



STAMP RECEIVED BY:
Pls. 3.2.61
 STAMPS DEPARTMENT,
 CALCUTTA COLLECTORATE.

Admissible under Rule 21, duly stamped
 under the Indian Stamp Act, 1899
 Schedule IA No. 23
 and also under Section 2(11) of the
 Calcutta Stamp Act, 1924
 Stamp duty under the Indian Stamp Act No. 2625-00
 Additional duty under the Calcutta Stamp Act No. 3800-00
 Paid in advance Rs. -

Total **Rs. 6125-00**
 Fee paid on receipt -
A702
15 3
Rs. 5

Rs. 710
10/17 3-25 T.P.

J. T. Antipiles-Bankers
and
W. T. Antipiles-Bankers

S. K. Sanyal
 MAGISTRATE
 CALCUTTA
 7/2/61

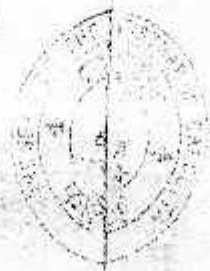
THIS INDENTURE made this 7th day of February One thousand nine hundred and sixty-one BETWEEN (1) BEGUM SAIDUN NESSA HAQUE, wife of Mohamed Ziaul Haque, (2) LUTFUN NESSA HAQUE, wife of Mozammel Haque and daughter of Mohamed Ziaul Haque, (3) JAHARATUN NESSA ZILANI, wife of Golan Zilani and daughter of Mohamed Ziaul Haque, (4) MOTIUN NESSA HAQUE, daughter of Mohamed Ziaul Haque, (5) MOHAMMED REZAUL HAQUE, son of Mohamed Ziaul Haque, all Mohammedan landholders and all residing at No.7, Lower Circular Road in the town of Calcutta and hereinafter referred to as the "Vendors" (which expression shall unless excluded by or repugnant to the context include their respective heirs executors administrators and representatives) of the One Part AND HIRJOO RUTTONJI BHESANIA, son of Ruttonji Dadabhai Bhesania deceased, Parsi Trader and residing at No.P.51, Mission Row Extension in the town of Calcutta and hereinafter referred to as 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 a Conveyance dated 7th day of February 1966 the said Begum Saidun Nessa Haque, Lutfun Nessa Haque, Jaharatun Nessa Haque, Motiun Nessa Haque, Mohammed Rezaul Haque, Badrun Nessa Haque, Sarifun Nessa Haque and Lebon Nessa Haque, purchased at or for the price of Rs.1,95,000/- from Sir Sarat Kumar Ghose all that messuage tenement hereditaments and dwelling house being premises No.21, Loudon Street in the town of Calcutta together with 2 Bighas 2 Chittas of land more or less thereunto belonging and whereon or on part whereof the same is erected and built and situated in Block Nos.V and VI and is Holding No.21 in the South Division of the town of Calcutta AND WHEREAS by a Conveyance dated 30th day of December 1960 the said Begum Saidunnessa

(6)

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10/17 3-25 T.P.

Saidunnessa Haque, Lutfunnessa Haque, Zaharaton Nessa Zilani, Motiun Nessa Haque and Mohamed Rezaul Haque purchased at or for the price of Rs.87,000/- from Badrun Nessa Haque, Sarifun Nessa Haque and Zebun Nessa Haque their 3/8th (three-eighth) share in all that message tenement hereditaments and dwelling house being premises No.21, Loudon Street in the town of Calcutta together with 2 Bigas 2 Cottahs of land more or less thereunto belonging and whereon or on part whereof the same is erected and built and situated in Block Nos.V and VI and in Holding No.21 in the South Division of the town of Calcutta AND WHEREAS since purchase as aforesaid the vendors are seized and possessed of or well and sufficiently entitled to in fee simple in possession or an estate equivalent thereto and are beneficial and absolute owners of all that message tenement hereditaments and dwelling house being premises No.21, Loudon Street in Calcutta together with 2 Bigas 2 Cottahs of land more or less thereunto belonging and whereon and on part whereof the same is erected and built and situated in Block Nos.V and VI Holding No.21 in the South Division of the town of Calcutta AND WHEREAS the vendors agreed to sell and the purchaser agreed to purchase ALL THAT North-Eastern portion of the message tenement hereditaments buildings and dwelling house in premises No.21, Loudon Street in Calcutta together with the piece or parcel of land thereunto belonging whereon or on part whereof the same is erected and built and measuring 26 (twenty six) Cottahs of land more or less (and excluding the open land measuring about 16 Cottahs a little more or less with a dilapidated structure on the South-Western side) at or for the price of Rs.1,75,000/- free from all encumbrances NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,75,000/- only paid by the purchaser to the vendors on or before the execution of these presents (the receipt whereof the vendors and each of them do and doth hereby admit and acknowledge and of and from the same and every part thereof do and doth hereby release the purchaser and ALL THAT North-Eastern portion of message tenement hereditaments and dwelling house and premises No.21, Loudon Street in Calcutta together with the piece or parcel of land thereunto belonging whereon and on part whereof the same is erected and built measuring about -- 26 (twenty six) Cottahs more or less (and excluding the open land measuring about 16 Cottahs with a dilapidated structure on the South-Western side) and intended to be hereby granted transferred and conveyed) the vendors do hereby grant transfer sell convey and assure unto the Purchaser ALL THAT North-Eastern portion of the message tenement hereditaments and dwelling house and premises No.21, Loudon Street in Calcutta together with the piece or parcel of land thereunto belonging whereon and on part whereof the same is erected and built measuring about -- 26 (twenty six) Cottahs more or less fully mentioned and described in the Schedule hereunder written and hereinafter referred to as "North-Eastern portion of the message tenement land hereditaments and premises No.21, Loudon Street in Calcutta"



