



Act III of 1922 and section -
82 (i) of Calcutta Improvement
Act 1911 schedule 1A No. 22

STAMP AFFIXED BY
at nta
STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE.

Stamp duty paid
under the Indian
stamp Act as
amended by Act
III of 1922. 82-8
Additional duty
paid under the
Calcutta Improve-
ment Act. 100-14
Total 191-22

Fee paid as under
15/8
Registrar's Office 15/8
11/5/36

KB

3228
100-14
191-6
11/8
15/8

THIS INDENTURE made this Eleventh day of May one thousand nine hun-
dred and thirty six BETWEEN MESSRS. MUGNEERAM BANGUR & Co.,
a co-partnership firm carrying on business as dealers in Stocks and Shares and also as
dealers in landed properties at the premises No. 7 Lyons Range in the town of Calcutta --
hereinafter called the said vendors (which expression where appropriate includes the members
for the time being of the said firm and the survivors and survivor of them and the assigns
of the said firm) of the one part AND SREEJUKTA SUMATIBALA MAZUMDAR wife of Rai Satish ---
Chandra Mazumdar Bahadur of Bhowanipore P. S. Rajbari in the District of Faridpore but at
present residing in the town of Goochbehar by caste Kayastha by occupation Grihasthi here-
inafter called the said purchaser (which expression where appropriate includes her heirs
executors administrators representatives and/or assigns) of the other part WHEREAS by an
Indenture of Conveyance bearing date the eighth day of May one thousand nine hundred and
thirty four and made between the Commissioners for the Port of Calcutta of the one part
and the said vendors of the other part, they the said vendors for the consideration therein
mentioned purchased amongst others a large piece or parcel of revenue redeemed land being
premises No. 41 Russa Road AND WHEREAS the said vendors for the purpose of selling off
the said premises No. 41 Russa Road in small plots have divided the same in small dis-
tinct plots with different numbers AND WHEREAS the said vendors are now absolutely seized
and possessed of or otherwise well and sufficiently entitled free from encumbrances to the
plot No. 75 formed as aforesaid out of the said large piece or parcel of revenue redeemed
land and hereditaments being premises No. 41 Russa Road AND WHEREAS the said vendors have
contracted with the said purchaser for the absolute sale to her free from incumbrances of
the said piece or parcel of land being plot No. 75 particularly described in the Schedule
hereunder written measuring about four cottahs fifteen chittacks and nine square feet ---
formed out of the said premises No. 41 Russa Road at the rate of price or sum of Rupees one
thousand and one hundred per cottah AND WHEREAS the price of the said plot at the said ---
rate amounts to Rupees Five thousand four hundred and forty five NOW THIS INDENTURE WITNES-
NESSETH that in pursuance of the said Agreement and in consideration of the sum of Rupees
Five thousand four hundred and forty five whereof the sum of Rupees Two thousand seven hun-
dred and forty-five of the lawful money of British India to the said vendors in hand well
and

and truly paid by the said purchaser out of her own Stridhone money on or before the execution of these presents (the receipt whereof the said vendors do hereby acknowledge and of and from the same and every part thereof acquit release and for ever --- discharge the said purchaser) and the payment of the balance of the sum of Rupees two thousand and seven hundred being secured under a Security Deed of even date with these presents but executed immediately after the execution of these presents and creating a charge upon the piece or parcel of land hereby intended to be sold granted transferred and conveyed they the said vendors do hereby Grant convey and transfer unto the said purchaser ALL THAT the piece or parcel of revenue free land hereditaments and premises more particularly described in the Schedule hereunder written TOGETHER with all liberties privileges easements rights lights appendages and appurtenances whatsoever to the said land hereditaments and premises or any part thereof belonging or in anywise appurtenant hold used or occupied therewith AND all the estate right title and interest property claim and demand whatsoever of the said vendors in to or upon the same and every part thereof and further together with full rights and liberties to the said .. purchaser and her successors-in-title for all times and for all purposes to freely pass and repass over and along the new twenty feet wide road known as Charu Chandra Avenue and to have necessary connection from the filtered and unfiltered water pipes and sewage drain already laid underneath the said twenty one feet wide road named Charu Chandra Avenue and to use the pucca surface drain, if any made along the said road TO HAVE AND TO HOLD the said piece or parcel of land being Plot No.45 formed as aforesaid unto the said purchaser absolutely and for ever AND the said vendors do hereby covenant with the said purchaser that notwithstanding any act deed matter or thing whatsoever by the said vendors done or executed or knowingly suffered to the contrary they the said vendors now have in themselves good right full power and absolute authority to grant transfer and convey the said piece or parcel of land hereditaments and premises hereby intended to be conveyed and that the said 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 without any lawful eviction interruption claim or demand whatsoever from or by the said vendors or any person or persons lawfully or equitably claiming as aforesaid AND that free from all encumbrances whatsoever made or suffered by the said vendors or any person or persons lawfully or equitably claiming as aforesaid AND further that the said vendors and all persons having or lawfully claiming any estate or interest whatsoever in the said piece or parcel of land hereditaments and premises or any part thereof from under or in trust for the said vendors 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 deeds and things whatsoever for further and more perfectly assuring the said piece or parcel of land hereditaments and premises and every part thereof unto and to the use of the said purchaser in manner aforesaid as shall or may

may be reasonably required AND that the said vendors shall maintain the said new twenty one feet wide road named Charu Chandra Avenue together with the filtered and unfiltered water pipes and sewage and drain pipes laid underneath the same in properly working order till the same are taken over by the Corporation of Calcutta AND the said vendors do hereby acknowledge the right of the said purchaser to the production and delivery at the ... costs of the said purchaser of the original Deed of Conveyance (or a certified copy --- thereof, if that would serve the purpose) bearing date the eighth day of May one thousand nine hundred and thirty four and made between the Commissioners for the Port of Calcutta of the one part and the said vendors of the other part and registered at the Allpore --- Joint Sub-Registration Office at Bahala in Book No. I Volume No. 8 Pages 69 to 78 being Deed No.839 for 1934 and do hereby undertake the safe custody thereof.

