



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

16AC 820207

C no-35/26
Dt-05/02/26

COST OF FEES	
Fee	20.00
Tr	20.00
Chg	96.00
GTS	-
Pen	300.00
Service	72.00
Stamp	10.00
CPS	10.00
Total	528.00

K.D.S.K., Seal

05/02/26



004794

05 JAN 2026

No.

Date

Name & Address :

Stamp Vendor : ASHIM DAS

Hasnabad A.D.S.R. Office

Basirhat Treasury/North 24 Pgs.

Challan Amt.

Date:

Value:

101

Signature:



Subir Kumar Majumdar
Advocate of
Sealdah Court
Kolkata - 700 014

This is the Twenty sixth day of September one thousand
 and seventy five Between ASOK Banerjee Son of Kamalapati
 a Hindu by occupation Medical practitioner residing
 in the suburbs of Calcutta hereinafter
 called the owner which expression shall unless excluded by or repug-
 nant to the context be deemed to include his heirs executors ad-
 ministrators representatives and/or assigns of the one part And
 the Trustees for the Improvement of Calcutta a body corporate consti-
 tuted by the Calcutta Improvement Act 1911 hereinafter called
 the Board of the other part whereas by an indenture of even
 date with but executed prior to these presents and made between
 the Board of the one part and the owner of the other part
 and singular the hereditaments and premises described in the
 schedule hereto were transferred and conveyed to the owner by
 the Board and by the Indenture now in recital it was pro-
 vided that the payment of a portion of the purchase money
 of the sum of Rs. 29,623/- owing by the owner to the Board
 should be secured by an Indenture of even date being these presents
 to be executed by the owner immediately after the execution of
 the conveyance before mentioned and this Indenture is made



and declares as follows: 1. In consideration of the premises the owner hereby covenants with the Board that he the owner will pay to the Board the sum of Rs. 29,623/- (Rupees Contd. 2 (2nd page) (Rupees twenty nine thousand six hundred twenty three) within ten years to be computed from the 1st day of September 1975 together with interest thereon at the rate of eight percent per annum which in case of punctual payment will be reduced to seven and half percent per annum calculated from the said 1st day of September 1975 payable yearly on the 1st day of September each year during the said period the first of such payment to be made on the 1st day of September 1976. (2) The owner may at his option during any year of the said period of 10 years release the premises hereby charged or made subject thereto by payment to the Board of the said sum of Rs. 29,623/- together with the proportionate parts of annual interest of Rs. 2369.84 (or Rs. 2369.84 in case of punctual payment) due for that year and interest thereon. 3. The owner hereby charges as a first charge to the Board All and Singular the hereditaments and appurtenances to the Schedule hereto and shown on the plan hereto annexed and thereon coloured pink together

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Sub.

Dec. 1975

and the erections now are hereafter thereon and
with the appurtenances thereto belonging with the payment
of the Board of the principal interest and other moneys for the
term being due on the security of these presents 4. If the owner shall
fail and punctually pay to the Board the said sum of Rs. 22,623/-
in the tenth year computed from the 1st day of September 1975
or shall ~~indemnify~~ the balance of purchase money as provided
in Clause 2 hereof and shall also pay all other sums of money
now or to become due or payable hereunder and observe and
perform the covenants on his part and conditions herein contained
the Board will at the request and cost of the owner execute
a release or such other documents as may be necessary of
the premises hereby charged. 5. The owner hereby further cove-
nants with the Board that if any yearly payment of interest
shall remain unpaid for 15 days after the date when the same
shall be paid he will on demand in writing by the Board
pay the said sum of Rs. 22,623/- and for payment of the ⁸ ~~eight~~ outstanding
sums of money pay to the Board with such said amounts together
the principal sum at the rate
of eight percent per annum as may be due 6. The owner hereby



also Covenants with the Board that notwithstanding any act
done or thing by him done or executed or knowingly suff-
ered to the contrary Cont- 3 (3.1.22) (3) Contrary he now has good
right to charge the aforesaid premises in manner aforesaid and that
the premises charged herewith are free from all encumbrances except
the lien of the Board as vendors and further that the owner and
all persons rightfully claiming from under or in trust for him shall
and will from the time to time and at all times hereafter at the
request to the Board but at the cost of the owner do and exe-
cute or cause to be done and executed all such acts deeds and
things for perfecting the security hereby created in favour of
the Board as shall be reasonably required. 7. It shall be law-
ful for the Board at any time or times when the payment
so provided in clause 5 hereof shall be in arrear for the
space of three calendar months or if the balance of purchase
money not paid on the tenth year as specified herein without
any payment on the part of the owner to sell the premises
now or parts thereof either together or in lots and either
by auction or private contract and either with or
without conditions or stipulations relative to the title

