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Sec 32, Base No. 48 of 1947-48.  
Certified that the full stamp duty chargeable on this  
Instrument under the Indian Stamp Act, amounting to  
Rs. 15,150/- Fifteen thousand, one hundred & Fifty only,  
has been paid by Chalan No. 1 of 28.6.47.

Calcutta Collectorate.  
The 28<sup>th</sup> June 1947

Collector of Stamp Revenue.  
Mr. J. S. /

*C. S. Rs. 28.6.47*

Transfer fee..... *Rs 70/3f*  
Cost of transmission in C. F. Stamps  
*Rs 7/9f*  
Process fee in Court fee stamps *Rs 6/-*

Admissible under Registration Rule  
21 also under Sections 12 & 18 of  
the Bengal Tenancy Act. Duty  
stamped under the Bengal Stamp  
Department Act 1922 Schedule I A.

*Exempt from stamp duty - vide India Stat. with notification no 6220 SR. dt 30.9.04. Registrar of Calcutta.*

*Exempt from payment of stamp duty - vide Govt. of India notification no 3760 dt 24.4.14.*

THIS INDENTURE made this 18<sup>th</sup> day of July One Thousand Nine Hundred and Forty Seven BETWEEN

THE OFFICIAL TRUSTEE OF BENGAL, Executor and Trustee to the last Will and Testament of Mrs. Kate Emily Graham deceased of No. 1, Council House Street in the city of Calcutta hereinafter called the "Vendor" (which expression shall unless excluded by or repugnant to the context be deemed to include his successor or successors in office and representatives) of the One Part and THE BENGAL SECRETARIAT CO-OPERATIVE LAND MORTGAGE BANK AND HOUSING SOCIETY LIMITED a Company registered under the Bengal Co-operative Societies Act 1940 and having its registered office at Writers' Buildings, Dalhousie Square in the city of Calcutta hereinafter called the "Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include its successors, representatives and assigns) of the Other Part WHEREAS one William Graham by several Bengali deeds of sale both in his own name as well as in the benami of his clerk Ramsasi Chaudhury purchased various plots of lands held in Madhya Sattwadhikari Chirasthai Mokarari Mourashi rights and several plots of rent free lands in Mouza Dhakuria Gobindpur and Salimpur in Thana Tollygunge in the district of 24-Parganas and set out in the Schedule hereunder AND WHEREAS the said William Graham by virtue of his purchase as aforesaid had his name recorded in the records of the Superior Landlords and was seised and possessed of the same as the sole and absolute owner thereof till his death on the 17th January 1931 AND WHEREAS prior to his death the said William Graham on the 3rd May 1909 made and published his last Will whereby he gave devised and bequeathed unto his wife the said Mrs. Kate Emily Graham all his moveable and immoveable real and personal properties including the said plots of land intended to be hereby conveyed and whereof he appointed his wife the said Kate Emily Graham as the sole Executrix AND WHEREAS the said Will was duly proved in the High Court of Judicature at Fort William in Bengal in its Testamentary and Intestate Jurisdiction and Probate thereof was on the 31st day of March 1931 granted to the said Kate Emily Graham as the Executrix thereof AND WHEREAS the said Kate Emily Graham prior to her death on the 2nd October 1931 made and published her last Will and Testament on the 2nd April 1931 whereby she appointed the Vendor as the sole Executor of her said Will with directions to the Vendor to administer

