INDIA NON JUDICIAL

१००रु. Rs 100

भारत

एक सौ रुपया ONE HUNDRED RUPEES

[illegible] under Sec. [illegible] of the [illegible] 18 of the Bengal Tenancy Act/West Agricultural Tenancy Act duly stamped under the Indian Stamp Act 1899 (W. B. Act [illegible] Amendment Act 1964.

Sub-Registrar No. 23

55.50
1.50
57.00

Sub-Registrar,
Sonarpur, South 24 Pgs
19.8.[illegible]

Lina Basu
Shipra Manna
Sukhra Datta

2000, [illegible]

Presented for Registration on 10.
on the 14th day of August
at 6 o'clock in the Cossipore Dum Dum Sub-Registry office by Lina Basu
The executant/one of the executants/
the claimant/one of the claimants attorney
for .....
Executant/claimant under a power of
attorney No. ..... of 19
authenticated by the ..... Registrar
of .....

Lina Basu

Specimen impression
Sub-Registrar
Dum Dum

14. 8.

Lina Basu

Shipra Somani

Subhra Datta

Subhra Datta

1) Lina Basu
W/o Swipandra Kumar Basu
C.D. 14/4 V. K. Nagar Cur
2) Shipra Somani
W/o Sri Sailendra Narayan Somani
34 Rutland Avenue
Calcutta 17
District 24 Parganas
by caste Brahmin
by profession Nitin Ranjan Datta
3) Subhra Datta
W/o Nitin Ranjan Datta
Dangur Ave. Block B.
Qtr. 230 Cal 28. Hindustan
now Cal. 55. Housewives.

Specimen impression
Sub-Registrar
Dum Dum
14. 8.

INDIA NON JUDICIAL

१००रु.

Rs 100

भारत

एक सौ रुपया ONE HUNDRED RUPEES

Lina Basu
Chitra Somani
Sulekha Ailta

Block B Plot 230 Prantapur Avenue

Salt Lake City

Kolkata

8.8.9

Lina Basu

Presented for Registration on 10.45 AM on the 14th day of August 1989 at the Cossipore Dum Dum Sub Registry Office by Lina Basu

The executant/one of the executants/ claimant/one of the claimants attorney for

Executant/claimant under a power of attorney No. of 19 authenticated by the Registrar of

Sub-Registrar
Cossipore Dum Dum

14.8.89

Lina Basu

Lina Basu

Shubra Somani

Subhra Datta

Presented in admission

1) Lina Basu
W/o Swipandra Nath Basu
C.P. 14/4 V.K. Nagar Cura

2) Shubra Somani
W/o Sri Satya Narayan Somani
34 Rutland Avenue
Tollygunge
24 Parganas
by caste Subhra
by profession H/H
r. Nitin Ranjan Datta
Bangur Ave. Block B.
Plot. 230 Cal 28. Hindu
now Cal. 55. Housewives

Riti Datta
W/o Ranja Datta
Tandi
Suva Thana
Thana Cal 19
District 24 Parganas
by trade Studies
by occupation Retired

Sub-Registrar
Cossipore, Dum Dum

INDIA NON JUDICIAL

१००रु.

Rs 100

भारत

एक सौ रुपया ONE HUNDRED RUPEES

Lina Basu
Chitra Somani
Sulekha Dalta

6061

Sri Jyotsna Ketki Sarkar

Block B Plot 2 Sector Bangur Avenue

Calcutta Collectorate
Treasury
The 2.8 19

14.8.7

40Rs.

चालीस रुपया

भारत

INDIA

४०रु.

40Rs

FORTY RUPEES

Lina Basu

Aloka Manani

Sulekha Dalta

6061

Sri. Jyotsna Ratha Sinha

d. Block B Plot 23 Sainik Nagar Kolkata

Calcutta Collectorate
Treasury
The 2. 2. 19

14. 8. 7

40RS.

चालीस रुपया

४०रु.

