

Admissible under rule 21 and also under section 43, 18 and 26c of the Benga' Tenancy Act VIII of 183 a manufactor of Act V VI of 1832 of as americal of Act V Duly stamper in the the ludian Stamp Act is Process to 123

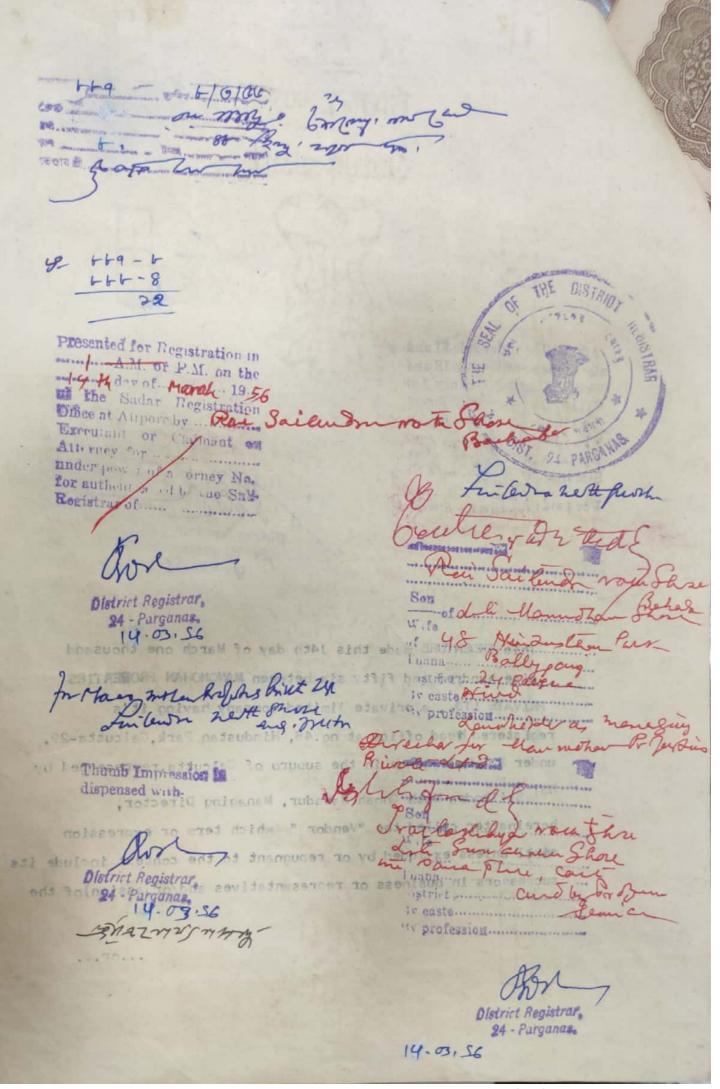
District Registrar,
24-Parganas,
14,03,56

Fee Paids

This INDENTURE made this 14th day of March one thousand nine hundred amd fifty six between MANOMOHAN PROPERTIES

PRIVATE LTD, a private limited company having it's registered head office at no.48, Hindustan Park, Calcutta-29, under P.S.Ballygunge in the suburb of Calcutta, represented by Rai Sailendra Nath Ghosh Bahadur, Managing Director, hereinafter called the "Vendor" (which term or expression shall unless excluded by or repugnant to the context include its successors in business or representatives and/or assign) of the

