



STAMP AFFIXED BY.

*[Handwritten signature]*

STAMP SUPERINTENDENT,  
CALCUTTA COLLECTORATE

*[Handwritten initials]*

*[Handwritten notes on the left margin:]*  
A 157  
N 157  
157  
P. fee 4-00 cfs.

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*[Handwritten signature]*

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...  
...

*[Handwritten date:]* 24/12/55

THIS INDENTURE made this 24<sup>th</sup> day of December One thousand nine hundred and sixtyeight 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 SHRI BHAGWANDAS KARWA son of late Mangilal Karwa and SREEMATI BIMALA DEBI KARWA wife of Shri Sresgopal Karwa both residing at No.64, Halini Seth Road, Calcutta both by caste Hindu occupation Business and Grihasthali respectively hereinafter together called the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context include their and each of their respective heirs executors administrators representatives and assigns) of the Other Part WHEREAS by a Conveyance dated 28th.October,1953 registered at Alipore District Registration ...

received the registration of 12-10-68  
 dated 12-10-68  
 signed by the Director of the  
 Registrar Office of Rajwade Sanshodhan Mandal  
 The registration of the documents  
 is made in accordance with the  
 provisions of the documents strategy  
 Government of India under a power of  
 attorney of \_\_\_\_\_  
 registered to the \_\_\_\_\_

Bhagwandas Gaware

  
 D. D. DALAL  
 24-12-68

Spent in the  
panwade Dalal  
at Solapur Dalal  
574/4 K. S. A. S. S. S.  
10/11/68  
10/11/68  
10/11/68  
10/11/68  
10/11/68

D. D. Dalal  
 Agent for Anandamurti  
 Development Act

Anandamurti Development  
 Act under a general power  
 of attorney no 3/5-12/1968  
 dated 12/10/68  
 for the purpose of  
10/11/68  
 27-12-68



Registration Office in Book No.I Volume No.88 pages 88 to 94 Being No.3936 for the year 1953 Gobindadas Binani for the consideration therein mentioned sold and conveyed to Vendor among others ALL THOSE pieces or parcels of land being c.s.Plots Nos. 1321/1338 and 1324 of Mouza Krishnapur AND WHEREAS the Vendor with a view to build up a residential colony hath developed or proposed to develop the lands acquired by it as aforesaid including the said c.s.Deg Nos.1321/1338 and 1324 of Mouza Krishnapur and other adjacent lands by levelling the same and hath constructed or proposes to construct pucca 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 building 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.118/1 of Block 'C' in Bangur Avenue comprised in parts of c.s.Plots Nos.1321/1338 and 1324 as aforesaid of Mouza Krishnapur AND WHEREAS the Vendor hath agreed to sell and the Purchasers have agreed to purchase free from all encumbrances the said Plot No.118/1 of Block 'C' in Bangur Avenue measuring 4 cottas 3 chittaks and 26 square feet at or for the price of Rs.25,341=66 P. (Rupees Twenty five thousand three hundred forty one and sixty six paise only) calculated at the rate of Rs.6,000/- (Rupees Six thousand only) Per Cotta AND WHEREAS it has been agreed that one-fifth or thereabout of the total price shall be paid at the time of the Sale and the balance sum in ten years in ten equal instalments together with interest at the rate of eight per cent per annum the payment of which shall be secured in the manner hereinafter appearing NOW THIS INDENTURE WITNESSETH that in pursuant to the aforesaid agreement and in consideration of the said sum of Rs.25,341=66 P. (Rupees Twenty five thousand three hundred forty one and sixty six paise only) whereof the sum of Rs.5,341=66 P.

(Rupees .....



