

10/10614 (E) 9218 3000Rs



his
1171
A 1078
E 7
J 58
K 25
L 1171

Adhesive under Rule 21 duly stamped
under the Indian Stamp Act-1899
as also as amended by W. Bengal
Stamp Amendment Act-1948
Schedule IA No. 10614
Fee Paid as under,

12680
M
Registered 1171 7 93
Mishra, Shri

1171 - THIS INDENTURE made this 30th day of June, 1993
BETWEEN SATYA NARAYAN SHARMA son of Late Balmkund
Sharma by faith Hindu by occupation Service residing at 170,
Chittaranjan Avenue in the town of Calcutta (hereinafter
called the "VENDOR" (which expression shall unless
excluded by or repugnant to the context be deemed to include
his heirs, executors, administrators, representatives and
assigns) of the FIRST PART AND
M/S. ASHOK CONCRETE AND ALLIED INDUSTRIES PRIVATE LIMITED

A 1078
E 7
J 58
K 25
L 1171

Sale Deed
98.751 contd....2.

98
98
1078

B.T.

Serial No. 1292

Sold to _____
of _____

Calcutta Collectoria
Treasury

Date 28.5.1913

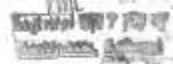


Rs 12000
1000
1000
2000



Presented for Registration at
the Calcutta Registration Office
on the 3rd day of July 1913

Satyajit Narayan Ghosh
by _____



2-11-13-7-93

Satyajit Narayan Ghosh
470, Chitra Palace Road
Calcutta

Satyajit Narayan Ghosh



Satyajit Narayan Ghosh

Lat. F. J.
B. N. Ghosh
Advocate, High
Court, Calcutta

Shall be valid
High Court, Calcutta



7-93

3000Rs.



(2)

a private limited company incorporated under the Companies Act 1956 having its registered Office at 28, New Road, Allipore in the suburbs of Calcutta (hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context shall mean and include its successor or successors in Office and assigns) of the OTHER PART.

contd....3.

Serial No. 5207

Sold to _____
of _____

Calcutta Collectoria
Treasury

Date 26-5-1882



Rs 12000/-
100 500/-
100 100/-
20 80/-
12680/-

RECEIVED BY THE TREASURY OFFICE OF THE
CALCUTTA COLLECTORIA ON THE 26th MAY 1882
IN FULL PAYMENT OF THE AMOUNT OF
RS. 12000/- DUE TO THE GOVERNMENT OF
INDIA BY THE ABOVE NAMED PARTY
IN CONNECTION WITH THE ACCOUNT OF
THE ABOVE NAMED PARTY.



20
REGISTER OF THE
TREASURY OFFICE

3000Rs.



(3)

WHEREAS one Sm. Sisir Kana Dutta was the absolute owner of vacant land containing an area of 12 cottahs 10 chittacks equivalent to .21 decimal comprised in Mouza Kumrakhali, Khatian No. 175 and 261, Deg No. 1546 and 1545 respectively in the District South 24-Parganas.

AND WHEREAS by an agreement dated 10th January 1961 made between the said Sm. Sisir Kana Dutta the Vendor therein mentioned of the one part and Satya Narayan Sharma the purchaser therein mentioned of the other part, the Vendor

contd....4.

3000 रु. का
मुद्रा

Serial No. 5292
 Sold to _____
 of _____
 Calcutta Collectors
 Treasury
 Date 26.5.1923



8c 12000
 1c 500
 1c 100
 2c 80

 12680



3
 1923
 1923

3000Rs.



(4)

therein agreed to sell the said land measuring about 12 cottahs 10 chittacks equivalent to .21 decimal comprised in Mouza Kumrahali, Khatian No. 175 and 261, Dag No.1546 and 1545 respectively togetherwith structure standing thereon morefully described in the Schedule thereunder Written for valuable consideration mentioned therein with the other terms and conditions as stated therein and obtained a sum of Rs.5,000/- as earnest money and part payments to the consideration money.

contd....5.

Serial No. 47892
Sold to _____
of _____
Calcutta Collectoria
Treasury
Date 28-5-1913



4x 12000
1x 500
1x 100
2x 80
12080

TO THE HONORABLE MEMBER OF THE LEGISLATIVE ASSEMBLY
CALCUTTA
RECEIVED
28-5-1913

RECEIVED
28-5-1913

500R



(5)

AND WHEREAS having failed to complete the sale the Purchaser herein filed a suit for specific performance for the said Agreement dated 10th January, 1961 being Title suit No.151 of 1962 in the Court of Ld.1st Assistant District Judge at Alipore.

