[redacted]

STAMP AFFIXED BY.

STAMP SUPERINTENDENT.
CALCUTTA COLLECTORATE.

Admissible under Rule 21, duly stamped under the Indian Stamp Act, 1899, Schedule I A No. 40(1)

Fee Rs. 114-0
N 1-0
115/-

Registrar of Assurances, Calcutta.

Party paid Rs. 4,000/- on 13.3.58
Party paid Rs. 5,000/- on 26.3.58
Party paid Rs. 5006.50 on 24.3.59
Party paid Rs. 5,900/- on 30.11.59
Party paid Rs. 5,000/- on 6.4.60

1932

THIS INDENTURE made the 20th day of April One Thousand Nine Hundred and Fifty Four BETWEEN GAGAN CHANDRA BHATTACHARJI son of Jyotish Chandra Bhattacharji deceased by religion Hindu by occupation Business residing at 105, Amherst Street in the town of Calcutta hereinafter called "The Owner" which expression shall unless excluded by or repugnant to the context be deemed to include his 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 moiety of the purchase money namely the sum of Rs.27,906/8/- (Rupees Twenty Seven Thousand Nine Hundred Six and Annas Eight) 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.....

Rs 27906-8

A 114-
N 1-
115/-

TRUE COPY
ATTESTED BY
M. T. ANWAR
Notary, Govt. of India
C.M.M.C. Kolkata

GOVT. OF INDIA
M. T. ANWAR
NOTARY
C.M.M.C.

Received on 25.4.60 the balance of outstanding purchase money of Rs 3000/- with all interest due.
Recd
Estate Manager & Law Officer

25 OCT 20

Presented for registration at 12-30 p.m.
on the 28th day of May 1954.
at the Calcutta Registry office by
Bimal Krishna Ghosh
attorney for Trustees for the Improvement of Calcutta
under a ~~special~~ general power of
attorney No. 10722 dtd 1945
authenticated by the Registrar of
Sub-Registrar of Calcutta.

Bimal Krishna Ghosh.
As Agent of the Trustees
for the Improvement of Calcutta

28/5/54
Registrar of Assurances,
Calcutta.

under the above mentioned Power by
in said Bimal Krishna Ghosh son
of late Dr. J. K. Ghosh of 8, Bonjo
nath Mitra Lane, Calcutta, by caste
Hindu, by occupation Service Lbr.

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

Personally known to me

28/5/54
Registrar of Assurances,
Calcutta.

Gagan Chandra Bhattacharji son of
late Jyotish Chandra Bhattacharji of 105,
Hazra St, Calcutta by caste Hindu, by
occupation Businessman.

Gagan Chandra
Bhattacharji

Amar Gopal
son of late R. C. Roy of 10, Netaji
Sarani Road, Calcutta by caste Hindu by
occupation Service Lbr.

Amar Gopal Roy

24/5/54
Registrar of Assurances

TRUE COPY
ATTESTED BY
M. ANWAR
Notary, Regn. No. 1622/07
Govt. of India
C.M.M's Court
Kolkata.

immediately after the execution of the conveyance before mention -ed NOW THIS INDENTURE WITNESSETH and decalres as follows :-

1. In consideration of the premises the Owner hereby covenants with the Board that he the Owner will pay to the Board the sum - of Rs.27,906/8/- within twelve years to be computed from the 27th day of March,1954 together with interest thereon at the rate of seven per cent per annum which in case of punctual payment will be reduced to six per cent per annum calculated from the said - 27th day of March,1954 payable yearly on the 27th day of March - each year during the said period the first of such payments to - be made on the 27th day of March,1955.

2. The Owner may at his 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.27,906/8/- together with the proportionate part of annual - - interest of Rs.1,953/7/3 (or Rs.1,674/6/3 in case of punctual pay- -ment) 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.27,906/8/- on the twelfth year computed from the - 27th day of March,1954 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 his part and conditions herein contained the Board will at the request and cost of the - Owner execute a release or such other documents as may be - - - necessary of the premises hereby charged.

