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Under Rule 21, Exempt from Stamp Duty
Govt. of West Bengal, Public Dept (Taxation)
Notification No. 1234

98/100
500

process fee in Court fee stamps.

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Bisw

MINISTER OF AGRICULTURE
Orissa

Her
Signature
of Sm. Dassi

THIS INDENTURE made this 5th day of January One thousand
Nine Hundred and Sixty-eight BETWEEN SM. BAISHNABI DASSI, widow of --
Barnadhar Mandal, deceased, Kincu, Landholder residing in village --
Joka within Police Station Behala in the District of 24-pargannas
hereinafter referred to as the VENDOR (which term or expression --
unless excluded by or repugnant to the subject or context shall --
include her heirs executors administrators representatives and --
assigns) of the One Part AND ASH LAND AND HOUSING CO-OPERATIVE -
SOCIETY LIMITED, a Society registered under the Bengal Co-operative
Societies Act, 1940, and having its registered Office at Suite No.2,
Temple Chambers, 6, Old Post Office Street, in the town of Calcutta,
hereinafter referred to as the PURCHASER (which term or expression
unless excluded by or repugnant to the subject or context shall --
include its successor or successors and assigns) of the Other Part.

WHEREAS by a Kobala made on and bearing date the 23rd Bhadra,
1331 B.S. corresponding to 9th day of September 1924, and registered --
in the Office of the sub-Registrar of Alipore in Book No. I, Volume --
No. 23 at pages 210 to 212 being No. 2495 for the year 1924 and made --
between Sm. Satyabati Dassi therein described as the Vendor of the --

ATTESTED BY ME

Compared with Original

the.....

B. K. NASKAR, Notary
Govt. of West Bengal
Regn. No. 102 / 2007

S. K. Sharma
Advocate WB/1397/95

30 AUG 2023

Sm. Satyabati Dassi

of the Other Part after reciting that the said Sm. Satyabati Dassi
by virtue of her purchase with her own Stridhone money from one -
Nani Gopal Roy Chowdhury was absolutely seised and possessed --

of certain Brahmottar or rent free/land measuring 5 Bighas more
or less and situated in mouza Barisa Village Joka, pargana Balia
within Police Station Behala and therein fully described and --
also hereinafter fully set forth and described in the Schedule -
hereunder written, did thereby and for the consideration therein
mentioned sell and transfer the said Brahmottar land to the said
Kinoorali Mandal absolutely and for ever

AND WHEREAS the said Kinoorali Mandal being at the time of
his aforesaid purchase a minor was represented by his father --
Rahim Baksh Mandal otherwise known as Sk. Rahim Fakir

AND WHEREAS in the Records of Rights finally prepared and --
finally published upon the Cadestral survey settlement of 1929 to
1931 the said Brahmottar land so purchased under the hereinbefore
recited Kobala dated the 9th September, 1924 was recorded in Khatian
No. 531 of Mouza Joka Pargana Balia within Jurisdiction List No. 21 -
within Police Station Behala as Brahmottar Niskar Sali land contain-
ing an area of 1.81 acres wrongly in the name of the said Rahim -
Baksh Mandal otherwise known as Sk. Rahim Fakir, the father of the -
said Kinoor Ali Mandal although the said Kinoorali Mandal had --
purchased the said land hereditaments and premises with his own -
money and remained seised and possessed thereof

AND WHEREAS by a decree made on the 23rd day of March, 1938,
by the Second Court of Munsiff at Alipore in Title Suit No. 281 of
1937, in which the said Kinoorali Mandal was the plaintiff and --

Attested by me Ajibur Rahman and others being the sons, widow, daughters and/or --

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GALORE


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Advocate WB/1397/95

their legal representatives and/or assigns of the said Rahim Baksh Mandal otherwise known as Sk. Rahim Fakir were the defendants it was inter-alia declared that the entries relating to the said Niskar -- Brahmottar Sali land in Mouza Barisa Village Joka in Parganna Balia within Police Station Behala measuring 5 Bighas more or less and -- described in the Schedule to the said decree in the Settlement record of rights were erroneous and the plaintiff in that suit namely -- Kinoorali Mandal was declared as entitled to the entire sixteen -- annas share or interest in the said property described in the -- schedule to the said Decree and the defendants in that suit being -- the heirs and legal representatives of the said Rahim Baksh Mandal -- their representatives and/or assigns were declared to have no right title possession or interest in that property

AND WHEREAS by a Kobala made on and bearing date the 9th day of July, 1938, registered in the Office of the Joint sub-Registrar of -- Alipore at Behala in Book No. I, Volume No. 18 at pages 182 to 185 -- being No. 1208 for the year 1938 the said Kinoorali Mandal did thereby and for the consideration mentioned sell to the Vendor absolutely -- the aforesaid Niskar Brahmottar Land hereditaments and premises -- measuring 1.81 acres recorded in Cadestral Survey Settlement in -- Khatian No. 561 as Dag No. 761/858 and hereinafter fully set forth and described in the Schedule hereunder written and intended to be -- hereby granted or expressed so to be

AND WHEREAS in the Record of Rights finally prepared and -- finally published under the Estate Acquisition Act (I of 1954) the said Sali land hereditaments and premises has been recorded in -- Revisional Khatian No. 561 as Dag No. 761/858 in the name of the -- Vendor under the Government of West Bengal as Niskar but subject to payment of a road and public works cess of -/8/9 per annum

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Reem. No. 102 / 2007

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Advocate W.B. 1397/95

AND WHEREAS.....

