17308

5 JUN 2014

Admissible under Regn. Rule 21 read also u/s ... of the West Bengal Land Reforms Act 1955, duly stamp ... Under govt notification no 1393 dt 17.8.51 Co. ofs of Land & Stamp Act 1899 as amended in 1964.

Registration Fee ...

Paid in C. E. S.

Registrar c/o ... 24 Pgs (S)

15.12.90

STATE BANK OF INDIA
Supervising Staff
Co-operative Housing
Society Ltd.
CALCUTTA

THIS INDENTURE made this the day of 15th DECEMBER One thousand nine hundred ninety BETWEEN STATE BANK OF INDIA SUPERVISING STAFF CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered under the Bengal Co-operative Societies Act, 1940 (Bengal Act XXI Of 1940) having its registered office at no. 1, Strand Road, Calcutta 700 001 in the town of Calcutta hereinafter called the VENDOR (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and assigns) of the ONE PART AND SRI SANTOSH KUMAR SINHA son of late Satish Chandra Sinha, deceased by religion Hindu governed by Dayabhaga School of Hindu law and by profession a pension holder (a retired member of the supervising Staff of the State Bank of India having its Head Office at 'Jeevan Deep', 1, Middleton Street, Calcutta 700 071 in the town of Calcutta) residing at 63 K, Selimpore lane, Calcutta 700 031, Police Station Kasba hereinafter referred

MR. KAILASH CHAND AGARWAL
DIRECTOR OF
ANJANEYA BUILDERS AND
PROMOTERS PRIVATE LIMITED
CONSTITUTED ATTORNEY OF
SMT. RUPA MITRA & SUBHASISH
GHOSH

... 2

Presented for Registration on 15/12
at 12 noon
Received Rs 1890
Name of the Executant
Bhaumendra Sekhar Bose,
Registration / Consideration
Power of Attorney
Registered by
Registrar

Registrar
South 24 Parganas
15.12.90

Bhaumendra Sekhar Bose
Secretary,
State Bank of India Supervising Staff
Co-operative Housing Society Ltd.

228 80

Bhaumendra Sekhar Bose

Confirm identified
Bhaumendra Sekhar
Secretary, State Ba
Son/Wife/Daughter of
Supervising
District 24
Caste/Tribe
Profession

Jitendra Nath
Son/Wife/Daughter of
P-6, 165/20, Gopal
District 24
Caste/Tribe
Profession

Registrar
South 24 Parganas
15.12.90

Jitendranath Datta
S/o late Jogendranath Datta
P-6, 165/20, Gopal Pasha Road
Calcutta-54
Hindu, Indian, Service holder

referred to as the PURCHASER (which terms of expressions shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART

WHEREAS the Purchaser named herein was previously the absolute owner and in possession of all that piece and parcel of homestead land measuring an area of 6 six cottahs 8 eight chittaks and 4 four sq. ft. be the same a little more or less comprising C. S. Dag no. 1105/1254 under Khatian no. 553, Mouza Dhakuria, J. L. No. 18, R. S. No. 5, Touji Nos. 230 and 233 of Collectorate of 24 Parganas Pargana Khaspur Police Station Kasba (formerly Jadavpur) Sub-Registration Office at Alipore in the District of 24 Parganas situate lying at and being premises no. 63 K, Selimpore Lane, formerly included in premises no. 63, Selimpore Lane within the municipal limits of the Corporation of Calcutta (formerly Tollygunge Municipality)

WHEREAS by a Registered Deed of Conveyance dated the 5th October 1972 made between the said Santosh Kumar Sinha the Purchaser named herein therein described as the Vendor of the one part and the State Bank of India Supervision Staff co-operative Housing Society Limited the Vendor herein, therein described as the Purchaser of the other part and registered in the Office of the Registrar of Assurances, Calcutta in Book No. 1, Volume

Kailash Chand Agarwal.

Registrar No. 7 (2)
South 24 Parganas.

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Volume No. 191, pages 1 to 26 being no. 5132 for the year 1972, the said Santosh Kumar Sinha for the consideration therein mentioned sold, transferred and conveyed all that piece and parcel of homestead land measuring 6 six cottahs 8 eight chittaks and 4 four sq. ft. be the same a little more or less comprised in C. S. Dag no. 1105/1254 under khatian no. 553, Mouza Dhakuria, J. L. No. 18, R. S. No. 5 Touji Nos. 230 and 233 of the Collectorate of 24 Pargana Pargana Khaspur being municipal premises no. 63 K, Selimpore Lane, Police Station Kasba (formerly Jadavpore), S.R. Office at Alipore within the municipal limits of the Corporation of Calcutta and delivered vacant possession of the said land and premises into the said Purchaser solely, absolutely and forever

AND WHEREAS upon such Purchase, the Vendor named herein got its name mutated in the Office of the then Corporation of Calcutta and since then are in exclusive possession of the same as its sixteen annas owners thereof on payment of taxes and other outgoings to the appropriate authority and by exercising all rights of ownership according to law.

