



STAMP AFFIXED BY

Rasulabad

STAMP THE CAUTIONER
CALCUTTA COLLECTORATE

1148 I



Admission under Act 23 duty
Admission under the Hindu Succession
-ments Act, 1922 as amended by Section
32 of the Calcutta Improvement Act,
1917 Scheme 1 A No. 23 Stamp Duty
under the original Stamp (Hindu)
-ments Act
Additional duty paid
under the Calcutta Improvement Act 1908

Rs. 375

Rs. 24 3/8

For paid Rs.

A 521.
N 5/8
57/8

Handwritten signature and date 17/12/38

THIS INDENTURE made this Fifteenth day of December One thousand nine hundred
and twenty-Six BETWEEN HINDUSTAN CO-OPERATIVE INSURANCE SOCIETY LIMITED

which is a joint stock Company incorporated and registered under the Indian
Companies Act and having its registered office at No. 6A, Corporation Street
in the town of Calcutta (hereinafter called the vendor) of the one part AND

JATINDRA MOHAN DAS GUPTA son of late *Mohim Nishan Das* by caste *Vaidya*
by occupation Medical Practitioner residing at No. 3, Duff Lane in the town
of Calcutta aforesaid (hereinafter called the purchaser) of the other part

WHEREAS the vendor by an Indenture made on and bearing date the 3rd day of
June 1917 and executed by Katifunnessa Bibi and others in its favour and
registered, in Book 1 Volume 59 pages 119-136 being No. 2700 for 1917 of the
Alipore Registry purchased the lands hereditaments and premises being portions
of Nos. 2, 3, 4, 5, 6/1 and 6 Swinhee Street and 21 Rustomji Street fully described
therein and portions whereof hereinafter described are intended to be hereby
conveyed AND WHEREAS the vendor thereafter amalgamated the said premises with
another portion thereof purchased by it sometime ago and divided the same into
several plots suitable for building purposes AND WHEREAS the vendor hath agreed
with the purchaser for the absolute sale to her ~~and~~ one of such plots being plot
No. 2 formerly called Plot No. 3 of the scheme known as Scheme No. IV section A
which is hereinafter fully set forth and described and the inheritance thereof
in fee simple in possession free from encumbrances at or for the price of
Rs. 900/- (Rupees Nine Hundred) only per cottah AND WHEREAS the price of the said
plot which contains an area of 1 Bigha 7 Cottah 4 Chhattak calculated at the rate
aforesaid comes up to Rs. 24,525/- (Rupees Twenty-four Thousand Five Hundred and
Twenty-five) only AND WHEREAS upon the treaty for the said purchase it was agreed



that the sum of Rs.16,300/- (Rupees Sixteen Thousand and Three Hundred) only being part of the said consideration money should remain in the hands of the purchaser and that the payment thereof with interest should be secured by an indenture of mortgage bearing even date herewith AND WHEREAS the vendor is seized and possessed of or otherwise well and sufficiently entitled as absolute proprietor to the land hereditaments and premises hereinafter described and intended to be hereby conveyed NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.8,225/- (Rupees Eight Thousand Two Hundred and Twenty-five) only being part of the said purchase money of Rs.24,525/- (Rupees Twenty-four Thousand Five Hundred and Twenty-five) only to the vendor paid by the purchaser on or before the execution of these presents (the receipt whereof the vendor doth hereby acknowledge and of and from the same and every part thereof doth hereby release him the purchaser his heirs executors administrators representatives and assigns) and in further consideration of the sum of Rs.16,300/- (Rupees Sixteen Thousand and Three Hundred) only being the remainder of the said purchase money so secured the vendor DOTH HEREBY transfer unto the purchaser his heirs executors administrators representatives and assign ALL THESE that piece or parcel of vacant land hereditaments and premises being the said plot No.2 formerly called Plot No.3 fully set forth and described in the first schedule hereunder written and particularly delineated in the map or plan hereto annexed and is enclosed within red lines OR HOWSOEVER OTHERWISE the said land hereditaments and premises or any part thereof now are or is or heretofore were or was situated tented butted bounded called known numbered described or distinguished TOGETHER WITH all yards courts areas sewers drains ways paths passages commons fences walls water courses lights rights liberties privileges easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto AND ALL THE ESTATE right title interest claim and demand whatsoever of the vendor into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH all deeds pattas and muniments of title whatsoever exclusively relating to or concerning the said hereditaments and premises or any part thereof which now are or hereafter shall or may be in the possession power or control of the vendor its successors representatives and assigns or any other person or persons from whom it or they or any of them may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed so to be UNTO AND TO THE USE OF the purchaser his heirs executors administrators representatives and assigns absolutely and for ever AND the vendor doth hereby for itself its successors and assigns covenant with the purchaser his heirs representatives and assigns that notwithstanding any act deed or thing by the vendor done executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or