भारत
INDIA

FORTY RUPEES

40RS

Lina Basu
Akshra Momani
Sulekha Dutta

৩।

[illegible]

I, Volume 134, pages 31–38, [illegible] 84493,
[illegible] the year 1957, [illegible]
[illegible]

No. 6061

Received from Sri Jyotirmoy Ratha Sarkar

of Block B Plot 2 Sonarpur Housing

Calcutta Collectorate,
Treasury,
Dt. 8 8 19

Treasurer

Rs 100 = 00
40 —
3
143

24-PARGANAS

Sub-Deputy,
Sonarpur, Govt. Estate

14.8.9

3Rs

INDIA

तीन रुपया

तीन रुपया

THREE RUPEES भारत THREE RUPEES

Lina Basu

Chitra Somani

Subhra Datta

6061

Sold to Sri Jyotirmoy Rekha Sarkar

of Block B Plot 230 Sanger Avenue

Calcutta Collectorate
Treasury
The 8.8.97

Treasurer

Rs - 200 -
40 -
3
243

SUB-REGISTRAR OF ASSURANCES
24-PARGANAS

Sub-Registrar
Sealdah, Dum Dum
14.8.97

Lina Basu
Mufiza Samani
Subhira Dutt

Lina Basu
Shipra Somani
Subhra Datta

[illegible]

[illegible]

Lina Basu
Shipra Somani
Subhra Datta

[illegible]

R Datta
13 Suren Lagore
Navi Sapai Mollick Road.

INDIA NON JUDICIAL

१००रु. Rs 100

भारत

एक सौ रुपया ONE HUNDRED RUPEES

[illegible]
Show under Sec. 18, [illegible]
of the N. I. Act duly Stamped
under the Indian Stamp Act
[illegible] Schedule I.A. No. 2374.

A 38/-
C 24/-
N 24/-
424/-

13/12
Sub-Registrar,
[illegible]
Pbee in 4/3.12

THIS INDENTURE made this 13th day of December One thousand nine hundred fifty-seven 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

DR. CHITTARANJAN DUTTA Dy. Supt. of Medical College Hospital son of late Tarak Ch. Dutta

4845

Dr. N. Ramaiya Adv.

Cal High Court

1E 102 ✓
1C 20 ✓
1E 4/8 ✓
1/8 ✓
01/29/00

3.12

3.12.57

Rajaram Kanoan

Entered to Rs. [illegible]
Mr. Rown by Mr. [illegible]

Raja Ram Kanoi

Sri Suraj Kanoi
S/o Sri Hari Ram
Calcutta

Amalgamated Development Ltd

Amalgamated Development Ltd

Rajaram Kanoan
Agent for
Amalgamated Development Ltd

13/12/
Sub-Registrar
Howrah, Howrah

INDIA

TWENTY FIVE RUPEES

25Rs

residing at No.88, College Street in the town of Calcutta by caste Hindu by occupation Serviceholder 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 by a Conveyance dated the 31st. day of January,1942 registered at the Alipore District Sub-Registry Office in Book No.I Volume No.19 Pages 231 to 239 Being No.342 for the year 1942 Sm.Labanya Prova Dutta and another for the consideration therein mentioned indefeasibly sold transferred and conveyed to Mugneeram Bangur and Company ALL THAT piece or parcel of land being C.S.plot No.1265 of Mouza Krishnapore AND WHEREAS by a Patta dated 9th. July, 1946 registered at the Cossipore Dum Dum Sub-Registry office in Book No.I Volume No.33 Pages 179 to 188 Being No.1940 for the year 1946 Kedar Nath Nandi Choudhury and others for the consideration therein mentioned demised by way of Mourushi Mokorari tenure in perpetuity to the said Mugneeram Bangur and Company among others ALL THAT piece or parcel of land being the said C.S.plot No.1265 of Mouza Krishnapore AND

WHEREAS ----

4895

A. N. Banerjee Advt.

Cal. High Court

IC 1082

IC 352

IC 418

13/8

A 129/2002

Calcutta

3-12-57

3.12.57

Sub-Registrar

13/12

INDIA

चार रुपया आठ आना

चार रुपया आठ आना

FOUR RUPEES भारत EIGHT ANNAS

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, Naraindass Bangur, Gobind Lall Bangur, Gokul Chand Bangur and Nersing Dass Bangur the sole partners of the said firm of Mugneeram Bangur and Company for the consideration therein mentioned indefeasibly sold and conveyed to the Vendor among others ALL THAT the said land being C.S.plot No.1265 of Mouza Krishna-pore 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.plot No.1265 of Mouza Krishnapore and other adjacent lands by levellin the same and has constructed or proposes to construct roads therein according to a scheme plan and has constructed or proposes to construct pucca surface drains alongside the said roads and has divided the lands abutting the said roads into small building sites or plots numbered serially as 1,2,3 etc. for identification and has named the colony as "Bangur Avenue" ---

4845

Sri N. Ramajiah Advt.
Col. High Court

IC 1607
IC 457
IC 418
1278
a 128/5 and D.

