



1283

STAMP AFFIXED BY

STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE.

I740

1332f

Produced Competent
Authority's Receipt 28/6/76
acknowledged receipt
of Rs. 25206 U.L. Act
(vide No. 7398 8.6.76)

23

1788.20
3-80

M. Baburaj

1192f A139.50

21/8/76

5
11-5

M.P. No
4672
173-2
RA

THIS DEED OF CONVEYANCE is made the 31st day of May 1976 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) BISWA NATH DHUR residing at No. 16D, - Sachin Mitra Lane, Calcutta, (2) BHOLA NATH DHUR residing at No.16A, Sachin Mitra Lane, Calcutta-3 and (3) TARAK NATH DHUR residing at No. 16E, Sachin Mitra Lane, Calcutta-3, executors to the Estate of Madan Mohan Dhur, (deceased) - sons of Madan Mohan Dhur, deceased, all by religion Hindu all by occupation Landlords (hereinafter called "THE PUR-CHASERS" which expression where the context so admits - shall include their respective heirs executors administra-tors representatives and assigns) of the OTHER PART.

WHEREAS the Board are now absolutely seized and possessed of or otherwise well and sufficiently entitled free from encumbrances to the land hereditaments and premi-ses described in the Schedule hereto and shown on the -- Plan hereto annexed and thereon coloured Green hatches.

AND WHEREAS under the Provisions of the said - Calcutta Improvement Act, 1911 (hereinafter referred to

212750
N 1-5
1117

11-5 Aug 218
Praphulla K. Das
for the Dept of Culture
Assurance Calcutta

Execution in duplicate
Under the above para
by the above

Praphullakumar Das
The Receiver
21/8/76

Praphulla K. Das
An Charan Das
Chitaya Satharal
Harsh
D. K. Das
D. K. Das

Praphullakumar Das

A. Agent of the Trustee
for the Improvement of Calcutta
T.S. Das
2/9/76

~~Praphulla K. Das~~
Personally
21/8/76

The Receiver
21/8/76

as "the said Act") an Improvement Scheme (being Scheme No.VIIM) was duly framed and sanctioned for an area - comprising among other properties the premises belonging to the Purchasers shewn 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 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 was refused by the Board AND - WHEREAS 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.VII-M but it was necessary that the adjoining pieces of lands coloured Green and - green hatches on the plan hereto annexed (hereinafter called the green land) should be purchased by the Purchasers and amalgamated with the pink land in order to conform to the general layout of the aforesaid Scheme 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 piece of land coloured Green hatches

11/11/76

Out
[Faint handwritten notes]

The Polymers
Out



Out
11/8/76

Out
[Faint handwritten notes]

[Faint handwritten notes]

Out

on the plan (hereinafter called "the Green Land")
for the sum of Rs.22,810/- 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.

AND WHEREAS the Purchasers paid to the Board, the sum
of Rs.32,497/- and subsequently Rs.2568/- making in all the
sum of Rs.35,065/- being the price of the Green Land and -
also paid the said sum of Rs.7821/- being the fee for afore-
-said exemption of the Pink Land.

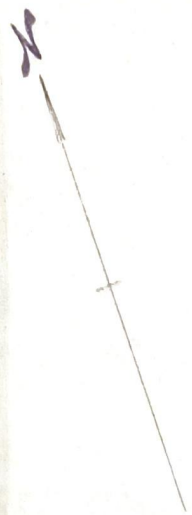
AND WHEREAS at the request of the Purchasers the Board
sold and conveyed to the Purchasers a strip of land being
portion of the above premises for the consideration of the
sum of Rs.12255/- by the Deed of Conveyance dated 19th July,
1966 registered by the Sub-Registrar of Sealdah in Book No.1
Volume No.17 Pages 286 to 290 ^{being No. 1504} for the year 1966 AND WHEREAS
another strip of Green Land shown in the Plan annexed to the
said Deed could not be conveyed to the Purchasers and the -
Purchasers desired to purchase and the Board agreed to sell
another adjoining land which is being conveyed by these --
presents and more fully described in the Schedule here-
-under.

