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Admissible under Rule 1030
as per Section 1
By the M. J. R. Act 1995
Date: 29/06/93
By: 29/50/41
Registrar U/S 7 (2) of
Assurances, Calcutta
6.8.93

A 891
E 14
9 55
ms 26
Pr 4
989

THIS INDENTURE made this 14 day of
June, One Thousand Nine Hundred Ninety Three
BETWEEN SRI SATYANARAYAN SHARMA son of Late
Balmukund 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

Satyanarayan Sharma
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81-459

CONTD....2.

B.T.

290001

Serial No. 5293

Sold to _____

of _____

Calcutta Collectorate.

Treasury

Date 28.02.1993



30 9000
10 1000
10 200
10 100

Presented for Registration at
the Calcutta Registration Office
on the _____ day of _____ 1993

Satyanarayan Sharma

Satyanarayan Sharma

[Signature]
Registrar U/S 7 (2) of
Assurance, Calcutta



Satya Narayan Sharma - Satyanarayan Sharma

970 Cate Dal mukund

Sikhan a/c 170 Chitta

Danzan A Venka

Cal

R. Kallien Advocate
High Court Calcutta

Advocate Advocate
High Court Calcutta

[Signature]
Registrar U/S 7 (2) of
Assurance, Calcutta

3000RS



-2-

AND ASHOK GUTGUTIA son of Ramawtar Gutgutia .
by faith Hindu by Occupation Business residing
at 28, New Road, in the Suburbs of Calcutta.
hereinafter called the 'PURCHASER' (which
expression shall unless excluded by or repug-
nant to the context shall mean and include his
heirs, executors, administrators, representati-
ves and assigns) of the OTHER PART.

CONTD....3.

3000Rs.



-3-

WHEREAS Originally one Haran Purakait son of Adhar Chandra Purakait seized and possessed of amongst other the Sali land measuring 61 (sixty one) decimals appertaining to R. S. Khatian No. 45, Comprised in Dag No. 842, Mouza Ramchandrapur, Pargana Magura, Touzi No. 110, Revenue Survey No. 196, J. L. No. 58, P.S. Sonarpore, District Twenty-four Parganas (South) and while the said Haran Purakait, seized and possessed of amongst other the said land his name was recorded in the Revisional Settlement record of right at 16 (sixteen) annas Owner.

contd....4.

28000

Serial No. 5298

Sold to _____
of _____

Accounts Collectors
Treasury

28-5-1913



af

3 @ 3000
1 @ 1000
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1 @ 1000

10,300

Faint, mostly illegible text, possibly a list or ledger entries.



Registrar U/S 7 (2) of
Assurances, Calcutta

1000Rs.



-4-

AND WHEREAS while the said Haran Purakait seized and possessed of as recorded owner he conveyed sold and transferred '43 (forty-three) decimals of sali land in Dag No. 842, of Khatian No. 45, to one Kamini Engineering Company having its registered office at 7, Swinhow Street, P.S. Ballygunge Calcutta-19, through a Registered Deed on 9th day of October, 1964, registered in the Office of Sub-Registry Office at Baruipore, in Book No. I, Volume No. 123, Pages 54 to 57 Being No. 9286 for the year 1964. The said Kamini Engineering Company also purchased other Plots of lands on the same day from one Nagendra Nath Naskar, in Book No. I, Volume

contd....5.

Serial No. 5248

Sold to

of

.....

Calcutta Collectorate,
Treasury

Date 28.5.1947



Handwritten initials 'gl' and a small mark.

3 a 9000
1c 1000
1c 200
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10,300



Registrar of Companies,
Calcutta

200Rs.



-5-

S. N. Shrivastava

No. 117, Pages 261 to 264 Being ~~Band~~ No. 9285 for the year 1964, the description and consideration were mentioned therein fully.

AND WHEREAS the said Company was originally a Partnership firm represented through its Partners (1) Dinesh Chandra Dutta (2) Rabati Lal Das and (3) Ranesh Chandra Dutta, and on 21.3.1967 the said Partnership

contd....6.

Serial No. 5298

Sold to

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Calcutta Collectorate
Treasury

Dec 28. 5. 1893



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Registrar U.C. 7 (2) of
Assurances, Calcutta

52

100Rs.



-6-

firm was amicably and lawfully dissolved through a deed of dissolution and finalisation of the accounts on 21st March 1967 and as per the said Dissolution and contents thereof one Dinesh Chandra Dutta, son of Late Debendra Chandra Dutta one of the partner became the sole proprietor of the said Kamini Engineering Company including the lands and structures therein.

contd....7.