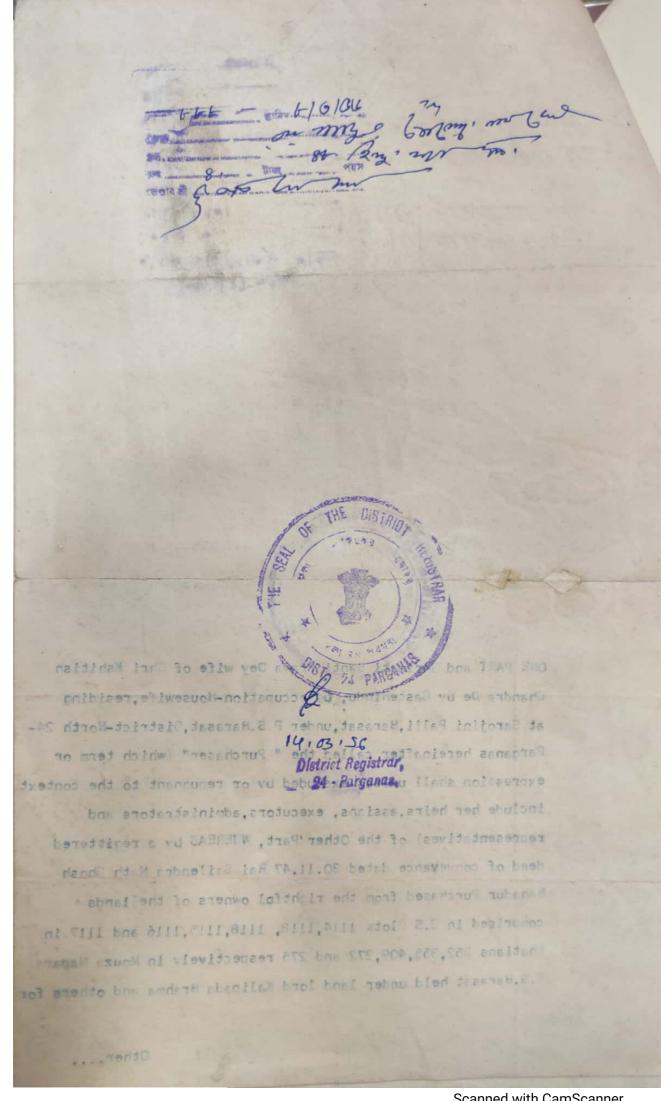
...OF ...





ONE PART and Shrimati Santi Prava Dey wife of Shri Kshitish
Chandra De by CasteHindu, by occupation-Housewife, residing
at Sarojini Palli, Barasat, under P.S. Barasat, District-North 24Parganas hereinafter called the "Purchaser" (which term or
expression shall unless excluded by or repugnant to the context
include her heirs, assigns, executors, administrators and
representatives) of the Other Part, WHEREAS by a registered
deed of conveyance dated 30.11.47 Rai Sailendra Nath Ghosh
Bahadur Purchased from the rightful owners of the lands
comprised in C.S Plots 1114,1118, 1118,1115,1116 and 1117 in
Khatians 352,355,409,272 and 275 respectively in Mouza Napara
P.S.Barasat held under land lord Kalipada Brahma and others for

Other



Khatians 352,353, 354 and 355 under landlord Rajkrishna Bagdi and others for Khatian 272under Surendra Nath Bagdi of Khatian 275 under landlord jasimuddin Mondel for lands measuring, 63,33,1.13, and 1.62 acres making a total of 3.94 acres for annual rental of k.3-4-0,1-10-6,k.5-8-0. k.3-6-0, k.1-11-0 and k.1-10-0 respectively AND WHEREAS by another registered deed of conveyance bearing the same date 30.11.47 the said Rai Sailendra Nath Ghosh Bahadur purchased from the rightful owners the lands recorded in C.S.Plots 1120.1121, 1115, 1116 and 1117 in the said Mouza Napara Under Police Station Barasat in Khatian 353,355,354,272 and 275 respectively measuring 85,2.02, 2.77 acres making a total of 5.64 acres held under land lord Kalipada Brahma and Others, Manik Bagdi and others and Surendra Nath Bagdi at an annual rental of &.4-0-0, 8.9-5-6,8.3-0-0, 8. 4-10-0. 8.5-14-0 respectively AND WHEREAS by a third registered deed of conveyance bearing the same date 30.11.53 the said Rai Sailendra Nath Ghosh Bahadur Purchased from the rightful owner the leasehold right of lands and the structures standing in C.S.plots no.1114,1118 and 1119 measuring.83,36 and 1.13 acres making a total area of 2.32 acres AND WHEREAS the said Rai Sailendra Nath Ghosh by the aforesaid three deeds of conveyance purchased in all 9.58 acres of land and become thus the sole and exclusive owner thereof and got khas possession of the land

