

₹ 5656

2000Rs.



Admissible u/s 22 of 1916, as
 amended by UL (2 & R) Act 1976

Stamp duty
 also u/s 51 of 1955
 Exempt from Stamp duty
 Not require stamp
 under section 1397
 3/

2000
 289.50
 4.20
 293.70

A 289.50
 A - 4.20
 293.70

Sub-Registrar
 Gwalior, Dist. D.D.

DEED OF CONVEYANCE

This DEED OF CONVEYANCE made this 28th day of JULY, One
 thousand nine hundred and Seventy Nine Between (I) SRI NANI GOPAL
PODDAR, son of late Bipin Behari Podder, by occupation Service, re -

3669

Amal Kanti Podes
75 Dam Dam Padi
Cal 55

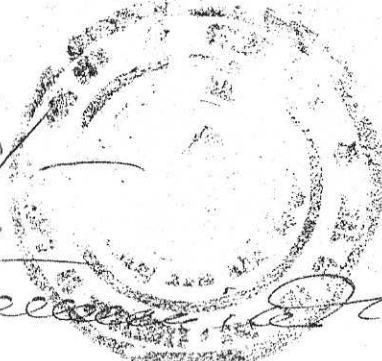
24-7-29

10 road

2020/ - 49/

1 -

49 -



11 - Nani Sepal Podes
11 - Hijiskanti Podes
11 - Hariskanti Podes
11 - Amal Kanti Podes
11 - Jans & Jan Bepin Podes

presented for registration at
A.M./P.M. on the 28th Day of 1979
at Cassipora District Registry Office
by Nani Sepal Podes
The Executants of the Executants/Client

Residence of No 1 - 76 Sun Sam Road Cal 55

No 2 - 34/21 Canal West Road Cal 4

No 3 - Padasari Zak Gunglo

No 4 - 61/21 Canal West Road Cal 37

No 5 - 34/21 Canal West Road Cal 37

No 6 - 27/21 Canal West Road Cal 37

No 7 - 27/21 Canal West Road Cal 37

No 8 - 27/21 Canal West Road Cal 37

No 9 - 27/21 Canal West Road Cal 37

No 10 - 27/21 Canal West Road Cal 37

No 11 - 27/21 Canal West Road Cal 37

Nani Sepal Podes

6551

Nani Sepal Podes

6552

Hijiskanti Podes

6553

Javik Kanti Podes

Handwritten signature and date 28.7.79



2.

siding at 76 Dum Dum Park P.s. Dum Dum, Calcutta-55, Dist. 24-Parganas, (2) SRI PIJUSH KANTI PODDAR, son of late Bipin Behari Poddar, by occupation Service, residing at 34/H, Canal West Road, P.s. Manickptala, Calcutta-4, (3) SRI TARIT KANTI PODDAR, son of late Bipin Behari Poddar, by occupation Lawyer's Clerk, at Barasat Court, residing at Dakhangola Mor, Barasat, Dist. 24-Parganas, (4) SRI AMAL KANTI PODDAR, son of late Bipin Behari Poddar, by occupation Service, residing at 64/99, Belgachia Road, P.s. Ultadanga, Calcutta-37, (5) SM. ASHALATA PODDAR, wife of late Haralal Poddar, by occupation Grihasthali, residing at P-214, Dum Dum Park, P.s. Dum Dum, Calcutta-55,

Dist.

3669

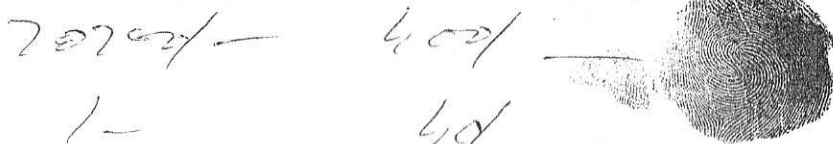
Arjun Kant Poddar
75 D am D am Poddar
Cw 55

24-7-79



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1- 200/ - And Kant Poddar



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1- 40/ -



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244/ -
नमिपसकसक



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Pratibha Dami Saha



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नमिपसकसक



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Bela Sikkala

Sambodh Ranjan Poddar



3.

