

P. 10440

- 9348

200 Rs.



Stamp duty under Indian Stamp Act 1899 as amended by Act III of 1922 and section 52 (1) of Calcutta Improvement Act 1911 (Schedule I, S. No. 2384)

Stamp duty paid under the Indian Stamp Act as amended by Act III of 1922 197-
 Additional Duty paid under the Calcutta Improvement Act 257. 62
 Paid in advance 2. 38
 Total 457

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 Sub-Registrar, Alkore
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THIS INDENTURE made this 12th day of December one thousand nine hundred and sixty 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 -

[Signature]



2.

in interest and assigns) of the One Part AND SM. ANJALI MUKHERJEE wife of Sri Prasaddas Mukherjee residing at 1, Nanda Mitra Lane, Calcutta-40 by caste Hindu by -- occupation 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 an Indenture of conveyance dated 31st. May 1935 registered at the District Sub-Registration office at Alipore in Book No. I volume No.56 pages 70 to 81 Being No.2188 for the year 1935 made between Sadasiva Mitra and others therein described as vendor of the one Part and Mugneeram Bangur and Company therein described of the other Part they the said Sadasiva Mitra and others for the consideration therein mentioned sold transferred and conveyed to the said Mugneeram Bangur and Company among others ALL THAT piece or parcel of land being c.s.plot No.602 of Mouza -- Arakpore AND WHEREAS the said Mugneeram bangur and Company with a view to develop the said lands into residential

..... colonies -

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in interest and assigns) of the One Part AND SM. ANJALI MUKHERJEE wife of Sri Prasaddas Mukherjee residing at 1, Nanda Mitra Lane, Calcutta-40 by caste Hindu by -- occupation 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 an Indenture of conveyance dated 31st. May 1935 registered at the District Sub-Registration office at Alipore in Book No. I volume No.56 pages 70 to 81 Being No.2186 for the year 1935 made between Sadasiva Mitra and others therein described as vendor of the one Part and Mugneeram Bangur and Company therein described of the other Part they the said Sadasiva Mitra and others for the consideration therein mentioned sold transferred and conveyed to the said Mugneeram Bangur and Company among others ALL THAT piece or parcel of land being c.s.plot No.602 of Mouza -- Arakpore AND WHEREAS the said Mugneeram Bangur and Company with a view to develop the said lands into residential

..... colonies -

ref. cc.

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Pay to *A. N. Banerjee Esq*

High Court

Calcutta Collectorate
Treasury

The 3rd Dec 1862

[Signature]
Treasurer

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colonies brought the area of the said lands under several Development Schemes and named them as Scheme No.122, Prince Anwar Shah Road AND WHEREAS according to the said schemes the said Mugneeram Bangur and Company brought the said lands to road level and opened out and constructed many roads and pucca surface drains alongside the said roads constructed or to be constructed into small building sites or plots numbered serially as 1,2,3 etc. for identification on the said scheme plan AND WHEREAS by different conveyances of different dates the said Mugneeram Bangur and Company sold to different parties many of the said building sites or plots formed as aforesaid AND WHEREAS by a conveyance dated the 13th. December 1948 registered at the Alipore Sadar Joint Sub-Registration office in Book No. I volume No.86 pages 51 to 58 Being No.4569 for the year 1948 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 scheme comprising amongst others the plot No.11 of 122, Prince Anwar Shah Road comprised in part of the said c.s.plot No.602 of Mouza Arakpore described in the schedule 'A' thereunder written and hereby intended to be conveyed AND WHEREAS the --

... vendor -



4.

vendor is now absolutely seized and possessed of and otherwise well and sufficiently entitled to the said plot No.11 of 122 Prince Anwar Shah Road at present premises No.372, Prince Anwar Shah Road AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase free from all encumbrances the said plot No.11 measuring 3 Cottas 12 Chittaks and 28 square feet at or for the price of Rs.12,882.22nP. (Rupees Twelve thousand eight hundred & eightytwo and twentytwo Naya Paise only) calculated at the rate of Rs.3400/- per Cotta AND WHEREAS it has been agreed that one-half or thereabout of the total price shall be paid at the time of sale and balance in ten years together with interest at the rate of eight per cent per annum (which in case of punctual payment shall be reduced to seven per cent per annum) the payment of which shall be secured in manner hereinafter appearing NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid agreement and in consideration of the sum of Rs.12882.22nP. whereof the sum of Rs.7082.22nP. (Rupees Seven thousand & eightytwo

