

5341 150Rs.

5203



HBL-36310826483

Mother deed

Admissible under Rule 21 and also
 under Section of the
 Bengal Tenancy Act, non-agricultural
 Tenancy Act also stamped (or exempt)
 from or does not require Stamp duty)
 under the Indian Stamp Act, 1899.
 Schedule IA, No. 5.8.

Fee paid :-

A 102L
 25820
 104L

Aravinda
 Sub-Registrar, Alipore,
 Sadar. *Aravinda*

58A
 25820

A 102L
 N 104L

THIS DEED OF SETTLEMENT dated this the 15th day of

June One Thousand Nine Hundred Sixty BETWEEN Srimati

Pratima Baksi wife of Sri Nagendra Bhusan Baksi I. C. S.

(Retired) Barrister-at-Law, by religion Hindu, by occupation

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1596
 Mrs. Pragada W. S. S. S.
Pragada W. S. S. S.
Pragada
 The 25.5.1960



1e 1597 ✓
 1e 209 ✓
 1e 19 ✓
 1e 4/8 ✓
 187/8 ✓
 0187-50 ✓

Pragada W. S. S. S.

Presented for registration on 29/11
 at 11.40 A.M. at 12.15 to the Registrar
 of Alipore Sadar on the 29/11
 the Sub-Registrar Alipore Sadar
 by Pragada W. S. S. S.
 President of the Board of
 Alipore Sadar
 a Power of attorney No 83
 dated 19.5.58. witnessed by
 the Registrar of Patna

Pragada W. S. S. S.
 under the name given by
 by Pragada W. S. S. S.
 Son of Pragada W. S. S. S.
 of Pragada W. S. S. S.
 District Pragada W. S. S. S.
 by Pragada W. S. S. S.
 by Pragada W. S. S. S.
 the Registrar of Patna

Pragada W. S. S. S.
 Sub-Registrar, Alipore,
 Sadar.

Pragada W. S. S. S.

Pragada W. S. S. S.

Pragada W. S. S. S.
 by Pragada W. S. S. S.
 Son of Pragada W. S. S. S.
 of Pragada W. S. S. S.
 District Pragada W. S. S. S.
 by Pragada W. S. S. S.
 by Pragada W. S. S. S.
 Professor Pragada W. S. S. S.
 Sub-Registrar, Alipore,
 Sadar. Pragada W. S. S. S.

20RS.



- 2 -

occupation Householder, residing at Chhajubagh Road, Patna,

Bihar, hereinafter called the Settlor (which term unless

otherwise excluded by or repugnant to the context shall mean

and include her heirs, executors, administrators, representa-

tives and assigns) of the One Part AND (1) Kumari Nomita Baksi,

(2) Kumari Krishna Baksi and (3) Kumari Bharati Baksi, dau-

ghters of the Settlor, the last two of them being minors are

represented by their father and natural guardian, the said

Sri Nagendra Bhusan Baksi by religion Hindu, by occupation

students residing at Chhajubagh Road, Patna, Bihar, hereinafter

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 1e 20 ✓
 1e 10 ✓
 1e 7/17 ✓
 1e 187/81 ✓
 or 187-50 ✓



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 Family Mr. Sen. Adr.
 Calcutta
 1962

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 Sadar.

21/6/62

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- 3 -

hereinafter called the Settles (which term unless otherwise excluded by or repugnant to the context shall mean and include their heirs, executors, administrators, representatives and assigns) of the Other Part,

WHEREAS the Settlor became seized and possessed of an area of land at Mouza Naktola, Police Station Sadar Tollygunj, District Twenty Four Perganas within Corporation of Calcutta (Tollygunj Area) in her absolute and indefeasible right and title on the basis of diverse purchases from different

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No. 1596 Alipore 10 500 Per.
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different owners AND WHEREAS the Settlor has Ryoti Sthitiban Right in the said area of land AND WHEREAS the Settlor developed the said area of land and prepared a development scheme and a lay out plan showing therein the division of the said area of land in small plots with distinctive numbers for construction of residential houses and also lay out of new roads,

AND WHEREAS the Settlor has already laid out new 30 feet wide roads as also demarcated the various small plots

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Ryoti Sthitiban Right in Mouza Naktola, J. L. No.32, Police Station Tollygunj, District Twenty Four Perganas appertaining to the premises No.364 Netaji Subhas Chandra Bose Road of the Calcutta Corporation and more particularly described in Schedule 'A' hereunderwritten and also shown and delineated in colour green, yellow and blue respectively in the scheme plan annexed hereto and valued at Rs 25,000/- (Rupees Twenty Five Thousand only).

NOW THIS INDENTURE WITNESSETH that in consideration of the premises aforesaid, the Settlor of her own free will and accord doth hereby settle absolutely and for ever and free from all encumbrances, (1) on her daughter and Settlee the said Kumari Nomita Baksi all that piece and parcel of land being Plot No.24 and delineated in colour green in the said scheme plan annexed hereto measuring 3 Cottahs 4 Chattaks 28 Square Feet more or less formed out of C.S.Dag Nos. $\frac{470}{486}$ and 477 recorded in C. S. Khatian Nos.137 and in 281, 296, 297 and 298 respectively, (2) on her daughter and Settlee the said Kumari Krishna Baksi all that piece and parcel of land



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plots with pegs,

AND WHEREAS the Settlor has already sold away several such small plots to various purchasers,

AND WHEREAS in consideration of natural love and affection the Settlor is desirous of settling three such plots on her said three daughters, the Settles who are dependent on the Settlor,

AND WHEREAS the plots to be settled on the said Settles are (1) Plot No.24 of the said scheme plan measuring 3 Cottahs, 4 Chattaks and 28 Square Feet more or less formed out of C. S. Dag Nos. $\frac{470}{486}$ recorded in C. S.

