

8. 03181 (15)

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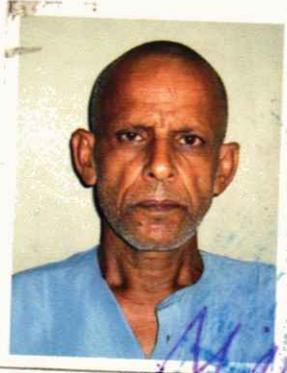
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80  
20510



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S. S. D. No. 11500 / 042727  
0114/143563

Spec  
275/05



Milan Paul.

GA No. 1510  
B.D. = 11500  
13010

02/15/05  
D.A. [unclear]

1510/  
Kareya  
23+4  
13000

**THIS INDENTURE** made this the 2nd day of May,  
Two Thousand and Five **B E T W E E N** (1) **MR. MILAN PAUL**,  
(2) **MR. BIMAL PAUL**, (3) **MR. NIRMAL PAUL**, (4) **MR. PARIMAL PAUL**,  
(5) **MR. NETAI PAUL**, all sons of Late Biswanath Paul, all residing at  
Village : Uttar Bansra, P.O. Bansra, P.S. Canning, District : South 24  
Parganas, (6) **MRS. SABITA PAUL**, wife of Late Basudev Paul, residing at  
Village : Mazilpur Paulpara, P. O. Joynagar Mazilpur, P. S. Joynagar,

A=1419/  
E=28  
H=28  
M(6)  
1458

23+4

A=1419/  
E=28  
H=28  
M(6)  
1458

Registered under Sec. 25 only marriage  
at 23/12/05  
Registration Fee Rs. 4449/-  
40470/43589

23/03/06

Sd/- Registrar-III  
Alipore South 24 Parganas

Sd/- Sub-Registrar-III  
Alipore South 24 Parganas  
28/03/06

28/03/06

Am  
669/2 29/4/05 1000/-  
Shree Om Promoters Pvt Ltd  
21 Durga Place  
1st & 2nd floor  
1st-19

L.K. DAS  
Advanced Stamp  
Allpore Criminal Court  
Milan Paul

1000/-  
500/-  
1500/-  
Attention is invited

at the office of  
2 MAY 2005

Milan Paul

 4870

Milan Paul

 4871

Bimal Paul

 4872

Bimal Paul

 4873

Primal Paul

1. Milan Paul
2. Bimal Paul
3. Nirmal Paul
4. Primal Paul
5. Nebai Paul

all sons of dt. Biswanath Paul all of vill - Uttal Paul P.S. Canning.

6. Saleeta Paul dt. Wasunder Paul of vill - Nazim Paul P.S. Jaynagar

7. Anita Khandu w/o Sankar Khandu of vill - Telipra P.S. Jaynagar P.T.O

Ajay Paul dt. Anandakumar of vill - Jajpur P.O. Champabati Dist South 24 Parganas by Muslim.

at the office of  
2 MAY 2005

500Rs.



District : South 24 Parganas, and (7) **MRS. ANITA KUNDU**, wife of Mr. Sasanka Kundu, residing at Village : Telipara, P.O. Joynagar Mazilpur, P.S. Joynagar, District : South 24 Parganas; hereinafter referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives, successors, nominees

6693) 29/4/05  
 Name Shree Om Promoters Pvt Ltd  
 Address 21 Davel Place  
 Vender KOL-19.

**L. K. DAS**  
 Licensed Stamp Vender  
 Alipore Criminal Court  
 Dist South 24 Parganas



4874

Netai Paul

Dist Sub-Registrar-1)  
Alipore South 24 Parganas



4875

LTI of Sabita Paul  
by the Pen of Ajoy Pal

Name.....  
 B/o. W/o. D/o.....  
 of .....  
 Dist South 24 Parganas  
 by Caste, Tribe, Jay/Muslim,  
 Profession.....

Purchased Suresh Kumar Agalwal  
 as Director of Shree Om. Pro-  
 moters Pvt. Ltd. office of 21,  
 Davel place Kol-19



4876

Goveror Raj,  
22

4877

Name.....  
 B/o. W/o. D/o.....  
 of .....  
 Dist South 24 Parganas  
 by Caste, Tribe/Muslim,  
 Profession.....