and

and conveyed or expressed or intended so to be to the said purchaser



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and twentytwo Naya Paise only) of lawful money of India
 in hand well and truly paid to the vendor by the purcha-
 ser at or before the execution and registration of this
 conveyance (the receipt whereof the said 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 admit release and forever discharge the
 purchaser as well as the said land) AND in consideration
 of the purchaser's promise to pay to the vendor a sum of
 Rs.5800/- (Rupees five thousand and eight hundred only)
 together with interest at the rate of eight per cent per
 annum (which in case of punctual payment shall be
 reduced to seven per cent per annum) within ten years and
 the payment of the same being secured by a Security Deed,
 bearing even date with but executed immediately after the
 execution of these presents by the purchaser in favour of
 the vendor AND the vendor doth hereby grant transfer sell
 convey assign and assure to the said purchaser ALL THAT
 piece or parcel of land hereditaments and premises being
 plot No.11 of 122 Prince Anwar Shah Road at present 3/2

Prince Anwar Shah

and conveyed or expressed or intended so to be to the said
 purchaser

6.

BY
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Prince Anwar Shah Road 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 ways paths passages common fences water water-courses -- lights rights liberties easements privileges advantages and accoutrements 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 of the vendor in the same or any part thereof AND TOGETHER WITH the right to pass and repass with or without vehicles over and along the twenty feet wide road on the south of the said plot No. 11 or 123 Prince Anwar Shah road and other roads of the said colony and together with the right to discharge water through the open surface drains alongside the said roads TO HAVE AND TO HOLD the -- said land hereditaments and premises together with the right and privileges appurtenant thereto as aforesaid to the said purchaser absolutely and forever 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 done committed or in anywise alleged to the contrary the vendor now hath 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 as to be to the said purchaser

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 by 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 incumbrances and forever
 according to the nature and tenor thereof and encumbrances
 whatsoever created made done occasioned or suffered by the
 vendor by any vendor or persons claiming as aforesaid 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 vendor shall and will from time to time and at all
 times hereafter at the requests and costs of the 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 of the said vendor both hereby
 covenant with the said purchaser that the said vendor
 shall and will unless prevented by fire or any other
 inevitable accidents from time to time and at all times
 hereafter

hereafter upon and every reasonable requests and costs of the said purchase produce or cause to be produced to the said purchaser her heirs and assigns or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings -- comprised in the schedule 'A' hereto for manifesting -- defending and proving the title of the purchaser or her 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 piece of 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 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 her 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 Lakheraj Brahmotter land hereditaments and premises measuring 3 Cottas 12 Chittaks and 28 square feet corresponding with .06 satak a little more or less situate lying at and being plot No.11 of 122 Prince Anwar Shah Road and portion of premises No.372 Prince Anwar Shah Road within the Municipal limits of Calcutta Corporation (formerly Tollygunge Municipality) Thana Tollygunge Sub-Registration office Alipore in the District of 24 Parganas and comprised in Pergana Khaspore

Mouza Araknora J.L.No.39 Touzi No.56 part of c.s.plot No.602 of Khatian No.258 under the Zaminders Kumud Krishna Mondal and others of Rowali, 24 Parganas.

The said plot no.11 hereby sold is butted and bounded on the north partly by plot No.174 and partly by 175 of 142 P.A.Shah Road on the east by plot No.12 on the south by 20' ft. wide road and on the west by plot No.10 all of the said scheme.

THE SCHEDULE 'I' above referred to:

1. Conveyance dated 31.3.1935 from Sadasiva Mitra and others to Mugneeram Bangur and Company.
2. Conveyance dated 13.12.1948 from Mugneeram Bangur and Company to vendor.
3. Relevant Settlement Khatians and plan of Mouza Araknora
4. Development scheme plan of 122 Prince Anwar Shah Road.

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) Shree N.N. Seal
 (2) Shree D.D. Bangur
 Directors in the presence of :-

Robinson Nath Chatterjee
 374/4 Datta Chatterjee
 Cal-33

Sachish Ch. Mukherjee

432/1 Prince Anwar Shah
 Rd.

Cal-31

For AMALGAMATED DEVELOPMENT LTD.

Narendra Nath Seal
 Director.

For AMALGAMATED DEVELOPMENT LTD.

[Signature]
 Director.

