

ep-3522

21/11/57

2917 45RS.



11/3/55

INDENTURE made this 1st day of March, 1955
A. 30/- BETWEEN BENI MADHAB CHATTERJEE AND SM. NANI BALA DEBI son and

widow of Mohit Mohan Chatterjee deceased Hindu businessman & Hous

residing at no. 23/D, Gopal Chandra Chatterjee Road, Cossipore,

Calcutta hereinafter called the "VENDORS" (which expression shall

unless excluded by or repugnant to the subject or context include

and their heirs executors administrators representatives
(assigns) of the One Part and MESSRS. SUBUNGAR ESTATES LTD.

a Company incorporated under Indian Companies Act having its

registered office at no.23/D, Gopal Chandra Chatterjee Road,

Cossipore, Calcutta hereinafter called the "VENDEE" (which

expression shall unless excluded by or repugnant to the subject

or context include its successors in interests and assigns)

of the Other Part W H E R E A S the VENDORS have on the 28th

day of February, 1955 granted unto and to the VENDEE a perpetual

Mokorari Mourashi Lease of the several messuages tenaments lands

hereditaments and premises more fully described in the Schedule

below and hereinafter referred to as the said properties A N D

W H E R E A S the said Lease was effected by the Vendors by

three several Deeds of Lease A N D W H E R E A S the said

three several Leases were duly registered at the Cossipore

Dum Dum Sub-Registry Office A N D W H E R E A S the said Leases

inter alia provide that the Vendee should hold, possess and enjoy

the said properties as full and absolute owner thereof without

PRODUCED FOR INSPECTION
ON 3.2.9.1958,

any

Asstt. Registrar of Companies
West Bengal,

A 10/-
MUG 2/-
N 11/-
K(1) 5/-
5/4
23/4
4.5/-
15
23 30
14
44
EX 1
15
A 10/-
MUG 2/-
N 11/-
10/1/57
10/1/57
5/4
23/4

No. 2941 Price 45/-
 Sold Suberban Estates Ltd. of 23/8
 Gopal Chhajje Red col
 Vendor H.L. Chhajje Date 28/2/54
 Judges Court Minor, 24-Parganas



Registered for registration on 16/4
 at the office of the Registrar of Parganas
 on April 15 at the
 office of Beni Madhab Chhajje
 at the office of the Registrar of Parganas
 under a
 Power of Attorney No. 19
 executed by the
 Sub-Registrar of Parganas

[Signature]
 Sub-Registrar
 16-4-54

Beni Chhajje

[Signature]
 Beni Madhab Chhajje
 late Mohit Chhajje
 23/8 Gopal Chhajje and
 Cossi Chhajje
 Hindu

[Signature]
 Sub-Registrar
 16-4-54

any disturbance or interruption whatsoever by or from the Vendors or any person claiming from or through them subject only to the condition therein mentioned regarding payment of a total annual rental of Rs.220/- by the Vendee to the Vendors AND WHEREAS the said three several Leases further provide that the Vendors shall convey transfer and assign unto and to the Vendee their rights of reversion under and by virtue of the said three several Leases in respect of the said properties whenever called upon to do so by the Vendee A N D W H E R E A S the Vendee has now offered to purchase the said right of reversion of the Vendors in respect of the said properties A N D W H E R E A S the Vendors have accepted the said offer of the Vendee and has agreed with the Vendee to transfer assign and assure unto and convey to the VENDEE the reversion in the said several lands messuages, tenements, hereditaments and premises at or for total the price of Rs.1800/- only NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.1800/- at or before the execution of these presents by the VENDEE paid to the VENDORS in manner following that is to say by issue and allotment of 18 Ordinary fully paid up shares in the Vendee Company of Rs.100/- each (the receipt of which sum the VENDORS do hereby acknowledge) the VENDORS do hereby transfer and convey unto the VENDEE all their right title and/or interests in the messuage tenements lands hereditaments and premises more fully described in the Schedule below subject to the aforesaid three leases dated 28th day of February, 1955 in favour of the Vendee Company and registered at Cossipore Dum Dum Sub-Registry Office AND to the intent that the said three several leases may henceforth stand merged in ~~the said~~ free hold title and ^{or} be extinguished so that the Vendee may be the full and absolute owner of all the said several properties without any obligation whatsoever being attached

