



H. Shroff

Admissible under Rule 23:
duly Stamped or exempted
from Stamp duty under the
Indian Stamp Act, 1899, Sche-
dule I, No. 45 Fee paid.

A 181/-
M
S. Reg.
23/12

A 184/- 21/-
22/12/15
29/1/12

THIS INDENTURE made this *thirtieth* day of *November* One thousand
nine hundred and Twenty-one BETWEEN ANUNDRAM SHROFF son of Hiranund Shroff deceased of No.
P77 Surtibagan street in the town of Calcutta by caste Agarwallah by profession merchant
of the one part and SEWARAM SHROFF son of the said Hiranund Shroff deceased of No. 184,
Cross Street in Calcutta aforesaid of the same ~~caste~~ caste and occupation of the other
part WHEREAS the said Anundram Shroff and Sewaram Shroff have been carrying on business
in co-partnership as cloth merchants Shroffs and commission agents at Calcutta and other
places under the name and style of Hiranund Anundram each of the parties being entitled
to one equal half share thereof AND WHEREAS out of the profits of the said business the
said parties purchased amongst other properties the premises No. 184, Cross Street former-
ly No. 69/4, (and which comprises a portion formerly part of No. 37, Armenian Street) No. 8,
formerly No. 10, Nilmadhub Sen Lane, 8 and 12 (formerly No. 39) Bhawani Churn Dutt Lane and
one third share of the premises No. 203, Harrison Road and one half share in the lease-
hold premises Nos. 3 and 4 Jogemohun Mullick's Lane AND WHEREAS for the sake of convenience
the said parties hereto agreed to effect an amicable partition of the said properties and
appointed Debi Bux Shroff and Luchminarayan Shroff as the Arbitrators to make a divi-
sion AND WHEREAS the said Debi Bux Shroff and Luchminarayan Shroff made a partition
division thereof and allotted the premises No. 184, Cross Street valued at Rupees One Lac
seventy-five thousand and the divided Southern portion of premises No. 8, formerly No. 10,
Nilmadhub Sen Lane delineated in the plan hereto annexed marked B and coloured chocolate
thereon valued at Rupees Twenty-five thousand to the said Sewaram Shroff and allotted the
premises No. 8 and 12, formerly No. 39, Bhawani Churn Dutt Lane valued at Rupees One Lac
and the divided Northern portion of the said premises No. 8, formerly No. 10, Nilmadhub
Sen Lane delineated in the plan and marked "A" and coloured yellow thereon valued at Rupees
Twenty-five thousand to the said Anundram Shroff and directed the said premises No. 203,
Harrison Road and No. 3 and 4, Jogemohun Mullick's Lane to remain joint AND WHEREAS the
total valuation of the properties so partitioned & allotted is Rs 3,25,000/- AND WHEREAS the
difference in value of the said allotments has been debitted against the name and share
of the said Sewaram Shroff in the said business and WHEREAS the said Sewaram Shroff hath
asked the said Anundram Shroff to execute in his favour the necessary mutual Conveyance
in respect of the portion so allotted to him as aforesaid which the said Anundram Shroff
hath agreed to do NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement
and in consideration of the premises he the said Anundram Shroff doth by these presents
indefeasibly grant convey transfer and release unto the said Sewaram Shroff his heirs,
executors administrators representatives and assigns all those messuages lands
hereditaments

A 184/-
21/-
165/-

hereditaments and premises mentioned and fully described in the schedule hereto. OR HOWSOEVER OTHERWISE the said message tenement land hereditaments and premises now are or is or heretofore were or was situate butted bounded called known numbered described and distinguished -- TOGETHER with all houses out-houses or other buildings erections fixtures walls yards court-yards and benefit and advantages of ancient and other lights ways paths passages drains water-water-courses and all and all manner of former and other rights liberties easements privileges appendages and appurtenances whatsoever to the said message tenement land hereditaments and premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant -- thereto And the reversion and reversions remainder and remainders rents issues and profits thereof and of any and every part thereof and all the estate right title inheritance use trust property claim and demand whatsoever both at law and in equity of the vendor unto and upon the said message tenement land hereditaments and premises or any and every part thereof And all deeds pottahs muniments writings and evidences of title which exclusively relate to the said message tenement land hereditaments and premises or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the said Anundram Shroff his heirs executors administrators representatives or any person or persons from whom he or they or any of them can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said message tenement land hereditaments and premises hereby granted conveyed transferred and released or expressed and intended so to be to their rights members and appurtenances unto and to the use of the said Sewaram Shroff his heirs executors administrators representatives and assigns in manner aforesaid And that the said Sewaram Shroff doth hereby for himself his heirs executors administrators and representatives hereby granted conveyed transferred and released or expressed and intended so to be to their rights members and appurtenances unto and to the use of the said Sewaram Shroff his heirs executors administrators representatives and assigns in manner aforesaid And that the said Sewaram Shroff doth hereby for himself his heirs executors administrators and representatives hereby granted conveyed transferred and released or expressed and intended so to be to their rights members and appurtenances unto and to the use of the said Sewaram Shroff his heirs executors administrators representatives and assigns in manner aforesaid

