



Admissible under Rule
 51, duly stamped under
 the Indian Stamp Act
 1899, Schedule IA No. 35(a)(vi) & (c)

(h)

Tees paid as under:

A	30-0
N	1-0
K(1)(a)	5-0
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	36-0

K(2) 3.25

Hee
 Registrar of Assurance,
 Calcutta.

16/12/57

THIS INDENTURE OF LEASE made this 16th day of

December One thousand nine hundred and fifty seven Between

NAWABZADI KAMRUNNESSA FAHTEMA KHATUN wife of Khan Bahadur Golam

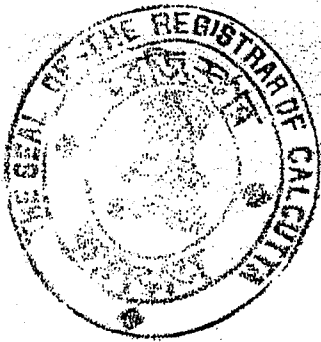
Kibria by faith Muhammadan by occupation landholder residing at

6, Rawdon street in the town of Calcutta hereinafter called the

LESSOR (which expression shall unless excluded by or repugnant

36

P33/57



No. 4376
Golam Karim
6, Rowden Street Cal.

12/11/57
25. Mrs. [unclear]
13/1/57

1 @ 100
2 @ 20 - 40
1 @ 2
1 @ 8
1 @ 8
142 - 8
01142 50 W.P.

Presented for registration at...
at the Registrar office
on the 16 day of December, 1957
By Golam Karim
one of the Executants.

Golam Karim

Registrar of Assurances
Calcutta.

Execution as admitted

- 1) Golam Karim and 2) Golam Kabir and 3) Golam Halim and 4) Golam Nazim and 5) Golam Nazim and 6) Golam Momen and Golam Momen, all sons of Khan Bahadur Golam Kibria of 6, Rowden St, Calcutta. by C.M. M. by G. M. M.

Identified by
Shamsul Huda son of Sakhawat
At 7 6, Rowden St, Calcutta. by
C.M. M., by G. M. M.
Huda.
1 Shamsul Huda

Golam Karim
Golam Kabir
Golam Halim
Golam Nazim
Golam Momen
Golam Momen

Impression of the
executant is dispensed with
Huda Momen



2.

to the context shall include her heirs representatives adminis-
trators and assigns) of the One Part And GOLAM KARIM, GOLAM
KABIR, GOLAM HALIM, GOLAM MOYEEN, GOLAM NAYEEM, GOLAM MOMEN AND
GOLAM MONEM ALL sons of Khan Bahadur Golam Kibria All by faith
Muhammadian all by occupation landholder all residing at 6, Rawdon
street in the town of Calcutta hereinafter called the LESSEES
(which expression shall unless excluded by or repugnant to the
context shall include their heirs, representatives, administrators
and assigns) of the Other Part.

W H E R E A S the Lessor is the sole owner of 1 Bigha
6 cottahs 13 chittacks and 7 square feet of revenue redeemed
land more or less TOGETHER WITH partly two-storied and three-
storeyed buildings erected thereon and Outhouses etc. with all

No. 4376
 Paid to Golam Kariam
 by Parvatham Subrahmanyan

Public Collectorate,
 Treasury,

13/11/57

P. S. Murthy
 13/11/57

1C 100
 2027-40
 1C - 8
 1C 142-8

or 142.50 W.P.

Having visited the residence
 of Ramman Norsa Fatema Khatun
 wife of Ramman Norsa Fatema Khatun
 of 6, Parvatham Subrahmanyan
 by caste Mudum
 by profession Mudum

Ramman Norsa Fatema Khatun

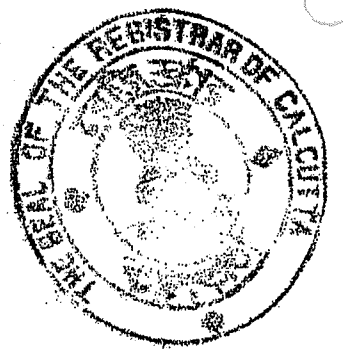
I have this day examined the
 said Ramman Norsa Fatema Khatun
 who has been identified to my
 satisfaction by Shamul Huda
 son of Ramman Norsa Fatema Khatun
 resident of 6, Parvatham Subrahmanyan
 by caste Mudum by profession Mudum
 and the said Ramman Norsa Fatema Khatun
 admitted the execution of
 this document

Shamul Huda

My impression of the
 executant is dispensed with.

Hussain Hussain Hussain
 Registrar of Assurances,
 Calcutta.

16/11/57



Hussain Hussain Hussain
 Registrar of Assurances,
 Calcutta.