other thing whatsoever to alter defeat encumber or made void the same AND THAT notwithstanding any such act deed or thing whatsoever as aforesaid the vendor has now in itself good right and full power to grant the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the purchaser his heirs representatives and assigns in manner aforesaid AND the purchaser his heirs executors administrators representatives and assigns 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 thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for it AND THAT free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates and encumbrances created by the vendor or any person or persons lawfully or equitably claiming from under or in trust for it AND FURTHER THAT the vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any of them or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser his heirs representatives and assigns do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the purchaser his heirs executors administrators representatives and assigns in manner aforesaid as shall or may be reasonably required AND the vendor doth hereby further covenant with the purchaser his heirs executors administrators representatives and assigns that the vendor its successor and assigns will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the costs of the purchaser his heirs executors administrators representatives or assigns produce or cause to be produced to him or them or his or their solicitors or agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings comprised in the second schedule hereto for the purpose of showing him or them their title to the hereditaments and premises hereby conveyed or expressed so to be or any part thereof and also at the like request and cost deliver or cause to be delivered unto the purchaser his heirs executors administrators representatives or assigns such attested or other copies or extracts of or from the said deeds and writings or any of them as he or they require and will in the meantime unless prevented as aforesaid keep the same deeds and writings safe unobliterated and uncancelled.

THE FIRST SCHEDULE ABOVE REFERRED TO.

ALL THAT piece or parcel of revenue-reddeed land or ground containing by admeasurement 1 Bigha 7 Cottah ^A Chattak be the same a little more or less situate lying at and being portion of premises Nos. 2, 3, 4, 5, 5/1, 6 Swinhee Street and 21 Rustonji Street in Ballygunge in the suburbs of the town of Calcutta and being portion of holdings Nos. 50 and 53 Mouza South Ballygunge subdivision I division V Dehi Panchannagram Government Khas Mohal estate Thana Ballygunge Sub-registry Alipore in the district or 24 Pergunnahs known as Plot No. 2 of the Vendor Society's Scheme No. IV Section A which plot ^{is} shown in the map or plan hereto annexed and is enclosed within red lines and marked as plot No. 2 formerly called Plot No. 3 therein and which is butted and bounded in manner following viz ——— On the North by plot No. 1 of the ^{A said scheme being} another portion of premises Nos. 2, 3, 4, 5, 5/1, 6 Swinhee Street and 21 Rustonji Street and marked as such on the said plan on the East by a 40 feet wide road which the vendor Society has constructed and is about to make over to the Corporation of Calcutta fitted up with light and sewer mains, on the West by Plot No. 6 of the said Scheme No. IV Section A being another portion of 2, 3, 4, 5, 5/1, 6 Swinhee Street and 21 Rustonji Street and premises No. 21 Rustonji Street and marked as such on the said plan and on the South by Plot No. 4 of the said Scheme being another portion of 2, 3, 4, 5, 5/1, 6 Swinhee Street and 21 Rustonji Street.

THE SECOND SCHEDULE ABOVE REFERRED TO.

1. Original Bengali Bill of sale dated 28th November 1868 executed by Sreenutty Janna Bibi in favour of Rahim Bux.
2. Original Bengali Bill of sale dated 24th January 1869 executed by Dhan Bibi and others in favour of Munshi Rahim Bux.
3. Original Bengali Bill of sale dated 12th Kartick 1279 B.S. executed by Mohendra Nath Das Mulakar in favour of Sheikh Juman Mistry.
4. Two pattahs both dated 28th May 1874 granted by the Collector of 24 Pergunnahs in favour of Munshi Rahim Bux in respect of holding Nos. 6, 10 & 12.
5. Original Pattah dated 27th February 1876 granted by the Collector of 24 Pergunnahs in favour of Mahamood Ali Bibi in respect of holding No. 15.
6. Original Pattah (torn) dated 29th February 1876 granted by the Collector of 24 Pergunnahs in favour of Juman Mistry in respect of Holding Nos. 5 and 7.
7. Original Pattah dated 17th March 1876 granted by the Collector of 24 Pergunnahs to Marimuddin Golder in respect of holding No. 14.
8. Original Bengali Bill of sale dated 17th May 1885 executed by Srimutty Zaygun Bibi and others in favour of Amiran Bibi.
9. Original Bengali Bill of sale dated 27th September 1886 executed by Mahamooda Bibi in favour of Amiran Bibi.



