

stampable under Rule 21 duly  
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does not require stamp duty)  
under the Stamp Act  
1892 Schedule I  
or under the Stamp  
(Amendment) Act 1922 Schedule

Free to rent

Sub-Registrar Alipore

Madar

P for 12 in cf.

## Conveyance

THIS INDENTURE MADE THIS THE 15<sup>th</sup> day of May  
in the year One Thousand Nine Hundred and Fifty Four BETWEEN the ADI-GANGA  
CO-OPERATIVE COLONY LTD. a Co-operative Society registered under the Co-operative  
Societies Act (Act XXI of 1940) having its registered office at 31 Sankharipara Road,  
Bhowanipur, hereinafter called the VENDOR which expression shall unless excluded by or  
repugnant or contrary to the context be deemed to include the successor or successors and  
assigns for the time being of the said Adi-Ganga Co-operative Colony, Ltd, of the ONE PART.

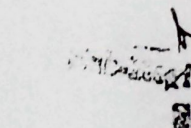
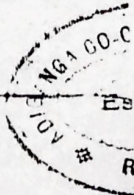
AND Srimati Saroj Debi. Sra/Wife of Sri Surendra Nath

Bhattacharya formerly resident of village Piljunga  
P.S. Fuxihat District, at present residing at Rainagar, Sub-registry  
Alipore District 24-Parganas by caste Hindu by occupation Gihari's Registered Member  
of the said Colony Ltd. hereinafter referred to as the PURCHASER which expression shall  
unless excluded by or repugnant to the context be deemed to include his or her heirs executors,  
administrators, representatives and assigns of the OTHER PART.

WHEREAS by an Indenture of Lease executed on the 1st day of April 1936  
Sri Mahendra Kumar Ghose, a member of the Adi-Ganga Co-operative Colony, Ltd.  
hereinafter referred to as the Colony took settlement of 7.03 acres of lands at village Rainagar  
recorded in Khatian No. 394, Touzi No. 1347, J. L. No. 47, consisting of plots 2, 4,  
21, 482, 23, 28, 29, 3 & portion of plot 60 at annual rental of Rs. 83-11-3 pice from the



collector of 24 Parganas for the purpose *inter alia* of Bastu and Horticulture and he after taking settlement made considerable improvements and used the lands for agriculture, horticulture and residential purposes and while he was in such occupation, the collector of 24 Parganas in case No. K. M. 117/49 (XII) by order date 7. 5. 49 directed him to remain in possession and to settle a substantial portion thereof to the displaced persons of East Bengal and thereafter in or about September 1950, pursuant to the said direction of the Collector aforesaid he decided to settle the major portion of the lands to the displaced persons of East Bengal and accordingly on 15. 10. 1950 the Purchaser took possession of the lands described in the Schedule below and since then the Purchaser is in possession of the land thus settled and that thereafter the Purchaser and other persons who had taken similar settlement of lands resolved to form themselves into a Co-operative Society and having thus formed a Society named **ADI-GANGA CO-OPERATIVE COLONY LTD.** applied to the Registrar of Co-operative Societies, Government of West Bengal and the Society received sanction and was registered on the 13th day of February 1951 AND WHEREAS by an Indenture dated the 15th day of December, 1953 and registered on the 31st day of December 1953 in the Alipore Sadar Sub-registry office and registered in Book No. I Volume No. 93 Being No. 4486 Pages 169 to 176 of 1953 the VENDORS The said Adiganga Co-operative Colony Ltd purchased from the said Sri Mahendra Kumar Ghose son of late Kamala Kanta Ghosh of 31, Sankaripara Road, P. S. Bhowanipur, District 24 Parganas All that Piece and Parcel of Rent paying lands in Occupancy Raiyati Right containing by measurement about 9½ (Nine and Half) bighas of land, more or less, commonly delineated in the Revised Map submitted with the Registrar, Co-Operative Societies, West Bengal, situated at Mouza Rainagar Union Brahmapur Sub-Division Alipur Sub-Registry Alipur, P. S. Tollygunje, Touzi No. 1347 Khatian No. 394 J.L. No. 47 being portions of C. S. — Plot Nos. 2 and 4 and fully described within the boundaries mentioned in the said Conveyance dated 15. 12. 53, on terms and conditions more fully set forth and described and embodied in the said Conveyance dated 15. 12. 53, for lawful Consideration paid and received by the Vendor of the said document AND WHEREAS the Purchaser who was already in possession of the land herein conveyed having taken settlement from Sri Mahendra Kumar Ghose aforesaid on 15-10-1950 and later on along with others formed a Society and thereafter became a Member of the Colony Ltd. and executed a Deed of Agreement in favour of the Colony and thereafter on his prayer the Managing Committee of the Colony allotted Plot No. 17 of the Revised Map of the Colony to the Purchaser who thereafter has constructed a structure or intends to raise structure for residential purpose on portion of the said land so allotted and is using the remaining portion for the purpose of Horticulture and growing vegetables etc. AND WHEREAS the said Purchaser being in possession of the demised premises and lands by virtue of his Membership and the Deed of Agreement executed in favour of the Colony and being desirous of getting a Conveyance executed in his favour with regard to the said Plot No. 17 fully described in the Schedule annexed hereto allotted to him/her and with respect to which he/she has agreed to pay a consideration of Rs 1730 @ Rs 300 per cottah out of which he/she has already paid Rs 1730 & for the balance has executed a Pro note in favour of the Chairman of the Colony this day and fully agreeing to abide by and carry out the terms and conditions and Bye-Laws of the Company AND AGREEING to conform to any other and further rules, Bye-Laws and Resolutions of the Colony in consideration thereof and pursuant to a Resolution of the Managing Committee of the



