

1492/09

1285

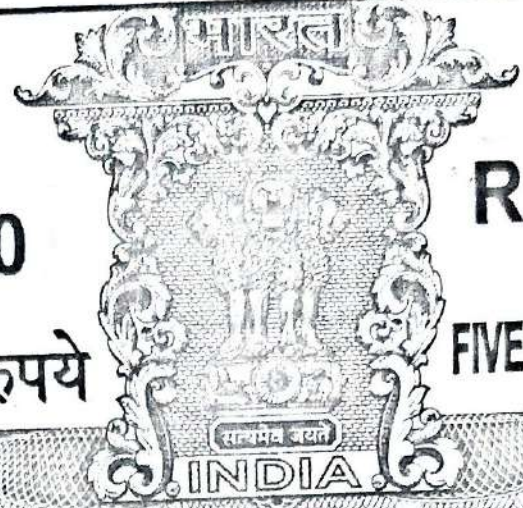
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

22926



श्रीमत्तनुज...

admission under rule 11 and also use 5/1 of L.R. Act, 1996 duly stamped under the Indian Stamp Act of 1891 Section 10 of the Indian Stamp Act of 1984 Schedule IA No. ... Fee Paid ... to S.B.



राधा...

Handwritten signature and scribbles.

Handwritten signature and scribbles.

DEED OF CONVEYANCE

This deed of sale is made this the 17<sup>th</sup> day of February Two thousand Nine.

18 FEB 2009

346250/-  
15800/-  
114960  
16/2/09  
Calcutta

*[Redacted/Blacked-out text]*

18 FEB 2009  
SURV...  
114

*[Faint handwritten text]*



3107



*[Handwritten scribbles]*

*[Redacted/Blacked-out text]*

18 FEB 2009

*[Faint handwritten text]*

*[Form fields with handwritten entries]*  
to, No. 1  
Date: ...  
Caste: Hindu/Muslim/Ch...



3107

*[Faint handwritten text]*

*[Faint handwritten text]*

*[Large handwritten signature and notes]*

*[Form fields with handwritten entries]*  
to, No. ...  
Date: ...  
Caste: Hindu/Muslim/Ch...

BETWEEN

✓  
SRIMILAN CHANDRA DAS son of late Gopal Chandra Das, aged about     years, by faith Hindu, by occupation business and residing at 54/A Teachers' Co Operative Society, Post Office Agarpara, District 24 Parganas North, Kolkata-700109 herein after called the VENDOR (which such expression shall unless inconsistent with or repugnant to the context mean and include his heir, executor, administrator, successor and/or assign) of the FIRST PART.

AND

✓  
SMT. SIPRA DUTTA wife of Sri Molay Dutta, aged about 40 years, by faith Hindu, by occupation house wife and residing at No. 87 Uday Villa, Kolkata-700058 and District 24 Parganas(24) hereinafter called the PURCHASER (which such expression shall unless inconsistent with or repugnant to the context mean and include her heirs, executors, administrators, successors and/or assigns) of the SECOND PART.

WHEREAS by a deed of indenture, dated 30.03.1981 THE BARRACKPORE SUB - DIVISIONAL CO - OPERATIVE TEACHERS COLONY SOCIETY LIMITED purchased a land from the Government of West Bengal ALL THAT piece or parcel of land measuring about 4.78 acres appertaining to Dag Nos. 113, 114, 115, 116 & 117 under Khatian Nos. 6 J. L.No.2 in Mouza Basudebpur, P.O. Agarpara, District North 24 Parganas.

AND WHEREAS there after the said the Barrackpore Sub-Divisional Co-Operative Teachers' Colony Society Limited divided the said land in different plots and sold the said plots amongst the members of the society.

AND WHEREAS one Sri Milon Das one of the members of the said society purchased a plot measuring about 2 cottahs 8 Chittaks and 36 sq. ft. be the same a little more or less from the said society on 8. 07. 1982 and for the sake brevity herein after called the said land which was register on 8. 7. 1973 in the office of the Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No. 1, Volume No. 299, Pages 127 to 129 being No. 6449 for the year 1982.