AND WHEREAS after various proceedings the above suit was decreed on decreed on 23rd day of April 1966 in favour of the said Satya Narayan Sharma, the vendor herein, by the first Assistant District Judge at Alipore.

contd....6.

Serial No. 5297

Sold to

of

.....

.....

.....

.....



Calvin's Collectorate
Treasury
1933

4c 12.00
1c 500
1c 100
2c 80

12.80



8
August 1933
Postmark

100Rs.



(6)

AND WHEREAS in terms of the said Decree dated 23.4.86 the purchaser herein had deposited a sum of Rs.56,863/- on 8th July, 1986 being the balance sum out of the consideration money payable as per the said decree dated 23rd April 1986.

AND WHEREAS the said Smt. Sisir Kama Dutta, did not execute the Deed of conveyance amicably the Vendor here in applied for execution and registration of document through the Learned Court.

contd....7.

Serial No. 5277

Sold to _____

of _____

Date 26-5-1993



6x 12000
1x 500
1x 100
2x 80

12880

... ..
... ..
... ..
... ..
... ..
... ..
... ..
... ..
... ..
... ..



...

40 Rs.



(7)

AND WHEREAS a Registered document was executed and registered by the Ld.Court on behalf of Smt. Sisir Kena Dutta in favour of the said Satya Narayan Sharma, the Vendor herein.

AND WHEREAS the said Deed of sale was presented for registration on 25th day of May 1989 and the said Deed was registered in the Office of District Registrar at Alipore on the said date.

contd....8.

Serial No. 5297

Sold to

of

Calcutta Collection
Treasury

Dec 25-5-1963



Tp 21

4c	1200/-
1c	500/-
1c	100/-
2c	80/-
<hr/>	
	12,680/-



RECEIVED
TREASURY
CALCUTTA

40 Rs



(8)

AND WHEREAS the said Sri Satya Narayan Sharma the Vendor applied for taking possession of the said property and he was also delivered possession by the Learned Court,

AND WHEREAS after the such purchase the said Satya Narayan Sharma became the absolute owner of the said saliland messu-ring about .21 decimal comprised in Mouza Kumarakhali, Khatian No.175 and 261 Dag No. 1546 and 1545 respectively District 24-Parganas (South).

contd....9.

1971/1972
Mouza Kumarakhali

Serial No. 5207

Sold to

of

Calcutta Collectorate
Treasury

Date 2.5.5.1873



Rs. 12000

40	12000
10	500
10	100
20	90
<hr/>	
	12680

19
160
<hr/>
686

...the said ...
 ...of the said ...
 ...also delivered ...
 ...the said ...
 ...the said ...
 ...the said ...
 ...the said ...



Handwritten signature and a rectangular stamp at the bottom of the page.

(9)

Satyamraj
Sharma

AND WHEREAS the Vendor herein agreed with the purchaser for absolute sale to him a plot of saliland measuring about 6 cottahs 9 chittacks 15 sq.ft. equivalent to $\frac{11}{100}$ decimal out of 12 cottahs 9 chittacks 15 sq.ft. equivalent to $\frac{11}{100}$ decimal of the said messuage land hereditaments and premises and the inheritance thereof in fee simple in possession of an estate equivalent thereto free from all encumbrances at or for the price of Rs.98,751/-

Satyamraj
Sharma

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.98751 (Rupees Ninety eight thousand seven hundred and fifty one) of the said sum to the vendor paid by the purchaser on or before the execution of these presents (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every part thereof doth hereby release him the purchaser) the Vendor doth hereby grant convey and transfer into the purchaser its successor or successors-in-office and assigns free from all encumbrances, ALL THAT piece or parcel of saliland measuring about 6 cottahs 9 chittacks 15 sq.ft. equivalent to $\frac{11}{100}$ decimal out of 12 cottahs 9 chittacks 15 sq.ft. equivalent to $\frac{11}{100}$ decimal comprised in Mouzay

contd....10.

Kumarkhali Khatien No. 175 Dag No. 1546 in the District
24-Parganas together with and use of common passage more
described in the Schedule hereunder Written and morefull
mentioned in the map or plan annexed hereto and marked with
and the common passage marked with border "D" respectively.
"D" and bordered with RED OR HOWSOEVER OTHERWISE the
messuage land hereditaments and premises or part thereof
are or is or heretofore were or was situated tenanted by
bounded called known numbered described or distinguished
TOGETHER WITH all buildings fixtures, yards, courts, are
sewers, drains ways, paths passages walls water, water-c
lights, rights, liberties, privileges, easements and app
ances whatsoever to the said messuage land hereditaments
premises belonging or in anywise appertaining or usually
or enjoyed therewith or reputed to or belonging to or be
-tenant thereto AND ALL THE ESTATE rights title interest
and demand whatsoever of the Vendor in to or upon the sa
uage land hereditaments and premises or any part thereof
ER WITH all deeds paths and muniments of title whatsoever
anywise relating to or concerning the said hereditaments
premises or any part thereof which now are or hereafter
or may be in the possession power or control of the vend

contd....ii.