S. N. Sharma
AND WHEREAS while the said Dinesh Chandra Dutta, seized and possessed of amongst other the purchased land under R. S. Khatian No. 45, Comprised in Dag No. 842, of Mouza Ramchandrapur, he conveyed by way of Gift to his wife Smt. Sisir Kana Dutta, amongst other the land in the said Dag No. 842, R.S.Khatian No. 45, of Mouza Ranchandrapur which includes the land mentioned in the first schedule ^{Therein} ~~therein~~ which was registered at Sadar Registration Office at Alipore in Book No. I, Volume No. 16, Pages 272 to 276, Being Deed No. 5673 for the year 1968, and the said Smt. Sisir Kana Dutta, also accepted the said Gift and took possession over the said ^{gifted} property on the date of Registration.

S. N. Sharma
AND WHEREAS while the said Smt. Sisir Kana Dutta, seized and possessed of her property she being urgent need of money by an Agreement dated 10th day of January 1981 agreed with Sri Satya Narayan Sharma the Vendor herein to sell the said land measuring about .43 decimals comprised in Dag No. 842 Mouza Ramchandrapur. South 24-Parganas morefully described in the Schedule thereunder written free from all encumbrances with the other terms and conditions as mentioned therein.

contd....8.



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Assurances, Calcutta


AND WHEREAS the said Smt. Sisir Kana Dutta, failed and neglected to execute and registered any Deed of Conveyance in favour of the said *Sri Narayan* Satya Narayan Sharma, the Vendor herein on the basis of the said Agreement for sale and being aggrieved and dissatisfied the Vendor Sri Satya Narayan Sharma instituted a suit for specific performance of contract before the learned 1st Court of Assistant District Judge, at Alipore being title suit No. 152 of 1982 against the said Smt. Sisir Kana Dutta.

Saty Narayan Sharma
AND WHEREAS after ^{various proceedings} ~~a protracted litigation~~ the said Suit was decreed on 23rd day of April 1986, in favour of the Plaintiff i.e. Sri Satya Narayan Sharma the Vendor ~~therein~~.

AND WHEREAS in terms of the said decree dated 23rd April 1986 the vendor herein had deposited the balance consideration money before the learned Court on 8th July 1986.

AND WHEREAS the said Smt. Sisir Kana Dutta, did not execute the Deed of Conveyance amicably the Vendor herein applied for execution and ~~g~~ registration of document through the Learned Court.




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Assurances, Calcutta

S. N. Sharma AND WHEREAS a Registered document was executed and registered by the Ld. Court on behalf of Smt. Sisir Kana Dutta in favour of the said Satya ^{the purchases therein and} Narayan Sharma, the Vendor herein.

AND WHEREAS the said Deed of Sale was presented for registration on 24th day of July 1992, and the said Deed was registered in the Office of District Registrar at Alipore on the said date.

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.

S. N. Sharma AND WHEREAS after the such purchase the said Satya Narayan Sharma became the absolute owner of the said said land measuring about 43 decimal comprised in Mouza Ramchandrapur, Khatian No. 45, Dag No. 842, District 24-Parganas (~~South~~), (*South*)

S. N. Sharma AND WHEREAS by a conveyance ~~dated~~ *day* of 1993 made between the said Satya Narayan Sharma the vendor therein mentioned of the One Part and Nani Gopal Saha the Purchaser therein mentioned of the Other Part and registered in the office of




Registrar 7 (2) of
Insurance, Calcutta


S. N. Sharma District Registrar at Alipore in Book No. X,
X Deed No. for the year 1982, the Vendor
therein sold, granted, transferred and conveyed
the sali land measuring about 4 Cottahs 4 Chittacks
and 15 sq.ft. equivalent to '07 decimals out of 43
decimals comprised in Mouza Ramchandra Pur, Khatian
No. 45 Dag No. 842 in the District South 24-Parganas
morefully described in the Schedule thereunder written
for valuable consideration mentioned therein and
free from all encumbrances absolutely and forever
to the Purchaser therein.

S. N. Sharma
S. N. Sharma
AND WHEREAS the vendor herein thus absolutely
seized and possessed of and/or otherwise well and
sufficiently entitled to the said sali land measu-
ring out of decimal ³⁶ ~~equivalent to XXXX~~ comprised in
Mouza ~~Ramchandra Pur~~ ^{Ramchandra Pur}, Khatian No. 45, Dag No.842 in the
District South 24-Parganas.

S. N. Sharma
AND WHEREAS the Vendor herein agreed with the
purchaser for the absolute sale to him a plot of
Sali land measuring about 5 Cottahs 6 Chittacks
40 sq.ft. equivalent to '09 decimal out of '36
~~equivalent to XXX~~ 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.81459/- at the rate of Rs.15,000/-
per cottahs on the basis of actual measurement.

contd....11.




