

10299

E

7907

1000Rs.



Admissible under Section 10
 Duty Stamp under the Indian
 Stamp Act 1899 as amended by
 Act III of 1922 and Section 8
 (1) of the Calcutta Improve-
 ment Act 1911 Schedule

Fee Rs. 159.50

A = 159.50

M = 1.20

160.70

IA 23
 Stamp Duty paid under the
 Indian Stamp Act 1899 as
 Amended in 1941 Rs. 140.00

Additional duty Paid under the
 Calcutta Improvement Act 1911
 Rs. 330.00

District Sub-Registrar
 Alipore, 24 Parganas.

14.12.77

Total Rs. 1470.00



Notice Filed in the C.A. 1st
 L.A. C. 5/11/77
 U.S. Court 27 of the U.L.C.
 Vol of 15/76

Cel
 10299
 23
 16500
 A 159.50
 M 1.20
 160.70

THIS DEED OF CONVEYANCE made this the 14th day of

December One thousand Nine hundred and Seventy-seven BETWEEN
SM. ANJALI NEOGI, wife of Late Sati Nath Neogi, by faith Hindu,
 by occupation housewife, at present residing at 3B, Rash Behari
 Avenue, Police Station Bhowanipore, District 24-Parganas, Calcutta-26
 hereinafter called the VENDOR (which term or expression shall unless
 excluded by or repugnant to the context be deemed to include her
 heirs, executors, administrators, legal representatives and assigns)
 of the One Part A N D SOMENATH NEOGI son of Late Kiron Chandra
 Neogi by faith Hindu, by occupation service holder at present
 residing at 1/1A, Prannath Pandit Street, Police Station Bhowanipore,

1140
 330
 1470

1000
9/1/73

5875(5)

1000
200
200



10-50
14th-

1977
Anjali Neogy

Chief Superintendent
Alipore, 24 Parganas
14.12.77

Handwritten signature in red ink.

Anjali Neogy.

Anjali Neogy
Wife of Late Sabinath Neogy
3B, Rash Behari
Bhawanipur Avenue
Calcutta
Hindu
Hindu

Anjali Neogy.
11056

Identified by
Asimes Ghosh
Advocate

Asimes Ghosh
Son / Wife / Member of
Advocate.
Name
District 24
Caste / Religion
Profession

Chief Superintendent
Alipore, 24 Parganas
14.12.77



- PAGE TWO -

District 24-Parganas, Calcutta-25, hereinafter called the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, legal representatives, administrators and assigns) of the Other Part:

W H E R E A S by a Registered Deed of Conveyance dated 29th. day of December 1964 Amar Nath Neogi and Sati Nath Neogi with their own money for their own benefit in the Benami of Krishna Chandra Neogi, therein referred to as purchaser, predecessor-in-interest of the Vendor herein named jointly purchased all that piece or plot of revenue redeemed land containing Four Cottahs - Thirteen Chittacks Thirty Square Feet be the same a little more or less, being demarcated Northern and Western portion of the Premises No. 1/1, Prannath Pandit Street, within the Municipal limits of the town of Calcutta together with partly one storied and partly two storied and partly three storied building and structure on part thereof in Dihi 55 Gram, Division VI, Sub-Division "M", Police Station Bhawanipore, Sub-Registration Office Alipore, District

Dr. _____
Sold to _____
Pay No. _____
Date *9/12/77*
24. Parganas _____



[Signature]
District Sub-Registrar
Alipore, 24 Parganas
14-12-77



- PAGE THREE -

24-Parganas, Calcutta-25 hereinafter referred to as the said land and premises, for valuable consideration therein mentioned, free from all encumbrances whatsoever, since registered in Book I, Volume 10, Pages 171 to 178, Being No. 15 for the year 1965 of the office of the Sub-Registrar at Alipore.

AND WHEREAS the said Krishna Chandra Neogi to avoid all future controversies and complications on the basis of a Registered Deed of Release dated August 18, 1965 therein named as Releasor disclaimed all his right title interest, if any, in respect of the said land and premises in favour of the said Amar Nath Neogi and Sati Nath Neogi, since deceased, therein jointly described as the Releasees, since registered in Book I, Volume 135, Pages 185 to 189 Being No. 7071 in the year 1965 of the Sub-Registrar's Office at Alipore:

AND WHEREAS, while the said Amar Nath Neogi and Sati Nath Neogi since deceased, while jointly in peaceful possession of the said land and premises, the said Sati Nath Neogi died on -

Pay Re. *200*
Date *9/21/77*
24. Parganas



District Sub-Registrar
Alipura, 24 Parganas
14.12.77

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- PAGE FOUR -

27th. January 1970 leaving his widow, the Vendor herein named as his sole heir and legal representative to inherit the entire Estate left by him including his undivided one-half share in respect of the said land and premises No. 1/1A, Pran Nath Pandit Street, Calcutta:

