

STAMP AFFIXED BY.

Bangor 3.12.57

STAMP SUPERINTENDENT.
CALCUTTA COLLECTORATE.



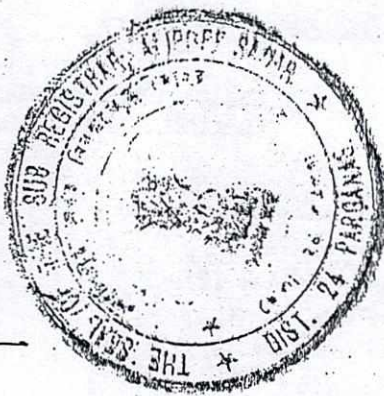
Stampable under Rule 23
Stampable under Indian Stamp
Act 1899 as amended by Act III
1922 and section 12 (i) of
Calcutta Improvement Act 1911
Schedule F.A.N. 23 + 4

Stamp Duty paid under
the Indian Stamp Act or
amended by Act III of
1922 182.00
Additional Duty paid
under the Calcutta
Improvement Act 240.00
Paid to Revenue 422.00
Total 422.00

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THIS INDENTURE made this 31st day of December One
thousand nine hundred and fifty-seven BETWEEN BANGOR LAND
DEVELOPMENT CORPORATION LIMITED 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 hereinafter
called the "VENDOR" (which expression shall unless
excluded by or repugnant to the context include its
successor or successors in interest and assigns) of the
One Part AND SRI SHYAMAL JYOTI BARMAN son of Shri Kshitish
Chandra Barman residing at 162/54, Prince Anwar Shah Road,
(Bangor Park), P.S.Tollygunge, District 24-Parganas, Cal. 31
by caste Hindu by occupation Student hereinafter called
the "PURCHASER" (which expression shall unless excluded
by or repugnant to the context include his heirs executors

administrators ---

[illegible]

W. Amundson
1000 Magnolia Alley
Nashville. 3/2/58

1/2 - November 1900

for the Bangu, Ltd.
incorporated in the United States of America

Thumb-impression is
dispensed with.

Немая
3/2/58

Saidan Dewa Nath Patel

[Signature]
Sub-Registrar Alipore
2444.

The 3rd day of February
1958

administrators representatives and assigns) of the Other Part WHEREAS by an Indenture of conveyance dated the 21st. day of August, 1937 registered at the District Sub-Registry Office at Alipore in Book No. I Volume No. 95 Pages 1 to 50 being No. 3547 for the year 1937 made between Abdur Rahman and others therein described of the First Part Satish Chandra Mitra (Commissioner of Partition appointed in Suit No. 1221 of 1916 of the High Court of judicature at Fort William in Bengal in its Ordinary Original Civil jurisdiction) therein described of the Second Part and Mugneera Bangur and Company therein described of the Third Part they the said Abdur Rahman and others and the said Satish Chandra Mitra for the consideration therein mentioned sold transferred and conveyed and the said Satish Chandra Mitra ratified and confirmed to the said Mugneeram Bangur and Company among others ALL THOSE pieces or parcels of land being C.S. plots Nos. 41 and 42 of Mouza Arakpore AND WHEREAS by a Conveyance dated the 30th. August, 1941 registered at Alipore District Sub-Registration Office in Book No. I Volume No. 93 Pages 15 to 36 being No. 3349 for the year 1941 Suresh Chandra Das Gupta for the consideration therein mentioned indefeasibly sold and conveyed to the said Mugneeram Bangur and Company among others a demarcated portion of the C.S. plot No. 39 of Mouza Arakpore ⁸⁹² AND WHEREAS subsequently by different Pattas of different dates the said Mugneeram Bangur and Company acquired Mourushi Mokorari interest in most of the lands acquired by them as aforesaid and other adjacent lands also belonging to them ⁱⁿ which they had no such interest AND WHEREAS many of the lands acquired by them as aforesaid were in