THE SCHEDULE ABOVE REFERRED TO.

ALL THAT piece or parcel of revenue redeemed land measuring four cottahs fifteen chit-backs and nine square feet be the same a little more or less situate lying at and being Plot No.75 marked on the plan prepared by the said vendors and inspected by the purchaser and also delineated as plot No. 75 in the map or plan annexed hereto and bordered pit theron and being a portion of Municipal premises No. 41 Rusea Road and situate within the Municipal limits of Calcutta Corporation being a portion of Block No. XXXVIII in --- Thana Tollygunge Registration Office Allpore in the District of Twenty Four Pergannas and butted and bounded in the manner following, that is to say, on the North by Plot No. 60 marked on the said plan and belonging to vendors on the East partly by plot No.51 marked on the said plan belonging to vendors and partly by plot No. 6A marked on the said plan and lately purchased by Babu Sarat Chandra Sarkar on the South. --- by a new twenty one feet wide road known as Charu Chandra Avenue and on the West by Plot No. 74 marked on the said plan and belonging to Babu Bidhu Bhuvan Banerjee.

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

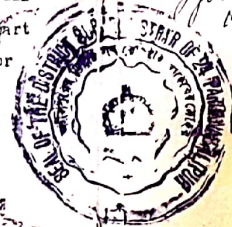
SIGNED SEALED AND DELIVERED
at Calcutta in the presence
of

Mugheesam Banerjee & Co.
By. Naramdass Banerjee
Partner.

P. Sankar Chandra Banerjee
Partner Amritsar towner
Antinea Chandra Banerjee
Scherloo

Empley by me & Banerjee & Co.
Sankar

Jyotish Chandra Majumdar
19/2 Roy Street, Calcutta.



11/5/34
District Sub-Registrar.

Received

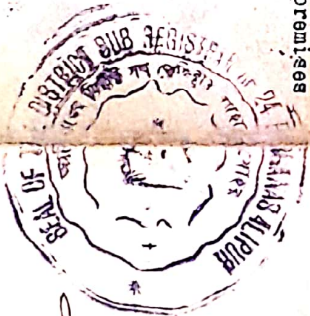
~~Original~~
Original D.S. & Co.

DATED THIS 14 day of May 1936

MESSRS. MUGNEERAM BANOUR & Co
---TO---

CONVEYANCE in respect
of Plot No. 75 formed out of premises
No. 41 Rusea Road.

AMBICA CHEN DEY & CO
SOLICITORS.



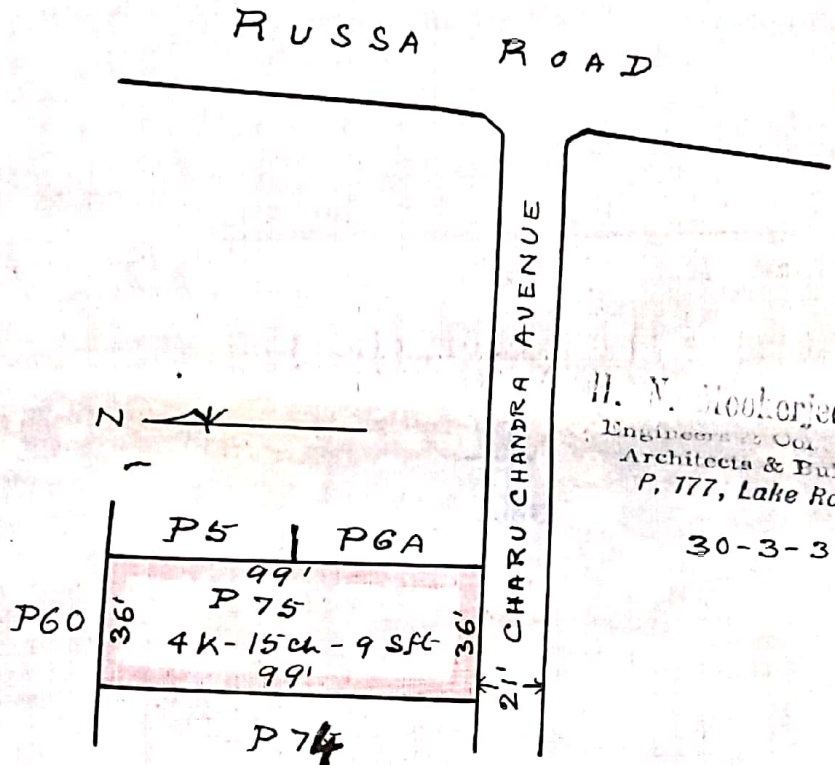
J. Chatterjee
1115/36
District Sub-Registrar

Registered in
Book No.
Volume No. 64
Pages 14 to 19
Being No. 2436
For the year 1936
1937-
for 1936



J. Chatterjee
District Sub-Registrar
5/6/36

PLOT NO. 75
of
41 RUSSA ROAD
Scale 50' = 1"



H. N. Mookerjee & Co.
Engineers, Contractors,
Architects & Builders.
P. 177, Lake Road.

30-3-36

In presence of Banpur
By. Naraindass
Banpur
Partner.

Witness -

[Handwritten signature]