Asst. Registrar,
Bangalore.
3.12.57

Registrar
2.12.57

Sub-Registrar,
Bangalore, Civil Court
12/12

Avenue" AND WHEREAS the said Vendor is now absolutely seised and possessed of and otherwise well and sufficiently entitled to the plot No.230 of Block 'B' of Bangur Avenue comprised in part of the said C.S.plot No.1265 AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase free from all encumbrances the said plot No.230 of Block 'B' of Bangur Avenue measuring 7 cottas and 36 square feet at or for the price of Rs.8,460/- (Rupees Eight thousand four hundred and sixty) 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 in consideration of the said sum of Rs.8,460/- (Rupees Eight thousand four hundred and sixty) 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 for ever discharge the Purchaser as well as the said land) the Vendor doth hereby convey unto and to the use of the said Purchaser ALL THAT the said piece or parcel of land hereditaments and premises being plot No.230 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 are or was or were situate butted bounded called known numbered described or distinguished TOGETHER WITH all buildings fixtures court court-yards areas drains sewers paths ways passages common fences shrubs walls trees water water-courses lights rights liberties easements privileges and appurtenances whatsoever to the said land hereditaments

and ---

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 exclueively relat to the said land hereditaments and premises being plot No.230 of Block 'B' of Bangur Avenue all the estate right title and interest claims and demands whatsoever of the Vendor into and upon the said land hereditament and premises or any part thereof AND also togetner wi the right of the said Purchaser his successor or succ in interest to pass and repass with or without vehicl over and along the 20' feet wide road on the North of the said land and/or any other roads of the said colo

TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted transferred and conveyed assi and assured or expressed or intended so to be unto an to the use of the said Purchaser AND the Vendor doth hereby covenant with the said Purchaser that notwith-standing any act deed matter or thing by the said Ven or its successors in title done and executed or knowi suffered to the contrary the said Vendor now hath ind oible and absolute title as and for an estate or inhe tence in fee simple in possession or an estate equive thereto in the said land hereditaments and premises h granted conveyed transferred assigned and assured or expressed or intended so to be and that the said Ven hath good right full power and absolute authority to transfer convey assign and assure the same in the man eforesaid AND the Purchaser shall and may at all tim hereafter peaceably and quietly enter upon and enjoy

possess

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 Vendor and its assigns or 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 and for ever discharged or otherwise by and at the costs and expenses of the said 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 or suffered by the Vendor and all person or persons lawfully or equitably claiming from under or in trust for him AND FURTHER that the said Vendor and all 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 vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser 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 Purchaser as shall or may be reasonably required AND the said Vendor doth hereby covenant with the said Purchaser his heirs and assigns that the 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 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 ----

the said land hereditaments and premises mentioned in the schedule 'B' hereunder written for the purpose of showing his title to the same or any part thereof AND also at the like request and cost 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 may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings or any of them unobliterated and uncancelled AND the said Vendor having received thirty-five years proportionate rent for the 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 and that the Vendor shall go on paying off the same to the superior landlord forever and shall indemnify the Purchaser his heirs and assigns against any loss sustained by him for non payment or irregular payment of such rent to the superior landlord

THE SCHEDULE 'A' ABOVE REFERRED TO:-

ALL THAT piece or parcel of Mourushi Mokorari land hereditaments and premises measuring Seven cottas and thirty-six square feet corresponding with point one two decimal a little more or less situate lying at and being plot No.230 of Block 'B' of 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.230 is comprised in Pergana Calcutta Mouza Krishnapore J.L.No.17 R.S.No.180 Touzi Nos.228 and 229 of 24-Parganas Collectorate Khatian No.791 part of C.S.plot No.1265 appertaining to a fixed total annual jama or rent of Rs.166/12/6 (Rupees One hundred

fixty-six annas twelve and pies six) only payable to the Collector, 24-Parganas, proportionate rent for the land hereby sold is annas fifteen only.

The said plot No.230 is butted and bounded on the North by 20' feet wide road on the East by plot No.229 on the South partly by plot No.224 and partly by plot No.225 and on the West by plot No.231 and 232 all of the said Bangur Avenue Block 'B'.

THE SCHEDULE 'B' ABOVE REFERRED TO:-

1. Conveyance dated 31.1.1942 from Sm.Labanya Prova Dutta and another to Mugneeram Bangur & Co.
2. Patta dated 9.7.1946 from Kedar Nath Nandi Choudhury and others to Mugneeram Bangur & Co.
3. Conveyance dated 19.8.1949 from Mugneeram Bangur & Co. to Vendor.
4. Relevent Settlement Khatian and plan of Mouza Krishnapore.
5. Development scheme plan of Bangur Avenue Block'B'.
6. Rent receipts.

