Convartion

INDIA

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

Original

No — 1720 for 1982

Stamp Rs 100/+50/+20/+3/50

Total Rs Stamp 20P

35(a)(VII) Fee
B - 39.50
" - 2.40
41.90

Sd- S. B. Sengupta
19. 3. 82

1-00
19th Mar 82
Ajit Kumar Mitra
Ajit Kumar Mitra

Sd- S. B. Sengupta

This deed of lease made between: 1. Sri Ajit Kumar Mitra S/o Late Charu Chandra Mitra by profession teacher, by caste Hindu resident of Kumitola Midnapore Town for self and as a legally constituted attorney for Lessors Nos. 2 and 3. 2. Sm Shefalika Sarkar w/o. Shri Kanak Chandra Sarkar by profession landowner by caste Hindu, resident of B-2/101 A, Safdarjung

Sd- Nirmal Kumar Sinha
Sd- Nirmal Kumar Sinha

F(1) – 2.00
Q(a) – 11.55
Q(b) – 6.50
Sketch – 5.20
Chs – 0.15
Postage – 1.10
Cost of plan 5.00
31.50

Delivered to D.P. Ghosh
St No – 1359 dt 25.5.82

H.C.
28.5.82

Executed by
Sikha Das
W/o Sri Ramendu Bhusan Das
of Midnapore
Hindu, cul

Executed by
Ajit Kr Mitra
S/o Lt Charu ch Mitra
of Kesaniitola
Midnapore.
Hindu cultivator.
for self as constituted
attorney for Sefalika
Sarkar & Niharika Dutta

T.S. No. 1970

Sikha Das
Ajit Kumar Mitra for
self and as legally constit
attorney of Sm. Shefalika
Sarkar and Sm Niharika
Dutta.

Executed by
Sankar Pr Mondal
S/o. Lt Nityaya Nanda Mondal
of Kesaniitola
Hindu, cul

Sankar Pr Mondal

Enclave, New Delhi-2
through legally constituted attorney -
Lessor No-1. (3) Sm
Niharika Dutta W/o
Late Indu Bhusan
Dutta by profession
land owner, by caste
Hindu resident of
P- 80A, C.I.T. Scheme
VI-M, Calcutta- 54,
through legally
constituted attorney
lessor No-I. All the
three mentioned
above here-in after
referred to as-2.
(2nd page) Ajit Kumar
Mitra, for self and
as a constituted attorney
of Sm Shefalika Sarkar
and Sm. Niharika Dutta.
Sikha Das. (2) to as
lessors of the one
part. And Sm. Sikha
Das W/o Shri Ramendu

Sd- S. R. Sengupta

19. 3. 82

4

Bhusan Das, by profession house wife, by caste Hindu, resident of C/o. Sri Ramdev Singha Roy P.O. & Dist. Midnapore P.S. - Kotwali, Midnapore, here-in-after known as the Lessee of the other part. 1) That the lessor No. 1 is the owner to the extent of 7/12 th (Four twelfth) share and lessor No. 2 to the extent of the other 1/12 th (one twelfth) share of the plot of land described in the schedule below in "Mouza" Sekhpura, P.S. Town and District Midnapore within the jurisdiction of the Midnapore District Registry office. All the lessors are in their possession of their respective shares. 2) That the demised land along with other lands of this "Mouza" Sekhpura, P.S. Kotwali Midnapore - J.L. No. 172, belonged to late Gopal Chandra Mitra, predecessor in interest of lessors 1, 2 and 3 and late Sailen Bala Mitra. (3) That the 3

Ajit Kumar Mitra ~~for self~~ and as a legally constituted attorney of Sm. Shefalika Sarkar and Sm. Niharika Dutta, Sikha Das. (3) (3) That the demised land along with other lands have been duly retained under the provisions of the West Bengal Estate Acquisition Act by the submission of "B" Form by late Charu Chandra Mitra and respective "Khanda Khatians" have been opened in the present settlement operation recording him as non agricultural land lord and the same have since been finally published. 4) That on the death of Charu Chandra Mitra, the lessor No. 1, Late Saila Bala Mitra, Lessor No. 2 and Lessor No. 3 being his son, wife and daughters have succeeded ~~to~~ his share, as his heirs, under the Hindu Succession Act of 1956 in equal share. 5. That in pursuance of a registered Deed

of Gift dated 19.6.1964, Sm. Niharika Dutta w/o. Late Indu Bhusan Dutta has transferred her 1/4th (one fourth) share in favour of her brother Shri Ajit Kumar Mitra, Lessor No-1. 6) That late Sarala Bala Mitra died leaving a will duly executed-4 (4th page) Ajit Kumar Mitra for self and as a legally constituted attorney of Sm. Shefalika Sarkar and Sm. Niharika Dutta Sikha Das. (4) executed and registered by her and by the said will she bequeathed her undivided 1/4th (one fourth) share in the land described in the schedule below with other landed properties to the lessors 1, 2 and 3. The District Delegate Midnapore was pleased to grant probate to the will of late Sarala Bala Mitra in probate case No. 51 of 1978. After the grant of the probate

