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STAMP AFFIXED BY
STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE.

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admissible under Rule 21 duly
stamped (or exempted from or
does not require stamp duty)
under the Indian Stamp Act
1899 Schedule No. 1 or 2
or under the Bengal Stamp
(Amendment) Act 1922 Schedule
1A No.

Fees paid as under

Registering Officer

10. 3. 52

A 26h

N 3h

29/-

1296

400/

5250/-

A 26h

N 3h N. B
29/-

THIS INDENTURE made this the 10th day of March One thousand
Nine hundred and Fifty-two Between NRIBOBALA BOSE wife of Sri Nirode Kumar Bose
residing at 18/2, Vidyasagar Street, Calcutta - 9 by caste Hindu by occupation
Housewife hereinafter called "The Mortgagor" (which expression shall unless
excluded by or repugnant to the context be deemed to include her heirs executors
administrators representatives and/or assigns) of the One Part A N D THE
HINDUSTHAN CO-OPERATIVE INSURANCE SOCIETY LTD., an incorporated Company having
its registered office at No.4, Chittaranjan Avenue in the town of Calcutta
hereinafter called "The Mortgagee" (which expression unless/excluded by or
repugnant to the context include its successor and/or assigns) of the Other
Part WHEREAS by an Indenture of conveyance (hereinafter referred to as 'the
said Conveyance') bearing even date with but executed prior to these presents
and made between the Mortgagee of the One Part and the Mortgagor therein
referred to as the Purchaser of the Other Part ALL AND SINGULAR the heredita-
ments and premises described in the Schedule hereunder as well as thereunder
written were transferred and conveyed to the Mortgagor by the Mortgagee and
by the said Conveyance it was provided that the payment of a part of the
purchase money namely the sum of Rs.5,250/- (Rupees Five thousand Two hundred
and fifty only) owing by the Mortgagor to the Mortgagee being the unpaid
purchase money for the said hereditaments and premises should be secured by
an Indenture of even date being these presents to be executed by the Mortgagor
immediately after the execution of the said conveyance NOW THIS INDENTURE
WITNESSETH that in pursuance of the said agreement and in consideration of
the said sum of Rs.5,250/- she the Mortgagor doth hereby grant transfer and
convey unto the Mortgagee ALL THAT the land hereditaments and premises parti-
cularly described in the Schedule hereunder written OR HOWSOEVER/OTHERWISE
the said land hereditaments and premises now are or is or heretofore were or

REGISTERED OFFICE
SUB-REGISTRAR

Presented for Registration
10/11 A.M. or P.M. on the day
of March 1952 at the office of
the Sub-Registrar
at Alipore by Mr. Subalal Bose
Executant or Claimant or attor-
ney for
in Power of attorney No
of 12 submitted on 10-3-52

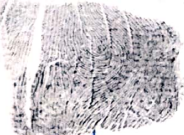


Received
10-3-52
Sub-Registrar
of Alipore Sadar

Mr. Subalal Bose

Accepted in admission

Mr. Subalal Bose
son of Mr. Subalal Bose
of 12, Bida, Bagur St.
Thana Calcutta
District Calcutta
By caste Chittr
or profession the same



1608

Mr. Subalal Bose

Received
Mr. Subalal Bose

Asim Bose

son of the same place & caste
of the same place & caste
Thana Calcutta
District Calcutta
By caste Chittr
or profession the same

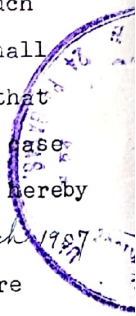
Prof. N. N. Bose
Sub-Registrar
of Alipore Sadar

