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20110  
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A 1804  
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 G 55  
 m(a) 25  
 m(b) 4  
 1895

J(1) 50/-  
 J(2) nil  
 50/-

*[Signature]*

REGISTERED BY REGISTRAR  
 CALCUTTA

7/8/91

THIS INDENTURE made this 6<sup>th</sup> day of August One

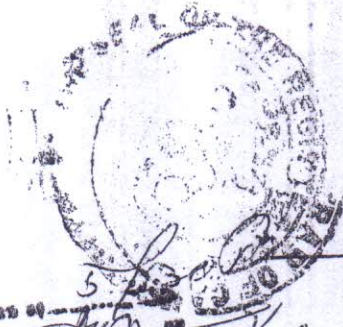
Thousand Nine Hundred and Ninety One BETWEEN SMT. NISHA DEVI  
 AGARWAL wife of Suresh Kumar Agarwal by faith Hindu by occupation  
 Housewife ...

*Decl. by 27 (12, 1976 Reg.)  
 filed.*

7/8/91

Rs. 165,000/-

*Sale ...*



Insurance Commission of  
Calcutta  
Nisha Agrawal

Nisha Agrawal

7/8/91  
Insurance Commission  
Calcutta

Nisha Agrawal

Nisha Agrawal  
D/o Suresh Kumar  
Agrawal  
B/285, Lake Gardens.

Anil Kumar Somani  
S/o Sri Sumanlal Somani  
21, Netaji Subhash Road  
Calcutta - 1  
Service.

Justified by  
Anil Kumar Somani  
S/o Sumanlal  
Somani 21, Netaji  
Subhash Road - 1  
Sec

Signature

Insurance Commission  
CALCUTTA

7/8/91

Housewife residing at B/285, Lake Gardens, Calcutta- 700 045 hereinafter referred to as "the VENDOR" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to include her heirs executors administrators and legal representatives) of the ONE PART AND SMT. KIRAN PODDAR wife of Shri Gauri Prasad Poddar by faith Hindu by occupation Housewife residing at No. 3/1, Krishna Behari Sen Street, Calcutta- 700 073 hereinafter referred to as "the PURCHASER" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to include her heirs executors administrators legal representatives and assigns) of the OTHER PART :

W H E R E A S :

1. One Khundker Fazley Sobhan was at all material times and until as hereinafter mentioned absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the two storeyed brick built messuage tenement and dwelling house together with the piece or parcel of partly Mourashi Mekarari and partly Rayati Sthitiban Land whereon or on part whereof the same are erected and built and containing an area of 2 Bighas 1 Cottah 15 Chittacks and 1 Sq.ft. according to documents of title be the same a little more or less situate lying at and being Municipal Holding No. 133, Bansdroni Road, Tollygunge in the suburbs of the town of Calcutta and known as Premises No. 1, Regent Grove in Mouza Khanpur, J.L. No. 46 Pargana Khaspur Police Station Tollygunge Sadar Sub-Registry Alipore in the District of 24-parganas appertaining to Re: Rayati Sthitiban Land Touzi Nos. 151 and 152 and Khatian Nos. 160 and 267 being a portion of Plot No. 118 of the Government Cadastral Survey Settlement of Mouza Khaspur

containing ...



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7/8/91

**GENERAL INSURANCE**  
**SALONERA**

containing an area of 19 Cottahs 13 Chittacks and 38 Sq.ft. for which plot an annual rent of Rs. 4-8-0 (Rupees four and annas eight only) is payable to the Superior Landlords Harish Chandra Mukhopadhyay and others and appertaining to Re: Mourashi Mocarari Touzi Nos. 151 and 152 Khatian Nos. 145 and 248 being a portion of plot No. 122 of the Government Cadastral Survey Settlement of Mouza Khanpur containing an area of 1 Bigha 2 Cottahs 1 Chittacks and 8 Sq.ft. for which along with other lands an annual rent of Rs. 36/- (Rupees thirty six only) is payable to the Superior Landlord Rai Bahadur Dwarka Nath Chakravarti (more particularly described in the Schedule to the Conveyance next hereinafter recited) and hereinafter referred to as the said land and building as and for an absolute estate of inheritance or an estate equivalent thereto free from all encumbrances and liabilities.

