

5636

25482

Admissible under Rule 21,  
~~Stamp duty~~ ~~or exempt from~~  
~~or does not require stamping~~  
 date of registration 17.8.51  
 No. 1393 Co-op. Reg. 17.8.51  
 LA No.  
 Fee paid :- Exempt.

Sub-Registrar of  
 Cossipore Dum-Dum

7 7 53

This INDENTURE made this.....<sup>30th</sup>.....day of...<sup>June</sup>.....one thousand  
 nine hundred and fifty<sup>three</sup> BETWEEN the Chairman and Secretary, The Khalisakota  
 Peoples Co-operative Urban Multipurpose Society Ltd., and having its office at  
 8/1D. Hazra Lane, Calcutta-29 established, and registered in 1948 under Act XXI  
 of 1940 with Registered Number 109 (herein after called "the Society" which  
 expression shall unless excluded by or repugnant to the context include the  
 Successors and assigns) of the one part And Sri Narayan Chandra Sen Sarma, Son of late  
 (hereinafter called "the Lessee" which expression shall unless excluded by or  
 repugnant to the Context include <sup>his</sup>~~her~~ heirs executors administrator's legal repre-  
 sentatives) of the other part WHEREAS by conveyance dated the 1st day of August  
 1950 and made between Beluchi Sarkar son of Late Aswini Kumar Sarkar therein desc-  
 ribed of the first part and 'the Society' therein described of the Second part and  
 registered at Cossipore-Dum Dum Sub-Registry Office and entered in Book No. 1 Volu-  
 me No. 40 Pages 278 to 280 Being No. 2580 for the year 1950 "the Society" for and in  
 consideration therein mentioned purchased inter alia all those several pieces and  
 parcels of land in Royat Sthitiban & other rights therein described lands tanks heredita-  
 ments and Premises situate at Mouza Sultanpur J. L. No. 10 R. S. No 148 Khatian 633  
 and of other Khatians therein described within the District of 24 Parganas fully  
 described in Schedule thereto free from all encumbrances whatsoever and WHEREAS  
 'the Society' is now seized and possessed of or otherwise well and sufficiently entitled as  
 and for an absolute and indefeasible estate of inheritance in possession or an estate

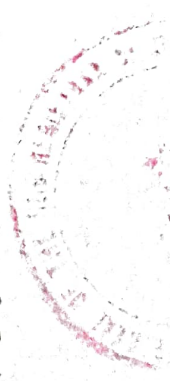
Mahim Chandra Sen Sarma a member, by create  
 Hindu occupation having  
 Sen

Sri Narayan Chandra Sen Sarma, Son of late  
 24 Parganas.  
 Sen

equivalent thereto free from all encumbrances to All those several hereditaments and Premises described to the said conveyance (herein after referred to as "the said Premises") subject however to the Payments of annual rents by the Society in respect thereof

And WHEREAS the said Premises have been developed and divided by 'the Society, into several plots to be distributed only amongst members with advantages as embodied in the Colonisation Scheme of 'the Society' AND WHEREAS the member lessee has agreed to take permanent lease such plots being plot No. 6. Block 5 of the said Colonisation Scheme of 'the Society' measuring cottahs 6. (Six) 1.4 (fourteen) ch. x sft at and fully described in the First Schedule hereto and on subsequent dates as described in the second schedule of these presents for the sum of Rupees Two hundred and Six at the rate of Rs 20/- per cottah and has paid to 'the Society' the entire money and 'the Society' has received to the full the money as selami for the lease NOW THIS INDENTURE WITNESSETH that in Pursuance of the said consideration of the said sum of Rs. 206/- paid by the member lessee 'to the Society (the written receipt whereof respectively the Society doth hereby as well as by the receipt hereunder-admit and acknowledge and of and from the same and every part thereof acquit release and discharge the lessee by these presents subject only of further consideration money which 'the Society' may require the lessee to pay subject to the maximum of Rs. 200/- per cottah for granting additional amenities and privileges by converting the Present Kutcha Roads within the Colonisation Scheme to Pucca Roads, making necessary arrangements for electricity, swerages, Hospitals, Maternity Home, School. College and additional arrangement for drinking water, cremation ground all or any of the above.