SHREE OM PROMOTERS PVT. LTD

Suresh Kumar Agalwal  
Director

Ajoy Pal  
 Let. Ananka ku Pal  
 vill-jabar pal  
 P.O. chambahali  
 Dis- 24 Pgs (8)

L. K. DAS  
 Dist Sub-Registrar-1)  
 Alipore South 24 Parganas  
 - 2 MAY 2005

10 Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

01AA 104202

42-52

and assigns) of the **'ONE PART' A N D SHREE OM PROMOTERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 21, Dover Place, Kolkata - 700 019, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successors-in-interest, nominees and permitted assigns) of the **'OTHER PART'** :

Am  
669(3) 29/4/05 10f  
Shree Om Promoters Pvt Ltd.  
Address: 21 Doves Place.  
KSI-19.

E. K. DAS  
Licensed Stamp Vendor.  
Alipore Criminal Court



2016  
Dist Sub-Registrar-1),  
Alipore South 84 Parkside

2 MAY 2005

**WHEREAS** one Madan Mohan Paul was the absolute owner in respect of several properties including the property having an area of land measuring about 3 Bighas 10 Cottahs 12.5 Chittacks being municipal premises no. 52, Bondel Road, Kolkata – 700 019 and was in the use and enjoyment of the same during his life time.

**AND WHEREAS** said Madan Mohan Paul died intestate and leaving behind him his sons namely (i) Durlav Hari Paul (ii) Lalit Hari Paul (iii) Nani Gopal Paul and (iv) Phani Gopal Paul, all since deceased, as his legal heirs and legal representatives who thus jointly inherited the said property.

**AND WHEREAS** while seized and possessed of the aforesaid property by virtue of a registered Deed of Partition dated 20<sup>th</sup> March, 1938, several properties jointly used and enjoyed by the predecessor-in-interest of the present Vendors Durlav Hari Paul and his co-sharers were separated and demarcated and the said deed was duly registered before the Sub-Registrar at Sealdah in Book No. I, Volume No.16, Pages 250 to 288, Being No. 784 for the year 1938.

**AND WHEREAS** as per the said Deed of Partition the predecessor-in-interest said Durlav Hari Paul was allocated the portion as specified in “Ga” Schedule which includes a piece and parcel of land measuring about 8 Cottahs 4 Chittacks and 15 sq. ft. in municipal premises no. 52, Bondel Road, Kolkata – 700 019.

**AND WHEREAS** after partition the said portion allotted to said Durlav Hari Paul was mutated and separated in his name and renumbered as 52E, Bondel Road, Kolkata – 700 019.

**AND WHEREAS** said Durlav Hari Paul died intestate on 21.02.1959 leaving behind him his widow Gouri Bala Paul and five sons namely (i) Sri Basanta Paul (ii) Sri Sailendra Nath Paul, (iii) Sri Pramatha Paul, (iv) Sri Prasanta Paul, (v) Sri Prafulla Paul and four daughters namely (i) Smt. Raila Bala Paul, (ii) Smt. Bharati Bala Paul,



OK  
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2 MAY 2005

(iii) Smt. Kamala Bala Paul and (iv) Smt. Bimala Bala Paul as his legal heirs and representatives who thus jointly inherited the aforesaid property of the said Late Durlav Hari Paul each having undivided 1/10<sup>th</sup> share therein.

**AND WHEREAS** while seized and possessed of the said property, the said Gouri Bala Paul also died intestate on 07.04.1983 leaving behind her aforesaid sons and daughters who thus jointly inherited the said share of Gouri Bala Paul in respect of the aforesaid property and accordingly each of the sons and daughters acquired undivided 1/9<sup>th</sup> share each in respect of the said property by their predecessor-in-interest namely Late Durlav Hari Paul.

