

STAMP AFFIXED BY:
See 2/8/76
 STAMP DIFFERENTIAL BY
 CALCUTTA COLLECTIONS

7-1020



Fee Paid

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Share Certificate
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Share Transfer
 Schedule 1A No. 2
 Process Fee
 Paid to C.D.P.

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Native file No
C.A. Bhatia, Under Secy.
Secy. B. of State of
G.L.C. No. on 21.5.76

Registrar D/187 (3)
 Alipur, Dh. 24 Pargana

DBN
3/8/76

THIS INDENTURE made this 9th day of August One thousand nine hundred and seventy six BETWEEN AMALGAMATED DEVELOPMENT LIMITED a Joint Stock Company with limited liability incorporated under the Indian Companies Act, 1966 and having its registered office at No.5, Deshpand Sasmal Road, Calcutta-33 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 SHRI NIRMAL KUMAR KEDIA son of Shri Baij Nath Kedia by caste Hindu by occupation Businessman residing at No.59/60, Strand Road, Calcutta-6 hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include his heirs executors administrators representatives and assigns) of the Other Part ;

WHEREAS

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WHEREAS by a Conveyance dated the 28th. day of October, 1953 registered at the Alipore District Registration Office in Book No.1 Volume No.88 Pages 88 to 94 being No.3936 for the year 1953 one Gobindadas Binsai for the consideration therein mentioned sold and conveyed to the Vendor among others the land namely C.S.Plot No. 1321/1338 of Mouza Krishnapur ;

AND WHEREAS the Vendor is now absolutely seized and possessed of and other wise well and sufficiently entitled to the piece or parcel of land measuring 5 Cottas 6 Chittaks and 38 Square feet included in the said C.S.Plot No.1321/1338 of Mouza Krishnapur ;

AND WHEREAS in the last Revisional Settlement the said C.S.Plot No.1321/1338 has been recorded as R.S.Plot No.473 in R.S.Khatian No.726 of Mouza Shyamnagar ;

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase free from all encumbrances the said land measuring 5 Cottas 6 Chittaks and 38 square feet a little more or less at or for the price of Rs.46,136.11 P. (Rupees Forty six thousand one hundred thirty six and eleven paisa only) Calculated at the rate of Rs.3,500/- (Rupees Eight thousand and five hundred only) per Cotta ;

AND WHEREAS it has been agreed that out of the said total price a sum of Rs.18,636.11 P. (Rupees Eighteen thousand six hundred thirty-six and eleven paisa only) shall be paid at the time of sale and the balance namely Rs.27,500/- (Rupees Twenty seven thousand and five hundred only) together with interest within five years thereafter and the payment thereof will remain secured in manner stated herein-after ;

NOW THIS INDENTURE Witnesseth that pursuant to the aforesaid agreement and in consideration of the said sum of Rs.46,136.11 P. (Rupees Forty six thousand one hundred thirty six and eleven paisa only) Whereof Rs.18,636.11 P. (Rupees Eighteen thousand six hundred thirty six and eleven paisa only) of lawful money of India in hand well and truly paid to the Vendor by the Purchaser at or before the execution

execution of these presents (the receipt whereof the Vendor doth
hereto as well as by the receipt hereunder written admit and acknow-
ledge of and from the same and every part thereof acquit release and
forever discharge the Purchaser as well as the said land) and the
Balance Rs. 27,500/- (Rupees Twenty seven thousand and five hundred
only) being promised to be paid with interest at the rate of Twelve
per cent per annum payable monthly (provided in case of regular
and punctual payments the rate of interest will be reduced to Eight
per cent per annum) within five years from the date of these presents
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 charging the same in favour of the Vendor
as First Charge the said land the Vendor doth hereby convey transfer
sell unto and to the use of the said Purchaser ALL THAT the said
piece or parcel of land hereditaments and premises measuring 5
cottas 6 chittaks and 38 square feet a little more or less fully
described in the Schedule 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 or was or were situate butted bounded called known numbered
described or distinguished ;

TOGETHER WITH all rights liberties easements privileges and
appurtenances whatsoever to the said land hereditaments and premises
belonging anywise appertaining or usually held or enjoyed therewith
or reputed to belong or to be appurtenant thereto and the reversion
remainder and remainders and yearly and monthly and other rents issue
and profits thereof and together with the documents of title exclu-
sively relating to the said land hereditaments and premises and all
the estate right and interest claim and demand whatsoever of the sa
Vendor in the said land hereditaments and premises or any part --
thereof ;

AND also together with the right to the said Purchaser his heirs executors administrators and assigns in interest to pass and repass with or without vehicles over and along the 25' (Twenty five) feet wide road and 20' (twenty) feet wide road On the East and North of respectively of the said land and to have all rights of easements for surface drains and other usual rights into upon over and along the said Roads ;

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 absolutely and for ever according to the nature and tenure thereof ;

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 in itself Indefeasible and absolute title as and for an estate or 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 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 to the same to the said Purchaser in the manner aforesaid ;

AND the Purchaser will 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 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 said Vendor ;

AND

AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharge 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 by the Vendor or by any person claiming from under or in trust for the said Vendor ;

AND further that the said Vendor and all person or 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 said 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 and things for more perfectly assuring the said land hereditaments and premises unto and to the use of the said Purchaser as shall or may reasonably required ;

AND the said Vendor doth hereby covenant with the said Purchaser his heirs executors administrators 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 every reasonable request and costs of the said Purchaser his heirs and assigns produce or cause to be produced to him or his 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 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 his heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as he or they may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings or any of them unobliterated and uncancelled.

