



Admission stamp, No. 21
also under No. 266
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under the Indian Stamp Act
1899, No. 23 75 4
Fee paid —

Sub-Registrar,
COSSIPUR, DUM DUM

THIS INDENTURE made this 19th day of September One thousand nine hundred and fifty-five BETWEEN THE AMALGAMATED DEVELOPMENT 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 SREEMATI SMRITI KANA ROY Wife of Sri Niranjan Roy residing at No.162/28, Prince Anwar Shah Road, P.S. Tollygunge, Calcutta-33 by caste Hindu by occupation Service-holder hereinafter called the "PURCHASER" (which expression shall unless

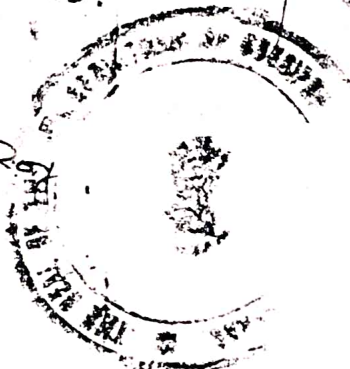
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2615-
Sm. Smiti - Kana
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162/28, Prince Anwar
Shah Rd, vol-33.

7. 9. 55

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Smriti Karna Ray,
Sub-Registrar,
COSSIPUR, DUM DUM

42-5, 55

Hanuman Das Domani
 Son of Mahal Das Domani
 65, Sir Hanuman Gokulst.
 Calcutta - 7

Handumandas Daman
Attorney for Amalgamated
Development Ltd. 

District 14 Pargana
Office ...
President ...
Development ...
acted by the S.R.P. ...

T. I. DISPENSED WITH

Sailendra Nath Palit

Sailendra Nath Palit
Late Panchanan Palit
372/4, Purna Road, South
Calcutta
by Order of the Court
Panchanan Palit

Linn. Kamm
H. O. Registrar,
COSSIPUR DUM DUM
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excluded by or repugnant to the include her heirs executors administrators representatives and assigns)/ of the Other Part WHEREAS by an Indenture of conveyance dated 22nd. February 1947 registered at the Alipore District Sub-Registration Office in Book No.I Volume No.17 Pages 35 to 43 Being No.553 for the year 1947 One Mahendra Chandra Ghosh for the consideration therein mentioned indefeasibly sold granted transferred and conveyed to Mugneeram Bangur and Company a registered Co-partnership firm among others the piece or parcel of land being C.S.Dag No.1258 of Mouza Krishnapore AND WHEREAS by an Indenture of conveyance dated the 19th. day of August 1949 registered at the Cossipore Dum 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, Gobind Lall Bangur, Gokul Chand Bangur and Narsing Dass Bangur the sole partners of the said firm Mugneeram Bangur and Company for the consideration therein mentioned indefeasible sold and conveyed to the vendor among others ALL THAT piece or parcel of land being the said C.S. plot No.1258 of the said 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.1258 and other adjacent lands by levelling the same and has constructed or proposes to construct roads therein according to a scheme plan

and ---

convey unto and to the use of the said purchaser ALL THAT the said

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 Sm. Smiti Kara Roy

162/28, Prince Anwar Shah
 Road, Cal-33.

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and has constructed or proposes to construct pucca surface drains alongside the said roads and has divided the lands abutting the said roads into small building sites or plots numbered serially for identification and has named the colony as "Bangur Avenue" AND WHEREAS the said vendor is now absolutely seised and possessed of in vacant khas possession and otherwise well and sufficiently entitled to the plot No.17 of Block 'A' of the said Bangur Avenue AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase free from all encumbrances the said plot No.17 measuring 2 Cottas 13 chittaks and 33 square feet at or for the price of Rs.3,430/- (Rupees Three thousand four hundred and thirty) only calculated at the rate of Rs.1,200/- (Rupees One thousand and two hundred) only per cotta AND WHEREAS at the request of the purchaser the vendor has agreed to accept one-third or thereabout of the said total price at the time of sale and the balance sum in ten equal annual instalments together with interest at the rate of eight per cent per annum the payment of which the purchaser has agreed to secure by execution of a deed of Security in favour of the vendor charging the land hereby conveyed or intended to be conveyed as first charge NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid agreement and in consideration of the said sum of Rs.3,430/- (Rupees Three thousand four hundred and thirty) only whereof the sum of Rs.1,130/- (Rupees One thousand one hundred and thirty) 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 whereof the vendor does hereby as well as by the receipt hereunder written 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) and the payment of the balance namely the sum of Rs.2,300/- (Rupees Two thousand and three hundred) only being secured by a deed of Security or Charge bearing even date with but executed immediately after the execution of these presents by the purchaser in favour of the vendor charging the land hereby conveyed or intended so to be by way of first charge the vendor doth hereby grant transfer and convey unto and to the use of the said purchaser. ALL THAT the said

