

2557 2000Rs.

2636



11/5
12/24

Handwritten notes and scribbles on the left side of the stamp, including the number '100' and other illegible markings.

Handwritten notes and scribbles on the right side of the stamp, including the number '334' and other illegible markings.

Handwritten signatures and dates, including '11/5/92' and other illegible signatures.

THIS INDENTURE made this 11th day of May, in the

Christian Era One Thousand Nine Hundred and Ninety Two between

1) Sm Sabita Sen Gupta, wife of Sri Dilip Sen Gupta, by faith Hindu, by occupation Housewife, residing at Village and Post Kalia Hibas, Barraokpur, District: North 24-Parganas,

2) Sm. Mandita Ghosh, wife of Biman Kanti Ghosh, by faith -Hindu by occupation Housewife, residing at 36, Sarat Chatterjee Road, (Parna Sree Palli), Behala, Calcutta-700 060, hereafter called and referred as the "DONOR" (which term shall unless excluded

by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the one part A N H C) Sri Bhikendra Mohan Ray, son of Late

Abani Mohan Ray, by faith-Hindu, by occupation - retired service holder, residing at 201, Jannasree Palli, Behala, Calcutta-700 060,

Handwritten notes on the bottom left: 'As of 11/5-20/11/92', 'Verified with...', '367109', '35 of 11/5/92', 'Smt. Sabita Sen Gupta', 'No: 12161 dt: 16-5-92'

Handwritten signature and date: '11/5/92'

Contd. P/2.



A. No. 2194 (3)
Sold to British India under the
of 206, Pansari Pk. Circle
In 2nd Div. 4/5/92

Procession for Panchajanya
11/5/92
Nandilal Ghorai
Kantilal Sen Gupta
Kantilal Sen Gupta
Kantilal Sen Gupta



11/5/92 2194 (3) Report to the Board for
Kantilal Sen Gupta

Sabita Sen Gupta

- (1) Sabita Sen Gupta, P.O. Dilip
Sen Gupta of Kalia nibas, P.S. Barampura,
District of Panchajanya, Alwar (C.A. 11/5/92)
- (2) Kantilal Sen Gupta, Member Kanti
Sen Gupta, P.O. Barampura, Alwar
District, (C.A. 11/5/92)
- (3) Kantilal Sen Gupta, Member Kanti
Sen Gupta, P.O. Barampura, Alwar
District, (C.A. 11/5/92)
- (4) Kantilal Sen Gupta, Member Kanti
Sen Gupta, P.O. Barampura, Alwar
District, (C.A. 11/5/92)
- (5) Kantilal Sen Gupta, Member Kanti
Sen Gupta, P.O. Barampura, Alwar
District, (C.A. 11/5/92)
- (6) Kantilal Sen Gupta, Member Kanti
Sen Gupta, P.O. Barampura, Alwar
District, (C.A. 11/5/92)
- (7) Kantilal Sen Gupta, Member Kanti
Sen Gupta, P.O. Barampura, Alwar
District, (C.A. 11/5/92)
- (8) Kantilal Sen Gupta, Member Kanti
Sen Gupta, P.O. Barampura, Alwar
District, (C.A. 11/5/92)
- (9) Kantilal Sen Gupta, Member Kanti
Sen Gupta, P.O. Barampura, Alwar
District, (C.A. 11/5/92)
- (10) Kantilal Sen Gupta, Member Kanti
Sen Gupta, P.O. Barampura, Alwar
District, (C.A. 11/5/92)