MEMO OF CONSIDERATION :

By amount Received at or before the execution
of these presents as follows

By Cheque N.D. 748213 dated 13-10-60

on Lloyds Bank Ltd

Rs 2000-00

By Cheque N.D. 748214 dated 23-11-60

on Lloyds Bank Ltd

Rs 5000-00

By Cash Received on 23-11-60

Rs 82-22 1/2

Rs 7082-22 1/2

By amount promised to be paid and
secured under security bond of overdraft
to be executed by the Purchaser in favour
of the Vendor

Rs 57,700-00

Rs 12,882-22 1/2

Twelve thousand eight hundred
and eighty two and twenty two paise only

Received as above

Sachish Ch. Hutebeje

432/1, Prince Anwarshah

Col-31

FOR AMALGAMATED DEVELOPMENT LTD.

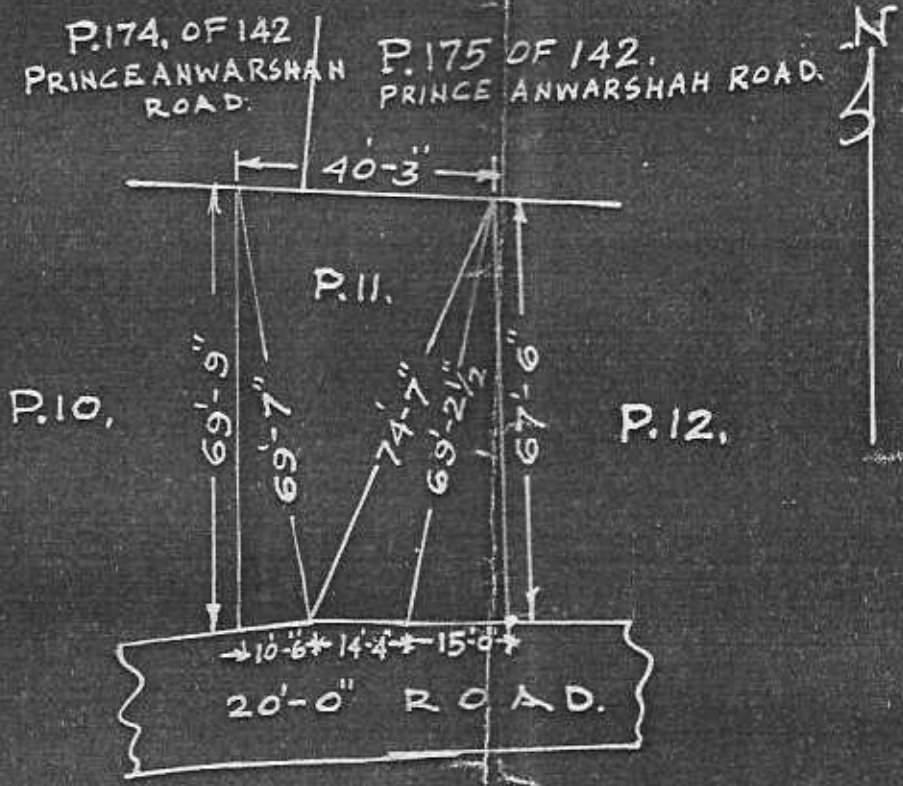
Narendra Nath Seal
Director.

FOR AMALGAMATED DEVELOPMENT LTD.

[Signature]
Director.

PLOT No. 11 OF PREMISES No. 372, PRINCE ANWARSHAH-
 SCHEME No. 122, PRINCE ANWARSHAH ROAD. -ROAD
 PART OF DAG No. 602, OF MOUZA ARAK PUR.
 SCALE :- 30' = 1"

AREA :- K - CH - SFT.
 3 - 12 - 28.



Drawn by. *K. H. Seal*



For AMALGAMATED DEVELOPMENT TO
K. H. Seal
 Director
 AMALGAMATED DEVELOPMENT TO

DATED THIS 12th DAY OF DEC 1960

Handwritten notes:
✓
12/12/60



BETWEEN

THE AMALGAMATED DEVELOPMENT LTD.

AND

SM. ANJALI MUKHERJEE.

Sub-Registrar, Alipore,
Sahar

Handwritten: 12/12/60

CONVEYANCE.

Re: Plot No. 11 of 122 Prince Anwar
& Shah Road scheme.



Handwritten signature: Pradyumn Chandra
Sub-Registrar, Alipora
Sahar

12-12-60

Handwritten notes:
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