

498



Admissible under Rule 21 Process fee in Court fee stamp 20-1-50 P.
also under section 54 to B
of the Transfer of Property Act 1955
Stamp Amendment Act 1955 amended by
Stamp Amendment Act 1955
Schedule IA No. 23 + fee 64/72



Registrar D/S 7 (2)
of Assurances, Calcutta

Fee paid as under:-

A 181-50
E 4-
J 30-
NA 20-
Ab. 2.
N 2-50

Rs. 240 = w

T H I S
March

I N D E N T U R E made this 2nd day of --

One thousand nine hundred seventy-three -
BETWEEN SM. LABANYA DUTTA wife of Sri Amalendu Dutta -
residing at 104, Keshab Chandra Sen Street in the town
of Calcutta, by caste Hindu by occupation Housewife --
hereinafter called 'THE VENDOR' (which expression shall
unless excluded by or repugnant to the context be deemed
to include her heirs, executors, administrators, legal
representatives and assigns of the FIRST PART AND AMALENDU
DU DUTTA, son of Shri Barada Kumar Dutta ---
residing at 104, Keshab Chandra Sen Street in the town
of Calcutta, by caste Hindu by occupation service herein
after called 'THE CONFIRMER' (which expression shall --
unless +++++

A.D.
L.D. ✓

A 181-50
E 4-
J 30-
NA 20-
Ab. 2.
N 2-50

240

Sub + conf. 20-1-50

12/11/44
R. K. G. Lal
7012 St. St. Co

28.273

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C. 1000
" 50
" 80
" 3

1083



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Registrar U/S 7 (2)
of Companies Act, Calcutta





-(3):-

Municipal premises No.21 (formerly No.20, Shyamnagore Road by a conveyance dated 8th August, 1940 registered in the office of the Sub-Registrar, Cossipore, Dum Dum in Book -I Volume 40, Pages 122-133 Being No.2209 for the year 1940 - AND WHEREAS out of the said parcel of land the said Amulya Chandra Guin by conveyance dated 10th October 1969 registered in the office of the Registrar at Calcutta in Book No. I, Volume 146 pages 263-274, Being No.4712 for the year 1969 sold out to one Ramadhar Jaiswal a small parcel measuring about 4 Cottahs 4 Chittacks 11 Square feet being the divided northern of the said premises which by this time had been re-numbered 24, (formerly No.21), Shyam Nagar Road, AND WHEREAS the remaining portion of said premises No.24, Shyamnagore Road, minus the said portion measuring 4 Cottahs, 4 Chittacks and 11 Square feet sold to the said Ramadhar Jaiswal having an area of 2 Bighas 6 Cottahs and 14 Chittacks and 9 Square feet came thereafter for be known as premises No.28, (formerly 24) Shyamnagore Road.

AND WHEREAS +++++



-(4):-

AND WHEREAS in the Revisional Settlement carried out in the Mouza Shyamnagore, Thana Dum Dum Pergana Calcutta, within the South Dum Dum municipality the said parcel of land covered by Dag No. 963, 960, 961, 962, 966, 964 consisting of tank, garden and homestead land with structure thereon and measuring .82 Acre came to be recorded as Raiyati land with occupancy right of which the recorded tenant was Amulya Chandra Guin having entire interest in the said land, such record being made under Section 45A and Rule 4 of the Rules made under the Estates Acquisition Act and being recorded as 'Rayat Dakhali Satya Bisistha'.

AND WHEREAS the said Amulya Chandra Guin divided the said remaining portion of the said parcel of land measuring about 2 Bighas 6 Cottahs 14 Chittacks and 9 Square feet being part of premises No.28 (formerly 24) Shyamnagore Road in two portion and sold out the divided southern portion measuring about 1 Bigha 16 Cottahs 14 Chittacks 9 Square ++++

9 Square feet to the Vendor by a Conveyance dated the 30th of November 1972 and the remaining portion measuring about 10 Cottahs being Divided and defined northern portion to - Sm. Lila Bose.

AND WHEREAS in the premises the vendor is absolutely seised and possessed of or otherwise well and sufficiently entitled to the said parcel of vacant land measuring 1 Bigha 16 - Cottahs 14 Chittacks and 9 Square feet more or less fully - described in the Schedule hereunder written.

