



STAMP AFFIXED BY.

R 1984

Rec 16.7.66 I 1504

STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE,

Admissible Under Rule 27 of the Stamp Act, 1899 as amended by Act III of 1922 and by Act 62 (II) of the Calcutta Improvement Act, 1911. *337.50*

Stamp duty Paid Under the I. S. Act, 1899 as amended by Act III of 1922 Schedule I, A. No. *23*

Additional duty Paid Under the G. S. Act, 1899 as amended by Act III of 1922 Schedule I, B. No. *245*

Paid in excess *25*
Total *582.75*

A 79.50

N .50
80.00

122.55
337.50
245
582.50
25
582.75

41/7/66
Sub-Registrar, Sealdah
Dist. of Calcutta.

A 79.50
N .50

THIS DEED OF CONVEYANCE is made this *Nineteenth* day of *July* One
Thousand nine hundred and sixty-six BETWEEN THE TRUSTEES FOR THE IMPROVEMENT
OF CALCUTTA a body corporate constituted by the Calcutta Improvement Act 1911
(hereinafter referred to as "the Board") of the one part and (1) BISWANATH
DHUR (2) BHOLANATH DHUR AND (3) TARAKNATH DHUR, executors to the estate of
Madan Mohan Dhur deceased all sons of Madan Mohan Dhur deceased all by - -
religion Hindu all by occupation Landlords all residing at No. 7B, Jadu
Nanda Goswami Lane in the town of Calcutta (hereinafter called the Purchasers
which expression where the context so admits shall include their successor or
successors-in-office and assigns) of the Other Part.

WHEREAS the Board are now absolutely seised and possessed of or
otherwise well and sufficiently entitled free from encumbrances to the land
hereditaments and premises described in the Schedule hereto and shewn on the
plan hereto annexed and thereon coloured green hatches.

AND WHEREAS



Presented for Registration
on the 29th day of July 1966 at the Sealah Sub-Registry Office by Chola Math Dur
of the evacuees' estate of the Government of India under Public Law No. 19 of 1948, as amended by the

Ar. Hassan Dur

Sub-Registrar, Sealah
Dt. 24 Parganas

Subash Kumar Ray Choudhary

As Agent of the Trustees
For the Improvement of Calcutta.

Locandhi 09
Subash Kumar Ray Choudhary
Son of Shri Nimai Choudhary
of Nimai Khatia
Thana Birati
District 24 Parganas Cal. 57
by Cause Shri
Profession Shri
As agent for the Trustees for the Improvement of Calcutta under Power of attorn. no: 613 for 065 authenticating the S. 9 of Assurances Calcutta.

T. 9 disposed with
on

Shri. Gulzar Hassan

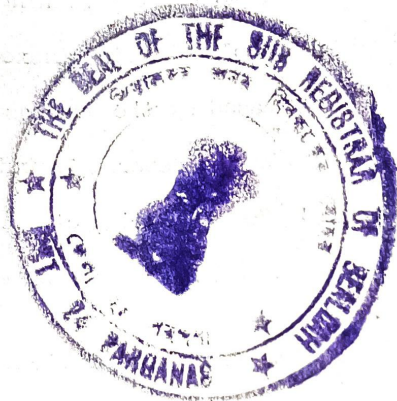
Shri Gulzar Hassan
Son of Shri Hanif Ali
of 10, North, Beldar St
Thana Calcutta
District 24 Parganas
by Cause Shri
Profession Shri

Sub-Registrar, Sealah
Dt. 24 Parganas
5.8.66

AND WHEREAS under the provisions of the said Calcutta Improvement Act 1911 (hereinafter referred to as "the said Act") an Improvement Scheme (being (Scheme No. VIII) was duly framed and sanctioned for an -- area comprising among other properties the premises belonging to the said Madan Mohan Dhur since deceased shown on the said plan and thereon coloured blue and pink and now or lately known as No. 92 Ultadanga Main Road in the -- Suburbs of Calcutta.

AND WHEREAS on an application by the purchasers under Section 78(1) of the said Act for abandonment of the acquisition of the portion of the said premises coloured pink on the said plan. The Board were of opinion that the said portion of the premises coloured pink on the plan hereto annexed (hereinafter called the 'pink land') was not required for the execution of the scheme No. VIII but it was necessary that the adjoining pieces of lands coloured green, and green hatches on the plan hereto annexed (hereinafter -- and called the 'green land') should be purchased by the purchasers and amalgamated conform with the pink land in order to ~~conform~~ to the general layout of the aforesaid scheme ~~was~~ provided under section 78(12) of the said Act AND WHEREAS it was agreed between the Purchasers and the Board as follows, namely :-

- (a) that the Board would acquire under the provisions of the Land Acquisition Acts the portion of the said premises coloured blue on the said plan (hereinafter called "the blue land") for the sum of Rs. 20,420/- and
- (b) that the Board would sell and the purchasers would buy the aforesaid pieces of lands coloured green and green hatches on the said plan (hereinafter called "the green land") for the sum of Rs. 32,497/- and
- (c) that the Board would exempt from acquisition the portion of the said premises coloured pink on the said plan (hereinafter called "the pink land") on payment by the purchasers to the Board of the sum of Rs. 7821/- as exemption fee.



