindu, by occupation Landholder, residing at No.139,

Jodhpur Park, P.S. Jadabpur, formerly Tollygunge, Calcutta,

32

750Rs.



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hereinafter called 'The Vendor' (which term unless excluded by or repugnant to the context shall mean and include her heirs executors administrators legal representatives and assigns) of the One Part AND SM. SHIKHA DAS wife of Shri Bhabatosh Das, also known as B. Das, by faith Hindu, by occupation Housewife, residing at No.P.219, Block 'J', New Alipore, P.S. New Alipore, Calcutta-53, hereinafter called 'The Purchaser' (which term unless excluded by or repugnant to the context shall mean and include her heirs executors administrators legal representatives

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54 750Rs.



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and assigns) of the Other Part WHEREAS one Rai Bahadur Dwarikanath Chakraborty, since deceased, sold transferred and conveyed by a Conveyance bearing date the 15th September, 1939 to Messrs. Calcutta Properties Ltd. a limited liability concern incorporated under the Indian Companies Act having its registered office at No.65, Sir Hari Ram Goenka Street, Calcutta (registered at Alipore Registration Office in Book No.1 Vol. No.93 Pages 77 to 111 Being No.3323 for the year 1939) all that piece or parcel of land measuring 175 Bighas 8 Cottas and 6 Ch. be the same a little more or less including the land hereby sold for

35 750 Rs.



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consideration therein mentioned AND WHEREAS the said Calcutta Properties Ltd. thereafter took exclusive possession of the aforesaid land and prepared a letout Scheme by dividing the land into small building sites constructing roads drains and made various other improvements AND WHEREAS since then the property came to be known as 'CHARU PARK' in Regent Park AND WHEREAS the Vendor purchased all that piece or parcel of Mourashi Mokarari land measuring 18 cottas be the same a little more or less being Municipal premises No.174/8, Netaji Subhas Chandra Bose Road, P.S. Tollygunge now Jadabpur Calcutta being

36

750 Rs.



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Plot No.6 "Charu Park", Calcutta recorded under Khatian Nos.56,
101 and 151, particularly described in Schedule hereunder written
and depicted in the map or plan annexed hereto and therein marked
with red borders for consideration therein mentioned AND WHEREAS
the aforesaid Calcutta Properties have agreed to pay the rent of
the Superior Landlord and for that purpose has received money
from the Vendor for the said purpose AND WHEREAS the Vendor
agreed to sell and the Purchaser agreed to purchase the said plot
measuring 18 Cottahs free from all encumbrances liens and
lispendens at or for the sum of Rupees One Lakh Seven thousand
₹.1,07,000/- of Indian Union AND WHEREAS the Vendor has received

37 750Rs.



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from the Purchaser and accepted the sum of ₹.501/- (Rupees five hundred and one only) as earnest money or consideration paid in part in advance AND WHEREAS the Purchaser agreed to purchase the said plot particularly described in Schedule hereunder for the said sum of Rupees one lakh and seven thousand only (₹.1,07,000/-) free from all encumbrances liens and lispendens paid out of the Stridhan fund of the Purchaser which she received from her husband from time to time NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rupees one lakh and seven thousand only (₹.1,07,000/-) of lawful money of the Indian Union paid by the Purchaser to the

38

500Rs.



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Vendor (the receipt whereof the Vendor doth hereby as also by
the receipt hereunder written admit and acknowledge and of and
from the same and every part thereof acquit discharge and release
the Purchaser as also the land hereby intended to be transferred)
the Vendor grants transfers conveys and assigns unto the Purchaser
all that piece or parcel of Murashi Mokrari land measuring
18 Collahs be the same a little more or less including
all easement rights advantages privileges fixtures and fittings
OR HOWSOEVER OTHERWISE the said land hereditaments and premises
were or was situate butted bounded known numbered described or



distinguished together with yards court-yards sewers drains
water-courses trees fences liberties privileges easements and
appurtenances whatsoever to the said land hereditaments and
premises or any part thereof belonging or in anywise appertaining
or usually held or enjoyed therein and/or reputed to belong to or
appurtenant thereto all the estate right title interest property
claim and demand whatsoever of the Vendor and upon the same or
any part thereof together with all deeds pattahs muniments of
title exclusively relating or concerning the said property
hereditaments and premises or any part thereof which now is or
hereafter shall or may be in possession or power and control of
the Vendor TO HAVE AND TO HOLD the said property hereditaments
and premises hereby granted sold and transferred or expressed so

to be unto and to the use of the Purchaser absolutely and for ever free from encumbrances liens and lispensens including Corporation taxes AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor done or executed or knowingly suffered to the contrary the Vendor has good right and absolute authority to grant sell and convey the said property hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Vendor shall be liable to indemnify the Purchaser if the property is found encumbered in any way and the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive rents profits and usufructs thereof without any lawful eviction interruption claim or demand whatsoever from the Vendor or any person or persons lawfully or equitably claiming from under or in trust from the Vendor and that free from all encumbrances whatsoever and further the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said property or any portion thereof from under or in trust for the Vendor and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all such acts deeds matters and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid.