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18.11.07

No 345 for 1936

I, Francis Buller Robinson of Dumka, District
Tappa Belpatta, Thana subdivision and Sub
Registry Dumka District Santal Parganas attorney
and Manager of Gregor Hugh Grant Esq. Zemindar
of Dumka Estate hereinafter called the lessor,
which expression if not repugnant to the context
shall include his successors in office and
assigns and the proprietor of the Estate do
hereby grant you Rai Bahadur DEBENDRA
Nath Sinha, son of Late Babu Radik Lal Sinha
by caste Kayastha, by profession Zemindar
Manager of Dumka Taluk aforesaid hereinafter
called the lessee which expression if the context
so admits shall include his heirs, descendants
and assigns, this Pottah for 3-19-2 of land
in Mauzur Futabandh, fully described in

Schedule "A" below and as per plan attached hereto at an annual lump sum rental of Rs 45/- (Rupees forty five only) fixed in perpetuity (a) Perpetuity subject to the following terms and conditions. (a) that the lessee shall possess and enjoy the land for Basauri and garden purposes only. (b) that the lessee shall pay the aforesaid sum of Rs 45/- (Rupees forty five only) to the lessor or his authorised agent on or before the 15th day of every Bengali year in one lump sum failing which he shall be liable to pay interest on arrear rent at the rate of one percent per month. (c) That the above fixed rental, which is a special concession to the lessee only shall be liable to enhancement in case of transfer to a third party as below. (i) The portion built upon shall be assessed at the prevailing Basauri rate in the town. (ii) The portion used as garden shall be assessed at the then prevailing garden rate in the town. (d) that in case of such transfer the transferee shall have to execute a fresh kabuliat with rental mentioned above and to pay mutation fee @ 25/- (twenty five percent) on the value of the land within 3 months of the date of transfer failing which the transferee shall be liable to pay mutation fee at double the rate mentioned above the other


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terms and conditions of such Kabuliat shall be similar to those prevailing at the time of transfer. (e) that all assessed taxes cesses or other public demands imposed or to be imposed by the Government Municipality or any other public body on the holding shall be paid by the lessees. (f) that in case of acquisition of land by Government or any public Bodies, the rate of rent for purpose of valuation must be the then prevailing rate and not the concessional rate at which the holding is being settled. (g) that in the event of the holding being acquired by Government, Municipality or any other public Body under the Land Acquisition Act or any other Act, the lessee shall be entitled to compensation only for any buildings or fixtures on the land and the lessor shall be entitled to that for land and also to any special concession allowed under the law. (h) that in the event of the Lessor requiring the holding for mining purposes he shall be entitled to terminate the lease on six months notice on payment of full value to be ascertained by a panchayat of five respectable gentlemen of the district for any buildings and fixtures standing on the land (i) (A)(i) that mineral and treasure trove rights and all other underground rights are reserved for the lessor. (j) that the lessee

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shall have the first lien on the land with anything on it for rents (current and arrears) due on it) (k) that the lessee shall be bound by the terms and conditions of this lease as herein before set forth. (l) that the lessee shall not be entitled to erect any shop, gate, or arat on the land or to use the land in any other way except for Babauri and garden purposes, breach of this clause will entitle the Lessor to take khas possession of the land on payment of compensation for any buildings or fixtures thereon to be ascertained by a Panchayat of five respectable persons of Dumka Town. (m) that if the lessor ever wish to settle the 15' wide part land in the north of the holding or any portion thereof and also the part land at the north west corner of it or any portion thereof, which are being excluded from this settlement, at there are some trees on the same, the Lessee shall have the first refusal to take settlement of the same on the same terms and conditions as laid down in this lease and on proportionate rent.

Schedule "A" above referred to

B. C. D
3-19-2 of land in Mouza Futabandh no. 8
Sub Division Dumka, Sub Registry Dumka



District Santal Parganas, within the following boundaries: North - (5) North - 15 Khas (having 4 trees on it) then 4 ft Drain then Road. East - 4' Khas Part, then 4 ft Drain then Road. South - 4' Khas Part, then 4 ft Drain then Road. West - 4' Khas Part then 4 ft Drain then Road with a Bur tree a Khas Part on the north west corner as shown in the attached Map. As the town of Dumka has not been brought under Settlement a no. is not given. As the land is Part the number of Municipal holding cannot be given the land is within ward no. VI of the Dumka Municipality. In witness whereof, I the said Francis Buller Robinson do hereby affix my signature hereunto this the fifteenth day of June 1936 in the presence of the following witnesses:- I say Indu Bhushan Bose Asst. Manager Dumka Estate Dumka & say Manmohan Singh Tehsildar Dumka Estate, say F. B. Ra. Attorney & Manager of Mr Gregor Hugh Grant Zamindar Dumka Estate typed by say Nal Mohan Ghosh clerk Dumka Estate say F. B. Robinson Attorney & Manager of Mr Gregor Hugh Grant Zamindari Dumka Estate of F. B. R. of


F. B. R.

6.
 अ. फ. ब. र. अथ F. B. R. विरक्तुं ता. १३ जु. ३६
 जडे नारायण राहु इरगम फोरेश जीबा कुमका
 खरीदार एक वी रवीनशन शाहेव शा. कुमका
 ना. (कुमका कीमत ५) पाटा शाहे पात्र रूपेमा के
 ना दळीब इशायम नाता. पाटा ना. कुमका
 अ इराबीए हो कीना वीजा इशालत कीना १ को
 ५० ह. इशालत कीना १ कीमत ॥) व. ८ ह. ६
 जडे नारायण राहु ह. व. ८ शन १५२६ ह. १३ जु.
 अ जडे नारायण राहु इरगम फोरेश जीबा कुमका
 खरीदार एक वी रवीनशन शाहेव शा. कुमका
 ना. (कुमका कीमत ॥) पाटा

copied & read by. - *comprised by* *True copy*
 अ. Shirendra Lal Mandar / Shiba Prasad Pant of - S.N. Prasad
 Secret clerk. Head clerk. Registering office
 26.6.36 26.6.36 26.6.36

A true of plan is
 attached herewith
 अ. S. N. Prasad.
 Registering office.
 26.6.36

Stamp five Rupees.
 cancelled
 Stamp Eight Annas.

Admissible under Rule 34 duly stamped under
 the Indian Stamp Act 1899 Schedule I No 35 (i)
 & (v) ~~Stamp Act 1899~~ 50 ~~पि. वि. वि. वि.~~

अ. S. N. Prasad.	15.6.36	NTC)	AS - 114
Rec.		E	AS - 118
			AS - 141
			2/7
			<u>4/8</u>

(1)

Presented for Registration at 9 A.M. on
15th day of June 1936 at the Dumka
sub Registry office by Munshi Ganjathar
Dutt son of Kartik Lal Datta of Dumka
by caste Kayastha by profession Law
attorney Mr F. B. Raleindar under the G.I. R.
No. 1 for 1936 authenticated by the Secy.

Registry of Dumka (S.O.) गजाधर परशाह दत्त
बा० मोहरीर कुम्रा इशारे
कुम्रा १५-६-३६
Sf S. N. Prasad
Re. 15-6-36

Execution is admitted by the above Munshi Ganjathar
Prasad Datta who is personally known to me.

गजाधर परशाह दत्त
बा० मोहरीर कुम्रा
इशारे कुम्रा
१५-६-३६
Sf S. N. Prasad.
Re. 15.6.36

Registered in
Book No. I
Volume No. 8
Pages 232 to 238
Index No. 345
for the year 1936
Sf S. N. Prasad
Re. 26.3.36