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to the will of late Sailla Bala Mitra, Lessors Nos. 1. 2 and 3 become the owners to the extent of 7/12th (Seven twelfth) 4/12th (Four twelfth) and 1/12th (one twelfth) shares respectively of the land described in the schedule below and all the lessors are in khas possession of their respective shares. The lessee having proposed to take permanent lease of the land described in the schedule below for effecting therein temporary and permanent construction for residential purpose or to use it otherwise, except those which are detrimental to health or social life and having agreed to pay "Salami" and rent to be assessed by the lessors, the lessors have accepted the proposal. And---5 (5th part) Ajit Kumar Mitra for self

and as a legally constituted attorney of Smt Shefali Ka Sarkar and Smt Mithavika Dutta, Sikha Das.

(5) In consideration of the premium of Rs 3993/- (Rupees three thousand nine hundred ninety three only) the receipt whereof the lessee hereby acknowledge and of the rent here-in-after contained the lessors doth hereby demise unto the lessee the plot of land fully described in the Schedule and delineated on the plan annexed to these presents together with right of easement in the proposed pathway to the North of the demised land and to hold the premises, hereby demised unto the lessee, in perpetuity from the date of execution of these presents rendering therefor the yearly rent of Rs 3/- (Rupees three only) by the end of each Bengali calender

year. 7) And the lessee agree do hereby covenant with the lessors and the lessors and the lessee agree that the following terms and conditions would govern the lease the lessors and the lessee:- a) That the lessee shall hold the land described in the Schedule as a non-agricultural under tenant with both heritable and transferable rights with right of Mortgaging or pledging in any way and the tenancy and its terms shall be deemed to be governed by the West Bengal Non-Agricultural Tenancy Act save and except those that are repugnant to any express provision embodied in this deed. (b) That lessee shall pay Rs 3/- (Rupees three only) as yearly rent to the lessors or their heirs, successors or assignees for the demised

4

land according to Bengali calendar year. (c) That the lessee shall have all rights to dig well construct all sorts of "Pucca" and "Kutcha" structures, take water and electric connections and to use the same in the best way according - 6 (6th page) Ajit Kumar Mitra for self and as a legally constituted attorney of Sm. Shefalika Sarkar and Sm. Niharika Dutta Sitha Das. (6) way according to the best advantage of the lessee in fulfilment of the purpose of the lease except those which are detrimental to health or social life. (d) That the lessors shall not, in any way be liable for any act of commission or omission of the Lessee in her users and occupation of the leased out land. (e) That the terms and conditions of this lease, shall be binding upon the heirs, successors and assignees of the lessors

as well as the lessee. (g) That the amount of Salami having been assessed and agreed at Rs. 3993/- (Rupees three thousand nine hundred ninety three only) by consent of both the parties, the same is paid to-day by the lessee to the lessors in cash and in presence of witnesses. (h) That all Municipal tax and other rates and impositions already made or that may be made by the Municipality or Government or any legaly body or authority in future are to be paid by the lessee. (i) That this deed of lease is being executed in original with a Duplicate copy thereof. The original shall remain with the lessee and the Duplicate with the lessors. In witness whereof Both the lessors and lessee do hereby put their signatures to this deed of lease, out of their free will.

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Niharika Dutta, Sikha Das. (8) Sub plot No - 35 (Thirty five) is butted and bounded by on the:- North- Proposed path and drain South- R.S. Plot No - 153 (one hundred fifty three) East- Sub Plot No-36 (Thirty Six) west Sub-Plot No - 34 (Thirty four) witness:- 1. শ্রী সনৎ কুমার মাইতি, পেশায় ব্যবসা পোঃ মেদিনীপুর 2. Ajit Kumar Santra, Station Rd. Midnapore. Typed by Rimjhali Gorai, Chowkbazar Midnapore. Ajit Kumar Mitra for self and as a legally constituted attorney of Sm. Shebalika Sarkar and Sm. Niharika Dutta, Sikha Das. বিক্রয় না 2015 সাল ৫১১/৮২ মোট 300.00 টাকার মধ্যে বায়না বাবদ শ্রী অজিত কুমার মিত্র না- পেশায় ব্যবসা সাং- মেদিনীপুর- শ্রী নিত্যগোপাল মাইতি পেশায় ব্যবসা সাং মেদিনীপুর- 300.xx টাকা, 50.xx = 50.00, 20.xx = 20.00 5.xx = 5.00, মোট 375.00 টাকার বিনিময়ে-