*Free*  
*Lt. Rs 70/3*  
*CF 7/9*  
*Rs 6/-*  
*Sec 12 & 18*  
*Rs 10/10000*



administer the Estate in the manner set out in the said Will AND WHEREAS the Vendor as such Executor to the said Will of the said Kate Emily Graham applied to the High Court of Judicature at Fort William in Bengal in its Testamentary and Intestate Jurisdiction for grant of Probate to him AND WHEREAS on the 15th December 1931 Probate of the Will of the said Mrs. Kate Emily Graham was granted to the Vendor as such Executor by the said High Court AND WHEREAS on the death of the said Mrs. Kate Emily Graham the Vendor in his capacity as Administrator General of Bengal applied to the High Court of Judicature at Fort William in Bengal for grant of Letters of Administration de bonis non to the Estate of the said William Graham AND WHEREAS on the 23rd day of February 1932 Letters of Administration de bonis non was granted to the Administrator General of Bengal and as such Administrator the Vendor has duly administered the Estate of the said William Graham AND WHEREAS the said Vendor as such Executor as aforesaid is administering the Estate of the said Mrs. Kate Emily Graham and is seised and possessed of the said lands hereditaments and premises set out in the Schedule hereunder and intended to be hereby granted and conveyed AND WHEREAS on the 29th November 1935 the Vendor granted a Lease for a period of 19 years commencing from 1st January 1931 to one Jodhpur Club Ltd., of the lands hereditaments and premises situate in the aforesaid Moujas Dhakuria Gobindpur and Salimpur set out in the Schedule hereunder subject to payment of rent and to the terms and conditions contained in the said lease AND WHEREAS by the said Will dated 2nd April 1931 the said Mrs. Kate Emily Graham inter alia directed the Vendor to sell call in and convert into money such part of the Estate of the said Kate Emily Graham as did not consist of money AND WHEREAS by virtue of such direction contained in the said Will and also for the purpose of administration of the Estate of the said Kate Emily Graham <sup>on the twelfth day of November 1945</sup> the Vendor has agreed with the Bengal Secretariat Co-operative Society Ltd. for the absolute sale to the said <sup>or its nominee</sup> Society for the sum of Rs.10,10,000/- (Rupees Ten Lakhs Ten Thousand only) of all the said lands, hereditaments and premises together with all structures belonging to the Vendor situate in the aforesaid Moujas of Dhakuria Gobindpur and Salimpur and being premises No. 1 Gariahat Road within Tollygunge Municipality and more particularly set out in the Schedule hereunder subject to the said lease in favour of the Jodhpur Club Ltd. as aforesaid but otherwise free from all encumbrances AND WHEREAS the said Bengal Secretariat Co-operative Society Ltd. have nominated the Purchaser as its nominee to complete the purchase of the said lands hereditaments and premises described in the Schedule hereunder written NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.10,10,000/- (Rupees Ten Lakhs Ten Thousand only) paid by the Purchaser

to



17.30/2  
Registrar of Calcutta

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to the Vendor before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge) the Vendor doth hereby grant convey and transfer and assure unto the Purchaser all those pieces or parcels of lands tenements hereditaments together with all structures belonging to the Vendor and being premises No. 1 Gariahat Road within the Tollygunge Municipality and situate in the aforesaid Moujas Dhakuria Gobindpur and Salimpur and described in the Schedule hereunder written and delineated in the map or plan hereto annexed OR HOWSOEVER OTHERWISE the said lands messuages hereditaments and premises or any part thereof now is or are or heretofore was or were situate butted bounded called known numbered described or distinguished TOGETHER with all buildings, erections, structures and fixtures as aforesaid and trees and tanks thereon and thereunto belonging and with the same usually held used occupied or enjoyed and all ways paths passages water water courses drains lights privileges easements appendages and appurtenances whatsoever to the said land tenements hereditaments and premises belonging or in anywise appertaining or reputed or known to be part or parcel or member thereof which now is or are or heretofore was or were held used occupied or enjoyed therewith and the reversion or reversions remainder or remainders rents issues and profits thereof and all the right title interest property claim and demand of the Vendor unto and out of and upon the said premises and every part thereof TOGETHER with all deeds documents and muniments of title exclusively regarding the same TO HAVE AND TO HOLD the said messuages lands tenements hereditaments and premises expressed to be hereby granted conveyed transferred or assured or intended so to be unto the Purchaser free from all encumbrances and for ever subject only as regards the plots which are rent paying to the payment of Mekarari rents payable to the respective landlords as mentioned in the Schedule hereunder and subject also to the said lease dated 29th November 1935 in favour of the said Jodhpur Club Ltd. And the Vendor doth hereby covenant with the Purchaser that the Vendor has not at any time hereinbefore done or executed or knowingly suffered or been party or privy to any act deed or thing whereby the said messuages lands hereditaments and premises hereby granted conveyed or expressed so to be or any part thereof are is or may be affected or encumbered in anywise howsoever or whereby he is prevented from granting and conveying the said lands hereditaments and premises in manner aforesaid.

THE SCHEDULE



THE SCHEDULE ABOVE REFERRED TO:

All those brick built messuage dwelling House together with the pieces or parcels of land containing in all an area of 48.27 acres more or less situate in Mouza Gobindapur J.L.No.38 in Touzi No.230,233,234 within Pergana Khaspur Thana Tollygunge Sub-registry Alipur and within the jurisdiction of Tollygunge Municipality in the District of 24 Parganas described in the settlement records as follows and in respect of the said several plots rent is payable to the superior landlords as shown hereunder :-