The Society doth hereby grant, transfer, convey and assign unto the lessee by way of permanent lease with right to construct pucca buildings and all other rights incidental to permanent lease holder of Property All that piece and parcel of land hereditaments and premises described in the First Schedule' hereto being Plot No. 6. Block 5 of the Colonisation Scheme or howsoever otherwise the said Plot No. 6 or any part thereof now is or heretofore was situate, butted, bounded, called, known, numbered, described or distinguished together with the benefits and advantages of the said Colonisation Scheme as may be granted by 'the Society' and all ways, paths, passages, drains, water courses, tanks, lights, rights, liabilities, privileges, easements, Profits, appendages and appurtenances whatsoever to the said plot No. 6 belonging or in anywise appertaining or with the same or any part thereof now or at any time heretofore held occupied, enjoyed, accepted, reputed, deemed, taken or known as part parcel or member thereof or appertement Thereto with their and every of their appertences and All the estate, right, title, interest, inheritance, use, trust, possession, property claim and demand whatsoever both at law and in equity of the Society into and upon the said Plot No. 6 or any part thereof To Have and to Hold the said piece and



Sub-R-  
Co-signer

Parcel of land, hereditaments and Premises described in the First Schedule hereto and all and singular other premises described hereby leased or expressed or intended so to be with their appertinances unto the lessee absolutely and for ever subject however to the payment of the annual rent to 'the Society' at Rs.  $\frac{2}{18}$ ..... per plot of Cottahs .....6.....Ch.....14.....sft.....x.....and also subject to lease of the plot or any Portion thereof to a member of this 'Society' with the Prior approval of the Board of Directors of this Society at a Price to be fixed by the Society.

And the Society doth hereby covenant with the Lessee that notwithstanding any act, deed or thing by the Society done or executed or knowingly suffered to the contrary the Society now hath good Title full power and absolute authority to grant permanent lease, transfer, convey and assign the said plot No...6...hereby leased out for perpetuity or expressed or intended so to be unto the lessee in the manner aforesaid And that the lessee shall now and at all times hereafter peaceably and quietly possess and enjoy the said plot No—6—and receive the rents issues Profits thereof without any lawful inturrupcion claim or demand whatsoever from or by the Society or any person or persons lawfully or equitably claiming from under or in trust for the Society And that free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the cost of the Society well and sufficiently indemnified from and against all claims liens, charges, attachments, lispensens and encumbrances whotsoever made or suffered by the Society or any person or persons lawfully or equitably claiming as aforesaid And further that the society and all persons having or lawfully or equitably claiming any estate or interest in the said plot No—6—or any part thereof from, under or in trust for the Lessee do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said plot No—6—or any part thereof unto the lessee in the manner aforesaid as shall or may be reasonably required AND "the Society" doth hereby further covenant with the lessee that the society shall and will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and cost of the lessee or his/~~her~~ Lawyears, attorneys or agents or at any trial hearing commission examination or otherwise as occasion shall require send the deeds and writings specified in second Schedule hereto for the purpose of showing title to the said plot No—6—and also at the like request and cost deliver or cause to be delivered unto the Lessee such attested or other copies of or extracts from the said deeds and writings as required by the Lessee and the society shall, in the meantime unless prevented as aforesaid, keep the same deeds and writings safe, unobliterated and uncanceled And it is hereby expressly agreed by and between the Society and the lessee hereto that for the sake of sanitation and healthy atmosphere of the present colony the lessee shall not construct any service privies on the said plot No—6—or on any part thereof but shall be bound to properly construct according to his/~~her~~ requirement one or more sanitary privies with necessary flushing arrangements in such a manner as may be approved by the Sanitary Department of the society and/or be approved of or be sanc-

tioned by the Municipality now in existence or may hereafter come in power to look after the needs of the people of the colony provided always that if in contravention of the provisions of this covenant the lessee shall construct any service privy, such service privy or privies shall be liable to demolition and the lessee shall also be liable to pay to 'the society' on demand the sum of Rupees two hundred and fifty as and by way of liquidated damages for breach of this covenant.

