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STAMP AFFIXED BY
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 STAMP SUPERINTENDENT,
 CALCUTTA COLLECTORATE.

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THIS DEED OF SALE made this 23rd day of March, 1993
 BETWEEN (1) SANJAY KAPOOR, (2) GAGAN KAPOOR,
 both sons of Late Omprakash Kapoor carrying on business
 at 917/6, Kucha Kabli Attar, Chandnichowk, Delhi - 6
 (3) HARBHAJAN LAL SETH son of Late Ramkishan Seth Hindu,
 marchant and land-holder residing at 12, Lower Range,
 Calcutta, (4) CHAMANLAL SETH son of Late Ramkishan Seth
 Hindu marchant and landholder residing at 17/1B, Madhuhari
 Building, Alipore Road, Calcutta, (5) KANWAL KISHORE SETH
 son of Late Ramkishan Seth Hindu merchant and landholder
 residing at 17/1B, Madhuhari Building, Alipore Road,
 Calcutta and (6) SATPAL SETH son of Late Ramkishan Seth
 Hindu marchant, residing at 7B, Old Jail Road, Amritsar,
 hereinafter referred to as the "VENDORS" (which expression
 shall unless excluded by or repugnant to the context
 be deemed to include their respective heirs, executors,
 administrators, representatives and assigns) of the ONEPART

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K.I.A. 5

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Sale value
 58,000

57
 57
 627

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235d. March 93
Sanyay Kapur
me / sheelant

23.3.93

Sanjay Kapur
21, Gagan Kapur
Bokli S/O Late Gampakash
Kapur at 917/6, Kucha
Kabri Ahar chandoni
Chowk. Delhi 6.

Sanjay Kapur
1966

Gagan Kapur
1961

C.S. Hirawat
Advocate
Amritsar

C.S. Hirawat, Advocate
High Court

23.3.93

A N D PRASAD CASTINGS AND BUILDCON PVT.LTD. a company incorporated under the Indian Companies Act, 1956 having its registered office at 21, Old Court House Street, Calcutta hereinafter called the "PURCHASER" (which term shall unless excluded by or repugnant to the context mean and include its' successors in office, executors, administrators, representatives and assigns) of the OTHER PART ;

WHEREAS by a Sale Deed dated 30th September, 1964 duly registered at the Office of the Registrar of Assurances, Calcutta and recorded in Book No. 1 Volume no. 182 pages 99 to 105 being no. 5727 for the year 1964 the vendors (3) to (6) herein and Govardhan Das Kapoor since deceased predecessor in interest of vendor Nos. (1) and (2) purchased from Chandra Bhushan Chatterjee for the consideration therein mentioned a piece of Rayati Sthitiban interest measuring 0.71 acre of Sali land comprised of plot no. 425 of Khatian no. 46, Touzi No. 3989 J.L. No. 16, R.S. No. 957 under Pargana Boro, Mouza Ghoramara, Sub-Registry and Thana Serampore in the District of Hooghly and more particularly described in the Schedule hereunder written.

AND WHEREAS Govardhandas Kapoor grand father and predecessor in interest of the vendor nos. (1) and (2) purchased undivided 9/32 part or share and the vendor nos. (3) to (6) purchased one fourth part each of the remaining 23/32 part or share.

Han Bangai Lal Sen

24.3.93

Han Bangai Lal Sen Advocate
Ram Kishan Selh - Hindu Merchant
Land holdr at 12 Secor Range calcutta
Chaman Lal Selh - Advocate - Ram Kishan
Selh - Hindu Merchant & Land holdr of
at 17/18 Madhurani Beldia of Alipore Cal
Komal KESKOR e Selh - Sdli Ram Kishan
Selh - Hindu Merchant of the same place for self
& as constituted atty only for Satpal Selh

Han Bangai Lal Sen
Att. 24-3-1993

S - K. Bose
Advocate

Karnal (U) Law Sdli
24.3.1993

Han Bangai Lal Selh

For self and Conditional Attorney for
Satpal Selh



24-3-93



S. K. Bose
Advocate

23.3.93



AK
30.11.1992
AND WHEREAS Govardhandas Kapoor died intestate on 30.11.1992 leaving behind him the vendor Nos.1 and 2 as his legal heirs and successors being the sons of his only son late Omprakash Kapoor who predeceased him longback.

AND WHEREAS the vendors are thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece/or parcel of Sali land containing a total area of 0.71 acres a little more or less comprised of plot No.425 situate in Mouza Ghoramara P.S. Serampore in the District of Hooghly.

