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INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

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6.30
5.00

Fee Received

19

Witness

Deed No 3444 for 1953

Rs 1000/- Special Admin. Rs 1000/- Special Admin.
Rs 200/- Annual Admin Rs 10/- Annual Admin
Rs 1/- Annual Admin Rs 10 Annual Admin.
Stamp affixed by Sd/ Illegible 12/9/53
Stamp Superintendent Calcutta
Collector Hali

Admissible under Rule 21 read with Notification
under the Indian Stamp Act 1899 Schedule
I Art No 58 B Fee paid Ag. Rs

B 1194
N 1/1953

Sd/ R K Bhaduri
Registrar Firms
Calcutta

15/9/53

No. 5227 Dated 6.5.00

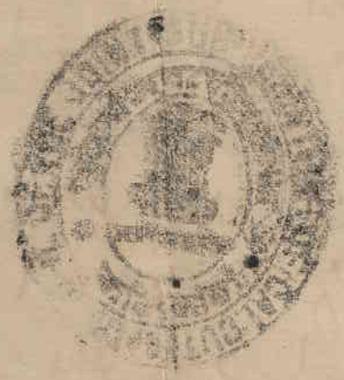
Sold To. B. Ghosh

Rs. 5/-

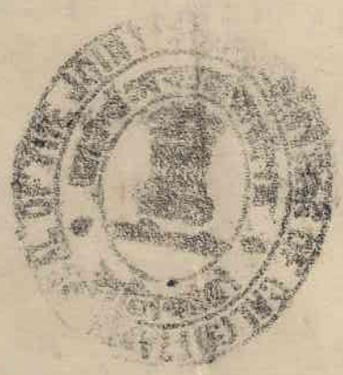
Licensed Stamp Vendor
Calcutta Registration Office

c 42-34

This indenture made this fifteenth day of September one thousand Nine hundred and fifty three Between Karam Chand Lal Chand son of Lal Chand Thawar deceased by Religion Jain by occupation Landholder residing at No 3 Bow Street in the town of Calcutta hereinafter referred to as the Settlor (which expression unless excluded by or repugnant to the context include his heirs executors administrators representatives and assigns) of the one part and Amrit Lal Chand Karam Chand Rasik Lal Karam Chand and all without accepting all sons of the said Karam Chand Lal Chand of the same religion and address hereinafter referred to as the Trustees (which expression shall unless excluded by or repugnant to the context include the persons for the time being representing the Trust hereby created) of the other part whereas the Settlor has with his own personal exertions and without any inclement of ancestral funds amassed a certain amount of



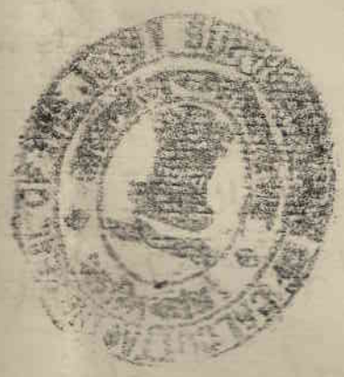
Wealth Now represented by some properties in (2nd Party) 2) in Calcutta as also in his native place of Cutch besides various shares in joint stock companies and moneys in Banks and whereas ~~the~~ Settlor is now well advanced in years and desirous to make provisions for the marriage of his unmarried daughters and for the maintenance of his wife and for the final distribution of some of his properties amongst his three younger sons and whereas the Settlor is absolutely seized and possessed of his own separate and self acquired property of the premises No 33 Bowbazar Street fully described in the schedule hereto of otherwise well and sufficiently entitled thereto as of an estate of inheritance in fee simple in possession free from all encumbrances charges liens and liabilities and free from all incidence of Hetashara Coparcenary Now this Indenture Witnesseth that in consideration of his said desire and in consideration of his natural



love and affection for his Wife and children the settlor does hereby grant convey transfer assign and assure unto the Trustees that the messuage hereditaments and premises known as No 33 Bowbazar Street in Calcutta and fully described in the schedule hereto or howsoever otherwise the said messuage hereditaments and premises now are or in or way or were heretofore situate reported called known numbered described or distinguished together with all structures erections fixtures yards walls water courses lights (3rd Paragraph 3) lights rights liberties privileges easements appendages and appurtenances whatsoever to the said messuages buildings and premises belonging or reputed to belong or in anywise appertaining to or usually held or enjoyed therewith or be appurtenant thereto and all easements therein and the reversion or reversion remainder

