



Admissible under Rule 21 and  
also under section 18 or 12 of the  
Bengal Tenancy Act VIII of 1935  
and amendment Act 1923.

Duly stamped under the Bengal  
Stamp Act 1922 Schedule I A  
No. 23

Process fee

Total..... 1/8

24/1-1839  
10/1839

Fees paid as under

made this  
Registering

THIS INDENTURE

first

day of February, One Thousand Nine Hundred and  
Thirty-nine BETWEEN MESSRS MUGNEERAM BANGUR & CO a registered  
copartnership firm carrying on business as dealers in stocks  
and shares and also as dealers in landed properties at No.7,  
Lyons Range in the town of Calcutta hereinafter called -

"The said VENDORS" (which expression shall unless the meaning  
is excluded by or repugnant to the context include the member  
or members for the time being of the said firm and the survivors  
and survivor of them and the assigns of the said firm) of the  
ONE PART AND SAMARENDRA NATH ROY CHOWDHURY son of Babu Mati

2371

Lal Roy Chowdhury of Ulpur P. S. Gopalgunj, District Faridpur  
at present residing at No.13 Brindaban Mallik Lane, Calcutta  
by Caste Kaystha by Occupation Zaminder hereinafter called

A-8  
mnb  
10/18

"The said PURCHASER" (which expression shall unless the mean  
is excluded by or repugnant to the context include his heirs  
executors



Verified that a single stamp of this value of Rs. 37/8 for the document required would be sufficient to meet the number of stamps with the furnished (10/-) as the required number is as follows.

10.5.38 Sold to Samaren Danata Ray  
13 Prindaban Chowdhury  
Re. Calcutta  
Date 21.5.38



Presented for Registration  
at A.M. or P.M. on the 21<sup>st</sup>  
day of July 1938 at the  
Sub-Registration Office at  
Alipore by Samarendra  
Ray, Sub-Registrar  
Executive or Claimant or  
attorney for  
under power of  
attorney No. for 19  
authenticated by the Sub-  
Registrar of Samarendra Nath Ray

Has been  
District Sub-Registrar  
21-5-38

is admitted by  
Principal Clerk  
son of late Chhatra Lal  
Choudhary of  
377/1 Upper Chitpurn  
Thana Calcutta  
District

T. C. Choudhary  
28.5.38

By caste. Agomala  
by profession. Servant as sent for Golind Lal Banger  
pursues of mess Majumdar Banger & Co under  
a grant of Rs. 529 for 1935  
B. Golind Lal Banger  
District Sub-Registrar  
Son of. Smt. Gopabandhu  
of. Peshwa Calcutta  
S. Choudhary

Has been  
District Sub-Registrar  
28-5-38





## दो रुपया आठ आना

2

executors, administrators, representatives and assigns) of the  
 OTHER PART Whereas at a sale held by the Registrar of High Court  
 Calcutta, pursuant to the decree dated the twelfth day of April  
 One thousand nine hundred and thirty five and the second day of  
 January One thousand nine hundred and thirty six respectively  
 made in suit No.1618 of 1934 (Hongkong Shanghai Banking -  
 Corporation -vs- Birendra Singh Jahuri & ors) the Vendors  
 for the sum of Rupees Seventy thousand purchased ALL THAT  
 messuage tenement and house together with the piece of parcel  
 of revenue free land containing an area as per Collectorate -  
 Register Fourteen Bighas Eleven Kottas Eight Chittaks -  
 and Thirty-eight Square Feet but - -



1  
 Correspondent's stamp of  
 this office is required  
 for all documents. If not  
 furnished, the smallest  
 number of stamps required is as follows.

35/-  
 20/-  
 10/-  
 20/5/18

5428

Samarendra neelgiri  
 13. Budaban Majumdar

Rs. 60/-

Date 16/2/39

LICENSED STAMP VENDOR  
 Calcutta Collectorate



District Sub-Registrar.

