

28/16

C. 2271

2000Rs.



18-2-93
 Sonapur
 21/9/61
 A 37
 E 28
 H 28
 M 13
 15

21/3/1982
 Admissible under Regn. No. 21
 of the West Bengal L. R. Act 1973, duly
 stamped (Exempted from stamp
 duty) under the Indian Stamp
 Act, 1899 as amended in 1984.
 Sub-Date is No. 2347
 Gross Fee 4.50
 Paid in C. F. B.

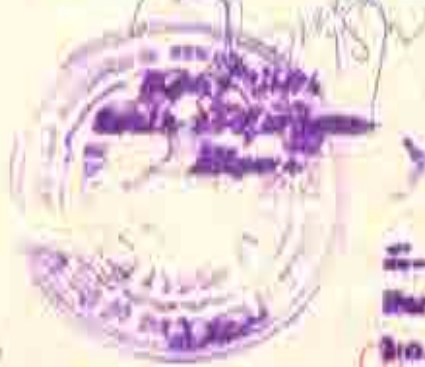
A 37
 E 28
 H 28
 M 13

2753/1982 of R.A. 2002
 18-2-93
 18-2-93

THIS DEED OF INDENTURE made this the 15th day of
 February One Thousand Nine Hundred and Ninety Three
 BETWEEN M/S. VAIYAT EQUIPMENTS (P) LTD. a Company
 registered under the Indian Companies Act, having its
 registered office at no. 18, K.N. Mukherjee Road, Calcutta
 700 001 represented by the directors (1) SRI HARI RATAN
 CHANDAK son of Late Anupakh Chand Chandak of 230A, Lower
 Circular Road, P.S. Bowbazar, Calcutta - 700 020,
 (2) SRI NAGHRAJ MISHRA son of Late Ratan Lal Mishra of
 129, Ram Chandro Weitra Lane, P.S. Shyambazar, Calcutta -
 700005 hereinafter called the 'VENDOR' (which expression



No. 609 (3) Swapan K. Chatterjee
Sold to Sri/Br. No. 187293
18/2/93



609 (3)
18/2/93

Witnessed for Registration
At 11:30 A.M. / P.M. on the 18th
day of Feb. 1993
at the South 24 Parganas
Registrar's Office
Alipore South 24 Parganas
West Bengal
by the Registrar
Attorney for Private
Execution / Consent
Power of attorney No. 18-R. N. Mukherjee
of 19... substantiated by the
Registrar of...

1) Atara Ratan Chandra
Name Sri. At. Anand Chandra
No. W o. Dto. 22 Bachin Raj Mishra
South 24 Parganas Malpore spt.
South 24 Parganas Malchandra Malpore
area Hladu / Mughal all of present of
18-R. N. Mukherjee
Registrar, P.S.

Registrar of P.S.
South 24 Parganas, Alipore
18-2-93
18/2/93

Kamini Kumari Sarkar
Name K. K. Sarkar
No. W o. Dto. N.S. - West Sarkar
Registrar, P.S.
South 24 Parganas Sonarpur
area Hladu / Mughal

Bachin Raj Mishra

Ravi Prasad Malpore

Kamini K. Sarkar

Kamini K. Sarkar
Sri. Late Pradyumn 18/2/93
N.S. West Registrar, P.S.
South 24 Parganas, Alipore
Po. Sonarpur



- 2 -

shall unless excluded by or repugnant to the context with
 contrary be deemed to include its successor or successors-
 in-office) of the FIRST PART A N D SRI RAVI PRAKASH MALPANI
 son of Late Melchand Malpadi, by faith Hindu, by occupation -
 business of 4, Lower Rowden Street, Calcutta - 700 020 ,
 hereinafter called the VENDOR (which expression shall
 unless excluded by or repugnant to the context be deemed
 to include his heirs, executors, administrators, representa-
 tives and assigns) of the SECOND PART A N D SRI SUBHAS
SAHA son of Late Swadesh Saha, by faith Hindu, by



M. No. - 609(3) *Shri. K. S. Srinivas*
 Sold to Sri/Sr. *M. Srinivas*
Shri. K. S. Srinivas
 Date *15/12/53*
19/12/53
 M. S. Srinivas
 South 24-Parganas
 Mysore

1000
2000
1000
2000



South 24-Parganas, Mysore

18-2-53



occupation business of Amlepatty, Ward No.7, District,
 post Office and Police Station - Sibsegar, Assam, Pin No.
 785640 hereinafter called the PURCHASER/VENDEE (which
 expression shall unless excluded by or repugnant to the
 context be deemed to include his heirs, executors, adminis-
 trators, representatives and assigns) of the THIRD PARTY.