and remainders of section thereof
and all the estate right title
and interest claim and demand
whatsoever both at law and in
equity of the settlor into out of and
upon the said messuage
hereditaments and premises
or any part thereof to have and to
hold the said messuage hereditaments
and premises hereby granted
given conveyed transferred and
confirmed or expressed or intended
so to the trustees upon
the trusts hereinafter appearing
absolutely and irrevocably with
effect from the first of October
one thousand nine hundred
and fifty three A upon trust to
realise the income of the said
property and pay thereout all
outgoings including municipal taxes
or otherwise and the necessary
expenses of repairs and other
replacements (B) upon trust
to accumulate one fourth out of
the net surplus after meeting
the expenses in clause A to create

a fund to the extent of Rs
25000/- (Rupees twenty five
thousand) for the marriage
expenses of the settlor's two youngest
unmarried daughter Vrishna
Kumari and Malati this trust
will cease as soon as the said
amounts are accumulated and
utilised for the marriages c) Upon
trust to divide the residual income
in four equal shares and pay
one of such shares to the settlors
(illegible) 4. settlor's wife Smt.
Gulab Bai during her natural life
in lieu of maintenance and the
remaining three shares to each
of his three younger sons the
said Gulab Chand Karam Chand
Amrit Lal Karam Chand and Rasik
Lal Karam Chand absolutely D and
subject to such trusts as aforesaid
to hold the said property upon
trust for the settlor's said
three sons Gulab Chand Karam
Chand Amrit Lal Karam
Chand and Rasik Lal Karam
Chand absolutely as tenants in



Commencing each having a vested right of interest in an one third of the said property subject to such trust as aforesaid E. Leon. Any of the said sons or his or their heirs or successors at any time wishing to sell his vested interest in the said property at a price offered by any intending purchaser the party intended to sell will have to offer the same at the same price to the other two sons and his or their respective heirs or successors and only on the refusal by the letter or any of them to purchase at such price that the party intending to sell will be entitled to sell same to an outside purchaser and the section hereby endeavors to settle the trusts that notwithstanding any act deed or thing done committed or knowingly or willingly suffered by the settlor she the said settlor is absolutely seized and possessed of and

Otherwise well and sufficiently
entitled as his self acquired
property to the said messuage
hereditaments and premises
hereinbefore granted conveyed
transferred or expressed so to be
and every part respectively
thereof for an absolute and
indefeasible estate of inheritance
in fee simple in possession
free from all incidence of Mitakshara
co parcenary and that notwithstanding
any such act or thing as aforesaid
the seller now that (5th Respondent) has
good right full power and
absolute authority by these presents
to grant settle convey and transfer
absolutely the said messuage
hereditaments and premises hereby
granted settled transferred
and conveyed or expressed or
intended so to be to the
purchaser in manner aforesaid
and according to the true
intent and meaning of
these presents and that the

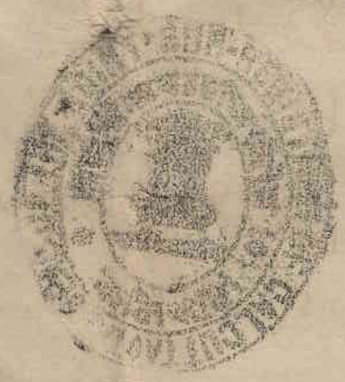
section has not at any time
done or knowingly suffered
or been party or privy to
any act deed or thing whereby
has prevented them granting
settling transferring releasing
or confirming the said messuage
hereditaments and premises or
whereby the same or any part
thereof ought or may be
anywise excluded or the grantees
shall and will and may
from time to time and at all
times hereafter peacefully and
quietly possess and enjoy the
said messuage hereditaments and
premises hereby granted and
settled and intended and have
the rents issues and profits thereof
without any hindrance molestation
disturbance claim or demand
whatsoever from or by the
settlor or by any person or persons
now or hereafter lawfully or
equitably claiming by from under
or trust for him and that free-

and clear freely and clearly
and absolutely acquitted
exonerated and discharged
them or by the settlor and well
and effectually saved defended
kept harmless and indemnified
of them and against all and
all manner of former and
other estates rights title claim
charges liens lispendens whatsoever
made or suffered by the settlor
or any person or persons lawfully or
equitably claiming as aforesaid
and moreover the settlor and all
persons having lawfully (the Rogers 6)
lawfully or equitably claiming any estate
or interest in the said messuage
hereditaments and premises shall and will
thereof from time to time and at all times
hereafter at the request and cost of
the trustees or any of them make do
execute and perfect such further
made done executed and perfected
all such acts deeds and things
for further and more perfectly conveying
and settling the said messuage
hereditaments and premises unto
and to the use of the trustees in
manner aforesaid or as shall
or may be reasonably required