Unatians 352,353, 354 and 355 under landlord laftrishna Bandi and others for Matian 272under Surendra Nath Bandi of Matian 275 under landlord jasimuddin Mondol for lands measuring. 63,33,1.13. and 1.62 acres making a total of 3.94 acres for annual rental of 8.3-4-0.1-10-6,8.5-8-0. M.3-6-0, M.1-11-9 and B.1-10-0 respectively AND MIERLAS or another registered deed of converance pearing the same date 30.11.47 the said Rat Sailendra Wath Chosh Bahadur purchased from the rightful owners the lands re orded in C.S. lots 1120. 1121, 1115, 1116 and 1117 in the said Wouse Manara Under Police Station Barasat in Whatian 353,355,354,272 and 275 respe wees making a total of 5.64 a res tively measuring 85 Rand Others, Manik Bandi and held under land ford Conval rental of R.4-1-1, 4-Ensine Chively NO NABREAS donveyance bearing the same date nosh Sepadur urchased from whicht of lands and the structures the rightful owner standing in C.S. olots no. 1114 Mg and 1110 measuring. 83,36 and 1 District Registrar, acres making a total ailendra Wath Chosh u sanagrafa As id three deeds of converance our chased in all 7.58 acres of land and become thus the sole and exclusive owner thereof and not khas possession of the land

AND WHEREAS being thus seized and possessed of or otherwise well and sufficiently entitled to the said lands measuring in all 9.58 acres comprised in C.S. Plot No. 1114, 1115, 1116, 1117, 1118, 1119, 1120 and 1121 in Mouza Napara under P.S.Barasat and sub-registry Barasat held under Touza No. 146 of the Alipore Collectorate in the district of 24 Parganas the said Rai Sailendra Nath Ghosh Bahadur amalgamated the said C.S.Plots and developed the same by filling up with earth and levelling the same and by opening and laying out reads etc. at enormous costs in furtherence of land Development Scheme AND WHEREAS the said Rai Sailendta Nath Ghosh Bahadur Divided the said lands into several plots suitable for residential purposes and numbered the same consequently from 1 to 09 named the scheme as " SOROJINI PALLI", AND WHEREAS the said Rai Sailendra Nath Ghosh Bahadur transferred all his right, title and interests in the "SOROJINI PALLI" land development scheme absolutely to the "Vendor" by a registered deed of convayance dated the 19th day of December 1952 and WHEREAS the "Vendor" being thus Seized and possessed of or otherwise well and sufficiently entitled to the lands and roads etc. comprised in the said SOROJINI PALLI Land Development Scheme including the plots sold and settled previously by Rai Sailendra Nath Ghosh Bahadur Nath entered into an agreement with the said purchaser for the absolute sale to him of the plot No.72 the said " SOROJINI PALLI " Land Development Scheme

win windles being thus seized and possessed of or otherwise well and sufficiently entitled to the said lands measuring in all a.se Tres comorised in 15 110t Vo.1114, 1115, 1115, 1117, 1118,1119, 1120 and 1120 in Mouza Napara under 3.5. de asat and sub-relistra Harasat held under Touza No. 146 of the Alizore Co lectorate in the district of 24 Parasnas the said Bai Sailendra Nath Shosh Bahadur amaldamated the said 0.5. Hots and developed the same by filling up with earth and levelling the same and by opening and laying out reads etc. at enormous costs in furtherance of land Development Scheme, AND WHEREAS the said Rai Sailendta Nath Chosh several olots suitaule for Hahadur Divided the sai One same consequently from 1 to residential our poses " AND WHERE IS the said Rai OP named the scheme transfermen all his right, title and Sailendra Nath The and development scheme interests in the des outer renistered deed of convavance susplutely to the and WHEREAS the "Vendor" s of or otherwise well and sufficie veing thus seized and possess 32,80, pids etc. comprised in the said tl entitled to the " SOKOTIVE PACE THE STREET SCHEME including the slots sold and settled orevious v by sai Sailendra Nath Chosh Hahalur Nath entered into an soreement with the said purchaser for the ausolute sale to him of the plot No 72 the said * SOROJINI PALLI * I and Development Scheme

measuring 5 cottahs 19 sq.ft. be the same little more or less formed out of the C.S.Plot No.1115 under Khatian Nos.355 and 409 of Mouza Napara as aforesaid more fully described in schedule "A" hereunder written and marked red in the map or plan hereto annexed free from all encumbrances at and for the price of % .750/- (rupees seven hundred fifty only) NOW THIS INDENTURE WITNESSES That in pursuance of the said Agreement and in consideration of the said sum of % .750/-(Rupees seven hundred fifty only) onlypaid to the vendor by the purchaser in the manners indicated in the memo of consideration below and before the execution of these presents(the receipt whereof the vendor doth hereby admit and acknowledge and of and from the same and every part the thereof doth hereby acquit release and discharge the purchaser) the vendor doth hereby indefeasibly by grant sell convey, transfer assign and secure into the purchaser free from all encumbrances ALL THAT PIECE AND PARCEL OF LAND hereditaments and premises containing by the measurement 5 cottah 19 sq.ft. of land be the same or title more or less formed out of the land being part of the cadastral survey plot no.1115 in Mouza - Napara, PS. Barasat in the district of 24- Parganas. And being numbered as plot no.81 of the said "SOROJINI PALLI" Land Development Scheme more fully described in the schedule "A" hereunder written and delineated and

