

D.S.R.O. 86/Nagpur I-96F-83-98-5098-1985



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

90AB 490859

*PLAN*

Q-5098/1985



Certificate of Fees

F (1) Rs.....	2-00
F (2) Rs.....	2-00
G(2) Rs.....	17-00
G(1) Rs.....	10-00
Stamp Rs.....	10-00
C.P.S. Rs.....	10-00
Xeroxing Rs.....	19-00
Plan Fee Rs.....	150-00
Total Rs.....	/

Signed and delivered to the Registrar as per order

Copied by 2103B 29-11-24

A.D.S.R. (Records)  
West Bengal

02 DEC 2024

স্ট্যাম্প ভেণ্ডার আব্দুল করিম সানা  
বসিরহাট, ট্রেজারী, উত্তর ২৪ পরগণা

তার.....টাকার চালান..... 180000  
11 JUN 2024 479  
নম্বর.....

ক্রেতা..... T. K. GHOSH  
Advocate.....  
Barasat Court

মূল্য..... 10/- তারিখ.....

*Dr. chul*  
স্ট্যাম্প ভেণ্ডার  
ইঠাংগঞ্জ এ.ডি.এস.আর. অফিস

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09 IIII 2024



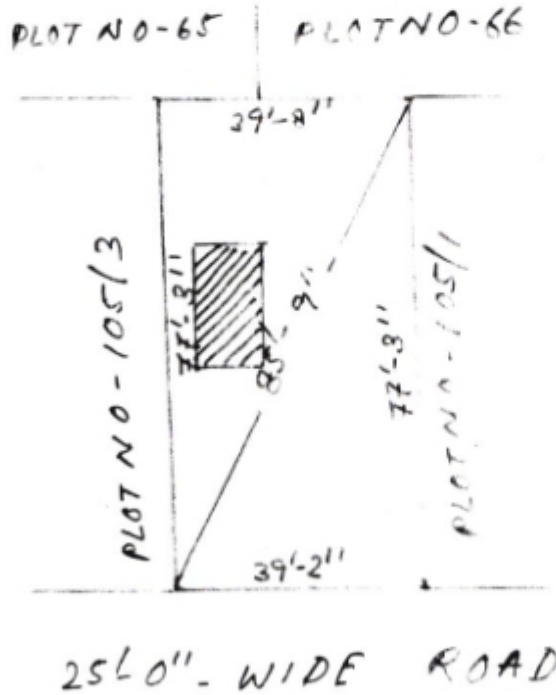
TRUE COPY

PLAN OF PLOT NO 105/2 AT BANGUR AVENUE. BLOCK  
COMPRISED IN PART OF CS DAGNO - 1327. CS KHATIAN NO  
. RSDAG - 467. RSKHATIAN NO - 326 (1) OF MOUZA. KRISHNA  
. NOW - SHYAMNAGAR. PS - LAKETOWN DIST - 24 PARGANAS

SCALE: - 1" = 30'

REA OF LAND 4K - 3(A) - 29SFT

N



5078

1985

96F

97

83-98

ADSR BIPNAGAR

*Handwritten signature*



REGISTRATION DEPARTMENT.  
WEST BENGAL

DOCUMENT NO. 5098  
OF (YEAR) 1985

DISTRICT 24 Parganas

THIS	INDEX	TURE	made	the	the	8th	day
of	July.	One	Thousand	and	hundred	eighty-	
five	BETWEEN	THE	AMALGAMATED	DEVELOPMENT	LIMITED.	Company	
Company	with	the	meaning	of	the	Company	
Act	1956	and	having	its	regis-	tered	
office	at	5,	Deshpan	Sashmal	Road	Police	
Station	Tollygunge.	Calcutta	70033	in	the	district	
of	24-	Parganas	herein	after	called	the	
VENDOR	(which	expression	shall	unless	exclu-	ded	
by	a	refugeant	to	the	context	include	
its	successor	or	successor	in	interest	and	
assign)	of	the	ONE	PART.	(Page-	2)	
- 2 -	AND	SRI	BIBHAS	KUMAR	MAJUMDAR	son	
of	Dr.	Renu	Sekhar	Majumdar	by	fact	
Hindu	by	occupation	Advocate	of	P-254	Bangur	
avenue	Block	'D'	Police	Station	Lake	Town	
Calcutta	70055	in	the	district	of	24-	
herein	after	referred	to	as	the	PURCHA-	
SER	(which	expression	shall	unless	excluded	by	
a	refugeant	to	the	context	include	his	
heir	executors	administrators	representatives	and	assign)	of	
the	OTHER	PART;	WHEREAS	by	a	diverse	
deeds,	conveyance	and	assigna-	tion	meant	negotiation	
Bangur	2	Company,	a	part-	vesting	firm	
was	seized	and	possessed	of	and	otherwise	
well	and	sufficiently	entit-	ed	to	amongst	
other	the	pieces	in	parcel	of	land	
being	23	Plot	Koop	no.	1327	of	
Muss	Krishnapore,	J.L.	no.	17	in	the	
district	of	24-	Parganas.	AND	WHEREAS		