AND WHEREAS thereafter the said Sri Milon Das took possession of the said land and while enjoying the same the said Sri Milon Das due to his personal reasons and urgent need of money intent to sale a portion of the said land measuring about **1 Chotta 1 Chittaks 00 Sq. ft. with Kuntcha structure measuring about 100 sq. ft.** of the said land morefully described in the schedule herein after written and for the sake of brevity herein after called the said property.

AND WHEREAS the said Sri Milon Das while enjoying the said property the said Sri Milon Das declare to sale the said property at a valuable consideration.

AND WHEREAS pursuant to the said desire the purchaser herein approached the vendor and proposed to purchase the said land measuring about 1 Chotta 1 Chittaks 00 Sq. Ft. and 100 sq. ft. kuntcha structure at a total consideration of Rs. 2,50,000.00 (Rupees Two Lacks and Fifty Thousand) only.

AND WHEREAS the vendor having due consideration to the said proposal of the purchaser and having found the same as most suitable and highest one he received from the market agreed to sell the said land unto the purchaser

**NOW THIS INDENTURE WITNESSETH** as follows: -

1. That pursuant to the said understanding and in consideration of a sum of Rs. 2,50,000.00 (Rupees Two Lacks and Fifty Thousand) only already paid by the Purchaser unto the Vendor, the receipt whereof the Vendor hereby acknowledge and on receiving the said total consideration money the Vendor hereby transfer, convey, sells and All That undivided land measuring about **1 chotta 1 chittaks 00 square feet with the 100 Sq. Ft. Kuntcha structure** with right to use *the common passage started from northern side main road towards southern side* to the land and also right to use the existing drain of the land as described in the schedule more fully described in the annexed plan under line with red ink which shall be treated as a part and parcel of this deed and morefully described in Schedule "A" hereinafter written and lying and situates at Kamarhati Municipal Premises No. 54/A Teachers' Co operative Society, P.O. Agarpara, Police Station Belgharia, Kolkata-700109 and for the sake of brevity hereinafter called the said land with All That estate, right, title, interest, claims and demands whatsoever of the Vendor and other to the property hereby demise and other part thereto and **TO HOLD** the same to the Purchaser hereby deliver to the Purchaser copies of all deeds, documents, evidences and rights now in his possession and custody relating to the title of the Vendor to the property hereby demised and the Vendor hereby further declare that the Vendor at all times hereafter and upon any reasonable requests and at the costs of the Purchaser to do and execute or cause to be done and executed of such lawful acts, deeds and things whatsoever became necessary for further and more practical conveyance and assure the said **property** and part thereof to the Purchaser.

2. That the Purchaser shall without consent of the Vendor shall have right to sell, transfer, lease, gift, mortgage or otherwise alienate and deal with the property hereby sold and to appropriate and enjoy all sale proceeds and usufructs thereof.

3. That the Purchaser may get her name mutated in Kamarhati Municipality as well as all other offices and pay all rents and taxes in respect of the said land to be imposed by the authorities from time to time. That the Purchaser may at her cost install personal electric meter, telephone line and all other essential service lines to the said land to which the Vendor shall extend all co-operations if at all necessary.

4. That the vendor hereby declare that the property is being sold is not subject matter of any acquisition or requisition proceeding nor it is included in any alignment nor the vendor ever entered into any agreement for sell and/or any other nature or is not lien and the land is being sold free from all encumbrances.

5. That the vendor further declare that he has paid all taxes and rents in respect of the said land and undertake to pay any amount if it is found due and payable prior to the date of execution of this deed.