[illegible] শ্রী নিত্যরঞ্জন ঘোষ, কীর্তনখোলা
গ্রাম-চাঁদপুর থানা-বাগেরহাট জেলা-খুলনা
[illegible] নাম শ্রী শচীন্দ্র কুমার
বিশ্বাস পিতা [illegible] সন-সৌদীপুর
[illegible] সৌদীপুর শ্রী নিত্যরঞ্জন ঘোষ-পাঁচু
[illegible] একজন সৌদীপুর, কীর্তনখোলা
[illegible] গ্রাম চাঁদপুর থানা-বাগেরহাট জেলা-খুলনা
থানা [illegible] নাম শ্রী শচীন্দ্র
কুমার বিশ্বাস পিতা [illegible] সন-সৌদীপুর
শ্রী নিত্যরঞ্জন ঘোষ পাঁচু [illegible] একজন
সৌদীপুর, কীর্তনখোলা [illegible] গ্রাম চাঁদপুর
থানা [illegible] থানা [illegible] নাম শ্রী
শচীন্দ্র কুমার বিশ্বাস পিতা [illegible] সন-সৌদীপুর
শ্রী নিত্যরঞ্জন ঘোষ-পাঁচু [illegible] একজন সৌদীপুর। ---True copy

Copy read by
A. Mokid.
28.5.82

Sudhir Routh
28.5.82

28.5.82

R.S. PLOT NO 14 IN MOUZA SEK

REF :- LANDS SEK

AREA OF SUB PLOT NO. 3

15CH

0.0660 ACRE

DRAIN

36

R.S. PLOT NO. 153

PROPOSED DRAIN

R.S. PLOT NO. 155

Sd/- Smt. Kumari Hari ... legally constituted attorney of Sm. Stefanika Sarkar and Sm. Niharika Dattar

Sd/- Sukla Ross.

Drawn by
S. Nandi
Surveyor
Naporé

Checked by
K. Mitra
... 82.

True Copy

Sadar Joint Sub-Registrar
Naporé
1.6.88

To,
Sri Ajit Kumar Mitra.
Sm. Sadla Bala Mitra.
Sm. Shefalika Sarkar.

Receipt No. 027

Received the sum of
Rs. 66.00 (Rupees sixty six only)
only), towards the lease rent for
the year 1388 B.S., from Sri/Smt.
Sm. Sikha Das
in terms of Lease Deed No. 1730
of 1982 dt. 19.3.82.

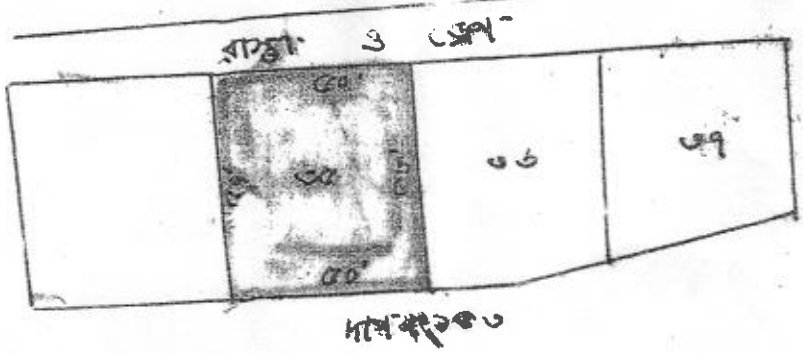
Received Dev 27/5/87
for Sikha Das

1.2.5.83

ure of
or their
ed repre-
sentative.

[illegible] মৌজা [illegible]
[illegible]/দাগ নং ১৪৩/[illegible]

স্কেল ১" = ৫০'



▩ এই রং এ রাঙ্গিত অংশ বিক্রীত হইল।

TRUE COPY

Surveyor
S/Alligalle.
6.8.83.

Traced by
Tapan Mistry.
24.6.83.

[illegible] Sub-Registrar
Alipur.
24.6.83.