THE SCHEDULE ...

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of vacant land hereditaments and premises with permanent right of occupancy measuring Five cottas Six chittaks and Thirty eight square feet corresponding with .089 satak a little more or less situate and lying at and being Plot No.119 of Block "C" 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 Revisional Settlement records of rights the said land is comprised in Pargana Calcutta R.S.Dag No.473 of R.S.Khatian No.726 of Mouza Shyamnagar J.L.No.32/20 R.S.No.180 Touzi Nos.228 and 229 of 24-Parganas Collectorate appertaining to a total annual jama of -- Rs.175/44 P. only. Proportionate rent of Rs.1/10 P. is annually payable to the Collector, 24-parganas.

The said land is butted and bounded On the South by Plot No.119/On the East by 25' (twenty five) feet wide road On the North by 20' (twenty) feet wide Road and On the West by Plot No.125 all of in Block "C" in Bangur Avenue.

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

THE COMMON SEAL OF THE VENDOR

hath hereunto been affixed by :

- (1) Sri B. D. Bangur
- (2) Sri S. L. Bangur

Directors in the presence of :-

Robinda Nath Chakrabarty
Sri Sri Sasmal Das
2/33
Pranab Kumar
Pranab Kumar
2/33

For AMALGAMATED DEVELOPMENT LTD.

Director.

For AMALGAMATED DEVELOPMENT LTD.

Director.

MEMO OF CONSIDERATION.

By amount received at or before the execution of these presents being as follows :-

By Rupee received on 12.2.1975 by Cheque No.NTM/S 018812 dt/-7.2.75 on Mercantile Bank Ltd.,	Rs.4,001.00 P.
By amount received as part payment of consideration money on 11.7.75 by Cheque No.018820 on Mercantile Bank Ltd.,	Rs.4,000.00
By amount received as part payment of consideration money on 22.1.76 by Cheque No.012387 on Mercantile Bank Ltd.,	Rs.5,000.00
By amount received as part payment of consideration money received on 3.8.1976 by Cash	Rs.5,635.11 P.
		Rs.18,636.11 P.
Balance being secured by way of Mortgage		Rs.27,500.00 P.
		<u>Total : Rs.46,136.11 P.</u>

(Rupees Forty six thousand one hundred thirty six and eleven paise only).

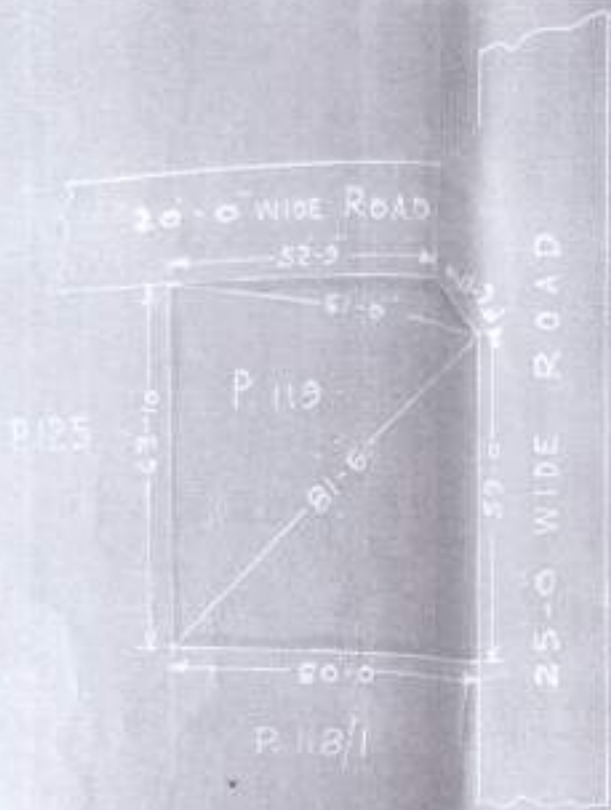
Rabindra Nath Chakraborty
Prabhu Chandra

For AMALGAMATED DEVELOPMENT LTD.
[Signature]
Director.

For AMALGAMATED DEVELOPMENT LTD.
[Signature]
Director.

WING OF BLOCK C IN BANDUR AVENUE, 50
W. SPAG. 1338 OF MOUZA KRISHANAPUR
P. 118/1 (IN P. 118/1 MOUZA KRISHANAPUR)

AREA K CH. SPT.
5-6-38



Drawn by G. S. S.

FOR AMALGAMATED DEPT. OF REVENUE



Regd. No. 187 (09)
Regd. No. 21, Bhopal.

one plan attached at this
page book no. I
Volume No. 123
page 2X to 3
drawing no. 4024
for the year 1976

9/3776

Dist. Office
10-8-76

DATED THIS 15th DAY OF 1972



BETWEEN
UNION DEVELOPMENT LIMITED
AND
Shri Nirmal Kumar Kedia son of
SHRI BALI NATH KEDIA

CONVEYANCE
RE: Plot No.119 of Block "C" in
BANGUR AVENUE.

N. S. S. S.
D. I. S. S.



Sri A. M. S. S. S., Advocate

Handwritten notes and signatures at the bottom right of the document.

Registered
15.8.72