

STAMP AFFIXED BY.

STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE.

Admissible under Registration Rule 21 and also
under section 11 and 14 of the Act.

Tenancy Act of 1946 and the Tenancy (Amendment) Act 1964 (West Bengal Amendment) Act 1964 Schedule 1A No. 23751e/

Fees paid:-

0.12m. *W. S. Kumar*
Registering Officer.

2m. 16 by

218.50
E. W. S.
2m. 16 by
2m. 16 by

The Purchaser: *Shri Nagesh Chandra Chakrabarti*
Son/Daughter/Husband of *Late Dwarakanath Chakrabarti*
Address: *84, Kali Kaman Majumdar Road, Santoshpur, Calcutta*

Caste/Religion: *Hindu* Occupation: *Service.*

The Vendor:

Ashrama Praktan Chhatra Sangha

A body corporate Registered under Act XXI of 1860 having its registered office at
Narendrapur, 24 Parganas,
P. S. Sonarpur.

The property comprising vacant land described in details in the schedule below is situated in P. S. Sonarpur, Parganas Medan Malla within the jurisdiction of Sub-Registrar, Baruipur, 24 Parganas and is a khas and absolute property of the vendor indicated in the attached plan which is a part of the Deed, bearing Plot No. 313 measuring more or less 5 cottahs $1\frac{1}{2}$ chattaks to be sold by this Deed of Sale. The annual rent of the plot (approximately) is Rs. 0.52 (Rupees *nil fifty two paise*) only which is to be paid by the purchaser to the Collector, 24 Parganas, on behalf of the Government of West Bengal. The above property along with others comprising the Palli (named Shri Ramakrishna Palli) was purchased free from encumbrances by the vendor on different dates by separate deeds of sale. The entire property of the Palli of which this plot is a part, is in the

khas possession and absolute property of the vendor. This has been suitably developed for residential purposes and has been divided into plots. The purchaser with a view to build a house thereon for residential purpose, proposed to the vendor to purchase the same at the sum of Rs. 2,341-00 (Rupees *two thousand three hundred forty one*) only excluding cost of registration and the vendor on receipt of the consideration of the sum of Rs. 2,341-00 (Rupees *two thousand three hundred forty one*) only, executed this deed of sale in favour of the purchaser and declared that the purchaser and/or his heirs and/or successors in interest will be entitled to construct thereon not more than a three storied house or building and enjoy the same in absolute right with his heirs and/or successors in interest from the date of execution of this deed under the following terms and conditions duly accepted by the vendor and the purchaser :--

1. According to Municipal rules for construction purposes, the purchaser shall leave at least 4 (four) feet of land on all sides of his plot. The purchaser shall have to have the plan of his residential building approved by the vendor Sangha before construction and such approval will not be unreasonably withheld. Otherwise the vendor will be empowered to stop such unauthorised construction for which the purchaser will have no claim against the vendor.

2. The purchaser which includes his heirs and successors in interest cannot transfer or assign or lease the land purchased, before construction of the house, to anybody save and except with the written permission of the vendor. If the land is transferred or attempted to transfer before the construction of the house without such consent the vendor will be entitled to khas possession of the said land and such transfer will be void. If the purchaser under the pressure of circumstances beyond his control, namely financial difficulties etc. is compelled to sell the plot before construction he shall sell it to the vendor or its nominee at the purchased price together with incidental costs to be fixed by the vendor.

3. The vendor on demand from the purchaser will permit the purchaser at vendor's convenience to inspect the documents of title of the said plot of land herein purchased and take copies of them on payment of charges.

4. The purchaser which includes his heirs and/or his successors in interest hereby covenants and / or agrees that the said plot of land herein purchased will be used for residential purposes only and no portion of it should be used for shop, factory and/or any other industry or business purpose except for selling vegetables or fruits in the garden of the said premises.

5. If hereinafter for the purpose of the welfare and further development of the Palli by the Vendor Sangha such as, drainage, roads, water supply etc., there is any further need of money the purchaser hereby agrees to pay such extra sum to the Vendor within three months of a written notice of demand.

6. The purchaser along with his/her heirs and successors in interest shall abide by the rules and regulations of the Vendor Sangha made or to be made from time to time.

