

7429

26957

200 Rs.



Administrative under Rule 21 and
 Section 5 of the Act, 1955
 Estate Duty stamp duty, Date
 under the Indian Stamp Act 1899 NW 23
 Fee paid
 P. Fee 3/- in d/s.

Stamp duty on the instrument
 Rs. 2.40

A 89.50
 N 2.40
 91.90

Sub Registrar
 Coimbatore Revenue Branch 11/17/58

CONVEYANCE

This indenture is made this.. 197..... day of
 .. ~~December~~ one thousand nine hundred and seventy
 eight BETWEEN SHRI ANIL CHITRAKAR son of Shri Mohan Ch.
 Chitrakar by caste Hindu, by occupation Service Holder,
 resident of 121 Raja Ram Mohan Sarani, P.S. Amherst Street,
 Calcutta-9 hereinafter called the vendor which expression
 where the context so admits shall included his heirs,
 executors, administrators, legal representatives and
 assigns of the ONE PART.

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~~Sudhakar Bhatta Charya~~
~~20/11/74~~

~~Collectorate~~
~~20/11/74~~

~~Ravi~~



20/11/74

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10/11/74

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~~486~~

Presented for Registration at
A.M. 14 on the 12th Nov 1978
at Coimbatore District Registry Office
by Anil Chitranar

Anil Chitranar
by Anil Chitranar
of 121, Raja Rameswaram
District 24 Palghat
By Coimbatore District
By Professional Services/11/11/78

Sub-Registrar
Coimbatore Dist. Dist
11/11/78

Anil Chitranar



7867
Anil Chitranar

11/11/78
Rabindra Kumar Roy
by Manikant Kumar Roy
of 5/17, ...
District 24 Palghat -30
By Coimbatore District
By Professional Services/11/11/78

Rabindra Kumar Roy

Sub-Registrar
Coimbatore Dist. Dist
11/11/78



- 2 -

A N D

S.B. ENGINEERING COMPANY having its registered office at 28, Dum Dum Road, Calcutta-74, represented by its Proprietor Shri Sudhir Bhattacharya son of Shri Satish Chandra Bhattacharya residing at 28, Dum Dum Road, P.S. Dum Dum, Calcutta-74 hereinafter called the VENDEE or the PURCHASER which expression where the context so admits shall mean and include its successors administrators and representatives of the OTHER PART.

WHEREAS the Vendor above named is the absolute owner of the revenue paying Dakhali Right Land by measurement 1 (one) Cottah 13 (thirteen) Chittaks including a room with asbestos roof standing thereupon free from all encumbrances.

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~~Sudhir Bhattacharya,~~
~~28, Dum Dum Rd.~~
~~28, Dum Dum, Cal. 74.~~
 District Collector
 Treasury,
 20.11.74

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R	104-
R	19
	<u>486</u>



Sub-Collector
 Constante Dum Dum

(Handwritten signature in red ink)