WHEREAS One Smt. Terangini Devi was the owner
 of the properties comprised in Plot Nos. 120 and 121 within
 Khatian Nos. 2623 and 2516 respectively of Mouja-Rejpur
 within p.o.-Sonarpoth.

AND WHEREAS the said properties were recorded in the
 finally published R.S.Khatian nos. 2623 and 2516 respective-
 ly prepared under the West Bengal State Acquisition Act.

AND WHEREAS the said M^{rs}. Tarangini Devi out of natural love and affection made a gift of the said properties in favour of grant daughter and grant son viz. Smt. Shafali Chakraborty, wife of Late Biman Behari Chakraborty, Sri Pravir Kumar Chakraborty, Sri Bijan Kumar Chakraborty and Sri Bibhuti Bhushan Chakraborty all sons of Late Jogesh Chandra Chakraborty

AND WHEREAS Smt. Shafali Chakraborty wife of Late Biman Behari Chakraborty, Sri Pravir Kumar Chakraborty, Sri Bijan Kumar Chakraborty and Sri Bibhuti Bhushan Chakraborty all sons of Late Jogesh Chandra Chakraborty instituted a title suit being T.S. No. 214 of 1962 in the Second Court of Munsiff at Beruipore for declaration of title in respect of plot Nos. 120 and 121 respectively recorded in Khatian No. 450 and 145 and for rectification of the schedule of Deed of Gift aforesaid.

AND WHEREAS the said suit ended in a compromise decree and the compromise petition formed part of the decree.

AND WHEREAS the title of Smt. Shafali Chakraborty wife of Late Biman Behari Chakraborty, Sri Pravir Kumar Chakraborty Sri Bijan Kumar Chakraborty and Sri Bibhuti Bhushan Chakraborty all sons of Late Jogesh Chandra Chakraborty in respect of a piece and parcel of Sali land measuring about 16 cottahs 3 chittacks 20 sft. lying and situated in the District South 24 Parganas, Sub-Registration Office-Sonarapore, District Registration Office-Alipore, Mouja-Hajpur, P.S. Sonarapore, Id. No. 55, R.S. Khatian No. 2516, R.S. Bag No. 121 and land measuring about 3 cottahs 12 chittacks 25 sft. in R.S. Khatian No. 2623, R.S. Bag No. 120 and other properties was declared



Registrar of South 24 Parganas, Alipore

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by the said compromise decree and partition plan annexed thereto.

AND WHEREAS by a registered Deed of Conveyance dated 18th February 1986 the said Smt. Shafali Chakraborty wife of Late Biman Behari Chakraborty, Sri Pravir Kumar Chakraborty, Sri Bijan Kumar Chakraborty and Sri Bibhuti Bhushan Chakraborty all sons of Late Jogesh Chandra Chakraborty sold and transferred the said land measuring about 12 cottaha lying and situated in District South 24 Parganas, Sub-Registration Office- Sonarpore, District Registration Office-Alipore, P.S. Sonarpur, Mouja- Rajpur, Jd. No. 55, R.S. Khatian No. 2516, R.S. Deg No. 121 to the Vendor/First Part herein and the said Deed of Conveyance registered and recorded in the office of the Registrar of Assurances, Calcutta in Book No. I, Deed No. 2118 for the year 1986.

AND WHEREAS after purchase the aforesaid said land measuring about 12 cottaha in Mouja-Rajpur, R.S. Khatian No. 2516, R.S. Deg No. 121, The vendor/First Part is absolutely seized and possessed and/or otherwise well and sufficiently entitled to the said purchase land free from all encumbrances, charges, attachments, and liabilities whatsoever and after purchased the said said land the Vendor/First Part made a boundary wall and mutated the name of the Company in the office of the Jd. R.O./Bd. R.O. and paid rent time to time in respect of the said land.