coreans 19 sq.ft. be the same little more or less formed out of the C.S.Plot No.1115 under Khatian Nos.355 and 409 of Mouza lapara as aforesatd more fully described in schedule "A" hereunder ritten and marked red in the map or plan hereto annexed free from ncumurances at and for the price of M.750/- (rupees seven hundred Fifty only) NOW THIS INDENTURE WITNESSES That in pursuance of the said Agreement and in consideration of the said sum of Rs.750/-Rupees seven hundred fifty only onlypaid to the vendor by the urchaser in the manners indicated in the memo of consideration below nd before the execution of these presents the receipt whereof the endor doth hereby admit and acknowledge and of and from the same nd every part the thereof dotlar acquit release and discharge t THE TO our chaser) the vendor doth tolkiel iply by grant sell convey. ransfer assinn and securit free from all hereditaments and encumurances ALL DHAT DE S cottesh 19 sq.ft. of land premises containing by the presument be the same or title mare ok ofmed only of the land being part into deza - Napaca, PS. Barasat cadaterin survey of of the district of 24- Parganas: being numbered as plot no.81 of the said "SOROJINI PALLI" I and exclosment Scheme more fully described in the schedule "A" hageigoapluritten and delineated and District Registrar 24 - Parganas

marked red in the map or plan hereto annexed TOGETHER WITH all ways paths passages, water courses, right, privileges, liberties, easements, advantages and appurtenances thereto belonging or attached together with the right of ingress and egrees to and from and the right of user and easement of and over and under Neath the roads adjoining the said plot no.72 of the "SOROJINI PALLI "land and Development Scheme AND ALSO ALL other roads shown and delineated in the said map or plan attached with this indenture together with the right of easement on the tank and tube -well that apperatining or may hereafter exist and all the estate, right, title , interest property claimed and demand of the vendor into out of and upon the said plot of land hereby transferred and also vacamt amd peacefulpossession thereof TO HAVE AND TO HOLD the said property hereby granted sold conveyed transferred or expressed or intended so to be and any part thereof respectively into and to the use of the purchaser forever absolutely and free from all encumbrances and the vendor doth hereby for himself, his executors administrators and representatives covenant and agree with the purchaser that the vendor has Rayati right and khas possession of the land, hereditaments and premises hereby gramted.sold, conveyed, transferred AND that notwithstanding any act deed matter or thing by the vendor or by any of his predecessor -s in title made committed or knowingly permitted or suffered to the contrary he the vendor has good right and title, full power and absolute authority to grant sell convey transfer and assure the said plot of land hereditaments and premises hereby granted sold conveyed and transferred

int of user and easement of and over and under Neath the roads dictioning the said plot no.72 of the SOROTINI PALLI "land and evelopment Scheme AND ALSO ALL other roads shown and deliner ted ne said map or plan attached with this indenture together with icht of easement on the tank and tube -well that apperatiring o ay hereafter exist and all the estate, right, title , interest laimed and demand of the vendor into out of and upon the said and hereby transferred and also vacant and peaceful possession hereof TO HAVE AND JU property hereby granted s conveyed transferses or extressed of tended so to ue and any respective b of the purchaser forev encumurances and the vendor doth h Mistr the and representatives his by A 20187 covenent and anree that the vendor has lavat hereditaments and oremis .bns I vendor or by an of his ore deed matter or District Registrar -s in title made commit sanippra Antendry permitted or suffered t contrary he the vendor has good right and title, full nower me absolute authority to grant sell convey transfer and assure the plot of land hereditaments and premises hereby aranted sold conveyed and transferred