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the occupation of tenants and the said Mugneeram Bangur and Company by different Kobalas of different dates acquired the interest of such tenants and came to be in khas possession of such lands AND WHEREAS the said Mugneeram Bangur and Company with a view to develop the said lands into residential colonies brought a vast area of the said lands under several development schemes and named them as "Lake Colony Scheme No.I, Lake Colony Scheme No.II etc.-" AND WHEREAS according to the said scheme the said Mugneeram Bangur and Company brought the said lands to the road level and opened out and constructed many roads and pucca surface drains alongside the said roads and divided the lands abutting the said roads constructed or to be constructed into small buildings sites or plots numbered serially for identification on the said scheme plans AND WHEREAS by different conveyances of different dates the said Mugneeram Bangur and Company sold to different persons many of the said buildings sites or plots formed as aforesaid AND WHEREAS by a conveyance dated the 11th. January, 1956 registered at the Alipore Sub-Registry Office in Book No.I Volume No.29 Pages 1 to 33 Being No.822 for the year 1956 the said Mugneeram Bangur and Company for the consideration therein mentioned indefeasibly sold transferred and conveyed to the Vendor the remaining lands of the said Lake Colony lands comprising among others the plot No.41 of Bangur Park North Block 'C' formerly known as Lake Colony Scheme No.I comprised in parts of the said C.D.plots Nos.41,42 and 39 of Mouza Arakpore described in Lot No.I of the ~~892~~ Schedule 'A' thereunder written and hereby intended to be conveyed AND WHEREAS the Vendor is now absolutely seized and possessed of and otherwise well and sufficiently entitled to the said plot No.41 of Bangur Park North

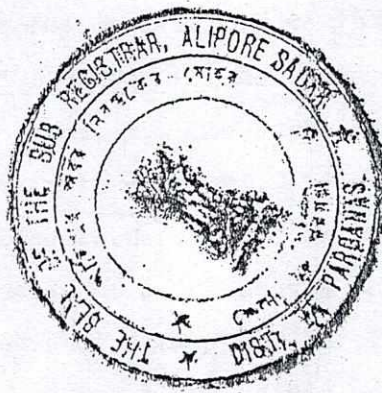
Block -----



Ans
The District Registrar, Alporesadar,
Bihar,
3/2/56

Block 'C' AND WHEREAS at the request of the Purchaser the Vendor has agreed to sell to the Purchaser the said plot No.41 of Bangur Park North Block 'U' measuring 4 cottas and 42 square feet at or for the lump sum price of Rs.12,000/- (Rupees Twelve thousand) only NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid agreement and in consideration of the said sum of Rs.12,000/- (Rupees Twelve thousand) only of lawful money of India in hand well and truly paid to the Vendor by the Purchaser at or before the execution and registration of the conveyance (the receipt whereof the said Vendor does hereby admit and acknowledge and of and from the same and every part thereof hereby acquit release and for ever discharge the Purchaser as well as the said land) the Vendor does by these presents grant transfer sell convey assign and assure to the said Purchaser ALL THAT piece or parcel of land hereditaments and premises being plot No.41 of Bangur Park North Block 'C' more fully described in the Schedule 'A' hereunder written and delineated in the map or plan annexed hereto and thereon bounded by pink lines OR HOWSOEVER OTHERWISE the said land hereditaments and premises now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished TOGETHER WITH the erections fixtures court court-yards areas drains water-ways water-courses lights rights liberties easements privileges advantages and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining to or with the same or any part thereof AND all the estate right title and interest use claim and demand whatsoever of the said Vendor into and upon the said land hereditaments and premises or any part thereof AND also together with the right to the said Purchaser

