

55/54
P
45/-



55/16

STAMP AFFIXED BY.

H. S. (Walter) 14-6-55
STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE.

Admissible under Rule 71 of the
stamp duty (or exempted from it)
does not require stamp duty)
under the Indian Stamp Act
1899 Schedule No. 140 (a) -
or under the Bengal Stamp
(Amendment) Act 1922 Schedule
I A No.

less paid as per
A 26/-
N 2/-
28/-

Received on 22.2.64, the sum of Rs. 1000/-
being the balance of the outstanding purchase money
with all interest due.

*Estate Manager & Law Officer,
for Chairman, Calcutta Improvement Trust.*

THIS INDENTURE made the 20th day of June One

Thousand Nine Hundred and fifty-five BETWEEN SM. KALYANI BHATTACHARYYA wife of Sri M. Bhattacharyya by caste Brahmin by occupation Housewife residing at 35A, Lake Place in the suburbs of Calcutta hereinafter called "The Owner" which - expression shall unless excluded by or repugnant to the - context be deemed to include her heirs executors administrators representatives and/or assigns of the one part and THE TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA a body corporate constituted by the Calcutta Improvement Act 1911 hereinafter called "The Board" of the other part WHEREAS by an - indenture of even date with but executed prior to these - presents and made between the Board of the one part and the Owner of the other part ALL AND SINGULAR the hereditaments and premises described in the Schedule hereto were transferred and conveyed to the Owner by the Board and by the - Indenture now in recital it was provided that the payment of a portion of the purchase money namely the sum of - - Rs. 5,571/- (Rupees Five thousand, five hundred & Seventy-one) owing by the Owner to the Board should be secured by an - Indenture of even date being these presents to be executed by the Owner immediately after the execution of the - -

not
55-71/-
A = 26 -
N = 2 -
28 -

10/10/55

Party Paid Rs. 1,071/- On 13.2.62

Party Paid Rs. 1,000/- On 19.2.62
Party Paid Rs. 1,100/- On 4.10.62

Party Paid Rs. 1,400/- On 7.1.63
conveyance

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Presented for registration at 7 1/2
 11/50 A.M. or P.M. on the 11th
 of July 1955 at the office of
 the Sub-Registrar, Alipore Sadar
 by Bimal Krishna Ghose
 Executant or claimant or attorney
 for The Trustees for the Improvement of Calcutta
 a Power of attorney No 1072
 for 1945... authenticated by the
 Sub-Registrar of Calcutta



Bimal Krishna Ghosh
 An Agent of the Trustees
 for the Improvement of Calcutta

Bimal Krishna Ghose
 Sub-Registrar Alipore Sadar.
 under the above Power by the above
Bimal Krishna Ghose & Broja Nath
J. K. Ghose
Shri Lal
 Thana... Calcutta
 District... Calcutta
 By caste... Shudra
 By profession... Shriee

Bimal Krishna Ghosh
 An Agent of the Trustees
 for the Improvement of Calcutta

Bimal Krishna Ghosh
 Sub-Registrar Alipore Sadar.

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conveyance before mentioned NOW THIS INDENTURE WITNESSETH and declares as follows :-

1. In consideration of the premises the Owner hereby covenants with the Board that she the owner will pay to the Board the sum of Rs. 5,571/- within twelve years to be computed from the 11th day of May 1955 - together with interest thereon at the rate of seven percent per annum which in case of punctual payment will be reduced to six per cent per annum calculated from the said 11th day of May 1955 payable yearly on the 11th day of May each year during the said period the first of such payments to be made on the 11th day of May 1956.

2. The Owner may at her option during any year of the said period of 12 years release the premises hereby charged or made subject thereto by payment to the Board of the said sum of Rs. 5,571/- together with the proportionate part of annual interest of Rs. 389/15/6 (or Rs. 334/4/- in case of punctual payment) due for that year and any arrears thereof.

3. The Owner hereby charges as a first charge in favour of the Board ALL AND SINGULAR the hereditaments and premises described in the - Schedule hereto and shown on the map or plan hereto annexed and thereon coloured pink together with all buildings and other erections now or hereafter thereon and together with the appurtenances thereto belonging with the payment to the Board of the principal interest and other moneys for the time being due on the security of these presents.