*Ramesh Chandra Datta*  
SIGNATURE OF PRESENTANT

*P. J. Karmanakar*  
NAME OF THE DEED-WRITER

COPY OF DOCUMENT NO. 5098

*Jubar Nath Ghosh*  
COMPARED BY

*Debnath Ghosh*  
(READER) 20/3/86

OF (YEAR) 1985 BOOK NO. 8

*Arum Kr. Bhosick*  
NAME OF THE COPY-WRITER

(EXAMINER) 20/3/86

CONTAINS 8 SHEETS

*Arum Kr. Bhosick*  
20/3/86

SUB-REGISTRAR REGIS



by a conveyance dated 19<sup>th</sup> August 1949 registered at the office of the Sub-Registrar Corrofan Dum Dum in Book no. I. Volume no. 54. Page 1 to 52. Being no. 3423 for the year 1949 Pan Corra Banjan and 4 other namely Narainda Banjan, Gobind Lal Banjan, Chakul Chand Banjan and Narainda Banjan (Page D - 2 - the sole partners of the said firm Messrs. Mysra Banjan & Company for the consideration therein mentioned vide formerly sold granted transferred and conveyed to the Andamated Development Limited against other ALL THAT piece a parcel of land being C.S. Plot (Dag) No. 1327. of rassa Krishnapore. AND WHEREAS the Andamated Development Limited with a view to build up a residential Colony Properly developed the said land namely C.S. Plot (Dag) no. 1327. and other contiguous lands belonging to it by opening out and constructing road and drain alongside the said roads divided the lands into several blocks and further subdivided into small self contained building sites or plots according to a scheme plan and named the whole scheme as 'Banjan Avenue' and the said Andamated Development Limited entered into an agreement with Govt. Dum Dum Municipality concerning the same for

Signature of Presentant: Amal Kumar Deel  
 Name of the Deed-Writer: Kanishk  
 Compared by: Shankar (READER) 20/3/86  
 (EXAMINER) 20/3/86  
Prasanna 8-1.  
 20/3/86



4881 DISTRICT DUMDUM  
 Adhikary (Salt Lake)  
 20/3/86



REGISTRATION DEPARTMENT,  
WEST BENGAL

DOCUMENT NO. 5098  
OF (YEAR) 1985

DISTRICT 29 Pgs

The maintenance and development of the roads etc. of the said Bangur Avenue by the South Dum Dum Municipality after taking over charge of the roads etc. laid out by the Andamated Development Limited together with obligations contained therein. AND WHEREAS the land described in the schedule hereunder was numbered as Belong Plot no. 10512 of Block 'D' Bangur (Page 4) - 4 - Avenue P.S. Lake Town formed according to development scheme plan as shown and measuring four cathas three chakras twenty-nine square feet be the same a little more or less comprised in and being part of C.S. Plot (Dag) no. 1327 of mouza Krishapara within South Dum Dum Municipality; AND WHEREAS a Revisional Survey Settlement the land comprised in C.S. Plot (Dag) no. 1327 of mouza Krishapara has been transferred to mouza Shyamnagar P.S. Lake Town due to split of mouza Krishapara. AND WHEREAS the vendor absolutely seized possessed of and otherwise well and sufficiently entitled to amongst others all that piece and parcel of land measuring 4 Cathas 3 Chakras 29 square feet comprised in C.S. Plot no. 1327 P.S. Khatan no. 88 P.S. Dag no. 467 P.S. Khatan no. 2260 being Belong Plot no. 10512 Block 'D' Bangur Avenue;

*R. Danda Datta*  
SIGNATURE OF PRESENTANT

*S. K. Karanika*  
NAME OF THE DEED-WRITER

*Imhar Kandi*  
COMPARED BY

*Arum K. Bhowmik*  
NAME OF THE COPY-WRITER

*Sudhakar Mondal*  
(READER)

*Arum K. Bhowmik*  
(EXAMINER) 20/3/86

*Arum K. Bhowmik*  
20/3/86

COPY OF DOCUMENT NO. 5098

OF (YEAR) 1985 BOOK NO.