**AND WHEREAS** while seized and possessed of the aforesaid property each having undivided 1/9<sup>th</sup> share therein one of the daughter of said Durlav Hari Paul namely Smt. Raila Bala Paul died intestate leaving behind her only daughter Smt. Surati Bala Paul as her legal heirs and representatives who thus inherited the said undivided 1/9<sup>th</sup> share of her mother namely Raila Bala Paul in respect of the aforesaid property.

**AND WHEREAS** while seized and possessed of the aforesaid property each having undivided 1/9<sup>th</sup> share therein one of the daughter of said Durlav Hari Paul namely Smt. Bharati Bala Paul died on 16.04.2005, leaving behind her five sons namely (i) Mr. Milan Paul, (ii) Mr. Bimal Paul, (iii) Mr. Nirmal Paul, (iv) Mr. Parimal Paul, (v) Mr. Netai Paul, and two daughters namely (vi) Mrs. Sabita Paul & (vii) Mrs. Anita Paul, as her legal heirs and representatives who thus inherited the said undivided 1/9<sup>th</sup> share of her mother namely Smt. Bharati Bala Paul in respect of the aforesaid property. The husband of said Smt. Bharati Bala Paul died well before the death of Smt. Bharati Bala Paul.

**AND WHEREAS** the present Vendors jointly thus by virtue of inheritance became the absolute owners of undivided 1/9<sup>th</sup> share in respect of said piece and parcel of land measuring about 8 Cottahs 4 Chittacks and 15 sq. ft. more or less, together with structure standing



  
Dist. Sub-Registrar,  
Alipore South & Parganas  
2 MAY 2005

thereon being municipal premises no. 52E, Bondel Road, Kolkata – 700 019.

**AND WHEREAS** by virtue of the aforesaid the Vendors herein have become the absolute owners and absolutely seized and possessed of and/or well and sufficiently entitled to ALL THAT undivided 1/9<sup>th</sup> share in respect of said piece and parcel of land measuring about 8 Cottahs 4 Chittacks and 15 sq. ft. more or less, together with structure standing thereon being municipal premises no. 52E, Bondel Road, Kolkata – 700019, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the **“Said Property”**.

**AND WHEREAS** since that, date the Vendors herein have been enjoying the said property jointly with the other co-owners.

**AND WHEREAS** with a view to sell the said property the Smt. Bharati Bala Paul, the predecessor-in-interest of the present Vendors had entered into an Agreement for Sale dated 10.11.2002, with the Purchaser, for a total consideration of Rs. 1,30,000/- (Rupees One Lac Thirty Thousand) only.

**AND WHEREAS** as per the Agreement for Sale dated 10.11.2002, the Purchaser has approached to the Vendors for the conveyance of the said property and the Vendors have agreed to sell, transfer and convey the said property, free from all encumbrances, trusts, liens, lispens, attachments and liabilities of whatsoever and howsoever nature ALL THAT the undivided 1/9<sup>th</sup> share in respect of the said piece and parcel of land measuring about 8 Cottahs 4 Chittacks and 15 sq. ft. more or less, together with structure standing thereon being municipal premises no.52E, Bondel Road, P.S. Karaya, Kolkata – 700 019, more fully and particularly described in the Schedule hereunder written and delineated in the map or plan annexed hereto and thereon shown in border ‘RED’.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of Rs. 1,30,000/- (Rupees One Lac Thirty Thousand) only, paid by the Purchaser to the Vendors on or before the execution of these

presents (the receipts whereof the Vendors doth hereby admit and acknowledge) the Vendors of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser its successor or successors-in-interest and/or permitted assigns and every one of them and also the said property, the Vendors as beneficial owners doth hereby by these presents indefeasibly grant, sell, convey, transfer, assure and assigns unto the Purchaser its successor or successors-in-interest and/or assigns the Said Property i.e. **ALL THAT** the undivided 1/9<sup>th</sup> share in respect of the said piece and parcel of land measuring about 8 Cottahs 4 Chittacks and 15 sq. ft. more or less, together with structures being the municipal premises no. 52E, Bondel Road, P. S.Karaya, Kolkata – 700 019, more fully and particularly described in the Schedule hereunder written and delineated in the map or plan annexed hereto and thereon shown in border 'RED', **OR HOWSOEVER** otherwise the said property now or heretofore were or was situated butted bounded called known numbered described and distinguished **TOGETHER WITH** benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever in respect of the said property or any part thereof belonging to or anywise appertaining 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 and reversions remainder and remainders rents, issues and profits thereof and every part thereof **AND** all the estate right, title, inheritance, use, trust, property, claims, demands whatsoever both at law and equity of the Vendors into and upon the said property and every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any way related to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors their heirs, executors, administrators, legal representatives and assigns or any person from whom their or they can may or procure the same without any lawful action or suit at law or in equity **TO ENTER INTO AND HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted sold conveyed transferred assured and assigned or expressed and intended so to be with their right members and appurtenances unto and to the use of the Purchaser its successor or successors-in-interest