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And

and to give effectual receipts for the purchase money
and to do all such acts and things for completing the sale which
Board shall deem proper. 8. The Board shall with and out
any delay to arise from any such sale as aforesaid in the
first place pay and retain all the costs and expenses attending
such sale and in the next place pay and satisfy the balance
of purchase money and the arrears of interest and all other
moneys due hereunder and shall pay the surplus (if any) to
the owner or other person / persons legally entitled thereto but
no purchaser upon any sale under the power hereinbefore con-
tained shall be bound or concerned to see or enquire whether
any such default has been made or otherwise as to the necessity
for or propriety of such sale or be affected by notice that
no such default has been made or that the sale is otherwise
unnecessary or improper and the owner hereby covenants with
the Board that he the owner shall and will from time to time
at all times during the continuance of the security hereby
created upon the request of the Board but at the cost of him
the owner produce or cause to be produced unto the Board
or to the attorney agents for the Board or to the Board

And

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and to do all other acts and things for completing the sale which
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unnecessary or improper and the owner hereby covenants with
and that he the owner shall and will from time to time
at all times during the continuance of the security hereby
created upon the request of the Board but at the cost of him
the owner produce or cause to be produced unto the Board
or to the attorney agents for the Board or to the Board



or such Contd. 4. (4) such attorneys or Agents shall direct
or at any trial hearing commission or examination or otherwise
on occasion shall require the Indenture of Conveyance if even
it is not executed prior to these presents and made between
the Board of the one part and the owner of the other part
and will also at the like request and cost furnish or deliver
or cause to be delivered unto the Board such attested or other
copies or extract of or from the said Indenture of Conveyance
as the Board may require and shall and will in the meantime
keep the same Indenture safe unobliterated and uncanceled damage
by fire or other accident excepted. The Schedule above referred to:-
That the piece or parcel of revenue free land containing an
area of 466 square metres be the same a little more or less situate
and being plot no. 1 and 2 of the Surplus lands in Calcutta Impro-
vement Scheme no. vi-m. (5) formed out of old premises nos. 104,
105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120,
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2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218,
2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232,
2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246,
2247,



Wb.

bounded as follows. That is to say on the north by
T. Scheme no. VI-M (S), on the East by plot nos
32/1 and 340 in C. J. T. Scheme no. VI-M, on the South
by plot no. 330 in C. J. T. Scheme no. VI-M and 12-2 Dectres
Road in C. J. T. Scheme no VI-M (S) and on the west
by plot no 3 in C. J. T. Scheme no. VI-M (S) or however
otherwise the same hereditaments and compounds are situated
bounded called known described or distinguished together with
any buildings and other structures for the time being thereon
and which said piece or parcel of land is more particularly
 delineated in the map or plan hereto annexed and thereon
coloured pink Contd. 5. (5th pag. 5) In witness whereof the
Chairman of the Board and the owners have hereunto set their
respective hands the day and year first above written sd.
J. C. Talukdar, chairman of the Board Given under the common
Seal of the Trustees for the Improvement of Calcutta and duly
signed in the presence of sd. Samir Kumar Banerjee witness, personal
Assistant to chairman & public relations officer Calcutta Improve-
ment Trust in the common Seal of the Board was hereunto affixed
sd. Dileep A. Trustee of the Calcutta Improve-

Chairman
of Board
(S-29)



Trust s.d. Illegible Secretary to the Calcutta Improvement Trust
 signed, sealed and Delivered by the abovenamed owner in the
 presence of s.d. Asok Banerjee witnesses s.d. Hiramday Mukherjee
 Advocate P. 258, darga Road, Calcutta-17 (2) proaula Datta C.I.T
 office Cal-12 (3) s.d. Asok Kumar Chakrabarti C.I.T office Cal-12
 (over page) Mope. VI-M (3)-37 & 41. Dated 1975 Asok Banerjee To the Trustees
 for the Improvement of Calcutta. Security Deed over plot no. 1 & 2
 Scheme no. VI-M (3)

26
 7-6

Copied for
 Sacerd at Bl.
 Ex. 4.11.75

Read
 Minu Sarker
 4.11.75

Compared
 Aranta K. Pramanik
 4.11.75

True copy.
 Certified to be a True Copy
 H. K. Rana
 District Sub-Registrar
 Sealdah, South 24 Parganas
 4.11.75 05/02/26

Addl. District Sub-Registrar
 Sealdah, South 24 Parganas

Certified to be a True Copy

Compared by
 9 05/02/26

267



১২/১২/১০

১২/১২/১০

SCALE :- 1:300

Witness:-

Public Relation officer
Education Improvement Trust.

12.2 mts.

signed illegible.
TRUSTEE.

Signed Mcgill.
SECRETARY.

R 0

PLOT 3

PO4075

PLOT 4

Plot-330

Sol Figure illegible

Witnesses:

Plot 339

PLOT-339/1

Plot 340

Plot 341

1) Sd/Hiranmay Mukherjee SCHEME VI-M
2) Sd/Prasanta Datta (Sd/A. Bandyopadhyay) Sd/Asok Bandyopadhyay.

3) 30% ASOK kumar chakrabarti, Compared By D. Mukherjee.

DEBRAJ MUKHERJEE
PLAN MAYER & D.S.R.

Collar. CHIEF VALVER.

EX. ENGR DSD.O.

Ex. Engr D & D.O.