



STAMP AFFIXED BY

2006
26.9.26

1844P SUPERINTENDENT,
CALCUTTA COLLECTORATE.



985

admissible under Rule 21 and
also w/o ~~266~~ of the
Bengal Tenancy Act/Non
agricultural Tenancy Act duly
Stamped under the Indian
Stamp Act 1899 (W. B. 2nd
Amendment Act 1984)
Schedule I. A N. 2B
Tax paid ~~763.50~~

NO demand Income
tax Clearance Certificate
is produced.

A 763.50
4 80
763.50

2.50
766.00

Sub-Registrar,
Calcutta Local Dur

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THIS INDENTURE made the Tenth day of February One
thousand nine hundred and sixty-seven BETWEEN THE AMALGAMATED

DEVELOPMENT LIMITED a Joint Stock Company with limited liability
incorporated under the Indian Companies Act and having its
^ NO. 14, Netaji Subhas Road, Calcutta-1 and also officiating
registered office at ^ 372/4, Russa Road South Tollygunge within

the local limits of the Corporation of Calcutta hereinafter
called the "Vendor" (which term or expression shall unless
excluded by or repugnant to the context be deemed to include its
successor or successors in interest and assigns) of the

One Part AND 1) RAJ KUMAR GANGULY, 2) SUKUMAR GANGULY and
3) SISIR KUMAR GANGULY all sons of Sri Jahar Lal Ganguly by
religion Hindu by occupation No. 1 Medical Practitioner and
Nos. 2 and 3 Students all of No. 141/U South Sinthee Road
Calcutta-50 within the local limits of the ~~Scott's Dur Dur~~

~~jurisdiction~~ hereinafter called the "Purchasers" (which term or

expression

Presented for Registration of
 a M.P.M. on the 10th day of Dec
 1965 at the Cassipore Dum Dum Sub
 Registry Office by Dr. Durgadas Chughla
 The executant/one of the executants/
 claimant/one of the claimants attorney
 for Amal Kumar Chughla
 Executant/Claimant under a power of
 attorney No. 249 of 258 1965
 authenticated by the Registrar
of Cassipore, Dum Dum



Registrar
Cassipore, Dum Dum

Dwarkanath Das Gupta

Under the above power
of attorney
Dr. Durgadas Chughla
 son of Dr. Durgadas Chughla
 of 32/1A, Dum Dum
 Thana 1st
 District 21
 by caste Chughla
 by profession Lawyer
agent for Amal Kumar
Chughla

T. 9 is dispensed with

Dwarkanath Das Gupta
 Agent for
 Amalgamated Development Ltd

Dr. Durgadas Chughla
Dr. Durgadas Chughla
 son of Dr. Durgadas Chughla
 of 32/1A, Dum Dum
 Thana 1st
 District 21
 by caste Chughla
 by profession Lawyer

Rabindra Nath Chakraborty

Registrar
Cassipore, Dum Dum
10 Dec 65
1965

expression shall unless excluded by or repugnant to the context be deemed to include them each of them their and each of their heirs executors administrators legal representatives and assigns) of the Other Part.

W H E R E A S

1. C.S.Plot No.1307 under C.S.Khaitan No.98 of Mouza Krishnapore District 24 Parganas originally belonged to Pran Krishna Mandal and Lal Mohan Mandal in equal shares and thereafter to Panchanan Pramanick and others by purchase as recorded in the Settlement Khatian.
2. The said Panchanan Pramanick and others surrendered the above C.S.Plot in favour of the Superior Landlords and delivered 'Khas' possession to them pursuant to the said Surrender.
3. By a patta dated 27th September 1940 registered at the Cossipore Dum Dum Sub-Registry Office in Book I Volume 43 Pages 176 to 185 Being Deed No. 2542 for the year 1940 made between the Superior Landlords Nrisingha Nandy Chaudhuri and others as Sebaitis for and on behalf of the Diety Iswar Raj Rajeswar Thakur and one Provash Kumar Mitra, the said C.S.Plot was prepetually leased out to the said Provash Kumar Mitra in Khas for the Selami and the Rent reserved therein.
4. By a Deed of Conveyance dated 3rd October 1940 registered at the Cossipore Dum Dum Sub-Registry Office in Book I Volume 45 Pages 163 to 173 Being Deed No. 2612 for the year 1940 the said Provash Kumar Mitra sold the said C.S.Plot No. 1307 to Messrs. Mugneeram Bangur & Co. for the consideration therein mentioned.



