

2893

2527 75RS.



Admission under ^{Regn} rule 21 and
 also under section 12, 18 and
 26 of the Bengal Tenancy Act
 VIII of 1885 under amendment
 Act 1928 or as amended by Act
 VI of 1938
 Duly stamped under the Indian
 Stamp Act 1899 Schedule 1 A No 23
 Fee paid: Process fee in Court Fee Stamp

Fee Paid :-
 A 18.00
 H 10.00
 m(6) 2.00
 N 1.00
 31-00

For Registrar 24 Parganas
 13-6-63

3051.50
 ✓ A-1800
 2170.00
 1071.50
 3100
 2027.50
 A-1800

THIS INDENTURE made this 13th day of June One thousand
 nine hundred and sixty three BETWEEN THE CALCUTTA PROPERTIES
 LIMITED a Joint Stock Company with limited liability incorpo-
 rated under the Indian Companies Act and having its registered
 office at No.65 Sir Hariram Goenka Street in the town of
 Calcutta hereinafter called the "VENDOR" (which expression
 shall unless excluded by or repugnant to the context include
 its successor or successors in interest and assigns) of the
 One Part AND SREEMATI USHARANI NANDY wife of Late Rati Kanta
 Nandy residing at 1/15, Bidya Sagar Upanibesh P.S. Tollygunge,
 P.O. Naktola, District 24 Parganas by caste Hindu by occupation
 Grihasthali hereinafter called the "PURCHASER" (which expres-
 sion 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 26th
 day of

962 Sm. Asha Rani Nandey
Wag. tolla. Cut - Up

The 25.4.63



1e 75/-
1e 38/-
1e 14/-

Rajaramkameswari

Presented for Registration as
..... A.M. or P.M. on the
..... 13th of June 1963.
at the Sub-Registrar's Office at Alipore by Rajaramkameswari
Executed as Claimant as
Attorney for The Calcutta Properties Ltd
under power of attorney No. 888 + 1951
Now authenticated by the Sub-
Registrar of Calcutta

Sub Registrar, 24 Parganas

Rajaramkameswari
Agent
Calcutta Properties Ltd

Thumb Impression in
dispensed with.

Sub Registrar, 24 Parganas

Rajendra Nath Chakrabarty

Rajaramkameswari
Wife of Late Srinivasan
of b. 5, S. C. Hari Ram Singh
Thana Calcutta
District Calcutta
By caste Brahmin
By profession as of group
for Calcutta properties Ltd

Rajaramkameswari
Son of Late Srinivasan
Of 372/4, Hari Ram Singh
Thana Calcutta
District Calcutta
By caste Brahmin
By profession as of group

Sub Registrar, 24 Parganas

13.6.63




2.

day of September 1946 registered at the Alipore Registration Office in Book No.I Volume No.56 Pages 54 to 60 Being No.3048 for the year 1946 Kabujan Bibi and others for the consideration therein mentioned sold and conveyed to Vendor among others ALL THAT piece or parcel of land being c.s. Plot No.983 of Mouza Tetul Beria measuring .47 acres in Khatian No.50 AND WHEREAS the vendor has recorded its name in the recent Revisional Settlement and is in khas possession of the same and the same has been recorded as R. S. Dag No.1001 in Khatian No. 110 AND WHEREAS the vendor is now absolutely seised and possessed of and otherwise well and sufficiently entitled to the said c.s. Plot No.983 R. S. Plot No.1001 of Mouza Tetul Beria AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase free from all encumbrances the Eastern portion of the said c.s. Plot No.983 measuring 17 Cottas 7 Chittaks of land corresponding with .29 satak at or for the price of Rs.3,051.56nP (Rupees Three thousand and fifty one and fifty six naya paise) only calculated at the rate of Rs.175/- (Rupees One hundred and seventy five) only per Cotta NOW THIS INDENTURE WITNESS ETH that pursuant to the aforesaid agreement and in consideration of the said sum of Rs.3,051.56nP. (Rupees Three thousand fiftyone and fifty six naya paise) only of lawful money of India in hand

No. 962 Sm. usha Rani Nandy
Sd/-
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The 25.4.63


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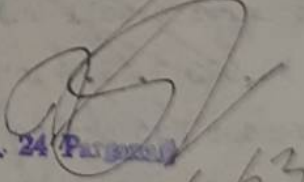
1e 41

28/12

28-25-20



not Registered. 24 (Paragraph)


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3.

hand well and truly paid to the Vendor by the purchaser at or before the execution of these presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release and forever discharge the purchaser as well as the said land) the vendor doth hereby convey transfer and sell to the said purchaser ALL THAT the said piece or parcel of land hereditaments and premises being the Eastern portion of the said c.s. Plot No.983 of Mouza - Tetul Beria fully described in the Schedule "A" hereunder written OR HOWSOEVER OTHERWISE the said land hereditaments and premises is are or was or were situate butted bounded called known numbered described or distinguished TOGETHER WITH passages common fences shrubs trees water water-courses lights rights liberties easements privileges and appurtenances whatsoever to the said land hereditaments and premises belonging or anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and all the easements thereon and the reversion remainder and remainders and yearly monthly and other rents issues and profits thereof and together with the documents of title exclusively relating to the