#### SCHEDULE "A"

(As referred to hereinabove)

ALL THAT piece and parcel of land measuring about **1 Cottahs 1 Chittacks 0 sq. ft. with 100 sq. ft. kantcha** structure standing thereon with right to use the common passage of the land and right to use the existing drain appertaining to Dag No. 113, 114, 115, 116 and 117. **Khatian No. 6, J. L. No. 2, Mouza Basudevpur** at present

Police Station Belgharia within Cossipore - Dum-Dum Additional District Sub-Registry Office in the District of 24-Parganas (North), which is butted and bounded as follows: -

ON THE NORTH: owner's existing land

ON THE SOUTH: Land of Sudhir Das

ON THE EAST: Land of Smt. Chabi Chakraborty

ON THE WEST: Land of Niranjan Halder

IN WITNESS WHEREOF the parties put their respective hand and seal this the day, month and year first above written.

WITNESSES:

1. ~~Mit Sarkar~~  
S/o BODHISWAR SARKAR  
10E/1 PARBARAH PALLY-2  
CAL - 56

*[Handwritten Signature]*  
Vendor

2. Subin Ranjan Das  
Late Sushil Das  
30, Kishor Pally  
D. P. NAGAR  
Belghoria  
KOL - 56

*[Handwritten Signature]*  
Purchaser

3. Swapan Samaddan  
S/o Late Surendra Nath Samaddan  
S/o/o Mahatma Gandhi Road  
KOL - 137.

**MEMO OF CONSIDERATION:**

Received on and from the above named Purchaser a sum of Rs. 2,50,000.00 (Rs. Two Lacks and Fifty Thousand) only being full consideration money.

WITNESSES:

1. *[Handwritten signature]*

*[Handwritten signature]*

VENDOR

2. Subin Ranjan Das.

3. Swapn Samal

Drafted by:

*[Handwritten signature]*  
Mukul Kumar Mitra,  
Advocate.  
1B, Old Post Office Street,  
Kolkata-700 001.



PHOTO

Simoney hix

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

Supria Lutha

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

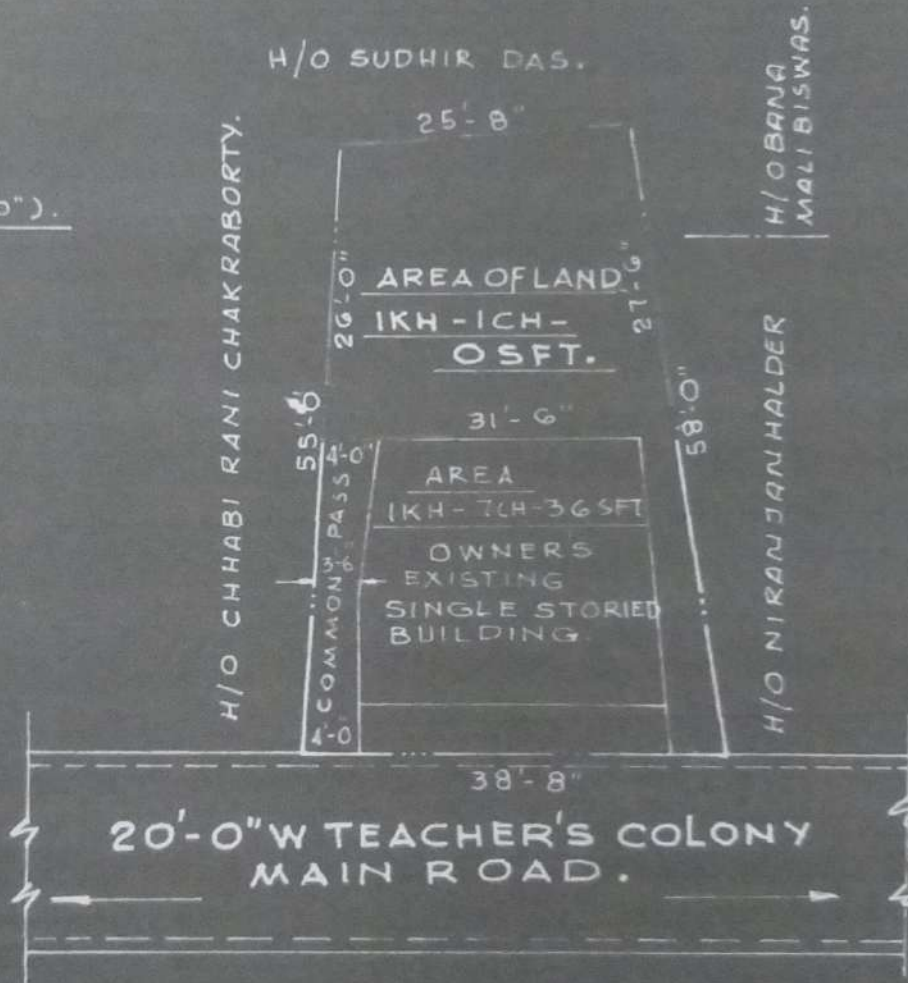
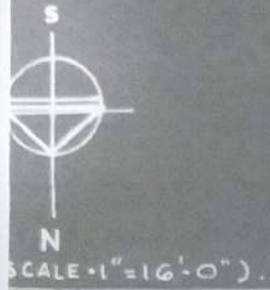
PLAN OF LAND AT PRE. NO - 54 /A TEACHER'S CO OPERATIVE SOCIETY LTD P. O-AGAR PARA, P.S - BELGHORIA , KOL- 109, OF C.S DAG NO-114, 115, 116 & 117, MOUZA- BASUDEB PUR, J.L NO-2, UNDER KAMAR HATI MUNICIPALITY, WARD NO-24, HOLDING NO- 425.

