

Family

827 1120

5000Rs.



Handwritten initials and marks on the left side of the stamp.

Stamp No. under Regn No. 23
 Duty Stamp under the Land
 Stamp Act, 1899 as amended by
 Act III of 1911 and Section 9
 of the Calcutta Improvement
 Act, 1911 Schedule.
 No. 23
 Stamp Duty Paid under the
 Indian Stamp Act, 1899 as
 amended in 1976 Rs. 16056.00
 Additional duty Paid under the
 Calcutta Improvement Act 1911
 Rs. 2500.00
 Total Rs. 18571.00

Stamp of the District Sub-Registrar
 Alipore, South 24-Parganas

Handwritten signature on the right side of the stamp.

A 13641.00

DEED OF SALE.

THIS INDENTURE made this the 6th day of May 1988
ONE THOUSAND NINE HUNDRED EIGHTY EIGHT BETWEEN SMT INDIRA
MUKHOPADHYA wife of Sri Mirtyunjoy Mukhopadhyaya, SRI SHYAMAL
KRISHNA DUTTA son of Sri Ananta Ranjan Dutta, both residents
 of Gaziapur, Post Office Rajpur, Police Station Sonarpur,
 District 24-Parganas(South) hereinafter called the VENDORS
 (which term shall unless repugnant or contrary to the
 context include their respective heirs executors administra-
 tors legal representatives and assigns) of the ONE PART

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Handwritten signature of Akh
 Director

5000Rs.



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AND SHIVDAYAL SHARMA son of Late Rup Narayan Sharma, SHASHI SHARMA wife of Sri Shivdayal Sharma both residents of 44/4A, Hazra Road, Police Station Ballygunge within the limits of The Calcutta Municipal Corporation hereinafter called the PURCHASERS (which term shall unless repugnant or contrary to the context include their respective heirs executor/s administrators legal representatives and assigns) of the OTHER PART :

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Director

W H E R E A S one Sri Amiya Nihar Basu Raisahib while

5000Rs.



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seized and possessed of land hereditaments and premises containing an area of 2(two) cottahs 8(eight) chittacks 6(six) square feet be it little more or less being portion of premises No.2/3A Panditiya Road as absolute owner thereof together with right of egress and ingress over the 12' wide common passage situate on the north of the said land leading to the Panditiya Road of The Calcutta Municipal Corporation and together with all rights of easement over and beneath the said common passage which includes amongst other rights to take swear, drain, water line, electric, gas, telephone etc.

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Abk

Director

3000Rs.



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sold transferred and conveyed the same on 12th. day of August, 1936 to one Sm. Triptimoyee Roychowdhury wife of Sri Tarapada Roy Chowdhury since deceased by a Deed of Sale registered in Book No.1 Volume No.64 commencing from page 287 Being No.3892 for the year 1936 of District Sub-Registration office of 24-Parganas at Alipore and divested of all his interest therein by delivering possession thereof to the said Purchaser namely Smt. Triptimoyee Roychowdhury as aforementioned .

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Director

AND WHEREAS the said Smt. Triptimoyee Roychowdhury

500Rs.



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while seized and possessed of the said land hereditaments and premises by mutating and recording her name in the erst- while The Calcutta Corporation and by constructing structures with brick wall and tiled roof therein as absolute owner thereof sold transferred and conveyed the said land messuage

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hereditaments and premises containing an area of 2 (two) cottahs 8(eight) chittacks 6(six) sq. ft. being premises

Director No.2/3A Panditiya Road together with said structures thereon and together with all right of easement over and beneath the said 12' wide common passage situate on the north of the

40 Rs.



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said land with structures thereon which leads to Panditiya Road a municipal road which amongst others include right of egress and ingress, laying sewer drainage, water line, electrical line, gas, telephone, etc. on 19th day of July 1985 to the Vendors namely Smt. Indira Mukhopadhyaya and Shyamal Krishna Dutta against valuable consideration by a Deed of Sale registered in Book No. 1 Volume No.168 Pages 457 to 466 Being No.9954 of District Registration office at Alipore.

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AND WHEREAS the Vendors mutated their name in the records of the Calcutta Municipal Corporation in respect of

30 Rs.



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the said land message hereditaments and premises together with structures thereon which came to the known numbered and reputed as premises No.2/3D Panditiya Road with in the limits of The Calcutta Municipal Corporation as described in Schedule 'A' herein below mentioned.