Dist. 24-Parganas, (6) SM.NILIMA RANI ROY, wife of Sri Apurba Kumar Roy, by occupation Grihasthali, residing at I.D.B. Nagar, P.s. Sodepur, Dist. 24-Parganas, (7) SM.PRATIVA RANI SAHA, wife of Sri Ajit kumar Saha, by occupation Grihasthali, residing at I/3, Annada Neogi lane, P.s. Shyampukur, Calcutta-3, (8) SM BELA RANI SIKDAR, wife of Sri Narayan Chandra Sikdar, by occupation Grihasthali, residing at 50/7, Gouri Bari lane, P.s. Manicktola, Calcutta-4, (9) SM AMITA RANI BHOWMICK, wife of Sri Sushil Kumar Bhowmick, by occupation Grihasthali, residing at I6/4, Hari Mohan Dutta Road, P.s. Dum Dum , Calcutta-28, Dist. 24-Parganas, all by religion Hindu, hereinafter called the

VENDORS

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Arun Kant. Padas
75 D um Dan Padi
Lal 55

24-7-79

1- 200/-

200/- 400/-

1- 400/-

1- 11/-

744/-



Handwritten signature and date: 24-7-79

40Rs.



₹ 4.

VENDORS (which expression unless excluded by or repugnant to the context to or subject shall be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the FIRST PART and SRI ARUN KANTI PODDAR, son of Sri Nani Gopal Poddar, by religion Hindu, by occupation Service, residing at 75, Dum Dum Park, P.s. Dum Dum, Calcutta-55, Dist. 24-Parganas, hereinafter called the PURCHASER (which expression or terms shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS one (The Krishnapore Refugee Co-operative Colony Ltd' was entered into an agreement with Government of West Bengal dated

21.12.1951.

3669

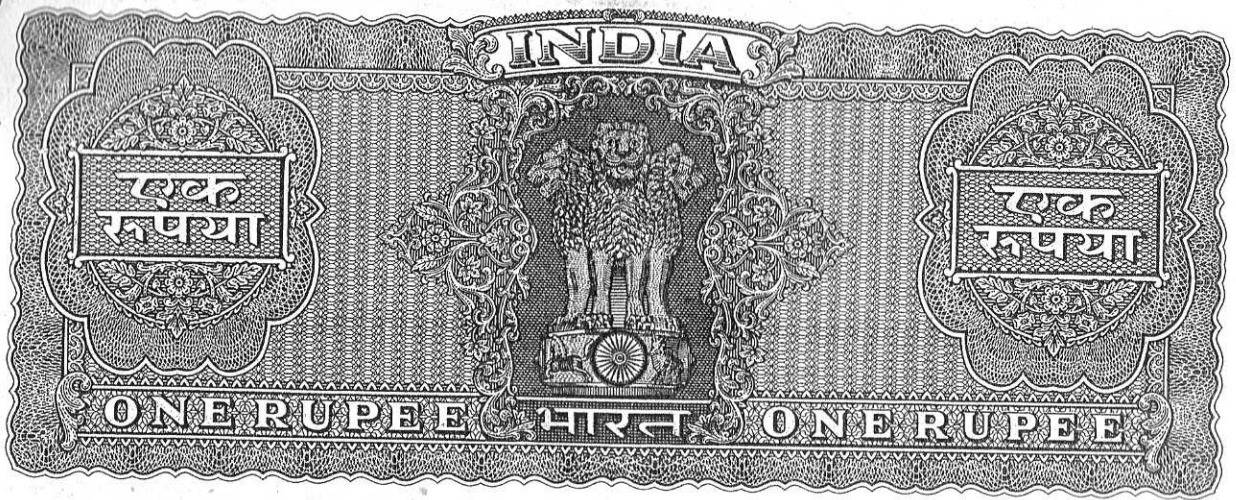
Arden Kanta Padden
75 Dam D un. P ad.
Cal 55

24-7-29

12	2000/-
2000/-	400/-
1-	40/-
1-	11/-
<hr/>	
2441/-	



↑
2000



5.