and
L. S. Registrar,
Companies, Dhaka

5. C.S.Plot No. 1308 under C.S.Khatian No.88 originally belonged to Patilal Mandal and Babu Lal Mandal in equal shares.

6. By a Bengali Kobala dated 7th June 1946 registered at the Cossipore Dum Dum Sub-Registry Office in Book I Volume 26 Pages 178 to 183 Being Deed No. 1547 for the year 1946 the said Patilal Mandal sold his one-half share in the said C.S.Plot No. 1308 to Messrs. Mugneeram Bangur & Co. for the consideration therein mentioned.

7. By an another Bengali Kobala dated 14th June 1946 registered at the Cossipore Dum Dum Sub-Registry Office in Book I Volume 30 Pages 12 to 17 Being Deed No.1622 for the year 1946 the said Babu Lal Mandal sold the remaining undivided one-half share in C.S.Plot No.1308 to Messrs. Mugneeram Bangur & Co., for the consideration therein mentioned.

8. The said Messrs. Mugneeram Bangur & Co., being thus seized and possessed of the said C.S.Plot Nos. 1307 and 1308 aforesaid by a Deed of Conveyance dated 19th August 1949 registered at the Cossipore Dum Dum Sub-Registry Office in Book I Volume 54 Pages 1 to 52 Being Deed No.3423 for the year 1949 sold the said C.S.Plot Nos. 1307 and 1308 amongst others to the Vendor of these presents for the consideration therein mentioned.

9. The Vendor being thus seized and possessed of the said C.S.Plot Nos. 1307 and 1308 (amongst others) with a view to build up a residential colony developed the lands acquired by it as aforesaid including the said C.S.Plot Nos.1307 and 1308 of Mouza Krishnapore and other adjacent lands by levelling the same and hath constructed pucca surface drains along side the

said



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**Sub-Registrar,
Bangalore, Karnataka**

said roads and have divided the lands abutting the said roads into small building sites or plots numbered serially as 1,2,3 etc. for identification and have named the colony as "Bangur Avenue".

10. The Vendor is now absolutely seized and possessed of and otherwise well and sufficiently entitled to the Plot Nos. 2,3, 52/2 and 52/3 of Block 'D' in "Bangur Avenue" comprised in part of the said C.S.Plot Nos. 1307 and 1308 of Mouza Krishnapore.

11. The Vendor hath agreed to sell and the Purchasers have agreed to purchase free from all encumbrances the said Plot Nos. 2, 3, 52/2 and 52/3 of Block 'D' in "Bangur Avenue" measuring 17 cottahs 6 chittacks and 14 square feet at and for the price of Rs. 1,26,979.44 P. (Rupees One lac twenty-six thousand nine hundred seventy-nine and paise forty-four only) calculated at the rate of Rs. 7,300/- (Rupees Seven thousand three hundred only) per cottah.

NOW THIS INDENTURE WITNESSETH :-

In pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 1,26,979.44 P. (Rupees one lac twenty-six thousand nine hundred seventy-nine and paise forty-four only) of lawful money of India in hand and 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 hereby acquit release and forever discharge the Purchasers as well as the said lands) the Vendor doth hereby convey transfer and sell unto and to the use of the said Purchasers ALL THAT

the



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Registrar,
Bangalore

the said pieces or parcels of lands hereditaments and premises being Plot Nos. 2, 3, 52/2 and 52/3 of Block 'D' in "Bangur Avenue" more 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 or was or were situate butted bounded called known numbered described or distinguished together with all building fixtures yards court yards areas drains sewers ways paths passages common fences shrubs walls trees water water-courses lights rights liberties easements privileges and appurtenances whatsoever of 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 easement thereon and the reversion remainder and 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 Nos. 2,3,52/2 and 52/3 of Block 'D' in "Bangur Avenue" and all the estate right title and interest claim and demand whatsoever of the Vendors into 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 in interest to pass and repass with or without vehicles over and along the 40' feet wide road on the North and 20' feet wide road on the South 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 absolutely and forever according to the nature and tenure thereof the Vendor doth hereby covenant with the Purchasers :-



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Sub-Registrar,
Bangalore

1. 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.

2. The said Vendor hath good right full power and absolute authority to grant transfer assign and assure the same in the manner aforesaid.

