

9196

STAMP AFFIXED BY
STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE.

Admitted 22/10/51 I-4237

... under Rule 21, duly stamped
the Indian Stamp Act, 1899,

Schedule IA No.

and also under Section 82 (1) of the

Calcutta Improvement Act, 1911.

Stamp duty paid under the Stamp Act Rs. 3400-0

Additional duty under C. I. Act Rs. 4500-0

Paid in excess Rs. 1980-0

Total Rs. 7880-0

Registered or Assured,
Calcutta.

THIS INDENTURE made this twentieth day of December One

thousand nine hundred and fifty-two BETWEEN THE INDIAN COMMERCI

CORPORATION LIMITED a company incorporated under the Indian --

Companies Act, 1913 and having its Registered Office at Behala

Road, Westurbanj in the State of Orissa hereinafter called "the

VENDOR" (which expression shall unless excluded by or repugnant

to the context be deemed to include its successor or successors

and assigns) of the ONE PART AND SINGLE TRADING RAJGARHIA,

also of Dalit Rajgarhia residing at 10, Chowk Alley Lane, 2nd

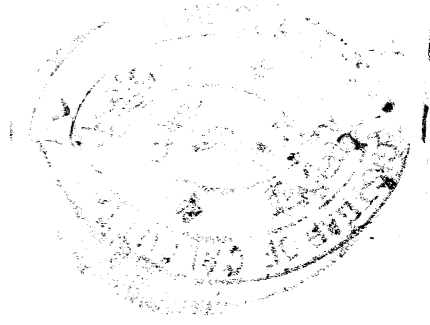
the town of Calcutta hereinafter called "the PITROHASTRI" (which

expression shall unless excluded by or repugnant to the context

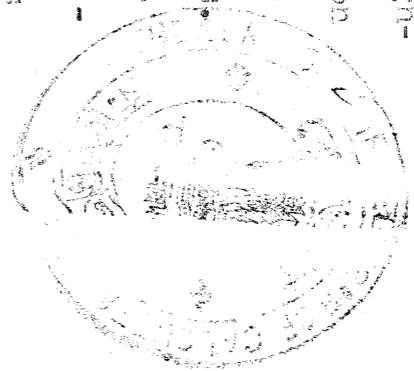
be deemed to include his heirs executors administrators assign

and assigns and assigns of the SAVING BANK;

W H E R E A S -



Commercial Corporation Limited being the Vendor herein also therein referred to as the Purchaser of the Other Part and registered at the Calcutta Registration Office in Book No.1 Volume No.85 Pages 110 to 115 being No.1211 for the year - 1944 the said Nababulla Abdul Cader Khan for the consideration therein mentioned granted transferred conveyed assigned and assumed unto the said ^{The} Indian Commercial Corporation Limited being the Vendor herein All Those messuages tenements Lands hereditaments and premises being premises Nos. 5A & 5B, Chowringhee Lane in the town of Calcutta fully described in the Schedule hereunder written and also in the Schedule hereunder written free from all encumbrances whatsoever :



- 2) The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises Nos.5A & 5B, Chowringhee Lane free from all encumbrances whatsoever :
- 3) The Vendor has agreed with the Purchaser for absolute sale to him of the said premises Nos.5A & 5B, Chowringhee Lane fully described in the Schedule hereunder written at or for the price of Rupees Two Lacs and twenty-eight thousand :

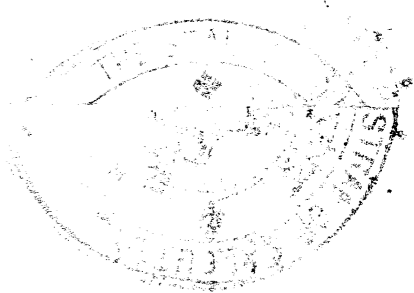
NOW THIS INDEVENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of RUPREES TWO LACS AND TWENTY-EIGHT THOUSAND paid to the Vendor by the Purchaser at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and discharge the Purchaser for ever and also the premises hereby conveyed) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser free from all encumbrances whatsoever