CONTAINS 8 SHEETS

SUB-REGISTRAR



DISTRICT 24 Poo

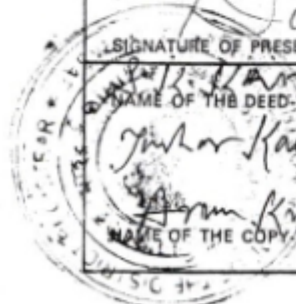
Police Station	Dum	Dum	and	Lake	Town	fully
and	particulars	described	in	the	Schedule	
hereunder	of	maisa Sheyamnagar	in	the		
district of	24-	Pangana and Bang	Municipal			
holding no.	415	Bangun Anarasa	within	South		
Dum Dum	municipality	and	Sub	Registration		
office at	Bidhan Nagar	is	free	simple	is	
possession	and	absolutely	free	from	all	
encumbrances.	(Page - 5)	- 5 -	AND	WHEREAS		
the	Vendor	had	constructed	a	small	go-
down	with	asbestos	shed	on	the	road
plot	no.	105/2, Block	'D'	Bangun	Ave-	
nee	and	left	unreared	as	the	same
is	in	dilapidated	condition,	and	the	
Vendor	has	decided	to	dispose	of	the
said	premises	with	construction	thereon		
AND	WHEREAS	the	Vendor	has	agreed	
to	sell	and	the	purchaser	has	agreed
to	purchase	ALL	THAT	free	and	panel
of	land	measuring	4 (four)	lathas	3 (three)	
chattak	29 (twenty-nine)	square	feet	be		
the	same	a	lake	more	or	less
than	with	dilapidated	piece	godown	with	arbes-
to	shed	at	Plot	no.	105/2	Bangun Ave-
nee.	Block	'D'	Police	Station	Lake	Town
prised	is	part	C.S.	Reg	no.	1327.
Khatian	no.	88	of	maisa	Krishnadas	R.S.
Reg	no.	467	R.S.	Khatian	no.	3260
maisa	Sheyamnagar	fully	and	particulars	descri-	
bed	in	the	Schedule	hereunder	at	

Signature of Presentant: Danda Datta

Name of the Deed-Writer: Harshakar

Compared by: Pranab Kumar Ghosh (Reader) 20/3/86

Name of the Copy-Writer: Pranab Kumar Ghosh (Examiner) 20/3/86



20/3/86



DISTRICT 24 Pps

and for the consideration of Rs. 60,000.00 (Rupees Sixty Thousand) only absolutely free from all encumbrances now THIS INSTRUMENT WITNESSETH that in pursuance to the agreement and in consideration of the sum of Rs. 60,000.00 (Rupees Sixty Thousand) only a lawful money of India in hand well and truly paid to the vendor by the purchaser before the execution of these presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written 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 with construction thereon the vendor doth hereby by these presents convey transfer and sell unto and to the use of the said purchaser ALL THAT piece and parcel of land measuring 4 (four) kattahs 3 (three) chittaks 29 (twenty-nine) square feet be the same a little more or less together with structure as of an old and w.c. one piece dilapidated small godown with asbestos shed, at plot no. 105/2 Block 'D' Bangur Avenue being Part of (Page- 6) - 6- C.S. Dog no. 1327 C.S. Khata no. 88 of Mouza Krishnapore and C.S. Plot no. 467 A.S. Khata no. 326(1)

R. S. Datta  
SIGNATURE OF PRESENTANT

S. K. Bhattacharya  
NAME OF THE DEED-WRITER

Jurhan Kundu (READER)  
COMPARED

Arjun K. Bhattacharya (EXAMINER)  
NAME OF THE COPYWRITER

COPY OF DOCUMENT NO. 5098  
OF (YEAR) 1985  
CONTAINS 8 SHEETS SHEET NO. 1

SUB-REGISTRAR REGISTRAR



20/3/86  
Price : 0.40 Paisa

DISTRICT 24 P.W.

