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Registered
Registrar VI (B) &
Assessee-Calcutta
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THIS DEED OF CONVEYANCE made this 31st day of July

One thousand Nine hundred and ninety Two BETWEEN
SRI KALIPADA GOSWAMI, son of late Surya Kumar Ghoswami,
by faith Hindu, by occupation Landholder, residing at
No. 2A Ramkrishna Lane, P.S. Shyampukur, Calcutta, herein-
after referred to as "the VENDOR" (which term or
expression shall unless otherwise excluded by or repugnant
to the context be deemed to include his heirs, executors,

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administrators and representatives) of the ONE PART
A N D SRI SANAT KUMAR SEN , son of late Sitanath Sen, by
faith Hindu, by occupation business, ordinarily residing
at 8, Raja Rajnarayan Street, Calcutta-700 002 at present
residing at 35, S. L. Chatterjee Street, Uttar Nimta,
District 24-Parganas (North) hereinafter referred to as
" the PURCHASER " (which term or expression shall unless
otherwise excluded by or repugnant to the context be deemed
to include his heirs, executors, administrators and
representatives) of the OTHER PART.

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W H E R E A S by a Deed of Conveyance dated the 16th day of April, 1948 made between Sk. Panchoo Gazi therein described as Vendor of the One Part and (1) Sri Jyotirmoy De, (2) Sree Surendra Nath Brahma , (3) Manoranjan Basu, (4) Kalipada Goswami, (5) Nagendra Nath Dutt, (6) Smt. Bela Roy, (7) Smt. Santi Goswami and (8) Smt. Suniti Bala Chandra therein described as the Purchasers of the other part and registered at Cossipur, Dum Dum Sub-Registration Office in Book No. 1, Volume No. 39, page No. 226 to 236, Being No. 2634, for the year 1948 the said Sk. Panchoo Gazi for the consideration therein mentioned sold, conveyed and



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transferred unto the said Sri Jyotirmoy De and the said seven others all that the piece or parcel of land containing an area of Two bighas two cottahs fifteen chittacks under several plots and being Dag Nos. 1777, 1778, 1779 and 1780 at Mouza Uttar Nimta, P.S. Dum Dum, District 24-Parganas more fully described and mentioned therein.

AND WHEREAS subsequently by virtue of the said purchase jointly the vendor herein alongwith other - co-purchasers became the absolute owner in respect of 1/8th share of land containing an area of 5 cottahs 1 chittaks and 3 square feet a little more or less out of the said total land are measuring two bighas two cottahs fifteen chittacks a little more or less under Dag No. 1777, 1778, 1779 and 1780 at Mouza - Uttar Nimta, P.S. Dum Dum, District

24-Parganas (North).

AND WHEREAS immediately thereafter the said purchase the said Jyotirmoy Dey and the said 7 others made an amicable partition amongst themselves and thereby the said Nagendra Nath Dutta and Sri Kalipada Goswami had been allotted the plots being Plot No. E and F respectively containing an area of 5 cottahs 1 chittacks 3 square feet each for their portion out of the said total land area of two bighas two cottahs and fifteen chittacks.

AND WHEREAS after the said partition the said Nagendra Nath Dutta by a Registered Kobala registered at the office of the Sub-Registrar, Cossipore Dum Dum in Book No. 1, Volume No. 62, pages 198 to 201, Being No. 4186, for the year 1959 transferred his right, title and interest in respect of said land containing an area of 5 cottahs 1 chittacks 3 sq. ft. being Plot No. "E" at Mouza Uttar Nimta unto his brother Sri Narayan Chandra Dutta absolutely and for ever.

AND WHEREAS immediately after the said transfer the said Narayan Chandra Dutta duly constructed a one-storied brick built building and/or dwelling unit upon the said plot of land.

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AND WHEREAS subsequently of the said partition being made the said Sri Kalipada Goswami, the vendor herein has also constructed and/or built a dwelling unit upon his said plot of land being Plot No. " F ".