Signature of Assured
Calcutta.

whatssoever ALL THOSE brick tenements hereditaments and premises parcels of revenue redeemed lying at and being premises more particularly described hereinafter for the sale of "premises" OR HOWSOEVER OTHERWISE or heretofore were or was situate numbered described and distinct houses out-houses godowns sheds other fittings and fixtures (including any) and appliances electric compounds boundary-walls And other lights ways paths passages sewers drains ditches water works of former and other rights appurtenances appendages and appurtenances or any of them or any part appertaining thereto or which now are or is or at any time used occupied enjoyed or enjoyed thereto AND the reversion or interest and the rents issues and profits part thereof AND all the estate use trust property claim and demand in equity of the Vendor in to premises or any of them or any appurtenances writings and evidences to the said premises or any of which now are or hereafter possession of the Vendor or any Vendor can or may procure the

whatscover ALL THOSE brick built messuage or dwelling house tenements hereditaments and premises TOGETHER WITH the pieces or -- parcels of revenue redeemed land thereunto belonging situate -- lying at and being premises Nos. 5A & 5B, Chowringhee Lane and -- more particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as "the said -- premises" OR HOWSOEVER OTHERWISE the said premises now are or is or heretofore were or was situate butted bounded called known -- numbered described and distinguished TOGETHER WITH all buildings houses out-houses godowns stables electrical and sanitary and -- other fittings and fixtures (excepting the tenants' fixtures, if any) and appliances electric pumps wells yards court-yards -- compounds boundary-walls And all the advantages of ancient and other lights ways paths passages trees shrubs pits areas fences sewers drains ditches water-courses AND all and all manner of former and other rights liberties easements privileges advantages appendages and appurtenances whatsoever to the said premises or any of them or any part thereof belonging or in anywise appertaining thereto or which with the same or any part thereof now are or is or at any time or times heretofore were or was held used occupied enjoyed or reputed to belong or be appurtenant -- thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said premises and every part thereof AND all the estate right title interest inheritance use trust property claim and demand whatsoever both at law and in equity of the Vendor in to upon or in respect of the said -- premises or any of them or any part thereof AND all deeds potbooks muniments writings and evidences of title which exclusively relate to the said premises or any of them or any part or parcel thereof

law or in equity TO HAVE AND TO HOLD the said premises AND ALL AND SINGULAR other the premises hereby granted sold conveyed transfer red assigned and assured or expressed or intended so to be with all rights members and appurtenances unto and to the use of the Purchaser absolutely and for ever free from all encumbrances -- whatsoever AND the Vendor doth hereby covenant with the Purchaser (1) THAT the Vendor hath good right full power absolute authority and indefeasible title to grant sell convey and transfer the said premises hereby granted sold conveyed and transferred or expressed so to be and every part thereof unto and to the use of the Purchaser in manner aforesaid and according to the true intent and meaning of these presents (2) AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said premises and every part thereof and receive the rents issues and profits thereof without any -- lawful eviction interruption claim or demand whatsoever from of or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it (3) AND THAT free and -- clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates charges liens debts attachments executions and encumbrances whatsoever (4) AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate right title or -- interest whatsoever either at law or in equity in the said premises or any of them or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further better and more perfectly and effectually granting and assuring the said premises and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.



Registrar of Assurances
Calcutta

THIS

ALL THOSE several buildings together with the piece or same are erected and built deeds an area of One Bigha Fifteen Square feet but on Cottahs Seven Chittacks and lying to Collectorate records Fifteen Cottahs Seven Chittacks lying at and being premises town of Calcutta Holdings in South Division of the town rent which was payable to the redeemed and are together by a passage leading from Chowringhee Lane and partly on the South partly by 5, 15B (formerly No.15), Kyd Street and on the west partly by partly by the bank known as Conveyance dated the nineteenth nine hundred and eighty of the One Part and the tenements or houses together on part whereof the same are altogether One Bigha Fifteen Square feet more or less situated 5B, Chowringhee Lane in the town and 351 Block No. XVII in the Calcutta and whereof the annual