in	more	Shyam	and	very	more	fully
holding	no.	415	Bangor	avenue	more	fully
described	in	the	Schedule	'A'	here	
under	written	and	deducted	in	the	
map	as	plan	annexed	hereto	and	therein
bounded	by	'A'	was	02	HOWSOEVER	
OTHERWISE	the	said	land	herein	is	
and	premises	with	construction	is	one	
as	was	well	situated	bounded	called	
known	numbered	described	as	distinguish		
ed	together	with	all	buildings	flat	
was	yards	count	count	yards	agrees	same
as	ways	paths	passages	common	fences	
wells	trees	water	water	- courses	rights	rights
privileges	reservations	privileges	and	other		
tenancies	whatsoever	of	the	said	land	
hereditament	and	premises	belonging	or		
in	anywise	appurtenant	or	usually		
held	or	enjoyed	therein	or	requi	
red	to	being	or	to	the	appurtenant
thereto	and	all	reservations	therein		
and	the	reversion	remains	or	remain	
den	and	yearly	monthly	and	other	rents
incomes	and	profits	thereof	and	together	
with	the	construction	and	premises	being	
plot	no.	10512	Block	'D'	Bangor	avenue
Police	Station	Lake	Town	and	all	estate
and	interest	claim	and	demand	what	
soever	of	the	Vendor	into	and	upon
said	land	hereditaments	and	premises	or	

Signature of Presentant: Amarendra Datta

Name of the Deed-Writer: S. N. Banerjee

Checked by: Justice Mr. K. M. Dasgupta (20/3/86)

Examined by: Sudhakar Chatterjee (EXAMINER) (20/3/86)

Name of the Copy-Writer: Pravin K. Banerjee

20/3/86

REGISTRATION DEPARTMENT  
KOLKATA (Salt Lake)

20/3/86



DISTRICT 24 Pgs

any	part	thereof	AND	also	together	
with	the	unrestricted	right	of	the	said
purchasers	they	or	their	successors	and	successors
in	interest	to	pass	and	repass	
with	and	without	vehicle	and	have	all
rights	and	concessions	for	underground	and	
overhead	passage	for	drain	water	traps	
sewer	pipes	for	filtered	and	unfiltered	
water	electric	wires	and	cables	telephone	
and	gas	installations	and	other	usual	rights
into	and	upon	over	and	along	the
25	feet	wide	road	on	the	south
of	the	said	premises	no.	10512	Block 'D' Bangur
Avenue	and	on	any	other	roads	of
the	said	Bangur	Avenue	TO	HAVE	AND
TO	HOLD	the	said	land	hereditaments	and
premises	hereby	granted	transferred	and		
conveyed	assigned	and	assured	as		
expressed	or	intended	to	be		
used	for	the	purpose	of		
that	notwithstanding	any	act	deed	or	
in	(Page 7)	- 7 -	thing	by	the	said
Vendor	or	its	predecessors	in	title	does
and	execute	or	knowingly	suffered		
to	the	extent	of	the	said	Vendor
is	defensible	and	absolute	title	as	and
for	an	estate	of	inheritance	is	free
from	all	claims	in	possession	of	an
estate	equi-					
valent	interests	in	the	said	land	and
hereditaments	and	premises	hereby	granted		

*David Lal*  
SIGNATURE OF PRESENTANT

*S. K. Banerjee*  
NAME OF THE DEED-WRITER

*Imhakar Nath Ghosh* (READER)  
20/3/86

*Arjun K. Bhattacharya* (EXAMINER)  
20/3/86

NAME OF THE COPY-WRITER

COPY OF DOCUMENT NO. ...  
OF (YEAR) 1985 ... BOOK NO. ...  
CONTAINS 8 SHEETS/SHEET

*Sub Registrar*  
20/3/86  
SUB-REGISTRAR/REGISTRAR



transferred	and	conveyed	assigned	and
ensured	an	expressed	an	inter deed
so	to	be	and	that the said vendor
held	good	right	full	power and absolute
authority	to	grant	transfer	assign and
execute	the	same	in	the manner aforesaid
AND	the	purchase	shall	and may at
all	time	hereafter	peaceably	and quietly
enter	upon	and	enjoy	and possess
the	land	hereditaments	and	premises
and	received	the	vest	issues and profits
thereof	any	unlawful	eviction	interump-
tion	claim	or	demand	retrospective
or	by	the	said	vendor and its assigns
or	by	any	person	or persons
lawfully	or	equitably	claiming	from
under	a	trust	for	the vendor AND
the	free	and	clear	and
clearly	and	absolutely	acquired	exonerated
and	further	discharge	of	otherwise
by	and	at	the	cost and expense
of	the	vendor	well	and sufficiently saved
defendant	kept	harmless	and	indemnified
of	from	and	against	all and all
manner	of	claim	charge	liens debts
attachments	and	encumbrances	made	a
suffered	by	the	vendor	and all persons
or	persons	lawfully	or	equitably
claiming	from	under	a	trust for
the	vendor	AND	FURTHER	that the said



