



1382

No. 27, 7661-

21348



STAMP AFFIXED BY

22/2/38
SRI. M. SUPRENTENDENT
CALCUTTA COLLECTOR

Sum
Choudhury

1-2-38
25/2/38

THIS INSTRUMENT made this 22nd day of February
 one thousand nine hundred and eighty eight BETWEEN SMT.
 UM. CHOUDHURY wife of Sri Hanvir Choudhury carrying on
 business in the name and style of Advanced Apparatus,
 as proprietress by faith Hindu, by occupation Business,
 residing at 77, Lake Town, Block - 'B' Calcutta-700089
 hereinafter called the VENDOR. (which term or expression
 shall unless otherwise excluded by or repugnant to the
 context or subject be deemed to mean and include her
 heirs, executors, administrators, representatives and
 assigns) of the ONE PART AND MESSRS DAYAL INDUSTRIES a
 registered Partnership firm constituted and represented
 by its Partners (1) Sri Bishambhar Dayal Gupta son of
 Late Mahan Lal Gupta (2) Sri Rajendra Kumar Gupta son
 of Sri B. D. Gupta, (3) Sri Jitendra Kumar Gupta son of
 B. D. Gupta and (4) Sri Rajeev Gupta son of Sri B.D.
 Gupta having Office at 30, Esplanade Road, Calcutta-1,
 hereinafter called the Purchaser (which term or
 expression shall unless excluded by or repugnant to the
 context or subject be deemed to mean and include its
 executors, administrators, representatives, partners and
 assigns) of the OTHER PART:

Stamp Duty on the
 of 5(11-14 of the W.R. & Act 1926
 duly Stamped. Exact amount of
 stamp STAMPED out under the Indian
 Stamp Act 1899 Section 1 & 2
 33 Free Paid 1-2-38
 4/50 Paid to S.A.S. Office

clear certificate
 of 97. c. Act. 1925 is present
 as per
 22/2/38

Additional District Sub-Registrar
 Bidhannagar (Salt Lake City)
 22/2/38

Additional District Sub-Registrar
 Bidhannagar (Salt Lake City)
 22.2.38



12-05
 and the ...
 is ... of the ...
 (Salt Lake City) Sub-Register ...
 at ...
 executed / claimed / attested for ...
 registered to the ...
 name of ...

Normal Chauthing.

Quantum is AS

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 Bidhannagar (Salt Lake City)
 22/2/88



1517

Normal Chauthing.

~~Some chauthing~~
 Dr. Shree Ram Kumar Choudhary
 77 ...
 St. ...
 ...

Self

Ramesh Choudhary
 Dr. Shree Ram Kumar Choudhary
 77 ...
 St. ...
 ...

X. Ramesh Choudhary

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Amir Gondhury

WHEREAS decades ago as far back as in the year 1938 (1) by a Kabela registered at S. R. Cossipore Dum Dum in Book 1, Volume no.16, at Pages at 41 to 42, being No.643 for the year 1938 executed by Karpada Jans and Haripada Jans sons of Late Kshetra Mohan Jans for consideration therein mentioned and (2) by a Deed of Moureshi Mokerari Patte registered at S. R. Cossipore Dum Dum in Book I, Volume No.1, at Pages 291 to 292, Being No.23 for the year 1938 executed by one Abdul Halim son of Munshi Abdul Khaleque and others for rent and Salami therein mentioned, one Sach-in Mandal Tamijaddin Mandal and Mafjaddin Mandal acquired and possessed .30 Decimal of garden land comprising in C. S. Dag No.3174 under Khatian No.182 corresponding R. S. Dag No.2152 under Khatian No.236 and .29 Decimal of garden land comprising in C. S. Dag no.3175 under Khatian no.176 corresponding R. S. Dag No.2153 under Khatian no.2330F Mouza Gopelpur, J. L. No.2 Police Station Rajarhat, in the District 24-Parganas. Thus said Sachin Mandal, Tamijaddin Mandal and Mafjaddin Mandal occupied enjoyed and possessed said .59 Decimal of Land at "Mouza" Gopelpur ~~by virtue of the said deeds~~ without interruption for all the material time ever since their possession by muteting and paying revenue and rents in their names.