^{C. S. Dagne}
Khatian No.137 and 477 recorded in C. S. Khatian Nos.281, 296, 297 and 298, (2) Plot No.27 of the said scheme plan

measuring 4 Cottahs 7 Chattaks and 32 Square Feet more or less formed out of C. S. Dag No.470 recorded in C. S. Khatian No.56 and (3) of the said scheme plan plot No.23 measuring 5 Cottahs, 7 Chattaks and 8 Square feet more or less is

formed out of C. S. Dag No. 477 recorded in C. S. Khatian

Nos.281, 296, 297 and 298 with absolute title and Ryoti

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land being Plot No.27 and delineated in colour yellow in the said scheme plan annexed hereto measuring 4 Cottahs 7 Chattaks 32 Square Feet more or less formed out of C. S. Dag No.470 recorded in C. S. Khatian No.56 and (3) on her daughter and Settlee the said Bharati Baksi all that piece or parcel of land being Plot No.23 and delineated in colour blue in the said scheme plan annexed hereto measuring 5 Cottahs 7 Chattaks 8 Square Feet more or less formed out of C. S. Dag No.477 recorded in C. S. Khatian No.281, 296, 297 and 298 with absolute title and ^{parts in} Ryoti Sthitiban and party in Niskar Tenure Right in Mouza Naktola J. L. No.32, Police Station Tollygunj, District Twenty Four Perganas appertaining to premises No.364, Netaji Subhas Chandra Bose Road of the Corporation of Calcutta (Tollygunj Area) and more particularly described in the Schedule written hereunder together with all rights, easements and appurtenances whatsoever to the said plots of land belonging or in any way appertaining thereto and with all rights of easements of passage through and over the roads constructed by the Settlor and demarcated in the said Scheme plan and also



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also of taking overhead or underground electric and telephone lines or cables through and under the said roads and to discharge household waters through the drains to be constructed hereafter by the Settlor and all the estate right, title, interest, claims and demand, whatsoever of the Settlor in to and upon the said plots of land TO HOLD unto the said daughters and Settlees, the said plots of land hereby settled absolutely and for ever to enjoy the same in their absolute right in any manner they or each of them like without any let or hindrance or obstruction, interruption or disturbance by the Settlor or any person claiming through under or in trust for her.

IN WITNESS WHEREOF the Settlor has signed this the day, month and year above written.

SIGNED & DELIVERED

In Presence Of

1. *Akram Singh*
Qr. no. B/7, Road no. 1
Water tower Qr.
Patna-1

2. *Purnanadu Narayan*
Advocate, High Court, Patna
Gayapur.

(Mrs) Shalima Babin

Settlor



Sub Registrar, Alipore,
Sadar.

7/11/1916

Schedule 'A'

Particulars of Properties hereby intended to be settled

as referred to above.

- (1) ALL THAT piece or parcel of land measuring Three Cottas Four Chattaks and Twenty Eight Square Feet be the same a little more or less formed partly out of C.S. Dag No.470 recorded in C. S. Khatian No.137 having Ryoti Sthitiben Right and partly out of C. S. Dag No.477 recorded in C. S. Khatian Nos.281, 296 and 297 and 298 having partly Madhya Stwadhikary Permanent Niskar Tenure Right and partly Ryoti Sthitiben Right in Mouza Naktola J. L. No.32, P. S. Sadar Tollygunj, District Twenty Four Perganas and forms Plot No.24 of the Settlor scheme plan annexed hereto and shown with bordered green in the said plan. The portion of the land which forms part of C. S. Dag No.470 in Khatian No.137 measuring Thirteen Chittaks Eighteen Square Feet. The total rent is Rs 3-2-9pies equivalent to Rs 3.18 nP for .58 acres and the proportionate rent for the area settled to be paid to the proprietors of Touzi No.56 Sree Provash Chandra Mondal & others.
- (2) ALL THAT piece or parcel of land measuring Four Cottas Seven Chattaks Thirty Two Square Feet formed out of C. S. Dag No.470 in Khatian No.56 Mouza Naktola, J. L. No. 32, P. S. Sadar Tollygunj, District Twenty Four Perganas having Ryoti Sthitiben Right. The said land forms Plot No.27 of the Settlor scheme plan and shown therein the plan annexed hereto with yellow border. The total rent is Rs 2.14 nP payable for .9 acres of land to



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to the proprietor of Touzi No.56 Sree Provash Chandra Mondal & others.

(3) ALL THAT piece or parcel of land measuring Five Cottas Seven Chattaks Eight Square Feet more or less forms part of C. S. Dag No.477 recorded in C. S. Khatian Nos.281, 296, 297 and 298 of Mouza Naktola, J. L. No.32, P. S. Sadar Tollygunj, District Twenty Four Perganas, Calcutta-40. The said plot forms Plot No.23 of the Settlers scheme plan and has been shown with border blue in the plan annexed hereto. The said plot is partly permanent Niskar Tenure and partly Ryoti Sthitiban Right for the portion recorded in Khatian No.281 rent of Rs 3.25 nP is payable for .56 acres ^{with land} to the Superior Landlord Proprietor of Touzi No.56 Sree Provash Chandra Mondal & others. proportionate rent in respect of the said area settled is to be paid by the Settlee.

All the above three plots appertain to premises No.364, Netaji Subhas Chandra Bose Road of the Corporation of Calcutta, (Tollygunj Area).

A. Venkay
Purnanand Naray
Attorn

(Mrs) Khatina Bahin

S. N. K.



Sub-Registrar, Alipore,
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