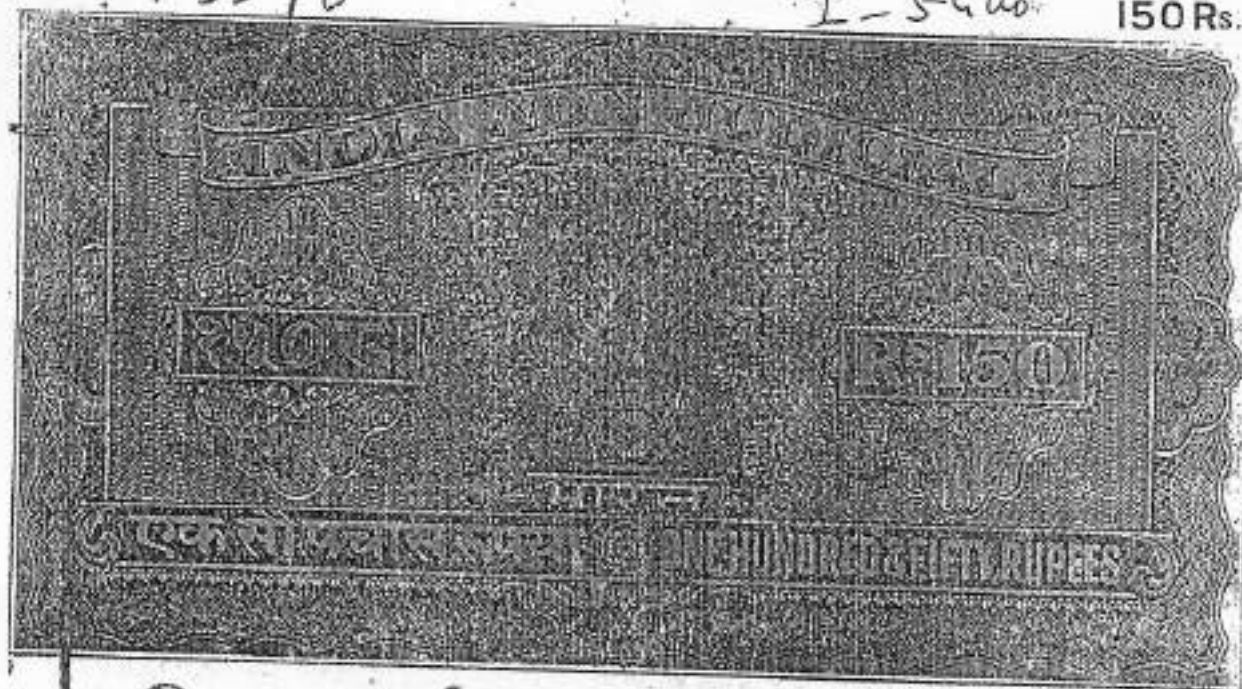


5578

I-5460

150Rs.

360



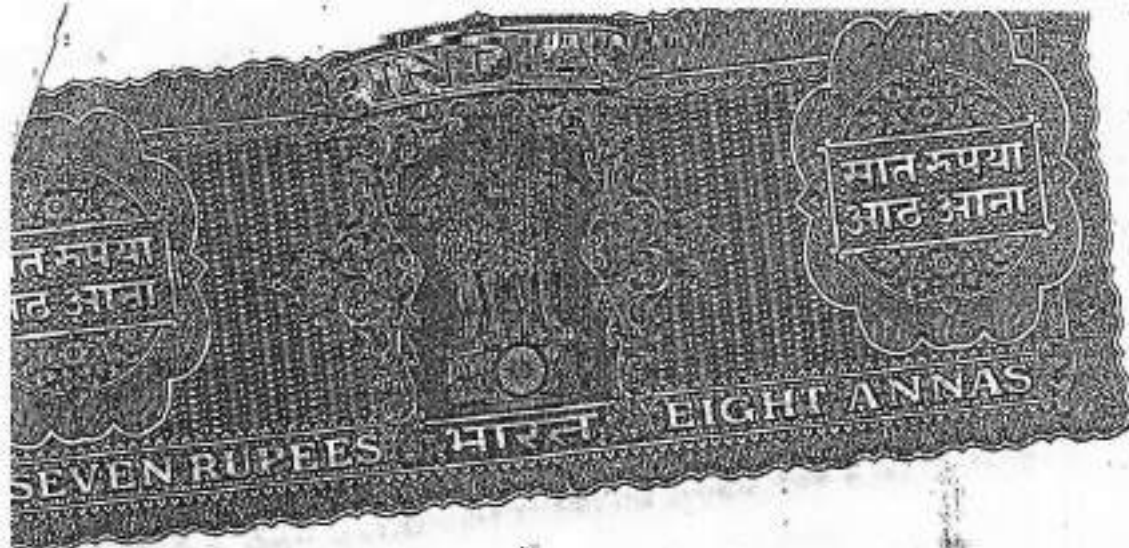
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23
18/12/58

