



Present for Registration of ... 5 pm.  
on the 2nd day of May 1922.  
of his / her residence  
Nemai Chand Roy

In Court  
Nemai Chand Roy



168 ✓

REGISTRAR OF ASSURANCES  
BALOUTTA

2/5/22

Nemai Chand Roy

Nemai Chand Roy  
s/o Late Nanda Lal Roy  
of No 2/1 Gopal Chandra  
Lane Bheka Hindu.

Witness  
Samar Roy s/o Nemai  
Chand Roy at  
same place Hindu

Samar Roy  
SAMAR ROY

FATHERS NAME -  
NEMAI CHANDROY  
2/1 Gopal Chandra

Case v  
Calcutta  
Punjab State Bank

REGISTRAR OF ASSURANCES  
BALOUTTA

2/5/22

CERTIFICATE VIJAYA BANK Copy.

87

by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns ) of the ONE PART AND WILFORD MOTORS PRIVATE LTD. an existing Private Company within the meaning of the Companies Act, 1956 having its registered office at No. 8A, Alipore Road, Calcutta, hereinafter referred to as 'THE PURCHASER' ( which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office or assigns ) of the OTHER PART :

WHEREAS :

A In pursuance of a Decree of partition dated the 8th day of September, 1980 and registered in the office of the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 25 Pages 259 to 283 being No. 820 for the year 1980, the Vendor herein became absolutely seized and possessed of or otherwise well and sufficiently entitled to All That partly one and partly two storied messuage land hereditaments and premises with land thereto belonging and on part whereof the same is erected and built containing by admeasurement about 23 cottahs, one chittack and thirteen sq. ft. be the same a little more or less being a portion of the

said

Ce

certified for BANK COPY.

For

X X

Regt.

said premises No. 21/1, Darga Road, Calcutta more fully and particularly described in the Schedule I and shown and delineate in the map or plan annexed to the said Deed of Partition and marked as 'A' therein fully described in the first Schedule hereunder written ( hereinafter referred to as the said ENTIRE PREMISES) TOGETHER WITH the right to common passage in the manner provided for in the said Deed of Partition.

B The entirety of the said Entire Premises has been let out to various tenants and/or occupiers.

C By a Registered Deed of Lease dated 22nd day of September 1967 and registered in the office of the Registrar of Assurance in Book No. I, Volume ~~Pages~~ <sup>the Vendor</sup> ~~the Vendor~~ along with his other co-sharers had already granted a Lease in favour of one Bireswar Sirkar in respect of All that 3850 sq. ft. ~~equivalent to~~ <sup>chittas,</sup> ~~chittas~~ and ~~sq. ft.~~ <sup>sq. ft.</sup> (more or less being a portion of the said Entire Premises No. 21/1, Darga Road, Calcutta for period of 75 years from 1st September, 1967 on payment of rent and on terms and conditions mentioned therein and hereinafter referred to as the leasehold property.

*[Handwritten signatures]*

The

Certified to be a true Copy.  
For VIJAYA BANK  
As per...  
CC321

The Vendor continues to remain as the sole and absolute owner in respect of the said Lot A containing by admeasurement 23 cottahs one chitack and 13 sq.ft. be the same a little more or less Together with buildings, Godowns, Structures, and Factory shed situated thereon more fully and particularly described in the first Schedule hereunder written SUBJECT HOWEVER to the right of various Tenants and Occupiers.

D The Vendor has agreed to sell and transfer unto and in favour of the purchaser All That the divided and demarcated portion of the said Entire Premises, containing by admeasurement 17 cottahs be the same a little more or less Together with building, structures, sheds, godowns situated thereon more fully and particularly described in the Second Schedule hereunder written and also shown and delineated in the map or plan annexed hereto and bordered in colour Red hereinafter for the sake of brevity referred to as 'THE SAID PROPERTY') free from all encumbrances, charges, liens, dispendens, attachments, trust, requisitions, requisitions of whatsoever or however SUBJECT HOWEVER to the right of the existing Tenants and occupiers and also subject to all arrears municipal rates and taxes in respect of the said property at and for a consideration of Rs. 6,00,000/- ( Rupees Six lacs only ).

NOW THIS ...

certified to JAYA BANK  
 S. P. S.  
 Kala 100021

NOW THIS DEED WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. 6,00,000/- ( Rupees Six lakhs only ) paid by the Purchaser to the Vendor ( which amount the Vendor doth hereby admit and acknowledge to have been received and of and from the same and every part thereof acquit release and discharge the Purchaser and the said Property ) the Vendor doth hereby grant, convey, transfer, assign and assure unto and in favour of the purchaser All that the divided and demarcated portion of the Entire Premises containing by admeasurement 17 cottahs be the same a little more or less fully described in the Second Schedule hereunder written Together with the right over the common passage, paths, drains water courses light liberties rights privileges, easements, advantages, appurtenances and appurtenances whatsoever to the said divided and demarcated portion or any part thereof belonging or in anywise appertaining to or usually hold used occupied therewith as part or parcel or members thereof or reputed to belong or be appointment therein but subject to all easement rights of the said lessee of the leasehold property for egress and ingress with or without vehicles through the gate situate on the extreme corner of the Northern wall of the said leasehold property. AND ALL estate right title interest claim and demand whatsoever of the Vendor in and to the said property hereby granted conveyed transferred assigned and assured and/or intended so to be the TOGETHER WITH

all

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 VILVA BANK  
 2/25

all deeds pattahs muniments or title exclusively relating to or concerning the said property or any part thereof which now are or hereafter shall or maybe in possession custody or control of the said Vendor TO HAVE AND TO HOLD the said divided and demarcated portion of the said property hereby granted conveyed transferred assigned or assured or otherwise expressed or intended as to be made unto and to the use of the purchaser absolutely and for ever.