3. 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 Vendor AND that free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by and at the cost and expenses of the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner or 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.

4. 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



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Sub-Registrar,
Bangalore Urban Dist.

trust for the 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 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 Purchasers as shall or may be reasonably required.

5. 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 requests and costs of the Purchasers their heirs and assigns produce or cause to be produced to them or their 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 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 Purchasers their heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as they may require and will in the meantime unless prevented as aforesaid by fire or other accidents 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 Raiyati land hereditaments and premises measuring 17 cottahs 6 chittacks and 14 square feet more or less situate lying at and being Plot Nos. 2,3,52/2 and 52/3 of Block 'D' in "Bangur Avenue" within the jurisdiction of the South Dum Dum Municipality Thana Dum Dum Sub-Registry Office

Cossipore...



REGISTRAR,
MADRAS, INDIA

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Cossipore Dum Dum comprised in Pergana Calcutta Mouza Krishnapore J.L.No. 17 R.S.No.180 Touzi No./228 and 229 in the District of 24 Parganas comprised in C.S.Khatian and Dag Numbers as follows :-

a) Khatian No.	Part of Dag No.	Area sold out of Dag. C. Ch. Sq. Ft.,
98 (Ninety-eight)	1307 (One thousand three hundred and seven)	6 9 24 (Valued at Rs.48,149.58 P.)

And for the above land a proportionate annual rent of Rs. 1.50 P. is now payable to the Government of West Bengal through the Collector of 24 Parganas at Alipore out of the total Jama of Rs. 737-5-9.

b) Khatian No.	Part of Dag No.	Area sold out of Dag. C. Ch. Sq. Ft.,
88 (Eighty-eight)	1308 (One thousand three hundred and eight)	10 12 35 (Valued at Rs.78,829.86 P.)

And for the above land a proportionate annual rent of Rs. 2.56 P. is now payable to the Government of West Bengal through the Collector of 24 Parganas at Alipore out of the total Jama of Rs. 31/13/-

Total area : 17C. 6 Ch. 14 sq. ft.,



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THE SCHEDULE 'B' ABOVE REFERRED TO :

1. Patta dated 27th September 1940 made between the Superior Landlords Nrisingha Nandy Chaudhuri and others as Sebaitis for and on behalf of the Diety Iswar Raj Rajeswar Thakur and one Provash Kumar Mitra.
2. Deed of Conveyance dated 13th October 1940 from Provash Kumar Mitra to Messrs. Mugneeram Bangur & Co.
3. Bengali Kobala dated 7th June 1946 from Patilal Mondal to Messrs. Mugneeram Bangur & Co.
4. Bengali Kobala dated 14th June 1946 from Babu Lal Mondal to Messrs. Mugneeram Bangur & Co.
5. Deed of Conveyance dated 19th August 1949 from Messrs. Mugneeram Bangur & Co. to The Amalgamated Development Ltd. the Vendors herein.

IN WITNESS whereof the Common Seal of the Vendors have hereunto been affixed the day and year first above written.

SEALED with the Common Seal
of The Amalgamated Development
Ltd. and SIGNED and DELIVERED
by Two
of its Directors in the
presence of :-

X *R. N. Saboo* (R. N. SABOO)
3721 G, Russa Road
Calcutta - 33

X *M. R. Sen* (M. R. SEN)

Asst. - to m/s Jankar & Co
12, Govt. Place East, Calcutta

c. seal

K
For AMALGAMATED DEVELOPMENT LTD.
N. D. Bangur
(N. D. BANGUR) Director.

For AMALGAMATED DEVELOPMENT LTD.
K. K. Dutt
(K. K. DUTT) RECEIVED.



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Sub-Registrar,
Bangalore, Karnataka

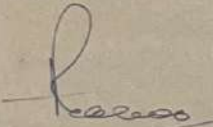
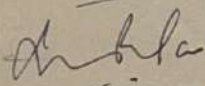
RECEIVED of and from the withinnamed
Purchasers the sum of Rs. 1,26,979.44 P.
(Rupees One lac twenty-six thousand nine
hundred seventy-nine and forty-four Paise)
only being the full consideration within
expressed to have been paid by them to us
as follows :-