Khatian No.	Cadastral Dag No.	Sub-khatian No.	Area	Nature of right	Superior Landlord	Rent.
26	224 224/236	27	.83	Madhyasattwadhikari Chirasthayi Mukurari	Maharaja Probirendra Mohan Tagore.	Rs. 7-9-0
28	214 214/237	29	.37	Do	Maharaja Tagore	" 0-11-6
(1-2) / 65 / 69	173 227 316 313 311 311/320 230/264 225 225/249 225/250 225/251 225/252 225/253	66 70	.28 4.07	Do Do	Sm. Anup Kumari Sm. Chand Kumari Sm. Sajjan Kumari Sm. Sarala Kumari Do	" 2-2-0 " 58-15-6
71	185 186 209 210 210/242	72	5.02	Do	Do	" 31-7-6
(38-12-2) / 73	221 222 223 226 174/285	74	5.61	Do	Do	" 38-12-6
(24-7-2) / 75	215	76	1.56	Do	Do	" 24-7-6
/ 77	207 219 220 304 304/328	78	4.42	Do	Do	" 20-6-0
/ 81	230 230/257 230/260 230/261	82	1.47	Do	Do	" 12-9-0
/ 83	203 303 203/271 203/276	85	2.03	Do	Do	" 11-14-3
/ 84	"	85	1.06	Do	Do	" 8-5-6
(46/87) 70 10-0-6 / 87	216 216/246 216/247 216/248	88	1.92	Do	Do	" 30-0-0
/ 89	201 204	90	1.77	Do	Do	" 9-5-8
/ 91	213	92	.77	Do	Do	" 9-0-4



*Handwritten signature*  
Registrar of Calcutta

Khatian No.	Cadastral Dag No.	Subkhatian No.	Area	Nature of right	Superior Landlord	Rent.
93/	211/ 211/238 211/239 211/240 211/241	94	1.29	Madhyasatwadhikari Chirasthayi Mokerari	Sm. Anup Kumari & Ors.	Rs. 7-5-1
95/	310/ 310/331 310/332	97		Do	Do	" 6-4-3
96/	"	97	1.08	Do	Do	" 1-9-0
98/	315/ 315/321	99	.51	Do	Do	" 5-1-6
100/	208/	101	.72	Do	Do	" 5- 0-0
102/	307 308 307/326 307/327	104	1.77	Do	Do	" 4-12-9
103/	"	"		Do	Do	" 4-12-9
105/	228 312/319 228/262 228/263	106	.42	Do	Do	" 2-7-1
107/	231 232 233	108	.45	Do	Do	" 2-4-6
109/	202	110	.75	Do	Do	" 2-2-2
111/	206 206/266	112	.54	Do	Do	" 2.1.6
113/	317	114	.64	Do	Do	" 5-11-2
115/	229	116	.11	Do	Do	" 0-13-0
120	193 193/277	128	1.57	Do	Do	" 8-6-6
129	199 205 205/267 199/270 199/273 199/274	130	.85	Madhyasattwadhikari Chirasthayi Niskar	Do	x
135	177 178	136 137	2.26	Do	Do	x
141	198 200 198/268 198/269 198/272 200/275	142	1.09	Do	Do	x
143	174	145	.74	Do	Do	x
147	217 218 217/243 217/244 217/245	148	1.67	Madhyasattwadhikari Chirasthayi Mokerari	Do	" 30-0-0
149	314 314/318	150	.32	Madhyasattwadhikari Chirastheyi Niskar	Do	x
117/	312 309/330	118	.78	Madhyasattwadhikari Chirasthayi Mokerari	Do	" 4-7-6
79/	309 309/322 309/323 309/324 309/325 309/329	80	2.53	Do	Do	" 15-14-6

All



All those pieces or parcels of land containing in all an area of 17.58 acres more or less situate at Mouza Dhakuria J.L.No.18 in Touzi No.230,233 within Pargana Khaspore Thana Tollygunge Sub-registry Alipore within the jurisdiction of Tollygunge Municipality in the District of 24 Pargannas described in the Settlement Records as follows and in respect of which rent is payable to Superior Landlords as shown in the chart hereunder.

