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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 994967

12254

COST OF FEES

Name..... P. K. Bose
F (I)..... 2.00
F (II)..... 3.50
G (a)..... 5.00
G (b)..... 24.00
..... 0.00
..... 10.00
..... 10.00
CFS..... 56.50
Total.....

A.D.S.R. Records, Alipore
South 24-Parganas

4/6/25

3.50
3.50
5.00
24.00
36.50
Total.....

Record Keeper, Alipore
South 24-Parganas

5/6/25



for 136/25

2888

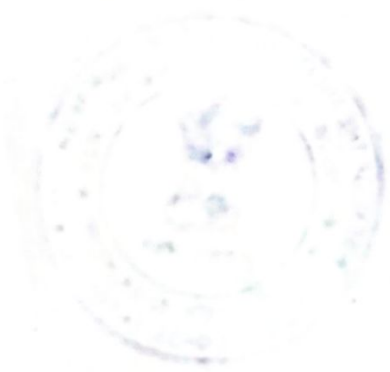
SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
NO. 351RS2016

Amitabha Ray
Advocate
ALIPORE POLICE COURT
Kolkata - 700 027

- 9 APR 2025

Amitabha Ray
Advocate
ALIPORE POLICE COURT
Kolkata - 700 027

- 9 APR 2025



This indenture made This 2nd day of January one thousand nine hundred and sixty nine between Kumar Mittra son of Baidya Nath Mittra of 5 Radu Road street police station Belaghat in the town of Calcutta now of 18/4A Dover Lane police station Ballygange Calcutta by Case Hindu by occupation Service holder herein after referred to as the vendor (which term shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators legal representatives and assigns) of the one part and Ashoke Kumar Mittra son of the said Baidya Nath Mittra residing at Block No 7 Flat No 39 C.I.T. buildings at Kankurgachi Police Station Beliaghata Calcutta in the Suburbs of Calcutta by Case Hindu by occupation Service holder hereinafter referred to as the purchaser (which term shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators legal representatives and assigns) (2nd page) (2) of the other part where one Sachi Dulal Pyne was absolutely seized and possessed of or was otherwise well and sufficiently entitled to 12 decimal of land out of the total area of land comprised in the C.S. Day Nos 241 and 222 under Khattians Nos 29, 99 and 149 of Howrah Barragore police station Tollygange District 24parganas and where the said Sachi Dulal Pyne by a Sale deed bearing dated 11th February 1937 sold transferred and conveyed the said land measuring 12 decimal units and in favour of Sisvi Kumar Arora for the price or consideration therein mentioned and where one Ranjani Bibi was absolutely seized and possessed of or was well and sufficiently entitled to 12 decimal of land comprised in the said C.S. Day Nos. 241 and

(1)
Word struck
S.R.



222 of Mouza Rainagore and whereas the Said Ramjani Bibi by a Sale deed bearing date 9th August 1946 sold transferred and conveyed the said 14 decimal of land unto and in favour of Sushil Kumar Arora for the price or consideration therein mentioned and whereas one Abu Bakkar was Seised and possessed of or was otherwise well and sufficiently entitled to the remaining 98 decimal of land comprised in the said dag nos 241 and 222 of Mouza Rainagore and whereas the said Abu Bakkar by a Sale deed bearing date 21st February 1947 sold transferred and conveyed 3rd (3) the said 98 decimal of land unto and in favour of the said Sushil Kumar Arora for the price or consideration therein mentioned and whereas the said Sisir Kumar Arora and Sushil Kumar Arora along with other properties belonging to their mother Saida Bala Arora made an agreement with Tollyganah Land Agency limited a Company incorporated under the Indian Companies Act for development and forming a layout scheme for the purpose of sale of the entire land by small plots after laying out common passages leading to the public road for passages from each of the said small plots and pursuant to the said agreement the said company made a scheme as Scheme No. 9 and whereas the said Saida Bala Arora along with her said sons Sisir Kumar Arora and Sushil Kumar Arora along with the said company as confirming party sold transferred and conveyed the plot nos 13, 107, 157 and 120 of the said Scheme No. 9 together with the right of passage over the roads lanes and bye-lanes of the said Scheme No. 9 measuring 150 Kottas and 12 chitaks comprised in the said dag nos 241 and 222 of Mouza Rainagore