but on measurement found to be fourteen bighas and seventeen cottas situate lying at and being premises No. 36 (formerly No. 18) Prince Rahimuddin Lane within the limits of Tollygunge Municipality Sub-Registry Office Alipore comprised in Holding Nos. 40, 41 and 42 (formerly 48/B and 48) Division VI Sub-Division "S" Dihi Panchannagram in the District of Twenty-four Parganas AND WHEREAS the vendors after their purchase as aforesaid divided the said premises into several separate and distinct plots of land AND WHEREAS the vendors have agreed with the purchaser for the absolute sale to him of one of such plot being plot No. 44 and forming a portion of the said premises No. 36, Prince Rahimuddin Lane hereinafter fully described and intended to be hereby granted and conveyed at the rate or price of Rupees Seven hundred and Twenty-five per cotta free from encumbrances AND WHEREAS the price of the said plot No. 44 measuring three cottas and four chattacks 14 Sq. Ft. at the aforesaid rate amounts to Rupees Two thousand three hundred and seventy annas five AND WHEREAS the vendors are absolutely seised and possessed of or are otherwise well and sufficiently entitled as an absolute estate of inheritance in fee simple in possession or an estate equivalent hereto free from all incumbrances to the said piece or parcel of land being plot No. 44, as aforesaid hereinafter fully described and intended to be hereby granted and conveyed NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rupees Two thousand three hundred and seventy annas five whereof the sum of Rupees Seven hundred and seventy and annas five of lawful money of British India to the vendors paid by the purchaser on or before the execution of these presents (the receipt whereof the vendors do hereby as well as by the receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof do hereby acquit release and discharge the purchaser) and the payment of the balance of Rupees One thousand and six hundred being secured under a Security Deed





*[Signature]*  
District Sub-Registrar.

of even date with these presents and executed by the purchaser in favour of the vendors creating charge upon the land hereby intended to be granted transferred and conveyed the vendors do hereby grant transfer and convey unto the purchasers their heirs, executors, administrators, representatives and assigns ALL THAT piece of parcel of rent free land containing and area of Three cottas and Four Chittacks and fourteen square feet corresponding with .054 satangsa <sup>more or</sup> less being plot No. 44 forming a portion of the said premises No. 36, Prince Rahimuddin Lane within the area of Tollygunge Municipality Thana Tollygunge Sub-Registry Office, Alipore and comprised in Touzi No. <sup>1298</sup> ~~2833~~ in Holding Nos. 41 and ~~22~~ Division VI Sub-Division "S" Dihi Panchannagram in the District of Twenty-four Parganas and delineated in the map or plan hereto annexed and thereon bordered pink and the said plot No. 44 is described in the last settlement records as comprised in Mouza Kanklia Pargana Panchannagram J.L. No. 40 Khatian No. 399 Dag No. 424 which is Madhyasattyadhikari Chirasthai Niskar under the Collector of Twenty-four Parganas on behalf of Emperor of India and butted and bounded in the manner following, that is to say, on the North by new 20 ft. wide road on the East by Plot No. 44A <sup>at</sup> vendors' Scheme on the South by plot No. 44B of vendors' Scheme and on the West by new 16 ft. wide Road OR HOWSOEVER OTHERWISE THE said piece or parcel of land hereditaments and premises now are or is or at any time or times heretofore were or was situate butted bounded called known numbered described or distinguished TOGETHER with all ways drains and ALL AND SINGULAR the right liberties easements privileges paths passages walls appendages appurtenances whatsoever to the said piece or parcel of land hereditaments and premises belonging or reputed to belong to or anywise appertaining to or with the said plot No. 44 or any part thereof now are or is or at any time heretofore were or was held used occupied possessed or enjoyed or reputed to belong AND the reversion remainder or remainders yearly or other rents issues profits of the said piece or parcel of land hereditaments and premises and every part thereof AND All the estate right title interest property claim and demand whatsoever both





*[Handwritten signature]*  
District Sub-Registrar.



both at law or in equity of the vendors of into out of or upon the said piece or parcel of land hereditaments and premises and every part thereof TO HAVE AND TO HOLD the said piece or parcel of land hereditaments and ALL AND SINGULAR other the premises hereby granted transferred and conveyed or otherwise assured or intended so to be unto and to the use of the purchaser absolutely and for ever free from all encumbrances AND THE vendors do hereby covenant with the purchaser that notwithstanding any act deed matter or thing whatsoever by them the vendors made done committed or knowingly or willingly suffered to the contrary they the said vendors now have good right full power and absolute authority to grant convey and transfer ALL AND SINGULAR the said piece or parcel of land hereditaments and premises hereby granted conveyed and transferred or expressed or intended so to be unto and to the use of the purchaser in manner aforesaid and according to the true intent and meaning of these presents AND THAT the purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said piece or parcel of land hereditaments and premises hereby granted and received and take the rent issues and profits thereof without any hinderance eviction inturruption disturbance claim and demand whatsoever from or by the vendors or by any person or persons now or hereafter equitably claiming or to claim by from under or in trust for them AND that free and clear and clearly and absolutely discharged or exonerated or otherwise by the vendors and well and sufficiently saved defended kept harmless and indemnified of from or against all former and other estates charges liens encumbrances attachments and executions whatsoever had made done executed occasioned or suffered by the vendors or any person or persons claiming or to claim by from through under or in trust for them AND moreover that they the vendors and all and every other person or persons having or claiming or who shall or may have or claim any estate right title interest property claim and demand whatsoever at law or in equity into or upon the said piece or parcel of land heredita-