or expressed or intended so to be unto the purchaser her heirs, executors. representatives, administrators and assigns to the manner aforesaid AND the purchaser shall quietly and peacefully enter into, pessess enjoy the said plot of land, hereditaments and premises wothout any interuption or denial by the vendor or any person or persons claiming through or under or intrust from him the vemdor or from or under any of his predecessor an-title and that free and clear and freely and clearly and absolutely acquited exonerated and released or otherwise by and at the cost of the vendor shall and sufficiently indemnifted or from and against all manner of claims, charges, liens, debts attachments and encumbrances whatsoever made or suffered by the vendor or any of his predecessors in title or by any person or persons legally and equitably claiming any estate or interest whatsoever in the said property or any party thereof from under or in trust for the vendor or from under or any of his predecessor-in-title shall at all times hereafter at the request and cost of the purchaser, her heirs, executors, administrators, representatives or assigns do execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto the purchaser her heirs, executors, administraters, representatives and assigns in the manner aforesaid as may be reasonably required AND the vendor doth further covenant with the purchaser that of the purchaser suffers any less or if her

of of land, hereditaments and premises workout interuption or lenial by the wender or any nerson or persons siming tarough or under or datrust from him the weader or from or der any of his bredecessor in-title and that free and clear and eely and clearly and apsolutely acquired excharated and released or nerwise ov and at the cost of the vendor shall and sufficiently demnitied or from and mainet all manner of claims, charges, liens, euts attachments and encumumances, who ksoever made or suffered by ne vendor or any of his predecessors in title or by any person or ersons legally and equitably claiming any estate or interest whatsoe our trust from unier or in trust for o the said property or say OF THE all times herester at the rest TOPPOPO distinct of assinns do execute or executors, administrators at the hat sudeds and things what spever cause to be done and exerte esserific the said property and for further better and fore Stady? Meirs, executors, administr every nart thereof unto monner aforesaid as may be tors, representatives and as further covenant with 14,03,56 reasonauly required will the fiers any less the purchaser that of the ourcha District Registrar, 24 - Parganas

possession and enjoyment of the said lands hereditaments and premises be in any way hindered on account of any act done by the vendor then the vendor shall indemnify the purchaser against any such loss resulting from impeachment of title and interference with possession AND the vendor doth hereby further covenant with the purchaser that the purchaser shall be entitled to draw electric cables or wires and/or telephone lines and/or gas pipes over and underneath the aforesaid roads (And/or take connection from the main cable pr lines which may hereafter be brought in through the saidroad) amd also tohave drainage surface of otherwise and to connect the same with public drainage through or by means of the existing drainage adjoining the said lands hereditaments and premises AND the purchaser shall also be entitled to use the said roads opened by the vendor or his predecessor-in-interest for agree and for light ve hicular traffic . And the Vendors doth hereby declare that he or his predecessor-in-interest for agrees and for light vehicular traffic And the vendors doth hereby declare that he or his predecessors -ininterest has completed the construction of the 12-0 feet wide roads for agrees and ingress from and to the said plots no.72 of the SOROJINI PALLI and scheme hereby coveyed to the main road and for drafnage thereof respectively maintenance whereof shall vest on a committee to be setup and comstatuted with the members who purchase lands of the "SOROJINI PALLI " lands Development Scheme till the roads and drains are taken over by the Barasat Municipality or by any local registered Society. The purchaser hereby Covenant that she/or her sucessor will not contract any other type of

then the vendor shall indennify the purchaser areinst any such loss resulting from imperchaent of title and interference with nossession WD the vendor joth hereby further covenant with the our chaser that the purchaser shall be entitled to draw electric caules or free and/or telephone lines and/or das nices over and underneath the aforesaid roads and or take connection from the page caple or lives which may bereafter be brought in through the sat frond) and wish tohuve in inane sufface of otherwise and to connect the same with numlic dvainage through or by means of the existing drainage adjoining the said lands hereditaments and premises Saure stated to use the said roads opened AND the nurchaser shelled Age for mores and for light by the vendor or his oth preuy declare that he or his on light vehicular traffic ore decemsor -in-inters he or his predecessors -in-Af the 12-0 feet wide roads interest has comple said plots no.72 of the for sore s and ingres SOROHIVE PALLE and scheme hereby Sweved to the main road and for drainage thereof respective 32, 20, 40, ce whereof shall vest on committee to we set up on 340 Souds of the perpens who unrepase Jauge of the " District Registrar, " lands levelopment Scheme till the roads and drains are taken over by the Harasat Funicipality or by any local registered Society. The our chaser hereby lovenant that she for her sucessor will not contract any other time of

