

SR- Book-I. Vol-218, Pages- 68/78. Serial No. 6719.
Year- 1980



पश्चिम बंगाल WEST BENGAL

99AB 191480

COST OF FEES

Now v. P. B. Mukherjee
F (i)..... 2-00
F (ii)..... 2-00
G (i)..... 6-00
G (ii)..... 8-00
Xerox..... 33-00
Plan..... 10-00
Stamp..... 10-00
CFS.....
Total..... 191-00

A.C.S. N. Records, Alipore
South 24 Parganas
3-18/24

G (e)..... 6-00
G (b)..... 8-00
Xerox..... 33-00
Plan..... 10-00
Total..... 113-00

Records Officer, Alipore
South 24 Parganas
21/8/24



Records
3-18/24

SL No. 3545 Date 23 JUL 2024

Name B. O. LAHIRI, Advocate
Address Alipore Judge Court
Kolkata-700 027

Vendor Sign 

TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027

No. 6719

Stamp Rs. 300/-
 Stamp Rs. 300/-
 Stamp Rs. 75/-
 Stamp Rs. 25/-
 Stamp Rs. 10/-
 Stamp Rs. 5/-
 Stamp Rs. 1/-
 6946/-

Stamp duty under the
 Stamp Act 1899 as amended by
 Act III of 1922 and Section 2
 of the Calcutta Improve-
 ment Act 1911 Schedule

Stamp duty paid under the
 Stamp Act 1899 as
 amended in 1904 No. 6796/-
 Stamp duty 1901 under the
 Stamp Improvement Act 1911
 No. 1200/-
 Total Rs. 6946/-

A 587-50
 B 1-50
 581-30

Off. Sec. Chatterjee
 District Sub. Registrar
 Alipore, 24-Parganas

11/5/50
 For the purpose of
 1st L. A. No. 100, C. D. 3657
 Sub. Reg. No. 3657

This indenture made this Sixth day of June one thousand nine hundred and eighty between
 seller Gaba, son of Sri Indu Bhushan Gaba, by faith Hindu, by occupation Business
 residing at No. 380 Jodhpur Park, Calcutta-700 068 herein after called the vendor (which expres-
 sion shall unless excluded by or repugnant to the context be deemed to include his
 heirs, successors, executors, administrators and legal representatives) of the one part
 And Sri. Aloka Chaudhuri, wife (2nd Page) (2) wife of Pranch Kumar Chaudhuri, by
 faith Hindu, by occupation house wife, residing at No. 84, Samar Samari, P. S. Crossi-
 re, Calcutta-2 in the State of West Bengal herein after called the purchaser (which
 expression shall unless excluded by or repugnant to the context be deemed to include
 her heirs, successors, executors, administrators and legal representatives) of the other
 Part. Whereas 1. With a view to build up a residential scheme styled as Tollygunge
 Scheme the Bengal Secretariate Co-operative Land Mortgage Bank and Housing Society Ltd (herein
 after called the Society) (3rd Page) (3) Society, acquired a large piece and parcel of land
 comprised in Mouza-Dhakuria, Golindapur and Solimpur which area is collectively
 known, reputed and identified as Premises No. 1, Baria Hat Road within the limits of Tollygun-
 ge Municipality, P. S. Tollygunge Registration Office Alipur, Pargana Kharsan in the District of
 24-Parganas (herein after called the entire land). 2. The Society developed the entire land and
 after making provision for sewages, roads parcelled the same into a number of plots of
 different sizes and offered them for sale to the intending purchasers required to be
 its members (4th Page) (4) 3. By a deed of sale dated December 24, 1965, registered in

Book No 1	Volume No. 166	at Pages 105 to 124	Being 110/1000 for the year 1967 at
Sub-Reg. 91874	Alipur	the Society for the consideration therein mentioned	old reasons and
		Plots identified as Plot No. 277	Being 111 that piece and

which or on part where the structure and building is erected and stands comprised