WHEREAS the said land and premises are at present included within Calcutta Municipal Corporation and called, known, assessed and recorded as 63 K, Selimpore Lane, P. S. Kasba (formerly Jadavpore) Calcutta 700 031

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GHOSH

Registrar u/s 7 (2)
South 24 Parganas.
15.12.90

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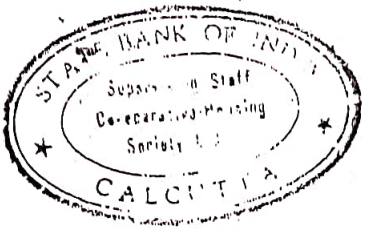

WHEREAS the Purchaser Santosh Kumar Sinha a member of the State Bank of India Supervising Staff Co-operative Housing Society Ltd., applied for financial assistance for constructing a building on the aforesaid land at 63 K, Selimpore Lane, he was granted a loan of Rs. 35,000/- (Rupees thirty five thousand) only against equitable mortgage of the said land 63 K, Selimpore Lane, Calcutta 700 031

WHEREAS now the house building loan of Rs.35000/- (Rupees thirty five thousand) only has been fully repaid and his loan account with the Society has been fully liquidated and on request of the Purchaser Santosh Kumar Sinha to return the document pertaining to the said loan

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 35,000/- (Rupees thirty five thousand) only well and sufficiently paid by the Purchaser on or before the execution of these presents the receipt whereof the Vendor doth hereby admit and acknowledge (vide State Bank of India Supervising Staff Co-operative Housing Society Ltd's letter no. B/17 dated 23. 3. 90) whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof, the Vendor doth hereby discharge the Purchaser as also the land and premises described in schedule mentioned hereinbelow the Vendor doth hereby grants, transfers, conveys, sell, assigns and assure

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Kailash Chand Agarwal

Registrar
South 24 Parganas
15.12.90

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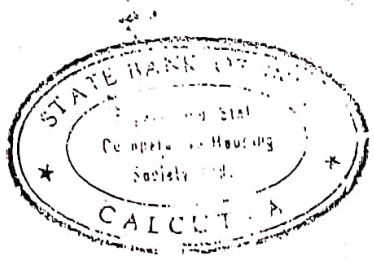

assure absolutely and forever and free from all encumbrances unto and in favour of the Purchaser ALL THAT piece and parcel of revenue paying land measuring an area of 6 six cottahs 8 eitht chittaks and 4 four sq.ft. be the same a little more or less situate lying at and being premises no. 63 K, Selimpore Lane,(formerly portion of 63, Selimpore Lane) now under Calcutta Municipal Corporation appertaining to C. S. Dag No. 1105/1254 under Katian no. 553, J. L. No. 18, R. S. No. 5, Touji Nos. 230 and 233 within Mouza Dhakuria 24 Parganas Pargana Khaspur Police Station Kasba (formerly Jadavpore) Sub-registration Office at Alipore in the District of South 24 Parganas more particularly described in schedule hereunder written and delineated in the map or plan annexed hereto and therin coloured 'red' bordered lines (hereinafter referred to as the 'demised land') OR HOWSOEVER OTHERWISE the said land or any part thereof which now are or is or heretofore were was situated butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH full and free right and liberty for the Purchaser and all persons authorised by the Purchaser at all times and for all purposes with or without horses, carts and other vehicles mechanically propelled or otherwise to pass and repass and to draw sheep cattle and other animals over and along two 16'6" wide common passages on the east and south of the demised land as delineated in the map or plan annexed hereto and coloured 'green' thereon and otherwise also the right to draw lay, carry construct all water connection pipes,

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Registrar of Firms
South 24 Parganas
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swears, drains, outlets, electric cables telephone lines all such other connections of and incidental thereto along over and underground the said two common passages TOGETHER WITH all pits areas, sewears, drains, ways, paths, passages water courses, light all manner of or rights liberties, easements, priviledges, advantages, appendages and appurtenances whatsoever belonging to the demised land or in any way appertaining to or usually held occupied, enjoyed accepted reputed deemed taken or known as part or parcel or member thereof or appurtenant thereto AND ALL the reversion or reversions, remainder or remainders and the rents issues and profits thereof and all the estate right title interest claim and whatsoever of the Vendor into and upon the demised land or any part thereof TOGETHER WITH all deeds pattahs, muminents of title whatsoever in anywise relating to or concerning the said land and premises or any part thereof which now are or hereafter shall or may be in the possession, powers or control of the Vendor or any other person or persons from whom the Vendor may procure the same without any action or suit TO HAVE AND TO HOLD the demised land hereby granted or expfessed so to be unto and to the use of the Purchaser absolutely and forever in fee simple free from all encumbrances ANT THE Vendor doth for their successors - in - office covenant with the Purchaser that notwithstanding any act deed, matter or thing by the Vendor or its predecessor-in-title made, done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the