Application No- 145/2017

Village name and No- Sukhpura-172

Date- 16/6/17

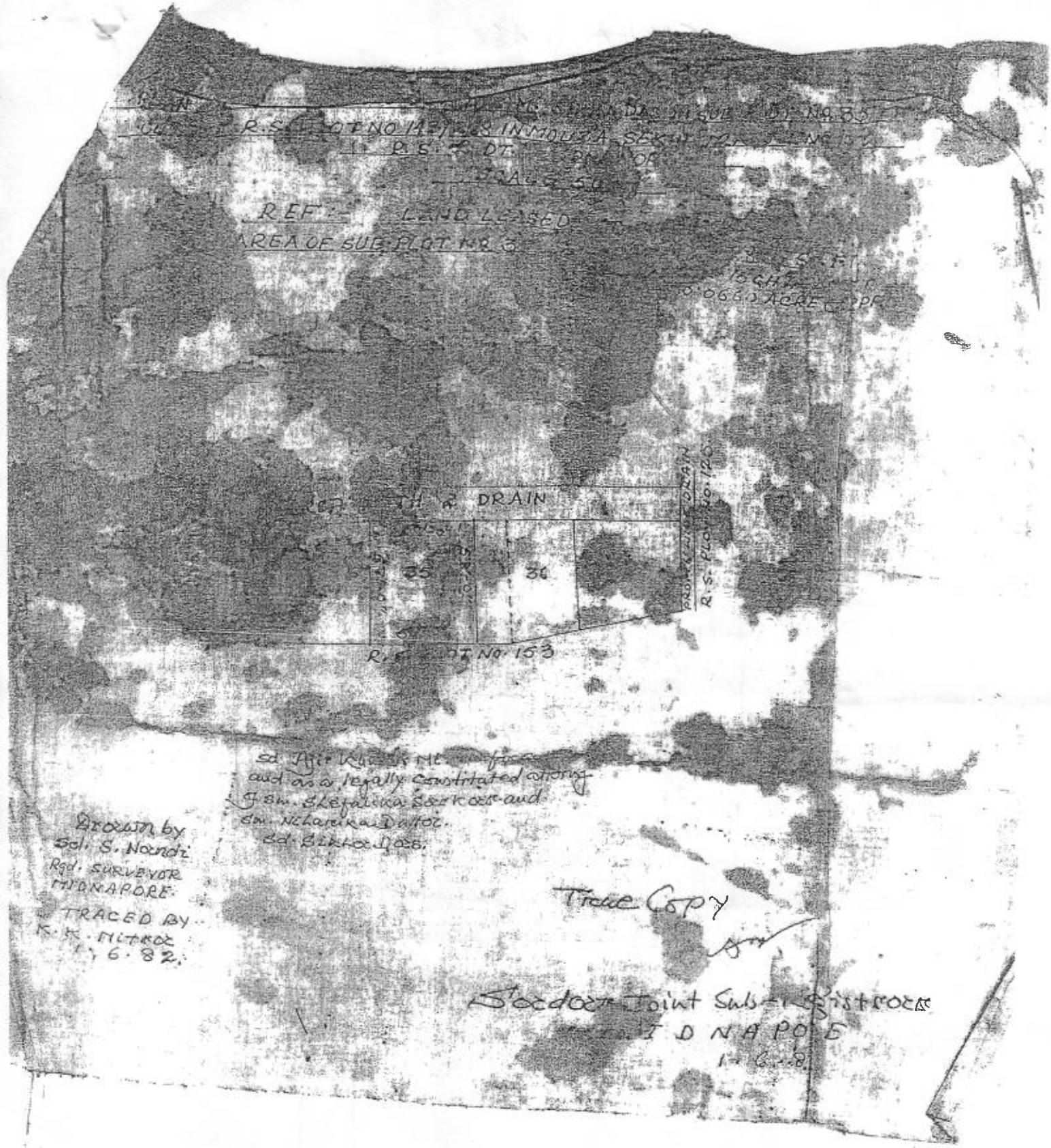
বিশ্বাস খান-
সেতুগ্রাম
9475417013

Application duly received and entered

16/6/17

Revenue Officer

16/6/17



Sd. Ajit Kumar Nandi
and as a legally constituted attorney
of Sm. Sikha Sarkar and
Sm. Nilanka Dutta.
Sd. Sikha Sarkar.

Drawn by
Sd. S. Nandi
Rgd. SURVEYOR
MIDNAPORE.

TRACED BY
K. K. MITRA
1.6.82.

True Copy

Sadar Joint Sub-Registrar
MIDNAPORE
1.6.82.

SIKHA DAS

W/O - RANENDU BHUSHAN DAS

MITRA COMPOUND

1E/6.

Sekhpura