

10625 — T — 9269 3000Rs.



31/7/93
Foh. (H)

11070

Admissible under Rule 21 duly stamped
under the Indian Stamped Act-1899
as also as amended by W. Bengal
Stamp Amendment Act-1988
Schedule IA No. 2344
Fee Paid as under,

A 957
E 7
9 55
mg 25
(mg) 4
1048

Registered
Sri N. Sharma, Calcutta
3743

THIS INDENTURE made this 2nd day of July, One
Thousand Nine Hundred Ninety Three BETWEEN SRI
S.N. Sharma 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

A 957
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1048

Sale to do
87/26

the

87
957
BT

Serial No. 5226

Sold to

of

Calcutta Collectorate,
Treasury

Date 28.5.1913



3 c 2000
1 c 2000
1 c 50
1 c 20
11.5.13

Presented for Registration at
the Calcutta Registration Office
on the 24th day of July 1913

Satyamurayan Sharma
Trustee



3-8-93

Satyamurayan Sharma

Witnessed by
Satya Narayan Sharma
of Late Balmeekand Sharma
of 170 Chittabayan
Avenue Cal

Satyamurayan Sharma



Witnessed by
R. Muttiah Advocate
High Court Cal.

Witnessed by
Shalish Advocate
High Court Calcutta



3-8-93

3000Rs.



- 2 2 -

the FIRST PART AND ^{GOYAL} M/S. GOEL AUTO DISTRIBUTORS (P) LTD.,
a Private Limited Company incorporated under the provision
of the Companies Act, 1956 having its registered Office at
Radhanagar Road, Burnpur in the State of West Bengal here-
inafter called the "PURCHASER" (which expression shall
unless excluded by or repugnant to the context shall mean
and include its successor ^{and/or} or successors in Office represen-
tatives and assigns) of the OTHER PART.

WHEREAS

Serial No. 5296

Sold to

of

.....

Calcutta Collectors

Treasury

Date 28.5.1993



21

3	9000
1	2000
1	500
1	200
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	17000



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.....

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3000Rs.



-: 3 :-

WHEREAS Originally one Haran Purakait, son of Adhar Chandra Purakait seized and possessed of amongst other Sali lands measuring 61 (sixty-one) decimals appur-taining 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. Sonappura, District - 24-Parganas (South) and while the said Haran Purakait, seized and possessed of amongst other the said land his name was

Recorded

Serial No. 5296

Sold to _____
of _____

Civilian Collectors
Treasury

Date 28-5-1953



372

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1 - 2000
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1 - 200

11.0700



Signature and stamp at the bottom of the page.

2000Rs.



- 4 -

recorded in the Revisional Settlement record of right as
16 (sixteen) annas Owner.

AND WHEREAS while the said Haran Purakait seized
and possessed of as recorded owner he conveyed transferred
and sold 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, Swinhoe Street, P. S. -

Hallygunge

280005

Serial No. 5296

Sold to

of

Calcutta Collectorate.

Treasury
Date 28.5.1933



94

3	9000
1	2000
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1	200
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	11070



Signature and stamp at the bottom of the document.

50 Rs.



- : 5 :-

Ballygunge, Calcutta - 700 019, through a Registered Deed on 9th day of October, 1964, registered in the Office of Sub-Registry Office at Barasipore, 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 No. 117, Pages 261 to 264, Being Deed No. 9285, for the year 1964, the description and the consideration were mentioned thereinfully.

AND

Serial No. 5296

Sold to

of

Calcutta Collectoriae.
Treasury

Date 28.5.1893



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3c 9000

1c 2000

1c 50

1c 20

11.070



[Handwritten signature]
28.5.1893

20 Rs.



- 6 -

AND WHEREAS the said Company was originally a Partnership Firm represented through its Partners (1) Dinesh Chandra Dutta, (2) Rebeti Lal Das and (3) Ranesh Chandra Dutta, and the said Partnership 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 ^{Datta} son of Late Debendra Chandra Dutta One of the Partner became the sole

*Satyamalaya
Datta*

proprietor

Serial No. 5296

Sold to

of

Calcutta Collectors,

Treasury

Date 28.5.1903



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	11070



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Saty Narayan Sharma
proprietor of the said Kamini Engineering Company including
the Lands and ~~Structure~~ therein.