AND WHEREAS the Vendor has contracted with the purchasers - for absolute sale to them of the said parcel of vacant land mentioned and described in the Schedule hereunder written at or for the price or sum of Rs. 30,000/- (Rupees thirty thousand only)

A.D.
L.D.
✓

AND WHEREAS for the better satisfaction of the purchasers - the husband of the Vendor has agreed to join in and confirm these presents and confirm the statement made herein as to the ownership of the said parcel of land being vested in - his wife the Vendor.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 30,000/- (Rupees thirty thousand only) ——— of good and lawful -- money of India to the Vendor paid by the Purchasers at or before the sealing and delivery of these presents (the -- receipt whereof and that the same is in full for the/absolute purchase of the said hereditaments and premises, she, the vendor doth hereby as also by the receipt hereunder - written admit and acknowledge and of and from the same and every part thereof do acquit release and for ever discharge

L.D.
A.D.

the +++++

the purchasers and the said hereditaments and premises) she the vendor doth by these presents indefeasible assures, - grants bargains, conveys, sells, transfers and confirmeth - doth hereby confirms unto and to the Purchasers ALL THAT - the defined Southern portion of the messuage tenement land hereditaments and premises including half of the 6 feet - passage being part of municipal holding no. 28, Shyamnagore Road within the South Dum Dum Municipality particularly - mentioned and described in Schedule 'A' Hereunder written and hereinafter referred to as 'the said property' and - delineated in the map or plan annexed hereto and thereon enclosed by ^{Red} border and the half of 6 feet passage to the South OR HOWSOEVER OTHERWISE the said property hereby sold and transferred or any part thereof now are or is or heretofore were or was situate butted bounded called known -- numbered described and distinguished TOGETHER WITH all -- houses and other building erection and structures and -- fixtures out houses out-buildings, boundary walls yards whatever existing thereon AND all ways paths passages - waters, water-courses sewers drains ditches fences hedges and the ground and soil thereof AND the tank, trees plants and shrubs growing and standing on and being in the said - property AND TOGETHER WITH ancient and other lights ways - paths passages drains water water-courses and all benefits and advantages thereof and all manner of former and other rights liberties easements privileges profits advantages emoluments appendages and appurtenances whatsoever standing and being in and upon the said property or any part - thereof or belonging or in anywise appertaining to or with the same or any part thereof or which with the same now are or is or heretofore were or was usually held used -- occupied +++++

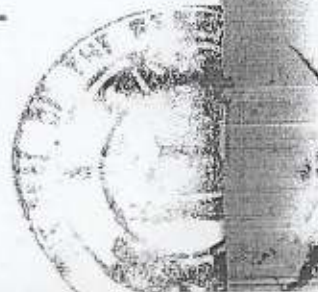
A.D.
L.D.

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L.D.

A.D.
L.D.

24/3/23

Registrar U/S 7 (2)
of Assurances, Calcutta



occupied or enjoyed or accepted or reputed to belong or be -
appurtenant thereto and/or as part parcel or member thereof
AND the reversion and reversions remainder and remainders -
rents issues and profits thereof and of any and every part -
thereof AND all the estate right title and interest inheri-
tance use trust possession property claim and demand whatso-
ever both at law and in equity of the Vendor in to or upon -
the said property or any part thereof AND all the deeds muni-
cipal writings and evidences of title which anywise relate
to or concern the said property or any part or parcel there-
of and which now are or hereafter shall or may be in the cus-
tody power or possession of the vendor or any person or per-
sons from whom she they or any of them can or may produce -
the same without any action or suit subject to the covenant
for production thereof contained in the Conveyance dated the
10th day of October 1969 TO HAVE AND TO HOLD the said prop-
erty and all and singular the premises hereby granted sold -
conveyed and transferred or otherwise assured and confirmed
or expressed or intended so to be with their rights numbers
and appurtenances unto and to the use of the purchasers --
absolutely and for ever free from all encumbrances attach-
ments trusts liens and dispendens whatever AND the Vendor -
doth hereby covenant with the purchasers THAT NOTWITHSTAND-
ING any act deed matter or thing whatever by the vendor made
done committed or knowingly suffered to the contrary the --
right title and interest which the vendor profess to trans-
fer subsists and the vendor has good right full power abso-
lute authority and indefeasible title to grant sell convey
and transfer the said property and all and singular the pre-
mises hereby granted sold conveyed transferred or expressed

or intended +++++

-(8):-

or intended so to be unto and to the use of the Purchaser
-s in manner aforesaid and according to the true intent
meaning and tenor of these presents AND that the purchasers
shall and may at all times hereafter peaceably and quietly
possess and enjoy the said property and all and singular
the premises hereby granted and receive the rents issues
and profits thereof and of every part thereof without any
hindrance lawful eviction interruption claim and demand -
whatsoever from or by the vendor or any person or persons
lawfully or equitably claiming or to claim from under or in,
trust for them AND that free and clear of and from any by
and at the costs and expenses of the vendor freely and --
clearly and absolutely freed and discharged acquitted and
released or otherwise discharged and well and sufficiently
defended kept harmless and indemnified of from and against
all and all manner of former and other assurances estates
claims charges liens debts attachments executions and --
encumbrances whatsoever and made done executed occasioned
or suffered by the vendor or any person or persons claim
ing or to claim by from through under or in trust for her
or any person or persons lawfully or equitably claiming as
aforesaid AND that the Vendor and all persons having or -
lawfully or equitably claiming any estate or interest --
whatsoever in the said property and all and singular the
premises hereby conveyed and sold or any part thereof from
through under or in trust for the vendor shall and will -
from time to time and at all times thereafter at the request
and costs of the purchaser make do and execute or cause to
be made done and executed all such other further better acts
deeds and things whatsoever for further better and more

