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STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE

Z 2262

also w/s 12 of the B.S. Act
Admissible under Rule 21 duly
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does not require stamp duty)
under the Indian Stamp Act
1899 Schedule No. 23 & 5C
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(Amendment) Act 1922 Schedule
A No.

Fees paid as under
A 26/-
Registering Office 6/-
2/3152 N 2/-
30/-
After fee of Rs. paid on 7.4.52

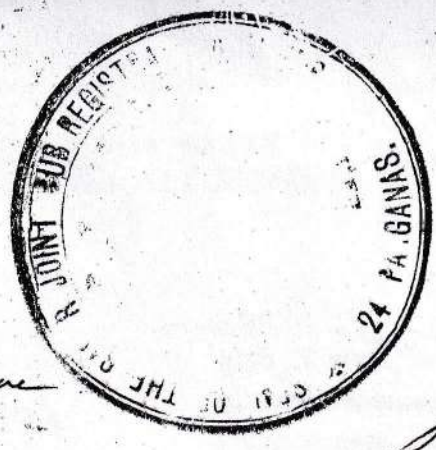
5835/-

A 26/-
E 2/-
N 2/-
30/-

1/4-1/11

THIS INDENTURE made this Third day of March - One thousand nine hundred and fifty, two BETWEEN UNION COMPANY LIMITED a Joint Stock Company with limited liability incorporated under the Indian Companies Act and having its registered Office at No.65, Sir Hari Ram Goenka Street in the town of Calcutta hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context include its successor or successors in interest and assigns) of the One Part AND SURENDRA NATH BOSE son of Late Aghore Nath Bose residing at No.24, Anjuman Ara Begum Row, P.S. Tollygunge in the District of 24 Parganas by caste Hindu by occupation Service hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include his heirs executors administrators representatives and assigns) of the Other Part WHEREAS by an Indenture of Conveyance bearing date the 21st. day of August 1937 made between Abdur Rahman and others the heirs and legal representatives of Rahim Bux Ostagan therein described of the First Part and Satish Chandra Mitra Commissioner of Partition appointed in Suit No.1221 of 1916 of the High

presented for registration
 // A.M. or P.M. on the ^{3rd} day
 of March 1952 at the office of
 the Sub-Registrar
 of Alipore by Surendra Nath Bose
 Executor or Claimant or attorney
 for
 of attorney for
 of attorney for



Received
 3/3/52

Sub-Registrar
 of Alipore: Sadar

Surendra Nath Bose

Executed on 17/3/52

Hannan Das Damani
 son of *late Pt. Balaram*
Damani

65 Si. Hanuman Bazar sr
 Thana *Chandernagore*
 District *Chandernagore*

By caste *Hindu*
 By profession *Service holder as agent for
 Union Company Ltd. under power
 of attorney n. No. 1950 authenticated by me
 Sadar, Sub-Registrar of Alipore*

Hannan Das Damani
 Agent for Union Co Ltd *Personally known to me*

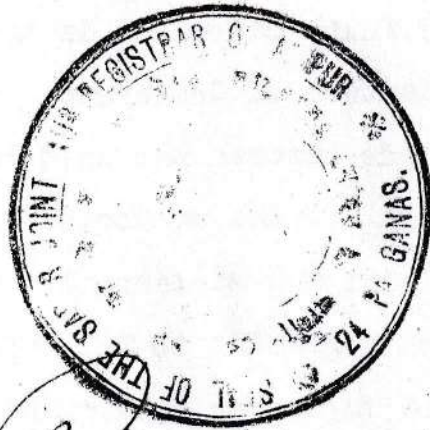
Son of _____
 of _____
 Thana _____
 District _____
 By caste _____
 By profession _____