*[Handwritten signature]*

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(Rupees Five thousand three hundred and forty one and sixty six paise only) of lawful money of India in hand well and truly paid to the Vendor by the Purchasers 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 acquit release and forever discharge the Purchasers as well as the said land) AND in consideration of the Purchasers promise to pay the Vendor the sum of Rs.20,000/- (Rupees Twenty thousand only) together with interest at the rate of eight per cent per annum in ten years in ten equal instalments and the payment of the same being secured by a Deed of Security bearing even date with but executed immediately after the execution of these presents by the Purchasers in favour of the Vendor the Vendor doth hereby convey transfer sell unto and to the use of the said Purchasers ALL THAT the said piece or parcel of land hereditaments and premises being Plot No.118/1 of Block 'C' in 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 are is or were or was situate butted bounded called known numbered described or distinguished TOGETHER WITH all building fixtures yards court court yards areas drains sewers ways paths passages common fences shrubs walls trees water water-courses 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 thereof and all easements thereon and the reversion remainder or remainders and yearly monthly and 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.118/1 of Block 'C' in Bangur Avenue and all the estate right and interest claim and demand whatsoever to the said Vendor and upon the said land hereditaments and premises or any part thereof AND also together with the unrestricted right of the said Purchasers their successor or successors heirs in interest to pass .....



*[Handwritten mark]*

NEW YORK  
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to pass and repass with or without vehicles over and along the 25' feet wide road on the East of the said land and/or any other roads of the said Colony to have all rights of easements for underground or over head passages for drains master traps sewers pipes for filtered and unfiltered water electric wires cables telephone and gas installation or other usual rights into and upon over and along the said road on the 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 transferred and conveyed assigned and assured or expressed or intended so to be unto and to the use of the said Purchasers that notwithstanding any act deed matter or thing by the said Vendor or its predecessor 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 or expressed or intended so to be and that the Vendor hath in self good right full power and absolute authority to grant transfer assign and assure the same in the manner aforesaid AND the Purchasers 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 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 that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharge or other-wise 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 --- and 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 said Vendor AND FURTHER that the said Vendor and all persons having or lawfully or equitably claiming

any .....



*N*  
THE NATIONAL  
COMPANY, 100 WALL ST.  
SEP. 12 - 91



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 Purchasers do and execute all such acts deed matters and things whatsoever for further and more perfectly assuring the said land hereditaments and premises unto and to the use of the said Purchasers as shall or may reasonably required AND the said Vendor doth hereby covenant with the said Purchasers their 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 and every reasonable requests and costs of the said Purchasers their heirs and assigns produce or cause to be produced to them or their agent or any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writing relating to the said land hereditaments and premises mentioned in the Schedule 'B' hereunder written 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 Purchaserstheir heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as they or any of them 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 'A' above referred to :-

ALL THAT piece or parcel of Rayati Dakhali Satwa Bishistha land hereditaments and premises measuring four cottas three chittaks and twenty six square feet corresponding with .07 satak a little more or less situate lying at and being Plot No.118/1 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 Settlement records of rights finally published in 1931 the said Plot No.118/1 of Block 'C' in Bangur Avenue is comprised in Pargana

Calcutta .....



✓  
NATIONAL ARCHIVES  
COLLECTIONS DIVISION

24-12-88

Calcutta Mouza Krishnapur J.L.No.17 (At present Mouza Shyamnagar)  
R.S. No.180 Touzi Nos.228 & 229 of 24-Parganas Collectorate ---  
Khatian Nos.5, 6, 7, 11 part of c.s.Plot No.1321/1338 and Khatian  
No.1104 part of c.s.Dag No.1324 appertaining to a total annual  
rent of Rs.253/10/1 payable to the Collector, 24-Parganas. The  
Proportionate rent being Rs.1.20 paise only payable to the said  
Collector.

The said Plot No.118/1 hereby conveyed is butted and bounded  
On the North by Plot No.119 On the West by partly by Plot No.120  
and partly by Plot No.125 On the South by Plot No.118 and On the  
East by 25 (twenty five) feet wide road all of the said Bangur  
Avenue, Block 'C'.

THE SCHEDULE 'B' above referred to :-

1. Conveyance dated 28.10.1953 from Gobindadas Binani to Vendor.
2. Relevant Settlement Khatian and Plan of Mouza Krishnapur.
3. Scheme Plan of Bangur Avenue, Block 'C'.
4. Rent Receipts.

In Witness Whereof the Common Seal of the  
Vendor hath hereunto affixed the day month and year first above  
written.

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

(1) Shri N. D. Dasgupta  
(2) Shri S. S. Sen

Directors in the presence of :-

Bhanu Kumar Jain

Robindra Nath Chatterjee

For AMALGAMATED DEVELOPMENT LTD.