A. N.

AND WHEREAS pursuant to an order of attachment in Money Execution Case No. 22 of 1957 of the Fourth Court of the Subordinate Judge at Alipore, arising out of decree passed on 2nd. December, 1955, in Suit No. 1621 of 1955 of the Original Jurisdiction of the Hon'ble High Court, Calcutta, the undivided one-fourth share of the said land and premises No. 1/1 Pran Nath Pandit Street, was put to auction sale wherein the decree holders in the said Original Suit of the Hon'ble High Court, Calcutta, namely Nrisingha Kumar Basu, Ashoke Kumar Basu and Sm. Rama Basu, in the auction sale held on 10th. July 1968 in the highest bid auction purchased the said undivided one-fourth share of the said land and premises:

AND WHEREAS on 13th. day of January 1970 the said Auction Sale was confirmed and a Sale Certificate was drawn up and issued in due course of law and time in favour of the said Auction Purchasers:

NO. _____
Sold to _____
Pay No. _____
Date *5/12/73*
34. Pargana Treasury Alipore.



B
District Sub-Treasurer
Alipore, 24 Parganas
14.12.77



- PAGE FIVE -

AND WHEREAS on the basis of the said Sale Certificate on 1st. day of May 1970 the said Auction Purchasers obtained delivery of possession in respect of the said undivided one-fourth share of the said land and premises No. 1/1, Pran Nath Pandit Street, Calcutta, through Court:

AND WHEREAS the said Sri Nrishingha Kumar Basu, Sri Asoke Basu and Srimati Rama Basu while in peaceful joint possession of the said land and premises, by Registered Deed of Conveyance dated 26th. day of March 1971 sold transferred and conveyed the said undivided one-fourth share of the said land and premises No. 1/1A, Pran Nath Pandit Street, Calcutta, in favour of said Amar Nath Neogi for valuable consideration therein mentioned free from all encumbrances and delivered peaceful possession thereof the said purchaser, since registered in Book No. I, Volume No. 44 Pages 9 to 15 Being No. 1293 for the year 1971 of the Sub-Registry Office at Alipore:

AND WHEREAS after the aforesaid sale and/or in the manner aforesaid the said Amar Nath Neogi became the absolute owner of the undivided five-eighth share in the said land and premises No. 1/1A, Pran Nath Pandit Street, Calcutta and the Vendor herein named said

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Somenath Meogi,


1/1.A. Paan Nath

Pandit Se.

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District Sub-Registrar
Alipur, Jharkhand
14-12-77

Srimati Anjali Neogi became the owner of undivided three-eighth share of the said land and Premises No. 1/1A, Pran Nath Pandit Street, Calcutta:

AND WHEREAS the said Amar Nath Neogi and Srimati Anjali Neogi thus jointly became the absolute owners according to their respective shares as mentioned hereinbefore, in respect of the said land and premises being No. 1/1A, Pran Nath Pandit Street, Calcutta and had been and have been in joint possession of the same as absolute owners thereof:

AND WHEREAS the Vendor herein while ceased and possessed of the said undivided three-eighth share in the said land and Premises No.1/1A, Pran Nath Pandit Street has agreed to sell and the Purchaser has agreed to purchase the said undivided three-eighth share in respect of the land and Premises No. 1/1A, Pran Nath Pandit Street, together with all right, title, interest of the Vendor therein hitherto claimed and all easement rights annexed thereto, more particularly described in the Schedule "A" hereunder written & and for a lump sum price of Rs. 16,500/- (RUPEES SIXTEEN THOUSAND FIVE HUNDRED) only free from all encumbrances whatsoever:

AND WHEREAS the Vendor had submitted a Notice under Section 27 of the Urban Land Ceiling Regulation Act 1976 which had since been duly received and acknowledged by the Competent Authority under the said Act:

AND WHEREAS the statutory period of two months under the provisions of the said Act expired and no information or notice has yet been received from the said Authority by the Vendor to the contrary:

NOW THIS INDENTURE WITNESSETH that pursuant to the said Agreement and in consideration of the sum of Rs. 16,500/- (RUPEES SIXTEEN THOUSAND FIVE HUNDRED) only paid on or before the execution of



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District Sub-Region
Alma, Pa. 15005