OR HOWSOEVER OTHERWISE the said North-eastern portion of the message tenement land hereditaments and premises No.21, Loudon Street in Calcutta now is or are or heretofore was or were butted bounded called known numbered described or distinguished TOGETHER WITH ancient or other rights lights walls paths passages sewers drains waters water-courses privies garages out-houses godowns and other erections or fixtures thereon and all manner of rights privileges easements advantages appendages and appurtenances whatsoever belonging or in anywise appertaining to or in or with the said North-eastern portion of the message tenement land hereditaments and premises No.21, Loudon Street in Calcutta or any part thereof and now is or are or heretofore was or were held used occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion and reversions remainder or remainders rents issues and profits thereof AND all the estate right title interest claim and demand whatsoever both at law and in equity of the -- vendors in to and upon the said North-eastern portion of the message tenement land hereditaments and premises No.21, Loudon Street in Calcutta or any part thereof AND all deeds pottahs muniments writings and evidences of title whatsoever which relate to the said North-eastern portion of the message tenement land hereditaments and premises No.21, Loudon Street in Calcutta which now are or hereafter shall or may be in the custody possession or power of the vendors or any person or persons ^{from whom} they can or may procure the same without action or suit -- TO HAVE AND TO HOLD the said North-eastern portion of the message tenement land hereditaments and premises No.21, Loudon Street in Calcutta fully mentioned and described in the Schedule hereunder written and hereby granted transferred and conveyed or assured or expressed or intended so to be and every part thereof -- unto the purchaser absolutely and for ever and free from all encumbrances whatsoever AND the vendors do hereby covenant with the purchaser that notwithstanding any act deed or thing by the vendors made done and executed or knowingly suffered to the contrary they the said vendors now have good right full power and absolute authority to grant transfer and convey the said North Eastern portion of the message tenement land hereditaments and premises No.21, Loudon Street in Calcutta hereby granted transferred and conveyed or assured or expressed or intended so to be with all the appendages or appurtenances unto the purchaser in the -- manner aforesaid AND that the purchaser shall at all times hereafter peaceably and quietly possess and enjoy the said North-eastern portion of the message tenement land hereditaments and premises No.21, Loudon Street in Calcutta and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from under or in trust for the vendors AND that the said North-eastern portion of the message tenement land

K. F. H.
M. W. H.



land hereditaments and premises No.21, Loudon Street in Calcutta is free from all encumbrances whatsoever notwithstanding any act deed or thing made done executed or suffered to the contrary by the vendors or any person or persons lawfully or equitably claiming any estate right title or interest whatsoever in the said North-eastern portion of the message tenement land hereditaments and premises No.21, Loudon Street in Calcutta AND FURTHER that the vendors 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 and executed all such acts deeds and things whatsoever reasonably necessary for further and more perfectly assuring the said North-eastern portion of the message tenement land hereditaments and premises No.21, Loudon Street in Calcutta and every part thereof unto the purchaser in the manner aforesaid or as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO.

ALL THAT partly two and partly three storied brick built message tenement or dwelling house on the North-eastern side of the premises No.21, Loudon Street in the town of Calcutta together with the piece or parcel of land thereunto belonging whereon or on part whereof the same is erected and built measuring about -- 26 Cottahs more or less (and excluding the open land with dilapidated and abandoned bath room privy and structures measuring about 16 Cottahs on the South-western side) in the said premises No.21, Loudon Street in the town of Calcutta comprised in Block Nos.V & VI Holding No.21 in the South Division of the town of Calcutta and butted and bounded on the North partly by premises No.22, Loudon Street and partly by premises No.42, Park Street, on the South partly by the open land of the premises No.21, Loudon Street and partly by premises No.20, Loudon Street, on the West by Loudon Street, on the East by premises Nos.44 & 46, Park Street, And annual Government Revenue of Rs.2.66 nP. is payable to the Collector of Calcutta in respect of the entire holding.