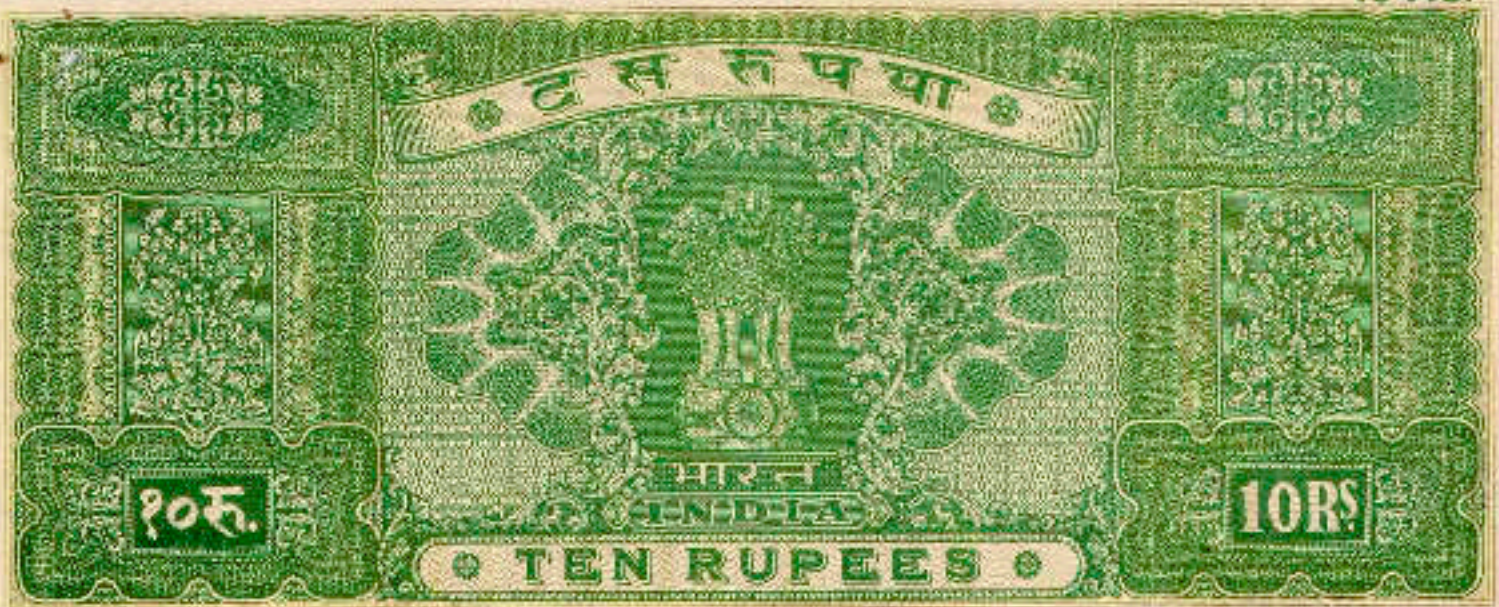
- 3 -

AND WHEREAS the Vendor is seized and absolutely

Anil Chitrakar possessed of or otherwise well and lawfully entitled as his absolute property and as an absolute estate free from all encumbrances to the messuage tenement land heriditament and premises comprised in former 191, Cossipore Dum Dum Road present 209/1, Dum Dum Road within the limits of South Dum Dum Municipality hereinafter elaborated and more fully described and categorically written hereunder in the Schedule which scheduled land with buildings is hereby intended to be transferred and granted .

AND WHEREAS the Dekhali right land under the annual Jama of Rs. 1-13 as payable to the present land lord, Govt. of West Bengal recorded in C.S.Khatian No. 184 under 179 Ka and included into Dag No. 638 along with other Dags, total land area being 2,6362 situate lying in Mouza Bagjola, P.S. Dum Dum was purchased and acquired from one Matangini & *Anil Chitrakar* others by one Tulsidas Dey, the grand father (maternal) of Lalit Mohan Dey by a Kobala dated 8.12.1897 registered at S.R.Dum Dum and copied in Book I, Volume 12, Pages 200-203,

Contd.....4



- 4 -

Being No. 1743 for the year 1897. Tulsidas Dey, the maternal grand father of Lalit Mohan Dey thus having acquired the said property enjoyed the same peaceably till he died intestate leaving behind him surviving as his only legal heir Smt. Haridasi his second wife, to inherit and succeed the properties left by him. Smt. Haridasi being thus in possession, occupation and ~~enjoyment~~ enjoyment, got her name duly recorded in the C.S. records in respect of the said property. Smt. Haridasi having died intestate, the said Lalit Mohan Dey, the grand son of Tulsidas Dey acquired the said property by virtue of reversionary inheritance. He mutated his name with the concerned authority in his own name for the said property. In course of time after his death intestate the said property was acquired by his only legal heirs 3 sons namely Lakshmi Kanta Dey, Durga Kanta Dey and Srikanta Dey and the names of those 3 brothers were also recorded in R.S. Khatian for the land area held and possessed by them. The said 3 brothers divided the land area .9444 within Dag No. 638 under Khatian No. 184 into different small plots conforming to the layout plan plots drawn by them showing each of such plots serial No. like 1, 2, 3 etc. etc.

Anil Chikara

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~~Sd/-~~ ~~Sudh~~ ~~Bhattacharya~~
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 District Collector
 Treasury
 Dum Dum

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Sd/- Registrar
 Dum Dum
 11/12/88



- 5 -

AND WHEREAS by a Kobala registered at Cossipore Dum Dum Sub-Registry copied in Book I, Volume 110, Pages 27 - 30, Being No. 6963 for the year 1970 for consideration paid from own stridhan mentioned therein, the said Lakshmi Kanta Dey and 2 others sold and transferred land area 1 K. 13 Ch. within plan plot under serial No. 10 being part of Dag No. 638 under Khatian No. 184 to one Smt. Ava Rani Das.