perfectly +++++

24/2/73
Registrar U/S 7 (2)
of Assurances, Calcutta



perfectly effectually or satisfactorily granting and assuring the said property and all and singular the premises hereby conveyed and any and every part thereof unto and to the use of the purchasers in manner aforesaid or as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:-

ALL THAT the defined Southern portion of the Mourashi Mokerari raiyati piece or parcel of land and hereditaments containing an area of one bigha sixteen cottahs fourteen Chittacks and nine square feet (1 Bigha 16 Cottahs 14 Chittacks and 9 Square feet) be the same a little more or less out of 2 Bighas 6 Cottahs 14 Chittacks and 9 Square feet Together with the brick built pucca houses buildings boundary walls and other structures and erections and fixtures, garden, tank trees, plants, shrubs and other appendages and appurtenances thereunto belonging situate lying at and being municipal holding or premises no.28 (formerly No.24) Shyamnagar Road, within the South Dum Dum Municipality, Comprised in Collectorate Touzi No.228 and 229 Mouza (formerly Shyamnagore) now Krishnapur, Village Police Station (formerly Dum Dum and now) Rajarhat, Perganah Calcutta and Sub-Registry Cossipore Dum Dum within the District of 24-Perganas bearing the following Khatian number and D.g Numbers:-
Current Khatian No.28 (Revisional Survey Khatian)Dag Nos 963, 960(portion), 961, 962, 966, 965 and 964 measuring in total .82 Acre, out of which 1 Bigha 16 Cottahs 14 Chittacks and 9 Square feet lands comprising all trees plants and other fixtures with Sanitary latrine and two roomed pucca structure standing thereon butted and bounded:-
On the North:- by Private passage 6 feet wide belonging to

Sm. Leela Bose.

On the East +++++

On the East:- by land and house of Shri Hari Charan
Mukherjee and others.

On the South:- by Shyamnagore Road (metalled Road).

A.D. On the West :- by Mallikpara Lane (Metalled Road).
L.D./

and annual rent payable to the State of West Bengal Rs. 3'62p.
for the entire holding the map or plan annexed with the
conveyance form part of the Deed.

IN WITNESS WHEREOF the parties have hereunto set and subscribed
their respective hands and seals the day month and year first -
above written.

Labanya Dutta.

SIGNED SEALED AND DELIVERED

at Calcutta in the presence

of:-

Rama Prasad Das
Advocate, High Court,
Calcutta,


Kari
Calcutta, Cal.

Amalendu Dutta



L.D.

RECEIVED OF AND FROM THE WITHIN NAMED PURCHASERS
THE SAID SUM OF RUPEES *Thirty thousand only*
BEING THE FULL CONSIDERATION
MONEY WITHIN MENTIONED AS PER MEMO BELOW:-

MEMO OF CONSIDERATION:-

By Reserve Bank of India
Currency notes of the face
value of Rs. 100/- (one hundred
each, 290 pieces

Rs. 29,000/-

By Cheque No. $\frac{82}{9}$ 301198 dt
2-3-73 on State Bank of India, *Syambazar Br.*
Drawn by *Sudhis chandra Das*
as partner of *hears* for Rs. 1000/-

Rs. 1,000/-

Total Rs. 30,000/-

Rupees thirty thousand only.
Labanya Dutta.

witness:

Rama Prasad Das
Advocate

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Solice St, Cal.

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Resident 1

Book No. *7*
Volume No. *55*
Pages *210 to 222*
Being No. *1254*
For the year *1973*

531



Shri...

Registrar U/S 7 (2)
of Assurances, Calcutta

13. 3. 73.

124
DATED THIS *12th* DAY OF *March* 1973.

8/15

BETWEEN:-

SM. LABANYA DUTTA THE VENDOR
FIRST PART

AND:-

AMALENDU DUTTA CONFIRMER
SECOND PART

AND:-

SUDHIR CHANDRA DAS THE PURCHASER
THIRD PART.

CONVEYANCE



R. C. KAR
SOLICITOR
7, OLD POST OFFICE STREET
CALCUTTA

7/3/73

Registrar U/S 7 (2)
of Assurances, Calcutta