

P-02312-PT 02427 Unpaid
ce



MIV Rs 37,20,000/-

01BB 921843

23.50
of car
12

16240
SBI Cheque No. 17/09
UBP II

A-7139
E-7140

[Handwritten Signature]

Asst. Registrar of Assurances

1386.00
34650 34650
27445

THIS INDENTURE made this 22nd day of March, Two Thousand Two BETWEEN PIVISH KUMAR BHAGAT son of Sri Niraj Kumar Bhagat by faith hindu, by occupation business, residing at 7, Ironside Road, Calcutta - 700

Contd....

207-25
52
300

38080

Ramesh Prasad Singhania w/o
Ashutosh Singhania

Case

78300

4500

500

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45610

7 P.M.
Presented for Registration at
of the 2nd March 2012
at the Court of Rajat Singhania
w/o of the Singhania

22/3/12
Additional Registrar of Assurances
Delhi

Rajat Singhania

Rajat Singhania S/o Ramesh Prasad
Singhania and Sudhe Singhania w/o Ramesh
Prasad Singhania both of S. Ashutosh
Devi Lane Cal-6, Ramesh Singhania 810
Motilal Singhania of S. Ashutosh Devi
Lane Cal-6 for self & as Father &
natural guardian of minor Nilesh
Kumar Singhania. Piyush Kumar
Bhagat S/o Nitendra Kumar Bhagat
of 7, Mansarovar Road Cal-19.

Ramesh Singhania

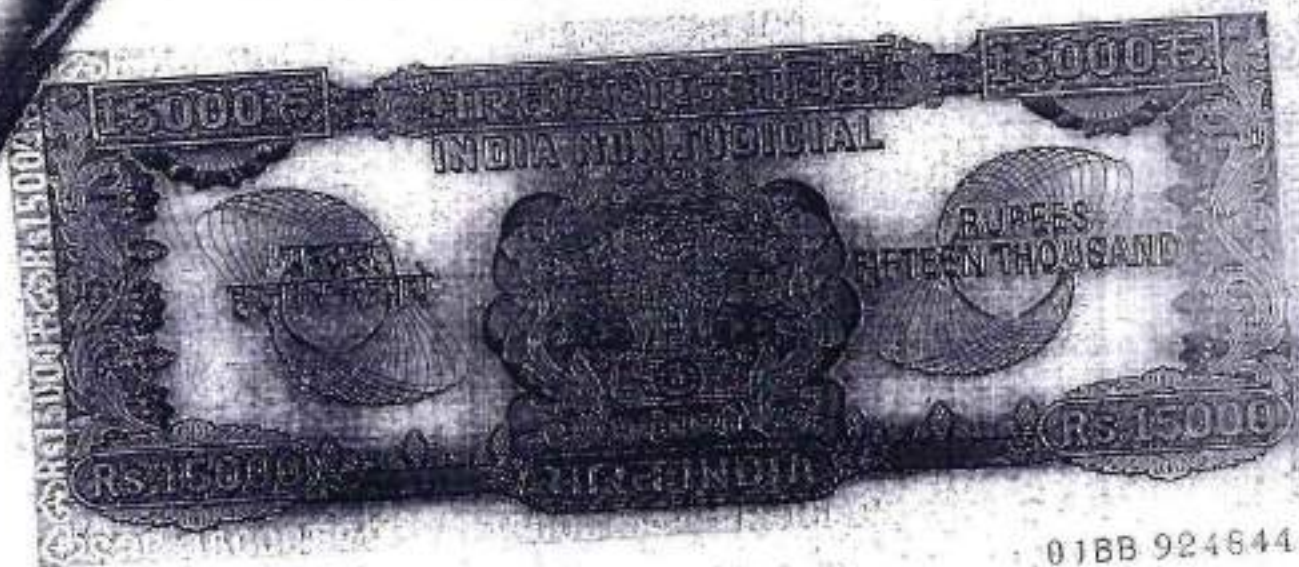
For self & As Father & Natural
Guardian of Minor
NILESH KUMAR SINGHANIA

Piyush Kumar Bhagat
Advocate High
Court Cal

Piyush
(PIYUSH KUMAR BHAGAT)

Piyush Kumar Bhagat
Advocate
High Court Cal

22/3/12
Additional Registrar of Assurances
Delhi



(2)

019, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the subject, or context be deemed to mean and include his heirs, executors, legal representatives, administrators and

Contd....