16/11/57



3.

easement rights being premises No.6, Rawdon street in the town of Calcutta AND WHEREAS for the purpose of paying off several old debts arrears of taxes and other liabilities the Lessor has agreed to lease out the above property. NOW THIS INDENTURE WITNESSETH that in consideration of the selami or premium of Rs.3500/- (Rupees three thousand and five hundred) only in respect of the property described in the annexed schedule of property paid on or before the execution of these presents and of the annual rent of Rs.350/- (Rupees three hundred and fifty) only reserved hereunder in respect of the property more particularly described in the Schedule hereunder and the covenants on the part of the Lessees the Lessor doth hereby demise unto the Lessees ALL THAT property more particularly described in the schedule below TOGETHER WITH all rights, easements and

4376

Bold to Goban Krishna
by Randam Street Cal

Collectorate,
Treasury.

12/11/57

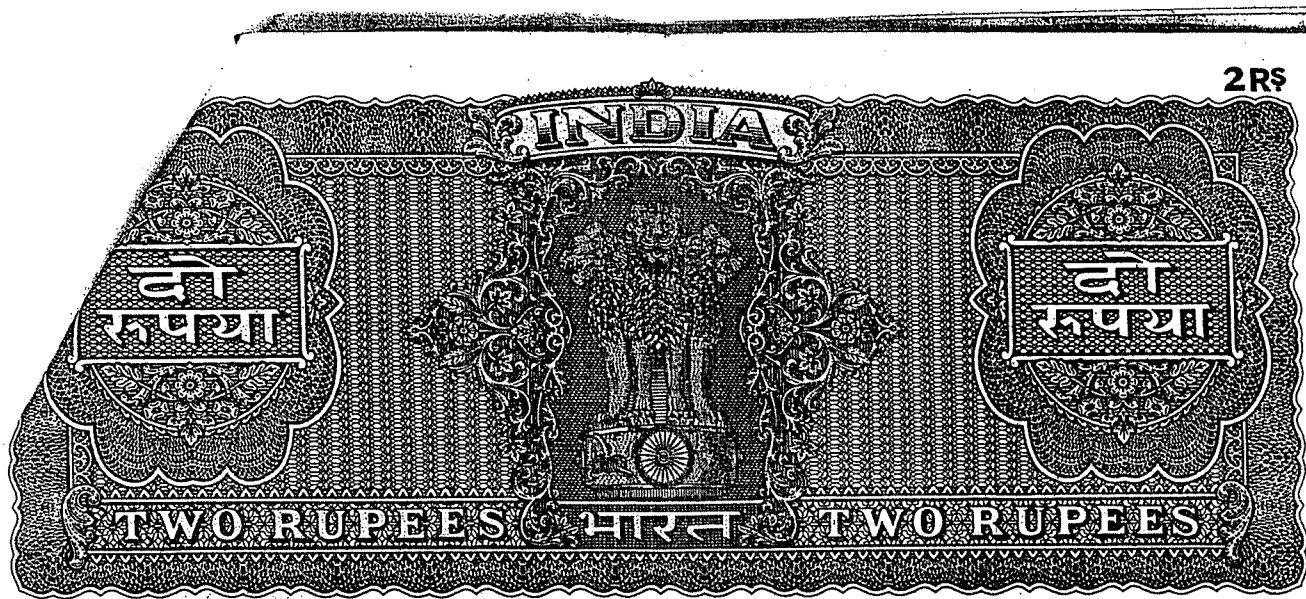
25000/99
13.11.57

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1 c	- 8
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	162 - 8

or Mr. S.M.P.



[Signature]
Registrar of Assurances
Calcutta.
16/11/57



4.

appurtenances whatsoever to that property and lands belonging to or in anywise appertaining thereto on the following terms and conditions :-

1. That the period of lease in the property will be for 99 years beginning from the date of the registration of this lease and at the end of the period of 99 years the Lessees may at their option renew the lease at their own costs for another period of 99 (ninety-nine) years.
2. That the sum of Rs.3500/- (Rupees three thousand and five hundred) only paid by the Lessees to the Lessor as selami or premium for the lease in respect of the property fully described in the schedule below, the receipt whereof the Lessor doth - acknowledge hereby as per Memo of consideration attached hereunder

No. 4376

Held to Golan Karim
6, Rowdon Street, Calcutta

General Collectorate,
Treasury.
12/11/1957

L. M. Dasgupta
Treasurer
12/11/57

100
2000-400
10 25
10 - 8
142-8
MIRSON.P.



K. S. Ghosh
Registrar of Assurances
Calcutta
16/11/57



5.

will be consideration for the entire period of the lease both initial and optional period, no further selami or premium shall have to be paid by the Lessees in case they exercise the right of option of renewal of the lease for another period of ninety-nine (99) years.

Handwritten notes and signatures on the left margin:
- 4. 3. 2
- C.K.
- [Signature]
- [Signature]
- [Signature]

3. That the ~~lessors~~^{lessees} will pay all the present Municipal taxes (both owner's and occupier's share of taxes in respect of the property amounting annually to Rs.1070/7/- (both owner's and occupier's share) which are now payable or which may hereafter be imposed on the said premises both for land and buildings or sheds etc. which may hereafter be erected by the Lessees at their own costs.

No. 4376

Sold to Golam Wazim
Rasdan Street, Calcutta,

Calcutta Collectorate,
Treasury.