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Insurance, Calcutta

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 81,459/- (Rupees Eighty one thousand four hundred fifty nine) only at the rate of Rs. 15,000/- per cottah on the actual measurement thereof 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 Sali land measuring about 5 cottahs 6 Chittacks 40 sq.ft. equivalent to .04 decimal out of ~~as equivalent to .36~~ decimal comprised in Mouza Ramchandrapur, Khatian No.45 Dag No. 842 in the District South 24-Parganas morefully described in the schedule hereunder written and morefully delineated in the Map or Plan annexed hereto and marked with Lot 'A' and bordered with 'RED'.

S.N.Sharma

OW HOWSOEVER OTHERWISE the said message land hereditament and premises or part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished TOGETHER WITH all buildings fixtures,

contd....12.



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Assurances, Colombo

yards, courts, areas, sewers, drains ways paths passages walls water, water-courses, lights, rights liberties, privileges, essements and appurtenances whatsoever to the said messuage land hereditaments and premises belonging or in anywise appurtenanting or usually hold or enjoyed therewith or reputed to or belonging to or be appurtenant thereto AND ALL THE ESTATE rights title interest claim and demand whatsoever of the Vendor in to or upon the said messuage land hereditaments and premises or any part thereof TOGETHER WITH all deeds paths and muniments of title whatsoever in anywise relating to or concerning the said hereditaments and premises or any part thereof which now are or hereafter shall or may be in the possession power or control of the Vendor his 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 TO HAVE AND TO HOLD the said messuage land hereditaments and premises hereby granted or expressed to be INTO AND TO THE USE of the Purchaser his heirs, executors, administrators representatives and assigns absolutely and forever AND the vendor doth hereby for himself his heirs executors administrators, representatives and assigns covenant with the Purchaser his heirs executors administrators representatives and assigns that notwithstanding

S.N. Sharma

S.N. Sharma

S.N. Sharma




Registrar 1157 (2) of
Asuransi, Colom

any act deed or thing by the Vendor (or by any of his ancestors) done executed or knowingly suffered to the contrary is the Vendor is now lawfully 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 in 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 himself 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 his heirs executors administrators representatives and assigns in manner aforesaid AND the Purchaser his heirs, executors administrators representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said messuage 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 from under or in trust for him (or from or under any of his ancestors) AND THAT 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

S. N. Sharma

S. N. Sharma




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Assurances, Calcutta

(or by any of his ancestors) or any person or persons lawfully or 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 land hereditaments and premises or any part thereof from under or in trust for the vendor (or any of his ancestors) shall and will from time to time and at all times hereafter at the request and costs of the Purchaser ~~his successor or successors-in-office and assigns and costs of the Purchaser his successor or successors-in-office and assigns~~ ^{his heirs, executors, administrators, representatives} do and execute or cause to be done or executed all such acts deeds and things whatsoever for further 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.

S. N. Sharma

It is made clear that the Purchaser will not claim and/or preempt 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.

S. N. Sharma

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 or trust and neither been requisitioned or acquisitioned by any competent




Registrar US 7 (2) of
Assurances, Colombia

S.N. Sharma
S.N. Sharma
authority or local bodies nor the vendor received any notice or notices for acquisition~~s~~ or requisition~~s~~ from any competent authorities and/or local bodies or C.M.D.A.

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

S.N. Sharma
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~~ purchaser produce or cause to be produced to him his Solicitors or Agents or at any 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 so to be or any part thereof AND also at the like request and costs of the Purchaser deliver or cause to be delivered unto the Purchaser his heirs executors administrators, representatives assigns such attested or other copies or extracts of or from the said Deeds and writings



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Companies, Calcutta

or any of them as that may required and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe unobliterated and uncanceled.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of sali land measuring about 5 Cottahs 6 Chittacks 40 sq.ft. equivalent to '09 Decimal out of '36 decimal be the same a little more

S.N. Sharma or less comprised in Mouza Ramchandrapur, Pargana
S.N. Sharma R.s. Khalian No. 45 Dag No. 842
S.N. Sharma Magura J.L.No. 58 Touzi No. 110 Sub Registry Office
District Registry office Baruiapur and Alipore P.S. Sonarpur in the District of
24-Parganas payable proportionate annual rent at
Rs.0.35 only to the state of West Bengal ~~thru~~ through
the Collectorate of 24-Parganas (South) and morefully
delineated in the Map or Plan annexed hereto and
marked with Lot 'A' and bordered with 'RED' colour
respectively and butted and bounde~~d~~ as follows :-

ON THE NORTH : By remaining portion of R.S.Dag No.842 ;
ON THE SOUTH : By remaining part of R. S.Dag No. 842 ;
ON THE EAST : By remaining part of R.S.Dag No. 842 and
ON THE WEST : By remaining part of R. S. Dag No. 842 ;

which is used for agriculture purpose

contd....17.