2. By an Indenture of Conveyance dated the 21st day of November, 1945 and made between the said Khundker Fazley Sobhan therein referred to as the Vendor of the One Part and Srimati Kanan Devi therein referred to as the Purchaser of the Other Part and registered at the Office of the Sadar Joint Sub-Registrar of Alipore in Book No. I, Volume No. 56, at Pages 98 to 103 Being No. 3023 for the year 1945 the Vendor therein named for consideration therein mentioned sold and conveyed unto the said Srimati Kanan Devi ALL THAT the said land and building being Municipal Holding No. 133, Bansdroni Road, Tollygunge in the suburbs of Calcutta and known as Premises No. 1, Regent Grove, more particularly described in the Schedule thereunder written and delineated in the map or plan thereto annexed and thereon bordered "Red" TO HOLD the same unto the Purchaser therein named free from all encumbrances and liabilities but subject to the payment of the annual rent to the Superior Landlords therein named.



*S*  
7/8/91

GENERAL COUNCIL  
SAB. HRA

3. Sometime in 1947-48 the public Road called Bansdroni Road was subsequently renamed as Netaji Subhas Chandra Bose Road, by the Tollygunge Municipality and the said Municipal Holding No. 133, Bansdroni Road was re-numbered and assessed as Municipal Holding No. 189/133, Netaji Subhas Chandra Bose Road, Tollygunge.

4. Thereafter the said Municipal Holding No. 189/133, Netaji Subhas Chandra Bose Road, Tollygunge was again re-numbered as Municipal Holding No. 189, Netaji Subhas Chandra Bose Road, - Tollygunge. Subsequently the said Tollygunge Municipality merged with the Corporation of Calcutta and now known as the Calcutta Municipal Corporation.

5. Being thus seized in and sufficiently possessed of the said land and building being premises No. 189, Netaji Subhas Chandra Bose Road, Calcutta the said Smt. Kanan Devi erected and constructed or caused to be erected and constructed an one storeyed and a two storeyed building, four one-storeyed asbestos sheds, Three one storeyed C.I. Sheds, outhouses, garages, servant's quarters and a temple thereon or on part thereof according to a plan being building sanction No. 223(T) dated the 25th day of July, 1962 by the Corporation of Calcutta now known as the Calcutta Municipal Corporation.

6. Subsequently the said Smt. Kanan Devi further erected and constructed or caused to be erected and constructed two other R.T. Sheds in the said premises or on part thereof as will appear from the records of the Calcutta Municipal Corporation.

7. Thus the said Smt. Kanan Devi became seized and possessed of or otherwise well and sufficiently entitled to ALL THOSE an one-storeyed ...

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CHICAGO  
BAL. HERA

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one-storeyed asbestos sheds three one-storeyed C.I. Sheds out houses garages, servant's quarters, two R.T. Sheds and a temple Together with the land appertaining thereto and on actual measurement containing an area of 2 Bighas 2 Cottahs 13 Chittacks and 31 Sq.ft. but according to documents of title an area of 2 Bighas 1 Cottah 15 Chittacks and 1 Sq.ft. more or less as hereinbefore mentioned be the same a little more or less situate lying at and being premises No. 189, Netaji Subhas Chandra Bose Road, within the Municipal limit of Calcutta more particularly described in the First Schedule hereunder written and hereinafter for the sake of brevity collectively referred to as the 'Entire Property' free from all encumbrances and liabilities but subject to the tenure governing the same.

8. The said two-storeyed building and the R.T. Sheds, ~~ent~~ C.I. Sheds outhouses garages and a temple at the back portion of the said entire property are in the occupation of two monthly tenants namely Kailash Chand Chowdhury and Dalbir Chibber at the monthly rents of Rs. 2,000/- (Rupees Two thousand) only and Rs. 800/- (Rupees Eight hundred) only respectively while the front portion of the said entire property together with right of access to the said temple were in the possession of the said Smt. Kanan Devi.