AND WHEREAS by a registered Deed of Conveyance dated 25th February, 1986, the said Smt. Shafali Chakraborty wife of Late Biman Behari Chakraborty, Sri Pravir Kumar Chakraborty, Sri Bijan Kumar Chakraborty and Sri Bibhuti Bhushan Chakraborty



Registrar of Land Revenue
South 24 Parganas, Alipore

18-2-93

all sons of Late Jogesh Chandra Chakraborty sold and transferred the said land measuring about 4 cottahs 3 chittecks 20 sft. lying and situated in District South 24 Perganas, Sub-Registration Office-Sonarpara, District Registration Office Alipore, P.S. Sonarpara, Mouja- Rajpur, J.L.No-55, R.S. Khatian No. 2516, R.S.Deg No. 121 and also a piece and parcel of said land measuring about 3 cottahs 12 chittecks 25 sft. lying and situated in the District South 24 Perganas, sub-Registration Office -Sonarpara, District Registration Office-Alipore, P.S. Sonarpara, J.L.No-55, R.S. Khatian No. 2623, R.S. Deg No. 120 to the Vendor/Second Part herein and the said Deed of Conveyance registered and recorded in the office of the Registrar of Assurances, Calcutta in Book No. I, Ward No. 2752 for the year 1986.

AND WHEREAS after purchase of the aforesaid said land measuring about 4 cottahs 3 chittecks 20 sft. in Mouja-Rajpur, R.S. Khatian No. 2516, R.S. Deg No. 121 and also a piece and parcel of said land measuring about 3 cottahs 12 chittecks 25 sft. in Mouja-Rajpur, R.S. Khatian No. 2623, R.S. Deg No. 120 the Vendor/Second Part herein is absolutely seized and possessed and/or otherwise well and sufficiently entitled to the said purchase land free from all encumbrances, charges, attachments and liabilities whatsoever and after purchase of the said said land total measuring about 8 cottahs, the Vendor/Second Part made a boundary well and mutated his name in the office of the J.L.R.O./S.L.R.O. and paid rent time to time in respect of the said land.

AND WHEREAS to sell the aforesaid said land measuring about 12 cottahs and 4 cottahs 3 chittecks 20 sft. in Mouja -



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Distri 24-Farganas, Alay

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Rajpur, R.S. Khatian No. 2516 . R.S.Deg No. 121 and the land measuring about 3 cottahs 12 chittacks 25 sft. in Mouje - Rajpur, R.S.Khatian No. 2623, R.S. Deg No. 120, the Vendor/ First part and the Vendor/Second Part jointly made a Scheme plan and divided the said all land totalling an area 20 cottahs into four plots marked as Plot Nos. "A", "B", "C", "D" with 12' ft. wide common passage running north to south and east to west.

AND WHEREAS as the Purchaser/Vendee offers the Vendor/ First Part to purchase a piece and parcel of net sell land measuring about 3 cottahs 15 chittacks 29 sft. delineated with Colour RED and marked as Plot-A in the Map annexed with this Deed and with a portion of land of common passage measuring about 13 chittacks 13½ sft. lying and situated in the District South 24 Parganas, Sub-Registration Office - Sonarpore, District Sub-Registration Office-Alipore, P.S. Sonarpore, J.L.No.55, R.S.Khatian No. 2516, R.S.Deg No. 121 morefully described in the Schedule hereunder written at and for a consolidated price of Rs.33,663.00 (Rupees Thirty three thousand six hundred sixty three) only and also offers the Vendor /Second part to purchase a portion of land of common passage measuring about 2 chittacks 43½ sft. lying and situated in the District South 24 Parganas, Sub-Registration Office-Sonarpore, District Registration Office - Alipore, P.S. Sonarpore, J.L.No.55, R.S.Khatian No. 2516, R.S.Deg No. 121, R.S. Khatian No. 2623, R.S.Deg No.120 morefully described in the schedule hereunder written at and for a consolidated price of Rs.1298.00 (Rupees One thousand two hundred ninety eight)only and total consideration of Rs.34,961.00 (Rupees Thirty four thousand nine hundred sixty one) only.