AND ...



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Amir Khanday.

AND WHEREAS the names of said Sachin, Temijaddin and Meffjaddin Mandel were also recorded in equal share in R. S. Khatian No.236 R. S. Dag No.2152 classified garden land measuring .30 Decimal, revenue Rs.1.50 and R. S. Khatian No.233 R. S. Dag No.2153 classified garden land area .29 Decimal revenue Rs.1.50 payable annually to the Government of West Bengal.

AND WHEREAS the said R. S. Khatians finally framed and published under Sub - Section 2 of Section 44 of the Estate Acquisition Act 1 of 1954 incorporating the holders names Sachin Mandel, Temijaddin Mandel and Meffjaddin Mandel declaring them the occupiers and possessors of the lands included into the said R. S. Dags with Rayet Dekhali Right under Rule 4.

AND WHEREAS afterwards in course of time the said Sachin Mandel died intestate leaving behind him surviving to inherit his property at his death as per Farez of Muslim Law (1) Temijaddin Mandel (2) Meffjaddin Mandel (3) Gulzen Bibi and (4) Rahima Khatoon Bibi according to the share mentioned in the Farez and accordingly they 4 succeeded and inherited and possessed jointly the property left by the deceased Sachin Mandel.

AND WHEREAS the share of the said Gulzen Bibi in the said propety was inherited and acquired by Janab Sachin....



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Uma Choudhury.

Sachin Ali and Janab Punjab Ali and the share of the said Rahima Khatoon Bibi was inherited and acquired by Tamijaddin Mandel and Mafizaddin Mandel, Nasiruddin Khodapux, Jehanara, Anwara and Rehim Bux by virtue of inheritance as per Faraz of Mohammedan Law after the death of Gulzan Bibi and Rahima Khatoon Bibi.

AND WHEREAS in the manner described above said Janab Tamijaddin Mandel (2) Mafizaddin Mandel (3) Ensen Ali Mandel and (4) Punjab Ali Mandel by virtue of said purchase and inheritance having been seized and possessed or otherwise well and sufficiently entitled thereto by a conveyance dated 18th March 1982 sold, transferred, conveyed, assigned, granted and assured unto and in favour of Smt. Uma Choudhury wife of Sri Ranabir Choudhury against valuable consideration free from all encumbrances All That .56 Decimal out of said .59 Decimal garden land comprised in C. S. Dag nos. 3174 and 3175 under Khatian nos. 182 and 176 corresponding R. S. Dag Nos. 2152 and 2153 under Khatian No. 236 and 233, J. L. No. 2 of Mouza Gopulpur, P.S. Rajerhat, within District 24-Parganas which was registered in Book No. 1 Deed No. 2781 for the year 1982 at Sub-Registration Office Cossipore Dum Dum and the Successors of said Rahima Khatoon Bibi viz. Tamijaddin, Mafizaddin, Nasiruddin, Khoda Bux, Jehanara Bibi, ~~Anwara Bibi~~ and Rehim Bux by a conveyance dated 23rd March 1982 sold transferred conveyed, granted assigned and assured unto and in favour of the said Smt. Uma Choudhury as proprietress of M/s.

Advanced....



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Uma Choudhury.

Advanced Apparatus the balance .3 Decimal of land of Mouza Gopalpur which was registered in Book No.1 as deed No.2916 at the Sub-Registration Office Dum Dum.

AND WHEREAS said Uma Choudhury thus having been seized and absolutely possessed and otherwise well and sufficiently entitled to the said .59 Decimal of Garden land at Mouza Gopalpur by virtue of her purchase by a conveyance dated 19th July 1986 sold, transferred, conveyed granted assured and assigned unto and in favour of one Smt. Lila Chandra wife of Sri Sudhansu Mohan Chandra against valuable consideration free from all encumbrances the said revenue paying .59 Decimal of Garden land comprising in R. S. Dag Nos.2152 and 2153 under Khatian nos.236 and 233, J. L. No.2 of Mouza Gopalpur P. S. Rajarhat (Now Airport) in the District 24-Parganas which was registered in Book No.1 as Deed No.5831 at Bidhannagar Addition-al District Registration Office.