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Her
in B.K. Naskar's
By B.K. Naskar
Notary
AND WHEREAS the Vendor is seised and possessed of or --
otherwise well and sufficiently entitled to the said piece or --
parcel of Niskar Brahmottar Sali land hereditaments and premises -
in Mouza Joka measuring 1.81 acres and fully set forth and descri-
bed in the Schedule hereunder written and intended to be hereby -
granted or expressed so to be

AND WHEREAS the Vendor has agreed with the Purchaser for --
absolute sale to the Purchaser of the said Niskar Brahmottar land
in Mouza Joka in the Schedule hereunder fully set forth and des-
cribed free from all encumbrances attachments liens lispendens -
at or for the price to be calculated at the rate of Rs.5500/- per
Bigha as may be found on actual measurement

AND WHEREAS upon calculation at the agreed rate of Rs.5500/-
per Bigha the price of the said Niskar Brahmottar sali land --
hereditaments and premises measuring 1.81 acres would come to -
Rs.30,126/25 paise

NOW THIS INDENTURE WITNESSETH that in pursuance of the said
agreement and in consideration of the sum of Rs.30,126/25 paise -
(Rupees Thirty thousand One hundred and twenty-six and twenty-five
paise only) to the Vendor paid by the Purchaser at or before the -
execution of these presents (the receipt whereof the Vendor doth -
hereby admit and acknowledge and of and from the same and every -
part thereof doth hereby release the Purchaser) the Vendor doth -
hereby grant convey transfer and assign unto the Purchaser ALL THAT
the piece or parcel of Niskar Brahmottar Sali land measuring --
1.81 acres more or less situate lying at and being Dag No.761/858
in Revisional Khatian No.561 in Mouza Joka Pargana Balia within -
Jurisdiction List No.21 in Touzi No.58 Revenue Survey No.31 within
Police Station Behala sub-Registry Alipore in the District of --

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Govt. of West Bengal
Regn. No. 102 / 2007

WS 57
Registered in West Bengal
Govt. of West Bengal

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S. K. Sharma

Advocate WS/1397/95

3-8 AUG 2023

written (hereinafter referred to as the said land hereditaments --
and premises) OR HOWSOEVER OTHERWISE the said land hereditaments -
and premises or any part thereof now are or is or heretofore were
or was situated tenanted butted and bounded called known numbered
described or distinguished TOGETHER WITH all buildings fixtures --
for yards courts areas sewers drains ways paths passages commons fences
in walls waters and water courses lights rights liberties privileges --
of the easements and appurtenances whatsoever to the said land heredita-
ment ments and premises belonging or in anywise appertaining or usually
held or enjoyed therewith or reputed to belong or to be appurtenant
thereto AND ALL THE ESTATE right title interest claim and demand --
whatsoever of the Vendor in to or upon the said land hereditaments
and premises or any part thereof TOGETHER WITH all deeds pattans --
and muniments of title whatsoever in anywise relating to or concern-
ing the said land hereditaments and premises or any part thereof
which now are or hereafter shall or may be in the possession power
or control of the Vendor or any other person or persons from whom --
she he or they or any of them may procure the same without any --
action or suit TO HAVE AND TO HOLD the said land hereditaments and --
premises hereby granted or expressed so to be UNTO AND TO THE USE
of the Purchaser absolutely and for ever AND the Vendor doth hereby
covenant with the Purchaser that notwithstanding any act deed or --
thing by the Vendor or by any of her ancestors or predecessors in
title done executed or knowingly suffered to the contrary the Vendor
is now lawfully rightfully and absolutely seised and possessed of or
otherwise well and sufficiently entitled to the said land heredita-
ments and premises hereby granted or expressed so to be and every
part thereof for a perfect and indefeasible estate of inheritance --
without any manner of condition use trust or other thing whatsoever
to alter defeat encumber or make void the same AND THAT notwithstan-
ding any such act or thing whatsoever as aforesaid the Vendor has --

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Advocate

WB/1397/95

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Govt. of West Bengal
Regn. No. 102 / 2007

now.....

now in herself good right and full power to grant the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and -- quietly possess and enjoy the said land hereditaments and premises and receive the rents issues and profits thereof without any -- lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for her or from or under any of her ancestors or predecessors in title AND THAT free and clear and freely -- and clearly and absolutely discharged saved harmless and kept -- indemnified against all estates and encumbrances created by the -- Vendor or any of her ancestors or predecessors in title or any -- person or persons lawfully or equitably claiming from under or in trust for her AND FURTHER THAT the Vendor and all persons having -- or lawfully or equitably claiming any estate or interest in the -- said land hereditaments and premises or any of them or any part -- thereof from under or in trust for the Vendor or from or under any of her ancestors or predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly -- assuring the said land hereditaments and premises and every part -- thereof unto and to the use of the Purchaser in manner aforesaid -- as shall or may be reasonably required.

