

WS 386

I - 4173

200 Rs.



Admissible under Rule 2.
 Any stamped under Indian Stamp
 Act 1899 as amended by Act III
 of 1922 and section 82 (b) of
 Calcutta Improvement Act 1911
 Schedule I. A. No. 23+4
 Rs. As

Stamp Duty paid under
 the Indian Stamp Act as
 amended by Act III of
 1922..... 144.50

Additional Duty paid
 under the Calcutta
 Improvement Act..... 190/-

Paid in excess.....
 Total..... 234.50

17.5.57
 42/-
 2/-
 2/-
 46/-

WS 386
 9507-
 144.50.
 190
 234.50

THIS DEED OF SALE made this 13th April day of One Thousand
 Nine Hundred and Fifty Seven Between The Amalgamated
 Development Ltd. 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 at 372/4, Russa
 Road South, Tollygunge hereinafter called the Vendor
 (which term shall unless excluded by or repugnant to the
 context include its successor or successors-in-interest

42
 2/-
 2/-

1e 200
2e 50 = 100
1e 30
1e 48
334-8

260. Shri. Usha Kaur Bhowas
W/o Shri. Chandra Bhowas
62/3 Haripada Bhatta Lane,
Cal - 33.

Collectorate,
Treasury.
13-4-57

S. Jayaraman



Presented for registration at 17/5
11/30 A.M. or P.M. on the day
of May 1957 at the office of
the Sub-Registrar Alipore Sadar
by Kanai Lal Muchhal
Representant or claimant or attorney
for Amalgamated Development Ltd
under
a Power of attorney No 917
for 1958 authenticated by the
Sub-Registrar of Calcutta

Kanailall Muchhal

Power of attorney is admitted
under the above power

Pranind Lal Chandra
Sub-Registrar Alipore
Sadar. 17/5/57

By the above Kanai Lal Muchhal
son of Kate Chandra Lal Muchhal
of 372/4 Ressa Road South

Thana Bur
District in
Caste Hind
Agent as agent for
Amalgamated Development Ltd

Kanailall Muchhal
Agent for Amalgamated
Development Ltd

W/o identifies
the same place + exists
the same place + exists

Thumb impressions
dispensed with.

Pranind
17/5/57

Sailendra Nath Pal
Sub-Registrar Alipore
Sadar.

The 17th day of May



(2)

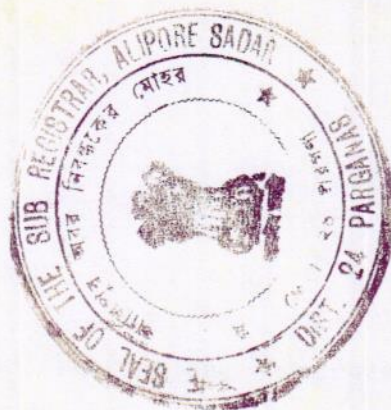
successors-in-interest and assigns) Of the One Part and Sm. Ushakana Biswas wife of Sri Atul Chandra Biswas, by caste Hindu by occupation house-wife, residing at Central Hospital, Diamoolie Tea Estate, P.S. Doom Doom, Sub-division Dibrugarh, Dist. Lakhimpur, Assam hereinafter called the Purchaser (which term shall unless excluded by or repugnant to the context ^{include} her heirs, executors, administrators, legal representatives and assigns) of the Other Part: WHEREAS the Vendors being seised and possessed of or otherwise well and sufficiently entitled to the piece or parcel of land hereditament and premises known as plot No.56 of premises No.142, Prince Anwar Shah Road formerly within Tollygunge Municipality and now within the municipal limits of Calcutta Corporation formed out of C.S. dag No.300 of khatians Nos.720 and 818 and dag No.302 of khatian No.561 of mouja Arakpur, J.L.No.39, Dist.24-Parganas more particularly described in the schedule hereunder written and delineated in the plan annexed hereto and intended hereby to be conveyed or expressed so to be according to the nature and tenure thereof free from all

260. ~~Son Hsha Kana Biswas.~~
~~Sold to Son Hsha Kana Biswas.~~
 No. ~~Alil chandra Biswas.~~
~~62/3, Haripada Galla Lane,~~ Cal. 32.