latrine save and except the sanitary one within the plot of land purchased by him. And the Vemdor doth hereby further covenant with the purchaser that barring acts vismejor he shall from time to time and at all material times hereafter and upon every reasonable request and at cost of purchaser or his agents lawyers in any court of law or othersise as necessary arises all or any of the deeds mentioned above for inspection or proving the title to the said land hereditanemts amd premises hereby granted transferred and conveyed or expressed or intended so to be or any part thereof and the said vendor doth hereby further convent with the purchaser that the said purchaser having deposited with the said veneor the thirty five years proportionate rent in respect of the said plot No.72 of the " SOROJINI PALLI " land development scheme, the purchaser shall have no liability to pay any rent due to the superior landlerds as aforesaid in future and the said vendor shall soon regularly paying off the entire jama or rent in respect of the holding comprising the said Plot no.72 of the said "SORDJINI PALLI " Land Development Scheme hereby conveyed And the said vendor shall indemnify and keep the purchaser indemnified against all losses and expenses which the purchaser may suffer or incure due to non-payment of such rent to the superopr landlords of the land hereditaments and premises or any part thereof

latrine save and except the sanitary one within the plot of land nurchased by him. And the Jendor doth hereby further covenant with purchaser that warring acts vismetor he shall from time to time and at all material times hereafter and unon every reasonable request and at cost of ourchaser or his scents lawvers in any court of law or othersise as necessary arises all or more the deeds mentioned above for inspection or proving the title to the said land hereditagents and premises hereby granted transferred and conveyed or expressed or intended so to be or any part thereof and the said vendor doch hereby further convent with the our chaser that the said ourchaser having deposited with the said veneor the thirty of the said not No.72 five vears proportionates scheme, the our chaser shall have future: and surerior landlords os ni entire iama or rent in shall soon recular la के के बर्गकी rescent of the hold sid Plot no.72 of the baid "SOHOJINI sa looment conveye and the said ven I indemnif and keep the nurchaser indemnified ana Date 101 pases and expenses which nous to tramper and official Registrate of reflux vam reachand supercor jandjords of the jand hereditaments and oremises part thereof

SCHEDULE 'A'

ALL THAT PIECE AND PARCEL OF LAND and hereditaments mentioned above being Plot no.72 of Sorojini Palli, Barasat containing by estimation 5 cottas 19 sq.ft. land be the same a little more or less situated and lying at and comprising in Touzi Mp- 146 of Alipore Collectorate P.S. and Sub-regostru Barasat, Dist- 24-Parganas ,J.L. No. 83, Mouza - Napara in Dag No.1115 (one thousand one hundred and fiteen) of C.S.Khatian No. 275 (two hundred and seventy five) Rayati Jama with occupancy right on rental of % .964 under landlord Surendra Nath Bagdi & Others of Napara now by West Bengal Co-operative Society Act Vested in the Govt. pf West Bengal represented by the Collector 24- Parganas. The proportionate rent being Rupees nine and annas six only butted and bounded as follows :-

North : 16' ft. wide road of Sorojini Palli-

East : Plot No.71 of Sorojini Palli,

West : Plot No. ... of Sorojini Palli,

South : 5'ft. wide drain of Sorojini Palli

IN WITNESSTH WHEREOF the Vendor represented by his Managing Director under authority of the Board of Dorectors. Pursuant through their resolution, dated the 30th May, 1957, hath hereunto set and subscribed his hand and seal the day, month, and year first above written. Per MARGINGHAN PROPERTIES PRIVATE LTD!

Signed sealed and delivered in presence of :

Witnesses: - Karifaba de 43/1 Pain Auenul Calcatta - 19

Luceron ser gum

Managing Director.

A, BINCEHIS

ALL THAT PIECE AND PARCE OF LAND and hereditaments mentioned auove meand Fint no.72 of Sorojini Palli, Barasat containing by estimation 5 cottas 19 sq.ft. land ue the same a little more or loss situated and lying at and comprising in Touzi Mo- Ide of Alicore Collectorite . S. and Sub-renostru Barrast, Dist- 21-Paradas . J. L. No. 83, Mouza - Napara in Dan No. 1115 (one thousand one hundred and fitteen) of d seventy five) C.S. Khatian No. 275 Ane and annas sax only The groportionate le' ft. wide road Bistrict Registrar Plot No. ... of Jorojini : 5'ft. whole dradm of sorotini Palli

Witnesses:

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