under Sec. 14 of the
of the B. T. Act only Stamp
under the Indian Stamp Act
1899, Schedule I.A. No. 23

A46
N 2
48/ SUB-REGISTRAR
COSSIPORE.
DINA-DUM.

THIS DEED made this 24th day of July, One thousand
nine hundred and fifty-eight BETWEEN THE AMALGAMATED DEVELOP-
MENT 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 SAKHA BALA BISWAS Wife of Sri Surendra
Nath Biswas residing at No. 11, Goabagan Street, Calcutta-6
by caste Hindu by occupation Housewife hereinafter called

the ---



- 2 -

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 28th day of September 1940 registered at the Chasipore Dum Dum Sub-Registration Office in Book No. I Volume No. 44 Pages 165 to 164 Being No. 2550 for the year 1940 Amlyadhone Ghosh and another for the consideration therein mentioned indefeasibly sold transferred and conveyed to Kugliesaram Bangur and Company among others ALL THAT piece or parcel of land being C.S.

plot No. 1305 of Mouza Krishnapore AND WHEREAS by a Conveyance dated 8th August 1939 registered at the Chasipore Dum Dum Sub-Registration Office in Book No. I Volume No. 32 Pages 205 to 215 Being No. 2536 for the year 1939 Sasadhar and another for the consideration therein mentioned sold and conveyed among others ALL THAT Palyati Mokoraila namely C.S. plot No. 1305 of Mouza Krishnapore AND WHEREAS by a Patna dated 2nd July 1946 registered at the Chasipore Dum Dum Sub-Registration Office in Book No. I Volume No. 44 Pages 179 to 188 Being No. 1940 for the year 1946 Nadar and another for the consideration therein mentioned sold and conveyed among others ALL THAT Palyati Mokoraila

mentioned granted and devised in favour of the said Mugneeram Bangur and Company Mourushi Mokorari rights in among others
 ALL THAT the said C.S. plot No. 1306 of Mouza Krishnapore AND
 WHEREAS by an Indenture of conveyance dated 19th 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, Naraindas Bangur, Gobind Lall
 Bangur, Gokul Chand Bangur and Narsing Dass Bangur the sole
 partners of the said firm of Mugneeram Bangur and Company
 for the consideration therein mentioned indefeasibly sold and
 transferred and conveyed to the Vendor among others ALL THOSE
 the said land being C.S. plots Nos. 1305 and 1305 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. plots Nos. 1305 and 1305 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 roads therein according to a scheme
 plan and hath constructed or proposes to construct pucca
 surface drains alongside the said roads and hath divided the
 lands abutting the said roads into small buildings 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 of and otherwise well
 and sufficiently entitled to the plot No. 56 of Block 'B' of
 Bangur Avenue comprised in parts of the said C.S. plots Nos.
 1305 and 1305 of Mouza Krishnapore AND WHEREAS the Vendor hath
 agreed to sell and the Purchaser has agreed to purchase free
 from all encumbrances the said plot No. 56 of Block 'B' of
 Bangur Avenue measuring 8 cottas 9 chittaks and 24 square feet
 at or for the price of Rs. 10,315/- (Rupees Ten thousand three
 hundred and fifteen only) calculated at the rate of Rs. 1,200/-
 (Rupees One thousand and two hundred) only per cotta NOW THIS
INDENTURE WITNESSETH that pursuant to the aforesaid agreement

