

1.266

I: 1172 30RS.



Admissible under Rule 21,
 duly Stamped (or ~~stamp from~~
~~or does not require~~ Stamp
 duty under the Indian
 Stamp Act, 1899, Schedule
 IA No. 40 (6)
 Fee paid: —

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 23/—

P. Ray
 Sub Registrar of *7/3/53*
 Cossipore Dum-Dum

THIS INDENTURE made this 23 day of March, One thousand
 nine hundred and fifty three BETWEEN SREEMATI PUSPA RANI DEY Wife of
 Sri Ananta Kumar Day residing at No.45/A, Bijoli Dutta Lane in the
 town of Calcutta by caste Hindu by occupation Grihasthali herein-
 after called the "MORTGAGOR" (which expression shall unless excluded
 by or repugnant to the context include her heirs executors admini-
 strators representatives and assigns) of the One Part AND THE
AMALGAMATED DEVELOPMENT LIMITED a Joint Stock Company with limited
 liability incorporated under the Indian Companies Act and having
 its registered Office at No.14, Netaji Subhas Road in the town of
 Calcutta hereinafter called the "MORTGAGEE" (which expression shall
 unless excluded by or repugnant to the context include its successor
 or successors in interest and assigns) of the Other Part WHEREAS by

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certified that a single stamp of Rs 35/- is not available and in the smallest number of stamps which I have supplied so as to make up the full amount is as follows:-

1 rupee - 2 30/-
 5 paise - 1 30/-
 10 paise - 1 30/-
 18 2/3 paise - 1 30/-
 18 2/3 paise - 1 30/-

No. 926 to 926. Date 18/2/1963
 Sold to Smt. N. Bandyopadhyay
 of ...
 For Rs ...
 Judge's Court. ...
 Alipore, 24 Pns
 Vender.

Presented for registration at
 12-5-63 P.M. on the ...
 day of ... at the
 Cossipore Dum Dum Sub-Registrar
 Office for ...
 execution of the executants/
 claimants of the ...
 attorney for ...
 executant or claimant under a
 Power of attorney No ... For
 19 authenticated by the
 Sub-Registrar of ...



Radip Kumar Ray
 Sub-Registrar of
 Cossipore Dum Dum

Executed and admitted by
 Ananta Kumar Ray
 Son of ...
 of ...
 Thana ...
 District - 24 Parganas
 by Caste ...
 by Profession ...

1345

Ananta K. Ray

Witnessed by
 Ananta Kumar Ray
 Son of ...
 of ...
 Thana ...
 District - 24 Parganas
 by Caste ...
 by Profession ...

Radip Kumar Ray
 Sub-Registrar
 Cossipore Dum Dum



-2-

an Indenture of conveyance bearing even date with but executed prior to the execution of these presents and made between the said Mortgagee as vendor of the one part and the said Mortgagor as purchaser of the other part ALL THAT piece or parcel of land being plot No.63 of Benugopal Kunja therein also in the schedule hereinafter fully described was purchased by the Mortgagor for the purpose of building a residential house AND WHEREAS out of the total consideration of the said plot No.63 of Benugopal Kunja the Mortgagor paid only a part and requested the Mortgagee to accept the balance sum namely Rs.4,500/-⁷ (Rupees Four thousand and five hundred) only in ten years in manner hereinafter appearing and agreed to execute and register a deed of Security for payment of the said sum of Rs.4,500/- (Rupees Four thousand and five hundred) only immediately after the execution of the conveyance now in recital NOW THIS INDENTURE WITNESSETH and declares as follows:-

1. In consideration of the said premises the said Mortgagor hereby covenants with the said Mortgagee that the said Mortgagor will pay to the said Mortgagee the said sum of Rs.4,500/- (Rupees Four thousand and five hundred) only by ten equal annual instalments to be computed from the date of these presents together with

interest ---



-3-

interest thereon at the rate of eight per cent per annum calculated from the date of these presents upto the date of payment and payable monthly and every month on or before the 3rd day of each and every succeeding month without any deduction of such payment to be made on or before the 3rd day of April next. The annual instalments shall be payable on or before the 3rd day of each and every succeeding year and the first of such instalments shall be payable before the 3rd day of March 1954.

2. The said Mortgagor hereby charges as a first charge in favour of the said Mortgagee the said piece or parcel of land comprised in and conveyed by the above mentioned Indenture of conveyance and also described in the schedule hereto together with the buildings and other erections that may hereafter be erected thereon with the appurtenances thereto belonging (the possession whereof will remain with the said Mortgagor) with the payment to the said Mortgagee of the said sum of Rs.4,500/- (Rupees Four thousand and five hundred) only with interest thereon as aforesaid.