piece of land being plot No.17 of Block 'A' of Bangur Avenue 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 is are was or were butted bounded called known numbered described or distinguished TOGETHER WITH all buildings fixtures yards court court-yards areas sewers ways paths passages common fences shrubs walls trees water water-courses lights rights liberties privileges easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and all easements thereon and the reversion remainder and remainders and yearly monthly other rents issues and profits thereof AND all the estate right title and interest claims and demands whatsoever of the vendor into and upon the said land hereditaments and premises or any part thereof AND also together with the right of the said purchaser her successor or successors in interest to pass and repass with or without vehicles over and along the 30' 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 intended so to be unto and to the use of the said purchaser AND the vendor doth hereby covenant with the said purchaser that notwithstanding any act deed matter or thing by the said vendor or its predecessors in title done and executed or knowingly suffered to the contrary the said vendor now hath indefeasible and absolute title as and for an estate of inheritance in fee simpleⁱⁿ/possession or an estate equivalent thereto in the said land hereditaments and premises hereby granted transferred 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 convey transfer assign assure the same to the purchaser 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 ---

rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor and its assigns or by any person or persons lawfully or equitably claiming from under or in trust for the vendor AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharged or 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 and all manner of claims charges liens debts attachments and encumbrances made or suffered by the purchaser and all person or persons lawfully or equitably claiming from under or in trust for her AND FURTHER that the said vendor and all persons having or 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 or cause to be done and executed all such acts deeds and things and matters whatsoever for further and more perfectly assuring the said land hereditaments and premises unto and to the use of the said purchaser as shall or may be reasonably required AND the said vendor doth hereby covenant with the said purchaser her heirs and assigns that the said vendor will unless prevented by fire or any other inevitable accidents from time to time and at all times hereafter upon and every reasonable requests and costs of the purchaser her heirs and assigns produce or cause to be produced to her agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said land hereditaments and premises mentioned in the Schedule 'B' hereunder written for the purpose of showing her 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 may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings or any of them safe whole unobliterated and uncanceled damage by

fire --

fire or accidents being excepted AND the vendor having received thirty five years proportionate rent for the land hereby conveyed doth hereby covenant with the said purchaser that the purchaser shall not have to pay any rent at any time for the land hereby conveyed and that the vendor shall go on paying off the same to the superior landlord for ever and shall indemnify the purchaser her heirs and assigns against any loss that may be sustained by her for non payment or irregular payment of such rent to the superior landlord.

THE SCHEDULE 'A' ABOVE REFERRED TO:-

ALL THAT piece or parcel of Rayati Sthitiban land hereditaments and premises measuring Two cottas thirteen chittaks and thirty-three square feet corresponding with point zero four-five satak a little more or less situate lying at and being plot number seventeen of Block 'A' of Bangur Avenue within the jurisdiction of South Dum Dum Municipality Thana Rajerhat Sub-Registration Office Cossipore Dum Dum in the District of 24 Parganas and according to Settlement Records of rights finally published in 1931 the said plot No.17 is comprised in Pergana Calcutta Mouza Krishnapore J.L.No.17 R.S. No.180 Touzi numbers two hundred twenty-eight and two hundred twenty-nine of Twenty-four Parganas Collectorate and is part of C.S.Dag number one thousand five hundred and fifty-eight Khatian Number eight hundred twenty-three appertaining to an annuala jama or rent of Rs.27/- was payable to Tulsi Ram, Janak Ram and Gayadin Ram of 96, Mechua Bazar Street, Calcutta now payable to The Collector, 24 Parganas. proportionate rent is annas five only.

The said plot No.17 hereby sold is butted and bounded on the North by 30' feet wide road on the East by plot Nos.18 & 19 on the South by plot Nos.29 & 30 and on the West by plot No.16 all of the said Bangur Avenue Block 'A'.,

THE SCHEDULE 'B' ABOVE REFERRED TO:-

1. Conveyance dated 22.2.1947 from Mahendra Chandra Ghose to Mugneeram Bangur and Company.
2. Conveyance dated 19.8.1949 between Ram Coowar Bangur and others and the Vendor.
3. Settlement Khatian No.823 and relevent settlement plan of Mouza Krishnapore.

4. Plan of Vendor's Land Development scheme known as Block 'A' of Bangur Avenue.

5. Rent receipts.

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

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

*Gopinath Lal Bangur
& James Esplen*

Directors in the presence of:-

1) *Prof Narayan Singh*
3724 Avenue Road South,
Cal. 35

2) *Dr. S. S. Sanyal*
Dr. Sanyal

[Signature]
FOR AMALGAMATED DEVELOPMENT LTD.
Director.
For AMALGAMATED DEVELOPMENT LTD.
[Signature]
Director.