and ---

and in consideration of the said sum of Rs. 10,315/- (Rupees Ten thousand three hundred and fifteen) 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 doth 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 forever discharge the Purchaser as well as the said land) and the Vendor doth hereby convey transfer and sell unto and to the use of the said Purchaser ALL THAT piece or parcel of land being plot No. 56 of Block 'B' 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 or are or was or were situate butted bounded called known numbered described or distinguished TOGETHER WITH all buildings fixtures yards court-yards areas drains sewers ways paths passages common fences wells trees water water-courses lights rights liberties easements privileges 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 together with the documents of title exclusively relating to the said land hereditaments and premises being plot No. 56 of Block 'B' of Bangur Avenue 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 repossess with or without vehicles over and along the 20' and 25 feet wide roads respectively on the South and East 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 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 simple in possession or an estate equivalent thereto in the said land hereditaments and premises hereby granted transferred and 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 and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the said 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 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 manner of claims charges liens 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 having 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 request and costs of the Purchaser do and

execute ---

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 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 Vendor at like requests and costs as aforesaid produce or cause to be produced to her or her assigns produce or cause to be produced to her or 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 keep the said deeds and writings or any of them unobliterated and uncanceled.

THE SCHEDULE 'A' ABOVE REFERRED TO:-

ALL THAT piece or parcel of land hereditaments and premises measuring Eight cottas three chittaks and twenty-four square feet a little more or less situate lying at and being plot No. 56 of Bangur Avenue Block 'B' 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 rights finally published in 1931 the said plot No. 56 is comprised in Pergana Calcutta Mouza Krishnapore J.L. No. R S. No. 180 Touzi Nos. 228 and 229 of 24-Parganas Collectorate and other particulars being as follows:-

Khatian

Khatian No.	Part of C.C. plot No.	Area involved in this C.C. plot.	Nature of rights.	Total annual jama.
81	1305	Pl. 35, 37, 38 2 - 6 - 20 =.038 satak. (Value Rs. 2500/-)	Mourushi Mokorari.	Rs. 156/12/6, proportionate rent is annas five only.
834	1305 1328	6 - 3 - 4 =.099 satak. (Value Rs. 7512/-)	Raiyati Thitiban.	Rs. 18/11/3, proportionate rent is annas thirteen only.

All the above two jamas are payable to The Collector, 24-4-40 jama.

The said plot No. 56 is buttled and bounded on the North by Plot No. 46 and plot No. 47/2 on the West by plot No. 55, on the South by 20' feet wide road and on the East by 25' feet wide road all of the said Bangur Avenue Block 'B'.

THE SCHEDULE 'B' ABOVE REFERRED TO :-

1. Conveyance dated 28.9.1940 from Amuladhore Ghosh and another to Mugneeram Bangur & Co.
2. Conveyance dated 8.3.1939 from Sasadhar Sadhukhan to Mugneeram Bangur & Co.
3. Patta dated 9.7.1946 from Kedar Nath Nanji Choudhury and others to Mugneeram Bangur & Co.
4. Conveyance dated 19.2.1949 from Mugneeram Bangur & Co. to Vendor.
5. Relevant Settlement Khatians and plan of Mouza Krishnapore.
6. Development scheme plan of Bangur Avenue Block 'B'.
7. Rent receipts.

IN -----

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:-

Narendra Nath Seal

B. D. B. Singh

Directors in the presence of:-

Tap Narayan Singh
3746 Anna Road S. A,
Cal. 33

Lambert W. L.

338 Green Road
Cal 90

For AMALGAMATED DEVELOPMENT LTD.

Narendra Nath Seal
Director.

For AMALGAMATED DEVELOPMENT LTD.

Director.

RECEIVED from the Purchaser the sum of
Rupees Ten thousand three hundred and
fifteen - only being the full con-
sideration money as per memo below:-..... Rs 10,315-00

MEMO OF CONSIDERATION.

By Cash Paid on 2-7-1958 - Rs 10,315-00

Rupees Ten thousand three hundred &
fifteen only.

Witness:-

For AMALGAMATED DEVELOPMENT LTD.

Tap Narayan Singh

Narendra Nath Seal
Director.

Lambert W. L.