**FIRST SCHEDULE.**

All that piece and parcel of permanent lease of lands containing 6 Cottas  
14 ch to be the same or little more or less being plot No. 6 Block 5 of  
the Colonisation Scheme of the khalisakota Peoples Co-operative Urban Multipurpose  
Society Ltd. at Mouza Sultanpore thana Dum Dum Subregistry office Cossipore-  
Dumdum Dt. 24-Parganas comprised in portion of Settlement dag No. 1587  
khatian No. 872 JL. No. 10 R.S. No. 148 Towzi 173  
bounded in the north  South  East  west  
being plot No

The annual rent Rs. 2/8/- only payable to the Society regularly by the lessee.  
*(Rupees two annas eight)* *(Plan attached)*

**SECOND SCHEDULE.**

- (I) Deed of Conveyance Between the khalisakota Peoples Co-operative urban Multi-  
purpose Society Ltd and Beluchi Sarkar Son of Late Aswini Kumar Sarkar  
and registred at Cossipore, Dum Dum Sub Registry office and entered into Book  
No. 1. Vol-4, Pages 265 to 270 Being No. 162 for the year 1951.
- (II) Conveyance dated 1st day of August 1950. and made Between Beluchi Sarkar  
Son of Late Aswini Kumar Sarkar and the "Society" and Registered at Cossipore  
Dum Dum Sub-Registry office and entered in Book No. 1 Vol 40 Pages 278 to 280  
Being No. 2580 for the year 1950. *hm*
- (III)

IN WITNESS WHEREOF the Common seal of the Society has hereunto been  
affixed the day month and the year first abvoe written.

Signed Sealed and delivered by the Society  
The khalisakota Peoples Co-operative Urban  
Multipurpose Society Ltd whose common Seal  
hereunto been affixed by Sri Sunil Ranjan Sen  
Gupta, Secretary, and Sri Jnanendra Nath Sen  
Chairman of the Society in pursuance of

*hm*  
*hm*

Received payment as stated inside  
this document on behalf of the  
Society.

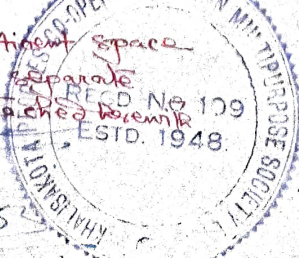
For Khalisakota Peoples Co-operative  
Urban Multipurpose Society Ltd.

*27.5.53*  
**Sub-Registrar of  
Cossipore Dum-Dum**  
Sunil Ranjan Sen Sub-  
Secretary.

*hm*  
Jnanendra Nath  
Chairman.

Sunil Ranjan Sen Sub-  
Secretary.

*As there is no sufficient space  
for endorsement a separate  
Cartridge paper attached herewith  
for*  
*27/5/53*



KOTA PEOPLES Co-OPERATIVE URBAN MULTIPURPOSE SOCIETY

NO. 5 [FIVE] PART,  
 SULTANPUR - MANIKPORE,  
 DUM DUM  
 24-PARGANAS.

MAP OF CS. PLOT Nos. 1561, 1570(PART), 1581, 1582, 1583, 1584, 1585,  
 1586 & 1587.

SCALE 64" = ONE MILE.



21.11.53



*Pland... 24/8/53  
A... 20/8/53  
16/8/53  
9/5/53*

*Sunit Ranjan Sen Gupta -*

*Mane...*

*9/53*  
**Sub-Registrar of  
Coastal, Umu-Dus**





Sub-Registrar of  
Coimbatore Durg-Durg

2019 53



*Handwritten signature or name*

2019 53  
31/12  
5/4/22

Sub-Registrar of  
Coimbatore Durg-Durg  
9.9.22