Vendor-Sri Milan chandra Das

Area of land=1 kh-1ch-osft (m/l) .

Vendee-Smt.Sipra Dutta .

(AREA SOLD DEMARCATED BY RED COLOUR)



Sig. of the vendor -

SIG. OF L.B.S.  
 DRAWN BY-SOMNATH BHATTACHARYA  
 REVISOR-ALAKSHAR D.P. NAG  
 K.M.L NO-1140  
 11/3/10

Dated this the <sup>17<sup>th</sup></sup> day of ~~October~~ <sup>October</sup> 2009

BETWEEN

Sri Milon Das

VENDOR

AND

Smt. Sipra Dutta

PURCHASER

**DEED OF CONVEYANCE**

**MUKUL KUMAR MITRA,**

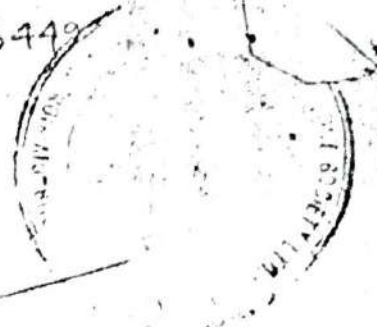
Advocate

1B, Old Post Office Street,

Ground floor, room No. 2.

[ 6449 ]

652  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100



THIS DEED is made the

8th

day of

July

1982

TEACHERS

BETWEEN BARRACKPUR SUB-DIVISION TEACHERS' CO-OPERATIVE COLONY SOCIETY

LIMITED, a Society registered under the Bengal Co-operative Societies Act having its registered Office at Teachers' Colony, P. O. Agarpara, 24 Parganas hereinafter referred to as the "FIRST PARTY" which term shall unless excluded by or repugnant to the context be deemed to include its successors and assigns of the ONE PART AND SRI MILAN CHANDRA DAS son of Rat Gopal Chandra Das at present residing at Teachers Colony P. O. Agarpara in the District of 24 Parganas, a member of the aforesaid Society (First Party) hereinafter referred to as the Second Party (Plot-Holder) which term shall unless excluded by or repugnant to the context be deemed to include his heirs, legal representatives, successors and assigns of the OTHER PART.