Sabita Sen Gupta

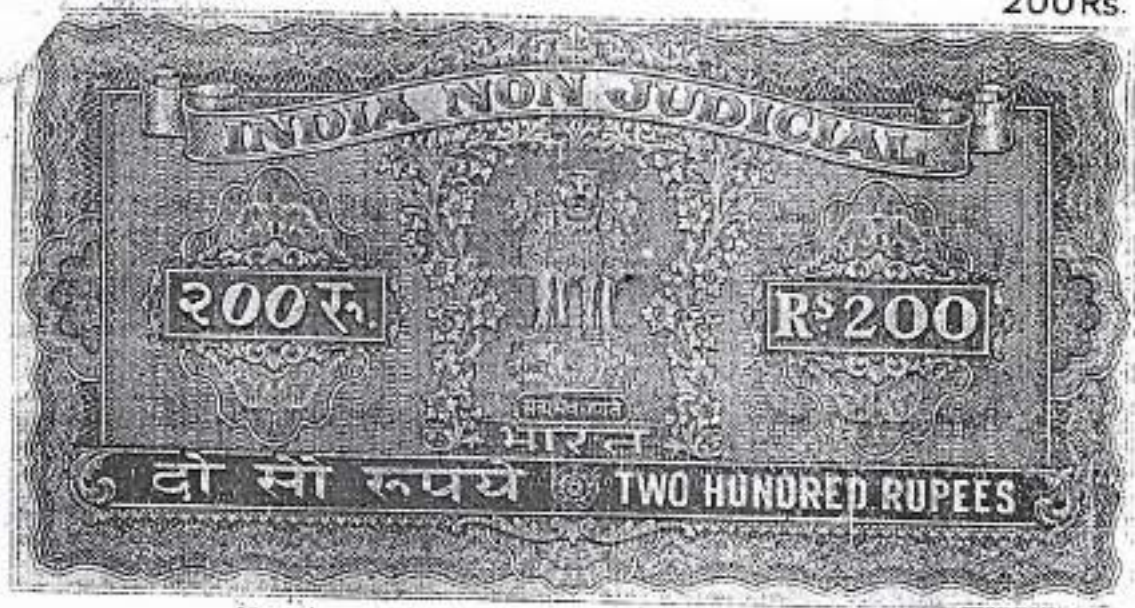
Nandilal Ghorai

S. M. K. Sen Gupta
K. L. Sen Gupta
Kantilal Sen Gupta
Kantilal Sen Gupta
Kantilal Sen Gupta
Kantilal Sen Gupta
Kantilal Sen Gupta
Kantilal Sen Gupta
Kantilal Sen Gupta
Kantilal Sen Gupta

Dharendra Mohan Das

11/5/92

200Rs.



- 2 -

2) Sa Namita Ray, daughter of Sri Dharendra Mohan Ray, by faith - Hindu, by occupation - unmarried daughter residing at 204, Parnasree Palli, Behala, Calcutta -700 060, 3) Sri Kalyan Ray, son of Sri Dharendra Mohan Ray, by faith - Hindu, by occupation - service residing at 204, Parnasree Palli, Behala, Calcutta-700 060, hereinafter called and referred to as the "DONOR" (which term shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the other part.

A. WHEREAS the State Government of West Bengal by its land and land Revenue Department declaration No. 317G L.Dev dated 25.3.1950 and published in the Calcutta Gazette dated 30.3.1950 acquired land measuring more or less 75.77 acres in area in Village Behala. (J.L.No.2) Khatian No.66, Mouza Behala, within P.S.Behala, in Sadar Sub-Division Alipore, in the District of South 24-Parganas

Contd.... P/3



Sl. No. 2494(h)
Sold to Sri/Sa. (Mr./Mrs.) *Shri/Sri. Mohan Ray*

of *2nd Pansone Pathy, Calcutta*

On *27/12/59*

[Signature]
Stamp Clerk,
South 22-Paragon
Alipore

2494(h) 2000/-
200/-
200/-
100/-

2400/-

Mohan Ray



[Signature]
11/5/92

S. Malhotra
H. K. R. Malhotra
Bada B. A. D. S. R. Office.
Cal-34

200Rs.



- 3 -

under the provisions of the Land Development and Planning Act, 1948 for the samiti and delivered possession to the Samiti on the 16th day of February, 1951 and subsequent dates.

B. AND WHEREAS By a Memorandum of Agreement dated 16.12.1950 the Samiti entered into an Agreement with State Government of West Bengal inter alia to execute and complete the development scheme annexed to the said Memorandum of Agreement.

C. AND WHEREAS The Samiti had accordingly developed the land, opened out roads and subdivided the same land into small plots for residential purposes under the Scheme Nos. I, II & III and offered for sale such plots to its members.

D. AND WHEREAS one Sefali Ray, who was a member of the Samiti approached the Samiti for the purchase of Plot No. 204 measuring more or less 4.44 cottaks in and out of the said land as more specifically described in the Schedule 'A' annexed hereto, and shown and depicted in the annexed plan.

E. AND WHEREAS The Samiti has agreed to sell to said Sefali Ray the said plot being No. 204.

Contd..... F/A

100



N. no. 2494(4)
Sold to Bri/Sn., El. 4/15/42
of John P. ... et al
to ... dated 6/5/42

[Signature]
Remy ...
South St. ...
Algiers

2494(4) 200/ ...
200/ ...
200/ ...
200/ ...



[Large handwritten signature]



- 4 -

F. AND WHEREAS the said Sefali Ray has paid the sum of Rs.2664.00 as provisional price on different dates.

G. AND WHEREAS The samiti allotted the said Plot No. 204 to the said Sefali Ray and entered into an agreement with the said Sefali Ray by a Memorandum of Agreement dated 24.7.56 and delivered possession to the said Sefali Ray.