in and known reputed identified and recorded as Premises No. 11277A, Garriahat Road (com-
only known as Premises No. 271A Todhpur Park) more particularly described in the sche-
dule here under Together also with A) The free and uninterrupted passage and running of
water and soil gas and electricity from and to the said ground floor maison-
nette through the sewers drains and water courses cables pipes and wires in under or
passing through the said ground floor maisonnette and the said land. B) The right of
the Purchaser with servants workmen and others at all reasonable times on notice
(except in the case of emergency) to enter into and upon the upper maisonnette
unto the said land for the purpose of repairing maintaining renewing alter-
ing rebuilding or cleaning the said ground floor maisonnette entrance passage and
staircase and any such sewers drains and water courses cables pipes and wires as afore-
said and of laying down any new sewers drains and water courses cables pipes and
wires in their place causing as little damage as possible (9th page) (9) possible and making
good any damage caused except and reserving unto the Vendor or his Successor-in-title.
C) The right to the shelter and protection of the said ground floor maisonnette from
the said upper maisonnette. D) The right to maintain or the roof of the said
upper maisonnette the water tank which gives supply to the said ground floor maison-
nette and to the free and uninterrupted passage and running of water from and
to the said water tank through the service and other pipes which now are or
may at any time hereafter be in or passing through the said upper maisonnette.



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To hold the same unto the purchaser in fee simple together with all buildings and
 courts areas sewers drains water courses light electric fittings including the electric meter fixed and/or
 installed therein and/or for the benefit thereof together with the deposit money lying with the
 Calcutta Electric Supply Corporation Ltd. in respect thereof liberties privileges easements appurtenances
 whatsoever to the said premises belonging or in anywise appertaining or usually
 held or enjoyed therewith or reputed to belong or be appurtenant thereto And the
 reversions and reversions remainder and remainders rents issues and profits thereof and
 full and free right and liberty for the purchaser her tenants servants visitors and
 all persons authorised by the purchaser or by them at all times and for
 all purposes connected with the existing or present and every future use of the
 ground floor mainnetta and (10th page) (10) and otherwise also the right to draw lay
 carry construct all water connections pipes sewers drains outlets electric cables telephone line and
 all such other connections of and incidental thereto along over and under ground
 the 12' 10" wide common passage running from North to South leading to and joining
 the 60" wide road as shown and marked in green zebra line in the map
 or plan hereto annexed in common with all other persons having like right
 or who may hereafter acquire the same and all the estate right title interest proportion
 claim and demand whatsoever both at law or equity of the Vendor his heirs
 predecessors in title into and upon the entire property or any part thereof together
 with all deeds settlements instruments of title whatsoever in anywise relating

to be conveyed to the entire property or any part thereof which shall be under the control of the Vendor
 and shall be conveyed to the Vendor or his heirs or assigns or any person named in the deed

with all deeds pertaining instruments of title of so ever in anywise relating

to or for any part thereof which may be in the possession of the Vendor or any other person or persons from whom the Vendor may have obtained the same without any restriction or suit except such of them as in addition to the demised premises also cover and/or relate to other property or properties other than the demised premises which such title deeds the Vendor undertake to keep in Vendor's safe custody and when so required by the purchaser at the cost of the purchaser to produce for inspection and comparison and at any trial before courts or tribunals or other competent authorities to have and to hold the property hereby granted or expressed so to be unto and to the use of the purchaser her heirs and assigns absolutely and for ever and the Vendor for himself his heirs executors administrators and representatives doth hereby covenant with the purchaser her heirs executors administrators and representatives (the said representatives and assigns that notwithstanding any act deed or thing by the Vendor or his predecessors in title done or executed or known or supposed to the contrary that the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or other thing whatsoever to alter defeat such act deed or thing whatsoever as aforesaid he the Vendor has good and absolute right to grant the said premises hereby granted or



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expressed so to be unto and to the use of the Purchaser her heirs
 and assigns in manner aforesaid and the said Purchaser her heir and assigns may at
 all times hereafter peaceably and quietly possess and enjoy the upper maisonette to her
 with all passage rights, liberties, benefits easements as herein before conveyed and receive the
 rents and profits without any lawful eviction interruption claim or demand whatsoever from
 or by the Vendor or his predecessor in title or any person or persons
 lawfully or equitably claiming from Vendor or in trust for the Vendor or
 his predecessors in title and that free from all encumbrances whatsoever made
 or suffered by the Vendor or his predecessors in title or any person or
 persons is fully or equitably claiming as aforesaid and that true and clear
 freely and clearly and absolutely acquitted exonerated and discharged from or
 by the Vendor and well and effectually saved defended harmless and other estate
 right title lien charges and encumbrances whatsoever executed made done occasioned
 or suffered by the Vendor or his predecessors in title or any person or
 persons right fully (10th Page) right fully claiming through Vendor or in trust for him
 and further the Vendor and all persons having or lawfully or equitably claiming any
 estate or interest in the said messuage lands hereditaments and premises or any part
 thereof or any part thereof from Vendor or in trust for the Vendor her heirs
 executors administrators and assigns shall and will from time to time and
 at all times hereafter at the request and costs of the Purchaser her heirs executors