Je 28/1/66
Sub-Registrar, Sanlúcar
Dt. 24 Purgant

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AND WHEREAS the purchasers have paid to the Board the aforesaid sum of Rs. 32,497/- being the price of the green land and the land shown by green hatches and also paid the sum of Rs. 7821/- being the fee for exemption of the pink land.

AND WHEREAS the said strip of land coloured green which is formed out of Ultadanga Main Road cannot be conveyed to the purchasers until the said -- portion of Ultadanga Main Road is taken over.

AND WHEREAS the purchasers have requested the Board to give them a conveyance for the pieces of land marked in green hatches on the plan hereto annexed and a separate conveyance for the piece of land coloured green on the plan as soon as possible after the said portion of Ultadanga Main Road is taken over.

AND WHEREAS the Board in pursuance of the said request have agreed to convey the said pieces of land marked in green hatches by these presents and have accordingly apportioned the price of the said pieces of land -- marked in green hatches containing an area of 3 Khattas 9 Chittaks 6 Sft. to be hereby conveyed and the strip of land coloured green containing an area of 5 Khattas 14 Chittaks 16 Sft. more or less to be conveyed hereafter at Rs. 12,255/- and Rs. 20,242/- respectively.

NOW THIS DEED WITNESSETH that in pursuance of the hereinbefore recited agreement and in consideration of the sum of Rs. 12,255/- paid by the purchasers to the Board on or before the execution hereof (the receipt thereof the Board hereby acknowledge) the Board hereby convey and transfer unto the purchasers ALL THOSE the pieces or parcels of land containing a total area of 3 Khattas 9 Chittaks 6 Sft. more or less described in the Schedule hereto and marked in green hatches on the plan hereto annexed TOGETHER with all buildings structures and erections thereon (if any) and all rights easements and appurtenances belonging or appertaining thereto and all the estate right title and interest of the Board therein TO HOLD the same unto the purchasers absolutely.




Sub-Registrar, Sealdah
Dist. 24 Parganas

THE SCHEDULE ABOVE REFERRED TO:

ALL those pieces or parcels of revenue free land containing an area of 3 Kottahs 9 Chittaks 6 Sq.ft. be the same a little more or less situate and being portions of premises No. 91B, Ultadanga Main Road being parts of holding Nos. 75 and 76 in Sub-Division 8 Division 2 Dihi Panchannogram Thana Manicktala Sub Registration Office Sealdah in the District of 24 Parganas and adjoining the pink land but now intended to form part thereof and which said pieces or parcels of land are more particularly delineated on the map or plan hereto annexed and thereon coloured green hatches.


IN WITNESS whereof this Deed has been duly executed by the Chairman on behalf of the Board the day and year above written.

Given under the Common Seal of
the Trustees for the Improvement
of Calcutta and duly signed in the
presence of :


Chairman of the Board.

Witness : Sami Kumar Banerjee
P.A. to Chairman.

The Common Seal of the Board was
hereunto affixed in the presence
of


A Trustee of the

Calcutta Improvement Trust.


Secretary to the

Calcutta Improvement Trust.



16-29/1/66
Sub-Registrar, Sialkot
Distt 24 Parganas



NO. 92 ULTADANGA MAIN ROAD
SCALE - 1 INCH = 30 FT

SCHEME NO. 100
 REF. NO.

Imruda
 CHAIRMAN

WITNESSES
P. S. Kumar Dasgupta
 P.A. to Chairman.

PROPERTY TO BE
 RETAINED
 CONVEYED
 NOW BY
 PROPERTY TO BE
 STRUCTURE TO
 TO BE PAID

ACQUIRED COLOURED
 RETAINED
 CONVEYED
 DE TRUST
 CONVEYED LATER ON BY THE
 WHICH COMPENSATION
 SHOWN THIS

BLUE
 PINK
 [Hatched patterns]

AREA - 1 CH 5 FS
 (NON CONVERTED) 3-9-2

M. Ghosh
 TRUSTEE

B. B. Das
 SECRETARY

CIT LAND

CIT LAND



Tamha
 11/5/66

EX ENGR. D & PD

B. Ghosh
 CHIEF VALUER

[Signature]
 3/5/66

Plan of Dec 20 1504
atla chow to Subh no 287
Val 27 to 966



28/1/61
Sub-Registrar, Seakhet,
De. 24 Parganas,



DATED THIS 19th DAY OF July 1966.

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THE TRUSTEES FOR THE IMPROVEMENT AT CALCUTTA

- TO -

BISWANATH DHUR

BHOLANATH DHUR

-AND-

TARAKNATH DHUR

DEED OF CONVEYANCE

of

92, Ultadanga Main Road, Scheme No. VIII.



Sub-Registrar, Sealkh
Dt. 24 Parganas

29/7/66

N/S

Sub-Registrar, Sealkh
Dt. 24 Parganas

6-8-66



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For the year 1966

M. I. DHUR
SOLICITOR,
11, Old Post Office Street,
Calcutta.