and further that on and after
the complete execution of the
trust hereby created the title
deeds of the said premises shall
remain in the custody of the
said Gulab Chand Karam
Chand to the intent that if there
be a partition of the said premises
by metes and bounds among
the beneficiaries the said Gulab
Chand Karam Chand will be
entitled to the said documents
and the other beneficiaries will be
supplied at joint cost to certified
copies of this deed of settlement
and the undertaking of conveyance
in favour of the settlor and a
covenant from Gulab Chand
Karamchand for production of all
the documents of title be jointly extended.
That the settlement made herein
is irrevocable to all intents and
purposes and the trustees do hereby
accept the trusts under this deed
of settlement by executing these
presents as parties thereto. The
Schedule above referred to.
All that partly one storied and
partly two storied brick built
messuage hereditaments and premises and the

Anne

godown with (714 Pagri 7) with corrugated
iron roofings together with the piece or
parcel of revenue rendered land
thereunto belonging and on part
whereof the same is erected and
built containing by estimation an
area of two Beighas and three
cottahs more or less situate lying
and being Premises No 33
Bowbazar Street in the town
of Calcutta being part of Block
No XVII standing No 302 in the
South Division of the town of Calcutta
and bounded and described as the
North by Bowbazar Street on the
East partly by Premises No 34
Bowbazar Street and partly
two Nos 3 4 and 5 Bowbazar
and partly by Premises No 6
Bowbazar Street on the South partly
by Premises No 31 Bowbazar
Street and partly by Premises
No 54 Netaji Street and
on the West by No 32 Bow
bazar Street The stamp duty
has been paid on Rs 97420/-
being the municipal valuation
of the property In Witness whereof



the Parties hereto have executed
these Presents the day and year
first above written

Karam Chand

Executed and delivered by Karam Chand Lal Chand.

Lalchand (Myseal)

Gulab Chand Karam Chand (Myseal)

after the deed was read over to them

Amrit Lal Karam Chand Shah (Myseal)

and by Gulab Chand Karam Chand Amrit Lal Karam Chand and Rasik Lal Karam Chand in the presence of Ajit Kumar Ray Solicitor Calcutta Sachin Prasad Ray Solicitor Calcutta

Rasik Lal Karam Chand (Myseal)

Dated this 15th day of December 1953
Between Karam Chand Lal Chand and Gulab Chand Karam Chand & ors Deed of settlement
A. K. Ray Esq Solicitor

Presented for Registration at 1 P.M.
and Calcutta Registration office
on the 15th day of December 1953 by
Karam Chand Lal Chand.
one of the Executants.

Karam Chand Lal Chand

Sd/ R L Dehuraji 15/9/53
Registrar of Firms Calcutta

Firm is admitted by 1) Karam Chand Lalchand Sarraf H. Lalchand Thavar and 2) Gulab Chand Karam Chand 3) Amrit Lal Karam Chand Shah 4) Rajik Lal Karam Chand all Sarraf Karam Chand Lalchand all of 3 Mangoe Lane Lal Bazar Calcutta Hindu Undivided family governed by the Mitakshara Law

Karamchand Lalchand
Gulab Chand Karamchand
Amrit Lal Karam Chand Shah
Rajik Lal Karamchand
Admitted by Sachin Prasad Roy Solicitor of 3 Mangoe Lane Calcutta.
Sachin Prasad Roy
Sd/ R L Dehuraji 15/9/53
Registrar of Firms Calcutta

Registration
Number I Volume 08
Pages 234 to 239
Entry No 3444 for the year 1953
The seal of the Sd/ R L Dehuraji
Registrar of Firms
Calcutta
18/9/53

Certified
Sd/ R L Dehuraji
Registrar of Firms
Calcutta
18/9/53

Certified
Manik Guha Thakurdas
18/9/53
Certified
Shambhu Reddy Sekhar
18/9/53
Certified
Nirmal Ranjan Chunder
18/9/53
Certified
Amal Kumar
18/9/53
Certified
18/10/80
Certified
18/10/80

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11.30
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1.40
21.95

B. Singh 6/8/80
4234
10/10/80