Prof. N. C. Nayak

Registrar
 of Alipore: Sadar

7.4.52

Court of judicature at Fort William in Bengal in its Ordinary Original Civil jurisdiction (In cause Mahmooda Bibi and others versus Nainoo Bibi and others) therein described of the Second Part and Mugneeram Bangur and Company of the Third Part and registered at the District Sub Registration Office at Alipore in Book No. I Volume No. 95 Pages 1 to 50 Being Deed No. 3547 for the year 1937 they the said Abdur Rahman and others and the said Satish Chandra Mitra for the consideration therein mentioned indefeasibly sold granted transferred and conveyed unto the said Mugneeram Bangur and Company among others ALL THOSE pieces or parcels of land and premises being C.S. Plots Nos. 944 and 764 of Mouza Chandpur (Tollygunge) fully described in the Schedule thereto AND WHEREAS by an Indenture of Conveyance bearing date the 27th. day of October 1948 made between the said Mugneeram Bangur and Company of the One Part and the vendor of the other part and registered at the Sadar Joint Sub Registration Office at Alipore in Book No. I Volume No. 81 Pages 226 to 251 Being Deed No. 4350 for the year 1948 the said Mugneeram Bangur and Company for the consideration therein mentioned indefeasibly sold granted transferred and conveyed unto the vendor among others ALL THOSE the said pieces or parcels of land and premises being C.S. Plots Nos. 944 and 764 of the said Mouza Chandpur fully described in the schedule thereto (a part whereof is hereby intended to be conveyed) AND WHEREAS the vendor with a view to build up a residential colony hath brought the said lands and other adjacent lands belonging to the vendor under a development scheme named "Haripada Dutta Lane" scheme by opening out roads therein and constructing pucca surface drains alongside the said roads and hath divided the remaining lands into self-contained small plots numbered serially as 1, 2, 3 etc. for identification AND WHEREAS the vendor is absolutely seised and possessed of and otherwise well and sufficiently entitled to the Plot No. 51 formed out of 62 Haripada Dutta Lane scheme comprised in part of C.S. Plots Nos. 944 and 764 of Mouza Chandpur AND WHEREAS the vendor hath agreed to sell and the



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Sub-Registrar
of Alipore: Sadar

purchaser hath agreed to purchase free from all encumbrances the said Plot No.51 measuring 3 cottas 14 chittaks and 11 square feet at or for the price of Rs.5,835/6/9 (Rupees Five thousand eight hundred thirtyfive annas six and pies nine) only calculated at the rate of Rs.2,000/- per cotta (Less 25% per cent tank filled land that is Rs.1,500/- (Rupees One thousand and five hundred) only per cotta AND WHEREAS the purchaser hath further applied for payment of the said total price in the following manner namely about one-half of the said sum at the time of the execution of the conveyance and the balance sum in ten equal annual instalments with simple interest at the rate of eight per cent per annum AND WHEREAS the purchaser hath further agreed that the purchaser shall execute and register a deed of Security in favour of the vendor immediately after the execution of the conveyance charging the land hereby conveyed by the said conveyance as first charge for securing the payment of the unpaid balance of the consideration money NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid agreement and in consideration of the said sum of Rs.5,835/6/9 (Rupees Five thousand eight hundred thirtyfive annas six and pies nine) only whereof the sum of Rs.2,835/6/9 (Rupees Two thousand eight hundred thirtyfive annas six and pies nine), only of lawful money of India paid to the vendor by the purchaser at or before the execution of these presents (the receipt whereof the said vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release and forever discharge the purchaser as well as the said lands) and the payment of the balance namely the sum of Rs.3,000/- (Rupees Three thousand) only being secured by a security deed bearing even date with but executed immediately after the execution of these presents charging the land hereby conveyed as first charge in favour of the vendor by the purchaser the vendor doth by these presents grant transfer sell convey assign and assure unto the said purchaser ALL THAT piece or parcel of land hereditaments and premises being Plot No.51 fully described in the



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Sub-Registrar
of Alipure: **Sadar**