संस्कृत विभाग
भारत सरकार

18-2-93

AND WHEREAS the Vendor/First Part and the Vendor/Second part have agreed to transfer by sale all that said lands measuring about 4 cottaks 1/5 chittecks 41 sft. hereditaments and premises as mentioned in the schedule hereunder written together with rights, privileges, easements and appurtenance belonging thereto for total consideration of (Rs.33,633.00 + Rs.1298.00) = Rs.34,931.00 (Rupees Thirty Four thousand nine hundred sixty one) only.

NOW THIS INDENTURE WITNESSETH that in consideration of a sum of Rs. (33,633.00 + Rs.1298.00) = Rs.34,931.00 (Rupees Thirty four thousand nine hundred sixty one) only paid by the purchaser to the Vendor/First Part and Second Part as per the memo of consideration mentioned hereunder on or before the execution of these presents (the receipts whereof the vendors hereby admit and acknowledge) they the Vendors do hereby grant, convey and transfer unto the purchaser/Vendor all that land hereditaments mentioned and described in the schedule hereunder together with all rights, liberties, privileges, easements, fences, ditches, ways, water, water course and appurtenances whatsoever therunto belonging or held or occupied therewith AND all the estate right, title, interest, claim and demand whatsoever of the vendors in to upon or in respect of the said land, hereditaments and premises and every part thereof AND all deeds, writings, minutes and evidence of title relating thereto or any part thereof which now are or any hereafter be in possession or custody of the vendors or any person or persons from whom the vendors may procure the same without any action or suit either at law or in equity THAT NOTWITHSTANDING any act,



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South M-Parganas, Alipore

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land or thing by the Vendors (or any of their predecessors-in-title) they the vendors have good right full power and absolute authority to grant convey and transfer the said land, hereditaments and premises unto the Purchaser/Vendor in manner aforesaid AND that the Purchaser/Vendor shall and may at all times hereafter peaceably and quietly possess and enjoy the same and receive the rents, issues and profits thereof without any lawful action, interruption, claim or demand whatsoever from or by the vendors or any person or persons having or lawfully claiming from, under or in trust for the vendors (or any of their predecessor-in-title) AND that free from all encumbrances made or suffered by the Vendors or any of their predecessors-in-title or any person having or lawfully claiming as aforesaid AND further that they the Vendors and all persons having or lawfully claiming any estate or interest in the said land, hereditaments and premises or any part thereof from, under or in trust for the vendors (or from or under any of their predecessors-in-title) shall and will at all times hereafter at the request or cost of 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 hereditaments and premises and every part thereof unto the purchaser as may be reasonably required AND also that the vendors shall and will at all times hereafter at the request and cost of the purchaser produce to him for evidencing the title to the said land, hereditaments and premises and also furnish to the purchaser copies or extracts from the said deed and writing and shall and will in the meanwhile keep the same safe, damage by fire or other accident excepted.



Handwritten text in purple ink, possibly a signature or a date, located below the stamp.

18-2-93

SCHEDULE ABOVE REFERRED TO :

All that the piece and parcel of sell land with Royati Setue interest measuring about 3 cottahs 15 chitteks 29 aft. delineated with colour RED and marked as Plot-A in the Map annexed with this Deed of Conveyance with a portion of land of common passage measuring about 13 chitteks 13 $\frac{1}{2}$ aft. from the Vendor/First part herein lying and situated in the District South & Parganas, Sub-Registration Office-Sonarpara, District Registration Office-Alipore, P.S. Sonarpara, Jd. No. 55, R.S. Khatian No. 2516, R.S. Dag No. 121 and a portion of land of common passage measuring about 2 cottahs 43 $\frac{1}{2}$ aft. from the Vendor/Second part herein lying and situated in the District South & Parganas, Sub-Registration Office - Sonarpara, District Registration Office-Alipore, P.S. Sonarpara, Mouja -Rajpur, Jd. No. 55, R.S. Khatian No. 2516, R.S. Dag No. 121, R.S. Khatian No. 2623, R.S. Dag No. 120, the total area of this sell land sold measuring about 4 cottahs 15 chitteks 41 aft. as stated above is within the Rajpur Municipality, Yard No.11 of Netaji Subhas Road and butted and bounded on the North land of R.S. Dag No.120 and Plot -A, on the South 12' ft. wide common passage, on the East 18' ft. wide common passage, on the West land of R.S. Dag No. 122. The yearly rent of the conveyed property is Rs.0.46 payable to the Bd. R.O. The land is used as agricultural purpose.



