



M.V. R 2,06,060

00AA 367929

Admissible under Regn. Rule-XI

also under 14 of the V.E.L.R Act 1886

duy Stamp Exempt from Stamp

duty and require Stamp duty

under Indian Stamp Act 1989 See

I.A. 23 + 4 Fees Paid Rs. 2266.00

P. Fee Rs. 4.00 in C.F.S. 7.00

2273.00

G. R. R.
CHANNAGORE
HOOGHLY

02 AUG 1999

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 30th day of July
 in the year of Christ One thousand nine hundred ninety
 Nine B E T W E E N SMT. MINATI DHARA W/o. Sri Sambhu
 Nath Dhara, by faith Hindu, by occupation House wife,
 residing at Patal Raghobpur, P.S. Bhadreswar, District.
 Hooghly ; hereinafter referred to as the "V E N D O R"
 (which expression shall unless excluded by or repugnant
 subject to the context be deemed to mean and include her
 heirs, executors, administrators, legal representatives
 and/or assigns) of the FIRST PART.

A N D

MR. BALCHAND PRASAD Son of Late Jatan Prasad, by faith
 Hindu, by occupation Business, residing at 25B, Camac

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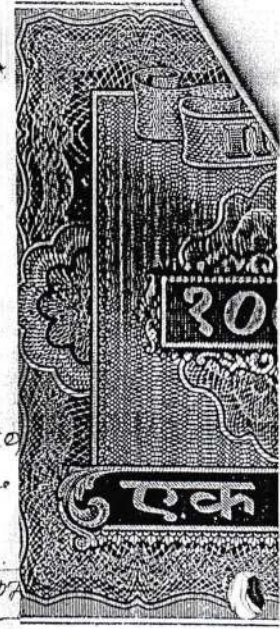
and alignment or any Govt. Scheme or acquisition or

565
26-07-1939
Mr. Raj Chandra Prasad,
850 Camac Street,
Calcutta - 700072.



Stamp
26/07/39
CHANDERNAGORE

Issued on 26-07-1939
Nos 5 (6m) Sheets Non Judicial
Stamp SI. No. 565
... of total valued Rs 10.320
Rupees Ten thousand three hundred twenty paise
Stamp Clerk 26/07/39
Serampore Treasury



Presented for registration
at 11/30 a.m./p.m. on the
2nd day of Aug 1939
at Chandannagar A.D.S.R.
office by Minati Shara
one of the
executants/claimants.

A.D.S.R.
CHANDERNAGORE
MOOGLY
02 AUG 1939



मिनती शर्मा

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मिनती शर्मा

Minati Shara
S/o. Sankar Nath Shara
of Patul, Raghupur
P.S. Bhadreswar
Dist. Hooghly
Profession H. W. L.

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Sankar Shara
S/o. Sankar Nath Shara
of Patul, Raghupur
P.S. Bhadreswar
Dist. Hooghly
Profession Cult. etc.

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CHANDERNAGORE
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Stamp Clerk 26/07
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Camac Street, 6D, Camac Court, P.S. Park Street,
Calcutta -700 017 ; hereinafter referred to as the
" P U R C H A S E R " (which terms or expression shall
unless excluded by or repugnant subject to the context
be deemed to mean and include his heirs, executors,
administrators, legal representatives and/or assigns) of
the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of Sali/Agricultural
land measuring an area of 40(Forty) Sataks comprised in
Revisional Settlement Plot No. 6060, appertaining to R.S.
Khatian No.744 under L.R. Plot No. 5116 corresponding
to L.R. Khatian Nos. 987, 433, 849, 1056, lying and
situate at Mouza Bighati, J.L. No. 14, within the ambit
of Bighati Gram Panchayet, Sub-Registrar Office at

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IN the title of the Vendor or any encumbrances or charge
and alignment or any Govt. Scheme or acquisition or

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Shara
in with Shara
Bighati
Bresner
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02 AUG 1999



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दिनांक ३०/११/३०

Office at Chandannagar, Police Station at Bhadrswar, Dist. Hooghly, in the State of West Bengal ; morefully and particularly described in the schedule hereunder written and also shown and delineated in the site plan or Map annexed hereto and thereon Bordered in "RED" and the Map/Plan do form a part of this Deed and hereinafter referred to as the said property and which are the subject matter of the Sell or transfer herein.

