



Sec. 32, Chap. No. 83 of 1962-63
Certified that the full stamp
instrument under the Indian Stamp Act amounting to
Rs. 225/- (Two hundred and twenty five rupees)
has been paid, recorded to Govt. Revenue
No. 10 dated 17.5.62.

Calcutta Collectorate.
17.5.62.

Collector of Stamp Revenue

17.5.62. 1962

Admissible under Rule 21 and also
under Section 31 of the
Bengal Tenancy Act (which is exempt
from or does not require Stamp duty)
under the Indian Stamp Act, 1899.
Article 14, No. 10 dated 17.5.62.

Free paid

Date of Collection, 17.5.62. 1962

17.5.62

17.5.62

17.5.62

17.5.62

THIS INDENTURE OF LEASE made this thirtieth

day of August One thousand nine hundred and sixty-two

BETWEEN THE GOVERNOR OF THE STATE OF WEST BENGAL hereinafter

referred to as the "LESSOR" (which expression shall unless

excluded by or repugnant to the context be deemed to include

her successor in office and assigns) of the ONE PART

AND

UMA ROY CHOUDHURY wife of Aravinda Prosad Roy Choudhury re-
siding at 75-D, New Alipore, Calcutta 33 Police Station

Alipore District 24 Parganas hereinafter referred to as the

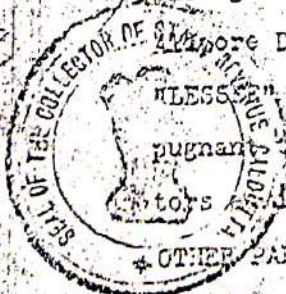
"LESSEE" (which expression shall unless excluded by or re-

pugnant to the context be deemed to include her heirs execu-

tors administrators representatives and assigns) of the

OTHER PART.

WHEREAS the Lessee has applied to the Lessor



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to grant her a lease of the land and premises hereinafter more particularly described in the Schedule hereunder written for the period and on the terms and conditions hereinafter mentioned and the Lessor has agreed to the proposal of the Lessee.

WITNESSETH as follows:

1. In consideration of the salami or premium of Rs.14,780 (Rupees fourteen thousand seven hundred and eighty) only out of which the Lessee has paid to the Lessor the sum of Rs.7390 (Rupees seven thousand three hundred and ninety) only being fifty per cent. of the salami or premium and has promised to pay the balance of Rs.7,390 (Rupees seven thousand three hundred and ninety) only in manner hereinafter appearing and of the rent and the Lessee's covenants hereinafter reserved and contained the Lessor doth hereby demise unto the Lessee ALL THAT piece or parcel of land hereditaments and premises hereinafter more particularly described in the Schedule hereunder written and hereinafter referred to as the "demised land" TO HOLD the same UNTO the Lessee as from the twentieth day of August One thousand nine hundred and sixty-two for the term of 99 (ninety-nine) years paying annual rent at the rate of Rs.1/- (rupee, one) only during the said term on the twentieth day of August every year for the year for which such rent shall be due and payable without any deduction or abatement whatsoever.

2. That the Lessee to the intent that the obligations may continue throughout the term hereby created hereby covenants with the Lessor as follows:

(1) To pay Rs.7,390/- being the balance of the salami in one or several annual instalments within the period of twelve years from the date of these presents.

pay annually on each anniversary of these pre-



sents interest on the said sum of Rs. 7,390/ (Rupees seven thousand three hundred and ninety) only or the portion thereof for the time being remaining due and payable at the rate of 7 per cent. per annum; provided however that in the case of punctual payment of the said interest on the respective due date of payment thereof the interest will be charged at the rate of 6 per cent. per annum in lieu of 7 per cent. per annum.

(3) That the Lessee shall pay the rent reserved on the day and in the manner aforesaid.

(4) To ^{be} pay and discharge all existing and future rates taxes assessments duties impositions and outgoings whatsoever imposed or charged upon the demised premises or upon the owner or occupier in respect thereof payable by either in respect thereof.