*LR*  
DIST. EDUC. SUPERVISOR-II,  
ALABANG SOUTH RD. PARAÑAQUE

2 MAY 2005

and/or assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from to these presents **AND** the Vendors doth hereby for themselves their heirs, executors, administrators, legal representatives, successors and assigns covenant with the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns **THAT** notwithstanding any act, deed or thing whatsoever by the Vendors or any of their predecessors and ancestors in title done or executed or knowingly suffered to the contrary the Vendors had at all times heretofore and now has got good right full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assure and assign or expressed or intended so to be unto and to the use of Purchaser its successor or successors-in-interest legal representatives and assigns in the manner as aforesaid **AND THAT** the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents issues and profits thereof without any lawful eviction, hindrances and interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from or under any of their predecessors or ancestors in title **AND THAT** free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner of claims charges liens debts attachments encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors in title or person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for the Vendors or any of their ancestors and predecessors in title shall and will from time to time at all times hereafter at the request and cost of the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns do and execute or caused to be done or executed all such acts, deeds and things whatsoever for further better



*Signature*  
2 MAY 2009

and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser its successor and successors-in-interest and/or legal representatives according to the true intent meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the Vendors and all their heirs executors, administrators, legal representatives, successors and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns against all loss damages costs charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereinunder contained.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT the undivided 1/9<sup>th</sup> share in respect of the piece and parcel of land measuring about 8 Cottahs 4 Chittacks and 15 sq. ft. more or less, together with the 500 sq. ft. tiles shed structure standing thereon, being municipal premises no. 52E, Bondel Road, P.S. Karaya, Kolkata - 700 019, under Ward No. 65, delineated in the map or plan annexed hereto and thereon shown in border 'RED', and butted and bounded as follows : -

ON THE NORTH : By Passage of premises no.54/1, Bondel Road ;

ON THE EAST : By Municipal Lane ;

ON THE SOUTH : By Bondel Road ; and

ON THE WEST : By premises no. 52D, Bondel Road, Kolkata.



*EXE*

2024 0502-Register-01  
Alameda South 84 Parkway

2 MAY 2005

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

**SIGNED SEALED AND DELIVERED**

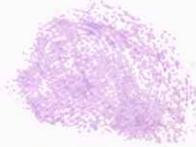
by the **VENDORS** at Kolkata  
in the presence of :

1) Ajoy Pal  
vill - Jadar Bur  
P.O - Chom Sahali  
Dis - 24 Bgs (S)

2) Arabind Kumar  
43/3, Hazra Rd  
Kolkata - 19.

Milan Paul.  
Bimal Paul.  
Nirma Paul.

Pariwal Paul  
Netai Paul.



L.T.I of Sabita Paul  
by the pen of Pariwal Paul

১৯৯৯ ২০

**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata  
in the presence of :

1) Navath Chandra Das.  
Sangrangarh, Palta  
P.O. Bengal Brameel  
P.S. Noa Parua  
Dist. 24 Parganas (North).