WHEREAS the said property was originally owned and possessed by One Hrishikesh Kolley of Vill- Bighati Dhobapukur, P.S. Bhadreswar, Dist. Hooghly.

AND WHEREAS said Hrishikesh Kolley was in absolute Khas possession by exercising his absolute right, title and interest by paying Tax to the Panchayet and Ground Rent to the Govt. in his own name.

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 SL. NO. 21-02-1939
 DATE 21-02-1939
 NAME OF PURCHASER Mr. Bal Chandra Prasad
 ADDRESS 25 B. Comac Street
 P.S. Calcutta 700077
 DIST. Calcutta



STAMP 1939 26/07/39
 DELIVERY TO TREASURY



A. D. S. R.
 CHANDERNAGORE
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दिनांक १९५६

AND WHEREAS the name of the said Hrishikesh Kolley was duly recorded in the R.S. Record of Right.

AND WHEREAS the name of said Hrishikesh Kolley was also recorded in the L.R. Record of Right and Seperate Khatian was opened.

AND WHEREAS said Hrishikesh Kolley this mortal world intestate leaving behind his widow Smt. Kamala Kolley Sons namely Bhadreswar Kolley, Joydev Kolley, Basudev Kolley and Mahadev Kolley as his legal heirs and representatives after passing the Hindu Succession Act, 1956.

AND WHEREAS said Hrishikesh Kolley at the time of his death was a Hindu and was Governed by the Provision of Hindu Act, 1956 as such all his right, title and interest of the said property together with other properties was devolved upon his aforesaid legal heirs equally 1/5th share each.

Contd...5

in the title of the Vendor or any encumbrances or charge

565
 DATE 26-07-1939
 NAME OF PURCHASER Mr. Raj Chandra Prasad.
 ADDRESS 85 B. C. Road, Calcutta - 700017.
 P.S. Calcutta
 DIST. Calcutta



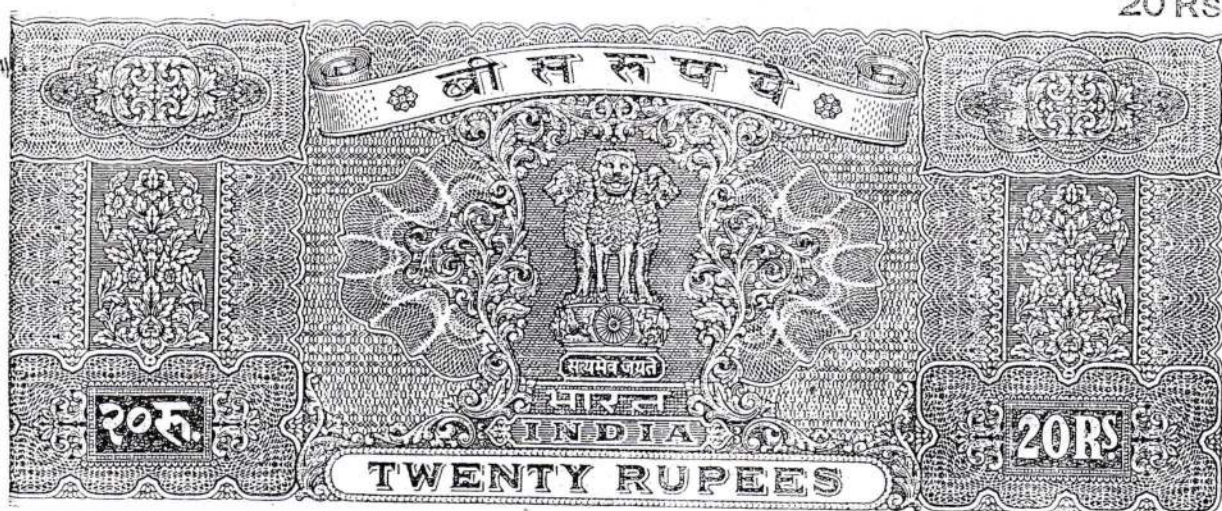
STAMPED 26/07/39
 RECEIVED TREASURY



A. D. S. R.
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AND WHEREAS by aforesaid inheritance said Smt. Kamala Kolley and two others became the joint owners and were in joint Khas possession by exercising each of their right, title and interest by cultivation and harvesting Crops therefrom.