administrators, executors, administrators, and assigns do and shall and will from time to time and
 executed all such acts deeds and things whatsoever for further and more perfectly and
 to the use

at	all	times	hereafter	at	the	request	and	costs	of	the	Purchaser	her	heirs	executors
----	-----	-------	-----------	----	-----	---------	-----	-------	----	-----	-----------	-----	-------	-----------

administrators, representatives and assigns do and execute or cause to be done and executed all such acts deed and things whatsoever for further and more perfectly and effectually ensuring the said premises and every part thereof into and to the use of the said purchaser her heirs and assigns in manner above said as shall or may be reasonably required. The purchaser further covenants with the vendor or his successors in title that the purchaser with intent and so as to bind (so far as practicable) the property hereby conveyed and the owner and occupier for the time being thereof and so that this covenant shall be for the benefit and protection of the said upper maisonette hereby covenants with the vendor or his successors in title as follows:- (A) Not to use the said ground floor maisonette nor permit the same to be used for any purpose whatsoever other than as a private dwelling house except with the consent of the purchaser, (B) To keep the said ground floor maisonette in good state of repair order and condition (so as to give proper support to the upper maisonette) the foundation of the building, the main structure of the ground floor maisonette and all wires, in or passing through the ground floor maisonette and the said land; (C) To permit the vendor with servants workmen and others at all reasonable times on notice to enter into and upon the ground floor maisonette for the purpose of inspecting the state and condition thereof. And the vendor for himself and for all persons claiming through and under him as the beneficial owner of the ground floor maisonette.
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together with one-half undivided share in the said land and covenants own the
 remaining one-half undivided share thereof (which remaining one-half share is hereby
 sold, transferred and conveyed to the purchaser or so intended to be) 62/15 the
 intent and so as to bind (as far as practicable) the residue of the
 said premises and the own and occupation of such residue for the time being so
 that this covenant shall be for the benefit and protection of the said
 upper maisonette hereby covenants with the purchaser as follows: (A) Not to use the
 said upper maisonette nor permit the same to be used for any purpose what
 soever other than as a private dwelling house, save and except with the consent of
 the vendor or his successors in title. (B) Not to decorate the exterior of the
 said upper maisonette otherwise than in a colour and manner agreed with (the page) (14)
 with the owner for the time being of the said ground floor maisonette; (C) To
 keep the said upper maisonette in good repair and condition and in particular so
 as to give shelter and protection to the said ground floor maisonette. The
 schedule above recited to All that undivided one-half share in the piece
 and parcel of land measuring 3 Cottages 7 chittaks 12 Square feet more or less
 together with the entire ground floor maisonette of the building and structure standing on or
 or part of the said land and the perpetual easement on and over the
 remaining one-half undivided share in the said land comprised in and
 known, reputed, recorded and identified as premises No. 1/277 A, Garri chat Road commonly called 277A,

