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4500/-
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 STAMP SUPERINTENDENT,
 CALCUTTA COLLECTORATE.

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 24-3-93

THIS DEED OF SALE made this 24th day of March 1993
 BETWEEN (1) CHAMANLAL SETH, Son of Late Ramkishan
 Seth Hindu, Merchand and Landholder residing at 17/1B,
 Madhuban Building, Alipore Road, Calcutta, (2) SMT.RAMA
SETH, Wife of Sri Harbhajanlal Seth residing at 12, Lower
 Range, Calcutta, (3) SMT.NIRMAL SETH, Wife of Sri Kanwal
 Kishore Seth, residing at 17/1B, Madhuban Building, Alipore
 Road, Calcutta and (4) SMT.USHA SETH, wife of Sri Satpal
 Seth 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 ONE PART AND

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 Sale price
 52,000

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7-30 PM 24th
March 93
Chamarlal Seth
me Srecharan

26.3.93

Chamarlal Seth

Chamarlal Seth

Chamarlal Seth
S/o Late Ram Keshan
Seth Hindu Keshan
Karnal Keshore Seth
As constituted attorney
for Smt. Usha Seth
Ruma Seth wife of Smt. Usha
Bhajanlal Seth - Nirmal
Seth wife of Smt. Karnal
Keshore Seth all of 17/1 B.
Badliyan Baidi of
Mipre Road Cal.

Chamarlal Seth

Karnal Keshore S/D
As Constituted Attorney for
Smt. Usha Seth

Ramu Seth
17/1 B

S. K. Bose
Advocate

Stamp registration of the
document is proposed with

26.3.93

S. K. Bose,
Advocate

PRASAD CASTINGS AND BUILDCON PRIVATE LTD., a company incorporated under the Indian Companies Act 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 24th March, 1962 duly registered at the Office of the Registrar of Assurances, Calcutta and recorded in Book No.1, Volume No.64, Pages 107 to 116, Being No.1538 for the year 1962 Ramkishan Seth since deceased the predecessor in interest of the VENDORS herein and Harbhajanlal Seth, Satpal Seth, Kanwal Kishore Seth ~~Seth~~, Chamanlal Seth and Govardhandas Kapoor jointly purchased from Lalit Mohan Bhattacharya and another for the consideration therein mentioned a piece of Rayati-Sthitiban land measuring 0.85 dec. comprised of plot No. 426 of Khatian No. 59 and another piece of Rayati-Sthitiban land measuring 0.23 dec. comprised of plot No.429 of Khatian No. 216 situate in Mouza Ghoramara, Thana Serampore in the District of Hooghly and more particularly described in the Schedule hereunder written ;

AND WHEREAS by a Sale Deed dated 24th March, 1962 duly registered at the office of the Registrar of Assurances, Calcutta and recorded in Book No.1, Volume



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No.38, Pages 291 to 298, Being No.1539 for the year 1962 the said Ramkishan Seth since deceased the predecessor in interest of the Vendors and the aforesaid five persons jointly purchased from Smt. Mahamaya Debi for the consideration therein mentioned a piece of Rayati-Sthitiban land measuring 0.78 dec. out of 1.56 acres comprised of plot No.437, Khatian No.144 situate in Mouza Ghoramara, Thana Serampore in the District of Hooghly and more particularly described in the Schedule hereunder written ;

AND WHEREAS by a Sale Deed dated 27th May, 1964 duly registered at the Office of the Registrar of Assurances, Calcutta and recorded in Book No.1, Volume No.92, Pages 269 to 276, Being No. 2969 for the year 1964, the said Ramkishan Seth since deceased the predecessor in interest of the Vendors and the aforesaid five persons jointly purchased from the Dharendra Nath Ghosh for the consideration therein mentioned a piece or parcel of Rayati-Sthitiban land measuring 5 Bighas 4½ cottahs and 2.60 Chittacks comprised of plot No.438 Khatian No. 158 situate in Mouza Ghoramara, Thana Serampore in the District of Hooghly and more particularly described in the Schedule hereunder written ;

AND WHEREAS by a Sale Deed dated 12th July, 1968 duly registered at the office of the Sub-Registrar,