No. 962
Sd/-
of

Sm. Nisha Rani Nandy
Nagtolla Cont. 40

Date 25.4.69

Transmit 25.4.69

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78-25-20



Reg. Registrar. 24/Pimpri

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to the said land hereditaments and premises AND all the estate right title and interest claim and demand whatsoever of the vendor into and upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted transferred and conveyed assigned and assured to expressed or intended so to be unto and to the use of the said purchaser AND the vendor doth hereby covenant with the said purchaser that notwithstanding any act deed matter or thing by the said vendor done and executed or knowingly suffered to the contrary the said vendor now hath indefeasible and absolute title as and for an estate of inheritance in fee simple in possession or an estate equivalent thereto the said land hereditaments and premises hereby granted conveyed transferred assigned and assured or expressed or intended so to be and that the said vendor hath good right full power and absolute authority to grant transfer convey assign and assure the same in the manner aforesaid AND the purchaser shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the said vendor and its assigns or any person or persons lawfully or equitably claiming from under or in trust for the vendor AND that free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged and otherwise by and at the cost and expenses of the vendor well and sufficiently saved defended kept harmless and indemnified of and from against all manner of claims charges liens debts attachments and encumbrances made or suffered by the vendor and all person or persons lawfully or equitably claiming from under or in trust for the vendor AND FURTHER that the said vendor and all persons having or lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for ...



For Registrar. 24 Parganas

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13-6-63.

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 all such acts deeds matters and things whatsoever for further and more perfectly assuring the said land hereditaments and premises unto and to the use of the said purchaser as shall or may be reasonably required AND that the said vendor doth hereby covenant with the said purchaser her heirs and assigns that unless prevented by fire or accidents the vendor shall on like requests and cost as aforesaid produce or cause to be produced to her or her agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings described in the Schedule "B" hereto relating to the said land hereditaments and premises which may be in the custody of the vendor for the purpose of showing title to the said land or any part thereof AND also at the like requests and costs deliver or cause to be delivered unto the said purchaser her heirs and assigns such attested or other copies or extracts from the said deeds and writings of any of them as she or they may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings or any of them unobliterated and uncanceled.

THE SCHEDULE "A" above referred to :

ALL THAT piece or parcel of Raiyati Dakhali Satya Bisistha land hereditaments and premises measuring 17 Cottas and 7 Chittaks corresponding with .29 acres a little more or less situate lying at within the jurisdiction of Thana Sonarpur and Sub-Registration office Baruipur in the district of 24 Parganas and according to Settlement records of rights the said land is comprised in -- Pergana Madan Malla Mouza Tetul Beria J.L. No.44 R. S. No. 8 Touzi No.271 Khatian No.50 Eastern portion of c.s. Plot No.983 appertaining to a total annual rent of Rs.10/8/- for .95 satak payable to the Collector, 24 Parganas. The proportionate rent being Rs.3.20 nP. and according to the Revisional Settlement khatian No. 110



For Registrar. 24 Parganas

17-6-63

Eastern part of Dag No.1001 appertaining to a proportionate rent of Rs.5/3/1 for .47 acres. The proportionate rent for the sold area is Rs.3.20nP. (Rupees Three and twenty naya paise) only payable to the said Collector.

THE SCHEDULE "B" above referred to :

- 1) Conveyance dated 26.9.1946 from Kabujan Bibi and others to Vendor.
- 2) C. S. and R. S. Khatians of Mouza Tetul Beria.

IN WITNESS WHEREOF the vendor hath hereunto affixed its Common Seal the day month and year first above written.

THE COMMON SEAL of the vendor hath hereunto been affixed by :-

*B. D. Dasgupta &
H. D. Dasgupta*

Directors in the presence of :-

*Suhas Chandra Mukherjee
Rishra, Hooghly
Balindro Nath Chatterjee
32/4 Balda Bari Salt Col 33*

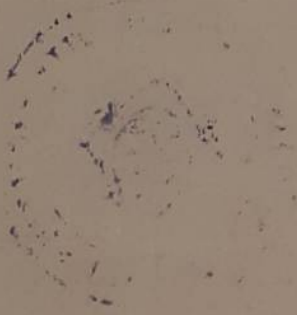


For CALCUTTA PROPERTIES LTD.

[Signature]
Director.

For CALCUTTA PROPERTIES LTD.

[Signature]
Director.



For Registrar, Pargana

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17.6.67

MEMO OF CONSIDERATION :

By amount received at or before the execution
of these presents being as follows :-

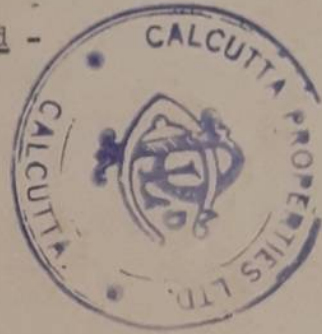
By amount received by Cash on 22.3.63

being the full payment of consideration

money Rs. 3,051.56 nP.

Total Rs. 3,051.56 nP.

(Rupees Three thousand fiftyone and
fifty six naya paise only).



For CALCUTTA PROPERTIES LTD.

[Signature]
Director.

For CALCUTTA PROPERTIES LTD.

[Signature]
Director.

Witness

- 1) Suresh Chandra Maitra
Rishra, Hooghly
- 2) Rabinendra Nath Chakroborty
372/4 Rabi Chandra Saha Calcutta



For Registrar, Pargana

13-6-63

DATED THIS 13/4 DAY OF June 1963.



BETWEEN

THE CALCUTTA PROPERTIES LIMITED.

AND

SREEMATI USHARANI NANDY.

CONVEYANCE :

Re:- Eastern portion of c.s. Plot No. 983 of Mouza Tetul Beria.

For Registrar. 24 Parganas

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N. 1.00.



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Book No... 100
Volume No... 50
Page... 129
Being No... 2509
For the year 1963