heirs executors, administrators representatives and assigns or any other person or persons from whom he or they or any of them may procure the same without any action or suit I HAVE AND TO HOLD the said messuage land hereditaments and premises hereby granted or expressed to be UNTO AND TO THE USE of the purchaser its successor or successors-in-Office and assigns absolutely and for ever and the Vendor doth he for himself his heirs executors administrators, represent and assigns covenant with the Purchaser its successor-or-ssors-in-Office and assigns that notwithstanding any act or thing by the Vendor (or by any of his ancestors) done or knowingly suffered to the contrary is the Vendor is not fully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said messuage land hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendor has now in his good right and full power to grant the said messuage land hereditaments and premises hereby granted or expressed so to be unto and to the use of the purchaser its successor or successors and assigns in manner aforesaid AND the purchaser its successor or successors-in-Office and assigns shall and may at all times

contd....12.

hereafter peaceably and quietly possess and enjoy the said message land hereditaments 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 under or in trust for him (or from or under any of his ancestors) AND WHAT free from and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the Vendor by any of his ancestors) or any person or persons lawfully equitably claiming under or in trust for him AND THAT the Vendor and all person or persons having or lawfully claiming any estate or interest in the said message and hereditaments and premises or any part thereof from under or in trust of the Vendor (or any of his ancestors) shall and will from time to time and at all times hereafter at the request and cost of the purchaser its successor or successors-in-Office assign and costs of the purchaser its successor or successors-in-Office and assigns do and execute or cause to be done executed all such acts deeds and things whatsoever for fit and more perfectly assuring the said message land hereditaments and premises and every part thereof unto and to the use of the purchaser his heirs, executors, administrators, representatives and assigns in manner aforesaid as shall may be reasonably required.

contd....13.

It is made clear that the purchaser will not claim prompt other land adjacent to the said land and the Vendor will have full liberty to sell the other land at his own discretion and choice. The Purchaser will not be able to object and/or raise any objection thereto.

It is made clear that the property mentioned in the schedule below is not debutter or wakf property and does not belong to any religious trust and neither has been requisitioned or acquired by any competent authority or local bodies. The Vendor received any notice or notices for acquisition or requisitioned from any competent authorities and/or local bodies or C.M.D.A.

It is made clear that the property is not a benami and the Vendor has good and marketable title over the property and is free from all encumbrances and henceforth the purchaser and their heirs and assigns shall have every right to enjoy the said property absolutely by using the same in whatsoever manner or by constructing house or houses and the Vendor has full right to transfer in whatsoever manner i.e. sale gift lease mortgage and/or otherwise.

AND the Vendor doth hereby covenant with the purchaser that he will unless prevented by fire or some other inevitable accident from time to time or at all times hereafter upon every reasonable request and at the costs of the purchaser produce

cause to be produced to him his solicitors or Agents or at trial hearing commission or otherwise as occasion shall require of the deeds or writings, comprised in the Schedule hereto for the purpose of showing the title of the Vendor to the said hereditaments and premises hereby conveyed and expressed or to be or any part thereof AND ALSO at the like request and call of the Purchaser deliver or cause to be delivered unto the purchaser its successor or successors-in-Office and assign such attested or other copies or extracts of or from the Deeds and writings or any of them as that may be required and in the meantime unless prevented as aforesaid keep the said deeds and writings safe unobliterated and uncancelled.

THE SCHEDULE ABOVE REFERRED TO :

Satgurunjan
Sharma
P. S. H.
ALL THAT piece or parcel of said land measuring about 6 or 9 chittacks 15 sq.ft. equivalent to 11 Decimal out of 100 Decimal be the same a title more or less comprised in Mous: Kumrakhal J.L. No. 48 Khatian No.175 Dag No.1546 sub-Reg: Office Baraipur and ^{District} Alipore P.S. Sonarpur in the District Sough 24-Parganas togetherwith right of egress and ingress and over the 12 feet wide common passage in the eastern side

contd....15.

of the land and right to lay at his own costs drainage & water connection, electric line, gas line, and telephone morefully delineated in the map or plan annexed hereto & marked with Lot "D" and bordered with red and green color respectively and butted and bounded as follows :-

ON THE NORTH : By Dag No. 1541.
ON THE SOUTH : By Dag No. 1547.
ON THE EAST : By partly by 12' wide common and partly by Dag No. 1545.
ON THE WEST : By remaining portion of Dag N

IN WITNESSES WHEREOF the Vendor hath hereunto set a subscribed his hand and seal by the day month and year f above written.