AND WHEREAS the Purchasers paid a sum of Rs.2568/-
being difference between the price of the land now being
sold and the price of the land formed out of Ultadanga -
Main Road for which the prices have already been paid the
- aforesaid -

Aug
21/8/76

No. 92, ULTADANGA MAIN ROAD

SCALE - 1 IN = 30 FT

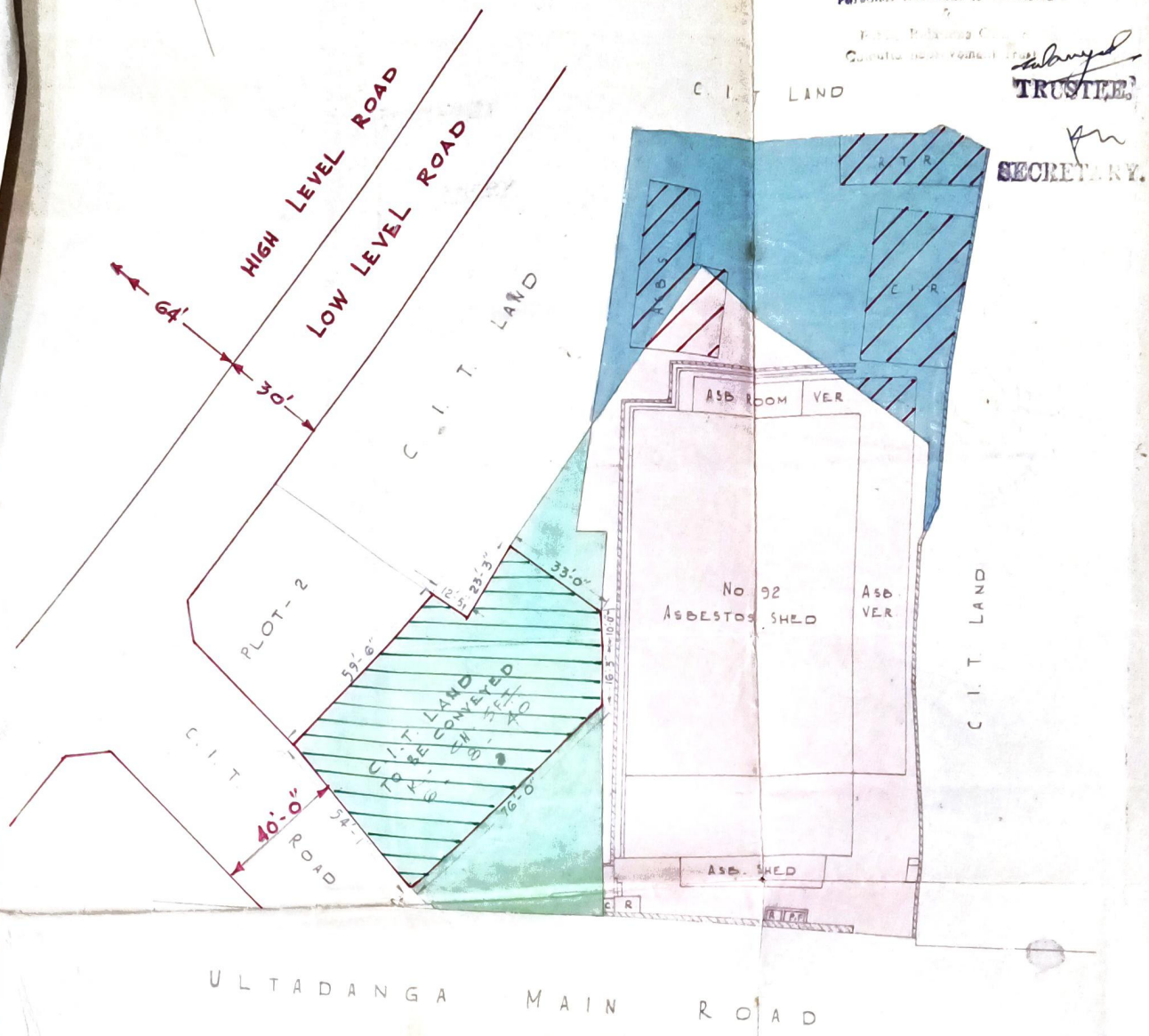


- PROPERTY TO BE ACQUIRED COLOURED BLUE
- " " " " RETAINED " PINK
- PROPERTY ALREADY CONVEYED BY THE TRUST } GREEN
- PROPERTY TO BE CONVEYED BY THE TRUST } STRIPED
- STRUCTURE FOR WHICH COMPENSATION IS TO BE PAID SHOWN THUS HATCHED

P. C. L.
CHAIRMAN

WITNESS: *Samin Kumar Banerjee*
Personal Assistant to Chairman

S. Banerjee
SECRETARY



[Signature]
EX. ENGR. D. E. D. O.

A. K. Ghosh
20.5.74
M. Sc., A. R. I. C. S., A. M. I. S.
CHIEF VALUER

[Signature]

~~Old~~
9/18/76

~~W. R. ...~~
23.8.76

paid
183
740
76

aforesaid strip of land more fully described in the -
Schedule hereunder is now ready for conveyance.

NOW THIS DEED Witnesseth that in pursuance of the -
hereinbefore recited Agreement and in consideration of
the sum of Rs. 22810/- 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 THAT -piece or -
parcel of land containing a total area of 6 Cottahs 8
Chittaks 40 Sq.ft. more or less described in the Schedule
hereto and coloured Green hatches on the plan annexed -
TOGETHER with all buildings structures and erections
thereon (if any) and all rights easements and appurtenan-