Kailash and Agarwal

Registrar of ? 12
South 24 Parganas
15/12/90

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STATE BANK OF INDIA
Supervising Staff
Co-operative Housing
Society Ltd.
CALCUTTA

to the demised land hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and will at all times hereafter peaceably and quietly possess and enjoy the demised land and receive the rents, issues and profits thereof without any lawful eviction, interruption, hindrance, disturbance claim or demand whatsoever from or by the Vendor or any person or persons now or hereafter lawfully or equitably claiming or to claim from under or intrust for the Vendor AND THAT free and clear and freely and clearly and absolutely discharged or exonerated well and sufficiently saved defended kept harmless and indemnified of from or against all former and other estates charges, liens, encumbrances, attachments and executions whatsoever had made done executed, occasioned or suffered by the Vendor or any person or persons claiming or to claim by from through under or in trust for the Vendor as aforesaid AND FURTHER that the Vendor and all and every person or persons having or claiming or who shall or may have or claim any estate right, title interest claim and demand whatsoever at law or in equity with or upon the demised land, hereditaments and premises hereby granted or intended so to be or any part thereof from though under or in trust for him the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make do acknowledge and execute or cause to done or executed all such further and better acts, deeds and

MR. KAILASH CHAND AGARWAL
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CONSTITUTED ATTORNEY OF
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Kailash Chand Agarwal

Registration
South 24 Parganas
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and things whatsoever for further and more effectually or satisfactorily granting or assuring the demised land hereditaments and premises and every part or parcel thereof unto and to the use of the Purchaser in manner aforesaid as the Purchaser shall or may reasonably require AND the Vendor doth hereby covenent with the Purchaser and - undertake that the Vendor will upon every reasonably requests of the Purchaser and/or his heirs, administrators and successors - at - law and at the costs of the persons making such requests to produce all or any of the documents of title relating to the property hereby demised which are or at any time may be in the possession of and have been retained by the Vendor and furnish such true copies or extracts therefrom as the Purchaser may require and will at all times keep the said documents saved uncancelled and undefaced

THE SCHEDULE AVOVE REFERRED TO

ALL THAT piece and parcel of rent paying land containing an area of 6 six cottahs 8 eight chittaks and 4 four sq.ft. be the same a little more or less situate lying at and being premises no. 63 K, Selimpore Lane formerly included in premises no. 63, Selimpore Lane within the municipal limits of the Corporation of Calcutta (formerly Tollygunge Municipality) appertaining to Khatian no. 553, C. S. Dag No. 1105/1254 Mouza Dhakuria J. L. No. 18, R. S. No. 5, Touji no. 230 and 233 of the Collectorate of 24 Parganas Pargana Khaspur Police Station Kasba (formerly Jadavpore) Sub-registration Office at Alipore in the District of 24 Parganas butted and

Kailash and Agarwal... 9

MR. KAILASH CHAND AGARWAL
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GHOSH

Registrar-cum-D.R.
South 24 Parganas
15.12.90

SETT. DAG NO. 1254/1105. MOUZA-DHAKURIA.

Sht 4. KHATIAN NO. 553. R.S. NO. 5.