H. AND WHEREAS In modification of the said agreement dated 16.12.1950 a fresh agreement inter alia to convey to the Samiti the Scheme Land by the State Govt. of West Bengal without receiving in full the compensation money upon the Samiti securing the due payment by mortgaging, charging and assigning in favour of the Govt. of West Bengal its unallotted lands and lands for common user, viz., Jheels, Tanks and Dobas etc., was entered into between the Samiti and Governor of West Bengal on the 26th Day of May, 1971.

I. AND WHEREAS In pursuance of the said new Agreement dated 26.5.71 the state Govt. of West Bengal has conferred title of all scheme land in favour of the Samiti by an Indenture dated 26.5.71 thereby allowing and empowering the Samiti to convey the Plots of allotted lands to the Allottee purchasers paying in full the prescribed consideration money under Scheme No. III and to the Allottee-purchasers under Schemes Nos. I and II on payment of further sum of Rs.300/- (Rupees Three Hundred only) per cottah in addition to the provisional price as mentioned in the Agreement between the Samiti

Contd..... 2/5

CR



Pl. NO. 2494 (h)

Sold to Sri/Sa. Mr. Mrs. Shrimad Mahon Ray

of 204 Parnash Pally, Alko

Rs. 10/- Date 5/5/92

[Signature]
Stamp Clerk,
South 24 Parganas
Alipore

2494(h) 200/-
20/-
20/-
10/-

2410/-

[Signature]
5/5/92

and the individual Allottees in respect of land allotted to them, the said provisional price plus the additional payment of Rs.300/- (Rupees Three Hundred only) per cottah being agreed upon by the Samiti as the full and final price or consideration money for the respective plots under Schemes Nos. I and II.

J. AND WHEREAS The Samiti has simultaneously executed a deed of Mortgage in favour of the State Govt. of West Bengal in respect of the unallotted building Plots and other lands of common user comprised in Parks, Jheels, Tanks and Dobas etc. as fully described in the said Mortgage Deed.

K. AND WHEREAS The Samiti has further agreed to deposit the said additional amount of Rs.300/- (Rupees Three Hundred only) per cottah as provided in Class I hereof with the Collector of 24-Parganas.

L. AND WHEREAS The Samiti has thus acquired absolute indefensible and undisputed right to convey the said Plot No.204 to the Allottee- Purchaser/s as described in the Schedule 'A' below.

N. AND WHEREAS in the event of the Samiti failing to comply with any of the terms and conditions of the said Indenture dated 26.5.71, the Governor may re-enter upon and take possession of the lands other than those which have been transferred, conveyed or disposed of in accordance with the terms and conditions of the aforesaid Indenture.

H. AND WHEREAS The land allotted to said Sefali Ray as described in the said Schedule "A" below is free from Mortgage as aforesaid.

O. AND WHEREAS The said Sefali Ray was allotted under Scheme No. I/11 and has paid further sum of Rs.300 (Rupees Three Hundred only) per cottah over and above the provisional price of the Plot as mentioned in Schedule "B" thereto.



115-692

AND WHEREAS accordingly by a Registered Deed of Purchase dated 25th February, 1985 registered in the Alipore District Registrar Office, 24-Parganas and recorded in Book-I, Volume-63, Pages 1 to 12, being No. 3671 for the year 1985 Gaid Sefali Ray purchased ALL THAT piece and parcel of revenue free land being Scheme Plot No.204, forming part of G.S. Plot Nos 663 & 664, measuring about 4 cottahs 7 chittacks and 2 sq. ft. be the same more or less in Mouza Behala, J.L.No.2, Khatian No.66 within - Suburban Municipality under Behala Police Station District 24-Parganas which land is hereinafter referred to as the "said land" and more fully described in the Schedule thereunder written.

AND WHEREAS after said purchase the said Sefali Ray constructed a one storied building comprising three rooms, Kitchen, Privy, Bath, Soak-well on the said land.

AND WHEREAS the said Sefali Ray died on 20.1.87 leaving behind the Donors and the Donees herein as her legal heirs. Thus each of the Donors and Donees inherited 1/5th of the said land and structures as per Hindu Law of Inheritance.

AND WHEREAS the Donors are the daughters of Donee No.1 and the sisters of Donee Nos 2 & 3 have been married and have been passing their lives in their respective husband's house peacefully.

AND WHEREAS the Donors, out of natural love and affection for the said Donees and also for the purpose of making provisions for the said Donees the Donors are desirous of making an absolute gift of their undivided 2/5th portion or share of the said land and structure lying and situated at premises No.204, Parnasree Palli, Behala, Calcutta-700 060 unto the said Donees which is more fully described in the Schedule below, and more clearly shown in the annexed plan with Border in Red Colour.

Non-dile

AND WHEREAS for the purpose of assessing the Stamp Duty payable on these presents the above property is valued at Rs.20,000/-.