Saty Narayan 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 transferred and 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,
Mouza - Ramchandrapur which includes the land mentioned in
the first Schedule ^{therein} below which was duly registered at Sadar
Registration Office at Alipore in Book No. I, Volume No. 16,
Pages 272 to 276, Being 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.

Saty Narayan 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 purchaser therein and} 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



REGISTRAR GENERAL OF INDIA
NEW DELHI

from all encumbrances with the other terms and conditions as mentioned therein.

Saty Narayan Sharma
AND WHEREAS the said Smt. Sisir Kana Dutta, failed and neglected to execute and registered any Deed of Conveyance in favour of the said Satya Narayan Sharma, ^{the purchaser thereon} 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 herein.

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

AND



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REGISTRAR GENERAL
GOVERNMENT OF INDIA

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

Satyam Narayan Sharma
AND WHEREAS a Registered document was executed and registered by the Learned Court on behalf of Smt. Sisir Kana Dutta in favour of the said ^{the purchaser therein and} Satya 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.

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

AND



6
REGISTRAR GENERAL OF INDIA
OFFICE OF THE REGISTRAR GENERAL

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 District Registrar at Alipore in Book No. I,
Satyajit Narayan Sharma
Deed No. for the year 1993, the Vendor therein sold,
granted, transferred and conveyed the sali land measuring
about 4 cottahs 4 chittacks and 15 Sq. ft. equivalent to
decimals out of .43 decimal comprised in Mouza -
Ramchandrapur, Khatian No. 45, Deg No. 842, in the District
of South 24-Parganas morefully described in the schedule
thereunder written for valuable consideration mentioned
therein and free from all encumbrances absolutely and for
ever to the Purchaser therein.

AND WHEREAS the Vendor herein thus absolutely
seized and possessed of and/or otherwise well and suffici-
ently entitled to the said sali land measuring ~~out of 36~~
Satyajit Narayan Sharma
decimal ~~equivalent to~~ comprised in Mouza -
Ramchandrapur
~~Ramchandrapur~~, Khatian No. 45, Deg No. 842 in the District
South 24-Parganas.

AND WHEREAS the Vendor herein agreed with the
Purchaser for the absolute sale to him a plot of sali land
measuring about 5 cottahs 12 chittacks 42 Sq. ft. equivalent

to



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REGISTRAR GENERAL OF INDIA
OFFICE OF THE REGISTRAR GENERAL OF INDIA

*Satyjnarayan
Sharma.* to decimal out of '36 equivalent to
decimal of the said messuage land hereditaments and
premises and the inheritance thereof in fee simple in
possession or an estate equivalent thereto free from all
encumbrances at or for the price of Rs. 87,126/- at the
rate of Rs. 15,000/- per cottah on the actual measurement.

NOW THIS INDENTURE WITNESSETH that in pursuance
of the said agreement and in consideration of the sum of
Rs. 87,126/- (Rupees Eighty Seven Thousand One Hundred
Twenty Six) 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 12 chittacks 42 Sq. ft. equivalent to '69 decimal
out of '36 equivalent to ~~10~~ decimal comprised
in Mouza - Ramchandrapur, Khatian No. 45, Dag No. 842 in
the District South 24-Parganas together with ~~an~~ rights and
use of common passage morefully described in the schedule
hereunder written and morefully delineated in the map or