AND WHEREAS said Smt. Lila Chanda thus having been seized, possessed and well and sufficiently entitled to the said .59 Decimal land by constructing a shed for running factory thereon on 21st November 1987 by a Bengali Sale Deed sold transferred, conveyed, granted assigned and assured unto and in favour of M/s. Advanced Apparatus, proprietress ~~Smt. Uma Choudhury~~ against valuable consideration free from all encumbrances All that said Revenue paying .59 Decimal garden land with shed thereon comprising in...



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Uma Chandung.

comprising in R. S. Dag No.2152 (C. S. Dag No.3174) under R. S. Khatian no.236 (C. S. Khatian no.182) R. S. Dag No.2153 (C. S. Dag No. 3175) under R. S. Khatian No.233 (C. S. Khatian no.176) J. L. No.2 of Mouze Gopelpur under Police Station Airport (formerly Rajarhat) Additional District Sub-Registration Office at Bidhan Nagar, 24-Parganas (N) which was registered in Book No.1 as Deed No.6681 for 1987 at Bidhan Nagar Additional District Sub-Registration Office.

AND WHEREAS in manner described above the Vendor is now occupying enjoying and possession the property particularly written hereunder in the Schedule by virtue of her purchase.

AND WHEREAS the Vendor has now agreed to sell to the Purchaser absolutely and forever said garden land measuring .59 Decimal of comprising in R. S. Dag No.2153 R. S. Khatian No.233 and R. S. Dag No.2152 R. S. Khatian No.236 at Mouze Gopelpur together with a shed and appurtenances, easements and rights of passages free from all encumbrances whatsoever at a fixed consideration price of Rs.1,90,000/- (Rupees one lac & ninety thousand) only.

AND WHEREAS notwithstanding any act Deed or thing whatsoever done by the Vendor she good right, full power, absolute authority and indefeasible title be grant, convey, and sell said .59 Decimal Garden land.

NOW....



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Uma Chandhury

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH: AS FOLLOWS:-

IN PURSUANCE of the said agreement and in consideration of the said sum of Rs.1,90,000/= (Rupees one lac ninety thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents the receipt whereof the Vendor doth hereby as well as by the receipt hereunder in the memo of consideration admit and acknowledge and of and from the same forever acquit release discharge and exonerate the purchaser as well as the said land intended to be hereby granted and conveyed; the Vendors doth as the absolute owner and being in the use, occupation, possession, and enjoyment of the said .59 Decimal of land grant convey transfer assign and assure unto the Purchaser ALL THAT piece or parcel of revenue paying land measuring .59 Decimal more or less situate lying at mouza Gopalpur, P. S. Rajerhat at present Dm Dum Airport, Additional District Registration Office at Bidhan Nagar in the District of 24-Parganas comprised in Khatian No.R. S. 236 and 233, R. S. Dag No.2152 and 2153 more fully described in the Schedule hereunder written and together with full benefit of benefit of passages, ways, water-ways, rights, liberties, privileges all manner of easements and appurtenances belonging to and all the estates and appurtenances belonging to and all the estate right title and interest property claim and demand whatsoever of the Vendor into out or and upon the said piece or parcel of land hereby conveyed unto the Purchaser.

IN...



9
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Luma Conduky

IN FURTHER PURSUANCE of the said agreement and consideration TO HAVE AND TO HOLD the said piece or parcel of land herein comprised and hereby granted conveyed transferred and assigned or intended to be so unto the Purchaser absolutely and forever free from all encumbrances the VENDOR doth hereby covenant with the Purchaser as follows :-

a) The interest which the Vendor professes to transfer subsists and she has good right full Power absolute authority and indefeasible title to grant convey transfer and assign and assure the said piece or parcel of land and premises hereby sold conveyed unto the Purchaser in manner as aforesaid.

b) The said piece or parcel of land and premises shall be quietly and peaceably entered into and enjoyed and possessed absolutely and the rents issues and Profits received therefrom by the Purchaser without any lawful eviction disturbance or interruption by any other person or persons whomsoever.

c) The said piece or parcel of land and premises hereby sold conveyed and transferred unto the Purchaser is freed and discharged from or otherwise by the Vendor sufficiently indemnified against all and all manner of encumbrances claims and demands whatsoever created occasioned or made by the Vendor or any of their predecessor-in-interest or any person or persons whatsoever.

d)....