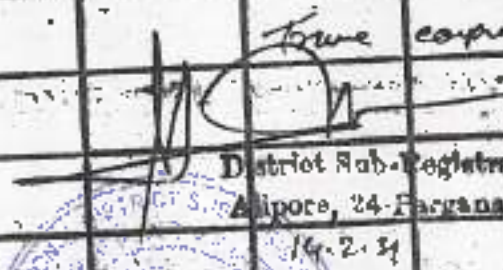
Jodhpur Park)	within the Municipality of Calcutta Police Station Tollygunge, Sub Registration Office
Alipore District: 24 Parganas	located and bounded on the North by Plot No. 261 of the Tollygunge scheme on the South by Municipal Premises No. 127, Gariahat Road and portion of 60 feet wide public road; on the East by Plot No. 278 of the Tollygunge scheme on the West by Northern Portion of Plot No. 276 of the Tollygunge scheme and shown and deposited in Red coloured border line in Plan annexed hereto. In witness (1st page) (15) IN witness whereof the Vendor has set and subscribed his hand and seal the day and year first above written. Sekhar Bha signed sealed and delivered by the said Sekhar Bha at Calcutta in the presence of: 4th J.C. Dasgupta Advocate Bhowanipally Chatterjee & Banerjee 6, Old Post Office at Cal-1 Received from the within named Purchaser the with inscribed sum of Rs. 60,000/- (Rupees Sixty Thousand) only as per memo below. Memo of consideration by Bank Draft No. P.O. 186618 dt. 7.3.50 drawn by Punjab National Bank, Brabourne Road Branch Calcutta on Punjab National Bank Chittaranjan Avenue Branch in favour of Sekhar Bha under Bank Serial No. 2/50... Rs. 1,000.00 by Bank Draft No. OL/MT 264727 dt. 4.6.1950 drawn by State Bank of India, Baghbazar (Cal) on State Bank of India, Park Street (Calcutta) in favour of Sekhar Bha. ... Rs. 59,000.00 Total - 60,000.00 Sekhar Bha (Rupees Sixty Thousand) only. Witness: J.C. Dasgupta Advocate, Arati Banerjee Advocate. Sl. No. 2430 sold to Hoke Chandra of 8 N. Samar Sarani Cal-2 Calcutta collectorate Treasury 24.6.50 @ 300/- @ 300/- @ 750/- @ 200/- @ 40/- @ 5/- @ 1/- = 6996/- Sl. 2420 sold to Hoke Chaudhuri of 8 N. Samar Sarani Cal-2 Calcutta collectorate Treasury 24.6.50 @ 300/- @ 300/- @ 300/- @ 700/-



(seal)

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Copied by
Swapan Das
10/2/94
Recd by
PRD
Confidential by
S. L. Das

W. B. Form No. 1485											
@-20/-	@-40/-	@-5/-	@-1/-	=6996/-	SLNo.	2430	Soldto	Aloka Choudhuri	of	EN. Samer Sarani	Cal-12
Calcutta Collectorate Treasury					Dt.	3.6.80	St.	Illigible Treasury -	@-300/- @300/- @-75/- @-200/-		
@-40/-	@-5/-	@-1/-	=6996/-	SLNo.	2430	Soldto	Aloka Choudhuri	of	EN. Samer Sarani	Cal-12	
Calcutta Collectorate Treasury					Dt.	3.6.80	St.	Illigible Treasury -	Rs. 300/- 6000/- @-75/- @-200/- @-40/-		
@-5/-	@-1/-	=6996/-	SLNo.	2430	Soldto	Aloka Choudhuri	of	EN. Samer Sarani	Cal-12	Calcutta	
Calcutta Collectorate Treasury					Dt.	3.6.80	St.	Illigible Treasury -	2000/- 6000/- @-75/- @-200/- @-40/-		
@-5/-	@-1/-	=6996/-	SLNo.	2430	Soldto	Aloka Choudhuri	of	EN. Samer Sarani	Cal-12	Calcutta Collr.	
Private Treasury					Dt.	3.6.80	St.	Illigible Treasury -	2000/- 6000/- @-75/- @-200/- @-40/- @-5/-		
@-1/-	=6996/-	SLNo.	2430	Soldto	Aloka Choudhuri	of	EN. Samer Sarani	Cal-12	Calcutta Collectorate		
Treasury					Dt.	3.6.80	St.	Illigible Treasury -	2000/- 6000/- @-75/- @-200/- @-40/- @-5/- 6996/-		
true copy											
Copied by			Read by			Counted by					
Swapan K. Roy			P. Ray			S. Saha					
14.2.81			12-3-81			12-3-81					
 District Sub-Registrar Alipore, 24 Parganas. 14.2.81											
CERTIFIED TO BE A TRUE COPY COL. DIST. SUB-REGISTRAR (RECORDS) ALIPORE 24 PGS (SI) 348/4											
Checked by Recd 3/8/81											

Checked by
3/18/24

True copy

110

District Sub-Registrar
Alipore, 24 Parganas.

14.2.31

7152

CERTIFIED TO BE A TRUE COPY

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

348/4

on	Part	of	the	said	land	and	structure	standing	or	less
remaining	one - half	undivided	share	in	the	said	land	comprised	in	and