10-3-52

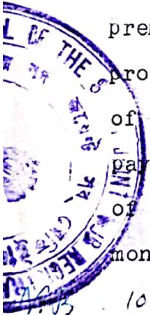
was situate butted bounded called known numbered described and distinguished TOGETHER WITH all buildings yards courts areas sewers drains water watercourses lights liberties easements privileges appendages and appurtenances whatsoever to the said hereditaments and premises belonging or in anywise appertaining to or with the same or any part thereof usually held used occupied or reputed to belong or be appurtenant thereto (hereinafter collectively referred to as "the Mortgaged premises") and all the estate right title interest claim and demand whatsoever of the Mortgagor in to and upon the said land hereditaments and premises and every part thereof and all deeds pattahs muniments writings and evidence of title which in anywise relate to the said premises or any part or parcel thereof and which are or hereafter shall or may be in the custody power or possession of Mortgagor or any person or persons from whom she the Mortgagor can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted transferred and conveyed or expressed and intended so to be unto the Mortgagee absolutely for ever freed and discharged from all charges liens attachments and incumbrances but subject to the proviso for redemption next hereinafter contained PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that if the Mortgagor shall on the 10th day of March 1957 which will be in the year One thousand Nine Hundred and Fifty-seven pay to the Mortgagee the full and clear sum of Rs.5,250/- (Rupees Five thousand two hundred and fifty only) and shall in the meantime pay interest for the same at the rate of seven per cent per annum computed from the date of these presents by regular quarterly payments on or before the last days of March, June, September and December in each year the first of such payment of interest to be made on the 31st day of March 1952 next with such rests in the account as are hereinafter mentioned and shall also during the subsistence of this security pay all rates and taxes assessments impositions and outgoings which are or may hereafter be payable in respect of the said land hereditaments and premises hereby transferred and expressed or intended so to be or any part thereof whether separately or with any other property as and when the same shall from time to time become due and payable and shall also pay all law costs and charges of and incidental to these presents as well as all costs charges and expenses which the Mortgagee shall or may be put to or incur in getting in and recovering payment of the moneys and the premises hereby secured or otherwise in connection with the mortgaged premises without any deduction or abatement whatsoever notwithstanding any rules or practice of Court to the contrary in this behalf then the Mortgagee will at the request and costs of the person requiring the same reconvey and retransfer the mortgaged premises unto the Mortgagor or as the person or persons making the payment shall in that behalf direct free from all charges and incumbrances whatsoever in the meantime made or suffered by the Mortgagee and the Mortgagor doth hereby for herself and her heirs executors administrators representatives and assigns covenants with the Mortgagee that the Mortgagor shall on the said 10th day of March 1957 or so soon as the same shall become due and payable pay to the Mortgagee the said principal sum

of Rs.5,250/- and shall also pay interest thereon in the meantime at the rate of 7 (seven) per cent per annum on the days and in the manner mentioned in the proviso for redemption hereinbefore contained with such rests in the account as are herein-after mentioned and also shall during the subsistence of this security pay from time to time all rates taxes assessments and impositions and shall also pay all costs charges and expenses as aforesaid without any deduction or abatement whatsoever as hereinbefore provided in the proviso for redemption AND FURTHER that in case default shall be made in payment of any instalment of quarterly interest upon the same falling due it shall be lawful for the Mortgagee in every case of such default to make a rest and to charge interest upon interest at the rate of 7 (seven) per cent per annum but it is expressly understood and agreed that this right to charge compound interest is not in anywise to prejudice or affect the exercise of any right power or remedy the Mortgagee has or shall or may have under these presents or under any law AND FURTHER that if default shall be made in the payment of any two consecutive quarterly instalments of interest (the default in the payment of a part of any such instalment being deemed to be a default in the payment thereof) then and immediately after such default or if the Mortgagor shall fail or neglect to observe or perform any of the covenants hereinbefore or hereafter contained and on the Mortgagor's part to be observed or performed or to carry out any of the Mortgagor's obligations under these presents other than the covenant and obligation to pay the said principal sum or so much of it as shall then be outstanding or a Receiver shall have taken possession of the mortgaged premises as hereinafter provided then in any such event happening the whole of the said principal sum with interest thereon at the rate aforesaid and all other monies hereby secured or intended so to be or so much thereof as shall remain due and payable on the footing of these presents shall at the option of the Mortgagee become due and recoverable notwithstanding that

N.B. ✓ the said 10th day of March 1957 shall not have then arrived and in case the said principal sum of Rs.5,250/- or any part thereof or any other money hereby intended to be secured shall remain unpaid after the said 10th day of March 1957 then the Mortgagor shall pay by like regular payments with like rests as are hereinbefore mentioned interest at the rate aforesaid for the moneys which for the time being shall remain due on the security of these presents until the same shall be fully paid PROVIDED ALWAYS and it is hereby agreed that if the Mortgagor shall regularly and punctually pay interest for any quarter on the day on which interest for such quarter is made payable and the said principal sum shall not have been called in or the Receiver shall not have taken possession of the mortgaged premises as hereinafter provided the Mortgagee shall accept interest at the reduced rate of 6 per cent per annum for such quarter in lieu of interest at the rate of 7 per cent per annum provided further and it is hereby agreed that after the expiration of two quarters as herein mentioned from the date of these