WHEREAS land measuring 4.78 acres be the same little more or less being C. S. Plot Nos. 113, 114, 115, 116 and 117 J.L. No. 2 under Khatian 6 of Mouza Basudevpur Police Station, Barrackpore District 24 Parganas butted and bounded on the North by Mouza Agarpara J. L. No. 11, on the South by Mouza Ariadaha Kamarhaty J. L. No. 1; on the East by Railway Line and on the West by Mouza Ariadaha Kamarhaty J. L. No. 1 was acquired under the Land Acquisition Act by the Government of West Bengal.

AND WHEREAS the First Party has paid a sum of Rs. 32,127.27 (Rupees thirtytwo thousand one hundred and twenty-seven and Paise twenty seven only) to the Government of West Bengal as the price or consideration of the said lands including the costs of acquisition and development,

AND WHEREAS by a registered Deed of Conveyance dated 19th day of April, 1971 the 1st Party had purchased absolutely and for ever, and free from all encumbrances from the Government of West Bengal for the consideration of the aforesaid sum of Rs. 32,127.27 Paise the aforesaid lands together with the privileges easements appendages and appertenances whatsoever belonging to the said lands for the distribution of the said lands amongst its members giving full right thereon for the purpose of rehabilitation of the respective members.

AND WHEREAS by a resolution dated 1.12.1982 23 the First Party (Society) resolved that the aforesaid lands measuring about 4.78 acres, which vested in the First Party (Society), should be laid out in several plots and each of such plots should be allotted in the Colony Scheme to the members of the First Party (Society) paying consideration fixed by the first party and that the transferee (Allottee) of each such plot should be bound by the stipulations and restrictions contained in the 2nd Schedule hereto for the benefit and protection of the transferee (Allottee) of every other of the said plots, and of the First Party (Society) ;

*Handwritten signature*

AND WHEREAS the Second Party, a member of the First Party (Society), has applied to the First Party for sale to him of a plot of land being plot No. 54 (Exempt 2) in the approved general plan of the Colony Scheme and measuring 3 Cottas in area and paid in full the estimated amount of Rs. 600 (Six hundred only) the receipt whereof the First Party hereby acknowledges and has also agreed to be bound by the stipulations and restrictions contained in the Second Schedule hereto.

AND WHEREAS the First Party (Society) has now agreed with the Second Party to convey or sell unto the Second Party the Property (Plot No. 54 (Exempt 2)) more fully described in the First Schedule hereto and delineated and coloured in the map or plan hereto annexed, at the price of Rs. 600 (Six hundred only) subject to the stipulations and restrictions contained in the Second Schedule hereto but free from all other encumbrances.

NOW THIS DEED WITNESSES AS FOLLOWS :—

1. In pursuance of the aforesaid agreements and in consideration of the said sum of Rs. 600 paid by the Second Party to the First Party (the receipt whereof the First Party hereby acknowledges) the First Party hereby grants, conveys and sells unto the Second Party THAT piece or parcel of land fully described in the First Schedule hereto and delineated on map or plan annexed hereto and thereon coloured red and marked plot (Lot) No. 54 (Exempt 2).

TO HAVE AND TO HOLD THE SAME to the Purchased Second Party subject to the performance and observance of the stipulations and restrictions specified in the Second Schedule so far as the same are binding upon the Second Party Purchaser, but free from all other encumbrances.

2. The First Party hereby covenants with the Second Party as follows :

(a) The said Plot of land shall be quietly entered into and upon and held and enjoyed by the Second Party without any interruption of disturbance by the First Party or any person claiming through or under the First Party and without any lawful disturbance or interruption by any other person whomsoever :

3. The Second Party hereby covenants with the First Party as Follows :

That he shall observe the stipulations and restrictions mentioned in the Second Schedule hereto as the same are binding upon the Second Party.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land measuring 3 Kattas, be the same a little more or less, out of the entire lands measuring 4.78 acres ( and being C. S. Plot Nos. 113, 114, 115, 116 and 117 J. L. No. 2 under Khatian 6 of in Mouza Basudebpur, P. S. Baranagar, Sub-Registry Dum Dum, District 24 Parganas acquired under the Land Acquisition Act by the Government of West Bengal and conveyed by the Government of West Bengal to the First Party under a registered Deed dated 1971; the said piece or parcel of land of 3 Kattas being marked plot (lot) No 54/1 and delineated on the plan annexed hereto and thereto and thereon coloured "RED". *The above plot no*