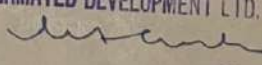
MEMO OF CONSIDERATION

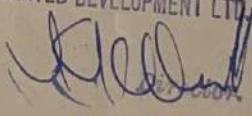
By cheque No.SMZ/100947628 dated 27.8.66 on the United Bank of India Ltd.(Shambazar)	.. Rs.	10,000/-
By cash on 28.8.66..	.. Re.	1/-
By cheque No.003502 dated 8.2.67 on the United Bank of India Ltd.(Shambazar)	.. Rs.	1,00,000/-
By cash paid on 10.2.67..	.. Rs.	16,978.44
		<u>Rs. 1,26,979.44</u>

Witness :-

(Rupees One lac twenty six thousand nine hundred
seventy-nine and forty four paise only)

x 
v 

For AMALGAMATED DEVELOPMENT LTD.

Director.

For AMALGAMATED DEVELOPMENT LTD.




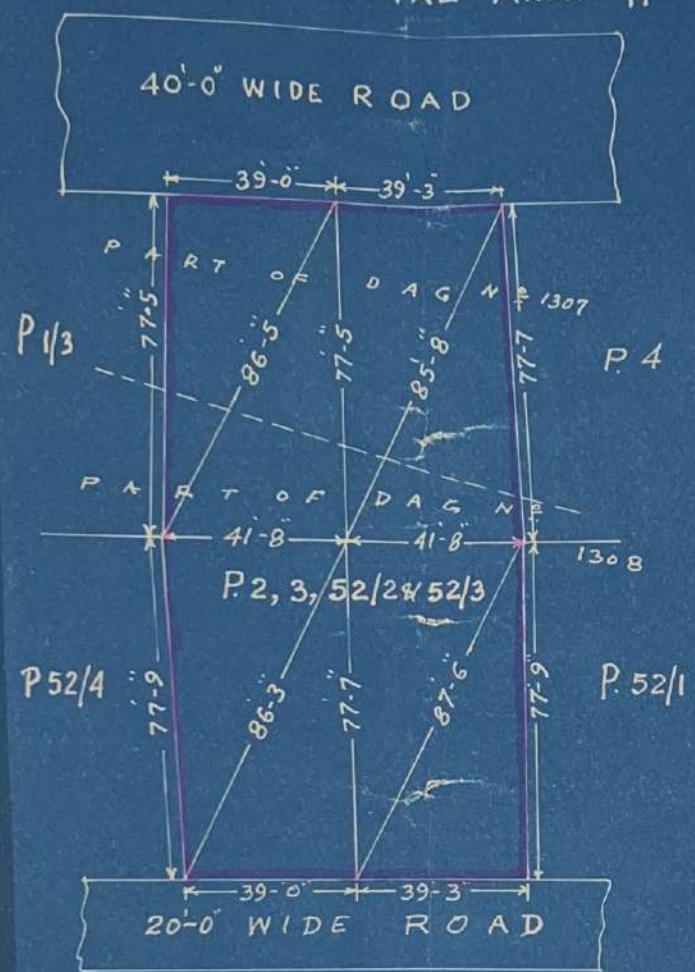
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**Sub-Inspector,
Mysore Dist. Secy.**



PLOT NO 2, 3, 52/2 & 52/3 OF BLOCK "D" IN
 BANGUR AVENUE, DUM-DUM
 IN PART OF DAG NO 1307 & 1308 OF MOUZA KRISHANAPUR
 SCALE 30"=1"

	K.	CH.	SFT
AREA IN DAG NO 1307	6	9	24
" " " " 1308	10	12	35
TOTAL AREA	17	6	14



Drawn by: Akk. Dev.

Handwritten notes and signatures in the bottom left corner.

For AMALGAMATED DEVELOPMENT LTD.
[Signature]

For AMALGAMATED DEVELOPMENT LTD.
[Signature]



W. J. [unclear]

Sub-Register
Michigan, Lam. B. 1857

P. [unclear] filed no 985
allowed to [unclear] no 219
copy I will [unclear] for 1857

30.
15/2/57

DATED 10th February 1967.

- BETWEEN -

THE AMALGAMATED DEVELOPMENT LIMITED

- AND -

MESRS. RAJ KUMAR GANGULY, SUKUMAR
GANGULY and SISIR KUMAR GANGULY



CONVEYANCE

copy

N 150



Book No	13
Volume	25
Page	22
Being	285
For the year	67

ROWLER & CO.,
CALCUTTA.

15-2-67