AND WHEREAS by a deed of sale (Bengali) regd. at S.R. Cossipore Dum Dum and copied in Book I, Volume 54, Pages 41-45, being No. 3470 for the year 1971, the said Ava Rani Das transferred all her right title and interest in the said land plot described in the preceding paragraph in favour of the said Sudhir Bhattacharya.

AND WHEREAS by a Kobala registered at S.R. Cossipore Dum Dum copied in Book I, Volume 27, Pages 119-124, Being No. 1307 for the year 1976, the said Sudhir Bhattacharya

Contd....6

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~~Sudhi Bhattacharya~~
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Sub. Collector
Cuttack
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Sub. Collector
Cuttack
11/12/74

sold away all that piece of land area 1 K. 13 Ch. described above to Shri Anil Chitrakar the Vendor to these presents who is now absolutely seised and possessed of the said land area 1 K. 13 Ch. with a room with asbestos roof standing thereupon.

AND WHEREAS the Vendor has agreed with the purchaser for the absolute sale to the representative of the said Engineering Company free from all encumbrances of the 1 K. 13 Ch. of Dakhali right revenue paying land premises together with all building structures and erections standing thereon comprised in Dag No. 633 recorded in Khatian No. 184 of Mouza Bagjola within the limits of South Dum Dum Municipality included into former Holding No. 191 present Holding No. 209/1, Dum Dum Road, at the sum of Rs. 9500/= (Rupees nine thousand and five hundred) only.

AND WHEREAS notwithstanding any act deed or thing whatsoever done by the Vendor or his predecessor-in-interest the Vendor has now good right, full power, absolute authority and indefeasible title to grant convey, and sell the said 1 K. 13 Ch. of land.

Now this deed of absolute sale witnesseth as follows :-

Contd.....7



Sub Registrar
Gosainpur, Buxa Dun

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In pursuance of the said agreement and in consideration of the said sum of Rs. 9500/= (Rupees nine thousand and five hundred) only paid by the purchaser to the Vendor on or before the execution of these presents the receipt whereof the Vendor doth hereby as well as by the receipt hereunder

Anil Chitambar in the memo of consideration admit and acknowledge and of and from the same forever acquit release discharge and exonerate the purchaser as well as the said land intended to be hereby granted and conveyed; the Vendor doth as the absolute owner and being in the use, occupation, possession and enjoyment of the said 1 K. 13 Ch. of land grant convey transfer assign and assure unto and to the purchaser ALL THAT piece or parcel of revenue paying land measuring 1 K. 13 Ch. more or less situate lying in Mouza Bagjola, P.S. Dum Dum, Sub-Registry Office Cossigore Dum Dum in the District of 24-Parganas comprised in Khatian No. 184, Dag No. 538 more fully described in the Schedule hereunder written and delineated on the plan annexed hereto and thereon shown with red border together with full benefit of passages, ways,

Anil Chitambar waterways, rights, liberties, privileges as manner of easements and appurtenances belonging and all the estate right title and interest property claim and demand whatsoever of the Vendor into out or and upon the said piece or parcel of land hereby conveyed unto the purchaser.



11/12/78

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Sub-Registrar
Chennai

TO HAVE AND TO HOLD the said piece or parcel of land herein comprised and hereby granted conveyed transferred and assigned or intended to be so unto the purchaser absolutely and forever free from all encumbrances the Vendor doth hereby covenant with the purchaser as follows :-

a) The interest which the Vendor profess to transfer subsists and he have good right full power absolute authority and indefeasible title to grant convey transfer and assign and assure the said piece or parcel of land and premises hereby sold and transferred unto the purchaser in manner as aforesaid.

b) The said piece or parcel of land and premises shall be quietly and peaceably entered into and held and enjoyed and possessed absolutely and the rents issues and profits received therefrom by the purchaser without any interruption claim or demand by the Vendor and without any lawful eviction disturbance or interruption by any other person or persons whomsoever.

c) The said piece or parcel of land and premises hereby sold conveyed and transferred unto the purchaser is freed and discharged from or otherwise by the Vendor sufficiently indemnified against all and all manner of encumbrances claims and demand whatsoever created occasioned or or made by the Vendor or any of their predecessor-in-interest or any person or persons whomsoever.



