

D/R AC/Pre - 1931 - I - 35 - 60/65 - 1554



Rs. 10

पश्चिम बंगाल

69AA 651380

143/
11/4/31

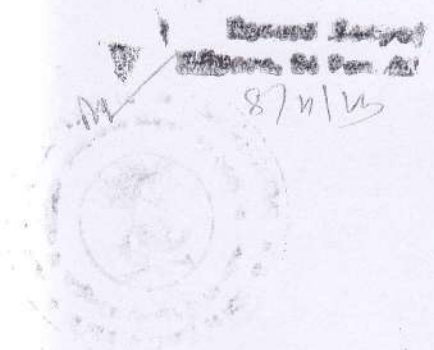
20728

R. Munshee

7.00
10.00
10.00
13.50
37.50

~~2.50~~
~~6.00~~
~~6~~
~~6~~
13.50

(2.11.31)



Deed No-1554

Stamp two hundred Rs
Stamp ten Rupees (all
one of Special Adhesive)
Stamp affixed by Ananda
Charan Dasgupta -

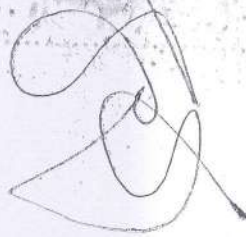
This Indenture
made the eleventh
day of march one
thousand nine hundred
and thirty one between

12.11.31

20688

31 OCT 2013

No.....Rs.....Date
Name: K. S. Majumdar
Address: High Court, Patna
All India Collection, 2013
SUBHANKAR DAS
STAMP VENDOR
All India Collection, 2013
Vendor:.....

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the bottom.

Superintendent Calcutta
Collectorate.

Subscribed under Section 14 of W. B.
Reg. Rule 1928 under the Indian
Stamp Act, 1899 as amended by
Act. II of 1927 (Section 10) of
the Government of India
Improvement Act, 1911
Stamp Duty and under the Indian
Stamp Act, 1899 of amended in
'924 Re. 91

115.
256/-

A - 146

2 24

W 1/8

17/8

Sd - Illigible

R.O.

1. IV 1931

Presented for Regis-
tration at 11/45 Am
on the 1st day of April
1931 at the Alipore Sadar
Registration Office by Rai
Bahadur Mallinath Roy
agent for the Calcutta
Improvement
Trustee under a general
power of attorney of
for 1914 authenticated
by the Registration of Calcutta
Sd - Illigible

1.16. 1931

the Trustees for the
Improvement of Calcutta
a body corporate
constituted by the Calcutta
Improvement Act 1911
herein after referred
to as the Board of the one
part and Bhane Ballar
Paul son of late Balai
Chand Paul by caste
Juli by occupation land-
holder residing at
of 8 Baloram & street
Calcutta herein after
called the Purchaser which
expression shall unless
excluded by or repugnant
to the context be deemed
to include his heirs
executants administrators
representatives and
or assigns of the
other part where
as the Board are
now absolutely
seized and possessed
of or otherwise will
sufficiently entitled
to free from -

Execution is admitted
by Rai Bahadur
Malti Nath Roy
Son of Rai Bahadur
Debanath Roy of
12 Holwell Lane Calcutta
by caste Brahmin by
Profession Service
holder Personally
known to me The
1st April 1931

Sd/- Eligible
S.S.R.

Execution is admitted
by Dhanaballab Paul
Son of late Balai
Chand Paul of 6/8
Balaram Roy Street
Govanmukh Calcutta
Zeli land holder

T.T - 1941

Sd/- [Signature]

Identified by
Nirode Behari
Roy Chowdhury

encumbrances the Plot
of land situate at
Improvement scheme
No. XVIB and bearing
No-548 aforesaid
in the schedule here to
more particularly
mentioned and described
and extended to be here
by granted and where
as the Purchaser has
represented to the
Board that he is desirous
of purchasing the said
Plot of land in order
that he may utilise
the same with the
building there on solely
for residential purposes
except as here in after
Provided and on the faith
of such representation
the board have consented
to sell the said plot
of land to the Purchaser
for the price of Rs 5756/-

Alipore, The 28th
April 1931
Nerode Behari Roy Chowdhury
Sd/- Eligible

Sadar Sub Registrar.

Rupees five thousand seven hundred and fifty six but upon the conditions and stipulations set forth in the covenant by the Purchaser here in after expressed it being agreed that a portion of the said Purchase Price namely Rs 4030 of Rupees four thousand and thirty shall be paid to the Board Rs. 1630 of Rupees one thousand six hundred and thirty on or before the execution of these Presents and Rs 2400 of Rupees two thousand and four hundred to stand out at six per cent interest the Purchaser executing these for immediately after the execution of these Presents in favour of the Board a yearly rent charge of Rs 144 of Rupees one hundred and forty four charged upon and payable