AND WHEREAS by a Deed of Bengali Kobala dated 27.6.1980 registered in Book No. I, Being No. 2824 for the year 1980 of Serampore Sub-Registrar Office said Smt. Kamala Kolley and four others, sold, transferred, conveyed and delivered possession of the said property to Smt. Minati Dhara, the present Vendor herein absolutely and ~~xx~~ forever free from all encumbrances.

AND WHEREAS by aforesaid Purchase the present Vendor become the absolute owner of the said property and now in absolute Khass possession by exercising his absolute right, title and interest by cultivation and hervesting Crops therefrom. t.

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in the title of the Vendor or any encumbrances or charges

565
DATE 26-07-1939
NAME OF PURCHASER Mr. Bal Chandra Prasad.
ADDRESS 85 B Comac Street
P.S. Calcutta - 700072
DIST.



STAMP DUES 26/07/39
TREASURY



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HOOGHLY

02 AUG 1939

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AND WHEREAS the present Vendor has agreed to sell the " said property" and was in search of a prospective buyer who could Purchase the said property.

AND WHEREAS the Purchaser approached the Vendor and made a proposal to purchase the said property and offered to pay a sum of Rs. 2,06,060/- (Rupees Two Lakh Six thousand sixty)only.

AND WHEREAS the Vendor is absolutely and fully seized of or otherwise well and sufficiently entitled to the said property as absolute owners in fee simple in possession having free clear and marketable title thereto.

AND WHEREAS the aforesaid Vendor have made representation sanction to the Purchaser that the property described in the schedule hereunder is free from all encumbrances and the Vendor is competent and lawfully entitled to sell and transfer the said property to the Purchaser and there is no claim, lien or attachment over the said property and the Vendor also represented to the Purchaser that the said property is not affected with any Road alignment on Govt. Scheme on acquisition or requisition proceedings and if it is found that the said property is affected by any road alignment or any Govt. or acquisition or requisition proceedings then the Vendor will pay damages to the Purchaser entire consideration money together with interest.

AND WHEREAS the Vendor covenants with the Purchaser that in case the Purchaser is deprived of the whole or any part of the property hereby sold, by reasons or any defect found in the title of the Vendor or any encumbrances or charge and alignment or any Govt. Scheme or acquisition or



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or requisition proceedings on the same in that event the Vendor will pay to the Purchaser AT A TIME by way of damages the whole amount of the sale price a such part of which it as shall bear the same proportion to the whole as such part of the property as the case may be with panel interest from the date of payment of sale price together with cost, expenses, damages and mesne profits.

NOW THIS DEED WITNESSETH AS FOLLOWS :

THAT in pursuance of the said Agreement and in consideration of a sum of Rs. 2,06,060/- (Rupees Two Lakh Six thousand sixty) only, paid by the Purchaser to the Vendor paid at or before the execution hereof the Vendor doth (the receipt whereof hereby as well as well as by the memo hereunder written admit and acknowledge) and the Vendor as absolute owners doth hereby convey, transfer assign and assure unto the PURCHASER ALL THAT Piece and Parcels of Sali/Agricultural land measuring an area of 40(Forty) Sataks comprised in Revisional Settlement Plot No. 6060, appertaining to R.S. Khatian No. 744, under L.R. Plot No. 5116 corresponding to L.R. Khatian Nos. 987, 433, 849, 1056, lying and situate at Mouza Bighati, J.L. No. 14, within the ambit of Bighati Gram Panchayet, Additional District Sub-Registrar Office at Chandannagar, Police Station at Bhadreswar, District. Hooghly, in the State of West Bengal, as fully described in the schedule hereunder and also shown and delineated in the sketch Map annexed hereto within "RED" Border and hereinafter called " the said property" OR HOWSOEVER OTHERWISE the said property hereditament and premises or any part thereof now are or in hereto before were or was situated butted and bounded called known numbered described or distinguished TOGETHER WITH all and signature the intangible assets, edificeces, fixture,