AND WHEREAS on or about 25th August, 1971 by a Deed of conveyance in Bengali made between Sri Narayan Chandra Dutta therein described as Vendor of the ONE PART and Sri Kalipada Goswami, therein described as the Purchaser of the Other part and registered at the Sadar Registration office at Alipore, District 24-Parganas in Book No. 1, Volume No. 84, pages 127 to 130, Being No. 2772, for the year 1971, the said Narayan Chandra Dutta for the consideration therein mentioned sold, conveyed and transferred unto Sri Kalipada Goswami (the vendor herein All That the piece or parcel of land measuring an area about Five Cottahs one chittacks three square feet being plot No. "E" Together With the one storied pucca brick built building consisting of three bed rooms, verandah, bath and privy standing thereon under Dag No. 1777, 1778, 1779 and 1780 at Mouza Uttar Nimta, P.S. Dum Dum , District 24-Parganas in fee simple in possession or an estate equivalent thereto free from all incumbrances.

AND WHEREAS since the said purchase in 1971 the Vendor herein become the absolute owner in respect of the

said plot of land being plot "E" and "F" containing an area of 10 cottahs 2 chittacks 6 square feet together with one storied brick built building dwelling unit consisting of several bed rooms, lobby, varandah, sanitary bath and privy standing thereon.

AND WHEREAS the vendor is now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land measuring about Ten cottahs two chittacks and six square feet together with the one storied brick built building and/or dwelling unit standing thereon under Dag Nos. 1777 to 1780 at Mouza Uttar Nimta, P.S. Nimta, District 24-Parganas (North) and within the jurisdiction of North Dum Dum Municipality, District 24-Parganas North.

AND WHEREAS the vendor has duly mutated his name with the role of North Dum Dum Municipality and the said property has been numbered as holding No. 35, and the name of the Street being S. L. Chatterjee Street, as per latest Municipal Tax Receipt.

AND WHEREAS the vendor has agreed to sale and the purchaser has agreed to purchase the said dwelling unit and/or one storied brick built building together with the land measuring about ten cottahs two chittaks and six square feet

at House Uttar Nimta, Police Station Nimta, Municipal Holding no. 35, Municipal Street, being S.L. Chatterjee Street, within the jurisdiction of North Dum Dum Municipality District 24-Parganas (North) and the inheritance thereof more fully described in the Schedule hereunder written and delineated in the map or plan annexed hereto and bordered * RED * in fee simple in possession free from all incumbrances subject to tenancy thereof at or for the price of Rs.1,00,000/- (Rupees One lakh) only being the total consideration price.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,00,000/- (Rupees One lakh) only paid by the purchaser to the Vendor 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 doth hereby release and discharge the purchaser for ever and also the said property hereby conveyed) the vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of the from the same and every part thereof doth hereby release and discharge the purchaser for ever and also the said property hereby conveyed) the vendor doth hereby grant sell , transfer , convey , assign and assure unto the purchaser the said Municipal Holding No. 35, S. L.

Chatterjee Street, (Mouza Uttar Nimta), P.S. Nimta under North Dum Dum Municipality, District 24-Parganas (North) fully described in the schedule hereunder written OR HOWSOEVER OTHERWISE the said messuage tenement or dwelling house land hereditaments and premises being Municipal Holding No. 35, S. L. Chatterjee Street (Uttar Nimta), Police Station Nimta, Calcutta or every part thereof now are or is or any time heretofore were or was situated tenanted butted and bounded called known numbered described or distinguished together with all and singular other structures, edifices, buildings, walls, yards, courtyards, ways paths, passages, drains, sewers, water, water connection pumps, tubewell, gas and electrical and sanitary fittings and appliances and all manner of former or other rights, liabilities ~~assessments~~ easements privileges profits appendages and appurtenances whatsoever to the said premises or in anywise appertaining or with the same or any of them or any of them or any part thereof now are or is at any time heretofore were held used occupied or enjoyed or accepted deemed to be or known as part & parcel or member thereof or appurtenances thereto with their and every of their appurtenances and all the estate, right, title, interest, inheritance use trust possession property claim and demand whatsoever both at law or in equity of the vendor of in and to the said premises and every part or parcel thereof with the appurtenances AND all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said premises