Signature of Presentant: David Delle

SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

NAME OF THE COPY-WRITER

COMPARED BY: 20/3/86 (READER)

(EXAMINER) 20/3/86

20/3/86

Sub Registrar (Cell Lake G)  
20/3/86



REGISTRATION DEPARTMENT,  
WEST BENGAL  
DISTRICT 24 Parganas

DOCUMENT NO. 5098  
OF (YEAR) 1985

91

Vendor	and	all	persons	having	a	law-
fully	a	equitably	claiming	any	estate	
an	interest	in	the	said	land	here-
in	and	premises	or	any	part	
thereof	from	under	an	interest	for	
time	and	at	all	times	hereafter	at
the	requests	and	costs	of	the	pur-
charge	for	and	execute	all	such	acts,
deeds	notwithstanding	and	things	whenever	for	
further	and	have	perfectly	ensuring		
the	said	land	hereditaments	and	premi-	
ses	into	and	to	the	use	of
said	purchaser	as	shall	or	may	be
reasonably	required	and	the	said	vendor	
hereby	covenant	with	the	said	purcha-	
ser	than	best	execution	administra-		
and	assign	that	the	said	vendor	with
8)	- 8 -	unless	prevented	by	fire	or
any	other	inevitable	accident	from	time	
to	time	and	at	all	times	hereafter
upon	every	reasonable	request	and	costs	
of	purchaser	he	shall	and	assign	
produce	or	value	to	be	produced	
to	it	or	its	agent	or	at
trial	hearing	remission	examinate	or		
otherwise	on	occasion	shall	require		
all	or	any	of	the	deeds	and
relating	to	the	said	land	hereditaments	
and	premises	mentioned	in	Schedule B		

David Dule  
SIGNATURE OF PRESENTANT

S.K. Komar  
NAME OF THE DEED-WRITER

Jubar Nath Ghosh (READER)  
COMPARED BY 20/3/86

Amr K. Ghosh (EXAMINER)  
NAME OF THE COPY-WRITER 20/3/86

COPY OF DOCUMENT NO. 5098  
OF (YEAR) 1985 BOOK NO. 1985  
CONTAINS 8 SHEETS SHEET 8

Sub-Registrar  
SUB-REGISTRAR/REGISTRAR 20/3/86



20/3/86  
Priority: 040/Paid

and premises mentioned in Schedule  
hereunder written for the purpose  
of showing title to the same in  
any part thereof and also at the  
like requests and costs deliver a  
cause to be ~~be~~ delivered unto the said  
purchaser its heirs and assigns such as  
had a other copies or extracts from the  
said deeds and writings as any of  
them as they may required and will  
in the meantime unless prevented as  
aforesaid by fire or other accident  
keep the said deeds and writings as  
any of them un-obliterated and unen-  
celled THE SCHEDULE 'A' ABOVE REFERRED  
TO ALL THAT piece or parcel of land  
hereditament and premises measuring 4  
(four) Catches 3 (three) Chittaks 29 (Twenty-nine)  
Square feet be the same a lake name  
or less together with structure com-  
ting of one piece dilapidated small godown  
with cobwebs shed, water lying at end  
being plot no. 1052 Block 'D' Bangur Avenue  
within the jurisdiction of South West  
municipality Police Station Lake Town being Holding  
no. 415. Sub-Registration office at Andhra  
nagar in the district of 24-Parganas  
and according to Sub-land Records of  
rights finally published in 1981 the said  
plot no. 1052, of Bangur Avenue, Block 'D'

*[Signature]*  
SIGNATURE OF PRESENTANT  
*[Signature]*  
NAME OF THE DEED-WRITER  
*[Signature]* (READER)  
COMPARED BY *[Signature]*  
*[Signature]* (EXAMINER) 20/3/86  
NAME OF THE COPY-WRITER  
*[Signature]*  
20/3/86





