

as 177/A, Bansdani Road more fully described in the Schedule hereunder written for a price of Rs. 1,47,000/- One lac and fortyseven thousand rupees only out of which a sum of Rs.21,250/- Rupees Twentyone thousand two hundred and fifty only has been paid to the Vendor by the ---- Purchaser Company as earnest money in part payment of consideration money as detailed in the memo of Consideration below NOW THIS INDENTURE WITNESSETH that in pursuance of the above agreement and in consideration of the sum of Rs. 1,47,000/- One lac and fortyseven thousand rupees comprising Rs. 65,000/- Sixtyfive thousand rupees only being credited in full satisfaction of the Principal and all interest accrued and due upto date of the debt remaining due and owing to the Purchaser Company upon the mortgage and charge deeds aforementioned as detailed in the Memo of Consideration given below a sum of Rs. 60,750/- Sixty thousand seven hundred and fifty rupees only paid by the Purchaser Company ^{to the Vendor} as per details in the Memo of Consideration below (the receipt whereof the Vendor doth hereby admit and from the same and every part thereof doth hereby release the Purchaser Company) the Vendor doth hereby grant sell convey and transfer unto the Purchaser Company ALL that pieces or parcels of land hereditaments and premises known as 177A Bansdani Road Regent Park more particularly described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said lands hereditaments and premises now are or is or heretofore were described or distinguished TOGETHER WITH all trees shrubs yards courts sewers drains ways paths passages common fence common Roads waters water courses rights lights liberties privileges easements and appurtenances whatsoever to the said lands hereditaments and premises belonging or in any wise appertaining or usually held or enjoyed therewith or reputed to belong or to be appertenant thereto AND all the estate right title interest claim and demand whatsoever into or upon or in respect of the said lands hereditaments and premises or any portion thereof TO HAVE AND TO HOLD the said lands -- hereditaments and premises and all and singular the premises hereby granted and transferred or expressed or intended so to be unto the Purchaser Company absolutely and for ever free from all right or equity of redemption and from all claims and demands of the Vendor under the mortgage and charge aforementioned but subject to the terms and conditions of the lease entered into by the Vendor with the United States Army and the Agreement for Re-entry made on the 30th September 1946, with the A.D. Lands, Hirings and Disposals, which Lease and Agreement are hereby assigned to the Purchaser Company as aforesaid AND the Vendor doth hereby covenant with the Purchaser Company that notwithstanding any act deed matter or thing whatsoever by the Vendor made done -- committed or knowingly or willingly suffered to the contrary he the Vendor is now lawfully right fully and absolutely seised and possessed or otherwise well and sufficiently entitled to the said lands 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 or condition use or trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT notwithstanding any such act deed or thing whatsoever as aforesaid the Vendor hath now good right title full -- power and absolute authority to grant convey and transfer ALL AND SINGULAR the lands hereditaments and premises hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser Company in manner aforesaid and the Purchaser Company shall and will and may from time to time and at all times hereafter peaceably and quietly possess and enjoy subject to the existing Lease the said lands hereditaments and premises hereby granted and receive the rents and issues and profits thereof without any hindrance eviction interruption disturbance claim and demand whatsoever from of or by the Vendor or by any person or persons now or hereafter lawfully or equitably claiming from under or in trust for him AND THAT free from all encumbrance whatsoever subject to the existing lease made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendor and all person or persons having or lawfully and equitably claiming any estate or interest in the said lands 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 cost of the Purchaser



Purchaser Company make do acknowledge and execute or cause to be done and executed all such further acts deeds and things whatsoever for further and more effectually or perfectly granting or assuring the said lands hereditaments and premises and every part or parcel thereof unto and to the use of the Purchaser Company in manner aforesaid and may be reasonably required AND he the Vendor hereby further covenants that he will hold the Purchaser Company indemnified against any loss or expenses or any costs by reason of its being found that the Vendor's title is not as it is hereinbefore represented to be AND it is hereby agreed and declared that the Vendor is released by the Purchaser Company from all liabilities for the debts (the principals and interests due) due under the --- mortgage and charge deeds as aforesaid and from all claims and demands whatsoever in respect thereof and that the said mortgage and charge shall firthwith merge in the absolute title hereby granted conveyed and transferred to the Company and shall be deemed to be for ever extinguished.

THE SCHEDULE ABOVE REFERRED TO.

ALL THAT piece and parcel of land partly ^{rent and Revenue} free Viz 16 Cottahs more or less and partly rent paying Viz 2 Bighas 13 Cottahs and 16 Chittaks and 41 Sq. ft. more or less by measurement appertaining to Tousis 56 and 151 (Chota Hudda) of the Alipore Collectorate with partly two and partly three storied brick built house in Parganah Khaspur Mouza Sibpur within jurisdiction of Tollygunge Police Station under Sub-Registry Alipore District 24 Parganas comprising Dags Nos. 457,299 and 296 being Municipal premises No. 177/A, Bansdani Road within Tollygunge Municipality in the Suburbs of Calcutta butted and bounded:- *The Rent-paying land is Mourari Koukarari land*

On the North - by Bansdani Road and land belonging to Kumar Krishna Mitter in Dag No.296,

On the East - by own boundary wall and beyond that lands belonging to Mayfair Estate,

On the South - by boundary wall of Makintosh Burn & Co. Ltd.

and On the West - by own boundary wall and fencing and beyond it tank of Kumar Krishna Mitter and land belonging to in Dag No. 296.