AND THAT NOTWITHSTANDING any act deed or thing whatsoever by the said Anundram Shroff or by any of his predecessors or ancestors in title done or executed or knowingly suffered to be done or executed by the said Anundram Shroff now hath good right full power and absolute authority and title to grant convey transfer and release the said message tenement land hereditaments and premises hereby granted conveyed transferred and released or expressed or intended so to be unto and to the use of the said Sewaram Shroff his heirs executors administrators representatives and assigns in manner aforesaid And that the said Sewaram Shroff his heirs executors administrators representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said message tenement 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 said Anundram Shroff or any person or persons lawfully or equitably claiming from under or in trust for him or under of any of his ancestors or predecessors in title And that free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise to and at the costs and expenses of him the said Anundram Shroff well and sufficiently indemnified of from and against all and all manner of claims charges liens debts attachments and encumbrances whatsoever made or suffered by the said Anundram Shroff or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid And further that he the said Anundram Shroff and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said message tenement land hereditaments and premises or any part thereof from under or in trust for him or under of any of his ancestors or predecessors or ancestors shall and may at all times hereafter at the request

costs of the said Sewaram Shroff his heirs executors administrators representatives and assigns do and execute or cause to be done or executed all such acts deeds and things whatsoever for - further better and more perfectly assuring the said messuage tenement land hereditaments and premises and any and every part thereof unto and to the use of the said Sewaram Shroff his heirs executors administrators representatives and assigns in manner aforesaid as shall or may be reasonably required IN WITNESS WHEREOF the said Anundram Shroff hath hereunto set and subscribed his hand and seal the day month and year first abovesritten.

SIGNED SEALED AND DELIVERED

at Calcutta in the presence of
Sham Chandra Das
S. C. Das

Sasi Muzumdar
his clerk

31 04 1922

SD Anundram Shroff
explained by
Sham Chandra Das



2

5(1)

DATED THIS 28th DAY OF November 1921.

ANUNDRAM SHROFF
:-TO:-
BEWARAM SHROFF

RECORDED
INDEXED
20/11/21

DEED OF MORTGAGE

98
6.22
24/11/21

By Shri. Anandram Shroff
of Calcutta

Shri. Chandra Bose.
Solicitor.

Book No. 7
Volume No. 137
Pages 257
Rate No. 5540
For the year 1921



Shri. Anandram Shroff
District Registrar of
Mortgages
17/11/21

3

Filed in Land Registration Case No. 657/21
Shri. Anandram Shroff
Deputy Collector of Land Revenue
28/11/21



5540.7 1657

Presented for registration at 1 pm
on the 7th day of December 1921
at the Calcutta Registry Office
by Anandram Shroff
son of Late Hari Prasad Shroff
of P 77, Inter-Kris Lane, Calcutta
by caste Kayastha by profession
merchant

Probadra Chandra Chatterjee

3105/243

District Registrar of
Assurances, Calcutta
7. 12. 21

Registration is admitted of the
above Anandram Shroff.
Identified by Sashi Bhushan Dasgupta
of 9 old Dattopur Street Calcutta
Sashi assistant.

Probadra Chandra Chatterjee

3105/243

Sashi Bhushan Dasgupta

District Registrar of
Assurances, Calcutta
7. 12. 21



A

SCHEDULE.

1. ALL THAT four storied brick built house together with the revenue free land thereunto belonging and on part thereof the same is erected and built containing by estimation 4 (four) cottahs ~~less~~ ^{more} chittacks ten square feet by the same a little more or less situate lying at and being premises No. 184, Cross Street (formerly No. 69/4, Cross Street and a portion of premises No. 37, Armenian Street) comprised in Block No. XI Holding No. 56, in the North Division of the town of Calcutta and butted and bounded on the North by No. 182, Cross Street, on the East by No. 34, Armenian Street, on the South by No. 35, Armenian Street and on the West partly by No. 37, Armenian Street and partly by No. 174, Cross Street.