14.12.77

these presents to the Vendor hereinbanded, by the Purchaser according to the Memo of Consideration herein below (the receipt whereof the Vendor doth hereby as well as by receipt hereunder written admit and acknowledge) the Vendor as owner thus by her presents sell grant - transfer convey and assure absolutely and for ever unto and to the Purchaser ALL THAT the undivided three-eighth share in the said land and Premises being Premises No. 1/1A, Fran Nath Pandit Street, Police Station Bhowanipore, in the District of 24-Parganas, Calcutta more particularly described in the Schedule "A" hereunder written and hereinafter referred to as the said land and premises together with all liberties privileges easement and appurtenances whatsoever annexed thereto to the said land and premises belonging to or in any way appertaining to usually held or occupied therewith or reputed to - belong or be appurtenant thereto A N D all the Estate right title interest claim and demand whatsoever of the said Vendor or to the property hereby conveyed and every part thereof to HOLD the same to the said Purchaser absolutely and for ever:

THE VENDOR and all persons claiming under her do hereby covenant with the Purchaser his heirs, administrators or assigns, that the Vendor is now lawfully seized and possessed of the said land and premises free from all encumbrances or defect whatsoever and she has absolute authority to sell the said land and premises in the manner aforesaid A N D the Purchaser may hereafter peacefully and quietly possess and enjoy the said land and premises jointly with the said other co-sharer of the Vendor in Khas or through tenants without any claim or demand whatsoever from the Vendor or any person claiming through or under her A N D the Vendor, her heirs, administrators or assigns covenant to same harmless and indemnified the Purchaser, his heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever A N D the Vendor further covenant that if required in future, at all reasonable time she shall at the



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District Sub-Region
Alps, 24 Parcels
14-12-77

request of the Purchaser and at his cost do, execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said land and premises and every part thereof in manner aforesaid as also putting the Purchaser in joint possession of the said land and premises according to the true meaning and purport of this Deed A N D the Vendor further covenants with the Purchaser that the Purchaser will mutate his name in the Register of the Corporation of Calcutta in the place of the name of the Vendor in respect of the said land and premises hereby conveyed A N D the Vendor doth also hereby agree to save harmless and keep indemnified the Purchaser from against all losses, damages, costs or expenses which he may sustain or incur by reason at any claim being made by any body whomsoever to the said property A N D the Vendor further covenants that if it transpires that the land and premises hereby conveyed by the Vendor is not free from encumbrances as hereinbefore stated and/or the Vendor had not full and absolute power right title or possession as hereinbefore stated the Vendor her heirs - administrators executors representatives and assigns shall be liable to the Purchaser his heirs executors administrators and assigns and shall be bound to make good any loss sustained by him and further it is hereby declared that so far the Vendor is aware there is no proposal and/or scheme for acquisition requisition or alignment in respect of the said land and premises hereby sold nor any notification or declaration for alignment etc. has been published to the knowledge of the Vendor nor any such notice has ever been received by the Vendor for the same.

SCHEDULE "A".

ALL THAT undivided three-eighth share in the piece or parcel of revenue redeemed land containing Four Cottahs Thirteen Chittacks Thirty Square Feet be the same a little more or less together with -



[Handwritten signature in blue ink]

District Sub-Registrar
Alipur, Jharkhand

14.12.77

partly one storied and partly two storied building and structure with other appurtenances, fixtures, fittings in Dihi 55 Gram, Division VI, Sub-Division "M", Police Station Bhowanipore, Sub-Registration Office Alipore, District 24-Parganas, Calcutta-25, being present Premises No. 1/1A, Pran Nath Pandit Street, within Corporation of Calcutta -

BUTTED AND BOUNDED :-

ON THE NORTH : Partly by Premises No. 1, Pran Nath Pandit Street and partly by No. 51, Puddapukur Road,

ON THE SOUTH :: Partly by Premises No. 1/1B, Pran Nath Pandit Street and partly by Premises No. 1/2, Pran Nath Pandit Street,

ON THE EAST : Pran Nath Pandit Street,

ON THE WEST : By Premises No. 53, Puddapukur Road.

IN WITNESS WHEREOF the Vendor has put her hand and seal the day the month and the year first above-written.

Anjali Neogy.

SIGNED SEALED AND DELIVERED

AT CALCUTTA IN THE PRESENCE OF :-

Asimus Gossain
Attornly

Harbinda Basu
36, Ram Behari Avenue.
Calcutta - 26.



[Handwritten signature]
District Sub-Regional
Alleg. de Paganas

1412.77

RECEIVED from the within named Purchaser
the within mentioned sum of Rs. 16,500/-
(RUPEES SIXTEEN THOUSAND AND FIVE HUNDRED)
only being the full Consideration Money
within recited as per Memo given below :

Rs. 16,500/-

MEMO OF CONSIDERATION.

By Bank Draft No. 005986/273 dated 12-12-77

on Allahabad Bank, Alipore, Calcutta. ... Rs. 16,500/-

(RUPEES SIXTEEN THOUSAND AND FIVE HUNDRED ONLY).