38080
Raw silk
Ashish

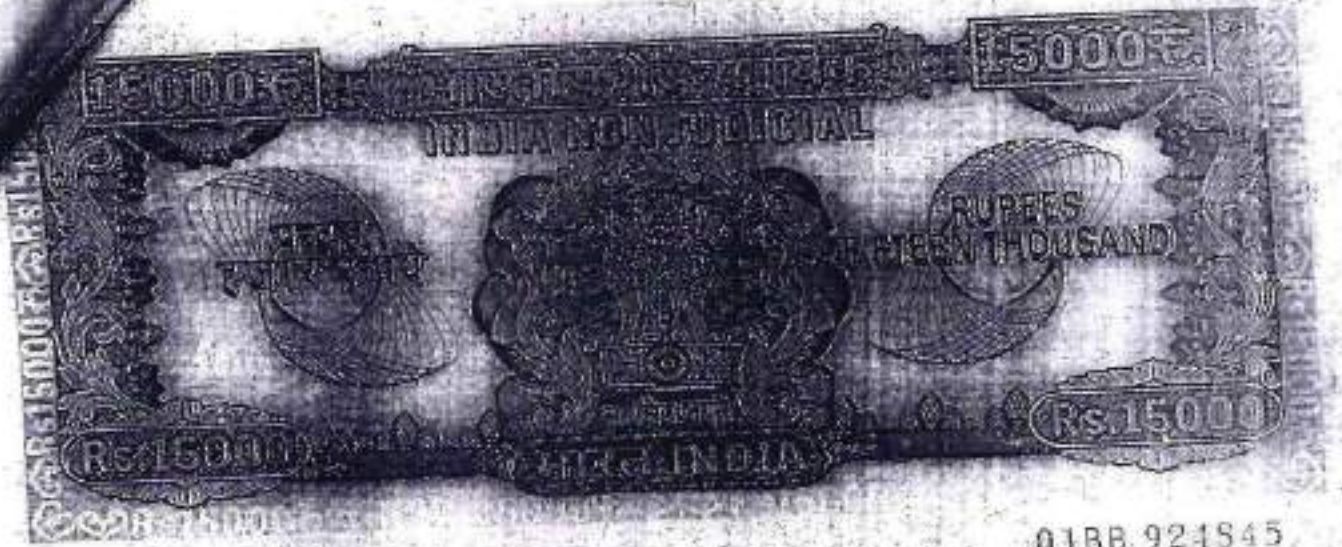
Calc
38080 ✓

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570
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Rs

Additional Register of Assurances
Calcutta



(3)

assigns) of the ONE PART AND 1) RAMESH PRASAD SINGHANIA, son of Sri Mohanlal Singhania by faith hindu, by occupation business, 2) SMT. SUDHA SINGHANIA wife of Ramesh Prasad Singhania, by faith hindu, by occupation

Contd...

No. 38080

Filed to Ram, sat. p. ...

of 8 A. Shu ...

Calcutta Coll.

