

1838

L-1700



01AA 576987

10-201
Rs. V. Assessed Rs. 200,000/-

Admitted under rule 21 duty
 Stamped of 614 of L.R. Act under the
 Indian Stamp Act 1893 corrected
 upto 10/11/2012 No.

 Fees

[Signature]
 Additional District Sub-Registrar
 Sonarpur, South 24-Parganas

26/2/02

measured by
 This INDENTURE made this the 26th day of February, two thousand two BETWEEN (1) SMT. MAITRAYEE CHOWDHURY Daughter of Late Debendra Chandra Chowdhury residing at 100 Shivalik Apartments, Alakananda, PKT 'A' Kalkaji, New Delhi - 110019, by religion Hindu, by occupation Superannuated from Govt. service, here-in-after referred to as the SELLER / LESSOR (which expression shall unless otherwise repugnant to the context be deemed to mean and include her respective heirs, executors, representatives, administrators and assigns) of the ONE PART

POCO

SHOT ON POCO F1

A No 33986

Sold to Surjo Day
of Ujjayani East Ad
Bachis Garis D. Sonarpur
M. A. 19

Calcutta Collectorate,
Treasury

21-280 07



10000

Presented for registration at 12/25 AM/PM
on the 26th day of 2007
at the Sonarpore Addl. Dist Sub-Registry office
by Maitreyee Choudhury Claimant Executant

26 FEB 2007

S/o. w/o
of
Thana - Sonarpore
Dist. South 24 Parganas
by Caste Hindu/Muslim
by Profession Business Service



2180

Maitreyee Choudhury

Jushil Chaudh Chakravarty
S/O Late Gatis Ch Chakravarty
D/91 Baghejatin Pally
Kolkata 700032
Pensioner.

Jushil Chaudh Chakravarty
S/o. w/o A. Gatis Ch Chakravarty
of D/91 Baghejatin Pally
Thana - Sonarpore
Dist. South 24 Parganas
By Caste Hindu/Muslim
by Profession Business Service

26 FEB 2007

AND

(1) SRI SUVRO DEY son of Sri Ranadhir Ranjan Dey, by religion Hindu, by occupation service, both residing at Ujjayini East Road, Boalia, Garia, Kolkata – 700084, P.S. – Sonarpur, here – in – after referred to as the BUYER/LESSEE (which expression shall unless otherwise repugnant to the context be deemed to mean and include his respective heirs, executors, representatives, Asministrators and assigns) of the OTHER PART

WHEREAS VIKRAMPUR MADHYAPARA SAMMILANI an Association registered under the Societies Registration Act, 1961 having its office at 281/C, Netaji Subhas Chandra Bose Road, Kolkata 700047, has purchased in mouja Barhans Fartabad in police station Sonarpur in the District – South 24 – Parganas, land totalling 6.27 acres from different owners by separate deeds and after such purchase has at considerable cost developed them into building sites, levelling them filling up ditches, cleaning jungles, laying out roads, excavating tanks, sinking tube wells, constructing kutcha drains etc. The said land has been divided into number of plots and as per decision taken by said sammilani, a plot of land being scheme plot no – 31A measuring 2 (two) cattahs comprised in C.S. Dag no – 3557 appertaining to khaitan No – 663 has been leased out in favour of the life member Smt. Maitrayee Chowdhury.

As per terms and condition of the said lease deed and have applied before the said sammilani seeking permission for transfer of the said land and accordingly said sammilani by her letter dated 28.12.2001 permitted the lessor herein to transfer her said plot on 27.01.2002.

AND WHEREAS the lessor / seller herein has expressed her intention to lease out her said plot for a period of 973 years for a premium of Rs. 1,50000.00 (Rupees one lakh fifty thousands only).

AND WHERE - AS The lessee / Buyer herein have paid the said sum of Rs. 1,50000.00 (Rupees one lakh fifty thousand only) to the Lessor / Seller by Account payee Bank Draft, the receipt where of the lessor / seller here in have acknowledged.

NOW THIS INDENTURE WITNESSETH

And it is hereby agreed upon by and between the parties hereto as follows

1. That the lessee shall be for 973 (Nine hundred seventy three) Years with option of successive renewals for such period under such terms & condition as specified here in below.
2. That the lessee shall pay Rs. 1.00 (Rupee one only) annually to said BIKRAMPUR MADHYAPARA SAMMILANI as his share of the land revenue payable by the Sammilani to the Collector, 24 Parganas (South) representing the State of West Bengal, this being liable to proportionate increase in case the Govt. rent is increased.
3. The lessee shall pay annually to the said Sammilani such amount for the maintenance of roads, drains, parks and other amenities as the Governing Body may determine. It is further understood that any change can be effected only in a special General Meeting of the Sammilani.
4. The Lessee shall have the right of using the roads, Parks, Tanks, Club, Library, Temples, Community Centre etc. Which shall continue to belong to the Sammilani. The lessee shall have no proprietary right in them nor any right to pluck Fruits, Cut down trees standing on common lands nor to fish in the common tank. All the plot holders residing at Fartabad should