II. AND the Vendor doth hereby covenant with the purchaser that notwithstanding any act deed or thing by the Vendor done or executed or knowingly suffered to the contrary the vendor now has good right full power and absolute authority to grant convey transfer assign and assure the said divided and demarcated portion hereby granted conveyed transferred assigned and assured or otherwise expressed or intended so to be unto and to the use of the purchaser in the manner aforesaid AND That the purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said divided and demarcated portion and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor and that free from all encumbrances ( except as to arrears of municipal taxes ) whatsoever made or suffered by the Vendor or any person or persons lawfully

or

Certified to be a true copy.  
For VJAYA BANK

or equitably claiming as aforesaid AND FURTHER that the said Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser produce or cause to be produced unto the Purchaser or its attorney or attorneys or Lawyer or Lawyers or at any trial hearing commission or examination or otherwise as occasion shall require the certified copy of the said Deed of Partition dated 8th September, 1980 for the purpose of showing his title to the said property as it shall require and shall in the meantime unless prevented as aforesaid keep the said deed and writings safe unobliterated and uncanceled.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT partly one and partly two storied messuage land hereditaments and premises with land thereunto belonging and on part whereof the same is erected and built containing by estimation one bigha and three cottahs one chittack thirteen square feet be the same a little more or less being a portion of the said premises No. 21/1, Dargah Road being in Mouza Tiljala Part of Holding No. 347 ( formerly No. 10 ) in Division IV Sub-Division 'A' Sub Registry Jaldah Thana Dania-pukur in the District of 14-Parganas marked as Lot 'A' in the map or plan annexed to the within recited Deed of Partition bounded on the North Partly by Lot '3' in the said map or plan and partly by common passage on

the

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For VIJAYA BANK

*[Signature]*  
At: ...  
ALDHIA, ... 00027



the East by 7 Tiljala Road, on the South by a  
 covered site and on the West by Darga Road paying  
 an annual revenue of Rupees 17 annas 5 and paise 10 to  
 the Collector of 24 Parganas for the entire hold-  
 ing.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT the Divided and Demarcated portion  
 containing by admeasurement 17 cottahs be the same a  
 little more or less shown and delineated in the map or  
 plan and bordered in colour Red thereon and butted  
 and bounded, in the manner following that is to say :

ON THE NORTH : Partly by Lot 'D' in the map or  
 plan hereto annexed and partly by  
 common passage.

ON THE EAST : By Premises No. 72 Tiljala Road,  
 Calcutta.

ON THE SOUTH : Partly by Premises No. 72, Tiljala  
 Road, and partly by property  
 leased out to Mr. B. Sirkar.

ON THE WEST : By Darga Road, Calcutta.

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 For VIJAYA BANK

*[Signature]*  
 Asst. Manager,  
 Alipore, Kolkata-700027

IN WITNESS ...

The within mentioned the Vendor has executed these presents the 1st month of year first above written.

SIGNED AND DELIVERED by the VENDOR at Calcutta in the presence of : *Amail Chandra Roy*

*C. Paul*  
Scriitor / Advocate  
Calcutta

Ramesh Kumar Jain  
Advocate

RECEIVED of Rs. from the within named Purchaser the within mentioned sum of Rs. 6,00,000/- ( Rupees six lacs only ) to a/dt the consideration amount as per Memo below : Rs. 6,00,000.00

MEMO OF CONSIDERATION

- 1. By cheque No. 365403 dated 11-9-91 on The Bank of Tokyo Ltd. in favour of the Vendor. Rs. 1,00,000/-
  - 2. By Pay Order No. 008538 dated 31.3.92 on The Bank of Tokyo Ltd. Presbourn Road, Calcutta in favour of the Vendor. Rs. 4,50,000/-
  - 3. By cheque No. 365408 dated 31.3.92 on The Bank of Tokyo Ltd. in favour of the Vendor. Rs. 50,000/-
- Rs. 6,00,000/-

( RUPEES SIX LACS ONLY )

WITNESSES

*C. Paul*  
Ramesh Kumar Jain

*Amail Chandra Roy*

Certified to be True Copy.  
For VILAYA BANK

Alipore, Kolkata - 700021

337  
50 73 07  
10027  
1993

Year (1993)  
Bank (1)

DATED THIS DAY OF 1993

SETTLED  
MR. J. CHANDRA MOY  
M.P.  
WALTON MOTORS PRIVATE LTD.

