

# S S DEVELOPER

CIVIL CONSTRUCTION, PROMOTORY & LAND DEVELOPMENT

59/A BIDHAN NAGAR, MEDINIPUR, DIST - PASCHIM MEDINIPUR

## DEVOLUTION OF TITLE

Ref..... Smt Sikha Das is the owner of the schedule mentioned land measuring an area <sup>Date.....</sup> 0.0560 acres as per Deed 0.0588 acres as per Recorded land who became the owner of the land by purchase vide Deed No. 1730 Of 1982 dt. 19.03.1982 executed by Ajit Kumar Mitra for self and Constituted Attorney of Niharika Dutta & Shefalika Sarkar Mitra, resident of Keranitola, Mitra Compound, P.O. & P.S. – Midnapore, Dist. – Paschim Medinipur and since purchase, Purchaser Smt. Sikha Das, W/o. Late Ranendu Bhusan Das is in possession of her land as owner and mutata her land in the Office of the B.L. & L.R.O. Sadar, Midnapore and her name has been recorded in L.R. Khatian 2278 in L.R. Plot No. 204, 205, 207 & 536, Mouza – Sekhpura, J.L. No. 172 and she mutata her name in the Office of the Midnapore Municipality and a Municipal Holding Number has been open being Holding No. 1264, Word No.6 and paid Govt. Rent and Municipal Tax against receipt.

AND WHEREAS the Plot of land of Mouza – Sekhpura, J.L. No. 172 under Police Station – Midnapore (Kotwali) originally belonged to late Charu Chandra Mitra predecessor of Smt. Saila Bala Mitra, Ajit Kumar Mitra, Smt. Shefalika Sarkar, Smt. Niharika Dutta, who were in possession of their respective share of land and Schedule mentioned land and other landed properties are retain land of Late Charu Chandra Mitra and R.S.R.O.R. have been prepared in respective Khatian in respect of the lands and after death of Charu Chandra Mitra, Ajit Kumar Mitra, Saila Bala Mitra, W/o. Charu Chandra Mitra, two married daughters Smt. Shefalika Sarkar & Smt. Niharika Dutta inherited the property left by Charu Chandra Mitra.

And while said wife, son and daughters of Late Charu Chandra Mitra used to possess their land Niharika Dutta transfer her 1/4<sup>th</sup> share vide Gift Deed dated 19.06.1964 in favour of her brother Ajit Kumar Mitra.

AND WHEREAS while Saila Bala Mitra was in possession of her land she executed a Will and after Probate of Will of Saila Bala vide Probate Case No. 51/1978 Ajit Kumar Mitra became owner of 7/12<sup>th</sup> share of land. Smt. Shefalika Sarkar became the owner of 4/12<sup>th</sup> share of land & Smt. Niharika Dutta became the owner of 1/12<sup>th</sup> share of land.

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*Soumen Samanta*  
Partner

AND WHEREAS while Ajit Kumar Mitra, Smt. Shefalika Sarkar and Smt. Niharika Dutta were in possession of their respective land in ejmal they have decided to transfer their land as mentioned in the Schedule of this Development Agreement and on hearing the same owner Smt. Sikha Das wanted to get the Schedule mentioned land by paying money for the land and after considering the proposal of Smt. Sikha Das, Ajit Kumar Mitra, Smt. Shefalika Sarkar & Smt. Niharika Dutta agreed to transfer their land and after accepting the consideration money Ajit Kumar Mitra, Smt. Shefalika Sarkar, Smt. Niharika Dutta transfer their land as described in the Schedule by executing a Lease Deed dt. 28.05.1982 and delivered vacant possession of the land in favour of present owner, Smt. Sikha Das and since the Smt. Sikha Das is in possession of her land as owner.

AND WHEREAS after getting the Schedule mentioned Sikha Das mutate her land in the Office of B.L. & L.R.O., Sadar Midnapore & L.R.R.O.R. has been prepared in her name in respect of Schedule mentioned land in L.R. Khatian No. 2278 of Mouza - Sekhpura, J.L. No. 172 under P.S. - Midnapore in L.R. Plot No. 204, 205, 207 & 536 measuring an area 0.0220 acres, 0.0126 acres, 0.0083 acres & 0.0159 acres respectively and in all 0.0588 acres though in the Deed dt. 28.05.1982 area of the land has been written as 0.0660 acres or 2875 sq.feet or 3 kathas 15 chattak 40 sq.feet, R.S. Plot No. 143/288, Sub Plot No. 35 and owner, Sikha Das also mutate her name in respect of her land in the Office of the Midnapore Municipality and a new Holding has been opened under Ward No. 6 Station Road, Mahalla and till date Smt. Sikha Das is in possession of her land by paying Govt. Rent and Municipal Tax against receipt.

**SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of a Plot of land measuring an area 2875 sq. be the same a little more or less lying and situated District - Paschim Medinipur, P.S., Municipality - Midnapore, Municipal Ward No. 6, Hodling No. 1264, Mahalla-Station Road, Mouza - Sekhpura, J.L. No. 172, R.S. Plot No. 143/288, Sub Plot No. - 35, R.S. Khatian No. - 5/4 & 6/4, L.R. Khatian No. - 2278, L.R. Plot No. - 204, area - 0.0220 acres, Plot No. - 205, Area - 0.0126 Acres, Plot No. - 207, Area - 0.0083 Acres, Plot No. - 536, Area - 0.0159 Acres in all 0.0588 acres as per Deed area of land is 0.0660 or 3 Kathas, 15 Chhatak, 40 sq.feet.

**Butted and Bounded by :**

**North :** Road with Drain.

**South :** Land of R.S. Plot No. 153.

**East :** Land of Sub Plot No. 36.

**West :** Land of SubPlot No. 34.

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