or any part thereof and which now are or hereafter shall
or may be in the custody, power or possession of the said
vendor or any person or persons from whom he can no way
procure the same without action or a suit at law or in
equity TO HAVE AND TO HOLD the said premises hereby
granted or expressed so to be unto and to the use of the
purchaser free from all encumbrances and the liabilities
whatsoever and the vendor do hereby covenant with the
purchaser that notwithstanding any act deed matter or
thing by the vendor or her predecessors in title of the
vendor made done committed or excluded or knowingly suffered
to the contrary the vendor now hath in herself good right
full power and lawful and absolute authority by these
presents to grant transfer sell convey assign any assure the
said premises hereby granted or expressed so to be unto
and to the use and benefit of the said purchaser absolutely
and for ever and in the manner aforesaid free from all
encumbrances and the purchaser shall and will from time to
time and at all times hereafter peacefully and quietly
possess and enjoy the same and receive the rents issues and
profits thereof without any lawful eviction interruption
claim and demand whatsoever from or by the vendor or any
person or persons lawfully or equitably claiming the through
under or in trust for the vendor and that free and clear freely
and clearly and absolutely acquainted exonerated and discharged
from or by the vendor and well and sufficiently saved -

defended kept harmless and indemnified * from and against all and all manner or former or other rights titles, interest, liens, charges, attachments encumbrances whatsoever created made done occasioned or suffered by the Vendor or any person or persons rightfully claiming through under or in trust for the vendor and that there is no impediment under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 for the vendor to grant, transfer, convey, sell assign and assure the said property in favour of the purchaser in the manner aforesaid And Further that the said Vendor and all person or persons having lawfully or equitably claiming any estate rights title , interest use trust property claim and demand whatsoever of into upon or out of the said property from ~~the~~ under or in trust for them and shall and will from time to time and at all times hereafter upon every reasonable request and at the costs and expenses of the purchaser or make do execute and perfect or cause to be made done executed and perfected all further better or other assurances ~~or~~ acts deeds matters and things for further better and more perfectly assuring conveying and confirming the said property and every part thereof unto and to the use and benefit of the Purchaser for ever in manner aforesaid as shall or may by the said purchaser be a reasonably required.

The Schedule.....

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of one storied brick built building and/or dwelling unit together with messuages, tenements hereditaments and land containing an area of Ten Cottahs two chittacks and six Sq. ft. whereon the same is erected and/or built being Plot No. "E" and "F" under Municipal Holding No. 35, S. L. Chatterjee Street within the jurisdiction of North Dum Dum Municipality, Mouza - Uttar Nimta, P.S. Nimta, District 24-Parganas (North) at Dag Nos. 1777, 1778, 1779 and 1780 (Part), Khatian No. 1266 and 1268, Touzi No. 163, 164 and 172 within the jurisdiction of Collectorate, 24-Parganas (North), which is butted and bounded as follows :-

ON THE NORTH BY

: 8' wide passage.

ON THE EAST BY

: S. L. Chatterjee Street.

ON THE SOUTH BY

: Plot No. G.

ON THE WEST BY

: 3' wide drain.

In Witness.....

IN WITNESS WHEREOF the Vendor hath hereunto set and subscribe his hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Calcutta in the presence

of :-

Dr. Brahma Chari,
Advocate
High Court, Calcutta

J.C. Bhattacharyya
Advocate
High Court, Calcutta.

Kalipada Goswami ✓



Received from the within named purchaser the within mentioned sum of Rupees one lakh in full and final settlement of the consideration amount as per Memo below:

Memo of Consideration

By one thousand pieces of R.B.I. Notes of Rupees one hundred each ————— Rs. 1,00,000 = 00

Total Rs. 1,00,000 = 00

(Rupees one lakh only)

Kalipada Goswami ✓

Witness:

Dr. Brahma Chari
Advocate

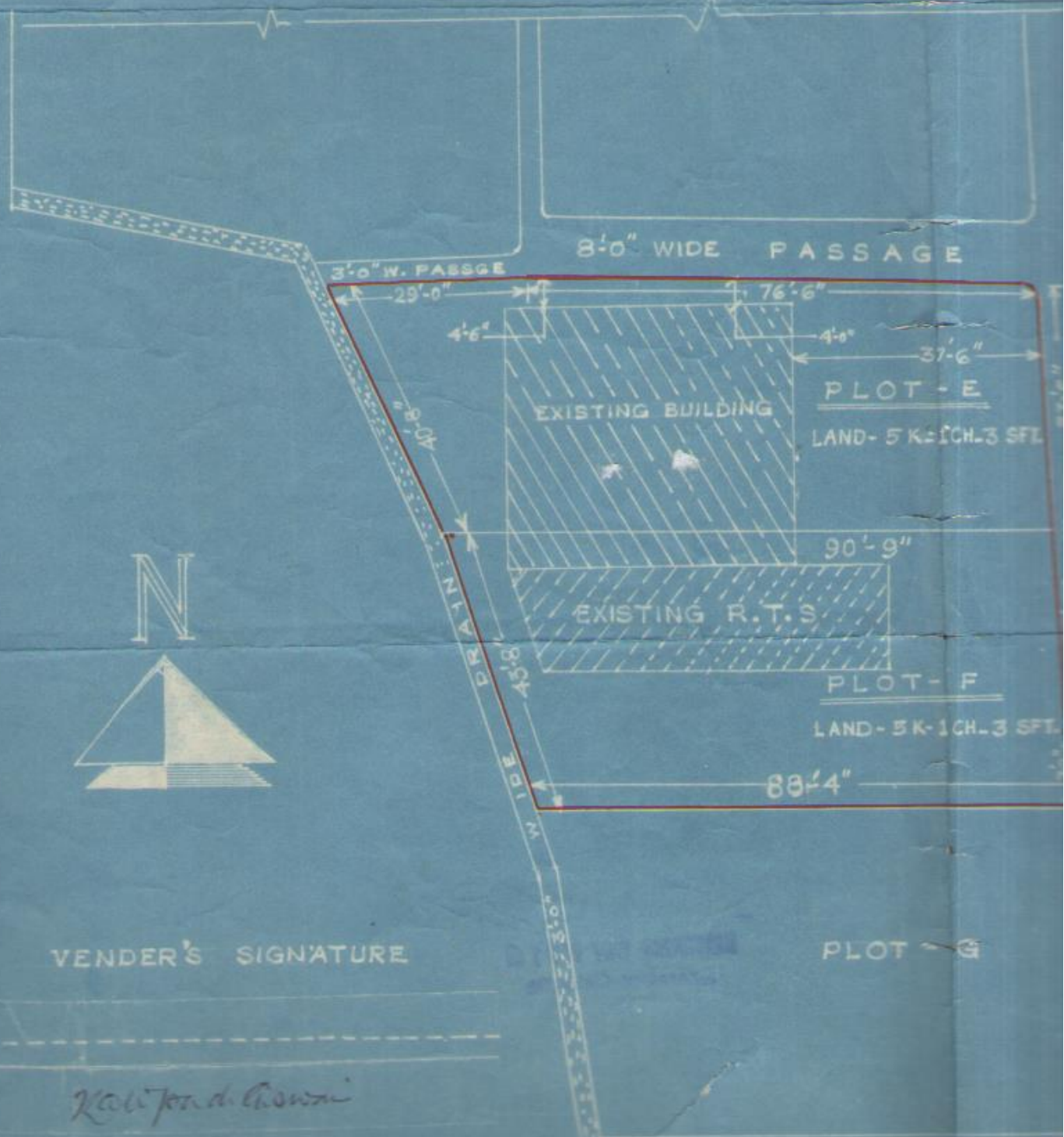
J.C. Bhattacharyya
Advocate

SITE PLAN OF THE LAND AND BUILDING
 C.S.DAG NO-1777, 1778, 1779, 1780 (PART) KHATA
 & 1268. PLOT NO-EF. MOUZA-UTTAR NIMTA
 UNDER NORTH DUMDUM MUNICIPALITY. DIST.