Sub Registrar
Costa Rica Dam Dam

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d) The vendor and every person or persons having or lawfully claiming any estate right title or interest into or upon the said piece or parcel of land and premises hereby sold conveyed and transferred unto the purchaser or any party thereof shall and will at all times hereafter upon every reasonable request and at the cost of the purchaser make do acknowledge execute and perfect all such further and other lawful and reasonable acts deeds assurance matters and things whatsoever for the further better and more perfectly assuring the said piece or parcel of land and premises unto the purchaser in manner as shall or may be reasonably required.

e) The said piece or parcel of land and premises or any part or portion thereof or any interest therein have or has not vested in and/or are or is not acquired by the State of West Bengal Estates Acquisition Act, 1953 or statutory modification thereof or any other law for the time being in force.

f) The purchaser will be entitled to mutate his name in respect of the said piece or parcel of land with the authorities concerned. The purchaser will pay the proportionate rent of revenue being .04 Paise to the State of West Bengal.



Sub-Registrar
Coastal - Chennai

11/11/58

g) If it transpires that the said piece or parcel of land and premises hereby sold conveyed transferred by the Vendor are or is not free from encumbrances as hereinbefore covenanted the Vendor will be liable both in Civil and Criminal covenanted the Vendor will be liable both Civil and Criminal actions - to the purchaser and the Vendor will be further bound to make good any loss to be sustained by the purchaser.

SCHEDULE REFERRED TO ABOVE

All that piece or parcel of Dakhali right revenue paying land bearing proportionate annual rent of revenue .04 (four) Paise only payable to the land lord Govt. of West Bengal, by measurement 1 (one) Cottah 13 (thirteen) Chittaks situate lying in Mouza Bagjola, P.S. Dum Dum, Sub-Registry Office Cossipore Dum Dum within the limits of South Dum Dum Municipality comprised in Touzi No. 182, J.L.No. 21, R.S.No. 68, Dag No. (C.S.) 638 recorded in C.S.Khatian No. 184 included into Municipality premises No. (former) 191 Cossipore Dum Dum Road, present 209/1, Dum Dum Road, present Holding No. 225. The land area 1 K. 13 Ch. is sold together with all erections standing thereupon and the land is shown as plot No. 10 in the plan annexed hereto and is butted and bounded as follows :-
The land appurtenances to R.S.Khatian No. 184 R.S. Dag No. 3173.



Sub-Registrar
Cassiova & Dham, Dham

1/12/58

ON THE NORTH BY : *land of Sudhir Chatterjee*

ON THE SOUTH BY : Drain & Dum Dum Road.

ON THE EAST BY : *land of Rabindra Nath Roy and others.*

ON THE WEST BY : 15' wide Common Passage.

In witness whereof the Vendor has set his hand and subscribed hereunder on day month and year first above written in presence of witnesses :-

< Witnesses :-

1. *Sudhir Chatterjee*
of Sealdhara, Cal-59.

2. *Rabindra Kumar Roy*
5/47, Dum Dum Road, Calcutta
-700030

Anil Chitrakar

SIGNATURE OF THE VENDOR.

MEMO OF CONSIDERATION

Paid by cash Rs. 9500/= (Rupees nine thousand and five hundred) only of and from the within mentioned and received by the Vendor on execution of these presents in presence of the above mentioned witnesses .

Draft drawn by :-

S.C.Pal, B.L., Advocate,
56, Luxminarayan Road,
Dum Dum Cantt., Cal-65.

Typed by :-

Shankar Chowdhury,
100, South Sinthee Road,
Calcutta-30.

Anil Chitrakar

N. 1. 20



Sub-Inspector
Coastal Police, Dum

BOOK NO I
VOLUME NO I
PAGES 32 TO 39
LENO NO 6957
FOI (MAY) 11/1978

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Signature

Date: 7/11/79
Coastal Police, Dum

19-11-79

PLAN OF PLOT NO. 10 IN PORTION OF C.S.
DAG NO. 638 MOUZA BAGJOLA J.L. 21 R.S. DAG
NO. 3173 KHATIAN NO. 184 P.S. DUM DUM
DIST. 24 PARGANAS.

SCALE: 30' = 1"

AREA: 1 K. - 18 CH. - 0 SFT.



C.S. DAG No.
638
PLOT No. 1



C.S. DAG NO. 638



PLOT NO. II

DRAIN

CULVERT

DRAIN

DUM DUM ROAD

Anil Chitrakar

Drawn by
M. V. Shinde
Sarghoda (11/11/17)

Pen of anti no. 6957
~~marked~~ & page 33

BOOK I VN 165-167-4978

✓
S.D.



✓
Cassini
11/15/58