Khatian No.	Cadastral Dag No.	Subkhatian No.	Area	Nature of right	Superior Landlord	Rent
435	59	436	.06	Madhyasattwadhikari Chirasthayi Mokerari	Maharaja P.M.Tagore	Rs. 15-6-0
437	44 58 44/62 44/64	433	.66	Do	Do	" 6-4-0
453	55	454	.82	Rent free	Do	x
449	47	450	.22	M.C,Mokurari	Do	" 1-8-0
439	42 50 42/63	440	.97	M.C,Mokurari	Do	" 5-4-0
441	52 54 54/73 52/81 52/82 52/83 52/84 54/85 54/86	442	2.19	M.C.Mokurari	Do	" 4-8-7
443	53 53/69 53/70 53/71	444	1.37	Do	Do	" 4-0-0
447	52 51/76 51/77 51/78 51/79 51/80	448	.72	Do	Do	" 2-2-3
451	46	452	.28	Do	Do	" 1-4-0
455	43 45	456	.81	Niskar	Do	x
457	40 40/74	458	.27	Niskar	Do	x
600	38 39 48 48/66 38/68 48/75	601	7.46	M.C.Mokurari	Ghosal Wards Estate	" 200-0-0
445	57	446	.07	Do	Maharaja Tagore	" 2-12-0
47	56 56/72	48	1.11	Do	Rajendra Sing Singhi & Ors."	4- 7-9
801	41 41/65	805	.57	Rent free	Sn. Anup Kumari & Ors.	x

All those pieces or parcel of land containing in all an area of 15.08 acres more or less situate at Mouza Salimpur J.L.No.37 in Touzi No.230,233 within Perganna Khaspur Thana Tollygunge Subregistry Alipore within the Jurisdiction of Tollygunge Municipality in the District of 24 Pergannas described in the Settlement Records as follows and in respect of which rent is payable to Superior Landlords as shown hereunder :-

Khatian



Registrar of Calcutta


Khatian No.	Cadastral Survey Dag No.	Subkhatian	Area	Nature of right	Superior Landlord	Rent.
95	17 5 11	97 } 98 }	6.11	M.C. Mokurari	Maharaja P.M. Tagore	Rs. 41-9-9
103	2 3 6 13 14 15	104	4.29	Do	Do	" 15-6-0
105	4 16	106	.95	Do	Do	" 3-12-0
107	1	108	.32	Do	Do	" 3- 0-0
115	7 10 8 9 12	116	4.72	Rent free	Do	x
117	18	118	.14	Do	Do	x

IN WITNESS WHEREOF the Vendor has put his hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

by C.T. Moore the Official Trustee of Bengal at Calcutta in the presence of :

*A. N. Mishra*  
Solicitor, Calcutta  
*Saroj Kumar Chandra*  
Chief Supdt  
Admin General of Official Landee's Office  
Calcutta

*C.T. Moore.*  
Official Trustee of Bengal.  


MEMO OF CONSIDERATION

By Cheque No. OC 65311 dated 24.1.47 on Imperial Bank of India, Clive Street, drawn by the Purchaser in favour of the Vendor for Rs. 7,30,000/- ... Rs. 7,30,000- 0-0

By Cheque No. C000878 dated 24.1.47 on Bengal Provincial Co-operative Bank Ltd. drawn by the Purchaser in favour of the Vendor for Rs. 1,80,000/- ... " 1,80,000- 0-0

By earnest money. Rs. 1,00,000/- ... " 1,00,000- 0-0

Rs. 10,10,000- 0-0

(Rupees Ten Lacs Ten Thousand only)

WITNESSES:

*A. N. Mishra*  
*Saroj Kumar Chandra*

*C.T. Moore.*  
Official Trustee of Bengal.



Presented for registration at <sup>12 Am</sup>

at the Calcutta Registration office

on the <sup>30th</sup> day of <sup>July 19</sup>

By Mr. C. T. Moore, Official Trustee of Bengal  
through Mr. A. N. Mitter, Solicitor:

A. N. Mitter

*A. N. Mitter*  
Registrar of Calcutta.  
30.7.47

Executed by Mr. C. T. Moore, Official Trustee of Bengal  
who is exempt from personal appearance in this office under section 88 of Act XVI of 1908 is proved by his seal and signature. — vide his letter no 6728 of 23.7.47

*A. N. Mitter*  
Registrar of Calcutta.  
30.7.47





10191  
DATED THIS 18<sup>th</sup> DAY OF July 1947.

10197  
10197

BOOK No. 1  
Volume 87  
Page No. 16 to 127  
B.M. No. 2593  
For 1947

Between  
THE OFFICIAL TRUSTEE OF BENGAL  
And  
THE BENGAL SECRETARIAT CO-OPERATIVE  
LAND MORTGAGE BANK & HOUSING SOCIETY  
LIMITED.

1st. Court, Alipore.  
FILED  
28. APR. 1947  
24-Parganas.

Registrar of Calcutta  
20/7

C O N V E Y A N C E

1st. Court, Alipore.  
FILED  
28. APR. 1947

1st. Court of the District, Alipore.  
S. No. 392-418 of 1947  
S. No. of P. T. ...  
S. No. of Detail ...

23.4.47

A. N. MITTAL  
Solicitor,  
6, Old Post Office Street,  
Calcutta.

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