Transit

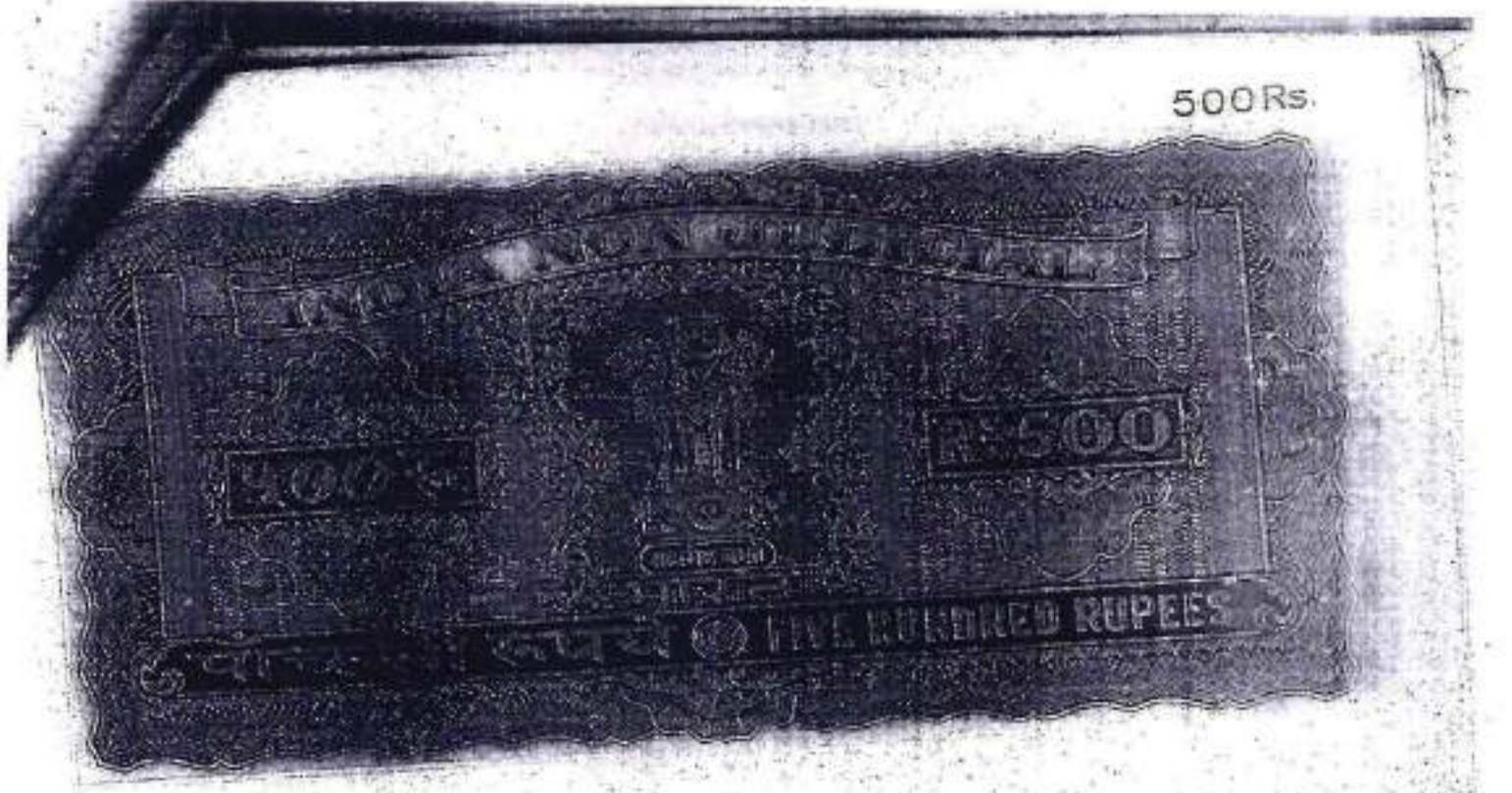
3100

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4580



Additional Registrar of Assurances
Calcutta

500Rs.



(4)

housewife. 3) RAJAT KUMAR SINGHANIA, son of Ramesh Prasad Singhania, by faith hindu, by occupation business. 4) NILESH KUMAR SINGHANIA, son of Ramesh Prasad Singhania, by faith hindu, a minor being

Contd...

Rs. 2000
Sold to Ram Chandra Singhania
of A. S. N. S. Co. Pvt. Ltd.
D.D. No. 1000