1e 200
 2e 50 100
 1a 30
 1a 48
 334-8

Calcutta Collectorate,
 Treasury.
 No. 13. 41957.

S. Dey Choudhri
 Treasurer



One
 Sub-Registrar Alipore

17/5/57



(3)

free from all incumbrances (the said lands hereditament and premises being hereinafter for brevity's sake referred to as the said property) agreed to sell the said property at or for the price of Rs. 9500/- calculating the price at the average rate of Rs. 2700/- on terms and conditions hereinafter appearing:

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 3200/- only of lawful money of India to the said Vendors in hand and ^{truly} paid by the Purchaser (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof acquit release and discharge the Purchaser) and in further consideration of the Purchaser's promise to pay the balance namely Rs. 6300/- within ten years together with interest which is to remain secured by charging the land hereby conveyed in favour of the Vendor by the Purchaser by executing a Deed of Security immediately

1e 200
 2e 50-100
 1e 30
 1e 4-8
 334-8

260. Sm. Usha Kaur Biswas.
 No. Alul Chandra Biswas.
 6213, Hari Pada Gulla Lane, Cal-33.

Calcutta Collectorate,
 Treasury.
 No. 13-4-19 57.

S. S. Chowdhury



Sub-Registrar Alipore

17/5/57



(4)

after the registration of the Deed of Sale the Vendor doth hereby sell grant transfer convey assign and assure unto the Purchaser : ALL THAT the said property fully described in the schedule below and delineated in the map or plan annexed hereto or ~~HOWSOEVER~~ or otherwise the said property now is or heretofore was so constitute butted bounded known numbered described distinguished TOGETHER with the court court-yards areas drains ways passages water advantages and appurtenances whatsoever to the said land hereditaments and premises belonging ~~or~~ anywise appertaining to or with the same or any part thereof held used occupied or enjoyed or reputed to belong or be appurtenant thereto and also together with the right to pass and repass with or without vehicles or in procession over and along the 20 feet wide road on the North of the said land hereditaments and premises AND ALL THE ESTATE right title interest use claim and demand whatsoever of the said

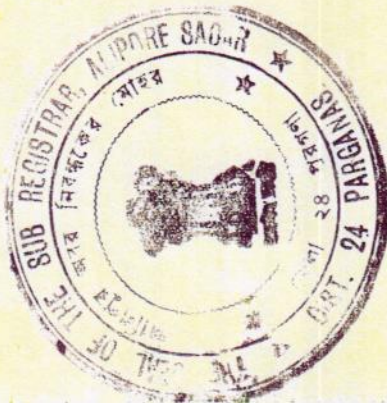
No. 260. Usha Kana Biswas.
 Sold to Mr. Anil Chandra Biswas.
 of 63/3 Haripada Salla Lane, Cal-33.

Taicheta Collectorate,
 Treasury.

The 13. 4. 19 57.

Saty Choudhri

1C 200
 2050 100
 10 30
 10 48
 334-8



Prs
 Sub-Registrar Alipore

17/5/57



(5)

said Vendor into and upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said property together with the rights and privileges appurtenant thereto as aforesaid unto the said Purchaser absolutely and for ever according to the nature and tenure thereof AND the said Vendor doth hereby covenant with the said Purchaser that notwithstanding any act deed matter or thing whatsoever by the said Vendor done executed or knowingly suffered to the contrary the said Vendor now hath in itself good right full power absolute authority to grant transfer and convey the said property hereby granted transferred and conveyed to expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid AND that the said Purchaser shall and may at all times hereafter and quietly possess and enjoy the said property and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the said Vendor or any

260.

200.
 100 to 200. Usha Kana Biswas
 200. Shil Chandra Biswas
 62/3 Haripada Sutta Lane,

Calcutta Collectorate.

Treasury.