Schedule 'A' hereunder written and delineated in the map or plan annexed hereto and thereon bounded by pink lines OR HOWSOEVER OTHERWISE the said land hereditaments and premises now are or is or heretofore were or was situate butted and bounded called known numbered or distinguished TOGETHER WITH the erections fixtures court court-yards areas drains ways water water-courses lights liberties easements privileges rights advantages and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining to or with the same or any part thereof AND all the estate right title interest use claim and demand whatsoever of the said vendor into and upon the said land hereditaments and premises or any part thereof AND also together with the right of the said purchaser and his successor or successors in interest to pass and repass with or without vehicles over and along the 20' feet wide roads on the North and West of the said land TO HAVE AND TO HOLD the said land hereditaments and premises together with the right and privileges appurtenant thereto as aforesaid unto and to the use of the said purchaser absolutely and forever according to the nature and tenure thereof AND the said vendor doth hereby covenant with the said purchaser that notwithstanding any act deed matter or thing whatsoever by the said vendor done or executed or knowingly suffered to the contrary the said vendor done or executed or knowingly suffered to the contrary the said vendor now hath in itself good right full power and absolute authority to grant transfer and convey the said land hereditaments and premises hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the said purchaser and the purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land hereditaments and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the said vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor AND

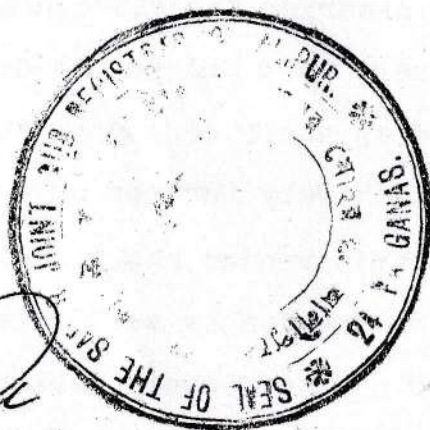


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Sub-Registrar
of Alipore. Sadar

that free and clear and freely and clearly and absolutely acquitted and exonerated and released or otherwise by and at the costs and expenses of the vendor well and sufficiently indemnified of and from and against all manner of claims charges liens debts attachments liens and encumbrances whatsoever created made done occasioned or suffered by the vendor or any person or persons claiming as aforesaid AND further that the said vendor and all person or persons having lawfully or equitably claiming any estate or interest whatsoever in the said land hereditaments and premises or any part thereof from under or in trust for the said vendor shall and will from time to time and at all times hereafter at the request and costs of the said purchaser do and execute or cause to be done and executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the said purchaser in manner aforesaid as shall or may be reasonably required AND the said vendor doth hereby further covenant with the said purchaser that the said vendor shall and will unless prevented by fire or any other inevitably accidents from time to time and at all times hereafter upon and every reasonable requests and costs of the said purchaser produce or cause to be produced unto the said purchaser or his attorneys or agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds comprised in the Schedule 'B' hereto for manifesting defending and proving the title of the purchaser to the said land hereditaments and premises hereby granted transferred and conveyed or expressed or intended so to be or any part thereof AND the vendor having received thirtyfive years proportionate rent for the piece of land hereby conveyed doth hereby covenant with the purchaser that the purchaser shall not have to pay any rent at any time for the land hereby conveyed and that the vendor shall go on paying off the same to the superior landlords forever and

that ---



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Sub-Registrar
of Alipore: Sadar

that the vendor shall indemnify the purchaser his heirs and assigns against any loss sustained by him for non payment or irregularly payment of such rent to the superior landlords.