RECEIVED of and from the withinmamed Purchaser the within-mentioned sum of Rupees Three thousand four hundred and thirty only being the full consideration money as per memo below:-..... Rs. 3,430- 0-0.

MEMO OF CONSIDERATION.

By earnest money received on
By Cash received on
By amount secured under Security deed
of even date with these presents and
executed by the purchaser in favour of
the Vendor

Rs 1001 — 0 — 0
Rs 129 — 0 — 0
Rs 2,300 — 0 — 0
Total Rs 3,430 — 0 — 0

Rs. Three thousand four hundred and thirty only

Witness:-

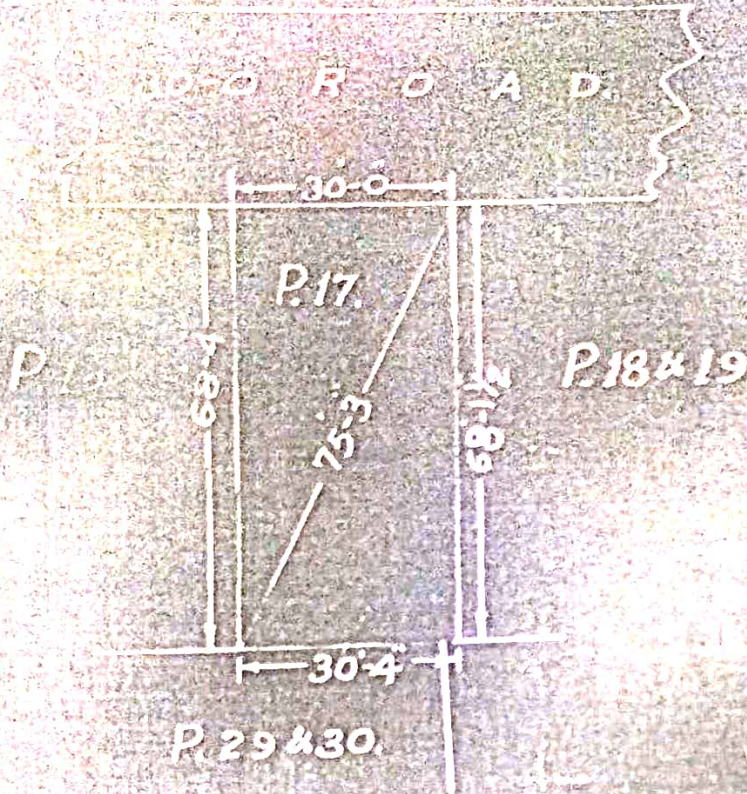
1) *Prof Narayan Singh*

2) *Dr. S. S. Sanyal*

[Signature]
FOR AMALGAMATED DEVELOPMENT LTD.
Director.
For AMALGAMATED DEVELOPMENT LTD.
[Signature]
Director.

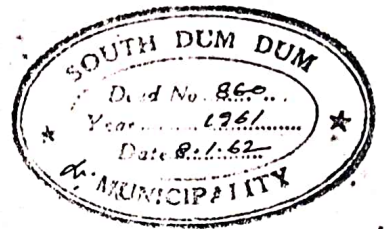
F BLOCK A IN BANGUR AVENUE PATIPUKUR DUW-36
DUW-36-13 OF MOUZA KRISHNA PUR

ARE- K-CH-5F
2-13-33



Drawn by D.C.

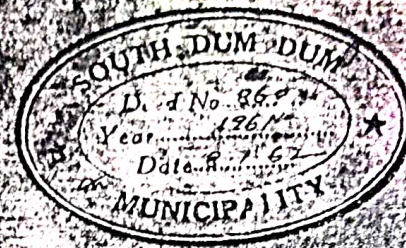
Plan of Sec 2 no. 243 attached is
page 211 of BK I vol 92 for 1955.



[Signature]
Sub-Registrar,
SOUTH DUM DUM

18-5-63

DATED THIS 19th DAY OF September 1955



FOR O.M.

THE AMALGAMATED DEVELOPMENT LIMITED

TO

SREEMATI SMRITI KANA ROY.

COMMISSIONER

Plot No. 17 of Block 'A' of Bangur Avenue



Sub-Registrar
COSSIPUR, DUM DUM

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For the year 1955-56
Box No. 11
Volume No. 240
Page No. 7716
Date 7/67

AMAR NATH BANERJEE, ADVOCATE.

Sub-Registrar
COSSIPUR, DUM DUM
24-9-55