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Serampore and recorded in Book No. I, Volume No. 81, Pages 260 to 263, Being No. 6433 for the year 1968 the said Ramkishan Seth since deceased the predecessor in interest of the Vendors and the aforesaid five persons jointly purchased from Smt. Basanti Devi for self and as natural guardian of her minor son Ashok Kumar Singh, Minor daughters Maya Debi and Raj Dulari Debi for the consideration therein mentioned a piece or parcel of Rayati-Sthitiban land measuring 0.0225 dec. comprised of Plot No. 439, Khatian No. 201 situate in Mouza Ghoramara Thana Serampore in the District of Hooghly and more particularly described in the Schedule hereunder written ;

Prasad
AND WHEREAS the said Ramkishan Seth since deceased purchased undivided 23/160 or 14.375% part or share in the aforesaid plots Nos. 426, 429, 437, 438 and 439 AND WHEREAS the said Ramkishan Seth died on 11.5.1984 leaving behind a Registered will dated 23rd May, 1985 whereby he bequeathed his 14.375% part or share in the aforesaid plots of land to the vendors herein in equal share.

AND WHEREAS the vendors are thus jointly seized and possessed of and/or otherwise well and sufficiently entitled to having undivided share or interest to the extent of 14.375% part or share in all those pieces or parcels of Sali land containing a total area of 3.61 acres a little more or less comprising of plot Nos. 426, 429, 437, 438 and 439 situate in Mouza Ghoramara Police Station 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 piece or parcels



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of Sali Land being Plot Nos. 425, 426, 429, 437 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 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 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 of the Vendors' 14.375% part or share in plots No. 426, 429, 437, 438 and 439 measuring 3.61 acres at a price of Rs. 42,000.00 (Rupees ~~Forty~~ forty two thousand) only and intimated the same to the vendors by their letter dated accordingly.

AND WHEREAS the Vendors have agreed to sell and the purchaser has agreed to purchase the undivided 14.375% part or share of the vendors in the said land (more fully described and mentioned in schedule hereunder written) at or for the price of Rs. 42,000.00 (Rupees forty two thousand) only free from all encumbrances.



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NOW THESE PRESENTS WITNESS as follows :-

I. In pursuance of the said Agreement and in consideration of the total sum of Rs. 42,000/- representing the undivided 14.375% part or share of the vendors paid by the Purchaser to the Vendors on or before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the said and of every part thereof the Vendor doth hereby acquit release and discharge the purchaser and the said land and every part thereof) the Vendors do hereby grant transfer convey assign and assure unto the Purchaser ALL THAT their undivided 14.375% share or part of the said piece or parcels of land hereinafter more particularly described in the Schedule hereto TOGETHER WITH paths passages walls enclosures trees woods fences hedges ditches tanks ponds water courses wells sewers drains rights liberties privileges easement benefits advantages and appurtenances thereunto belonging or in anywise appertaining to or with the same or any part thereof usually held used occupied enjoyed or reputed to belong or be appurtenant thereto or known as part or parcel thereof and all the estate right title and interest property claim and demand whatsoever of the vendors into out of or upon the said property or any or every part thereof And All deeds pathas muniments

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writings instruments and evidences of title whatsoever exclusively relating to the same which now are or hereafter shall or may be in the custody power or possession of the vendors or any person or persons from whom it can or may procure the same WITHOUT action or suit TO HAVE AND TO HOLD the said property and every part thereof and all other the premises herein comprised and hereby granted transferred conveyed assigned and assured or expressed or intended so to be unto and to the Purchaser absolutely and for ever free from all encumbrances whatsoever.

II. The Vendors do hereby covenant with the Purchaser as follows :-

1. The interest which they profess to transfer subsists and that they have good right absolute authority and full power to grant transfer convey assign and assure and the said property and every part thereof respectively unto the purchaser in manner aforesaid.

2. It shall be lawful for the Purchaser from time to time and at all times hereafter to quietly enter into and upon the said property and every part thereof and to enjoy the said property without any interruption



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claim or demand whatsoever by the Vendors or any persons or person whatsoever.