presents the Mortgagor shall be at liberty to pay on any date when a quarterly instalment falls due in addition to the interest then due any sum being a multiple of Rs.100/- and not being less than Rs.500/- at a time towards and in part payment of the said principal sum of Rs.5,250/- and thereupon interest on the amount so paid shall cease and thereafter all references to the principal sum shall mean and apply to the principal sum reduced by such part payment as aforesaid AND the Mortgagor her heirs executors administrators representatives and assigns further covenant with the Mortgagee that the Mortgagor is absolutely seised and possessed of and well and sufficiently entitled to the mortgaged premises and has good right full power and lawful authority to grant transfer and assure the said premises unto the Mortgagee as aforesaid according to the true intent and meaning of these presents AND FURTHER that the Mortgagor and all other persons having or lawfully or equitably claiming any estate or interest whatsoever in the said mortgaged premises or any or every part thereof shall and will from time to time and at all times hereafter upon the request of the Mortgagee but at the cost of the Mortgagor and afterwards of the person or persons requiring the same do and execute or cause to be done or executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said messuage land hereditaments and premises and every part thereof unto the Mortgagee in manner aforesaid/as shall or may be reasonably required AND ALSO that the Mortgagor shall regularly and as often as any of them shall be due pay and discharge all rates taxes assessments and impositions and all charges of a public nature or otherwise having priority over the moneys due and payable under these presents and produce the receipt or discharges therefor for the inspection of the Mortgagee as and when demanded by it AND ALSO that if at any time any proceedings shall be taken for the compulsory acquisition of the mortgaged premises or any part thereof the Mortgagor shall forthwith give notice of such proceedings to the Mortgagee and shall from time to time keep the Mortgagee informed of the progress of the same and shall consent out of the compensation money to the payment in the first place of the said costs charges and expenses and thereafter of all interests and compound interest due to the Mortgagee and then of the principal money hereby secured in so far as the same shall extend notwithstanding that the said 10th day of March 1957 shall not have then arrived AND ALSO that these presents shall at all times be so construed as to create an English Mortgage within the meaning of the Transfer of Property Act and the Mortgagee shall have and execute all the powers exercisable by and be entitled to all rights remedies and relief open to a Mortgagee under a Mortgagee of the said description AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED.



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10/3/57

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(1) That whenever the monies secured hereby or any part thereof becomes due it shall be lawful for the Mortgagee by writing under the hand of one of its Directors or Chief Officers to appoint such person or persons as it thinks fit to be Receiver of the rents issues and profits of the mortgaged premises or any part thereof with usual powers and remuneration and in case of institution of any suit for the recovery of the mortgaged monies, the Mortgagee will be at liberty to apply for appointment of a nominee of the Mortgagee as the Receiver to which the Mortgagor

undertakes to consent and shall be deemed to consent, and in either case, the Receiver shall not have to furnish any security unless the Mortgagee shall require the same. And the Mortgagor hereby covenants that she will make over to the Receiver possession of the mortgaged premises when the Receiver will become entitled to take possession thereof by virtue of these presents and if the Mortgagor shall then be in possession of the mortgaged premises or any part thereof, the Mortgagor shall pay such occupation rent as the Receiver at his discretion shall fix.

(2) That notices letters etc. to the Mortgagor will be deemed to have been sufficiently served if sent by the Mortgagee or its legal advisers to the Mortgagor at her residence hereinbefore mentioned by post under certificate of posting and/or if one copy of such notice is affixed on any part of the mortgaged premises.

(3) That the Mortgagor will not during the continuance of the security erect or cause to be erected any Temple Musjid or any other place of religious worship of any nature or kind within the mortgaged premises or the precincts thereof and she declares that there is at present no such Temple Musjid or any place of religious worship in the premises.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece of parcel of revenue free land being Plot No.562 Block No.'N' of the Society's New Alipore Development Scheme No.XV measuring 5.88 cottas be the same a little more or less situate lying at and being a portion of Port Commissioners' surplus land lying between Diamond Harbour Road and Tolly's Nullah in Mouza Shahpur and Chetla Thana Alipore Registration Dist. Alipore District 24-Parganas within the Municipal limits of the Corporation of Calcutta.

IN WITNESS WHEREOF the Mortgagor has hereunto set and subscribed her hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED
at Calcutta in the presence of:-

1. Ashim Bose..
18/2, vidyasagar street.
Calcutta-9

2. Jitendra Kumar
Hindustani Buildings
Calcutta

3. Sushil Kumar Goswami
Hindustani Buildings,
Calcutta

Typed by : S. Banerjee

Compared by : [Signature]

Nripto Kala Bose
Nripto Kala Bose

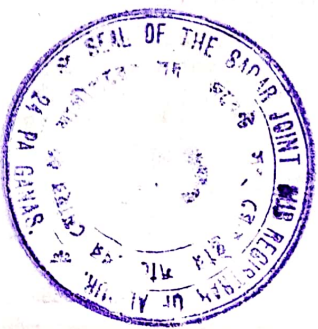


Sub-Registrar
of Alipore

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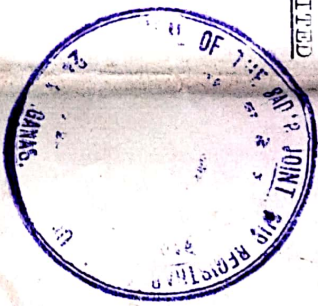
[Signature]
Sub-Registrar
of Alipure: **Sadar**

THE HINDUSTHAN CO-OPERATIVE
INSURANCE SOCIETY LIMITED

BEFORE
NARIPALBA BOSE
A N D

1296
1297 -
Debit
Book No
Volume No *24*
Pages *122 to 130*
Being No *15223*
for the year 19 *584*

MORTGAGE.



[Signature]
Sub-Registrar
of Alipure: **Sadar**

14-3-52

1296
PART OF March 1952