4. If the Owner shall duly and punctually pay to the Board the said sum of Rs. 5,571/- on the twelfth year computed from the 11th day of May, 1955 or shall redeem the balance of purchase money as provided in - Clause 2 hereof and shall also pay all other sums of money due or to become due or payable hereunder and observe and perform the covenants on her part and conditions herein contained the Board will at the - request and cost of the Owner execute a release or such other document as may be necessary of the premises hereby charged.

5. The Owner hereby further covenants with the Board that if any yearly payment of interest shall remain unpaid for 15 days after the date when the same ought to be paid she will on demand in writing by the Board for payment thereof and for payment of the outstanding - purchase money pay to the Board both such said amounts together with

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~~Successor~~

Wife of M. Bhattacharya
Kalyan Bhattacharya

35A Lake Road
Thana
District Calcutta
By caste Brahmin
By profession Housewife



স্বাক্ষরিত
৬৩৪৭

~~Successor~~
Sub-Registrar Alipore Sadar.
He has been M. Bhattacharya
Son of Khagan Nath Bhattacharya
of same place & cant
Thana
District
By caste
By profession

M. Bhattacharya
Sub-Registrar Alipore Sadar.

Successor
M. N.

further interest on the principal sum at the rate of seven per cent per annum as may be due.

6. The Owner hereby also covenants with the Board that notwithstanding any act deed matter or thing by her done or executed or knowingly suffered to the contrary she now has good right to charge the aforesaid premises in manner aforesaid and that the premises - charged herewith are free from all encumbrances except the lien of the Board as Vendors and further that the Owner and all persons - rightfully claiming from under or in trust for her shall and will from time to time and at all times hereafter at the request of the Board but at the cost of the Owner do and execute or cause to be done and executed all such acts deeds and things for perfecting the - security hereby created in favour of the Board as shall be reasonably required.

7. It shall be lawful for the Board at any time or times when the payments as provided in Clause 5 hereof shall be in arrear for the space of three calendar months or if the balance of purchase money be not paid on the twelfth year as specified herein without any - further consent on the part of the Owner to sell the premises or any part or parts thereof either together or in lots and either by public auction or private contract and either with or without special conditions or stipulations relative to the title or otherwise and to - give effectual receipts for the purchase money and do all other acts and things for completing the sale which the Board shall deem proper.

8. The Board shall with and out of the money to arise from any - such sale as aforesaid in the first place pay and retain all the - costs and expenses attending such sale and in the next place pay and satisfy the balance of purchase money and the arrears of interest - and all other moneys due hereunder and shall pay the surplus (if any) to the Owner or other person legally entitled thereto but no purchaser upon any sale under the power hereinbefore contained shall be bound or concerned to see or enquire whether any such default has been made or otherwise as to the necessity for or propriety of such sale or be

affected



Sub-Registrar Alipore
Sadar.

[Handwritten signature]
[Handwritten initials]

affected by notice that no such default has been made or that the sale is otherwise unnecessary or improper and the Owner hereby - covenants with the Board that she the Owner shall and will from - time to time and at all times during the continuance of the security hereby created upon the request of the Board but at the cost of her the Owner produce or cause to be produced unto the Board or to the Attorneys or Agents for the Board or as the Board or such Attorneys or Agents shall direct or at any trial hearing commission or examination or otherwise as occasion shall require the Indenture of - Conveyance of even date with but executed prior to these presents and made between the Board of the one part and the Owner of the - other part and will also at the like request and cost furnish or deliver or cause to be delivered unto the Board such attested or other copies or extracts of or from the said Indenture of Conveyance as the Board may require and shall and will in the meantime keep the same Indenture safe unobliterated and uncancelled damage by fire or other accident excepted.

THE SCHEDULE ABOVE REFERRED TO

All that the piece or parcel of revenue free land containing an area of 4 kottahs 7 chittacks 42 square feet be the same a little - more or less situate and being Plot No.493 of the surplus lands in Calcutta Improvement Scheme No.XLVII, formed out of old premises No. 9/1, Kayatala Road and comprised in Holding No.314 in Sub-division Q / Division VI Dihl Panchannogram Thana Tollygunge Sub-Registration - Office Alipore in the District of 24-Parganas butted and bounded as follows that is to say On the North by 40' feet wide C.I.T. Road, On the East by Plot No.494, C.I.T. Scheme No.XLVII, On the South by - Plot No.499 C.I.T. Scheme No.XLVII and On the West by Plot No.492, C.I.T. Scheme No.XLVII or howsoever otherwise the same hereditaments and premises are situated bounded called known described or dis- tinguished together with all buildings and other structures for the time being thereon and which said piece or parcel of land is more particularly delineated in the map or plan hereto annexed and - thereon coloured pink.