31/10/11

2. ALL THAT divided southern portion of premises No. 8, ^{formerly No. 10,} Nilmadhub Sen Lane in Sootanatty in the town of Calcutta containing an area of eight cottahs and one and half chittacks and butted and bounded on the North by the divided portion of the said premises No. 8, Nilmadhub Sen Lane allotted to Anundram Shroff, on the south by the Presidency college compound, on the east by Nilmadhub Sen third Lane and on the west by covered Ditches as delineated in the Map or Plan hereto annexed and marked "B" and coloured chocolate thereon.

Witnesses: —
 Man Chandra Sen
 Sanjivanan Dasgupta

31/10/11
 explained before
 Man Chandra Sen

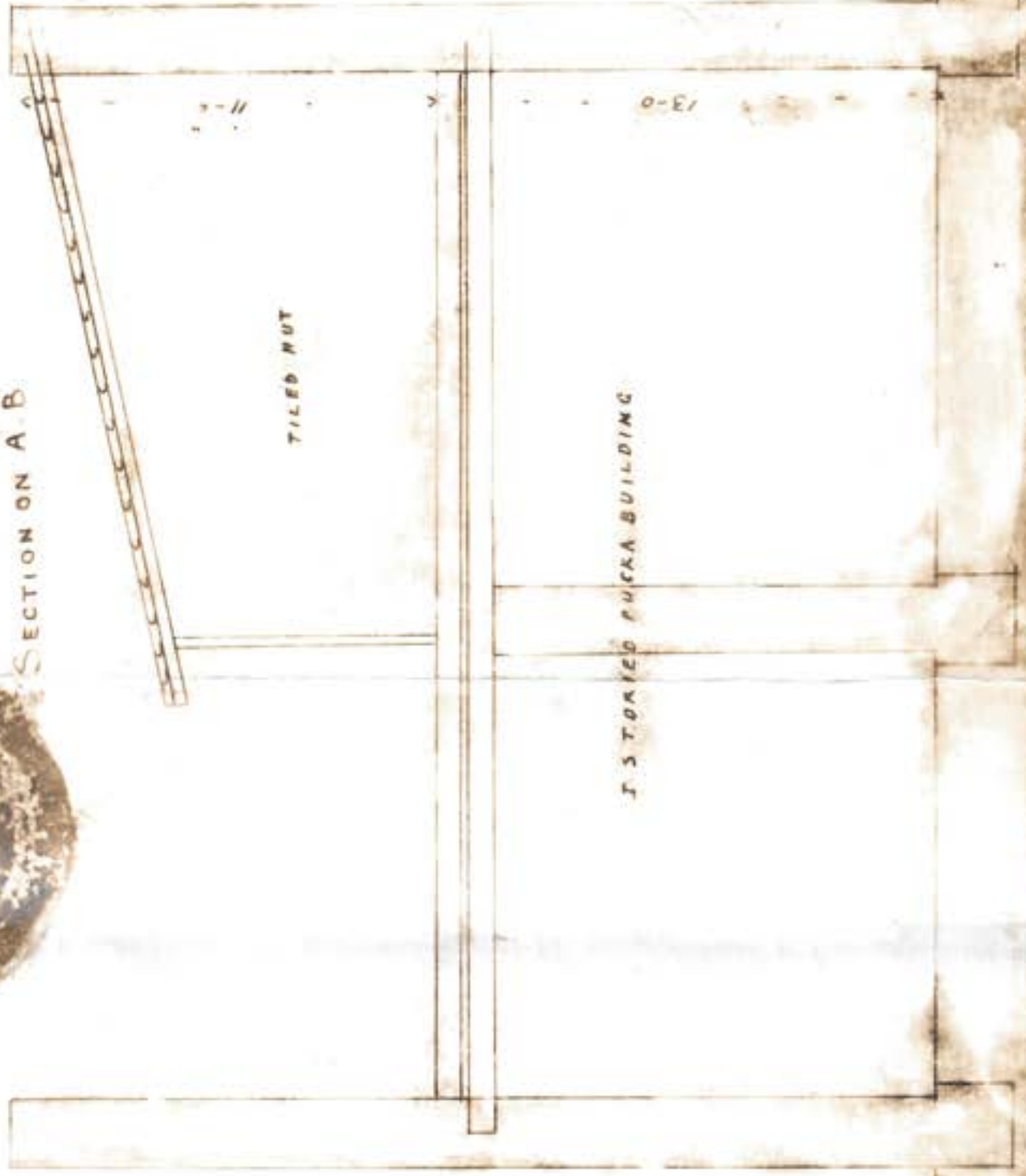


GOLAN HOSENN ARIF PARENTED HOUSE



Handwritten signature

SECTION ON A.B

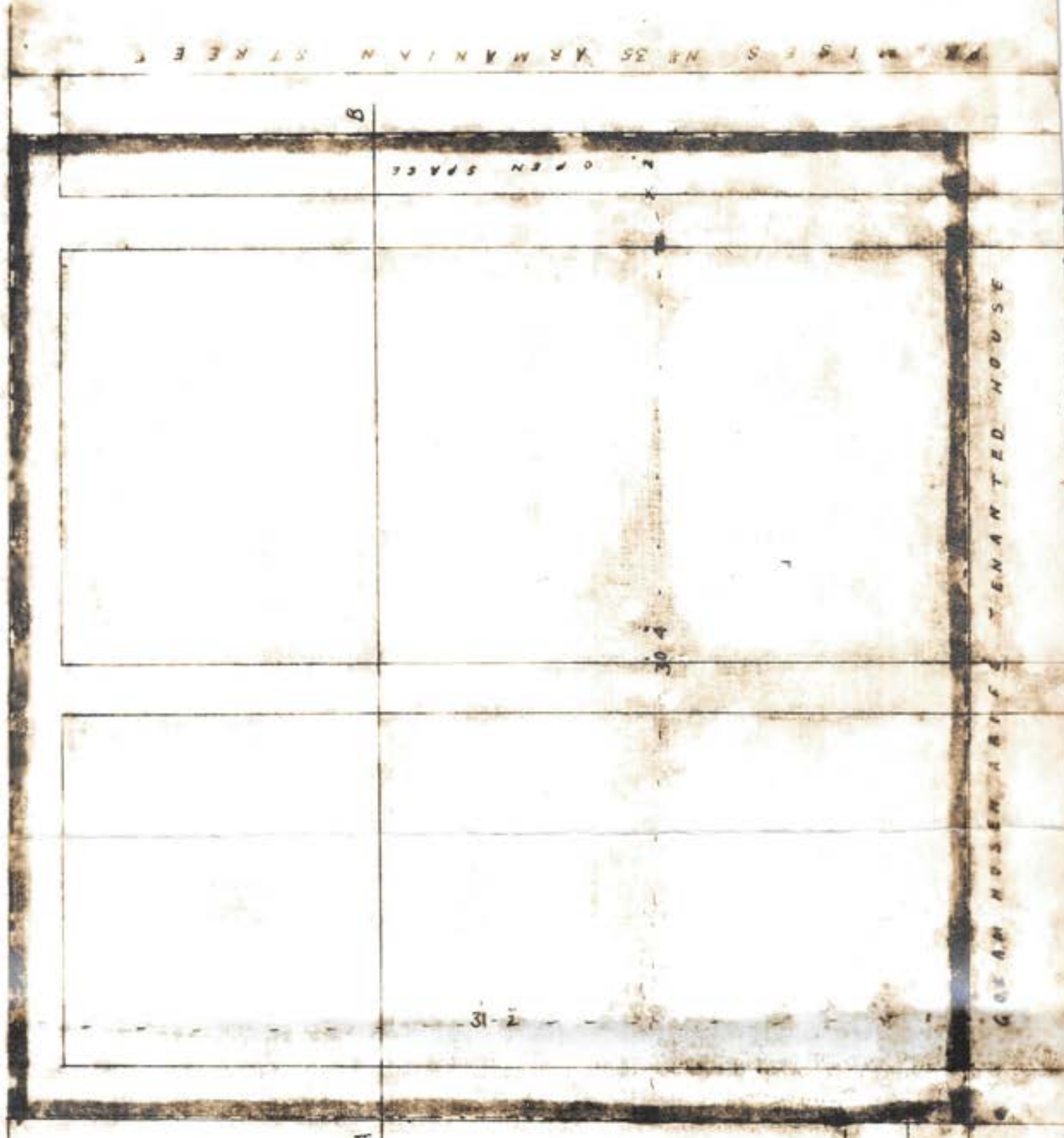


Handwritten signature

Scale 8 1/4" = 1 inch

Premises No 27

PLAN



PREMISES NO 34 ARMANIAN STREET

O P E N S P A C E

B

N. OPEN SPACE

TENANTED HOUSE

PREMISES NO 69 1/4 CROSS STREET

A

31-2



*Witness
Attesty Kuma Ruda*

PLAN
OF
ARMANIAN STREET
8 1/2 INCH