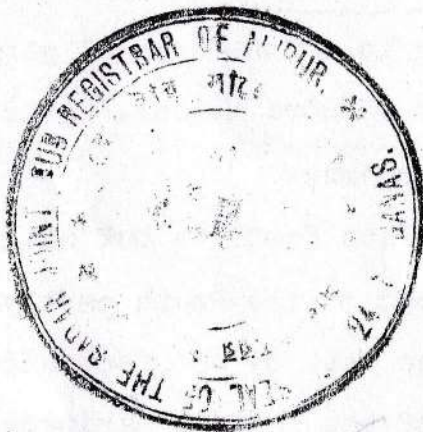
THE SCHEDULE 'A' ABOVE REFERRED TO:-

ALL THAT piece or parcel of Mourushi Mokorari land hereditaments and premises measuring 3 cottas 14 chittaks and 11 square feet corresponding with .063 satak a little more or less situate lying at and being Plot No.51 formed out of premises No.62 Hari Pada Dutta Lane within the jurisdiction of Tollygunge Municipality Thana Tollygunge Sub-Registration Office Alipore Pergana Khaspore District 24 Parganas and comprised in J.L.No.41 Mouza Chandpore Touzi No.56 Khatian No.57 and 58 parts of C.S.Plots Nos.944 and 764 appertaining to a total annual jama or rent of Rs.11/2/- for 1.07 payable to Sarat Chandra Mondal, Kumud Krishna Mondal and others of Bowali, 24 Parganas.

The said Plot No.51 is butted and bounded on the North by 20' feet wide road on the South partly by Plot No.67 and partly by Plot No.68 on the West by 20' feet wide road and on the East by Plot No.52 all of the said 62 Haripada Dutta Lane.

THE SCHEDULE 'B' ABOVE REFERRED TO:-

1. Conveyance dated the 21-8-1937 from Abdur Rahman and others of the First Part Satish Chandra Mitra of the Second Part and Migneeram Bangur and Company of the Third Part.
2. Conveyance dated 27.10.48 from Migneeram Bangur and Company to the Vendor.
3. Settlement Khatian Nos .57 and 58 and relevant Settlement plan of Mouza Chandpur.
4. Rent receipts granted by the superior landlords.
5. Scheme plan of 62 Hari Pada Dutta Lane scheme.



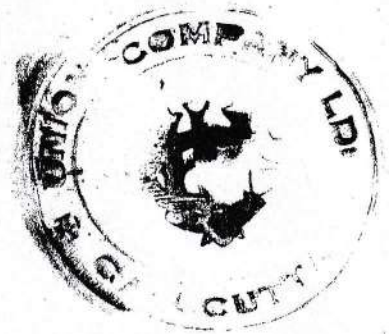
R 24/52

Sub-Registrar
of Alipure. Sadar

IN WITNESS WHEREOF the Vendor hath hereunto been affixed its Common Seal the day month and year first above written.

THE COMMON SEAL of the Vendor hath hereunto been affixed by:-
N. Banerjee & C. C. Pyne.

Directors in the presence of:-
Tapnarain Singh
372/4, Burma Road
Calcutta, Cal. 33



For UNION CO. LTD.
M. S. Banerjee

Director

For UNION CO. LTD.

C. C. Pyne Director

RECEIVED of and from the Purchaser the sum of Rupees Five thousand eight hundred thirtyfive annas six and pies nine only being the full consideration money as per memo below:-.....



Rs. 5,835- 6-9.

MEMO OF CONSIDERATION .

By earnest money received on 6-12-51 - Rs 2001-0-0
By cash received on 3-3-52 - Rs 834-6-9
By amount secured under security deed of even date with these presents and executed by the purchaser in favour of the Vendor Rs 3,000-0-0
Rs 5,835-6-9
Rupee five thousand eight hundred thirty five annas six and pies nine only .



Witness:-

(1) Tapnarain Singh
(2) Niranjan Koul
31, Burma Road
Calcutta

UNION CO. LTD.

M. S. Banerjee

Director

For UNION CO. LTD.