In witness



Sub-Registrar Alipore
Sadar.

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SCHEME No XLVII

SURPLUS LAND

PLOT No 493

SCALE :- 1 INCH = 30 FEET.

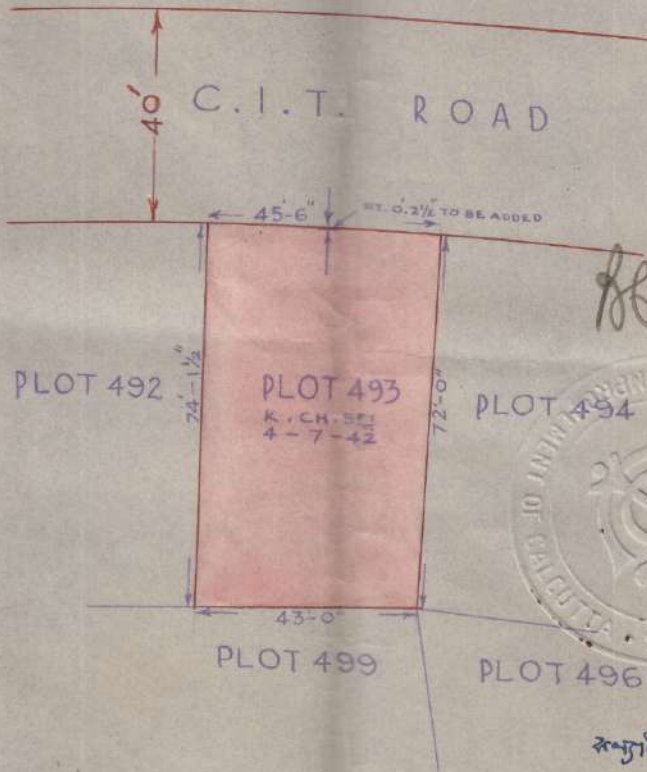


S. Chandra

CHAIRMAN

Satya Charan Satta

Witness:



Hareji

TRUSTEE.

Hareji

SECRETARY



सत्यजी चंद्राचार्य

Witnesses:-

1. Sh. Anil K. Bhattacharya.
2. Anandpal Ray
3. Kiranlal Ch Ray

Handwritten signature

B.C.E.A.M.I.E (IND)
D...D.O.

5.3.55 H.S.C.



Handwritten signature
CHIEF VALUER

F.R.I.C.S, M.I.E (IND)

24/3/55

Plan attached to page no 47
Book no. I vol-91 Being
no. 5416 for the year 1955.



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Sub-Registrar Alipore
Sadar

IN WITNESS whereof the Owner and the Chairman of the Board have hereunto set their respective hands the day and year first above written.

Given under the Common Seal of the Trustees for the Improvement of Calcutta and duly signed in the presence of)

[Handwritten Signature]



CHAIRMAN OF THE BOARD.

Witness *Satya Charan Datta*
S. A. to Chairman.

The Common Seal of the Board was hereunto affixed in my presence.

[Handwritten Signature]

A Trustee of the Calcutta Improvement Trust.



[Handwritten Signature]
Secretary to the Calcutta Improvement Trust.

Signed, Sealed and Delivered by the abovenamed Owner in the presence of

[Handwritten Signature]

Witnesses :-

1. *Dr. Anil K. Bhattacharya*
12A. Southern Avenue
Cal 20.
2. *Somnath Ray*
C.I.T. office
3. *Nirmal Ch Ray*
C.I.T. office.

Read over and explained the contents of the document to the above executant who is known to me.

Dr. Anil K. Bhattacharya.




Sub-Registrar Alipore
Sadar

Dated - 20th June - 1955.

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SM. KALYANI BHATTACHARYYA

TO

THE TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA.



Sub-Registrar Alipore Sadar.

Handwritten signature/initials

SECURITY DEED

Over Plot No. 493

Scheme No. XLVII.



Sub-Registrar Alipore Sadar

28. 7.

55.

300K No. I
Volume No. 91
Pages 47 to 52
Page No. 5416
of the Year 1955

Handwritten signature

S-854.