Calcutta City

Transfer

Date 18.3.54

45000

500

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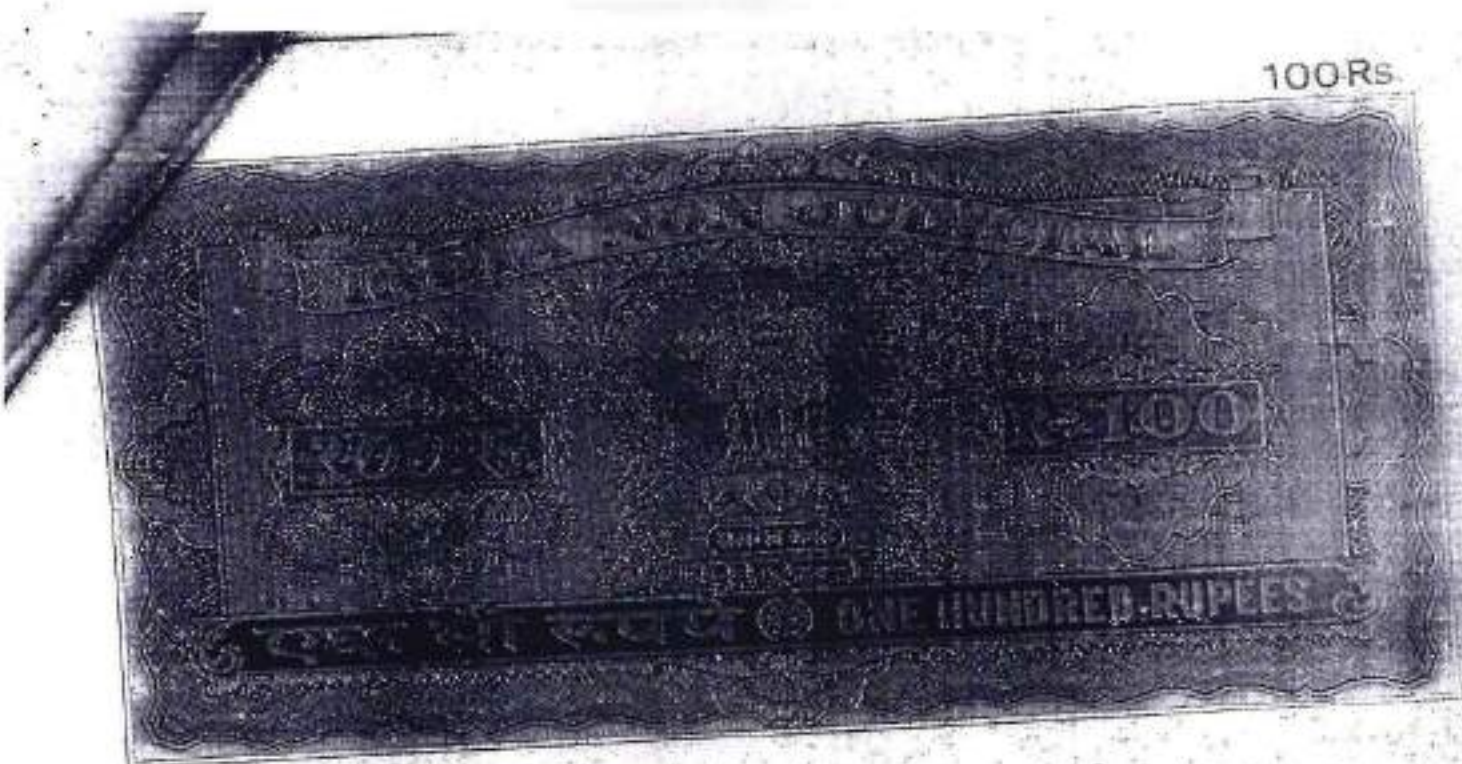
10

45610



Assistant Registrar of Assurances
Calcutta

100Rs



(5)

represented by his father and natural guardian SRI
RAMESH PRASAD SINGHANIA all residing at 8, Ashutosh Dey
Lane, Calcutta - 700 006, hereinafter called the
"PURCHASERS" (which expression shall unless excluded by

Contd...

No. 3880

Pay to Ramesh Kumar Singhania
of Bahadurpur Dist. Meerut
UP

Calculation

Date 18/3/00

[Signature]

45000
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45610

[Signature]

Additional Resident of Meerut

10 Rs.



(8)

or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the OTHER PART:-

Contd...