(5) That the Lessee shall use the said plot of land solely for the purpose of erecting a building for residential purpose and for no other purposes whatsoever without the previous consent in writing of the Lessor or the Government of West Bengal (hereinafter referred to "the Government").

(6) Not to assign underlet or part with the possession of the demised premises or any part thereof so long as the full amount of the salami is not paid and after payment of the full amount of the salami not to assign transfer or assign the demised premises or any part thereof without first obtaining the written consent of the Lessor such consent however not to be unreasonably withheld in the case of a respectable and responsible person.

(7) Not to mortgage or charge the lease hold interest of the Lessee and the buildings to be erected thereon without the previous consent in writing of the Government.

(8) Should the Lessee die after having made a bequest



of the leasehold premises and the building to be erected thereon in favour of more than one person or die intestate having more than one heir then in such case the persons to whom the leasehold premises with the buildings thereon be so bequeathed or the heirs of the deceased Lessee as the case may be shall hold the said property jointly without having any right to have partition of the same by metes and bounds or they shall nominate one person amongst their number in whom the same shall vest.

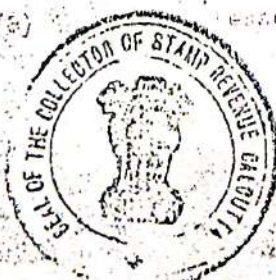
(9) To bear and pay all expenses incurred in respect of preparation, execution and registration of the lease to be executed by the Lessor in favour of Lessee including the stamp duty and registration fees payable therefor.

(10) To pay the proportionate charges for the lighting of street lights near the demised premises and the proportionate cost for the maintenance of the pumps for the supply of water to the demised premises at such rates as will be fixed by the Government or any other appropriate authority as the case may be.

(11) Not to permit any sale by auction to be held on the demised premises or suffer any part of the demised premises to be so used as to cause nuisance annoyance or inconvenience to the occupiers of adjacent houses or the neighbourhood.

(12) To keep the demised premises including the building in a clean and sanitary condition and in a proper state of repairs.

(13) To yield up the demised premises with fixtures except tenant's fixtures and additions thereto at the determination of the tenancy in good and tenantable repair and condition in accordance with the covenants hereinbefore contained.



3. The Lessor hereby covenants with the Lessee as follows:

(1) That the Lessee paying the rent hereby reserved and observing and performing the several covenants and stipulation herein on his part contained shall peaceably hold and enjoy the demised premises during the said term without any interruption by the Lessor or any person rightfully claiming under or in trust for him.

(2) That the Lessor will on the written request of the Lessee made six calendar months before the expiration of the term hereby created and if there shall not at the time of such request be any existing breach or non-observance of any of the covenants on the part of the Lessee hereinbefore contained at the expenses of the Lessee, grant to him a lease of the demised premises for the further term of ninety-nine years from the expiration of the said term at the same rent and containing the like covenants and provisions as are herein contained with the exception of the present covenant for renewal the Lessee on the execution of such renewed lease to execute a counterpart thereof and without requiring payment of any further premium.

4. PROVIDED ALWAYS AND IT IS EXPRESSLY AGREED as follows:

(1) If the Lessee makes default in the payment of any instalment of the salami or the interest thereon payable thereon as aforesaid on the respective due date for payment thereof or if the rent hereby reserved or any part thereof shall be unpaid for thirty days after becoming payable (whether formally demanded or not) or if any covenant on the Lessee's part herein contained shall not be performed or observed or if the Lessee or other person in whom for the time being the term hereby created shall be vested shall become bankrupt then and in any of the said cases it shall be lawful for the Lessor at any time thereafter to re-enter upon the demised



premises or any part thereof in the name of the whole and thereupon, without prejudice to the right of action of the Lessor in respect of any breach of the Lessee's covenants herein contained, this demise shall absolutely be determined and all amounts paid by the Lessee towards salami shall stand forfeited and the Lessor shall be entitled to re-enter into possession of the demised land or any part thereof in the name of its whole and all buildings and structures as may in the meantime be erected by the Lessee in the demised land shall belong to and be vested in the Lessor.