THE SCHEMATA ABOVE REFERRED TO :

ALL THOSE several brick built messuages tenements and houses together with the piece or parcel of land on part whereof the same are erected and built containing according to the title deeds an area of One Bigha Fifteen Cottahs Seven Chittacks and Fifteen Square feet but on actual measurement One Bigha Fifteen Cottahs Eleven Chittacks and Thirty-five Square feet and according to Collectorate records containing an area of One Bigha Fifteen Cottahs Seven Chittacks and Ten Square feet situate lying at and being premises Nos.5A & 5B, Chowringhee Lane in the town of Calcutta Holdings Nos.329 and 351 Block No.XVII in the South Division of the town of Calcutta and whereof the annual rent which was payable to the collector of Calcutta has been redeemed and are together butted and bounded on the North partly by a passage leading from Chowringhee Lane to premises No.4, Chowringhee Lane and partly by premises No.4, Chowringhee Lane, on the South partly by 6, Chowringhee Lane and partly by 15A and 15B (formerly No.15), Kyd Street, on the East by Chowringhee Lane and on the West partly by premises No.4, Chowringhee Lane and partly by the tank known as Jhingritalao and described in the Conveyance dated the Nineteenth day of November, one thousand nine hundred and eighteen and made between one Helen Sophianopoulos of the One Part and the said Hebatulla Abdul Kader Wana of the Other Part as ALL THOSE two several brick built messuages tenements or houses together with the piece or parcel of land on part whereof the same are erected and built containing -- altogether One Bigha Fifteen Cottahs Seven Chittacks and Fifteen Square feet more or less situate lying at and being Nos.5A and

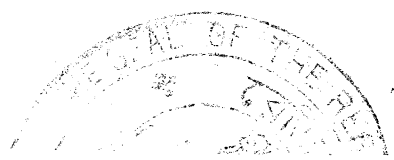


5B Chowringhee Lane in the town of Calcutta Holdings Nos. 329

Collector of Calcutta has been redeemed and are together butted and bounded on the North partly by a passage leading to premises No.4, Chowringhee Lane and partly by the Compound of the said premises, on the South partly by No.6, Chowringhee Lane and -- partly by No.15, Kyd Street, on the East by Chowringhee Lane and on the West partly by premises No.4, Chowringhee Lane and partly by the tank called Jhungeritalao. The said two several messuages parcels of land hereditaments and premises at present numbered 5A and 5B, Chowringhee Lane formerly consisted of two several messuages parcels of land hereditaments and premises - known as No.5, Chowringhee Lane and a strip of Land which was acquired from the Calcutta Corporation and were formerly respectively described butted and bounded as follows :-

FIRST - ALL THAT upper roomed brick built messuage tenement or house together with the piece or parcel of Land thereunto belonging and on part whereof the same is erected and -- built containing by admeasurement One Bigha Twelve Cottahs Seven Chittacks and Fifteen Square feet be the same a little more or less situate lying at and being No.5, Chowringhee Lane in the town of Calcutta and butted and bounded as follows, that is to say, on the North by No.4, Chowringhee Lane and the private entrance or passage way thereof, on the South by the strip of Land which was formerly a public passage leading from Chowringhee Lane to the tank called Jhungeritalao which strip of Land is hereafter described, on the East by Chowringhee Lane and on the West by No.4, Chowringhee Lane.

SECOND - ALL the singular All That piece or parcel of Land containing about Three Cottahs be the same a little more or



No. 5, Shoppingee Lane and No. 15, Kya Street on the South,
I have the honour to inform that the WINDOR has executed these
documents the 7th month and year first above written.