Ch. No. 38080

Sold to Ram Mohan Prasad Singhania

of R. Anand

Calcutta

Date 18.3.50

Signature

4500
500
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6510

BY _____

WITNESSES _____



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Additional Registrar of Assurances

WHEREAS by a Registered Deed or Indenture dated 29th April, 1930 one Haribukush Bhagat purchased from Bihari Lal Mullick and Others ALL THAT messuage, tenement or dwelling house TOGETHER WITH piece and parcel of revenue paying land containing an area of 2 cottahs 15 chittaks 20 sq.ft. be the same or a little more or less situate and being premises No.22/1, Ashutoosh Dey Lane, Calcutta and now numbered as premises No.8, Ashutoosh Dey Lane, Calcutta comprised in Holding No. 279, Block No. 19, in the Northern Division of the town of Calcutta free from all encumbrances and charges whatsoever absolutely and forever morefully described in the SCHEDULE thereto as well as hereunder written and recorded in Book No.1, Volume No. 70, Pages 17 to 29 being NO.1458 for the year 1930 at the office of the Registrar of Assurances, Calcutta ;

AND WHEREAS the said property was purchased out of the funds of Haribox Gopiram (HUF) and was treated as HUF property of which the said Haribukush Bhagat was the Karta during his lifetime ;

AND WHEREAS after the death of the said Haribukush Bhagat his son Gopiram Bhagat became Karta of the said HUF ;

AND WHEREAS after the death of the said Gopiram Bhagat his son Prahlad Rai Bhagat became the Karta of the said HUF ;

Contd...

AND WHEREAS while seized and possessed of the said property the said Prahlad Rai Bhagat for self and as Karta of the said Haribux Gopiram HUF gifted the said property by a Registered Deed of Gift dated 8th March, 1972 to his grandson Piyush Kumar Bhagat the Vendor herein who then was a minor and was represented by his father and natural guardian Sri Nirmal Kumar Bhagat and the said Deed of Gift is recorded in Book No. I, Volume No. 29, Pages Nos. 169 to 175 being No. 1471 for the year 1972 and registered in the office of the Registrar of Assurances, Calcutta ;

AND WHEREAS the said Piyush Kumar Bhagat attained majority on 28th May, 1981 ;

AND WHEREAS about fifty years ago the said property was let out to Smt. Sabitri Devi Sighania who is in possession of the said property and paying the present monthly rent @ Rs. 700/- with effect from the month of August, 2001 ;

AND WHEREAS the said Piyush Kumar Bhagat the Vendor herein is otherwise seized and possessed of and is sufficiently entitled to the said property in fee simple as absolute owner thereof and the said property is absolutely free from all encumbrances save and except the said tenancy ;

AND WHEREAS the Purchasers herein have contacted the Vendor for purchase of the said entire property with

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tenancy at and for a consideration of Rs.8,50,000/- (Rupees Six Lacs Fifty Thousand) only which has been agreed to by the Vendor.

NOW THIS INDENTURE WITNESSETH that in pursuance of the agreement between the Vendor and the Purchasers and in consideration of the sum of Rs.8,50,000/- (Rupees Six Lacs Fifty Thousand) only as per memo of consideration herein below being paid by the Purchasers to the Vendor at or immediately before the execution of these presents (the receipt whereof the Vendor both hereby admits and acknowledges and of and from the payment of the same and every part thereof doth acquit release and discharge the Purchasers and their assigns and every one of them and also the said property) the Vendor doth by these presents indefeasibly grant, sell, convey and transfer unto the Purchasers **ALL THAT** partly two storied and partly three storied brick built house **TOGETHER WITH** the piece and parcel of land thereunto belonging and on the part whereof the same is erected and built measuring about 2 cottaks, 15 chittaks and 20 sq.ft. be the same a little more or less situate and lying at and being premises No. 6, Ashutosh Dey Lane, Calcutta **TOGETHER WITH** the said tenancy more fully described in the **SCHEDULE** hereto **OR HOWSOEVER OTHERWISE** the said land and building and now or heretofore were or was situate butted bounded called known numbered described and distinguished **TOGETHER WITH** all message tenement and benefite and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said land

Contd...