ces belonging or appertaining thereto and all the Estate
right title and interest of the Board therein TO HOLD the
- same unto the Purchasers absolutely.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Revenue free land contain-
-ing an area of 6 Kottahs 8 Chittaks and 40 Sq.ft. be
the same a little more or less situate and being por-
-tion of premises No. 92, Ultadanga Main Road, being parts
of Holdings Nos. 75, 76 in the Sub-division 8 Division 2
Dihi Panchannogram Thana Ultadanga Sub-registration office
Sealdah in the District of 24-Parganas butted and bound-
-ed as follows that is say on the NORTH by C.I.T. Sur-
-plus land and Plot No. 2 leased out to C. E. S. C. Ltd. in
Scheme No. VIIM ; on the EAST by exempted premises No. 92,

- Ultadanga -



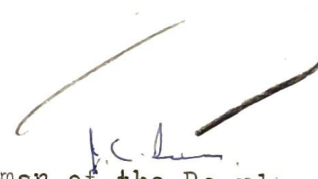
Act

21/8/76

Ultadanga Main Road in Scheme No. VIIM; on the SOUTH by C.I.T.Land already conveyed to the exempted premises - No.92, Ultadanga Main Road in Scheme No. VIIM and on the WEST by 40'-0" wide C.I.T.Road in Scheme No. VIIM and - adjoining the Pink land but now intended to form part thereof and which said piece or parcel of land is more particularly delineated in 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 X
of the Trustees for the Improve- X
-ment of Calcutta and duly signed X
in the presence of :- X



Chairman of the Board.

Witness : 
Personal Assistant to Chairman

Calcutta Improvement Trust.