REGISTRATION DEPARTMENT,  
WEST BENGAL  
DISTRICT 24 Parganas

DOCUMENT NO. 5098  
OF (YEAR) 1985

is	comprised	in	Pargana	Calcutta. no.
Shyamrajan	J.L.	no.	32120 R.S	no. 180.
Town	no. 228	2	229.	of 24- Pargana
Collectorate	Saving part	of	C.S.	Plot no.
1327	C.S.	Khatan no.	88	R.S. Plot no.
467	R.S.	Khatan no.	32160	the proportionate
part	of Rs.0.50	for	the premises	convey
and is	payable	to	the collector 24.	
Parganas.	by	the Purchaser.	The said	
Premises.	(Page- 9)	6	bulked and bounded	
as follows:	on	the South	by 25' feet	
side Road	one	the North	by plot no.	
65	2	66	a	the East by Plot
no. 1051,	a	the West	by Plot no.	
10513	all	of Block 'D'	Bangur Avenue.	
THE SCHEDULE 'D' ABOVE REFERRED TO. 1.				
Conveyance	dated 19.8.1949	from Messrs. Mugh-		
beerain	Bangur	to the Vendor 2.	Relevant	
Settlement	Khatan and	Plan of	no. Shyam	
rajan	3. Development	Scheme	Plan of	Bangur
Avenue.	4. Part	Receipt	2	no. C. 64
Tax	Receipt.	In	WITNESS WHEREOF	the
Vendor	hereunto	affixed	its	Common Seal
on	the day	month	and	year
written	Sd/-	D. D.	Bangur	Director. For
LTD.	Sd/-	Siddhartha	Sen. Director	For
DEVELOPMENT	LTD.	VENDOR	THE	Common
the	Vendor	hereunto	been	affixed
to	in	the	presence	of:
day.	11.20.	Address-	'C' Bangur	Ave. Calcutta-700055.

SIGNATURE OF PRESENTANT  
*R. Dandekar Dandekar*

NAME OF THE DEED-WRITER  
*P. B. Karanika*

COMPARED BY  
*John Frank Shon* 20/3/86  
(READER)

NAME OF THE COPY-WRITER  
*Arum Kr. Bhowmik*  
(EXAMINER) 20/3/86

COPY OF DOCUMENT NO. 5098  
OF (YEAR) 1985

CONTAINS 8 SHEETS

SUB-REGISTRAR  
*Prinipal* 20/3/86



20/3/86  
Page: 040 Page







NO 5098  
(Jan) 1985

AVENUE  
1327  
5260  
KETTOWN

2D SFT.

Parted  
on foil  
No 997  
S.R.

DEVELOPMENT LTD.  
Director



98

District. 24 Apr.  
No. I

Docmt No. 5098  
of (year) 1985



Certificate v/s. 230A(1)  
of G. T. Act 1961 is produced.  
v. Jhu. s.d. - iherible

Sub. Registrar  
Midhanagar (Salt Lake City)  
Section 29(2) does not come  
under v.g. (Cand. A) Act  
1976 as per Hon'ble Supreme  
Court's order.

12-50 Rm.  
85  
12-50 Rm.  
85

s.d. - A. Banerjee  
8/7/85

Extension by  
under the above Power by the  
above D. nodup. Dalal

Shantagiri Dalal  
37/4, Road Road South  
P.S. - Talajpur  
to grant  
for Amalgamated Development (M)

s.d. - D. nodup Dalal  
Agent for Amalgamated  
Development (M)

D. nodup Dalal  
Agent for Amalgamated  
Development (M) under an  
order of No. 315 for 1985  
issued by the R.A. Calcutta.

s.d. - D. nodup Dalal  
s.d. - A. Banerjee 8/7/85

Gd. K. Dey  
Sanki Ranjan Dey  
At. Bepin Chari Dey  
P.O. - 20, Bangur Avenue  
Bosey's Estate 35  
s.d. - Sanki Ranjan Dey  
s.d. - A. Banerjee 8/7/85

Received in  
No. 5098  
s.d. - A. Banerjee  
Sub-Registrar  
Midhanagar (Salt Lake City)

Certified to be True Copy & Transcribed  
Document of this Office

20/3/86

Prepared  
Checked by

8-8  
Addl. Dist. Sub-Registrar (Records)  
District - North 24 Parganas

U 2 DEC 2024

20/3/86  
Sub-Registrar  
Midhanagar (Salt Lake City)