/5.....

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ATTESTED BY

M. T. ANWAR
Notary, Regn. No. 46230
Govt. of India
C.M.M's Court
Kolkata

25 OCT 2017

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 he 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 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 him done or executed or knowingly suffered to the contrary he 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 him 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 payment as provided in Clause 5 hereof shall be in arrear for the space of three calender 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...

OFFICE OF THE REGISTRAR OF CALCUTTA

GOVT. OF IND.

Kolkata
M. T. ANWAR
NOTARY
Regn. No.- 4623/07

C.M.M's COURT

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ATTESTED BY

M. T. ANWAR
Notary, Regn. No.- 4623/07
Govt. of India
C.M.M's Court
Kolkata

25 OCT 2017

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 herein- -before 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 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 he 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 him 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 commi- -ssion 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 unoblitera -ted and uncancelled damage by fire or other accident excepted.

THE SCHEDULE ABOVE REFERRED TO

All that the piece or parcel of revenue free land contain- -ing an area of 7 kottahs 7 chittacks 3 square feet be the same a little more or less situate and being Plot No.7 of the surplus lands in Calcutta Improvement Scheme No.VM formed out of old - - premises Nos.242/1/1 and 242/2, Upper Circular Road (portion) in Taluq Sutanaty in the town of Calcutta butted and bounded as - - follows, that is to say On the North by new 84 feet wide C. I. T. Road On the East by Plot No.8, C.I.T. Scheme No.VM and premises No.242/2, Upper Circular Road (portion) On the South by premises

/No.....

TRUE COPY
ATTESTED BY

M. T. ANWAR
Advocate
Govt. of India
C.M.M's Court,
Kolkata

Calcutta
20/5/54

125 OCT 2017

TRUE COPY
ATTESTED BY

Registered in
Book No
Volume
page
Serial No
for the year

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ATTESTED BY
M. T. ANWAR
Notary Regn. No. 3623/07
Govt. Attesta
E.M.M.S. Court
Kozhikode

Registrar

25 OCT 2017

No.242/2, Upper Circular Road (portion) and On the West by Plot No.6, C.I.T. Scheme No.VM or howsoever otherwise the same hereditaments and premises are situated bounded called known described or distinguished 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 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

CHAIRMAN OF THE BOARD

MY ACT AND DEED.

Witness: Satya Churan Datta
P.A. to Chairman.

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

T. Sarkar

A Trustee of the
Calcutta Improvement Trust

Secretary to the
Calcutta Improvement Trust

Signed, Sealed and Delivered by the Gagan Chandra Bhattacharji
abovenamed Owner in the presence of.

Witnesses:

Lakshman Chandra De
11 Ramtanu Bose 2nd Lane
Calcutta 6

Nirmalendu Banerjee
C.I.T. Office

Bina Pal
C.I.T. Office

TRUE COPY
ATTESTED BY
M. T. ANWAR
Notary, Regn. No. 4107/97
Govt. of India
C.M.M's Court
Kolkata

GOVT. OF INDIA
Kolkata
M. T. Anwar
Notary
Regn. No.
C.M.Ms Court

25 OCT 2017

TRUE COPY
ATTESTED BY

M. T. ANWAR
Notary, Regn. No.- 4623/97
Govt. of India
C.M.M's Court
Kolkata

Registrar of Assurances,
Calcutta

25/5/94

25 OCT 2017

Dated 20th April 1954

Book No. I
Volume No. 52
Pages 222 to 227
Being No. 1932
for the year 1954

Registrar of Assurances,
Calcutta

26.5.54.

GAGAN CHANDRA BHATTACHARJI

TO

THE TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA

-oooOooo-

S-796

SECURITY DEED

Over Plot No.7
Scheme No.VM.

Registrar of Assurances,
Calcutta.

28/5/54.