

407522 100 Rs.



Admissible under Rule 21.
also under sec 12, 18, 26
of the B. T. Act duly Stamped
under the Indian Stamp Act
1899, schedule I, A. No 23
Fee Paid

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18.5.41
SUB REGISTRAR
Comptroller, Dum Dum
18.5.41

THIS INDENTURE made this 18/4 day of May one
thousand nine hundred and Sixty-one BETWEEN THE AMALGAMATED ---
DEVELOPMENT LIMITED a Joint Stock Company with limited liability
incorporated under the Indian Companies Act and having its regis-
tered 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 SM. SUDHA
ARORA wife of Mohan Sarup Arora C/o, Govind Prasad & Sons, res-
iding at 66, Kzra Street, Calcutta by caste Hindu by occupation
Housewife

No. 1021

Sold to

A. N. Banerjee

1858

1-11-10
12-20
120

218/61

1858



Created for Registration at
18/4
day of May 1961 at the
Cossipore Dum Dum Sub Registry
Office by Kanai Lal Chittangia
Executants of the Executants
Claimant one of the Claimants
Attorney to Amalgamated
Executants of Claimants under
Power of Attorney No. 1858
or 1958 authenticated by the
Registrar of

SUB REGISTRAR
Cossipore, Dum Dum.

18.5.61

Kanayal Chittangia

Kanayal Chittangia
Agent for Amalgamated
ment

Execution is admitted
under the above power by the above
Kanai Lal Chittangia

Son of 18-5-61 Kanai Lal Chittangia
of 38/4 Kanai Lal Chittangia
Thana District 24 Parganas
by Certificate
for Amalgamated

personally known to me

son of
of
The
District 24 Parganas
by Certificate

SUB REGISTRAR
Cossipore, Dum Dum.

18.5.61



2.

Housewife hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include her heirs, executors, administrators, representatives and assigns) of the Other Part WHEREAS by a Conveyance dated 14th. June, 1946 registered at Cossipore Dum Dum Sub Registration Office in Book No. 1 Volume No. 26 Pages 250 to 259 Being No. 1621 for the year 1946 -- Annada Mondal and others for the consideration therein mentioned sold and conveyed to Mugneeram Bangur and Company among others -- ALL THAT an undivided one-third share in the Raiyati Mokorari -- land namely c.s. Plot No. 1307/1327 of Mouza Krishnapore AND WHEREAS by a Conveyance dated 7th. June, 1946 registered at the said Sub Registration Office in Book No. 1 Volume No. 26 Pages 178 to 183 Being No. 1547 for the year 1946 Patilal Mondal for the consideration therein mentioned sold and conveyed to the said Mugneeram Bangur and Company among others ALL THAT piece or parcel of land being undivided one-sixth share in the said c.s. Plot No. 1307/1327 AND WHEREAS by a Conveyance dated 14th. June, 1946 registered at the Cossipore Dum Dum Sub Registration Office in Book No. 1 Volume No. 30 Pages 12 to 17 Being No. 1622 for the year 1946 Babulal -- Mondal for the consideration therein mentioned sold and conveyed to the said Mugneeram Bangur and Company among others ALL THAT further undivided one-sixth share in the said c.s. Plot No. 1307/1327 AND WHEREAS by a Conveyance dated 5th. July, 1946 registered

at the ...

3.

at the said Sub-Registration Office in Book No. I Volume No. 32 Pages 63 to 68 Being No. 1877 for the year 1946 Kangali Charan Mondal for the consideration therein mentioned sold and conveyed to the said Mugneeram Bangur and Company among others ALL THAT the remaining undivided one-third share in the said c.s. Plot No. 1307/1327 AND WHEREAS by a Patta dated 9th July, 1946 registered at Cossipore Dum Sub-Registration Office in Book No. I Volume No. 33 Pages 179 to 188 Being No. 1940 for the year 1946 Kedarnath Nandi Chowdhury and others for the consideration therein mentioned granted and demised by way of Mourashi Mokorari tenure to the said Mugneeram Bangur and Company among others ALL THAT the said c.s. Plot No. 1307/1327 of Mouza Krishnapore AND WHEREAS by a Conveyance dated 19th August, 1949 registered at the Cossipore Dum Sub-Registration Office in Book No. I Volume No. 54 Pages 1 to 52 Being No. 3423 for the year 1949 Ram Coowar Bangur, Naraindass Bangur, Gobindlal Bangur, Gokul Chand Bangur and Narsingdas Bangur the sole partners of the said firm of Mugneeram Bangur and Company for the consideration therein mentioned indefeasibly sold granted transferred and conveyed to the Vendor -- among others ALL THAT piece or parcel of land being the said c.s. Plot No. 1307/1327 of Mouza Krishnapore AND WHEREAS the Vendor with a view to build up a residential colony developed the lands acquired by it as aforesaid including the said c.s. Plot No. 1307/1327 of Mouza Krishnapore and other adjacent lands by levelling the same and hath constructed or proposes to construct roads therein according to a scheme plan and hath constructed or proposes to construct surface drains alongside the said roads and hath divided the lands abutting the said roads into small building sites or plots numbered serially as 1, 2, 3 etc. for identification and hath named the colony as "Bangur Avenue" AND WHEREAS the Vendor is now absolutely seized and possessed.....