Anjali Anand

WITNESSES :-

Asimes Gorta
Advocate

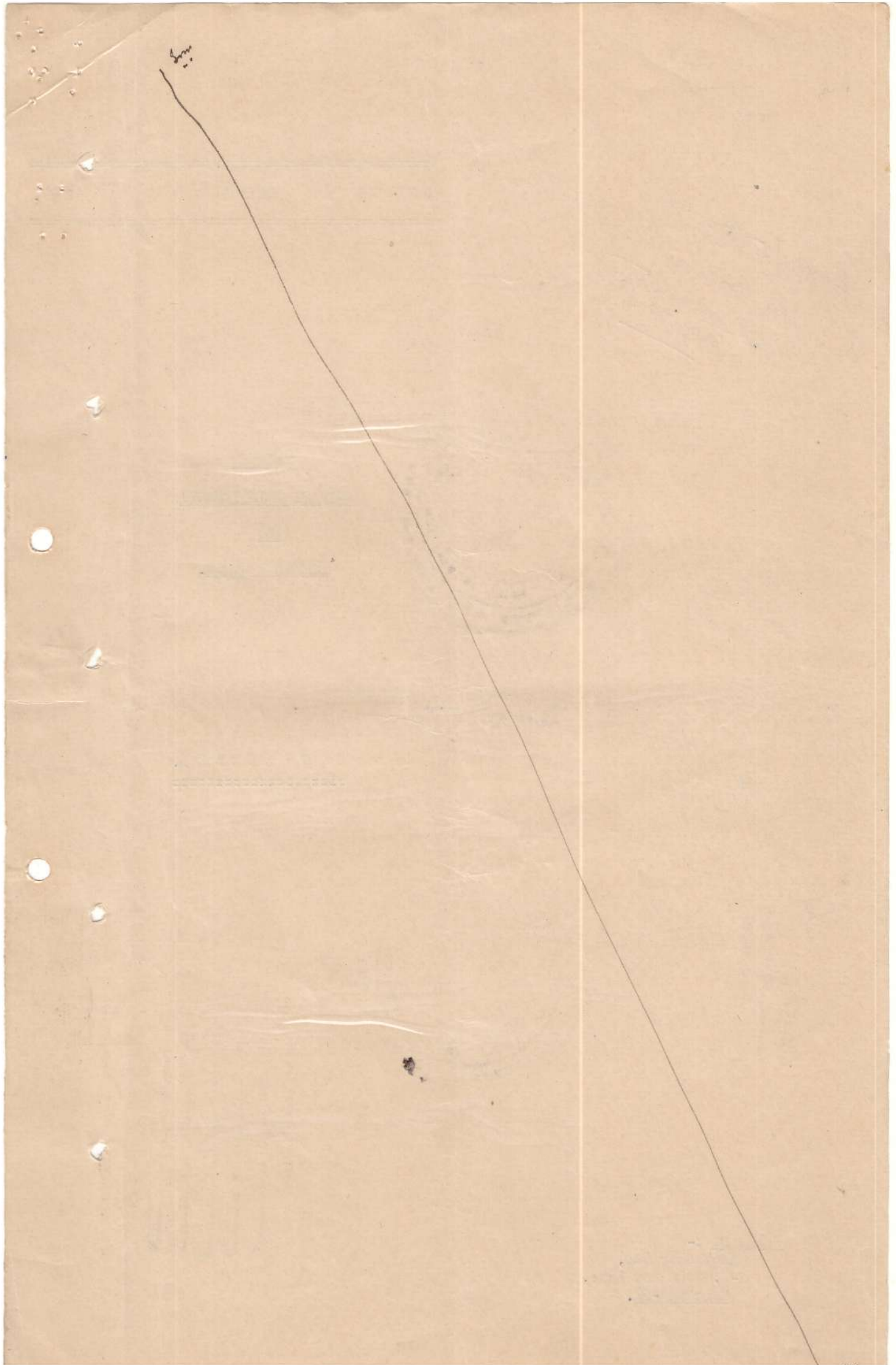
Arabindan Das
38, Rajah Behari Avenue
Calcutta-26.



[Handwritten signature]

District Sub-Registrar,
Alipore, 24 Parganas.

14.12.77



A/XIII/5 (78-79)
Re: 1/1A, Pannath Pandit-St.
Calt. Govt. University
3/8/78

DATED THE 14th DAY OF December 1977.



BETWEEN
SRIMATI ANJALI NEOGI
AND
SOMENATH NEOGI.

Seed verified
by Assoc. Secy.
14.8.78

Director Sub-Registrar
Alipore, Parganas
14.12.77

CONVEYANCE.



Director Sub-Registrar,
Alipore, Parganas.
19.12.77



Book No. I
Volume No. 204
Page No. 287
Serial No. 7907
Year 1977

N-2.40P.
2/990

TYPED BY :-
Bhagyadhar Das,
2-D, Naba Roy Lane,
Calcutta-27.