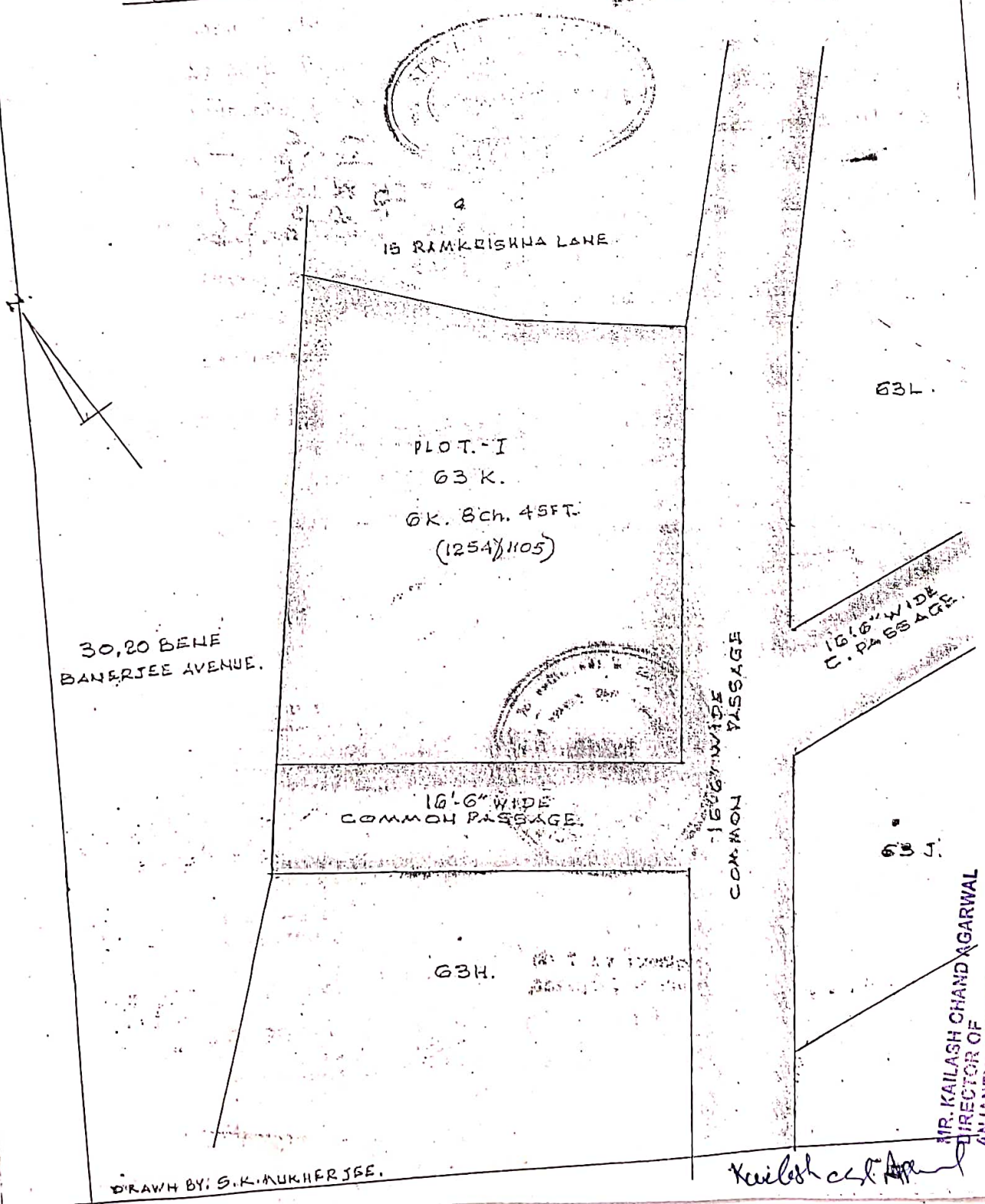
NO. 230, 233. P.S. KASBA. (FORMERLY: JADAVPUR)

DIST. 24 PARGANAS(S). PREMISES NO. 63K. SALIMPUR LANE.

WITHIN C.M.C. AREA.

SCALE. 20'-1"

TOTAL AREA : 6K. 8Ch. 45FT.



DRAWN BY: S.K. MUKHERJEE.

MR. KAILASH CHAND AGARWAL
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Co-operative Housing
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CALCUTTA

and bounded on the North by the premises no. 15, Ramkrishna Lane on the East by 16'6" wide common passage on the South by 16'6" wide common passage and on the West partly by premises no. 20, Beni Banerjee Avenue and partly by the premises no. 30, Beni Banerjee Avenue and more particularly delineated in the map or plan annexed hereto and thereon coloured 'red' and paying and yielding a sum of Re.0.60 P (sixty paise) as the proportionate annual rent for the said demised land to the landlords Charu Chandra Bandopadhyay and others.

IN WITNESS WHEREOF the above named party of the 1st part hereto set and subscribed its hands and seals on the day month and year first above written.

Bhaumendra Sekhar Ba

Secretary.
State Bank of India Supervising Staff
Co-operative Housing Society Ltd.

Signature of the Transferor

Witnesses:

Jitendranath Datta
P-6, 165/20, Jodhpur Park Road
Calcutta-34

Bandhabendra Bhattacharjee
5B-Manohar Bagan Road
Cal-23.

Drafted and prepared by me.

Sankar Prasad Naredy
Advocate. Regn No. WB/381/81
Judges Court, Alipore

Conveyance Deed found in order and approved by me.

Santosh Kumar Sinha
(SANTOSH KUMAR SINHA)

MR. KAILASH CHAND AGARWAL
DIRECTOR OF
ANJANEYA BUILDERS AND
PROMOTERS PRIVATE LIMITED
CONSTITUTED ATTORNEY OF
SMT. RUPA MITRA & SUBHASISH
GHOSH

Kailash Chand Agarwal

Seal of the office of District Sub-Registrar Alipore, South 24 Parganas

Registrar of Assurances
South 24 Parganas
15.12.90

Registrar of Assurances
South 24 Parganas
10.12.98

Seal of the office of District Sub-Registrar Alipore, South 24 Parganas

Feb-1
05/6/14