AND WHEREAS the Vendors are now seized and possessed of said premises No.2/3D Panditiya Road together with brick built and tiled roof structure thereon as described in Schedule 'A' herein below mentioned as absolute owners thereof together with right of egress and ingress over the said 12' wide road common passage and together with all right of

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easement over and beneath the said 12' wide common passage on the north of the said premises which leads to said municipal road namely Panditiya Road.

AND WHEREAS the Vendors have agreed to sell and the Purchasers have agreed to purchase the said land message hereditaments and premises containing an area of 2(two) cottahs 8(eight) chittacks 6(six) square feet be it little more or less together with structures with brick wall and tiled roof known numbered and reputed as Premises No.2/3D, Panditiya Road within the limits of The Calcutta Municipal Corporation and together with right of egress and ingress

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over the 12' wide common passage on the north of the said premises and together with all rights of easement over and beneath the said 12' wide common passage which includes amongst others right to take sewer, drain, water line, electric line, gas telephone etc. at and for the consideration of Rs.1,25,000/- (Rupees one lac and twenty five thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.1,25,000/- (Rupees one lac and twenty five thousand) only of lawful money of India well and truly paid to the Vendors by the Purchasers on or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers, and the said premises hereby granted sold and conveyed) the Vendors do and each of them doth hereby grant sell transfer convey assign and assure unto the Purchasers ALL THAT the piece or parcel of land messuage hereditaments and premises being municipal premises No.2/3D Panditiya Road within the limits of the Calcutta Municipal Corporation more particularly mentioned and described in the Schedule 'A' hereunder written OR HOWSOEVER OTHERWISE the said property or any part whereof now are or is or at any time or times heretofore were or was situated butted bounded called known numbered described or distinguished. TOGETHER WITH all and singular other structures, edifices, buildings, wall, ~~the~~ yards, compounds, ways,

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paths, passages, advantages of ancient and other rights, lights, liberties privileges, easements, commodities, appendages, and appurtenances whatsoever belonging or in any wise appertaining thereto or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto known as part parcel or member thereof AND the issues and profits thereof AND ALL THE ESPATE right title interest property claim and demand whatsoever both at law and in equity of the Vendors in to upon or out of the said property or any part thereof AND ALL the deeds pattahs muniments evidences of title and writings whatsoever solely relating to or concerning the same which now are or shall or may hereafter be in the possession custody or pwer of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit. AND the Purchasers shall and will from time to time and at all times hereafter peaceably and quietly possess and enjoy the same and receive the issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the Vendors any person or persons lawfully or equitably claiming through under or in trust for them AND THAT free and clearly freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and well sufficiently saved defended kept harmless and indemnified of from or against all and all manner of former or other rights title interest liens charges and encumbrances whatsoever created made done occassioned or suffered by the Vendors or any person or persons rightfully claiming through under or in trust for them. AND THAT no declaration has been

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made or published for acquisition of the said property or any part thereof under Land Acquisition Act or any other Acts for the time being in force and that the said property or any part thereof is not affected by any notice or acquisition or requisition under the Defence of India or Rules framed thereunder or any other Acts or Enactments whatsoever. AND FURTHER that the said Vendors and all persons having lawfully or equitably claiming any estate right title interest use trust property claim and demand whatsoever or in to upon or out of the said property from under or in trust for them shall and will from time to time and at all times hereafter upon every reasonable request and at the costs and expenses of the Purchasers made do execute and perfect or cause to be made done executed and perfected all such further and other assurances acts deeds matters and things for further better and more perfectly assuring conveying and confirming the said property and every part thereof unto and to the use and benefit of the Purchasers for ever in manner aforesaid as by the said Purchasers shall or may be reasonably required. AND THAT the Purchasers will have right to use the 12' wide common passage situate and lying at on the north of the said premises No.2/3D Panditiya Road and which leads to the Municipal Road namely Panditiya Road for egress and ingress and will have all rights of easements which includes amongst other right to take sewer drain, water line, electric, telephone gas etc. AND THAT the Vendors have delivered to the Purchasers original Title Deed and supporting deed and papers relating to land messuage hereditaments and

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premises hereby sold transferred and conveyed by these presents more particularly described in Schedule herein below mentioned.