10. Original Bengali Bill of Sale dated 28th September 1886 executed by Aisran Bibi alias Tani in favour of Manshi Rahim Bux.
11. Certified copy Bengali Partition Deed dated 5th April 1886 between Sheikh Umarali and Sreenutty Aberrawa Bibi.
12. Original Bengali Bill of sale dated 10th June 1888 executed by Sheikh Amarali Sarker in favour of Manshi Rahim Bux.
13. Certified copy Bengali Petition dated 23rd April 1902 filed in the District Judge's Court, 24 Pergunnahs by Sreenutty Katifunnessa Bibi.
14. Original Bengali agreement for sale dated 22nd April 1913 executed by Sreenutty Sabajan Bibi and others in favour of Manshi Ali Mahomed Khan.
15. One certified copy petition of Mohammad Majir Hossain dated 16th September 1915 filed in case No.305 of 1913 in the District of Judge's Court 24 Pergunnahs.
16. Certified copy Bengali Deed of Gift dated 3rd Aswin 1323 B.S. executed by Sabesan Bawa in favour of Shamsunnessa Bibi.
17. Certified copy Bengali Bill of Sale dated 21st December 1916 executed by Sreenutty Merium Bibi in favour of Shamsunnessa Bibi.
18. Certified copy Bengali Bill of Sale dated 2nd January 1917 executed by Sheikh Anwar Hossain in favour of Shamsunnessa Bibi.
19. Certified copy Bengali Bill of sale dated 1st June 1917 executed by Nissat Ali Sheikh in favour of Shamsunnessa Bibi.
20. Original Declaration by Masid Hossain in the Court of the Sub Deputy Magistrate at Alipore solemnly affirmed on the 6th day of June 1917.
21. Certified copy Bengali Release dated 20th September 1917 executed by Ishani Bibi in favour of Shamsunnessa Bibi.
22. Certified copy Bengali Release dated 21st December 1917 executed by Akshoy Kumar Sen in favour of Sheikh Majid Hossain.
23. Original Bengali Release dated 29th January 1918 executed by Ramtaran Bandopadhyay in favour of Sreenutty Katifunnessa Bibi.
24. Original Bengali Release dated 29th January 1918 executed by Ramtaran Bandopadhyay in favour of Nissat Ali.
25. Original Indemnity Bond dated 3rd September 1918 executed by Sreenutty Katifunnessa Bibi and others in favour of Hindusthan Co-operative Insurance Society Limited.
26. Four certified copies of extracts from the Register of Deaths at Jamir Mistry Burial ground, regarding the death of Kamrunnessa Bibi and others.
27. Certified copy extract from the order sheet in case No.305 of 1913 of the District Judge's Court, 24 Pergunnahs.

28. Certified copy extract from the order sheet in case No.135 of 1902 of the District Judge's Court, 24 Pergunnahs.
29. Redemption certificate for holding No.50 Sub-division I Division 5 sub-Registry Sealish granted by the Collector of 24 Pergunnahs to Surendra Nath Tagore on the 11th January 1919.
30. Redemption certificate for holding No.53 Sub-Division I Division 5 Sub-Registry Sealish granted by the Collector of 24 Pergunnahs to Surendranath Tagore on the 11th January 1919.
31. Certified copy extract from Mr. Bharti Khasra Khatian of Holding 50 Division 5 Sub-division I Behl Panchannagram under the collector of the District of 24 Pergunnahs.
32. Certified copy extract from Khasra Khatian of Division No.5 Sub-Division I of Mouza South Ballygunge under the Collector of 24 Pergunnahs.
33. Certified copy extracts from Mr. Bharti Khasra Khatian of grand Division 5 Sub-division I Mouza South Ballygunge.
34. Certified copy extract from Khasra Khatian grand division No.5 Sub-division I Mouza South Ballygunge Estate Panchannagram season 1903-5.
35. Certificate of Health Officer dated 5th April 1917 regarding search of death Register of Jamir Mistry with two receipts for the search.
36. Original Conveyance dated 3rd June 1917 executed by Kalifunnessa Bibi and others in favour of the vendor.

IN WITNESS WHEREOF the vendor hath hereunto caused its common seal to be affixed by its General Secretary on its behalf who has also signed these presents on behalf of the vendor the day and year first above written.

THE COMMON SEAL of the above named
HINDUSTHAN CO-OPERATIVE INSURANCE
SOCIETY LIMITED, was hereunto affixed
and these presents were signed by
Surendra Nath Tagore, General Secretary
of the vendor on its behalf in the
presence of :-

Surendra Nath Tagore
General Secretary

Witnesses to the fact
that Hindusthan Co-operative Insurance Society Ltd.
is a Corporation of the Calcutta

Prasanna Chandra Ghosh
clerk, Hindusthan Co-operative
Insurance Society Ltd.

Surendra Nath Tagore
General Secretary





Handwritten text, possibly a signature or date, written in dark ink.

Red handwritten text, possibly a date or reference number, written in red ink.



Area
B. K. CH. 517
1. 7. 8. 9.

6-581

5-3001

113-59

97-67

MINDUSTHAN

PL 01 N5





1 p. ... 10

1927

Attesting Sub-Registry Office

Surendra Nath Tagore

late ...

64 Corporation Street Calcutta

name

Residence

Trade

General Secretary to the Hindustan Corporation Insurance Company Ltd.

Surendra Nath Tagore
Executive Hindustan C. Ins.

for ... 1927

above is admitted by Surendra Nath Tagore.

who is ...

... to ...

... to ...

... Corporation ...

... Tagore

... by ...

... by ...

... to ...

Surendra Nath Tagore
Hindustan C. Ins.

... 1927

Dated this 15th day of December 1926.

HINDUSTANI CO-OPERATIVE INSURANCE
SOCIETY LIMITED.

To

JATINDRA MOHAN DAS GUPTA.

3 1926
2nd x 1000

10/11/26

CONVEYANCE.



10/11/26

By J. C. Das

Secretary

For Mohan Singh
Rs 552

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File No.

Doc No. I

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Subscribed by

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