seized and possessed of and otherwise well and sufficiently entitled
to the Plot No. 63 of Block 'D' in Bangur Avenue comprised in part
of the said c.s. Plot No. 1307/1327 of Mouza Krishnapore AND WHEREAS
the Vendor has agreed to sell and the Purchaser has agreed to purchase
the said Plot No. 63 of Block 'D' in Bangur Avenue measuring 31 Cottas 15 Chittaks and 32 Square feet at
or for the price of Rs. 7,963-89 nP. (Rupees seven thousand nine hun-
dred sixty three and eighty nine naya paise only) calculated at the
rate of Rs. 2,000/- (Rupees two thousand only) per Cotta NOW THIS --
INDEMNITY WITNESSETH that pursuant to the aforesaid agreement and in
consideration of the said sum of Rs. 7,963-89 nP. (Rupees seven thou-
sand nine hundred sixty three and eighty nine naya paise only) of
lawful money of India in hand well and truly paid to the Vendor by
the Purchaser at or before the execution of these presents (the --
receipt thereof the Vendor doth hereby as well as by the receipt
hereunder admit and acknowledge and of from the same and every part
thereof hereby acquit release and forever discharge the Purchaser as
well as the said land) the Vendor doth hereby convey transfer and
sell unto and to the use of the said Purchaser ALL THAT the piece or
parcel of land hereditaments and premises being Plot No. 63 of Block
'D' in Bangur Avenue fully described in the Schedule "A" hereunder
written and delineated on the map or plan annexed hereto and thereon
bounded by pink lines OR HOWSOEVER OTHERWISE the said land heredi-
taments and premises is and or was or were situate butted bounded
called known numbered described or distinguished TOGETHER WITH all
buildings fixtures court courtyards areas sewers drains ways paths
passages common fences shrubs walls trees water water-courses lights
rights liberties easements privileges and appurtenances whatsoever
to the said land hereditaments and premises belonging or at any time
belonging or usually held or enjoyed therewith or reputed to
belong or to be

belong or to be appurtenant thereto and all the easements thereon
and the reversion remainder and remainders and yearly monthly and
other rent issues and profits thereof and together with the documen
ts of title exclusively relating to the said land hereditaments and
premises being Plot No. 63 of Block 'D' in Bangur Avenue AND all the
estate right title and interest claim and demand whatsoever of the
Vendor into and upon the said land hereditaments and premises or an
part thereof AND also together with the right to the said Purchaser
her 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 land and/or any other roads of the said colony TO HAVE
AND TO HOLD the said land hereditaments and premises hereby granted
transferred and conveyed assigned and assured or expressed or inten
ded so to be unto and to the use of the said Purchaser AND the ---
Vendor doth hereby covenant with the said Purchaser that notwith
standing any act deed matter or thing by the said Vendor done and
executed or knowingly suffered to the contrary the said Vendor now
hath indefeasible and absolute title as and for an estate of inheri
tance in fee simple in possession or an estate equivalent thereto
to the said land hereditaments and premises hereby granted trans
ferred conveyed assigned and assured or expressed or intended so to
be and that the said Vendor hath good right full power and absolute
authority to grant transfer convey assign and assure the same in
the manner aforesaid AND the Purchaser shall and may at all times
hereafter peaceably and quietly enter upon and enjoy and possess
the said land hereditaments and premises and receive the rents --
issues and profits thereof without any lawful eviction interruption
claim and demand whatsoever from or by the said Vendor and its
assigns or any person or persons lawfully or equitably claiming
from under or in trust for the Vendor AND that free and clear and
freely and

freely and clearly and absolutely acquitted exonerated and forever discharged the land and otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all manner of claims charges and debts attachments and encumbrances made or suffered by the Vendor and all person or persons lawfully or equitably claiming from under or in trust for the Vendor AND FURTHER that the said Vendor and all persons lawfully or equitably claiming any estate or interest in the said land hereditaments and premises 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 Purchaser do and execute all such acts deeds matters and things whatsoever for further and more perfectly assuring the said land hereditaments and premises unto and to the use of the said Purchase as shall or may be reasonably required AND that the said Vendor -- doth hereby covenant with the said Purchaser her heirs and assigns that the Vendor shall on like requests and costs as aforesaid produce or cause to be produced to her or her agents or at any trial bearing Commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said land hereditaments and premises which are or shall hereafter may be in custody of the Vendor for the purpose of showing title to the same or any part thereof AND also at the like requests and costs deliver or cause to be delivered unto the said Purchaser her heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as she or they may require and shall in the meantime unless prevented by fire or accidents keep the said deeds and writings or any of them unobliterated and uncanceled