out of the Price or Parcel of land
herein conveyed together with the
building and other Corrections for the
time being there on redeemable by
the Purchaser on payment to the Board
amounting to Rs 2400 of Rupees two thousand
and four hundred together with the proportionate
part of the said rent charge to the date
of Payment and the balance of the said
Purchase Price name by Rs 1726 of Rupees
one thousand seven hundred and twenty six
shall only be paid if the Purchaser fail to
observe the said condition and stipulations
(2nd Page) (2) Now this Indenture witnesseth as
follows (1) In Pursuance of the said agreement,
and in consideration of the said sum of Rs 4030 of
Rupees four thousand and thirty of which Rs 1630 of
Rupees one thousand six hundred and thirty has
been paid to the Board by the Purchaser on or before
the execution of these Presents the receipt whereof
the Board here by acknowledge Rs 2400 of Rupees
two thousand and four hundred received by a
charge deed created in favour of the Board
immediately after the execution of these Presents
and also in consideration of the covenant
on the part of the Purchaser here in after
contained the Board hereby grant convey

and transfer unto the Purchaser All that Plot of land more particularly mentioned and described in the said schedule together with all building (if any) compound trees fences liberties Privileges Easements rights lights appendages, and appurtenances what so ever to the said land or any part thereof belonging or in any wise appertaining held used or occupied there with and all the Estate right title interest Property claim and demand what so ever of the Board into or upon the same and every part thereof 20 here and to hold the said Plot of land unto the Purchaser for ever (2) The Purchaser hereby covenant with

the Board in manner following that is to say that the Purchaser shall for a period of seven years from the date here of use the said land and any building there on for the Purpose of residence of himself or his family or his relatives and shall not sell lease or otherwise part with possession of the same within the said period of seven years without the written consent of the Board first had and obtained it being agreed that such consent shall not be unreasonably withheld the object of the Board being to prevent transaction of a speculative character provided always and it is hereby agreed and declared that notwithstanding any thing here in contained the Purchaser shall be at liberty while using the said building for the residence of himself

or his family or relations to let without any consent of the Board being obtained in that behalf of part of the said land or building to other for purpose of residence or for carrying on any trade or business but not any offensive or dangerous trade likely to create any public nuisance or annoyance and it is here by further agreed and declared that if within the period of seven years or at any subsequent period the said land or any portion thereof be acquired by Government or other local or other authority under the land acquisition Act or any other enactment which now is in operation or may hereafter come into operation in that behalf the condition and restriction as aforesaid shall cease to have any operation and force and the Purchaser shall be entitled to the payment of full compensation money payable for such acquisition as if the Purchaser had been the absolute owner of the said land and building and as if this conveyance had obtained no restriction covenants and conditions as to the user of the land or otherwise (2) In the event of the Purchaser failing to observe any of the conditions and stipulations of the Provisions contained in the above Paragraph there and in any such case the balance of the said Purchase money viz Rs 17287 Rupees one thousand and seven hundred twenty seven shall immediately become due and payable to the Board and Purchaser shall and will pay the said sum to the Board on demand

the intention being that the Board will not require payment of the said balance of Rs 17288 Rupees One thousand and seven hundred and twenty six if the Purchaser shall duly and faithfully observe the said conditions and stipulations here in before contained for a period of seven years from the date here of Provided always and it is hereby agreed and declared that if the full purchase price is paid by the (3rd page) (3) Purchaser for the said Plot of land with the building there on whether voluntarily or under this clause the Purchaser's title there to shall be absolute as between him and the Board and upon such payment or at the expiry of seven years as aforesaid period that the conditions here in contained here been duly observed the Board shall execute and register all such dues or documents as the Purchaser may require to perfect his title to the said land and building at the cost of the Purchaser the schedule above referred to All that piece or parcel of revenue free land containing an area of 3k 6ch 7 sft more or less situate and being Plot No-548 of the Surplus lands in Improvement Scheme No XV B for need out Portions of Premises Nos 13, 14, 14 1/2 and 14 1/2 Manoharpukur 2nd Lane being parts of holdings Nos 214, 215 and 215 sub division

P Grand Division of Diki Panchanogram
in the district of 24 Parganas thana Jollygunge
Sub Registration District Alipore or how so
ever other wise the same hereditaments
and Premises are situated bounded and which
known described or distinguished and which
said price or parcel of land is delineated
on the map or plan here to annexed and there
on coloured in my witness whereof the Chairman
of the board and the Purchaser here here
unto set their respective terms the day and
year first above written firm under the
Common Seal of the trustees for the J. A. &
Swan Chairman Improvement of Calcutta
and only signed in the presence of the board
my act and witness Navesh Chandra Bosu
Stenographer to the chairman dew - -
Calcutta Improvement Trust the Common
Seal of the Board was here unto affixed
in my presence U. Daulu A trustee of
the Calcutta Improvement Trust A. J.
Small Secretary to the Calcutta Improve-
ment Trust signed by the above named
Purchaser in the presence of witnesses
(1) ~~at~~ ~~at~~ ~~at~~ ~~at~~ Explained by me
Bibhuti Bhushan Pal 59 Bolaram Day
st to the executant who is known cal
(2) Ranjit Kumar Muzunder C.G.T to

me Bibhuti Bhusan Paul office Calcutta
Miss VII C - 214 (Re) Dated 11th March 1931.
The trustees for the Improvement of Calcutta
To Shree Ballar Paul conveyance Plot No
548 Scheme No XV (B) —————

Copied by sd-Eligible 28/4/31	Retid by sd-Eligible 2/5/31	Compared by sd-Eligible 2/5/31	True Copy sd-Eligible Dadar sub Registrar 2/5/1931
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copied and Read by
Swapan Kr. Mandal
12/11/13

Compared by
Runa Mukherjee.

12/11/13.

CAH

R. 11.13