Registrar of Companies
South 24-Parganas, Alipore

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MEMO OF CONSIDERATION

- 1) Received by the Vendor/First Part
herein M/S. Yateyst Equipments (P)Ltd.
from the Purchaser/Vendee by A/c-Payee
Demand Draft No. 800419 dated 21.1.93
of United Bank of India of Service
Branch, Calcutta. Re.21,000.00
- 2) Received by the Vendor/First Part
herein M/S. Yateyst Equipments(P)Ltd.
from the Purchaser/Vendee by Pay
Order No. 993179 dt. 16.2.93 of
United Bank of India, Jadavpore
Branch, Calcutta - 32 Re.12,663.00

Re.33,663.00
- 3) Received by the Vendor/Second Part
Sri Ravi Prakash Malpani herein
from the purchaser/Vendee by
Pay Order No.993176 dated 16.2.93
of United Bank of India, Jadavpore
Branch, Calcutta - 32. Re.1,298.00
- Total - Re.34,961.00

(Rupees Thirty Four thousand nine hundred sixty one) only.



Madhya Pradesh
Bhopal, Madhya Pradesh

18-2-93

IN WITNESS WHEREOF the Vendors/First Part and Second part have hereto subscribed their respective hands and seal on the day month and year first above written.

SIGNED SEAL ED AND DELIVERED
by the Vendors at Calcutta
in the presence of :-

— Tatyasaheb Equipments (P) Ltd
Kanwar
Director

- 1) *Bhabatosh Saha*
S/o Late *Xelash Saha*
150, Santoshpur Avenue
Cal-75

— Tatyasaheb Equipments (P) Ltd
Bachh Raj Mohita
Director

- 2) *Pradip K. Nag*
S/o. late *Biswanath Nag*
Raja Road,
P.O. Sukchar, Dist: 24 Pgs (N)
713179

Ra. P. Malpan

Drafted by -

Arpan Kumar Acharyya
(Sudhanu K. Acharyya), Advocate,
Judges' Court, Calcutta - 27.

Typed by -

Sami Banerjee
(Samir Banerjee), Typist,
Judges' Court,
Calcutta - 27.



Registrar of the District
South Malabar, Alappuzha

18.2.93



Registrar of the District
South Malabar, Alappuzha

56-8-81

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VOLUME NO.	439
PAGE NO.	157
THE YEAR	1993