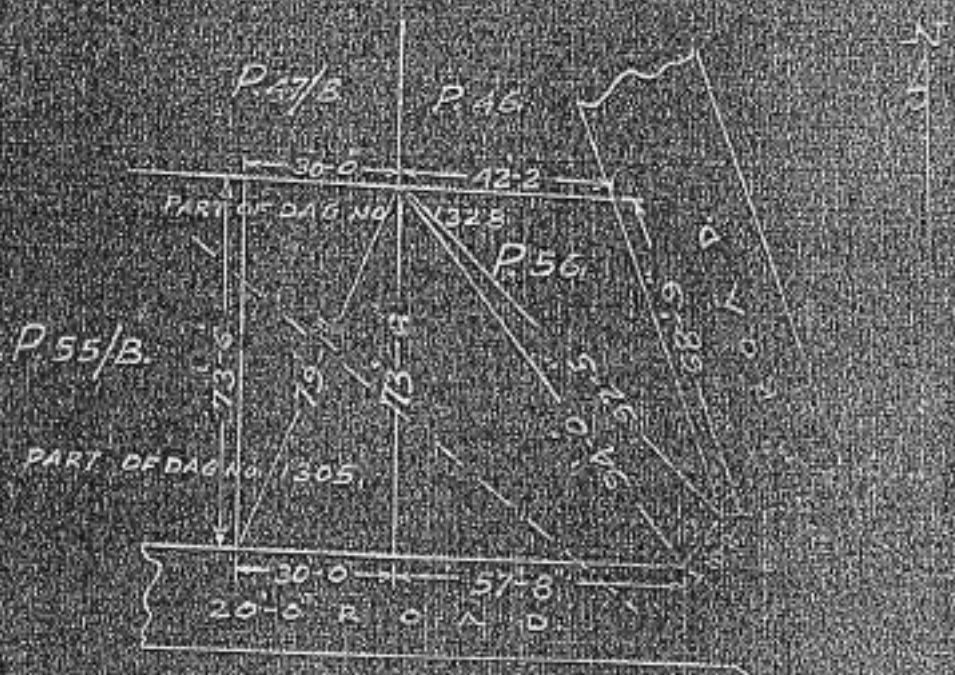
For AMALGAMATED DEVELOPMENT LTD.

Director.

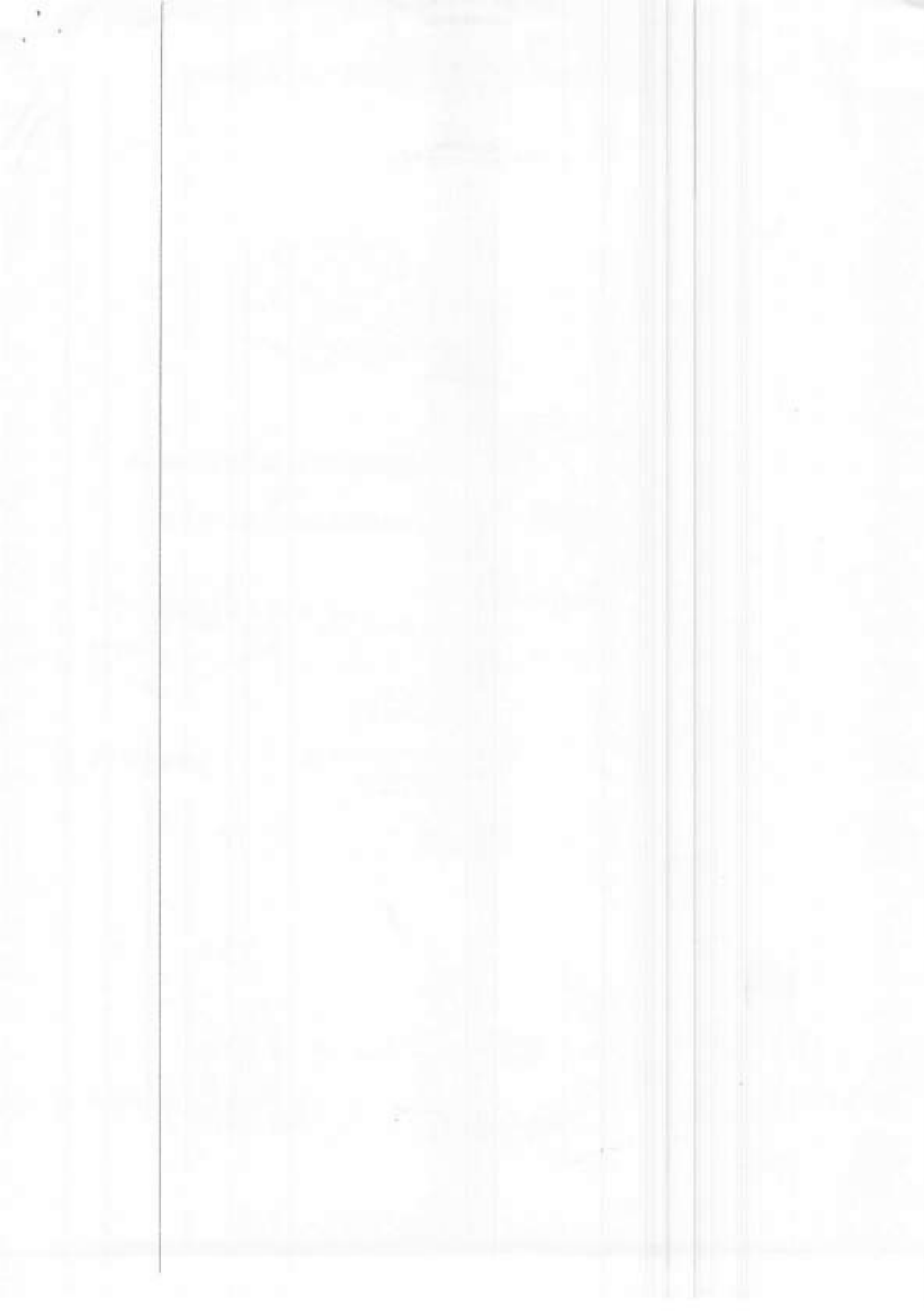
No 55 OF BLOCK B
 OF DAG NO 1305 & 1325
 30=1