21.12.1951. with clear stipulation that the Co-operative Colony would developed the said land into basta land and settled all displace persons who came and is coming from East Bengal. With a view to building up a residential colony, Co-operative Colony Ltd developed the said land into different plots giving wide common passage numbered 1,2,3, etc and they also sanctioned the colony plan from the South Dym Dum Municipality and began to give Bandobasta to different displace persons (Refugee) and gave 5 (five) kattas vacant land , plot no 76, with sanctioned plan to build up a house of Mouza Krishnapore now Shyam - nagar, J.L. no 17, Dag no 2369, 2368 to one Sm. Kamini Sundari Poddar with clear stipulation that she would follow the rules of the Co-operative

rative

operative

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Armen & ant. Poddas
75 Dam Part Part
cl 55

24-7-79

1-	200/-
2000/-	400/-
1-	400/-
1-	11-
<hr/>	
	2441/-

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ative Colony.

AND WHEREAS on the strength of the said Bandobasta Kamini Sundari Poddar was erected one storied building in the year 1956 and also mutated her name in the Municipality and regularly paid taxes to the Municipality.

AND WHEREAS due to urgent need of money, the said Kamini Sundari Poddar, taking consent letter from 'The Krishnapore Refugee Co-operative Colony Ltd' sold 2 k 5 chh 10 sqft (Souther Portion) vacant land out of total area 5 (five) kattas under Mouza Krishnapore now Shyam - nagar, Dag no 2359, 2368, under South Dum Dum Municipality, Dist. 24- Parganas, to her daughter Sm. Prativa Rani Saha, by a registered deed of conveyance dated 16.8.72. registered in Book no I, volume no 88, pages 129 to 131, Being no 566I for the year 1972, S. R. Cossipore Dum Dum free from all encumbrances and charges.

AND WHEREAS after the aforesaid sell the said Kamini Sundari Poddar was and became sold and absolute owner of remaining 2 k 10 chh 35 sqft land with building free from all encumbrances and charges and regularly paid taxes to the Municipality.

AND WHEREAS in the meantime the said 'The Krishnapore Refugee Co -



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operative colony Ltd' purchased the aforesaid land under Mouza Krishnapore, now Shyamnagar, Dag no 2359, 2368, and along with other lands by a registered deed of conveyance dated 26.II.1975. registered in Book no I, volume no 175, pages 193 to 200, Being no 9811 for the year 1975, S. R. Cossipore Dum Dum, from the Government of West Bengal free from all encumbrances and charges.

AND WHEREAS after purchasing the aforesaid bastu land the said Co-operative Colony Ltd became sole and absolute owner and recorded their names in the Municipality and regularly paid taxes to the Municipality in their names through their allotted persons.

AND WHEREAS by a resolution by the Working Committee of the 'The Krishnapore Refugee Co-operative Colony Ltd' dated II.I.76 to sell the properties to all allotted persons who were settled as displace persons and sold to Sm. Kamini Sundari Poddar under Mouza Krishnapore, now Shyamnagar Dag no now 2359, 2368, P.s. Dum Dum, Dist. 24-Parganas, by a registered deed of conveyance dated 6.3.77. registered in Book no 1, volume no 186, pages 190 to 194, Being no 6403, for the year 1977, S. R. Cossipore Dum Dum free from all encumbrances and charges . On the strength of the aforesaid purchased deed she became sole and absolute owner and regularly paid taxes



28-70

taxes to the municipality.