THE DIRECTOR THAT OF THE WINDOR has
hereunto arrived in the presence
of Shri Naba Kumar Sae

~~and~~
Director of the Vendor Company,
who had signed these presents at Kaloo Kumar Sae
clients in the presence of :- Devaki

Shri B. N. Das for the Indian Commercial Corporation Ltd.,
So called
Calcutta
S. N. Das Magistrate
Ahmedali, High Court, Calcutta

By R. S. G. T. I. T. T. D. of and for the withinnamed Purchaser
the sum of Rs. 2,28,000/- (Two Lacs and twenty-
eight thousand) being the within-mentioned consideration
money expressed to be paid by her to us as per memo
below :-

R. S. G. T. O.
By amount of earnest money paid. ... Rs. 10,000/-
By cheque No. 779,022051 1/- 10.12.52
Drawn by the Purchaser Mr. Tiharani
Kajjarhale on the Central Bank of
Calcutta
India Ltd. in favour of the Vendor
the Indian Commercial Corporation Ltd. ...
Rs. 2,18,000/-
Total - Rs. 2,28,000/-

Presented for registration at.....
at the Calcutta Registration office
on the day of
19.....



[Handwritten signature]
Registrar of Assurances,
Calcutta.
11/11/11

[Handwritten initials]
C 23

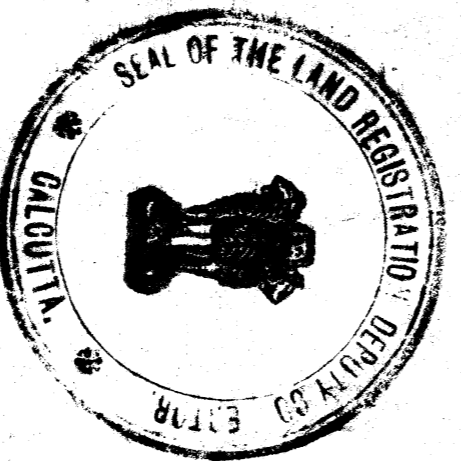
Presented in presence of two
witnesses to be dispensed with

Book No. 17
Volume No. 10
Page No. 10
Being No. 10
For the year 1933



1933
16/1/33

REG. OF ASSURANCES,
Calcutta.



Filed in Land Registration

Case No. 1952-53

Lt. R. Dy. Commissioner, Calcutta

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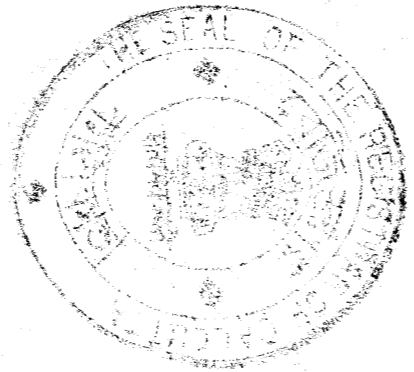
24/11/33

THE REGISTRAR OF ASSURANCES, CALCUTTA.
10



COMPTROLLER

EA & CO, Choudhury's Lane.



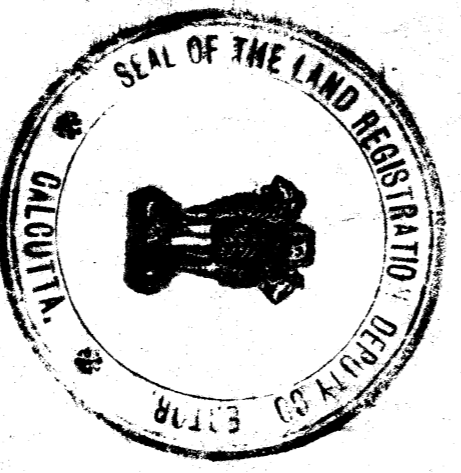
REG. OF ASSURANCES,
Calcutta.

P. D. BHATTACHARYA & CO.,
CALCUTTA.

Book No. 11
Volume No. 1
Page No. 10
Coing No. 10
For this year



REG. OF ASSISTANTS,
Calcutta.



Filed in Land Registration

Case No. 1952-53

L. R. Dy. Registrar, Calcutta

DATE: 13/5/53

THE REGISTRAR GENERAL, CALCUTTA.
TO



COMMISSIONER

BA & SS, Choudhury's Lane.



REG. OF ASSISTANTS,
Calcutta.

P. D. BHATTARAY & CO.
SOLICITORS.