NOW THIS INDENTURE WITNESSETH that for and in consideration of the natural love and affection which the Donors hath and beareth unto the said Donees and for the purpose of making provisions for the Donees the said Donors intend that they may be bound by the same covenants as would be implied against them if these presents were a conveyance for valuation consideration hath given granted aliened conveyed and confirmed and doth by these presents give grant alien convey and confirm unto the said Donees their heirs, executors, administrators, representatives and assigns their undivided 2/5th part or share in premises No.204, Parua Sree Palli, at present Sarat Chatterjee Road, Behala, Calcutta-700 060, fully described in the Schedule hereunder written.

TOGETHER WITH all and singular the out-houses edifices buildings walls yards compounds ways paths passages advantages of ancient or other lights rights easements commodities appendages and appurtenances whatsoever belonging to or in anywise appertaining thereto or known as part parcel or member thereof.

AND the reversion and reversions remainder and remainders and all rents issues and profits thereof.

AND all the estate right title claim interest and demand whatsoever of the said Donors of into upon and out of the said property and also all deeds pottahs and evidence of title writings and muniments whatsoever exclusively relating to or concerning the same.

TO HAVE AND TO HOLD the said 2/5th part or share in the said property upto and to the use of the said Donees their heirs, executors, administrators, representatives, and assigns absolutely and forever.

ALL
V
204
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204
No.

A N D the said Donor doth hereby for themselves, their heirs, executors, administrators and representatives and covenant with the said Donees, their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly and enjoy the said properties and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said Donors or their heirs, executors administrators and representatives or any other person or persons lawfully or equitably claiming from under or in trust for her or them and that free from all encumbrances whatsoever made or suffered by the said Donors or their heirs, executors, administrators and representatives and the said Donees doth hereby accept the above gift.

SCHEDULE ABOVE REFERRED TO

ALL THAT Undivided 2/5th share of Piece or Parcel of revenue free Basta land measuring 4 (four) Cottahs 7 (seven) Chittaks 2 (two) square feet being scheme Plot No. 204 forming part of G.S. Plot No. 663, 664 to be the same a little more or less together with one storied building thereon recorded in Khatian No. 66, Mouza and P.S. Behala, J.L.No. 2, R.S.No. 83, Touzi No. 346, District 24-Parganas South within the jurisdiction of the Calcutta Municipal Corporation, S.S. Unit, Ward No. 131, Premises No. 204, Parnasree Palli, at present 118, Sarat Chatterjee Road, Additional District Sub-Registration Office, Behala, ~~that the sanctioned Plot No -12161 dt. 26.5.77 treated as part of the land.~~ ~~situated in the Basta hereto annexed and herein enclosed in red verge~~ and butted and bounded as follows :-

Nondita

- On the North : 25' wide Road,
- On the East : Plot No. 205,
- On the South : Plot No. 170,
- On the West : Plot No. 203.

Drafted by me
Jagan Haldar
Kt. No. 114.

Behala A.D.S. Office.

Supd. by
S. Sanyal

Spice accepted
Shrinanda pradhan Roy
Rajyan Roy

1. Sabita Zengupta
2. Nandini Ghosh.

WITNESSES:-

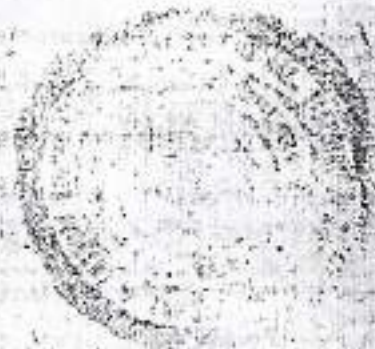
1. Paritosh Kumar Bhargava
26, Panchsatabdi Lane, Calcutta

2. Kishor Sunjupla
21, Main Road,
Kalia, Nivara Bar, Calcutta

SIGNATURES OF THE DONORS.



11/5/92
De Paucos (South)



0.0.1-2
1.2.5
Date: 15.11.92
15.11.92

15.11.92
De Paucos (South)



WALTER S. BARRERA
15/3/85

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Book _____
Volume No. 63
Page _____
Filing No. 3671
for the Year 1985

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18/1/86

IN WITNESS WHEREOF the Vendor Samiti doth hereby
and seals the *Twenty fifth* day *February* month
year first above written.

Chairman

Andisha
Chairman

Hony. Secretary

Rajaram
Director & Secretary

Witness

1. *Sachin Kumar Bose*
P. 62, Parnalaya Pathy
Calcutta 700060
2. *Sanjay Kumar Modak*
115, Banamali Naskar Road,
Calcutta - 60.

Drafted by me.
P. Ghosh

Advocate