No. 13/11-1957

D. G. Mukherjee
Treasurer
13/11/57

1 @ 100
2 @ 20 = 40
1 C = 25
1 C = 8
142-8

or 142-50 MP.



[Signature]
Registrar of Assurance
16/11/57

4. That the Lessees will observe the rules and regulations of the Calcutta Corporation in the further erection, addition or alteration of the buildings.

5. That the Lessees will make thorough repairs of the building structures covered by this lease at an interval of ten (10) years at their own costs.

6. That after the period of 99 (ninety-nine) years or after the expiration of the optional period of 99 years if the Lessees ^{do not} exercise their option, the land and buildings described in the schedule hereunder or any structures which may hereafter be erected by the Lessees will revert to the khas possession of the Lessor.

W. N. J. R.
C.R.
G.
S.V.
S.M.
R.

7. That the Lessees shall be entitled to sub-lease or sublet all the demised premises or any portion of that - premises without obtaining permission of the Lessor.

8. The Lessees shall have rights to erect and construct buildings or structures on the demised premises and shall have every rights to use the same for all lawful purposes.

9. The Lessor shall at her own costs secure the Lessees



Heena
Registrar of Assurance
Calcutta. 16.12.57

of peaceful possession and enjoyment of the demised properties.

10. In case of compulsory acquisitions of the demised premises, the lessor will get 20 (twenty) times of the annual rent of the acquired property as her compensation and the remainder of the compensation money will be received by the Lessees in equal shares.

11. That PROVIDED ALWAYS and it is hereby declared that if the rent reserved of the property or any part thereof shall be in arrears for more than one year which ought to have been paid as aforesaid whether the same shall or shall not have been legally demanded, or if there be any breach for non-observance of any of the covenants hereinafter contained and on the Lessees' part to be observed and performed, it shall be lawful for the Lessor unto and upon the said demised property as the case may be or any part thereof in the name of the whole to re-enter and the same to have again retain repossess and enjoy as in her former estate.

IN WITNESS WHEREOF the parties hereto set their hands



Heene
Registrar of Assurances
Calcutta. 1671257

and seals the month and year first above written.

SIGNED SEALED AND DELIVERED
by the Lessor abovenamed in
the presence of :

LESSOR.

*Kamran Nessa Fatema
Khatun*



SIGNED SEALED AND DELIVERED
by the Lessees abovenamed
in the presence of :

LESSEES.

at Calcutta.

*Jayendra Nath Ghosh
Pleader, Judge's Court
Alipour.*

Gulam Karim



*Gulam Jabbar
16, Palm Avenue
Calcutta-19.*

Gulam Kabir



*Gulam Firoz
6, Rawdon Street
Calcutta-16*

Gulam Hafeez



*Rajmath Singh
6, Rawdon Street
et.*

Gulam Durrani



Gulam Nazim



Gulam Ahsan



Gulam Momen



*and over and explained
the contents of this document
to the Lessor
Jayendra Nath Ghosh
Pleader, Judge's Court
Alipour.*



Heena
Registrar of Assurance
Calcutta. 16/11/1917

(9).

Schedule of property referred to above.

ALL THAT partly two and partly three-storied brick-built message tenement or dwelling house and out offices and Out-houses, Garages, gates, stair-cases, electric fittings and electric pumps with all fittings, fixtures, baths, reservoirs, kitchens, compound walls and gates TOGETHER WITH the piece or parcel of revenue redeemed land thereunto belonging and on part whereof the same is erected and built containing by measurement an area of one Bigha six cottahs thirteen chittacks and seven square feet be the same a little more or less situate lying at and being premises No.6, Rawdon street (comprised in Holding Nos. 43 and 44, Block Nos. V and VI South Division in the town of Calcutta, butted and bounded in the manner following that is to say on the north by premises No.5, Rawdon street, east by Rawdon street on the south and west by premises No.7, Rawdon street.

Memo of consideration.

Received from the within-named Lessees the sum of Rs.3500/- (Rupees three thousand and five hundred) only as selami or premium as per Memo below:

Rs 100/- Rupee one hundred R. B. Notes 35 in number ---- Rs 3500/-

Rupees Three hundred five hundred only

Haman Nera Falema Khatri

J. G. Ghosh
Pleader

Sana Begum
J. G. Ghosh
J. G. Ghosh

Copy Verified

Mr. Mohanlal
29.7.69.

F. D. Assurance

Corporation of Calcutta

29.7.69



[Handwritten signature]

Registrar of Assurance
Calcutta.

167/MS/7

100

100

100

Doc No. 136
S. No. 142
4638
1957
219 (11)

Dated this 16th day of December 1957

4638 (8)

Ramban
- 31.1.53

BETWEEN
NAWABZADI KAMRUNNESSA FAHTEMA KHATUN,
Lessor-1st Part.
And
GOLAM KARIM
AND OTHERS..... Lessees-Other Part.



Registrar of Assurances,
Calcutta.
23-12-57

DEED OF LEASE.



Registrar of Assurances,
Calcutta.
J. N. Ghosh,
Clerk,
22/1, Mukuleswar Bhattacharjee
Lane, Calcutta-26.