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fixture, courtyard compound walls, sewers, drains water courses, right, ways, paths, passages, fences, hedges, ditched, trees water benefit liberties, easements and privileges belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and all reversion or reversion reminder or reminders and the rents issues and profits thereof and all and every part thereof and the estate right, title, interest claim and demand whatsoever of the Vendor into upon the said property or any part thereof TO HAVE and to HOLD the said property hereditament and premises hereby granted sold, conveyed and transferred or expressed so to be unto and to the use of the Purchaser forever free from all encumbrances and the Vendor doth hereby covenant with the Purchaser that notwithstanding any Act Deed or thing by the Vendor or executed or knowingly suffered to the contrary the Vendor are lawfully and absolutely seized and possessed or otherwise well and sufficiently entitled to the said property hereditament and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alaterdefect encumber or make void the said and that notwithstanding any such act deed or thing as aforesaid the Vendor has good, right full power, absolute authority and perfect title to sell the said property hereditament and premises hereby granted sold, conveyed and transferred 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 hold use possess and enjoy the said property hereditament and premises and receive the rents issue and



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and profits thereof without any lawfull or eviction, interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through under or in trust for them or from or under any of their ancestor or predecessors in title AND THAT free from all encumbrances whatsoever made or suffered by the Vendor or any of their ancestor or predecessor-in-title or any persons lawfully or equitably claiming as aforesaid and further that the Vendor and all person having lawfully or equitably claiming any estate or interest in the said property hereditament and premises or any of them or any part thereof from under or in trust for them the Vendor or from or under any of their ancestor or predecessor-in-interest 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 act deeds and things whatsoever for further and more perfectly assuring the said property hereditament and every part thereof unto and to the use of the Purchaser inthe manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT Piece and Parcel of Sali/Agricultural land measuring an area of 40(Forty) Sataks comprised in Revisional Settlement Plot No. 6060, appertaining to R.S. Khatian No. 744 under L.R. Plot No. 5116 corresponding to L.R. Khatian Nos. 987, 433, 849, 1056, lying and situate at Mouza Bighati J.L. No. 14, within the ambit of Bighati Gram Panchayet, Sub-Registrar Office at Chandannagar, Police Station at Bhadreswar, Dist. Hooghly, in the State of West Bengal ; along with all right to easement thereto and also shown and delineated in the sketch Map annexed hereto within "RED"



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within "RED" Border hereto and the said property is Butted and Bounded as follows :-

ON THE NORTH : LAND OF DAG NO. 933
ON THE SOUTH : LAND OF DAG NO. 5131.
ON THE EAST : LAND OF DAG NO. 5117.
ON THE WEST : LAND OF DAG NO. 5115.

The property is situated outside the Municipal area for which annual rent of Rs. 2,00 is payable to the Govt. of West Bengal through B.L. & L.R.O. Chandannagar Block.

IN WITNESSES WHEREOF the parties put each of their signature the day, month and the year above written.

SIGNED AND DELIVERED BY :

1. SMT. MINATI DHARA

In the presence of :

1. *সত্যনাথ সিং*
সত্যনাথ - সিং

2. *অতীশ শীল*
অতীশ, সিং

RECEIVED of and from the within named PURCHASER the within mentioned sum of Rs. 2,06,060/- (Rupees Two Lakh Six thousand sixty)only, being the consideration in full as per Memo below :

Rs. 2,06,060/-

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MEMO OF CONSIDERATION

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Receipt full Consideration in Cash.

TOTAL Rs. 2,06,060/-

(Rupees Two Lakh Six thousand sixty) only.

WITNESSES :

✓ স্বাক্ষরিত

1. স্বাক্ষরিত
স্বাক্ষরিত

2. স্বাক্ষরিত
স্বাক্ষরিত

Drafted by me :-

Debabrata Das
Advocate.
Serampore Court.

Typed by :-

Rahim Uddin
Serampore Court.



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HOOGHLY

38-99

Book No. 303 to 316
Page No. 993 for 1929
Date No. 993 for 1929

9119

MADE THIS DAY OF JULY 1999

DEED OF CONVEYANCE

SMT. MINATI DHARA

..... V E N D O

A N D

MR. BALCHAND PRASAD

..... P U R C H A S E R

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PREPARED BY DEBABRATA DAS  
ADVOCATE SERAMPORE COURT.

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