



Admissible under rule 21 and
 also under section 42, 18 and
 26 of the Bengal Tenancy Act
 VIII of 1889 and Amendment
 Act 1928 or as amended by Act V
 VI of 1928 *July 47*
 Duly stamped in accordance with the Indian
 Stamp Act 1898. Date 14/3/56 *23*
 Fee paid: Process fee *+2.00*
 in Court Fee Stamp *6*

Fee Paid:-
 A 6.00
 H 6.00
 mg 2.00
 M 1.00
15.00
[Signature]
 District Registrar,
 24 - Parganas,
 14.03.56

856
 A 6.00
 H 6.00
 mg 2.00
 M 1.00
15.00
[Handwritten notes]

This INDENTURE made this 14th day of March one thousand
 nine hundred and 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

...or...

Handwritten notes at the top of the page, including the number '119' and some illegible scribbles.

119 - 6
 119 - 8
 22



Presented for Registration in
 A.M. or P.M. on the
 14th day of March 1956
 at the Sadar Registration
 Office at Alipore by Raj Saiendram Moha Shon
 Executive or Claimant or
 Attorney for
 under power of Attorney No.
 for authentication by the
 Registrar of

[Handwritten signature]

District Registrar,
 24 - Parganas,
 14.03.56

[Handwritten notes in margin: Raj Saiendram Moha Shon, 24, Hindustan Park, Calcutta-22]

Thumb Impression
 dispensed with.

[Handwritten signature]

District Registrar,
 24 - Parganas,
 14.03.56

[Handwritten signature]
Raj Saiendram Moha Shon
 Son of Shri Hanuman Shon
 Wife of Shri Hindustan Park
 Luana Ballypang
 24 Parganas
 Caste Hind
 Profession Lawyer as managing

[Handwritten signature]
Raj Saiendram Moha Shon
 Son of Shri Hanuman Shon
 Wife of Shri Hindustan Park
 Luana Ballypang
 24 Parganas
 Caste Hind
 Profession Lawyer as managing

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District Registrar,
 24 - Parganas,

14.03.56



ONE PART and Shrimati Santi Prava Dey wife of Shri Kshitish Chandra De by Caste Hindu, by occupation-Housewife, residing at Sarojini Palli, Barasat, under P.S. Barasat, District-North 24- 3 Parganas 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....

-: 3 :-

Khatians 352, 353, 354 and 355 under landlord Rajkrishna Bagdi and others for Khatian 272 under 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 Rs. 3-4-0, 1-10-6, Rs. 5-8-0, Rs. 3-6-0, Rs. 1-11-0 and Rs. 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 Rs. 4-0-0, Rs. 9-5-6, Rs. 3-0-0, Rs. 4-10-0, Rs. 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

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 furtherance of land Development Scheme AND WHEREAS the said Rai Sailendra 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 conveyance 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



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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 Rs.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 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



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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 egress 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 apperating 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 vacant and peaceful possession 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 granted. 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

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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, possess enjoy the said plot of land, hereditaments and premises without any interruption or denial by the vendor or any person or persons claiming through or under or in trust from him the vendor or from or under any of his predecessor in-title and that free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the cost of the vendor shall and sufficiently indemnified 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 part 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, administrators, 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 loss or if her



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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 or lines which may hereafter be brought in through the said road) and also to have 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 vehicular 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 -in-interest 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 conveyed to the main road and for drainage thereof respectively maintenance whereof shall vest on a committee to be setup and constituted 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 successor will not contract any other type of

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latrine save and except the sanitary one within the plot of land purchased by him. And the Vendor 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 otherwise as necessary arises all or any of the deeds mentioned above for inspection or proving the title to the said land hereditaments and 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 vendor 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 landlords 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 "SOROJINI 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 incur due to non-payment of such rent to the superior landlords of the land hereditaments and premises or any part thereof

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And except the sanitary one within the plot of land
purchased by him. And the Vendor both hereby further covenant with
purchaser that barring acts vis-a-vis 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 otherwise as necessary arises all or any of the deeds mentioned
above for inspection or proving the title to the said land hereby-
transfers and premises hereby granted transferred and conveyed or
expressed or intended so to be or any part thereof and the said
vendor both hereby further covenant with the purchaser that the
said purchaser having deposited with the said vendor the thirty



five years proportionate to the extent of the said plot No. 72
of the 'SORJINI' PARGANA scheme, the
purchaser shall have no liability to pay rent due to the
superior landlords as from the date of the said vendor
shall soon regularize the entire jam or rent in
respect of the holding comprising the said Plot No. 72 of
the said 'SORJINI' PARGANA scheme hereby
conveyed and the said vendor shall indemnify and keep the

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purchaser indemnified and shall pay all expenses and expenses which the
purchaser may suffer or non-payment of such rent to the
superior landlords of the land hereinafter and premises or any
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 Mo- 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 Rs.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 WITNESS WHEREOF the Vendor represented by his Managing Director under authority of the Board of Directors.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.

For MAHMOHAN PROPERTIES PRIVATE LTD:

Sunder 22/5/57

Managing Director.

Signed sealed and delivered
in presence of :

Witnesses :- *Karjaba De*

*43/1 Paim Avenue
Calcutta - 19*

SCHEDULE 'A'

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ALL THAT PIECE AND PORTION OF LAND and hereditaments mentioned above being Plot No. 25 of Sectional Balli, Barasat containing by estimation 5 cottas 19 sq. ft. land on the same a little more or less situated and lying at and comprising in total



Ms-146 of Alipore Collectorate, S. and Sub-division Barasat, Dist-24-Parganas, L.I. No. 83, Mouza - Nopara in Sas No. 115 (one thousand one hundred and fifteen) of G.2. Khatian No. 275 (one thousand and seventy five) Gaval Jams with a total area of 10.964 under landlord's control & now by West Bengal Land Reforms Act Vested in the Govt. of West Bengal represented by the Collector 24-Parganas. The proportionate share of the said lands and areas six only

North : 16' ft. wide road Sectional Balli,
East : Plot No. 71
West : Plot No. ... of Sectional Balli,
South : 5' ft. wide drain of Sectional Balli

Signature
District Registrar,
24 - Parganas.

Witnesses :-



Signature
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Signature
Book No. ...
Page No. ...
Volume No. ...
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