7. Both the Vendor and the Purchaser along with their heirs and successors in interest will be bound by the above terms and conditions and the vendor on receipt of the consideration money has executed this deed of sale on this the twenty fourth day of June one thousand nine hundred sixty seven in respect of the said plot of land in favour of the purchaser to be peacefully enjoyed by him in absolute right subject to the above terms and conditions.

Witnesses :

1. P. S. Chakravorty
Vice-President,
Ashrama Praktan Chhatra Sangha,
P.O. Narendrapur, 24-Parganas.

2. Borajvandan Sinha
Member
Ashrama Praktan Chhatra Sangha,
P.O. Narendrapur, 24-Parganas.

3. P.O. Narendrapur, 24-Parganas.

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Signed and Sealed by the Vendor
for and on behalf of
Ashrama Praktan Chhatra Sangha.

Secretary,
ASHRAMA PRAKTAN CHHATRA SANGHA
P. O. Narendrapur, 24 Parganas,
West Bengal

Schedule of the plot above referred to :

A plot of land measuring more or less 5 (five)
cottahs 1 1/2 (one and half) chattaks being plot
No. 313 (three hundred thirteen) of the attached plan and situated
within Mouza Nischintapur J. L. No. 53 (fifty three),
P. S. Sonarpur, Khatian No.(s) 32 (thirty two) and
59 (fifty nine), 82 (eighty two)
Dag No.(s) 137, 138 (one hundred thirty seven) and 135 (one hundred thirty five)
within the jurisdiction of the Sub-Registrar, Baruipur bearing a yearly rent
of Rs. 0.52 (fifty two paise) only to be paid
to the Collector, 24-Parganas.

Memo of consideration money Rs. 2,341-00 (Rupers two thousand
three hundred forty one) only.

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Signed by the Secretary (Vendor)
for and on behalf of
Ashrama Praktan Chhatra Sangha.

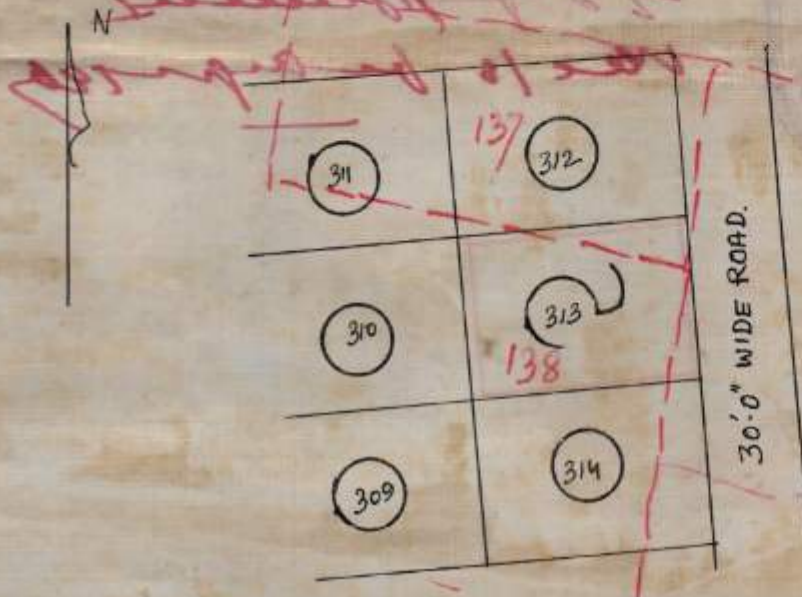
Secretary,
ASHRAMA PRAKTAN CHHATRA SANGHA
P. O. Narendrapur, 24 Parganas,
West Bengal.

HOUSING COLONY.

ASHRAMA PRAKTAN CHHATRA SANGHA, NARENDRAPUR
PART PLAN FOR PLOT NO. 313 SCALE = 60'-0" TO AN INCH.

INCLUDED IN MOUZA NISCHINTAPUR. 53. NO. DIST. 24 PARGANAS. P.S. SONARPUR.

APPROX. AREA 3673 SFT.
DAG. NO. 135, 137, 138.



DRAWN BY.
S. K. Mallick
Narendrapur.

Audaxanoye
Secretary.

ASHRAMA PRAKTAN CHHATRA SANGHA
P. O. Narendrapur, 24 Parganas.
10/11/61