THE SCHEDULE 'A' ABOVE REFERRED TO :

ALL THAT of land messuage hereditaments and premises containing an area of 2(two) cottahs 8(eight) chittacks and 6(six) square feet together with brick walled and tiled roof structures thereon known numbered and reputed as premises No.2/3D Panditiya Road formerly portion of Premises No.2/3A Panditiya Road which curved out of premises No.2 Panditiya Road, Police Station Gariahat $\bar{\wedge}$ formerly Ballygunge, District 24-Parganas(South) which butted and bounded as follows :-

ON THE NORTH : 12' ft. common passage.
ON THE EAST : House of Gourhari Chandra.
ON THE SOUTH : Vacant Land of Amiya Bose.
ON THE WEST : House of Satish Chandra Bose.

Together with right to use the 12' ft. wide common passage situate and laying at on the north of said premises which leads to Municipal Road known as Panditiya Road with all types of easement rights over and beneath the said passage which includes amongst others right to take swear, drain water line, electric line, telephone gas etc.

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OR HOWSOEVER OTHERWISE the said property is known numbered and distinguished.

Ref.
Cam Va's
certificate

SCHEDULE 'B' ABOVE REFERRED TO :

1. Original Deed of Sale executed by Sri Amiya Nihar Basu in favour of Smt. Triptimoyee Roy Chowdhury dated 12th August, 1936 registered in Book No.1 Volume No.64 Pages 287 Being No.3872 year 1936 of District Sub-Registration office at Alipore.
2. Original Deed of Sale executed by Sri Triptimoyee Roy Chowdhury in favour of Smt. Indira Mukhopadhyaya and Shyamal Krishna Dutta dated 19th July 1985 registered in Book No.1 Volume No.169 Pages 457 to 466 Being No.9954 of District Registration office at Alipore.
3. Municipal Tax Bills.

IN WITNESS WHEREOF the Vendors put their signature and seal in the day month and year above written.

SIGNED AND DELIVERED by the

VENDORS in the presence of ::

1. Keshab Chandra Saha
Alipore Judges Court.
Alipore, Calcutta - 700027.

Indira Mukhopadhyaya.
(Indira Mukherjee)
Shyamal Krishna Dutta

2. Karbaya Lal Jaiswal
64/1 Hazra Road
Cal - 19

VENDORS.

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MEMO OF CONSIDERATION.

1. Paid ~~by~~ on 8.4.88 by on demand Pay Order No. PYG 927771 dated 8.4.88 issued by Punjab National Bank, Lyons Range Branch in favour of Indira Mukherjee alias Indira Mukhopadhya as earnest money ----- Rs. 25,000.00
2. Paid on 8.4.88 by on demand Pay Order No. PYG 927772 dated 8.4.88 issued by Punjab National Bank Lyons Range Branch in the Name of Shymal Krishna Dutta paid as earnest money ----- Rs. 25,000.00
3. Paid to day by on demand Pay Order No. CX 596841 dated 4.5.1988 issued by State Bank of India (Hazra Road Branch, Calcutta) Code No. 1649 in favour of Indira Mukherjee alias Indira Mukhopadhya -- Rs. 37,500.00
4. Paid by on demand Pay Order No. CX 596842 dated 4.5.88 issued by State Bank of India (Hazra Road Branch Calcutta) Code No. 1649 in favour of Shyamal Krishna Dutta ---- Rs. 37,500.00
-
- Rs. 1,25,000.00

(Rupees one lac twenty five thousand) only.

WITNESS :-

1. Keshal, Chandre Sil. Adv.
Alipore Judges Court, Alipore
Calcutta. Fr 27.

2. Kancher Lal Jaiswal
64/1 Hazra Road
Cal - 19

Indira Mukhopadhya
(Indira Mukherjee)
Shyamal Krishna Dutta
VENDORS.

Drawn by
Narendra Nath Saha
Advocate.

Typed by me
Dipak Kumar Mondal
29B Lansdowne Place,
Calcutta-700029.

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Director

DATED : THIS THE 6th DAY OF May 1988

B E T W E E N



SMT INDIRA MUKHOPADHYA
SRI SHYAMAL KRISHNA DUTTA ---- VENDORS.

A N D

SHIVDAYAL SHARMA
SHASHI SHARMA ----- PURCHASERS.

26/5/88
Sd/-
M. Maitreyee Sub-Registrar
Alipore, South 24-Parganas

D E E D O F S A L E



Registered
Book No. 1
Volume no. 29
Pages 189 to 205
Being No. 1120
for the year 19 88

2.2.90
Sd/-
M. Maitreyee Sub-Registrar
Alipore, South 24-Parganas

Drawn by :-
Sri Nirendra Nath Sarkar, Advocate
30 Lansdowne Place, Calcutta-700029.

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Director

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