and building or any part thereof belonging or in
anywise appurtenant to or with the same or any part
thereof usually held used occupied or enjoyed or
reputed to belong or be appurtenant thereto and the
reversion or reversions remainder and/or remainders
rents issues and profits thereof and of every part
thereof and all the estate right, title, inheritance use
trust property claim demand whatsoever both in law and
in equity of the Vendor into and upon the said land or
every part thereof AND all deeds pattahs muniments
writings and evidences of title which in anywise relate
to the said land or any part or parcel thereof and which
now are or hereafter shall or may be in the custody
power or possession of the Vendor, his heirs,
executors, administrators or representatives or any
persons from whom he can or may procure the same without
action or suit in law or in equity TO HAVE AND TO HOLD
the said land and building hereby granted sold conveyed
and transferred or expressed and intended so to be with
their rights members appurtenances unto and to the use
of the Purchasers and their representatives and assigns
for ever and the Vendor doth hereby for himself, his
heirs, executors, administrators and representatives,
covenant with the Purchasers, that NOT WITHSTANDING any
act deed or thing whatsoever to the Vendor or by any of
their predecessors and ancestors in title done or
executed or knowingly suffered to the contrary the
Vendor now has good right, full power, absolute
authority and indefeasible title to grant, sell, convey
and transfer the said property hereby granted, sold
conveyed and transferred or expressed or intended so to

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be unto the use of the Purchasers, their representatives and assigns and that the Purchasers and their representatives and assigns shall or may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents issues and profits thereof, without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for him or from or under any person or persons lawfully and equitably claiming as aforesaid AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or trust for the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, their representatives and assigns do and execute or cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchasers, their representatives and assigns according to the true intent and meaning of this Deed as shall or may be reasonably required AND FURTHER that the Vendor and his heirs executors and administrators shall at all times hereinafter indemnify and keep indemnified the Purchasers, their representatives and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the Title of the Vendor or any breach of the covenants hereunder contained.

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THE SCHEDULE ABOVE REFERRED TO:

ALL THAT partly two storied and partly three storied brick built house TOGETHER WITH the piece and parcel of land thereunto belonging and on the part whereof the same is erected and built containing 2 cottahs, 15 chittaks and 20 sq.ft. be the same a little more or less situate lying at and being premises No. 8, Ashutosh Dey Lane, Calcutta - 700 006 P.S. Jorasanko, Ward No. 26 under the Calcutta Municipal Corporation, Registry Office Calcutta, in Holding No. 279 Block No. 19 in the North Division of Calcutta, butted and bounded in the manner following :

ON THE NORTH : Ashutosh Dey Lane.

ON THE EAST : 10A, Ashutosh Dey Lane.

ON THE SOUTH : Busti bearing premises no. 6, Dinamath Mitra Lane.

ON THE WEST : 6, Ashutosh Dey Lane.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR at Calcutta

in the presence of:

1. *Ajay Kumar Das*
Ashutosh
High Calcutta
2. *Mohaulal Singhania*

Contd...

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

[Signature]

1. Ajay Kumar Das
Advocate
High Court Calcutta.

[Signature]
Ramesh Singhania
For Self & As father & Natural guardian
of minor NILESH KUMAR SINGHIA

[Signature]
Ramesh Singhania

2. Mohaulal Singhania
8, Ashutosh Dey Lane,
Calcutta - 700006

[Signature]

Drafted by me
Ajay Kumar Das
Advocate
High Court Calcutta.

MEMORANDUM OF CONSIDERATION

RECEIVED of and from the within named PURCHASERS the within mentioned sum of Rs.6,50,000/- (Rupees Six lacs Fifty Thousand) only being the consideration money as per memo given below :-

<u>Demand draft No</u>	<u>Dated</u>	<u>Amount</u>	<u>Drawn on</u>
244651	22.08.2002	Rs 1,62,500/-	Indian Bank
244648	22-03-2002	Rs 1,62,500/-	Indian Bank
016024	21-03-2002	Rs 1,62,500/-	Union Bank of India
016023	21-03-2002	Rs 1,62,500/-	Union Bank of India

VENDOR

WITNESSES :-

1. Ajay Kumar Sahu
Achar
High Court Calcutta
2. Mohaulal Singhania

Rupft

Unifrost
CC

DATED THIS 27th DAY OF MARCH, 2002

REGISTRATION NO.

REGISTRATION NO. *2013*
REGISTRATION NO. *2013*
REGISTRATION NO. *2013*
REGISTRATION NO. *2013*
REGISTRATION NO. *2013*

BETWEEN

PIYUSH KUMAR BHAGAT

AND

RAMESH PRASAD SINGHANIA & OTHERS.

[Handwritten Signature]

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CONVEYANCE

12/11/03

[Handwritten Signature]
Additional Registrar of Assurances
Calcutta