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

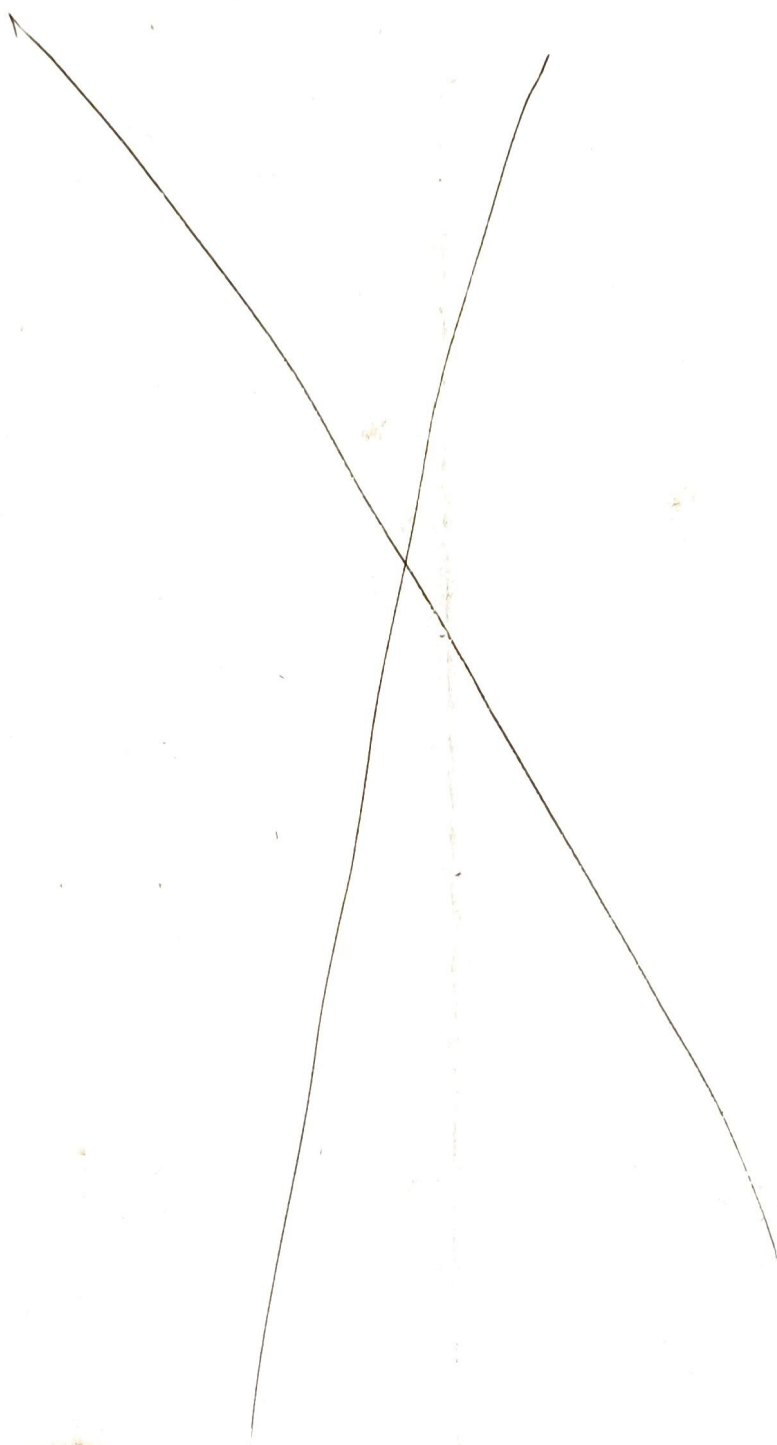

A trustee of the Calcutta -
Improvement Trust.


Secretary to the Calcutta
Improvement Trust.



Ok

21/8/76.



Ref VIII - 343

DATED THIS 31st DAY OF May 1976

a/v 48(77-78)
92, Ultadanga Main Rd.
26/7/77

The Trustees for the Improvement
of Calcutta.

- TO -

Biswanath Dhur & Others.



Recorded

A. S. Das
26.7.77

W. S. Das
26.7.77

[Handwritten signature]
2/8/76

[Large handwritten signature]

23.8.76

108

DEED OF CONVEYANCE

-OF-

92, Ultadanga Main Road, -

Scheme No. VIIM.

[Handwritten signature]
F 27
179-183
140-176

M.L. Dhur
Solicitor.

11, Old Post Office Street,
Calcutta.