SCALE - 20'-0" IN 1"

PLOT 'E' - 5K. 1CH. 3 SFT.
 PLOT 'F' - 5K. 1CH. 3 SFT
 TOTAL:- 10K. 2CH. 6 SFT

COLOUR CONVENTION -



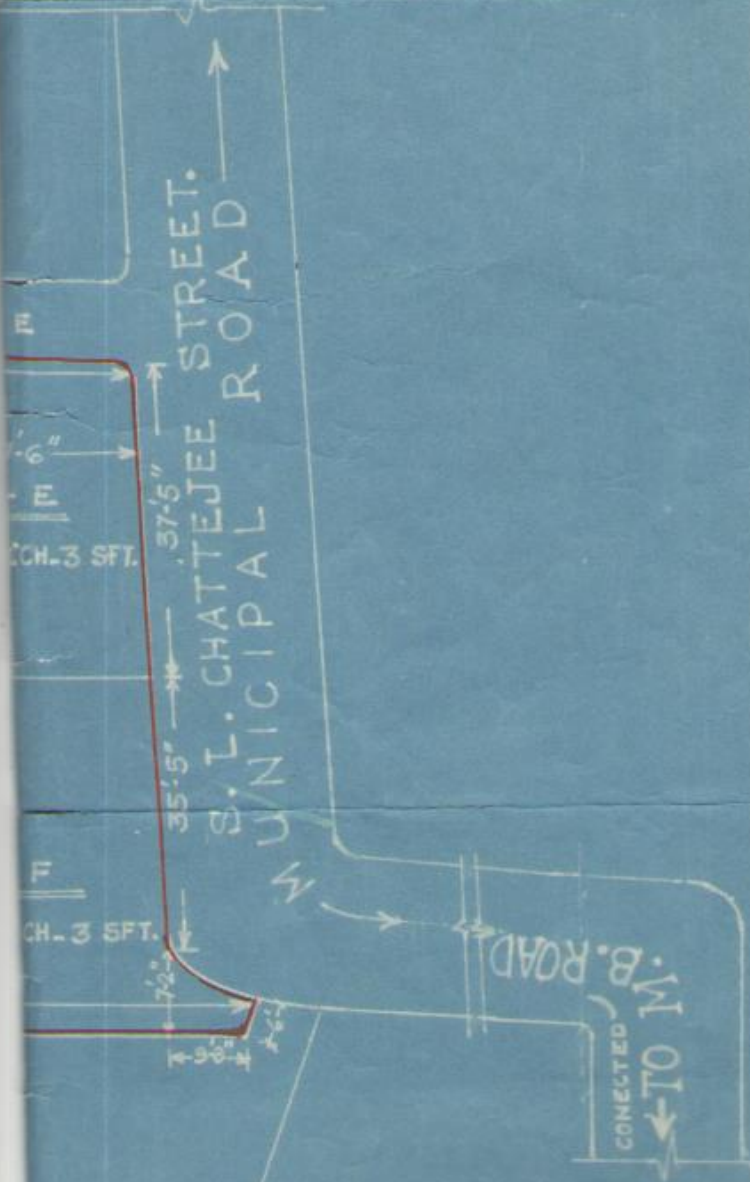
VENDER'S SIGNATURE

Kali Prasad Ghosh

PLOT - G

BUILDING UNDER
OKHATIAN NO-1266
NIMTA.P.S.-NIMTA..
DIST.-24-PARGANAS(N)

— PURCHAGER —
SRI SANAT KUMAR SEN
— VENDER —
SRI KALIPADA GOSWAMI



— DRAWN BY —

Baran

Srinivas

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DATED THIS 31st DAY OF July

B E T W E E N

SRI KALIPADA GOSWAMI

A N D

SRI SANAT KUMAR SEN

OFFICE OF THE REGISTRAR GENERAL
Calcutta
8-7-94

DEED OF CONVEYANCE

OFFICE OF THE REGISTRAR GENERAL
Calcutta

271
200

MR. S. P. BRAHMACHARI,
Advocate,
1B, Old Post Office Street,
Calcutta-700 001.