to

to its right title or interest in to or over the said properties Together with all rights advantages easements benefits appertanances and appendages whatsoever belonging or appertaining thereto and all the estate right title interest property claim and demand whatsoever of the VENDORS of in and to the said premises hereby granted and conveyed or intended so to be TO HAVE AND TO HOLD the reversion in the said lands hereditaments and premises unto and to the VENDEE absolutely and forever free from encumbrances and the VENDORS do hereby covenant with the VENDEE that they the VENDORS have full power and good right to sell the said reversion in the manner aforesaid and that the reversion which the Vendors profess to sell subsists and that save and except the aforesaid leases in favour of the VENDEE there are no other encumbrances whatsoever in or affecting the said properties hereby transferred and conveyed or any part or parts thereof and that the VENDORS have not at any time suffered or permitted or been party or privy to any act deed or thing whatsoever whereby or by reason whereof the reversion hereby transferred and conveyed has been prejudicially affected in estate title or otherwise ~~howsoever~~ howsoever.

THE SCHEDULE ABOVE REFERRED TO.

A.

ALL THOSE permanently settled revenue redeemed collectorate messuages tenaments lands hereditaments and premises containing by estimation an area of 4 cottas situate lying at and being premises no.10 (including 10,10A,10B,10C,10D,10E) Gopal Lal Tagore Road, Police Station and Mouza Baranagore, Sub-Registration Office Cossipore- Dum Dum within the Boranagore Municipality, and comprised in Division I, Sub-Division 3, Holding no.290, Khatian no.2438(Ga) Touzi no.1068/2833 C.S.Plots nos.7474,7475,7476, 7478,7479 and 7482 together with the pucca two storyed buildings or structures standing thereon or on part thereof and all rights of easements over and in respect of the 12' feet wide common passage

passage on the North of the said premises and butted and bounded as follows that is to say :

On the North by - 12' ft. wide Road.

On the South by - Lands of Rai Harendra Nath Choudhury.

On the East by - Premises no. 6, Gopal Lal Tagore Road.

On the West by - Gopal Lal Tagore Road.

The interests of the Vendors in the aforesaid property are valued at Rs. ~~800/-~~^{900/-} only.

"B"

ALL THOSE Lakheraj permanently settled garden lands and tanks containing an area of 3.14 acres as per last settlement records comprised in Mouza Halisahar, Police Station, Bijpore J.L.No.6 R.S.No.37 Khatian no.3315 Touzi nos.635,636,638,640(362 Na), C.S.plots nos.133,134,165 and 167 within the local limits of Halisahar Municipality Sub-Registration Office Naihati in the District of 24 Parganas butted and bounded on the North as follows : -

C.S.plots nos.	area	North boundary
133	- .16 acres	C.S.Plots nos.110 & 111
134	- .21 "	Passage comprised in C.S. plot no.137
165	- 1.64 "	C.S.plot no.149
167	- 1.13 "	Passage comprised in C. S. plot no.135
<u>3.14 acres</u>		

The interests of the Vendors in the aforesaid properties are valued at Rs.200/- only.

"C"

ALL THESE revenue redeemed collectorate messuages tenaments, hereditaments and premises measuring by estimation an area of one cotta four chittacks be the same a little more or less together with partly one storyed and partly two storyed brick-built building or structure standing thereon or on part thereof situate lying at and being municipal premises no.23C, Gopal Chandra Chatterjee Road, P.S. Cossipore, Sub-Registration Office

Cossipore



16.4.55

Cossipore -Dum Dum, within the Municipal limits of the town of Calcutta and comprised in Division I, Sub- Division II, Holding no.15 of the Alipore Collectorate Touzi no.1298/2833 in Mouza Cossipore Chasadhopapara within the District of 24 Parganas and butted and bounded as follows, that is to say:

On the North by: Premises no.23D, Gopal Chandra Chatterjee Road.

On the East and South by: Gopal Chandra Chatterjee Road

On the West by :- Partly by premises no.22 Gopal Chandra Chatterjee Road and partly by premises no.23E, Gopal Chandra Chatterjee Road.

The interests of the Vendors in the aforesaid property is valued at Rs.200/- only.