9. By five several Indenture of Conveyances all dated the 27th day of April, 1987 and registered at the office of the Registrar of Assurances at Calcutta being documents Nos. 4347, 4348, 4349, 4350 and 4351 for the year 1987 the said Smt. Kanan Devi for the consideration in the said Conveyances mentioned sold and conveyed unto and in favour of Suresh Kumar Agarwalla, Smt. Nisha Devi Agarwala, Suresh Kumar Agarwal Karta, Saket Agarwal and Pranay Agarwalla respectively in equal undivided

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1/5th share ALL THAT the R.T.Shed, brick built temple and garages outhouses together with the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 12 Cottahs 1 Chittack and 20 Sq. ft. be the same a little more or less and in equal undivided one-tenth share ALL THAT the common passage measuring 3 Cottahs 6 Chittacks and 25 Sq. ft. more or less both shown in the map or plan thereto annexed as will more fully appear from the said several conveyance (and hereinbefore referred to as the "demarcated property") free from all encumbrances and liabilities but subject to the existing tenancy as aforesaid and also subject to the tenure governing the same.

10. By a Conveyance dated 27th April, 1987 registered in Book No. I, Volume No. 110 at Pages 359 to 382 <sup>being no 4.348</sup> for the year 1987 <sup>with the Register Assam, Assam</sup> the said Smt. Kanan Devi sold transferred conveyed assigned and assured in favour of the Vendor herein Firstly ALL THAT the undivided 1/5th part or share of and in ALL THAT the R.T.Shed <sup>outhouse</sup> brick built temple garage <sup>TOGETHER WITH</sup> the piece or parcel of land thereunto belonging whereon or part whereof the same are erected and built containing an area of 12 Cottahs 1 Chittack and 20 Sq. ft. more or less being the divided and demarcated part or portion of the entire property being Premises No. 189, Netaji Subhas Chandra Bose Road, (formerly known as Premises No. 189/133, Netaji Subhas Chandra Bose Road, and prior thereto premises No. 133, Bansdroni Road) more particularly described in Part -I of the Third Schedule thereunder and in Part I of the Second Schedule hereunder written and Secondly ALL THAT the undivided 1/10th part or share in the common passage containing an area of 3 Cottahs 6 Chittacks and 25 Sq. ft. more or less in common with the owners and occupiers for the time

saawal



*S*  
7/8/91

**GENERAL MANAGER**  
**SAN JEROME**

being of the several parts or portions of the said divided and demarcated property shown in the map or plan annexed thereto and morefully and particularly mentioned and described in Part- II of the Third schedule thereunder and in Part II of Second schedule hereunder written at or for the consideration mentioned therein.

11. Thus the vendor herein became absolutely seized and possessed of ALL THAT the said undivided 1/5th part or share in the said <sup>R. P. Shedaw</sup> building tenement or <sup>dwelling</sup> house being divided and/or demarcated portion of the said premises No. 189, Netaji Subhas Chandra Bose Road, now renumbered as 189/1/1, Netaji Subhas Chandra Bose Road along with the undivided 1/10th part or share in the common - passage in the said premises and hereinafter for the sake of brevity referred to as the said land building messuage and tenements.

12. The vendor has agreed to sell and the purchaser has agreed to purchase ALL THAT the vendor's 1/5th undivided part or share in the said <sup>R. P. Shedaw</sup> building messuage and tenements along with the 1/10th undivided part or share in the common passage at or for the price of Rs. 1,65,000/- (Rupees One lakh sixty five thousand) only free from all encumbrances attachments liens lispensens whatsoever subject to the existing tenancies as aforesaid.

NOW THIS INDENTURE WITNESSETH as follows :-

1. That in pursuance of the said agreement and in consideration of the sum of Rs. 1,65,000/- (Rupees One lakh sixty five thousand) only paid by the purchaser to the vendor being the total consideration money of lawful money of the Republic of India in hand well and truly paid (the receipt whereof the vendor doth hereby admit and acknowledge and of and from the same and every part thereof

acquit ...