Registrar U/S 7 (2) of
Companies Act, 1956

IN WITNESS WHEREOF the vendor has hereunto set
and subscribed his hand and seal the day month and
year first above written.

SIGNED SEALED AND DELIVERED AT
CALCUTTA, in the Presence of :-

1. Mallick Advocate
High Court, Calcutta.

Satyamnarayan Sharma



Amarinder Kumar Modak.
13, Bonfield Lane
Calcutta - 1



*Registrar U/S 7 (2) of
Companies Act, 1956*



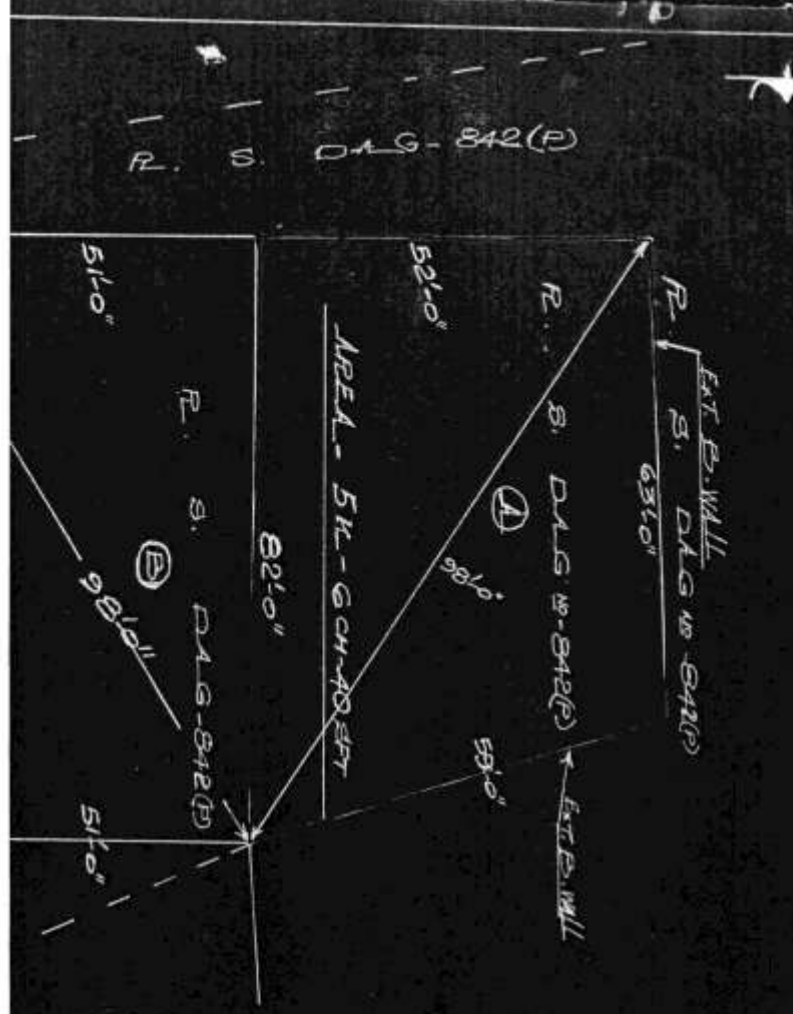
Registrar 118.7(2) of
Executive Order, Cebu

2.31

1 SITE PLAN SHOWING THE LAND OVER PART OF R.S. DAG NO. 842 OF MOUZA-RAMCHANDRAPUR D.I. W-58. RS-SAMBERPUR. DIST- 24 PARAGALIAS (GOUTH) GOLD AREA-SHOWN IN RED.

REFERENCE

Sl. No.	R.S. DAG No.	AREA
1	DAG-842(P)	5K-6CH-4095
2	Do-	5K-12CH-4254





Registered in
BOOK No. 19
Volume No. 19
Page No. 19
Date 1993
for the year 1993

DATED THIS 6th DAY OF July 1993.

BETWEEN

SRI SATYANARAYAN SHARMA...VENDOR.

AND

ASHOK GUTGUTIA.PURCHASER.



CONVEYANCE

Registrar U/S 7 (2) of
Assurances, Calcutta

18.3.94

Sq2
B2
B2



Registrar U/S 7 (2) of
Assurances, Calcutta

M/S. R. L. DUTT & CO.
SOLICITORS & ADVOCATES.
10, OLD POST OFFICE STREET,
CALCUTTA-700 001.