AND WHEREAS by a Memorandum of Agreement dated the 9th day of August, 1981 the Vendor and his other co-owners agreed to sell to one Thakur Prasad since deceased, the father of the Purchaser, free from all encumbrances ALL THOSE pieces or parcels of Sali land being Plot Nos.425, 426, 429, 437, 438 and 439 comprised of Khatian Nos. 46, 138, 144, 149 and 158 containing a total area of 13 Bighas and 1 cottah equivalent to 4.32 acres be the same a little more or less situate in Mouza Ghoramara, and more particularly described in the Schedule hereto (hereinafter called the said property at or for the total price of Rs.3,50,000/- (Rupees three lacs and fifty thousand) only and the said Thakur Prasad paid Rs.2,00,000/- (Rupees two lacs) only as and by way of earnest money and/or part payment of the consideration to the Vendors.

AND WHEREAS the said Thakur Prasad after prolonged

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23-3-93

REGISTRAR GENERAL (S)

sickness died intestate on the 25th August, 1983 before completion of the intended transaction of sale leaving behind him his three sons SRI ARVIND KUMAR, SRI ASHOK KUMAR and SRI AJIT KUMAR and his only widow SMT. SUKHABASI DEBI since deceased as his legal heirs who are now entitled to ~~xxx~~ complete the aforesaid sale.

AND WHEREAS the aforesaid legal heirs of Thakur Prasad since deceased have nominated and appointed the Purchaser for the absolute purchase inter alia plot No. 425 measuring .71 dec. at the total price of Rs.58,000.00 on payment of the total consideration money of the said plot of land and ^{SK} intimated the same to the vendors by their letter dated ^{GK} 19. 8. 1978 accordingly.

AND WHEREAS the said vendors have now agreed to sell and the purchaser has agreed to purchase the said land (more fully described and mentioned in Schedule hereunder written) at or for the price of Rs.58,000.00 (Rupees fifty eight thousand) only free from all encumbrances.

NOW THESE PRESENTS WITNESSETH as follows :-

In consideration of the premises and the said agreement and the said sum of Rs.58,000.00 (Rupees fifty eight thousand) only to the vendors paid by the purchaser (the receipt whereof the vendors do hereby and also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof acquit release and discharge the said purchaser and the said land and every part thereof) they the vendors do hereby grant sell convey transfer and assign and assure unto the purchaser ALL THAT piece or



23.3.93

~~ҚАЗАҚСТАН РЕСПУБЛИКАСЫНЫҢ БІЛІМ ЖӘНЕ ҒЫЛЫМ МИНИСТРЛІГІ~~

parcel of land hereinafter more particularly described in the Schedule hereunder written and held in Rayati Sthitiban Rights situate in Mouza Ghoramara, Pargana Boro, Thana and Sub-registry office-Serampore, in the District of Hooghly TOGETHER WITH all right liberties easements privileges appurtenances trees fences ledges ways paths ditches passages waters water courses advantages privileges emoluments and appendages whatsoever to the said plot of land belonging or in anywise relating or appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto or HOWSOEVER OTHERWISE butted bounded called known numbered described or distinguished and all the incidents of tenancy and the remainder or remainders or reversion or reversions and all the estate right title interest property claim demand inheritance use trust or possession whatsoever of the vendors thereunto belonging and all the rents issues and profits thereof and every part thereof and all the pattahs documents muniments writings and evidences of title relating to the said plot of land TO HAVE AND TO HOLD the same and every part thereof unto and to the use of the purchaser absolutely and for ever and free from all encumbrances and liabilities whatsoever subject to the incidents of tenancy and payment of the stipulated annual rent to the State of West Bengal.

2. The vendors do hereby covenant with the purchaser (1) That the vendors are the owners of the land

Contd...6.



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LIBRARY OF THE
UNIVERSITY OF CHICAGO

being No. 425 in Touzi No. 3989 Khatian No. 46 of Mouza Ghoramara aforesaid and (2) That the said plot of land is free from all encumbrances liabilities attachments executions lispendens debts and executions and (3) That the vendors have upto the date of these presents paid all rents taxes cesses and all other outgoings in respect of the said plot of land and the relative tenancy in respect of the said plot of land is in full force and effect and has not been surrendered forfeited and or rendered void or voidable and all the terms conditions and stipulations on the part of the vendors as tenants under the State of West Bengal have been fully observed and performed and (4) that the purchaser shall from time to time and at all times hereafter peaceably and quitely hold possess and enjoy the said plot of land and (5) that the vendors and all persons making any claim lawfully or equitably for title or interest to the said plot of land or any part thereof shall at all times hereafter upon any reasonable request at the cost of the purchaser do and execute or cause to be done and executed all such lawful acts deeds and things whatsoever for further better and more perfectly and effectfully or satisfactorily conveying and assuring the said plot of land and every part thereof to the purchaser according to the true intent and meaning of these presents and (6) That the vendors have not done or executed or suffered any act deed or thing or knowingly suffered or been party