AND WHEREAS the said Sm. Kamini Sundari Poddar (our mother) died intestate on 14.12.77. leaving her husband Bipin Behari Poddar (our father) and four sons (1) Nani Gopal (2) Pijush Kanti (3) Tarit Kanti (4) Anil Kanti Poddar and five daughters (a) Ashalata Poddar (b) Prativa Rani Saha (c) Nilima Rani Roy (d) Amita Bhowmick (e) Bela Sikdar (the VENDORS) to inherit the said property jointly and absolutely by inheritance.

AND WHEREAS after fourteen days, the death of our mother, our father Bipin Behari Poddar also died intestate on 28.12.77. leaving us (the VENDORS) to inherit the undivided shares of our deceased father's property jointly and absolutely.

AND WHEREAS after our parent's death We (the VENDORS) jointly became sole and absolute owners of undivided property under Mouza Krishnapore, now Shyamnagar, Dag no 2359, 2368, plot no 76, premises no 75 Dum Dum Park, with old one storied building and jointly mutated our names in the municipality and regularly is paying taxes to the municipality free from all encumbrances and charges.

AND WHEREAS due to avoidable circumstances to enjoy the property

jointly



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MAY 19 1964

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jointly the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the 2 (two) kattas 10 (ten) chhitaks 35 (thirty five) square feet, i.e., 176 square metres, plot no 76, be the same a little more or less, with old one storied building containing three bed rooms, kitchen bath room, sanitary privy, verandah, tube well, electric fittings, with all easements, rights on the 15'ft wide common passage of the Northern and eastern side fully delineated in the plan annexed herewith at the fixed price of Rs 30,000/- (Rupees thrity thousand only) on taking Rs 6000/- (Rupees six thousand only) as an earnest money dated 1.12.78. free from all encumbrances and charges.

NOW THIS IDENTURE WITNESSETH that in pursuance of the said agree - ment the VENDORS and according to law filed an application dated 11.1.79. to the Competent Authority for permission of sale of the aforesaid plot of land with building and in consideration of the sum of Rs 30,000/- (Rupees thrity thousand only) of lawful money of India in hand well and truly paid by the Purchaser to the said Vendors at or before the execution of these presents the receipt whereof the said Vendors doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and forever discharge the said Purchaser the



2877

said Vendors doth hereby grant convey transfer and assign ALL THAT piece and parcel of bastu land measuring 2 (two) kattas 10 (ten) chhitaks 35 (thirty five) square feet, of land with building more or less, situate lying at and being comprised in Mouza Krishnapore, now Shyamnagar, Dag no 2359, 2568, plot no 76, premises 75 Dum Dum Park, P.s. Dum Dum, Dist. 24-Parganas, more fully discribed in the Schedule below) OR HOWSOEVER OTHERWISE the said messuage tenement land hereditament and premises or any part thereof now are or is or heretobefore were or was situated tenanted bounded called known described or distinguished TOGETHER WITH all ways, paths, easements, appendages and appurtenances whatsoever to the said land hereditaments and premises belonging to or in anywise appertaining thereto or known as part thereof parcel or member and the reversion and reversioners remainder and remainders yearly monthly and other rents issues and profits thereof AND all the estate right title claim interest and demand whatsoever of the said VENDORS of into upon and out of the said land hereditaments and premises TO HAVE AND TO HOLD the hereditaments and premises hereby granted and conveyed unto and to the use of the said Purchaser his heirs, executors, administrators and assigns for ever and the said VENDORS doth hereby for themselves, their heirs, executors,



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II.