*Satyjnarayan
Sharma.*
plan



भारत सरकार
रजिस्ट्रार जनरल

Satyenabey
Shahung plan annexed hereto and marked with lot 'B' and bordered
and the common passage marked with bordered 'green' respectively
with 'RED' OR HOWSOEVER OTHERWISE the said messuage land
hereditaments and premises or part thereof now are or is or
heretofore were or was situated tenanted butted bounded called
known numbered described or distinguished TOGETHERWITH all
buildings fixtures, yards, courts, areas, sewers, drains, ways,
paths, passages, walls, water, water-courses, lights, rights,
liberties, privileges, easements and appurtenances whatsoever
to the said messuage land hereditaments and premises belonging
or in anywise appurtenant or usually hold or enjoyed there-
with 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 exposed 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 hereby for himself

his



REGISTRAR GENERAL OF INDIA
NEW DELHI

his heirs, executors, administrators, representatives and assigns covenant with the Purchaser its successor- or successors-in-office and assigns that notwithstanding 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 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 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



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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 (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 messuage and 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 its successor or successors-in-office and assigns and costs of the Purchaser its successor or successors-in-office and assigns 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 messuage 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.

*Satyendranath
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.

It



[Handwritten signature]
REGISTRAR OF COMPANIES
INDIA

It is made clear that the property mentioned in the schedule below is not debuttar or wakf property and does not belong to any religious or trust and neither been requisitioned or acquisitioned by any competent authority or local bodies nor the Vendor received any notice or notices for acquisitioned 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 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 right to enjoy the said property absolutely by using the same in whatsoever manner or by constructing house or houses and will 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 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



2
Institute of Technology
Kharagpur, Gujarat

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 its successor or successors-in-office and assigns such attested or other copies or extracts of or from the said Deeds and writings 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 12 chittacks 42 Sq. ft. equivalent to '09 decimal out of '36 decimal be the same a little more or less comprised in Mouza - Ranchandrapur, Pargana Magura,
Khakia No. 45, Cal No. 842
J. L. 58, Touzi No. 110, Sub-Registry Office Baruipur and ^{Duful}
Alipore, P.S. Sonarpur, in the District 24-Parganas (South) payable proportionate annual rent of Rs. 0.35 only to the State of West Bengal through the Collectorate of 24- Pgs. (South) togetherwith right of egress and ingress under and over the 12' wide common passage in the southern side of the land and right to lay at his own costs drainage

Satyannayan
Shankar
P.O.

sewerage



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RECEIVED OCT 7 1957
DEPARTMENT OF JUSTICE

sewerage, water connection, electric line, gas line, and telephone land and morefully delineated in the map or plan annexed hereto and marked with lot 'B' and bordered with 'RED' and 'GREEN' colour respectively and butted and bounded as follows :-

- ON THE NORTH : By remaining part of R.S. Dag No. 842.
- ON THE SOUTH : By 12' feet wide common passage and beyond that remaining part of R.S. Dag No. 842.
- ON THE EAST : By remaining part of R.S. Dag No. 842.
- ON THE WEST : By remaining part of R.S. Dag No. 842.

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

SIGNED, SEALED AND DELIVERED

AT CALCUTTA, IN THE PRESENCE

OF :

Anand Kumar Modak
13, Bonfield Lane
Calcutta - 1

① *Shalish Advocate*
High Court, Calcutta

Satyamraj Sharma

RECEIVED

37
110
5180

70
5800
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11050



REGISTERED OFFICE OF
MADRAS STATE

Page 18 :-

RECEIVED on and from the
within-named Purchaser a sum of
Rs. 87,126/- (Rupees Eighty Seven
Thousand One Hundred Twenty six)
only being the full consideration
money payable to me under this
presents as per memo below :

Rs. 87,126/-

MEMO OF CONSIDERATION

By M/c. payee Cheque No. 525952 dated
4th June, 1993 drawn on ANZ Grindlays
Bank (Kotaji Subhas Road) Branch in
favour of Vendor herein Rs. 87,126/-

(Rupees Eighty Seven Thousand One Hundred Twenty Six) only.