Director

For AMALGAMATED DEVELOPMENT LTD.

Director





DATE RECEIVED  
BY

24-12-55

Memo of Consideration.

By amount received from the within  
named purchaser the within mentioned  
Sum of or before the execution of  
these presents being as follows:

By Byana received by Cash on 6.5.68	Rs 2,000-00
By amount received as part payment of Consideration money, by Cheque No. BF06679468 dated 10.12.68 on the Bank of India Ltd.	Rs. 3,340-68
	<hr/> Rs. 5,340-68
By balance amount to be received by way of Mortgage Bond	Rs. 20,000-00
	<hr/> Total - Rs. 25,340-68

(Rupees twenty thousand three hundred  
fortyone and sixty six Paise only)

Shri Wankar, Sai  
3774 Kuna Road (W)  
MUM 53

Prabir Nath Chatterjee  
3774 Kuna Road (W) (W)

For AMALGAMATED DEVELOPMENT LTD.

*[Signature]*  
Director.

For AMALGAMATED DEVELOPMENT LTD.

*[Signature]*  
Director.



*K*  
NEW BRITAIN  
MAY 12 1941  
24. 12. 41

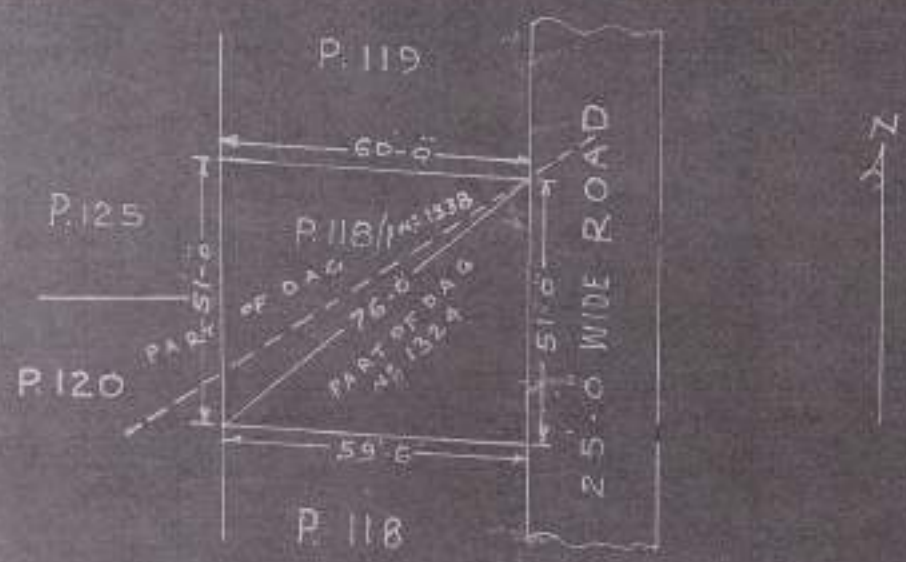
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PT N 118/1 OF BLOCK 'C' IN BANGUR AVENUE - DUM. DUM.  
 PART OF DAG N 1324 & 1338 OF MOUZA KRISHANAPUR  
 SCALE 30'-1"

AREA IN DAG N	K.	CH.	SFF
1324	3	0	5
1338	1	3	21
<b>TOTAL AREA</b>	<b>4</b>	<b>3</b>	<b>26</b>



Drawn by S.C. Das.



UNIVERSITY OF MICHIGAN  
LIBRARY  
ANN ARBOR, MICHIGAN  
24 12 68

Plan of Deed No-9145  
Attached to the page No- 253  
Book I Vol-124 for 1968.

30112-68  
302  
30112-68

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1968.



Between  
The amalgamated development Ltd.  
And  
Shri Bhagwandas Karwa & Anor.

Conveyance  
Res- Plot No. 113/1 of Block 'C'  
In Bangur Avenue.



Handwritten notes and stamps on the right side, including a date stamp '24.11.68' and a signature 'Sri A. N. Banerjee'.

Handwritten notes in the bottom left corner, including the name 'Shri M. D. D.' and other illegible text.

Sri A. N. Banerjee (ADVOCATE)