RECEIVED BY THE REGISTRAR  
1993

6-10-94

CONVEYANCE



REGISTRAR OF ASSURANCES  
CALCUTTA

2/5/94

M. L. CHAKRA  
Solicitor & Advocate  
1, Old Post Office St.  
Calcutta-1.

Certified to be True Copy  
BY VJAYA BANS  
[Signature]

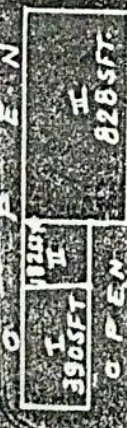
PLAN OF LOT A

PRE NO 211 DARGA ROAD

SEWERBED DITCH

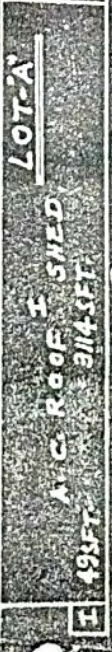
DARGA ROAD

PRE NO 172 TILTA ROAD



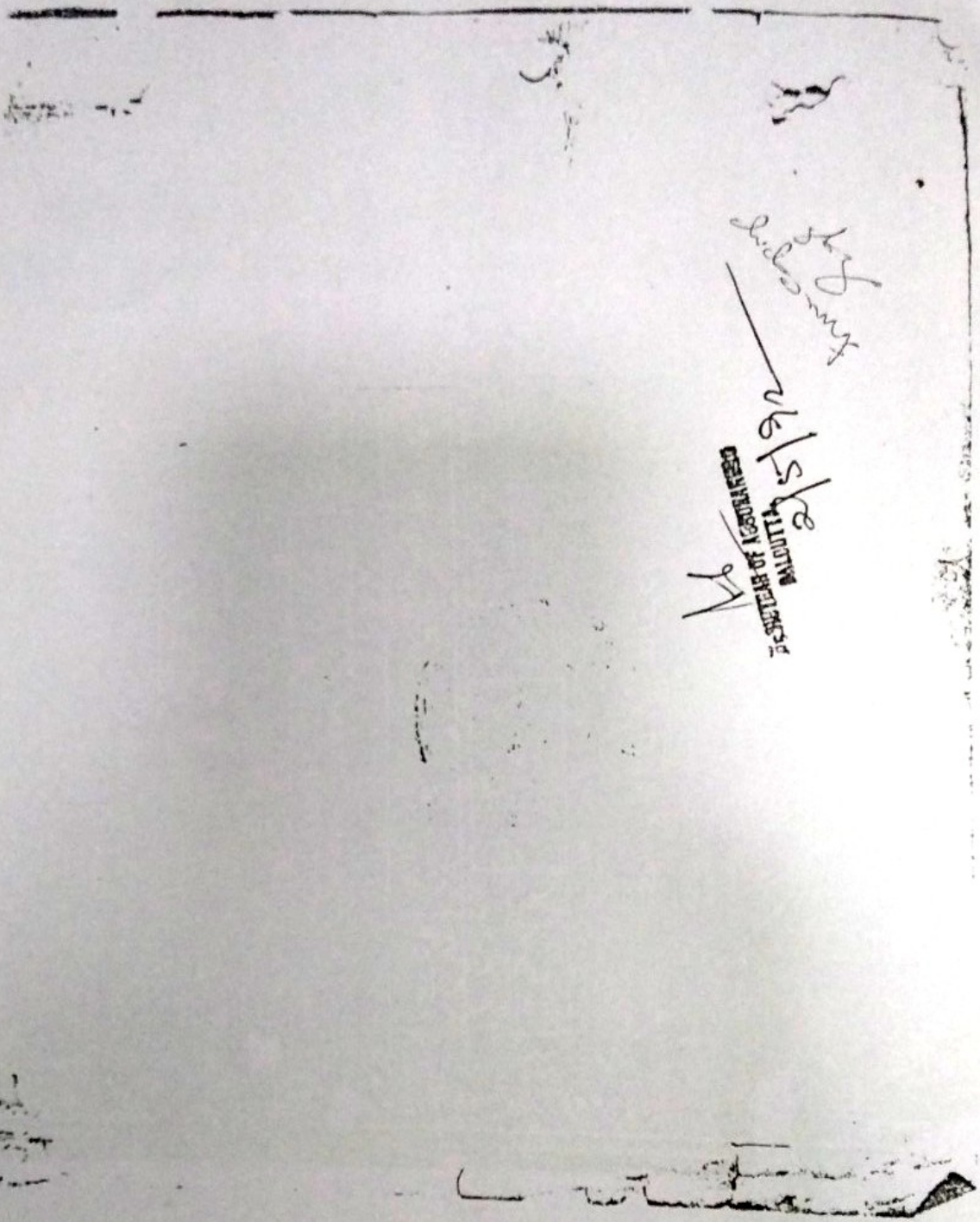
COMMON PASSAGE

GODOWN



OPEN

LAND OF LOT-B



*Handwritten signature or initials*

*W/S/Ke*  
PRESIDENT OF ASSOCIATION  
WALDOTT