*[Handwritten signature]*  
7/8/91

**CHANCE**  
**SALVERA**

acquit release and forever discharge the purchaser and the said property) she the vendor doth hereby grant convey transfer assign and assure ALL THAT her undivided 1/5th part or share of and in all that the R.T. Shed brick built building Temple outhouse garage Together With the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 12 Cottahs 1 Chittack and 20 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of the said premises No. 189/1/1, Netaji Subhas Chandra Bose Road (formerly known as 189, Netaji Subhas Chandra Bose Road prior thereto premises No. 189/133, Netaji Subhas Chandra Bose Road prior thereto No. 133, Bansdroni Road) within the municipal limits of Calcutta morefully described in part- I of the <sup>Second</sup> Schedule hereunder written and secondly ALL THAT the undivided 1/10th part or share of and in the common passage containing an area of 3 Cottahs 6 Chittacks and 25 Sq.ft. be the same a little more or less in common with the owners and occupiers for the several part or portions of the said divided and demarcated property shown in the map or plan annexed hereto and thereon bordered "Red" more particularly described in part- II of the <sup>Second</sup> Schedule hereunder written and the said undivided share in the property and the common passage are hereinafter for the sake of brevity collectively referred to as the said land message tenements hereditaments and premises OR HOWSOEVER OTHERWISE the said land message - tenements hereditaments and premises or any part or parcel thereof now are or is or heretofore were or was situated butted and bounded called known numbered described or distinguished TOGETHER WITH ALL AND SINGULAR the out houses edifices buildings walls water water courses and all manner or conditions or other lights liberties ...



*S*  
7/8/91

CHIEF SECRETARY  
BANGALORE



liberties privileges easements advantages and appurtenances whatsoever to the said land messuage hereditament and premises - belonging to or in anywise appertaining thereto or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL the estate right title interest property claim and demand whatsoever both at law and in equity of the vendor into upon or in respect of the said land messuage tenements hereditaments and premises and every part thereof and also all deeds pattahs and evidences of title writings and muniments whatsoever relating to or concerning the same or any part thereof and which now are or hereafter shall or may be in the custody power or possession of the vendor or any person or persons from whom she can procure the same without any action or suit TO HAVE AND TO HOLD the said land messuage tenements hereditaments and premises and the inheritance thereof in fee simple free from all encumbrances whatsoever subject to the existing tenancies as aforesaid the said land messuage tenements hereditaments and premises hereby conveyed transferred or expressed or intended so to be TOGETHER WITH the appurtenances thereunto belonging unto and to the use of the said purchaser absolutely and forever AND the vendor doth hereby covenant with the purchaser THAT NOTWITHSTANDING any act deed matter or thing by the vendor done or executed or knowingly suffered to the - contrary she the Vendor is lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land messuage hereditaments and premises hereby granted conveyed transferred expressed or intended so to be and every part thereof without any manner or condition or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed matter or thing whatsoever as aforesaid she the Vendor has good right full power and absolute authority to convey and grant the said land messuage hereditaments and premises ...

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CHIEF SECRETARY  
BANGALORE

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premises hereby granted or expressed so to be unto and to the use of the purchaser in manner aforesaid AND the purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land hereditaments tenements messuages and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for her the vendor AND THAT she the said vendor and all persons having or lawfully claiming any estate or interest in the said land message hereditaments and premises or any part thereof from under or in trust for her the vendor shall and will from time to time and all times hereafter at the request and cost of the purchaser do and execute or cause to be done and - executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land message tenements hereditaments and premises and every part thereof unto and to the use of the purchaser and in manner aforesaid as shall or may be reasonably required AND the vendor doth hereby covenant with the purchaser her heirs and assigns that the vendor her heirs and assigns will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every request and at the cost of the purchaser her heirs and assigns produce or cause to be produced to her or them or their advocates or agents at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings mentioned in the Third schedule hereunder written for the purpose of showing her or their title to the said land message tenements hereditaments and premises hereby transferred conveyed or expressed so to be or any part thereof AND ALSO at the like request and cost deliver or cause to be delivered unto the purchaser her heirs or assigns such attested or other copies extracts of or from the said deeds

and ...