2) Rajin Sahani  
43/3, Hazra Rd.  
Kod - 19

SHREE OM PROMOTERS  
Suresh Kumar Aggarwal  
Director



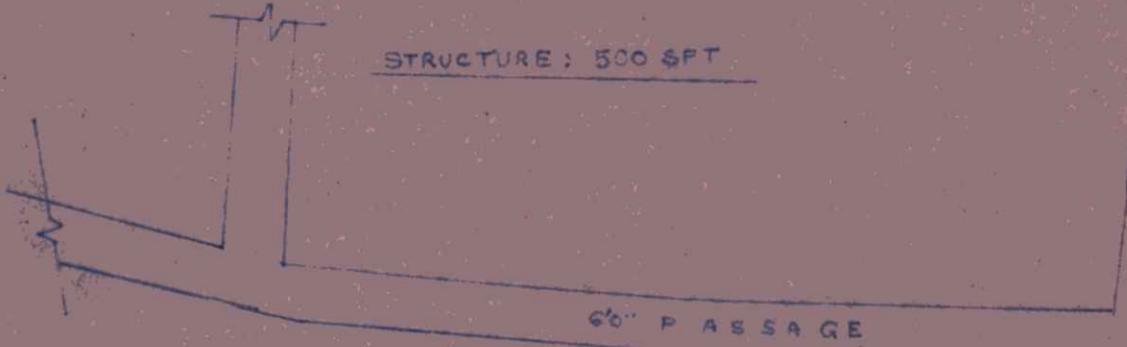
*OR*  
Office of the District Registrar - 21  
Address: North 24 Parsona

2 MAY 2018

SITE PLAN OF 52 E. BONDEL ROAD.

KOLKATA. AREA OF LAND: 8K-4CH-1ESET (1/9<sup>TH</sup> SHARE)

SCALE: 20 Feet = 1 inch.



VENDOR: \_\_\_\_\_

PURCHASER: SHREE OM PROMOTERS PVT. LTD.

Milan Paul.  
Bimal Paul.  
Nirmal Paul.  
Prasanna Paul  
Netai Paul.

L.T.I of Sabita Paul  
by the per of Prasanna Paul

৬৫নং ২২য়

SIG. OF VENDOR \_\_\_\_\_

SIG. OF PURCHASER \_\_\_\_\_

BONDEL ROAD





.....  
Book No. ....  
Volume No. ....  
Pages ..... To .....  
Being No. ....  
For the year 200.....

*Dr*  
.....  
Alipore South 24 Parganas

2 MAY 2005

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name Milan Paul  
 Signature Milan Paul

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Binal Paul  
 Signature Binal Paul

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Nirmal Paul  
 Signature Nirmal Paul

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Parimal Paul  
 Signature Parimal Paul



  
Dist. Sup. Registrar-II,  
Alipore North 24 Parganas.

2 MAY 2005



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .. Ketari Paul ..  
 Signature .. Ketari Paul ..



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .. Sabita Paul ..  
 Signature .. [Signature] ..



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left hand					
right hand					

Name .. Suresh Kumar Agarwal ..  
 Signature .. Suresh Kumar Agarwal ..



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .. SURESH KUMAR AGARWAL ..  
 Signature .. Suresh Kumar Agarwal ..



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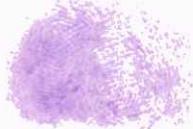
Dist. Registrar-II,  
Alipore South 24 Parganas.

2 MAY 2005

**MEMO OF CONSIDERATION**

**Received** from the within named **Purchaser** the within mentioned sum of Rs. 1,30,000/- (Rupees One Lac Thirty Thousand) only (Rs.18,570/- to Vendor Nos. 1 to 6 and Rs. 18,580/- to Vendor No. 7), by cash, as full and final payment of the total consideration against sale of the said undivided 1/9<sup>th</sup> share of the said Property.

Milan Paul.  
Bimal Paul.  
Nirmal Paul.  
Pasimal Paul  
Netai Paul.

  
a.T.E of Sabita Paul  
by the pen of Pasimal Paul  
১৩/০৬/১৯

\_\_\_\_\_  
Signature of the Vendors

**Witness :**

- 1) Ajoy Pal
- 2) Arabinid Kumar



Dist Sub-Registrar (I)  
Alipore South 24 Parganas

2 MAY 2005



Book No .....  
Volume No .....  
Pages No .....  
For the year 2005

3906 To 3923  
4116 To 4134

28/3/06