THE SCHEDULE "A" above referred to is

THE SCHEDULE "A" above referred to :-

All that piece of parcel of Banarshi Mokorari land hereditaments and premises measuring Three Guttas, Fifteen Chittaks and Thirty-two Square feet corresponding with point ~~also~~ six five (.065) satak a little more or less situate ~~lying at~~ and being Plot No.63 of Block 'D' in Bangur Avenue within the jurisdiction of South Dum Dum Municipality Thana Dum Dum Sub Registration Office Cossipore Dum Dum in the District of 24-Parganas and according to settlement records of which is finally published in 1951 the said Plot No.63 is comprised in Pargana Calcutta Mouza Krishnapore J.L. No.17 R.S. No.180 Touzi Nos.228 and 229 of 24-Parganas Collectorate Khatian No.88 part of c/s. Plot No.1307/1327 and pertaining to a fixed total annual jama of Rs.156/12/6 payable to the Collector, 24-Parganas. The proportionate rent for the area sold is Rs. 15/6 payable by the Purchaser to the said collector.

The said Plot No.63 is butted and bounded on the North by 20' feet wide road on the East by Plot No.64 on the South by Plot No.106 and on the West by Plot No.62 all of the said Bangur Avenue, Block 'D'

THE SCHEDULE "B" above referred to :-

1. Conveyance dated 11.6.1946 from Babulal Mondal to Mugneeram Bangur and Company.
2. Conveyance dated 11.6.1946 from Annada Mondal to Mugneeram Bangur and Company.
3. Conveyance dated 7.6.1946 from Patilal Mondal to Mugneeram Bangur and Company.
4. Conveyance dated 5.7.1946 from Kargali Charan Mondal to Mugneeram Bangur and Company.
5. Conveyance dated 19.8.1949 from Mugneeram Bangur and Company to Vendor.
6. Patta dated 9.7.1946 from Jagan Nath Nandi Chowdhury and others to Mugneeram Bangur and Company.
7. Relevant Settlement Khatian and Plan of Mouza Krishnapore.
8. Development Scheme Plan of Bangur Avenue, Block 'D'.

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 :-

(1) Shri N. D. Bargar

(2) Shri D. V. Copur

Directors in the presence of :-

Robinder Nath Choudhary

For AMALGAMATED DEVELOPMENT LTD.

Director.

Saidendra Nath Patel

For AMALGAMATED DEVELOPMENT LTD.

Director.

MEMORANDUM OF CONSIDERATION :

Pay amount received at & before the execution
of these presents as follows :-

Pay received by Cheque No. D159301

Rs. 3,000-00 on the United Commercial Bank Ltd.

Pay received by Cheque No. D1593030 on

United Commercial Bank Ltd. Rs. 5.61

as the full payment of Consideration money - Rs. 4963-89

Total Rs. 7,963-89

Rupess seven thousand nine hundred sixty three -
and eighty nine naya paise only.

Robinder Nath Choudhary

37/14 Russa Road South E. 33

Saidendra Nath Patel

37/14 Russa Road South E. 33

Calcutta

For AMALGAMATED DEVELOPMENT LTD.

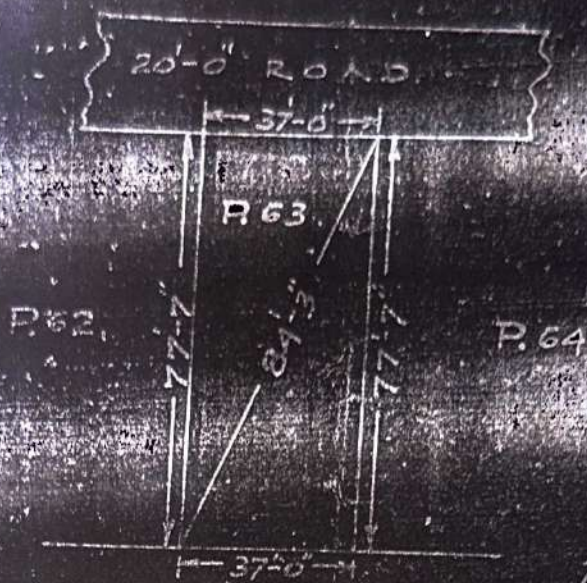
Director.

For AMALGAMATED DEVELOPMENT LTD.

Director.

Plot No. 63, OF BLOCK "D" IN BANGUR AVENUE PATILKUR DUM
IN PART OF DAG No. 1327, OF MOLLA KRISHNA PUR.
SCALE 1" = 30' = 1"

AREA: K - CH - SFT
3 - 15 - 32

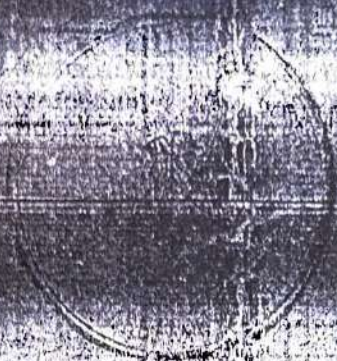


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Drawn by [Signature]

FOR AMALGAMATED DEVELOPMENT LTD.

[Faint signature]
D. V. K. S.



SUB
Comptroller's Office

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SUB REGISTRAR
Comptroller's Office

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