Within these boundaries 3 Bighas 10 Cottahs and 41 Square feet of land more or less with all structures thereon with outhouse and other erections, trees shrubs etc.

IN WITNESS WHEREOF the Vendor hereto has hereunto set and subscribed his hand and seal the day month and year first herein above written.

SIGNED SEALED AND DELIVERED
by the abovenamed Vendor in
Calcutta in presence of:-

Witness:-

1. *Gopinath Nandi*
Advocate, High Court, Calcutta
8, Shibu Shaxur Lane, Calcutta

Witness:-

2. *Anil Chandra Ray*
73, Southern Avenue, Calcutta

Witness:-

Ratan Majhi
14, Madan St, Calcutta

MEMO OF CONSIDERATION.

Receipt No. 13860	d/- 18.4.47	showing full payment of mortgage	
		d/- 30.8.1943	Rs. 50,000/-
Receipt No. 13861	d/- 18.4.47	showing full payment of mortgage	
		and further charge d/- 24.2.45.....	Rs. 15,000/-
Received as earnest money in part payment of consideration money by			
Cheque No. $\frac{C}{H}$ A051591	dated 1st April 1947 on the Bank of India Ltd.,		
	Chowringhee Square Branch, Calcutta.....		Rs. 20,000/-
Received as earnest money in part payment of Consideration money by cash..			Rs. 1,250/-
Received by Cheque No. $\frac{C}{H}$ A051590	d/- 17.4.47 on the Bank of India Ltd.,		
	Chowringhee Square Branch, Calcutta.....		Rs. 30,000/-
Received by Cheque No. $\frac{OC}{4}$ 83351	d/- 17.4.47 on the Imperial Bank of India		
	Clive Street Branch, Calcutta.....		Rs. 30,000/-
	Small Notes & Coins.....		Rs. 750/-
			Rs. 1,47,000/-

Total Rupees One lac and fortyseven thousand only.

Witness:-

1. *Gopinath Nandi*

Witness:-

Anil Chandra Ray

Witness:- *Ratan Majhi*

Asa Kishor Rahman



Vendor.

Presented for Registration
at 2-5 A.M. or P.M. on the 18th
day of April 1847
Sadar Registration office at

Alipore by
Nawabzada A. S. M. Latifur Rahman

Executor or Claimant or attorney
Executor or Claimant or attorney

for

attorney No. 13

authenticated by the Sub-Registrar

X *Latifur Rahman*



District Sub-Registrar
Alipore

18-4-47

Execution

Nawabzada A. S. M.
Latifur Rahman

son of late Nawab A. F. M. Abdur Rahman

at No. 10 Nawab Abdur Rahman
Street, Calcutta

Thana

District

By caste

By profession

Muhammedan

Chief Judge S. C. Court, Calcutta

Whose thumb impression is dispensed

X *Latifur Rahman*

Gopi Nath Nandi
Gopi Nath Nandi

son of

Advocate

Thana

District

By caste

By profession

H. C. Calcutta

X *Gopinath Nandi*

Abdur Rahman Boreh

District Sub-Registrar
Alipore

18-4-47



BETWEEN

A.S.M. LATIFUR RAHMAN

AND

THE HINDU MUTUAL LIFE ASSURANCE LIMITED.

RUPEES
SPECIAL
ADHESIVE



CONVEYANCE.

ddl. Sub-Judge's Court, Alipur.

750. 52 of 1962

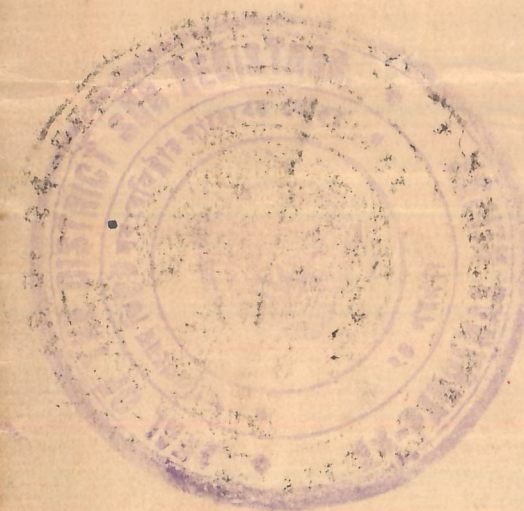
by *delh*

on *on formal proposal being referred with*

Sub-Judge

Sub-Judge

22-1-53



Paia on

8.5.47

18-6-47

BOOK NO

Volume No 20

Pages 187 to 194

Being No 1040

For the year 1947

Atis Kumar Das

District Sub-Registrar,
Alipore

6.5-47