executors, administrators, and assigns covenant with the said Purchaser and declare that they have not in any way encumbered the said property purported to be conveyed by them and the Purchaser his heirs, executors administrators, and assigns shall and may at all times peaceably and quietly possess and enjoy the said hereditaments and receive rents and profit without interruption, claim or demand whatsoever from or by the said Vendors or any or person or persons lawfully or intrust for them. AND that the said Vendors shall and will and for all times to come at the request and cost of the said Purchaser his heirs, executors, administrators and assigns do or execute or cause to be done or executed all such acts deeds and things whatsoever for further executed all such and more peaceably and perfectly assuring the title of the said Purchaser to the said hereditaments or any part thereof. Be it also stated that if it transpires that the property hereby conveyed by the Vendors is/are not free from all encumbrances then the Vendors and their legal heirs will be civilly and ~~criminally~~ criminally liable to the Purchaser his heirs, executors, administrators and assigns and will be bound to make good any loss sustained by them. The Vendors doth handover the Original deed and other relevant papers regarding the title of the property to



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the Purchaser. Under covenant the Purchaser will produce all documents handed over to him to-day regarding title of the property to the previous purchaser of this at their cost when and where necessary.

THE SCHEDULE OF PROPERTY ABOVE REFERRED TO :-

ALL THAT piece or parcel of Revenue redeemed bastu land by estimation an area of 2 (two) kattas 10 (ten) chhitaks 35 (thirty five) square feet, i.e, 176 square metres, by the same a little more or less, with old one storied building containing three bed rooms, kitchen, bath room verandah, sanitary privy, tube well, electric fittings with all easement rights on the 15'ft wide common passage on the North and Eastern side which is particularly mentioned and described in the plan annexed herewith, under South Dum Dum Municipality, premises no 75 Dum Dum Park, plot no 76, Mouza old Krishnapore, now Shyamnagar, J.I. no 17, Dag nos 2359, 2368, within the Sub-Registration office at Cossipore Dum Dum, P.s. Dum Dum, Dist. 24-Parganas, and butted and bounded in the following manner :-

On the North	-	By 15'ft wide common passage.
On the East	-	By 15'ft wide common passage.
On the South	-	By present owner Sm. Prativa Rani Saha.



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28-7-97



28-7-25

Received of and from the withinnamed Purchaser withinmentioned the sum of Rs 30,000/- (Rupees thirty thousand only) being the consideration money is paying by him to us as per memo below :-

Rs 30,000/-

Memo of consideration

- | | | |
|----|---|-------------|
| 1. | By way of Bainapatra dated 1.12.78. ----- | Rs 6,000/- |
| 2. | By way of Pay order nos 15/425 to 15/433 (9 Pieces)
Dated 27.7.79.
(Central Bank of India | Rs 24,000/- |

Rabindra Sarani Branch)

Total - Rs 30,000/-

Signed, sealed and delivered in the presence of :-

(Rupees thirty thousand only)

- | | |
|---|---|
| 1. Rabindra Nath Maity,
Advocate.
Judges' court, Alipore. | Nani Gopal Poddar
Pijush Karik Toddar
Tarik Kant Poddar
Anand Kanti Poddar |
| 2. Subodh Rajen Poddar.
76 Dura Dura Park.
Cal-55 | Pratima Parik Saha.
Bela Saha |
| 3. Susil Kumar Chatterjee.
16/4, Hari Mohan Bhatti Road.
Calcutta-28. | Signature of the Vendors. |

Typed by :-

Rabindra Nath Maity
26C, Raja Manindra Road.
Calcutta-37.



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BOOK NO
VOLUME
PAGES
BIBLIO
FOR THE YEAR 1974

Mew

21. 1. 30

SITE PLAN
POR OF
PLOT NO. 76 AT KRISHN
REFUGEE COOPERATIVE
DUM DUM
SCALE 20' = 1"
AREA NORTH POR

PLOT NO. 91

15'-0" WIDE ROAD

50'-0"
SOUTH
POR. OF PLOT 76
SOLD
M. Pruthi & Co. Sahas

50'-0"
NORTH POR.
OF PLOT 76
I
ONE SECTION Bldg.
SOLD

15'-0" WIDE ROAD

TANK

DRAWN BY
CIVIL ENGINEER

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