The 13 41957

Stacy Cordman

$$\begin{array}{r} 12 \text{ } 200 \text{ ---} \\ 2030 \text{ } 100 \text{ ---} \\ 12 \text{ } 30 \text{ ---} \\ 12 \text{ } 4-8- \\ \hline 334-8- \end{array}$$


Sub-Registrar Alipore

17/5/57

(6)

any person or persons or equitably claiming from under or in trust for the Vendor AND that free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor ^{will} ~~sell~~ and sufficiently indemnified of from and against all manner or claims charges liens debts attachments lispendens and encumbrance whatsoever created made or done occasioned or suffered by the Vendor or by any person or persons claiming as aforesaid AND FURTHER that the said Vendor and all person or persons having lawfully or equitably claiming any estate or interest whatsoever in the said property 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 costs of the said Purchaser do and execute or cause to be done and executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments land premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required AND the said Vendor doth hereby further covenant with the said Purchaser that the said Vendor shall and will unless prevented by fire or other inevitably accidents from time to time and at all times hereafter upon and every reasonable requests and costs of the said Purchaser or her attorneys or agents or any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds which



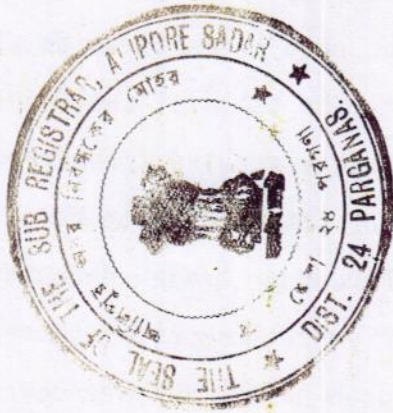
19
Sub-Registrar Alipore
Sadar.

17/5/27

which are or may be in the custody of the Vendor relating to the said properties for manifesting defending and proving the title of the Purchaser to the said property hereby granted transferred and conveyed or expressed or intended so to be or any part thereof AND the said Purchaser having deposited with the Vendor thirtyfive years proportionate rent for the said property doth hereby further covenant with the said Purchaser that the said Purchaser will have no liability to pay any rent to the superior landlords and that the Vendor shall go on paying off the same and that the Vendor shall from time to time and at all times hereafter indemnify and keep the Purchaser indemnified against all losses and costs that the Purchaser may suffer or incur for nonpayment or irregular payment of such rents to the superior landlord.

S C H E D U L E.

All that piece or parcel of Mowrasi Mokrari land hereditaments and premises measuring 3 cottahs 8 chittaks and 17 square feet a little more or less situate at and being plot No.56 formed out of premises No.142, Prince Anwar Shah Road within the jurisdiction of Calcutta Corporation (formerly Tollygunge Municipality, Thana Tollygunge Sub-registry Alipore, District 24-Parganas and comprised in Pargana Khaspore mouza Arakpore J.L. No.39 R.S. No.42 other particulars being as follows:

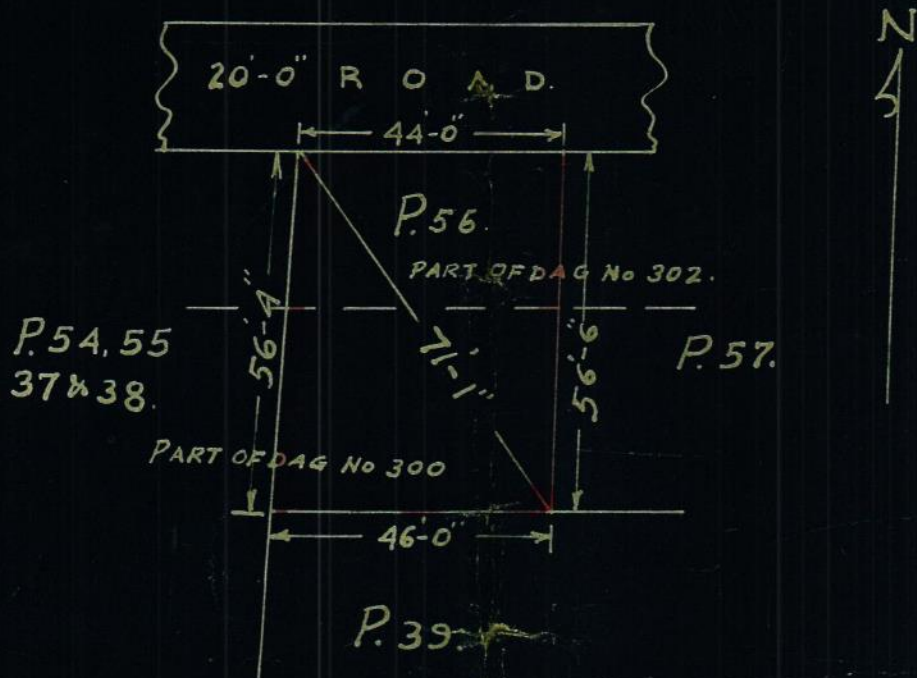


Ng
Sub-Registrar Allipore
Sadar.

17/5/57

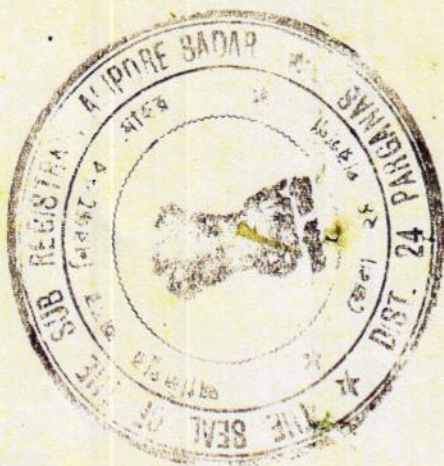
PLOT No 56. OF 142, PRINCE AND MARSHAH ROAD.
 IN PART OF DAG No. 300 & 302 OF MOUZA ARAKPUR.
 SCALE:- 30' = 1"

	K - CH - SFT
AREA IN PART OF DAG No. 300.	2 - 0 - 0
" " " " " " 302.	1 - 8 - 17
TOTAL AREA:-	3 - 8 - 17



Drawn by H. K. S. S. S.





Member
Sub-Registrar Alipore
Sadar. 17/5/57

Dec no. 4173 for 1957

<u>Mouza No.</u>	<u>Khatian No.</u>	<u>Part of C.S. Plot No.</u>	<u>Area in this C S. Plot K.Ch.S.ft.</u>	<u>Total jama of this khatian</u>	<u>Landlord</u>
151	720	300 (1/2 share)	1-0-0 = .016 Satak	Rs. 15/14/6	Birendra Singh Singhee & Ors of 40, Gariahat Road, Calcutta.
152	818	300 (1/2 share)	1-0-0 = .016 Satak	Rs. 21/1/8	Sarat Chandra Mandal and others of Bowali 24-Parganas.
151	561	302	1-8-17 = .02 Satak	Rs. 58/8/	Do

The said plot No. 56 is situate and bounded on the north by 20' feet wide road on the east by plot No. 57 on the south by plot No. 39 and on the west by amalgamated plots Nos. 54, 55, 37 and 38.

MEMO OF CONSIDERATION

By Earnest paid on. 1.2.57	Rs. 501-0-0
By cash paid on 19.4.57	Rs. 2699-0-0
By Security Deed of 20.4.57	Rs. 6300-0-0

IN WITNESS WHEREOF the Vendor hath hereunto affixed its common seal the day month and year first above written.

Director's Name

B. B. Bangur

W. A. Russel

For AMALGAMATED DEVELOPMENT LTD.

Director.

Witnesses

1) Gopal Chandra Bangur,
372/68, Russa Rd, South
Cal-33.

2) Sailendra Nath Palit
372/4 Russa Road South

For AMALGAMATED DEVELOPMENT LTD.

Director.

July 1957 (57-58)
 1 (3) 6 7

23rd day of April 1957



Amalgamated Development
 15
 Sri. Ishakana Biswas.

Re. Plot no 56 of 142. Pancha Anwar
 Chatter.

Pro
 Sub-Registrar Alipore
 Sadar.
 17/5/57



N. 50 MS
 Paid on 3/5/57.

Deposited in
 BOOK NO. 75
 FOLIO NO. 128
 Pages 128 to 128
 Being NO. 4173
 of the Year 1957

Sub-Registrar Alipore Sadar.

118.5-57