3. The said property is freed and discharged from or otherwise by the Vendors sufficiently indemnified against all and all manner of encumbrances claims and demands whatsoever created occasioned or made by the vendors or any person or persons claiming under or through them.

4. The Vendors and every person or persons having or lawfully claiming any estate right title or interest into or upon the said property or any part thereof shall and will at all times hereafter upon every reasonable request and at cost of the purchaser make do acknowledge execute and perfect all such further and other lawful and reasonable acts deeds assurances matters and things whatsoever for further better and more perfectly assuring the said property unto the Purchaser in manner aforesaid as shall or may be reasonably required by the Purchaser.

5. The Vendors shall at the cost of the Purchaser give and render all facilities and assistance to the Purchaser for the purpose and join in all applications



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and documents for the purpose of mutation and/or apportionment of rents as may be required by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT undivided 14.375% share or part of the piece or parcel of Sali land which is still under cultivation having Rayati-Sthitiban interest containing an area of 3.61 acres more or less situate and lying in Mouza - Ghoramara, Police Station Serampore ; Parganas - Boro ; Sub-Registry - Serampore ; J.L. No. 16, Revenue Survey No. 957, Touzi No. 3989 in the District of Hooghly and comprised under Khatian Nos. Dag Nos. as per particulars below :-

Sl. No.	Khatian No.	Dag No.	Area	Annual Rent payable to Govt. of W.B.	Boundaries
I.	59	426	0.85 acres (2B, 11K, 5Ch, & 25 Sft) more or less	Total Rs. 6.37p.	North : By Plot Nos. 422 & 427 South : By Plot Nos. 425 & 437 (Part) East : By Plot No. 437 West : By Plot Nos. 423 & 424.

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Sl. No.	Khatian No.	Dag No.	Area	Annual Rent payable to Govt. of W.B.	Boundaries
	216	429	0.23 acres or 13K & 14 Ch, more or less	1.59	North : By Guru Garden Road South : By Plot No.437 East : By Plot No.430 West : By Plot No.428
II.	144	437	0.78 acres ($\frac{1}{2}$ sh. in 1.56) or 2B, 7K, 10Ch & 39 sft. more or less	3.50	North : By Plot Nos.427 429 South : Plot Nos.439 & 437(Part) East : Plot Nos.439 & 437 (Part) West : Plot Nos.425 & 437 (Part)
III.	158	438	1.73 acres or 5B-4-1/2 K & 3.60 ch. more or less	4.50	North : By Plot No.437 South : By Plot Nos.440 441 & 445 East : By Plot No.448 West : By Plot Nos. 425 & 439.
IV.	201	439	0.0225 acres or 1K, 5Ch, more or less	0.50p.	Western portion forming out of 0.4 $\frac{1}{2}$ which is on the Eastern part of the dag.

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(Ag)

Sold area is _____ acre out of the total land 3.61 acres representing the undivided 14.375% part or share of the Vendor.



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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

by the abovenamed Vendors
in the presence of :-

- 1 L. Hanan Lal Sena
- 2 Ramnar Setu -
- 3 For [Signature] -
- 4 for [Signature] with
Karnal Kishan Lal





Received by the abovenamed Vendors the withinmentioned consideration money of Rs.42,000/- (Rupees forty two 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 byGrindlays Bank Limited, 21A, Shakespeare Sarani, Calcutta - 700 017 being the earnest money Rs.23,800.00

Paid by 182 pieces of R. B. I. Notes of Rs. 100/- each being the balance of the consideration Rs. 18,200.00
Rs. 42,000.00

(Rupees forty two thousand only)

WITNESS :

✓ Chandra Mohan Sethi
✓ Rama Sethi
✓ ~~for Mr. K. S. Roy~~
✓ for Smt. Usha Sethi
✓ Kamal Kishore Sethi

Typed by :-

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



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DATED THIS 24th DAY OF March 1993

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BETWEEN

CHAMANLAL SETH & ORS. VENDORS

AND

PRASAD CASTINGS AND BUILDCON PRIVATE LTD. PURCHASER



18/9/94



26-3-97

DEED OF SALE

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