Subscribed
Kalyan Arora

By / s/o Sushil Kumar Arora

18/4A Dorendra

Thru

By

Kalyan Arora

Thru

18/4A Dorendra

Thru

18/4A Dorendra

Thru

18/4A Dorendra

Thru

18/4A Dorendra

Thru

18/4A Dorendra



and also other documents and in favour of Lalit Mohan Chatterjee on 15th June 1949 for the price or consideration therein mentioned and whereas the said Lalit Mohan Chatterjee by a conveyance dated 21st June 1949 sold the said plot NO 13 of the said Scheme NO I measuring 3 Kottas 12 chitaks together with the right of passage over the said common passages unto and in favour of Nrisingha Prosad Sen for the price or consideration therein mentioned and whereas the said Nrisingha Prosad Sen being in need of money obtained a loan of Rs 3450/- from the said Sushil Kumar Arrab by a Mortgage Bond dated 21st June 1949 agreeing to pay the principal and the interest therein mentioned by nine successive annual instalments commencing from 7th June 1950 and as security for repayment thereof mortgaged the said plot NO. 13 of the said Scheme NO I and whereas the said Nrisingha Prosad Sen being unable to pay the said principal and (4th page) (4) interest due under the said Mortgage Bond sold transferred and conveyed the said plot NO. 13 of the said Scheme NO. I unto and in favour of the Vendor for the price or consideration therein mentioned (but subject to the dues due and owing to the said Sushil Kumar Arrab) by a Sale deed registered on 12th June 1958 and whereas the Vendor has since repaid the principal and interest due to the said Sushil Kumar Arrab and redeemed the said Mortgage Bond and whereas the Vendor has agreed to sell transfer and convey the land of the said plot NO. 13 of the said Scheme NO I unto the purchaser or for the price of Rs 4,000/- (Rupees four thousand) only free from all encumbrances now



This indenture witnesseth that in consideration of the said premises and in consideration of the payment of the said sum of Rs 4000 (Rupees four thousand) only paid by the purchaser unto the vendor which the vendor doth hereby as well as by the means of consideration hereinafter mentioned admit and acknowledge to have received the same he the vendor doth hereby sell transfer convey and assign unto the purchaser all that the piece or parcel of land measuring 3 kottas and 12 chitaks be the same a little more or less situate lying at Howza Rainagar police station Jadavpur (formerly Sader Tollyganj) in the District 24 Parganas comprised and portion of C.S. Dag Nos 241 and 222 recorded in C.S. Khata No 29, 99 and 169 having Rayati Shikhan Right and also recorded in the present Revisional proceedings more fully described in the schedule here under written and hereafter referred to as the said property or howsoever otherwise the said property now is or are or hereto before was situated called known numbered distinguished and/or recorded otherwise in the present revisional proceedings butted or bounded together with the right of passage over each and every parcel land and bye-lanes of the said scheme No 1 and the right of way water water courses lights rights liberties easements privileges (5) privileges and appurtenances what soever to the said property belonging or in any wise appertaining to or with the same or any and every part thereof and and ~~all~~ the estate right title and interest use claim and demand what soever of the vendor into and upon the said property or any and every part thereof to have and to hold the said property together with all and every appurtenant right thereto belonging unto



and to the use of the purchaser absolutely and for ever according to the nature and tenure thereof but subject to the payment of Government revenue and for rent payable thereon and the vendor doth hereby Covenant with the purchaser that notwithstanding any act deed or thing what soever by the vendor done or executed or knowingly suffered to the contrary he the vendor hath now in himself good right full power and absolute authority to grant sell transfer and convey hereby granted sold transferred and conveyed assigned or is expressed or intended so to be unto and to the use of the purchaser in manner as aforesaid and the purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents issues profits thereof without any lawful interruption claim or demand what soever from the vendor and all person or persons lawfully or equitably claiming from under in trust for the vendor and the free are clear freely and clearly and absolutely exonerated released the purchaser and the said property as shall or may be reasonably required the schedule above referred to all that piece or parcel of land measuring 3 Kottas 12 chittals be same a little more or less being plot no. 13 of the Scheme prepared by Tolly Gange Lane Loan Agency limited situate lying at Mowza Rairagore police station Tadarpoor (formerly Sadar Tolly Gange) in the District 24 parganas Sub-division Office at Alipore comprised (6th page) (b) Comprised in and portion of daga nos 241 and 222 under Khattians Nos. 29, 29 and 169 J.L. No. 47. R.S. No. 175 Towsi nos. 3, 4 and 5 parganas Mowza having Royali Shriti ban Right paying therefor annual rent of



30/1/15
24/1/15
A.D.S.P. (Records)
Alipore, South 2

Registered

(Seal)

capacably.
Panchanjan
3.1.69

True copy

Red
4/6/25

3
CERTIFIED TO BE A TRUE COPY

ADDL. DIST. SUB-REGISTRAR (RECORDS)
ALIPORE. 24 PGS. (S)

744 27- 3.2M WBS
Section 5 W.B. 2 R Act
No. only Summary

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