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED/SEALED AND DELIVERED at

Calcutta in the presence of:-

Witnesses

Witnesses

Witnesses

Witnesses

Witnesses

Witnesses

Witnesses

Begum Aridun Nesa Hana

Lutfun Nesa Haque

Jalabatin Nesa Haque

Mahmud Nesa Haque

Mohammed Rezaul Haque



1. 1/2/11
2. 1/2/11
3. 1/2/11
4. 1/2/11
5. 1/2/11
6. 1/2/11
7. 1/2/11
8. 1/2/11
9. 1/2/11
10. 1/2/11



7/1/11

RECEIVED the day month and year first above written of and from the abovenamed purchaser the sum of Rupees One Lac seventy five thousand Rs. 1,75,000/- being the full consideration money above mentioned paid by him to us.

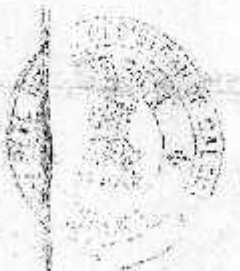
MEMO OF CONSIDERATION :-

- | | | |
|---|--------------------|--------|
| 1. By way of advance to vendors paid on 29.6.60 | Rs 24,000 | 00 21. |
| 2. By cheque no 907801 dated 7.2.61 drawn by the purchaser in favour of Begum Sairan Nissa Hague upon Central Bank of India Ltd. Calcutta for | Rs 30,200 | 00 21. |
| 3. By cheque no 907802 dated 7.2.61 drawn by the purchaser in favour of Lutfun Nissa Hague upon Central Bank of India Ltd. for | Rs 30,200 | 00 21. |
| 4. By cheque no 907803 dated 7.2.61 drawn by the purchaser in favour of Jahanum Nissa Begum Lillani upon Central Bank of India Ltd. for | Rs 30,200 | 00 21. |
| 5. By cheque no 907804 dated 7.2.61 drawn by the purchaser in favour of Motium Nissa Hague upon Central Bank of India Ltd. for | Rs 30,200 | 00 21. |
| 6. By cheque no 907805 dated 7.2.61 drawn by the purchaser in favour of Mohammed Rezaul Haque upon Central Bank of India Ltd. for | Rs 30,200 | 00 21. |
| | <u>Rs 1,75,000</u> | 00 21. |

Witnesses:
 Motium Nissa Hague
 J. A. Datta

Amount one lac and seventy five thousand only.

— Begum Sairan Nissa Hague
 — Lutfun Nissa Hague
 — Jahanum Nissa Lillani
 — Motium Nissa Hague
 — Mohammed Rezaul Haque



Presented for registration at
of the Company Registration office
on the 7th day of February 1967
By Mohammed Rifaat Haque
Manager Exports



S. M. Haque
Registrar of Companies
Calcutta 7/2/67

Mohammed Rifaat Haque

Euzemastigri admetto
Mohammed Rifaat Haque
Son of Mohammed Rifaat Haque
No. 7, Kolar Circular
Road Calcutta
Calcutta

Mohammed Rifaat Haque

Idun & Co
Upendra Kumar Mitra
Shop No. 10, 1st Post Office
Street Calcutta
Calcutta

Upendra Kumar Mitra

Joint impression of the
executant is dispensed with.
S. M. Haque
Registrar of Companies
Calcutta 7/2/67

Having visited the residence
of Mohammed Rifaat Haque
at Calcutta and Mohammed Rifaat Haque
by name Mohammed Rifaat Haque
by profession Manager Exports
I have this day examined the
said Mohammed Rifaat Haque and Mohammed Rifaat Haque
who has been identified to my
satisfaction by Mohammed Rifaat Haque
son of Mohammed Rifaat Haque
resident of Kolar Circular Road Calcutta
by caste Muslim
and the said Mohammed Rifaat Haque
admitted the execution of Mohammed Rifaat Haque
his document

Mohammed Rifaat Haque
7 Kolar Circular Road
Calcutta

Joint impression of the
executant is dispensed with.
S. M. Haque
Registrar of Companies
Calcutta

Dated this 27th Day of October 1961

Handwritten scribbles

BETWEEN
HISRU SAIBUN NESSA HAQUE & ORS.
AND
HINJOO KUTTOOJI BHESANIA

CONVEYANCE



Filed in Land Registration,

Case No. 27

L. R. Dy. Calcutta, Calcutta.

T. P. Mitra,
Solicitor,
1B, Old Post Office Street,
Calcutta.

Received
Book No. 27
Volume No. 50
Page No. 107
Page No. 589
Date 1961



15-2-61

Handwritten signature and date
7/10/61