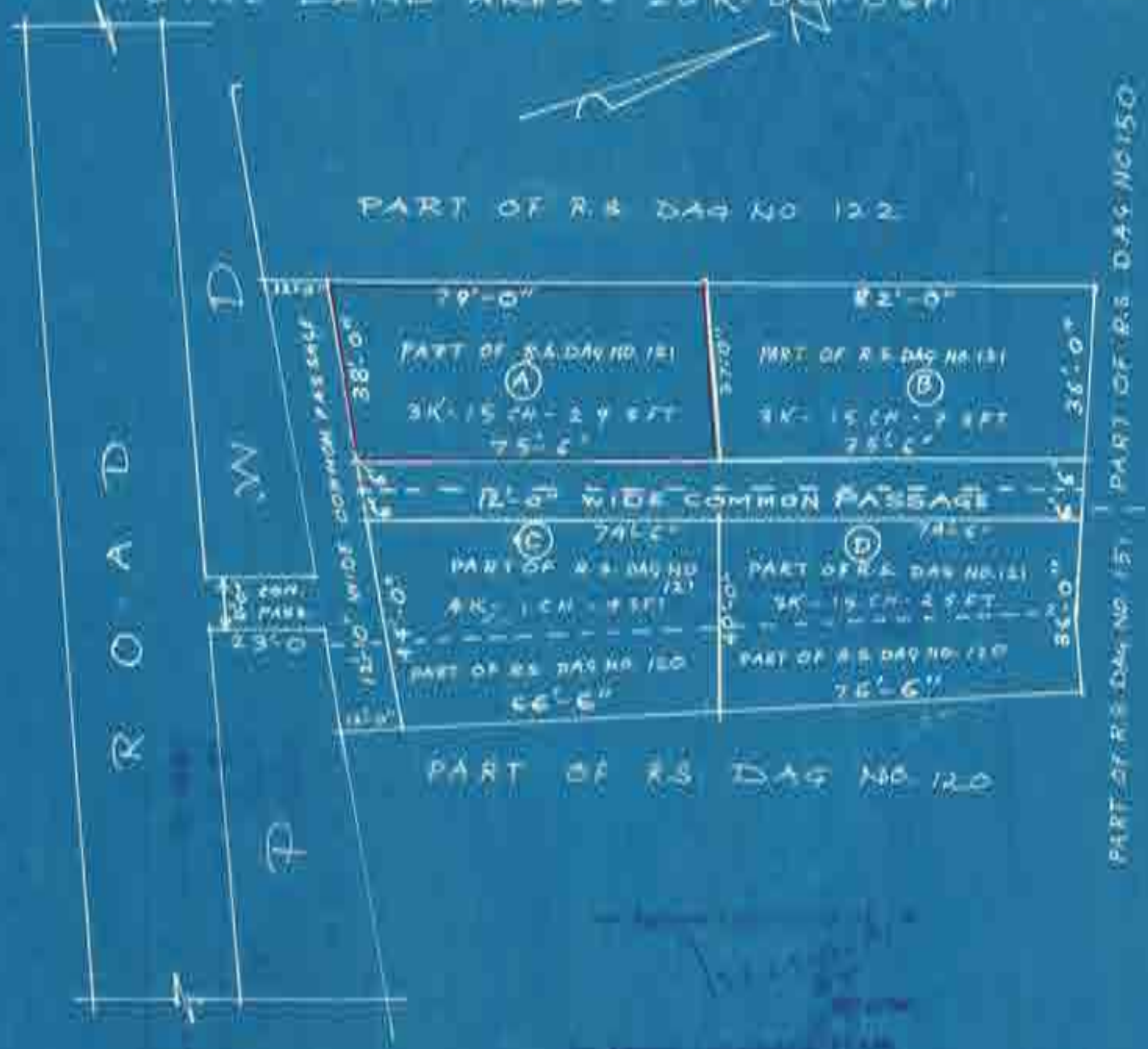
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020-8

▲ SITE PLAN SHOWING THE LAND FOR SALE PART
 OF R.S. DAG NO. 120 & 121 NOUZA PAZAPUR JL NO
 55, SHEET NO 1, P.S. SONARPUR, DIST. 24 PARGANAS
 SCALE 32 FT = 1" INCH.
 SALE AREA SHOWN IN RED LINE

PLOT MARK	A	B	C	D
PLOT AREA	3K-15CH-29 SFT	3K-15CH-29 SFT	3K-15CH-29 SFT	3K-15CH-29 SFT
1/4 SHARE OF TOTAL COMMON PASSAGE	1K-0CH-12 SFT	1K-0CH-12 SFT	1K-0CH-12 SFT	1K-0CH-12 SFT
TOTAL PLOT AREA (MORE OR LESS)	4K-15CH-41 SFT	4K-15CH-41 SFT	4K-15CH-41 SFT	4K-15CH-41 SFT

TOTAL LAND AREA = 20K-0CH-00 SFT



I hereby certify that the above is a true and correct copy of the original site plan as shown to me by the applicant.
 Witness my hand and seal this 15th day of 1975.
 [Signature]
 [Seal]

Drawn by
 Upal Sarker
 3 Arabinda Road,
 Santoshpur,
 Cal-75



Registrar of the District
South 24-Parganas, Alipore;

18-2-93

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(Seal)

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