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Sub-Registrar Alipore
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his successor or successors in interest to pass and repass with or without vehicles over and along the 20' feet wide road on the North of the said plot No.41 and other roads of the said Colony and together with the right to discharge water through the pucca surface drains and sewers alongside the said roads TO HAVE AND TO HOLD the said land hereditaments and premises together with the rights and privileges appurtenant thereto as aforesaid to the said Purchaser absolutely and for ever according to the nature and tenure thereof AND the said Vendor does hereby covenant with the said Purchaser that notwithstanding any act deed matter or thing whatsoever by the said Vendor now has in itself good right full power and absolute authority to grant transfer and convey the said land hereditaments and premises hereby granted transferred and conveyed or expressed or intended so to be to the said Purchaser in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly enter upon possess and enjoy the said 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for the said 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 well and sufficiently indemnified of from and against all manner of claims charges liens debts attachments liens and for ever according to the nature and tenure thereof and encumbrances whatsoever created made done occasioned or suffered by the Vendor or by any person or persons claiming as aforesaid

AND ----



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Sub-Registrar Alipore
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AND FURTHER that the said Vendor and all person or persons having lawfully or equitably claiming any estate or interest whatsoever in the said land hereditaments and premises or any part thereof from under or in trust for the said 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 and premises and every part thereof to the said Purchaser as shall or may be reasonably required AND the said Vendor does hereby covenant with the said Purchaser that the said Vendor shall unless prevented by fire or other inevitable accidents from time to time and at all times hereafter upon and every reasonable requests and costs of the said Purchaser produce or cause to be produced to the said Purchaser his heirs and assigns or at any trial hearing commission examination or other as occasion shall require all or any of the deeds and writings comprised in the schedule 'B' hereto for manifesting defending and proving the title of the Purchaser or his heirs and assigns to the said land hereditaments and premises hereby granted transferred conveyed or expressed or intended so to be or any part thereof AND the Vendor having received thirty-five years proportionate rent for the land hereby conveyed does hereby covenant with the said Purchaser that the Purchaser shall not have to pay any rent at any time for the land hereby conveyed to the superior landlords and that the said Vendor shall go on paying off the same to the superior landlords regularly and punctually forever and that the Vendor shall indemnify the Purchaser

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MAY 1958
MAY 1958



his heirs and assigns against any loss sustained by the Purchaser for non payment or irregular payment of such rent to the superior landlords.

THE SCHEDULE 'A' ABOVE REFERRED TO:-

ALL THAT piece or parcel of Mourushi Mokorari land hereditaments and premises measuring Four cottas and forty-two square feet and little more or less situate lying at and being plot No.41 of Bangur Park North Block 'C' formerly known as Lake Colony Scheme No.I being portion of premises No.162 Prince Anwar Shah Road within the jurisdiction of Calcutta Corporation (formerly Tollygunge Municipality) Thana Tollygunge Sub-Registration Office Alipore in the District of 24-Parganas and comprised in Pergana Khaspore Mouza Arakpore J.L.No.39 Touzi No.151 and C.S.plots Nos., etc. being as follows :-

Khatian No.	Part of C.S. plot No.	Area sold out of this C.S. plot.	Total annual jama & Zamindar.
		Kt. Ch. Sft.	
260	41	3 - 5 - 0	Rs.141/4/10½ pies, payable to Anil Bhusan Chakraborty & Others,
"	42	0 - 6 - 42	107, Asutosh Mukherjee Road, Bhowanipore, Calcutta,
		3 - 11 - 42	
		=.06 satak.	
556	39	0 - 5 - 0	Rs.10/13/6, payable to Sarat Ch.Mondal & others of Bowali, 24-Parganas.
	892	=.005 satak,	

The said plot No.41 is butted and bounded on the North by 20' feet wide road on the East by plot No.40 on the South by part of plot No.38 and part of plot No.39 and on the West by plot No.18 all of the said Bangur Park North Block 'C'.