WITNESSES :-

1. Anarandhanar Modak
13, Boyfield Lane,
Calcutta - 1

Satyamrajyan Sharma

2. Anilchandra Acharya
High Court, Calcutta



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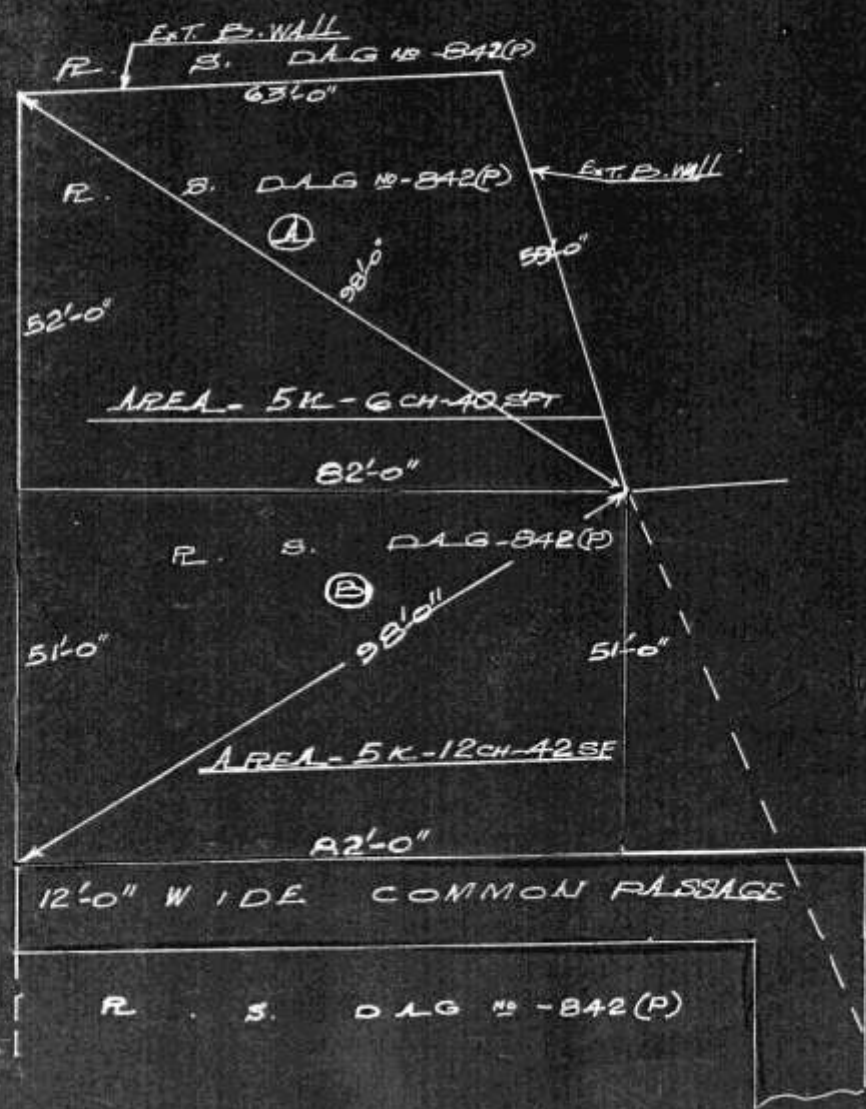
REGISTERED MAIL 7 (17) 4
WASHINGTON, DC 20540

A SITE PLAN SHOWING THE LAND OVER
 OF R.S. DAG NO-842 OF MOUZA-RANCHANA
 T.L. NO-58. P.S. SONARPUR. DIST-24 PARGA
 SOLD AREA-SHOWN IN RED.

REF

BC PL	R.S. DAG 842(P)	
A	- DO -	5
B	- DO -	5

R. S. DAG-842(P)



DA
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Re: Interim
BOOK No. 311
Volume No. 13
Pages 15
Being No. 13
for the year 1993

I 9269

DATED THIS THE 3rd DAY OF July 1993.

BETWEEN

SRI SATYA NARAYAN SHARMA

..... VENDOR

- AND -

Goyal
M/S. GEAR AUTO DISTRIBUTORS (P) LTD.

..... PURCHASER

CONVEYANCE


3-7-93
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3-7-93

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