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23.3.93

REGISTRAR GENERAL (R.G.)
New Delhi

or privy to any act deed or thing whereby or by means or reasons whereof the vendors are prevented from conveying or assuring these premises or by means or reasons whereof the said plot or any part thereof may be in anywise charged encumbered or prejudicially affected in estate or title or howsoever otherwise.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece or parcel of 'Sali' Land measuring 0.71 acres holding the same in sthithiban right under the Govt. of West Bengal fully described in the Revisional Settlement record of right ~~proposed~~ by the Govt. of West Bengal, comprised of Dag No. 425 in Khatian No. 46 Touzi No. 3989 J.L. No. 16, Revenue Survey No. 957 under Parganas Boro situate in Mouza Ghoramara, Sub-Registry and Thana Serampore in the District of Hooghly butted and bounded on the North by Dag No. 426, on the South by Dag No. 438 on the East by Dag No. 39 and 437 on the West by the boundary line of Mouza Satghara, in respect of which an Annual rent payable to Government of West Bengal, Rs. 1.58 (Rupees one and fifty eight paise) only out of the total rent of Rs. 6.00 along with the annual cass payable to the Government of West Bengal. The said land is still being used for agricultural purpose.

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23.3.73

REGISTRAR OF COMPANIES
MADHYA PRADESH

...

IN WITNESS WHEREOF the vendors have hereunto set and subscribed their hands and seals the day month and year first above written :

SIGNED SEALED AND DELIVERED ✓

by the abovenamed VENDORS

in the presence of :-

C. S. Hirawat, Advocate
10, K. S. Roy Road
Calcutta-1.

V. K. Bose,
Advocate
6 Des Post Office Street,
Calcutta

1 Sanjay Kapur ✓

2 Gagan Kapur ✓

3 Han Singh Lal Sen

4 (Name as per Seal)

5 Kamal Kishor Seth

6 Constituted Attorney

for Sanjiv Seth

Kamal Kishor Seth

13 17 7-



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23.3.93

~~REGISTRAR OF COMPANIES~~
~~INDIA~~

Received by the abovenamed Vendors the withinmentioned consideration money of Rs.58,000/- (Rupees Fifty eight thousand) only paid by the purchaser as per Memo of Consideration below :-

MEMO OF CONSIDERATION

Paid on 9.8.81 by Bank cheque No. 1015/389904(75A 389904) dated 8.8.81 issued by Grindlays Bank Limited, 21A, Shakespeare Sarani, Calcutta - 700 017 being the earnest money

Rs.33,000.00

Paid on 23.3.93 by *two drafts* Rs.556698 for *Rs. 4,09,4200 each* dated 23.3.93 issued by *Bank of India & State Bank*
Balance by Cash

being the balance of the consideration

Rs.25,000.00

Total :

Rs.58,000.00

(Rupees fifty eight thousand only)

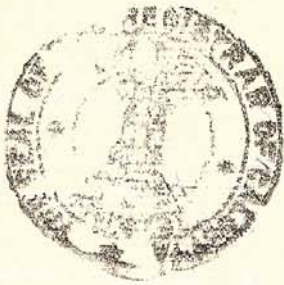
WITNESS :

C. S. Hazret, Advocate
P. V. Bha. Adv.

- 1 *Sanyal Kapur*
- 2 *Gagan Kapur*
- 3 *H. S. Bhowmik, Adv.*
- 4 *Chandra Lal Saha*
- 5 *Kanwal Lal Saha*
- 6 *Consolidated Attorney*
- 7 *For Sat Pal Saha*
- 8 *Kanwal Lal Saha*

Typed by :-

R. N. Maity
R. N. MAITY,
10, K. S. Roy Road,
Calcutta - 1



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DATED THIS 23rd DAY OF MARCH, 1993

B E T W E E N

- (1) SANJAY KAPOOR
- (2) GAGAN KAPOOR
- (3) HARBHAJAN LAL SETH
- (4) CHAMANLAL SETH
- (5) KANWAL KISHORE SETH
- (6) SATPAL SETH

... .. VENDORS

A N D

PRASAD CASTINGS AND BUILDCON PVT. LTD.

... .. PURCHASER



Handwritten signature
~~Stamp~~

2-9-93



DEED OF SALE

~~Stamp~~

23-3-93

Mr. C.S. Hirawat,
Advocate,
10, K.S. Roy Road,
Calcutta - 700 001.

Handwritten notes:
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