*[Handwritten signature]*  
District Sub-Registrar.



hereditaments and premises hereby granted or intended so to be or any part thereof from through under in trust for them shall and will from time to time and at all times hereafter upon every reasonable request and at the expense and cost of the purchaser make do acknowledge or execute or cause to be done or executed all such acts deeds and things whatsoever for further and more effectually or satisfactorily granting or assuring the said piece or parcel of land hereditaments and premises and every part or parcel thereof unto and to the use of the purchaser in the manner aforesaid as <sup>he</sup> ~~they~~ shall reasonably require and the vendors do hereby for themselves their heirs, executors, administrators, representatives and assigns further covenant with the purchaser that they the vendors shall and 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 cost and expense of the purchaser produce or cause to be produced unto <sup>his</sup> ~~their~~ Attorneys 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 Schedule hereunder for manifesting maintaining defending and proving the title of the purchaser to and in the said piece or parcel of land hereditaments and premises comprised herein or any part thereof AND also at the like request and cost deliver and cause to be delivered unto the purchaser such attested or other copies or abstracts of or extracts from the said deed and writings or any of them as <sup>he</sup> ~~they~~ may require AND shall and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe unobliterated and uncanceled AND THIS INDENTURE FURTHER WITNESSETH that it is hereby agreed and covenanted between the parties hereto that they the vendors shall build construct at their own cost and expenses within a year from the date of these presents public roads fit for



*[Signature]*  
21/2/24  
District Sub-Registrar



fit for vehicular traffic for the use of the public in general and the same should be provided with surface drain on one side and lights and kept fit for vehicular traffic with and at the costs and expenses of the vendors and also maintain the same at their costs and expenses in a proper condition suitably for the purpose for which such roads have been constructed till they are taken over by the Municipality of Tollygunge.

SCHEDULE ABOVE REFERRED TO.

1. Original Sale certificate dated the 3rd day of September 1936 and granted to vendors in suit No. 1618 of 1934 (Hongkong & Shanghai Banking Corporation Ltd. - Vs - Birendra Singh Johury & Ors.).
2. Plain copy of Abstract of title filed in the above suit No. 1618 of 1934.

IN WITNESS WHEREOF the Vendors to these presents have hereunto set and subscribed their respective hands and seals the day month and year first above written.

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

*Amarendra Kailash Choudhary*  
*Partner*  
*By, Subin Choudhary*  
*Partner*  
*Amarendra Kailash Choudhary*  
*Partner*

*Amarendra Kailash Choudhary*  
13. Brindaban Malah Lane.  
Calcutta



*[Handwritten signature]*  
District Sub-Registrar.



Prv Earnest money paid on 18<sup>th</sup> July 1937 - Rs 51/-

Pr. antenn. pairs in small nets and  
cast through moss. *Amblycha* Chewy  
Fl.: Schell on 13<sup>th</sup> December, 1938 - 719-5-0.

Pay amount - Secured under a security deed of even date with these bonds - and encured by the purchase in favor of vendors for \_\_\_\_\_

At. 2370-5-0.

Refers two thousands and three hundred and seventy seven and five only.

witness to

Witness :-  
 Othello Cunningham Allegre and August  
 Amadora Garcia and August, Sole and August  
 Partner



*[Handwritten signature]*  
District Sub-Registrar.



36  
DATED THIS 21<sup>st</sup> DAY OF FEBRUARY 1939

MESSRS. MUGNEERAM BANGUR & CO.

TO

SAMARENDRA NATH ROY CHOWDHURY.

CONVEYANCE.

21/2/39  
District

District Sub-Regd Officer  
4.2.39



675  
39  
N/81  
Garden 1st 7/29

164  
23  
174

MUGNEERAM BANGUR & CO.  
LAND DEPARTMENT.

65, BANSTOLA STREET,

Calcutta, 26-8-1939.

Received from <sup>Mr.</sup><sub>Mrs.</sub> Samrendranath Roy Chowdhury

the sum of Rs. 549/14/- (Rupees five hundred forty nine annas fourteen

only being <sup>interest Rs. 49-14-0</sup>  
principal Rs. 500-0-0 } in respect of security deed of plot

No. 44 of premises No. 36 Prince Rahimuddin Lane

Rs. 549/14/-



Kania *[Signature]* Muchhly  
For Mugneeram Bangur & Co.