THE SCHEDULE 'B' ABOVE REFERRED TO:-

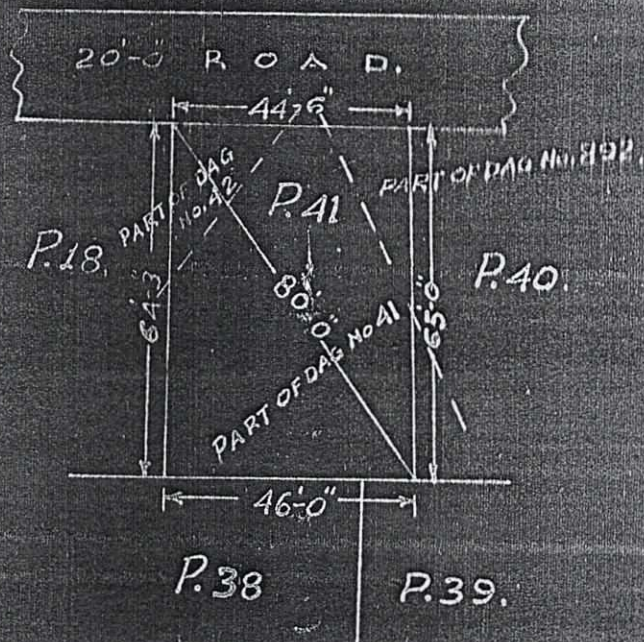
1. Conveyance dated 21.8.1937 from Abdur Rahman and others of the 1st. part Satish Chandra Mitra of the 2nd. part and Mugneeram Bangur & Co. of the 3rd. part.
2. Conveyance dated 30.8.1941 from Suresh Chandra Das Gupta to Mugneeram Bangur & Co.
3. Conveyance dated 11.1.1956 from Mugneeram Bangur & Co. to Vendor.



Sub-Registrar Alipor
Sadar. 3/2/58

41. OF NORTH BLOCK "C" IN BANGUR PARK
 PART OF DAG No. 41, 42, & 892. OF MOUZA ARAK PUR.
 OF DISTRICT NO. 162, PRINCE ANWAR SHAH ROAD.
 SCALE 1"

		K - CH - SFT	
AREA IN PART OF DAG No.	41	3	5 - 0
" " " " " "	42	0	6 - 42
" " " " " "	892	0	5 - 0
TOTAL AREA:-		4	0 - 42



Drawn by K.K. Datta



Collected by
Mr. J. H. ...
March 1958
...
...
...

McNair
Sub-Registrar Allpoto
3/2/58

4. Relevant Settlement Khatians and map of Mouza Arakpore.
5. Development scheme plan of Bangur Park North Block 'C'.
6. Rent receipts granted by the superior landlords.

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

THE COMMON SEAL OF THE VENDOR hath hereunto been affixed by:-

A. V. Sett &
B. Bangur



Directors in the presence of:-

Taf Narain Singh
372/4 Russiabound South,
Calcutta-33

Sailen Palit
372/4 Russiabound South
Calcutta-33

For Bangur Land Development Corporation Ltd.

Director

For Bangur Land Development Corporation Ltd.

Director

RECEIVED from the Purchaser the sum of rupees Twelve thousand only being the full consideration money as per memo below:- Rs. 12,000-0-0.

MEMO OF CONSIDERATION.

By Cheque No. BA 513302 on State Bank of India dated 9-6-57 Rs 500-
By Cheque No. BA 513306 on State Bank of India dated 7-7-57 Rs 1,000-
By Cash paid on 2-8-57 Rs 3,000-
By Cheque No. BA 513317 on State Bank of India dated 27-10-57 Rs 4,500-
By Cash paid on 19-1-1958 Rs 2,999-
Total Rs 12,000-0-0

Rs. Twelve thousand only.

For Bangur Land Development Corporation Ltd.

Witness:-

1) Taf Narain Singh

2) Sailen Palit

Director.

For Bangur Land Development Corporation Ltd.

Director.





MS
Registrar Alipore
Sadar.

31/2/58

DATED THIS 31ST DAY OF December 1967

✓ 7-11-1507/66-6-1
2-16-2 P.A.M.D. 2
16/8/67



FROM

BANGUR LAND DEVELOPMENT CORPN. LTD.

TO

SHRI SHYAMAL JYOTI BARMAN.

CONVEYANCE.

Plot No. 41 of North Block 'C' of Bangur Park.

3/2/58



21-1-1968
N 1-1-1968
Volume No. 18
Page 258 to 265
Page No. 852
1968

5-2-58

AMAR NATH BANERJEE, ADVOCATE.