PATIPUKUR DUM-DUM
 RISHNA PUR

AREA IN D/E NO 1305	K =	CH = 35
1328	2 =	6 = 20
TOTAL AREA	6 =	3 = 4
	8 =	9 = 24

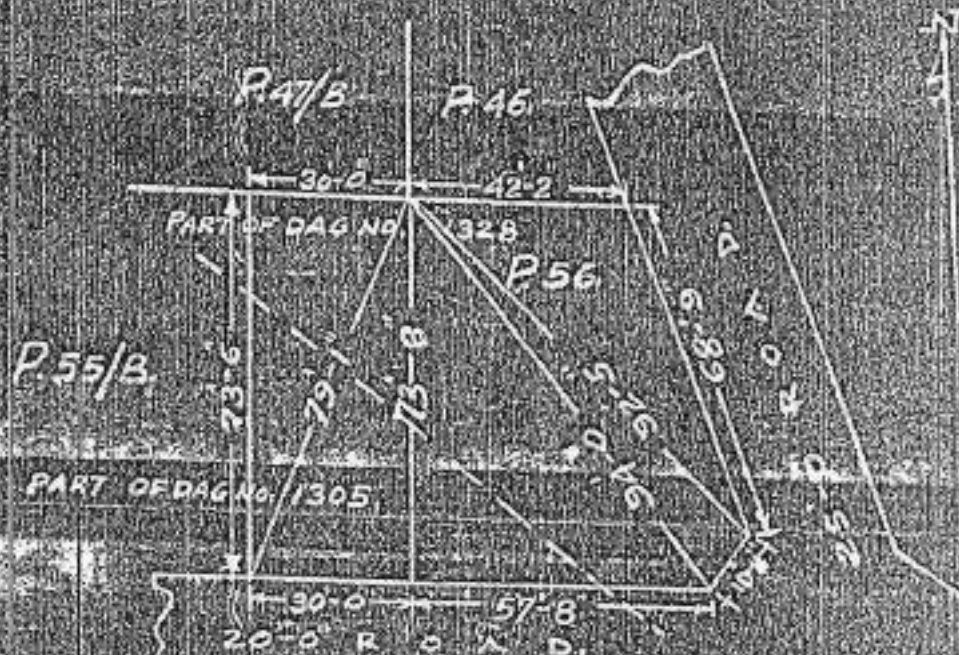


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Plot No. 56 OF BLOCK B IN BANGUR AVENUE PATIPUKUR DUM-DUM
 RT. OF DAG NO. 1305 & 1328, OF MOUZA KRISHNA PUR
 PLT-30-1

AREA IN DAG NO.	K	CH	SFT
1305	2	6	20
1328	6	3	4
TOTAL AREA	8	9	24



Drawn by B. B. B.