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and writings or any of them as she/they may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe unobliterated and uncancelled. The Vendor hereby indemnifies and keeps the Purchaser her heirs executors administrators legal representatives and assigns fully and effectually indemnified against any loss and damages cost - charges and expenses which the Purchaser may be put to or incur or suffer by reason or any defect in the title of the Vendor to the said land messuage tenements hereditaments and premises hereby transferred or in case the Purchaser her heirs executors administrators legal representatives and assigns are in anyway prevented from peaceful and quiet enjoyment of the said land messuage tenements hereditaments and premises by any person or persons claiming any estate right title or interest in the said land tenement messuage hereditaments and premises under or by virtue of any claim or demand for nonfulfilment of any of the terms and conditions by the Vendor or her predecessor-in-title in the Conveyance recited hereinbefore or for non-compliance of any statutory rules and regulations in respect of the said land tenement messuages hereditaments and premises.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THOSE one-storeyed and a two-storeyed buildings, four one-storeyed asbestos sheds, three one-storeyed C.I. Sheds outhouses garages, servant's quarters, two one-storeyed R.T. Sheds and a temple TOGETHER WITH the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built and containing by actual measurement an area of 42 Cottahs 13 Chittacks and 31 Sq.ft. be the same a little more or less but according to documents of title an area of  
2 Bighas ...



*S*  
7/8/91

GRAND  
SALVAGE

2 Bighas 1 Cottah 15 Chittacks and 1 Sq.ft. more or less situate lying at and being premises No. 189 and 189/1/1, Netaji Subhas Chandra Bose Road (formerly known as Premises No. 189, Netaji Subhas Chandra Bose Road prior as 189/133, Netaji Subhas Chandra Bose Road prior thereto No. 133, Bansdroni Road) within the municipal limits of the Calcutta Municipal Corporation and butted and bounded in the manner following, that is to say -

- ON THE NORTH : Partly by a common passage now known as Netaji Subhas Chandra Bose Road and partly by Regent Grove ;
- ON THE EAST : By Premises No. 190, Netaji Subhas Road ;
- ON THE SOUTH : By Tolly's Nallah; and
- ON THE WEST : Partly by Premises No. 189/1, Netaji Subhas Chandra Bose Road and partly by Netaji Subhas Chandra Bose Road.

THE SECOND SCHEDULE ABOVE REFERRED TO :

PART - I

ALL THAT the undivided 1/5th part or share of and in all that the R.T. Shed brick built building Temple outhouse garage Together With the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 12 Cottahs 1 Chittack and

20 Sq.ft. ...



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7/8/91

**CHANDRAN**  
**SALUNGA**



20 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of the said premises No. 189/1/1, Netaji Subhas Chandra Bose Road (formerly known as 189, Netaji Subhas Chandra Bose Road prior thereto premises No. 189/133, Netaji Subhas Chandra Bose Road prior thereto No. 133, Bansdroni Road) within the municipal limits of Calcutta and delineated in the map or plan hereto annexed and thereon bordered "Blue" and butted and bounded in the manner following, that is to say -

ON THE NORTH : Partly by common passage leading from Netaji Subhas Chandra Bose Road and partly by the portion of premises No. 189/1/1, Netaji Subhas Chandra Bose Road ;

ON THE SOUTH : By Tolly's Nallah; Partly by ~~premises No. 189/1/1, Netaji Subhas Chandra Bose Road;~~

ON THE EAST : By Premises No. 190, Netaji Subhas Chandra Bose Road; and

ON THE WEST : By Premises No. 189/1, Netaji Subhas Chandra Bose Road.

PART- II ...