(2) Any notice required to be served hereunder shall be sufficiently served on the Lessee if left addressed to her on the demised premises or forwarded to ^{her} ~~him~~ by post or left at ^{her} ~~his~~ last known address.

(3) All sums payable by the Lessee to the Lessor and/or the Government under these presents for premium or salami, rent or interest shall be recoverable as a public demand under the Bengal Public Demands Recovery Act or any statutory modification thereof for the time being in force.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT land measuring Five Cottahs Five Chittaks and Nineteen square feet to be the same a little more or less situate lying at and bearing plot No. 88 J.L.No.34 Touzi No. 151 Subdivision Alipore Mauza Bade Raipur Thana Tollygunge Registration Alipore Sub-district Alipore in the District of 24-Parganas within the Corporation of Calcutta and butted and bounded in the manner following that is to say on the north by a 40 feet wide road on the west by Plot No. 87 on the east by Plot No. 89 and on the south by Plot No. 99 and the plan enclosed.



IN WITNESS WHEREOF the parties hereto have hereunto

set and subscribed their respective hands and seals the day
month and year first above written.

SIGNED SEALED AND DELIVERED
for and on behalf of the
Governor of the State of
West Bengal by the Secre-
tary, Development Depart-
ment, Government of West
Bengal, in the presence of:

[Signature]

[Signature]
S. I. Banerjee
Development Commissioner &
Ex-Officio Secretary,
Development and Community Welfare
& Extension Services,
Government of West Bengal

SIGNED SEALED AND DELIVERED by
in the presence of:

Uma Roy Choudhury

U.N.D. (N.N.D.E)
Assistant Director,
DIVISION OF PHARMACOLOGY,
Central Drug Research Institute,
LUCKNOW.

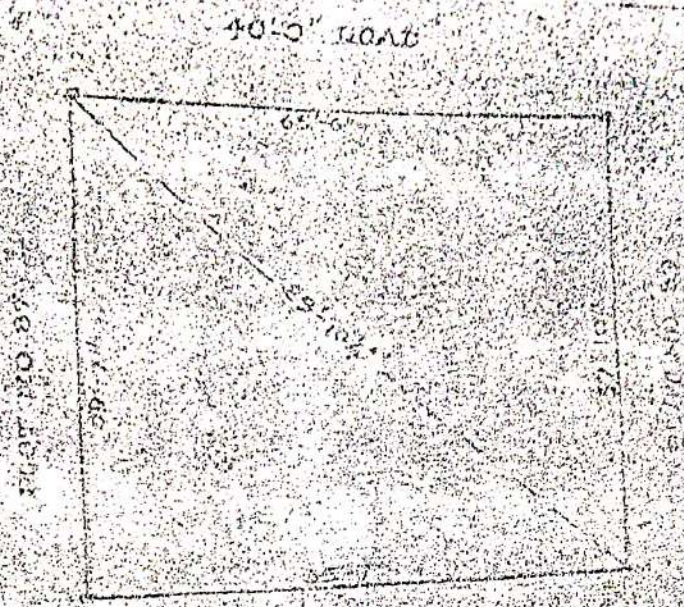


Dr. B. K. Bhattacharya
Assistant Director,
DIVISION OF CHEMOTHERAPY,
CENTRAL DRUG RESEARCH INSTITUTE,
LUCKNOW.

PLOT PLAN TO PLOT NO 98
 TOLYGUN LAND DIV. SCHEME

SCALE: 20' = 1"

AREA: 57.5 CH. 12.501



PLOT NO 99

[Signature]
 Approved
 District Commissioner
 District of Tollygun
 District of Tollygun
 District of Tollygun

MEASUREMENT ACCEPTED

SUPERVISOR
 SUPERVISING SURVEYOR
 CONSTRUCTION BOARD

Being no = 7806

for 196



19-8-6

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