C. C. Pyne

Director

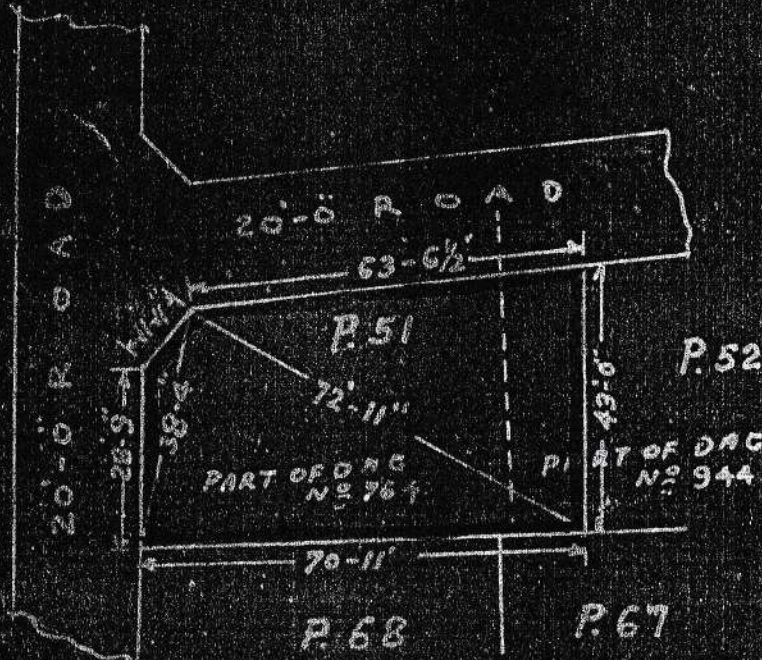


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28/8/52

Sub-Registrar
of Alipore: Sadar

PLOT NO 31 OF 62 HARI PADA DUTTA LANE
 IN PART OF DAG NO 764 & 944 OF MOUZA CHANDPUR.
 SCALE 30'-1"

AREA. IN DAG NO	K.	CH.	SFF.
764	3	2	35
944	0	11	21
TOTAL AREA	3	14	11

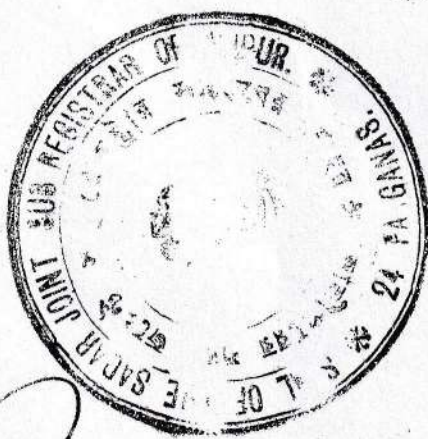


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REUNION CO. LTD.

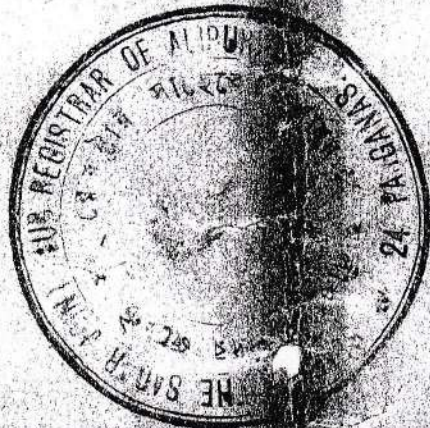
Please attached to
Book No. I
Volume No. 35
pages 21, 10
being No. 22
for the year 1952

Basant
Sub-Registrar
of Alipore Sadar
8.4.52



Basant
Sub-Registrar
of Alipore Sadar

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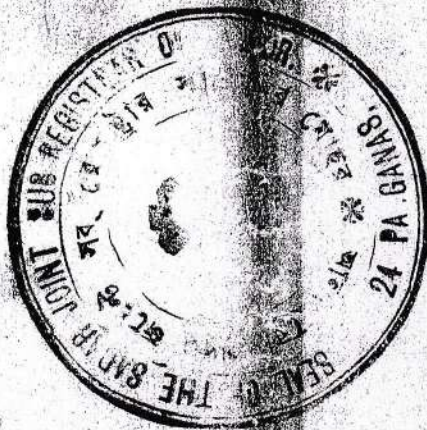
FROM
UNION COMPANY LIMITED.

TO
SURENDRA NATH BOSE .

CONVEYANCE .

Plot No. 51 of 62 Haripada Dutta Lane.

3/3/52
Sub-Registrar
of Alipore



Book No. ...
Volume No. 35
Pages ... 210 to 217
Being No. 226
for the Year 1952

N 11/-
3/8 - Paid 15/9/52

Registered

Sub-Registrar

of Alipore: Sadar

8.4.52