*[Handwritten signature]*  
7/8/91

**CHIEF SECRETARY**  
**BANGALORE**

PART - II

ALL THAT the undivided 1/10th part or share of and in the common passage containing an area of 3 Cottahs 6 Chittacks and 25 Sq.ft. more or less and shown in the map or plan hereto annexed and thereon bordered "Red" and butted and bounded in the manner following, that is to say -

- ON THE NORTH : Partly by Netaji Subhas Chandra Bose Road and partly by Regent Grove ;
- ON THE EAST : Partly by the portion of premises No. 189, Netaji Subhas Chandra Bose Road and partly by 189/1/1, Netaji subhas Chandra Bose Road ;
- ON THE SOUTH : By the demarcation portion of premises No. 189/1/1, Netaji Subhas Chandra Bose Road; and
- ON THE WEST : Partly by premises No. 189/1/1, Netaji Subhas Chandra Bose Road and partly by Netaji Subhas Chandra Bose Road.

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Printed text below the signature, including the name "SALUVA" and other partially legible words, possibly "CHANDRA" or "CHANDRA" in reverse.

THE THIRD SCHEDULE ABOVE REFERRED TO :

LIST OF DOCUMENTS

1. Original Indenture of Conveyance dated the 21st day of November, 1945 and made between Khundker Fazley Sobhan of the One Part and Smt. Kanan Devi of the Other Part and registered at the Office of the Sadar Joint Sub-Registrar of Alipore in Book No. I, Volume No. 56 at Pages 98 to 103 Being No. 3023 for the year 1945.
  
2. Original Building Plan bearing Sanction No. 223(T) dated the 25th day of July, 1962 of the Corporation of Calcutta.

IN WITNESS WHEREOF the Vendor hath executed these presents the day month and year first above written.

SIGNED SEALED AND DELIVERED by the  
VENDOR at Calcutta in the  
presence of :

Nisha Agawal.

Balraj Kumar Das  
125A, Manick Bazar  
Cal. 6

*[Signature]*  
(Puan Hal Agarwal)  
1 Crooked Lane  
Calcutta-69

*[Signature]*  
D. K. Das  
Room No. 1, Lane No. 7/2

SIGNED ...



*[Handwritten signature]*  
7/8/91

**CHANGING GRANCHS**  
**SALVERA**

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RECEIVED of and from the within-named Purchaser the withinmentioned sum of Rs. 1,65,000/- as per memo below :

Rs. 1,65,000/-

MEMO OF CONSIDERATION :

By Pay Order

Rs. 45,000/-

By Pay Order No. 069406 dated 31st July, 1991 issued by Bank of India, Chittaranjan Avenue Branch

Rs. 1,20,000/-

Rs. 1,65,000/-

( Rupees One Lakh sixty five thousand only )

*Witness:-*

✓ Nisha Agawal.

✓ *[Signature]*  
( Purnanil Agrawal )  
1 Crooked Lane  
Calcutta - 69  
*[Signature]*