Schedule above referred to

ATTESTED BY ME

B. K. NASKAR, Notary

Govt. of West Bengal

Regn. No. 102 / 2007

ALL THAT the piece or parcel of niskar or rent free Sali land hereditaments and premises held in occupancy right under the State of West Bengal containing an area of 1.81 acres more or less -- situate lying at and being Dag No. 761/858 in Revisional Khatian --

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Register of Assurances
Dakshin

Compared with Original

S. K. Sharma
Advocate

No. 561.....

WB/1397/95

No.561 recorded in the name of the Vendor under the State of West Bengal in Mouza Joka, Pargana Balia within Jurisdiction List No.21, Revenue Survey No.31, appertaining to Touzi No.58 within Police -

Station Behala, sub-Registry Alipore in the District of 24-parganas

in respect of which entire khatian an annual road and public works --

cess of -/8/9 is payable to the Government of West Bengal at the --

Collectorate of 24-pargannas.

IN WITNESS WHEREOF the Vendor hath hereunto set and subscribed her hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Calcutta in the presence of :-

Her
Srimate Baishnab Das
Mark
MY SEAL

Satta
Solicitor, Calcutta
By the hand of
S. M. Vanyal
Advocate.

Explained the
Order to the Exct.
by me.
S. M. Vanyal
Advocate
5-2-68



Identified by me.

Bishnupada Mandal

po. 8 vill. Joka

24 pargana

ATTESTED BY ME

B. K. NASKAR, Notary
Govt. of West Bengal
Regn. No. 102 / 2007

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S. K. Sharma
Advocate WB/1357/95

Memo.....

RECEIVED of and from the within named Purchaser the --
within mentioned consideration money of Rs.30,126/25 paise -
as per memo below :-

Memo of Consideration.

By Earnest money paid on -

17th February, 1967. Rs. 1000.00 ✓

By amount paid ~~by way of~~ --

by way of further payment

of the Purchase Price on

6th October, 1967 Rs 3000.00 ✓

By amount paid this day
Rs 261 (two hundred and
sixty one) pieces of Reserve

Bank of India notes for

Rs 100/- each Rs 26100.00 ✓

By small notes and coins Rs 26.25 ✓

Total .. Rs. 30,126.25 P

(Rupees thirty thousand one hundred
and twenty six and twenty five
Paise only)

Witnesses:

S. K. Sharma

S. K. Sharma



By the hand of
S. K. Naskar
Mark

ATTESTED BY ME

B. K. NASKAR, Notary
Govt. of West Bengal
Regn. No. 102 / 2007

Explained &
receipt clause to
the Exch. by me.

30 AUG 2023

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S. K. Sharma
Advocate

S. K. Naskar
Advocate

W0/1397/95

By W. J. [unclear] & [unclear]

Caloures 528

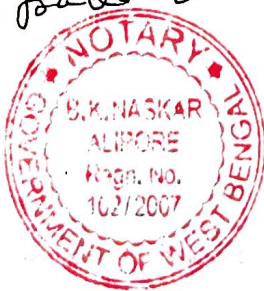
Bishnupada Mondal

H. L. Langford

the par of
Bisham pada Mendel

...ока...
...и...
...и...

Bishnu Jais Mandel



ATTESTED BY ME

Regn. No. 102 / 2007

30 AUG 2023

6126-15 - Henry Six
 [illegible] and [illegible] Henry Six
 88 608-614 [illegible] is paid in the presence of [illegible]
 [illegible] [illegible] [illegible] [illegible] [illegible]
 [illegible] [illegible] [illegible] [illegible] [illegible]
 [illegible] [illegible] [illegible] [illegible] [illegible]
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Boiy
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Registrar of Assurances
Ontario

Compared with Original

W.B./1397/95-

Pranab
Book No. I
Volume No. 13
Pages 405 to 414
Being No. 518
for the year 1968

Dated this 5th day of July, 1968

Sm. Baishnabi Dassi

-To-

Ash Land and Housing Co-operative
Society Ltd.



DEED OF CONVEYANCE

Registered in West Bengal
14.2.68.



ATTESTED BY ME

BK
B. K. NASKAR, Notary
Govt. of West Bengal
Regn. No. 102 / 2007

30 AUG 2023

Compared with Original

SKS
S. K. Sharma
Advocate

WB/1397/95

H.N. Datta & Co.
Solicitors,
6, Old Post Office Street
Calcutta.

Reg. 761/858.