*54/1 on the north 38 = 8 inches - south 26 = 3 inches + Area 53 = 0*  
*area 58 = 0 ft. by measurement.*

SECOND SCHEDULE ABOVE REFERRED TO :

1. That the plot-holder 2nd Party shall observe the spirit of co-operation.
2. That the plot-holder 2nd party or his successors/transferees (by sale or otherwise) shall remain a member of the Society (First Party) and abide by the rules and regulations and conditions of the Society (first Party) which are existant or which may be framed in future.
3. That any taxes, rates, cesses or other impositions that may be imposed on the land by the Government or other authorities shall be payable by the plot-holder (2nd Party).
4. That the said land shall be used *mainly* for residential purposes.
5. That the plot-holder (2nd Party) shall conform to and comply with all the conditions and regulations that are passed from time to time by the Society (first party) for the improvement of the Colony Scheme, the chief of which are—
  - (a) The plot-holder (2nd Party) must provide for sanitary W. C. in his plot (and by no means service privy).
  - (b) That the plot-holder (2nd party) must keep his holding under proper sanitary conditions.
6. That the common lands or tanks in the colony scheme will remain entirely under the control of the society (first party) and plot-holder (2nd Party) will have no individual right over them but they will be entitled to proportionate profits, if any accruing therefrom.
7. That in the event of any damage done by the plot-holder (2nd party) to the roads, tanks other common/interest/property in the control of the Society (first party) he will be bound to make good the same forthwith. Otherwise the said damage would be restored by the society and the plot-holder (2nd party) will be liable for compensation for the said damage.

8. That violation of any of the terms and conditions in the respect will render the holder legally liable.

IN WITNESS WHEREOF the Parties hereto have signed this Deed on the day and year first above written.

SIGNED SEALED AND DELIVERED



in the presence

1. Jyotirmoy Sarker  
Teacher's Colony  
Agarpura
2. [Signature]
3. [Signature]

Nripendra K. Saha

Chairman,

Bimal Ch. Choudhury

Secretary

ARRANGED FOR SUB DIV. CO-OP. TEACHERS COLONY SOCIETY LTD. AGARPURA

[Signature]

Additions & alteration

1. page 1, 2nd line :-  
"CO-OPERATIVE TEACHERS COLONY" in place of "TEACHERS CO-OPERATIVE COLONY"
2. page 3, 2 6th line :-  
"19th day of April" in place of 5th of May
3. page 1-13 line & page 3-3rd line  
"Now Belgharia" After p. Baramagar
4. page 3, 4th para of 2nd Schedule,  
"Mainly, after used."

Nripendra K. Saha

Chairman,

Bimal Ch. Choudhury

Secretary

[Signature]



Handwritten notes and signatures at the top left of the page.

Sub-Inspector  
Barrackpore, Dist. Dacca 817182

Striped du. N. See rule  
T. S. dispensed with  
Striped du. K. See rule

Chairman

Prin. Ch. Chundly  
Secretary.

BARRACKPORE SUB-DIVISION  
WEST BENGAL



Handwritten signature and date: 7/6/73

Coarse Bee  
W. K. ...  
Prin. Ch. Chundly  
Teacher Why  
Subg  
H. ...

at Chund's society  
Barrocamp Sub-division  
L. S. ...  
Milan ...  
Gopal ...  
... ..

I have ...  
Pr. ...  
of ...  
Teacher ...  
Belghu ...  
Subg ...

Handwritten signature and date: 7/6/73

Sub-Inspector  
Barrackpore, Dist. Dacca 817182

Biswanath Saha