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Colony dated the 10th May, 1954 the Chairman and the Secretary of the Colony, both or either of them have or has been authorised to affix the Common Seal and execute the Conveyance in favour of the Purchaser. The CHAIRMAN/SECRETARY of the Colony accordingly doth hereby execute this conveyance in favour of the said Purchaser his/her Nominee, Successors in interest ALL THAT PIECE AND PARCEL of Rent paying lands more fully described in the Schedule annexed hereunto together with all rights titles privileges easements and appertenances whatsoever to the said lands free from all encumbrances. And that the said Purchaser as a Member of the Colony shall peaceably and quietly possess and enjoy the said lands and profits thereof without any interruption, claim or demand whatsoever from the said Colony or any person claiming through them except for the unpaid purchase money for which a promote has been executed.

BE IT STATED FURTHER that the Purchaser through the Colony shall mutate his/her name with the Khas Mohal Department and shall pay the proportionate rent and cesses etc. due from him to the said Department and the Colony shall not be liable for further rents etc. of the lands hereunto conveyed.

### SCHEDULE

All that piece and parcel of rent paying lands situated at village Rainagar Touzi No. 1347 Khatian No. 394 J. I. No. 47 being portions of C. S. plot Nos. 2 and 4 and particularly delineated in the Revised Map of the Adiganga Co-operative Colony Ltd. submitted with the Registrar Cooperative Societies, Govt. of West Bengal being Plot No. 17 with the boundaries mentioned below bearing an annual rental of Rs. 1-6 as Bounded by

On the North Plot no 6

On the East 8 Ft wide road plot no 5-1

On the South 8 Ft wide road plot no 47

On the West Plot no 16

Total area more or less 5 five Cottal 13 Thirteen Chattacks/07 Acre

Sq. ft. — for which the annual rent payable to the Khas Mahal Department, under the Collectorate of Alipore District 24 Parganas is Rs. 1 Rupee one As. 6 Six Ps. \*

In Witness whereof the VENDOR doth hereunto set and affix its Seal the day month and year first above written by Shri Mukunda Behary Mullick, Chairman, or Shri Surendra Nath Bhattacharjee, Secretary, on behalf of the Adi-Ganga Co-operative Colony Ltd. Signed Sealed and delivered at Rainagar by the Vendor Company by affixing its Common Seal in the presence of Witnesses.

Witnesses.

Mahendra Kumar Ghose  
31 Sanshodhan Bhawan Road

Rabindra Nath Bhattacharya

Joint Managing Estate.

Entally.

For Adiganga Co-operative Colony Ltd.

Mukunda Behary Mullick  
Chairman



...authenticated by the  
Sub-Registrar of

ה'תשס"ח

7-10-1960

Sub-Regional Office  
Sadar.

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