Office Seal

Copied & read by
Sf Shirendra Lal Ma
Secy of R
26.6.36

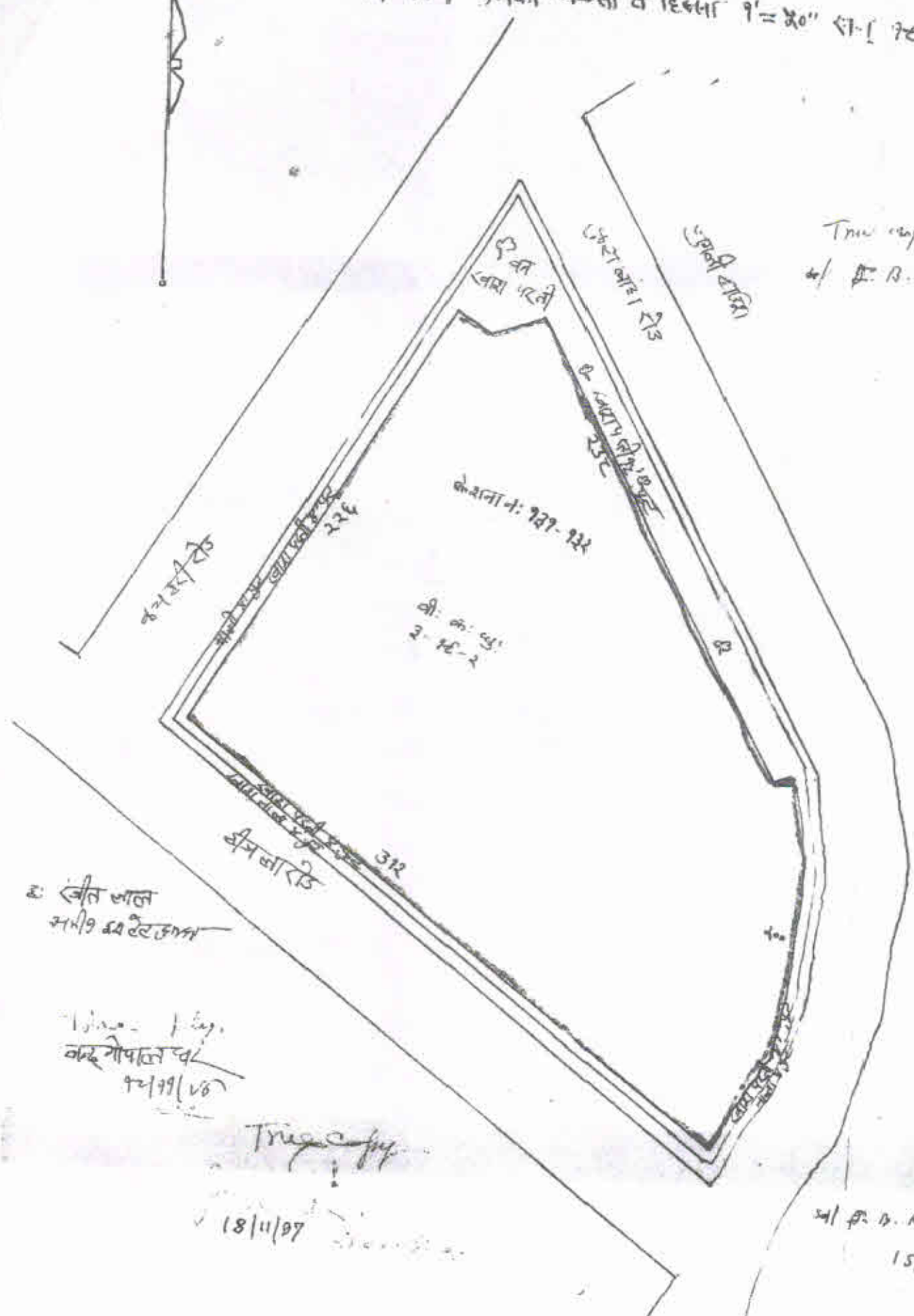
Compared by
Sf Shiba Prasad R
H Secy of R
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अतिरिक्त विद्व लोपाह
नन्द श्रीपाळ
१५-११-३६
पिपे 5 000

मिबान विम
१८-११-३६
१८.११.३६

for District Registrar 18.11.36

महान गाजा खुदाबादा न. ट. मागा खुदाका रोगा खाजवादा हुने-द गाजा वि. ११ ११००
 वीसकुलाव खेरा कोम कायथे लान हुमका नक्सा व दिक्का १"=३०" सा. १८३६३०



True copy
 M/ R. Robina
 15/6/1

ड. बन्नी रोजे
 मनी १९३९ रोजे

बन्नी रोजे
 बन्नी रोजे
 १९/११/१९३९

True copy

18/11/97

M/ R. Robina
 15/6/1