SIGNED SEALED AND DELIVERED
AT CALCUTTA IN THE PRESENCE
OF :-

Satyamaraman Sharma

① *Amarindran Kumar Mukherjee*
13, Greenfield Lane,
Calcutta - 1

② *Bhadrachandra Adhvani*
High Court, Calcutta

RECEIVED on and from the within
-named purchaser a sum of ~~₹ 1,00,000/-~~
(Rupees Ninety eight thousand Seven
hundred fifty one) only being the full
consideration money payable to me under
this presents as per memo below :-

₹ 1,00,000/-

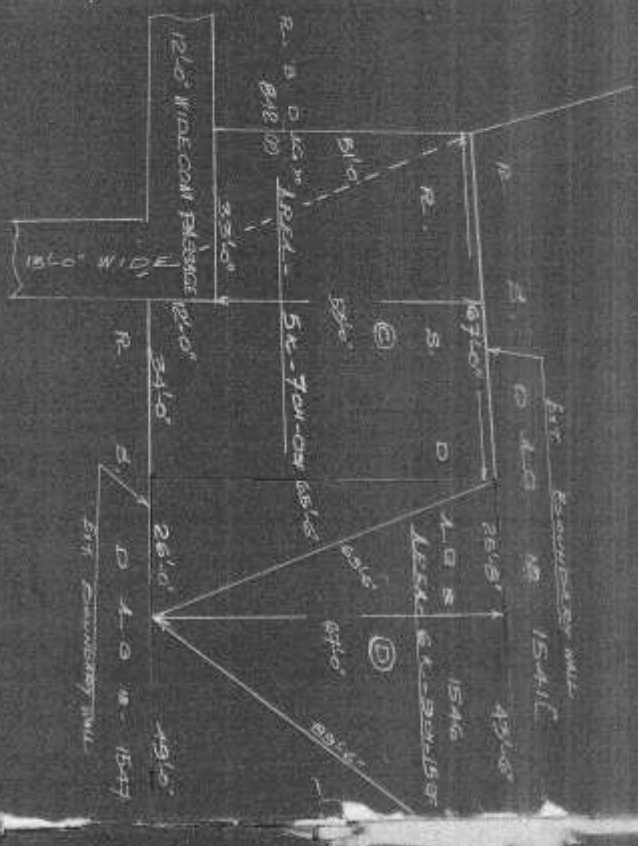
* MEMO OF CONSIDERATION *

By 4th payee cheque No. 247692
dated 16.6.92 drawn on ANZ Fundways
Bank (N.S. Road, Ahmed) in favour
of the vendor herein

₹ 00 only

SITE PLAN SHOWING THE BOUNDARY OF C.A. PART OF
 R.S. AND PART OF NORTH-FRONTWOOD AVE. & R.S. &
 D.L.G. & PART OF NORTH-FRONTWOOD AVE. & R.S. &
 DIST. 24' FROM NORTH-FRONTWOOD AVE. & R.S. &
 SCALE - 20' = 1"

NO.	REMARKS	AREA	PERCENT
1	COMMON TO R.S. & C.A.	1546	100%
2	COMMON TO R.S. & D.L.G.	2155	139%
3	COMMON TO R.S. & NORTH-FRONTWOOD AVE.	1546	100%
4	COMMON TO R.S. & NORTH-FRONTWOOD AVE.	2155	139%
5	COMMON TO R.S. & NORTH-FRONTWOOD AVE.	1546	100%
6	COMMON TO R.S. & NORTH-FRONTWOOD AVE.	2155	139%



COMMON DRIVE 5' x 7' x 10' x 6' 1/2'
 COMMON DRIVE 5' x 7' x 10' x 6' 1/2'
 COMMON DRIVE 5' x 7' x 10' x 6' 1/2'

COMMON DRIVE 5' x 7' x 10' x 6' 1/2'

DIVISION
 SULLIVAN
 SUPERVISOR
 FOR L.A.C.

I9268

Registered in
BOOK No. 297
Volume No. 297
Page No. 9268
Being No. 993
for the year

DATED THIS: 30th DAY OF July

: BETWEEN :
SATYA NARAYAN SHARMA

: AND :
M/S. ASHOK CONCRETE & ALLIED INDUSTRIES PRIVATE LIMITED.

: CONVEYANCE :



Registered in
BOOK No. 2819199



Registered in
BOOK No. 3-7-97

RAJENDRA LAL MITTAL & COMPANY
SOLICITORS AND ADVOCATES
10, OLD POST OFFICE STREET
CALCUTTA - 700 001.