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7/8/91

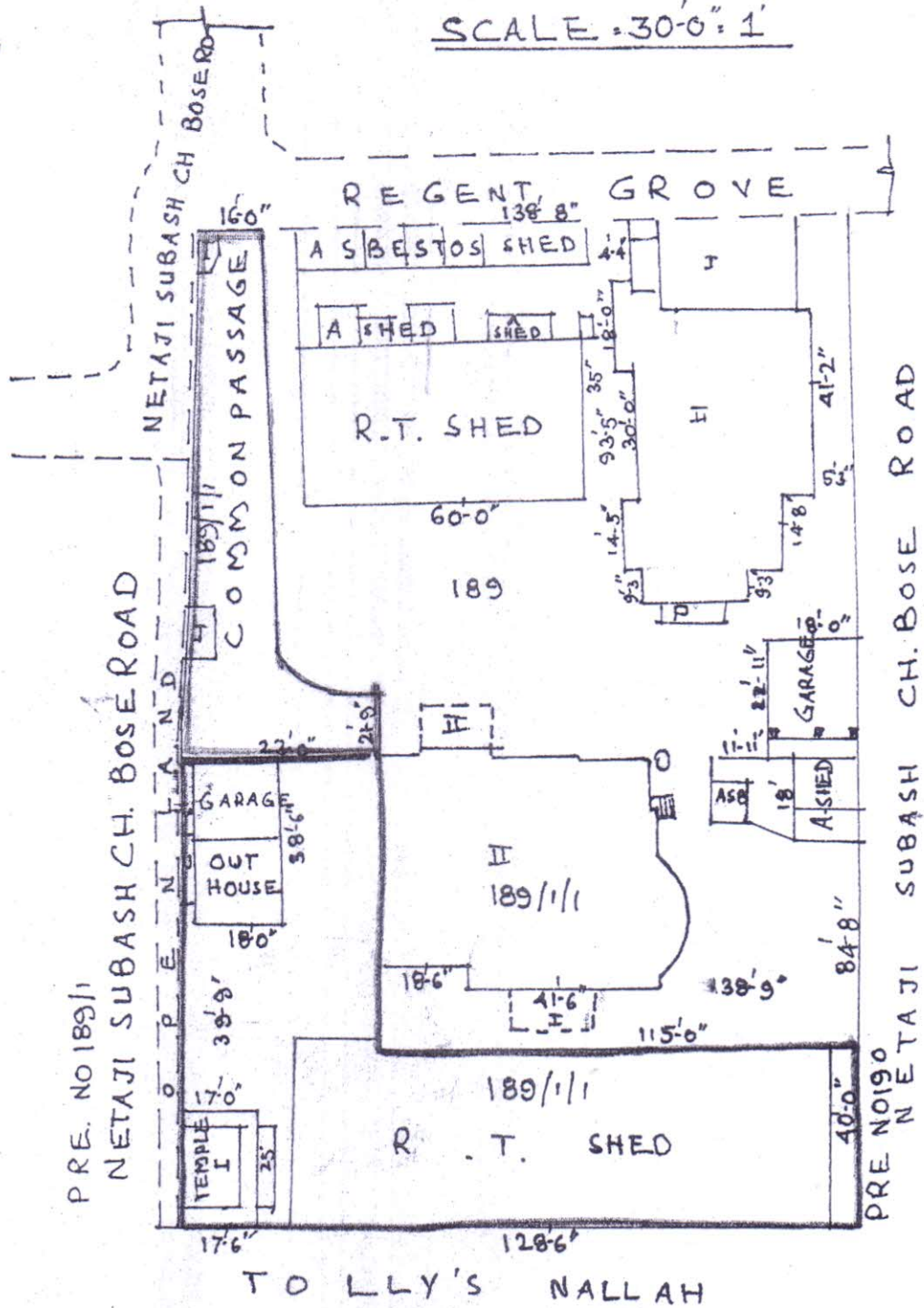
**CHIEF OF BUREAU**  
**SAC, LHR**




SITE PLAN  
DEVIDED & DEMARKETED PORTION OF PRE NO  
189 & 189/1/1 NETAJI SUBASH BOSE ROAD

TOLLY GUNGE CALCUTTA


SCALE .30'-0":1'



NOTE

MARKED IN RED BORDER -   
(COMMON PASSAGE)

AREA 0' BIGHA 3 COTTA 6 CHATAK 25 SFT

MARKED IN BLUE BORDER - 

AREA 0' BIGHA 12 COTTA 1 CHATAK 20 SFT

*Sho. by ...*

BOOK NO 264  
pages 80-99  
11506  
1991  
For the year

*T. A. P. R.*

*859*

DATED THIS 6<sup>th</sup> DAY OF August 1991

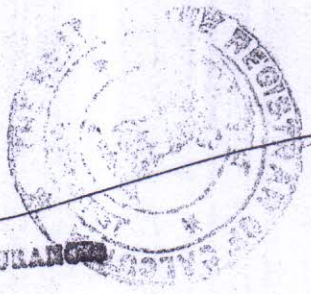
*m/c*

- BETWEEN -

SMT. NISHA DEVI AGARWALLA

- AND -

SMT. KIRAN PODDAR



*me*

22-1-93

CONVEYANCE



*24/3*

*S*  
*7/8/91*

REGISTRAR OF ASSURANCE  
GARGUWA

*287*  
*5/8*