IN WITNESS WHEREOF the Vendor hath he eunto been affixed its Common Seal the day month and year first above written.

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

N. Bangur
B. D. Bangur
Directors in the presence of:-

Gop Nath Sengupta
32/4 Rowa Road South
Cal-33

For AMALGAMATED DEVELOPMENT LTD.
Director.

For AMALGAMATED DEVELOPMENT LTD.

RECEIVED from the Purchaser the sum of Rupees Eight thousand four hundred and sixty only being the full consideration money as per memo below :-..... Rs.8,460- 0-0.

MEMO OF CONSIDERATION.

By Cheque No. BA/7 26663 on State Bank of India dated 13-10-57 — Rs 301-0-0
By Cheque No BA/7 26664 on State Bank of India dated 30-11-57 — Rs 8,159-0-0
Total Rs 8,460-0-0

Rupees Eight thousand four hundred & sixty only

For AMALGAMATED DEVELOPMENT LTD.

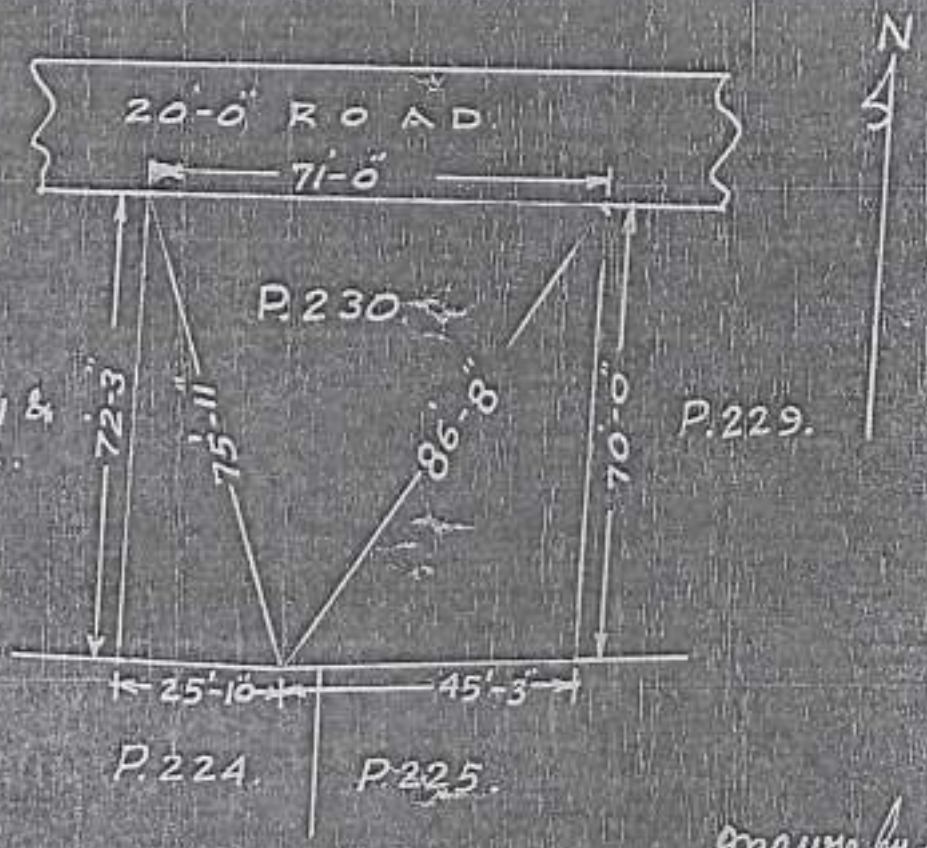
Director

For AMALGAMATED DEVELOPMENT LTD.

Director

PLOT No. 230. OF BLOCK "B" IN BANGUR AVENUE PATIPUKUR DUM-DUM.
IN PART OF DAG No. 1265. OF MOUZA KRISHNAPUR.
SCALE :- 30' = 1"

AREA :- K - CH - SFT.
7 - 0 - 36.



Drawn by K. Dutta

SOUTH DUM DUM MUNICIPALITY
Deed No. 932
Year 1957
Date 18.1.58

FROM

THE AMALGAMATED DEVELOPMENT LTD.

TO

DR. CHITTARANJAN DUTTA.

CONVEYANCE.

Re:-Plot No.230 of Bangur Avenue Block

Sub-Registrar
Bangaon, Dum Dum

AMAR NATH BANERJEE. ADVOCATE.

Sub-Registrar
Dum Dum
16.12.57