3. The Original Indenture of conveyance mentioned above will remain with the said Mortgagor and she shall during the subsistence of these presents whenever called upon at her costs produce or

cause ---

cause to be produced the same at such place or before such person as may be required by the said Mortgagee and shall in the meantime keep the same safe unobliterated and uncanceled.

4. No payment of any annual instalments shall be accepted by the Mortgagee unless the interest due on the date of such payment is first paid off.

5. Notwithstanding anything herein contained the Mortgagor shall have the liberty at anytime within the said period of ten years from the date of these presents to pay the entire amount then due by way of principal and interest which the Mortgagee shall accept.

6. When the entire amount of the unpaid consideration together with interest is fully paid the Mortgagee shall at the request and cost of the Mortgagor or her nominee or nominees a deed of Release and cause the same to be registered.

7. Notwithstanding anything hereinbefore contained in case of default in payment of interest for 12 consecutive months or in case of default of payment of any annual instalments within three months from the date when it becomes due the Mortgagee shall have the right to realise the whole amount then due on account of the balance of consideration money together with interest by Suit.

8. Notwithstanding anything hereinbefore contained to the contrary the Mortgagor shall pay and the Mortgagee shall accept interest at the rate of six per cent per annum on the said sum of Rs.4,500/- (Rupees Four thousand and five hundred) only or any part thereof as the case may be PROVIDED the interest is paid regularly and punctually within six months from the date when it first becomes due.

THE SCHEDULE ---

THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of Madhyasattadhikari Chirasthai Brahmottar Niskar or rent free land hereditaments and premises measuring 4 cotta 2 chittaks and 36 square feet corresponding with .068 satak a little more or less situate lying at and being plot No.63 of Benugopal Kunja being part of old Municipal Holding No.88 Jessore Road but at present No.190A, Cal- Jessore Road within the jurisdiction of South Dum Dum Municipality Thana Dum Dum Sub Registry Office at Cossipore Dum Dum District 24 Parganas and comprised in Pergana Calcutta Touzi No.3083 Moura Satgachi J.L.No.20 R.S.No.154 Khatian No.779 with 781 part of Dag No.126 the Zamindar whereof is Nrisinga Chandra Nundy Choudhury of Satgachi, P.O.Dum Dum, District Twentyfour Parganas.

The said plot No.63 is butted and bounded on the North by plot No.54 on the East by plots Nos.1B and 1A on the South by 20' feet wide road and on the West by plot No.62 all of the said Benugopal Kunja Scheme.

IN WITNESS WHEREOF the said Mortgagor hath duly signed this Deed the day month and year first above written.

SIGNED AND DELIVERED

in the presence of :-

1) *Pranta Kumar Das*
45/A Biga 4 Dett Lane

2) *Dr. ...*

স্বাক্ষর/চ

Read and explained by me
Dr. ...

✓
DATED THIS 3rd DAY OF March, 1953.

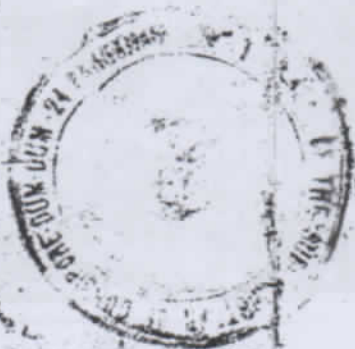
FROM
SREENATI PUSPA RANI DEY.

TO
THE AMALGAMATED DEVELOPMENT LTD.

MORTGAGE.
Re: Plot No. 63 of Benugopal Kunja (Dum Dum).

Rm 7903
Sub Registrar of
Cossipore Dum-Dum

Pr. K. P. Chatterjee
Sub. Reg. of
Cossipore Dum-Dum
9.8.53



Registered
4
8-8-11
81
19
85
1172
Kolkata 1953

AMAR NATH BANERJEE ADVOCATE.

THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of Wadhyasattadhipari Chiragsthai Brahmothar Niskar or rent free land hereditaments and premises measuring 4 cotta 2 chittaks and 36 square feet corresponding with .068 satak a little more or less situate lying at and being plot No.63 of Benugopal Kunja being part of old Municipal Holding No.88 Jessore Road but at present No.190A, Cal- Jessore Road within the jurisdiction of South Dum Dum Municipality Thana Dum Dum Sub Registry Office at Cossipore Dum Dum District 24 Parganas and comprised in Pergana Calcutta Touzi No.3083 Mouza Satgachi J.L.No.20 R.S.No.154 Khatian No.779 with 781 part of Dag No.126 the Zaminar whereof is Nrisinga Chandra Nundy Choudhury of Satgachi, P.O.Dum Dum, District Twentyfour Parganas.

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SIGNED AND DELIVERED

in the presence of :-

1) *Pranta Kumar Roy*
45/4 Biga 4 Dett Lane

2) *Dr. ...*
Dr. ...

28/1/27

Read and explained by me
Dr. ...