"D"

ALL THOSE revenue redeemed collectorate messuages tenaments lands, hereditaments and premises containing by estimation an area of seven cottas be the same a little more or less together with partly one storied partly two storied and partly three storied brick-built buildings or structures standing thereon or on part thereof situate lying at and being municipal premises nos.23D and 23A, Gopal Chandra Chatterjee Road, P.S.Cossipore, Sub-Registration Office Cossipore, Dum Dum, within the municipal limits of the town of Calcutta and comprised in Division I, Sub-Division II Holding no.15 of the Alipore Collectorate Touzi no.1298/2833 in Mouza Cossipore Chasadhopapara within the District of 24 Parganas and butted and bounded as follows, that is to say :

On the North by : Premises no. 46 Barrackpore Trunk Road

On the South by : Premises nos 23C & 23E Gopal Chandra Chatterjee Road.

On the East by : Gopal Chandra Chatterjee Road.

On the West : Partly by premises no.23E Gopal Chandra Chatterjee Road and partly by 23/2, Gopal Chandra Chatterjee Road.

The

The interests of the Vendors in the aforesaid properties
are valued at ^{500/-} ~~Rs. 600/-~~ only.

IN WITNESS WHEREOF the Vendors have: this day set
and subscribed their hands and seals ~~the~~ the day month
and year first above written.

SIGNED SEALED AND DELIVERED by
the above named Vendors in the
presence of :

Sibakar Paul
9/3 Peary Mohan Sur Chowk.

The contents of this document
have been explained by me
to Sm. Nani Bala Debi.

Jitendra Nath Banerjee.
12/2, Bhattacherjee Para Lane.
Calcutta - 36.

Handwritten signature



L. H. T. 9 of Nani Bala
Debi by the pen of
Harindro Nath Rakshit

MEMO OF CONSIDERATION.

Received from the within named Vendee the
within mentioned sum of Rs. 1800/- (Rupees
One thousand and eight hundred only) being
the consideration payable under these
presents-----

Rs. 1800/-

By issue and allotment of 18 Ordinary
fully paid shares in the Vendee Company.

Rs. 1800/-

Witness: -

Sibakar Paul.
9/3 Peary Mohan Sur Chowk.

The contents of this document
have been explained by me
to Sm. Nani Bala Debi.

Jitendra Nath Banerjee.
12/2, Bhattacherjee Para Lane.
Calcutta - 36.

Handwritten signature



L. H. T. 9 of Nani Bala Debi
by the pen of Harindro Nath
Rakshit



Registered

16-1-36



৪৫৩

শ্রীমতী বনী বালা দেবী-

ব: শ্রীমতী বালা দেবী



শ্রীমতী বালা দেবী

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Handwritten text in Bengali script, likely a legal declaration or affidavit, mentioning the name 'শ্রীমতী বালা দেবী' and the word 'execution'.

শ্রীমতী বালা দেবী
Not-Registered
Dum Dum

16-1-1933



Not-Registered
Dum Dum
16-4-1933

Dated, this 1st day of March, 1955

Between

Beni Madhab Chatterjee and

Sm. Nani Bala Debi

And

Messrs. Suburban Estates Ltd.



23C & 23A, & 23 D
Gopal Chatterjee Road

(10, Gopal Tagore Road +
Halishahar)

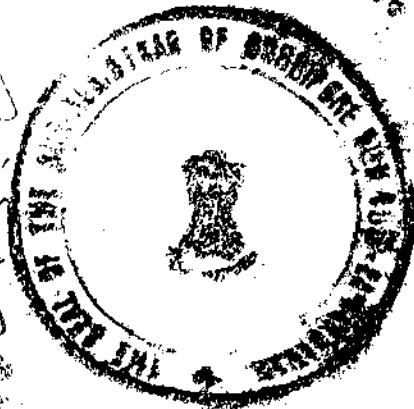


CONVEYANCE

Sub-Registrar
Assurances, Dum Dum

16-3-55

N
B



Sub-Registrar
Assurances, Dum Dum
16/3/55

Handwritten notes and signatures in the bottom right section.

S. K. Ganguli & Co.,
Solicitors,
10, Old Post Office Street,
Calcutta 1.