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Hema Kundhury

d) The Vendor and every person or persons having or lawfully claiming any estate right title or interest into or upon the said piece or parcel of land and premises hereby sold conveyed and transferred unto the Purchaser or any part thereof shall and will at all times hereafter upon every reasonable request and at the 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 the further better and more perfectly assuring the said piece or parcel of land and premises unto the purchaser in manner as shall or may be reasonably required.

e) The said piece or parcel of land and premises or any part or portion thereof or any interest therein have or has not been vested in and/or ~~are~~ is not acquired by the State of West Bengal Estates Acquisition Act, 1953, or statutory modification thereof or any other law for the time being in force.

f) The Purchaser will be entitled to mutate his name in respect of the said plot of land with the authorities concerned.

g) If it transpires that said piece or parcel of land and premises hereby sold conveyed transferred by the Vendors are or is not free from encumbrances as hereinbefore covenanted the Vendors will be liable both Civil and

Criminal....



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Suman Choudhury

Criminal actions to the Purchaser and the Vendors will be further bound to make good any loss to be sustained by the Purchaser.

THE SCHEDULE REFERRED TO ABOVE:

"A"

Within the District of 24-Parganas, P.S.Rajarhat, at present Dum Dum Airport, under Bidhan Nagar Additional District Sub-Registration Office, Pargana Kalikata, Mouza Gopalpur J. L. No.2 R. S. No. 140, Touxi No.2998, R. S. Khatian No.236, C. S. Khatian no.182 annual rent of revenue of Rs.1.50 rayst Dakhali right under Rule 4. R. S. Dag No.2152 C. S. Dag No.3175 classified garden land measuring .30 Decimal. The entire Dag land area .30 Decimal is sold hereto.

SCHEDULE "B".

Other particulars being same as above
R. S. Khatian No.233, C. S. Khatian No.176
Annual rent of revenue Rs.1.50 Faize Rayst Dakhali
Right under Rule 4.

R. S. Dag No.2153, C. S. Dag No.3174 classified "GARDEN" land measuring .29 Decimal. The entire Dag Land Area .29 Decimal is sold hereto. The total land comprised herein and sold to the Purchaser is the land measuring .56 Decimal
out....



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Sumar Choudhury

out of .59 Decimal or by local measurement 1 Bigha 13
Cottahs 14 Chittaks out of the land measuring 1 (one)
Bigha 15 (fifteen) Cottahs 11 (eleven) Chittaks more or
less is shown on the Plan with Red Border and annexed hereto
and butted and bounded as follows :-

ON THE NORTH : By R. S. Dag No.2151.

ON THE SOUTH : By R. S. Dag No.2154 and Part of 4th feet
with Common Passage.

ON THE EAST : By R. S. Dag No.2156 and 2155.

ON THE WEST : By R. S. Dag No.2148.

The sold land is now being used for the purpose of
Agriculture.

IN WITNESS WHEREOF the VENDORS have set their
hands and subscribed hereunder on day month and year first
above written in presence of Witnesses:-

WITNESSES:-

1. Ranabir Choudhury,
77, Lake Road, DL-B
Cal-700087
2. Alit Kumar Mukherjee, Sumar Choudhury,
26/1 Raja Bagan Lane
Cal-30.
- 3.

SIGNATURE OF THE VENDORS.

RECEIVED....



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RECEIVED of and from the within named PURCHASER
the within mentioned sum of Rs.1,90,000/= (Rupees one lac
ninety thousand) only being the full consideration money
of these presents as per Memo below :-

MEMO OF CONSIDERATION.

By Earnest Money received ~~in Cash~~ Rs. 1,50,000.00
by Bank draft

To day (27.2.86) by ... Rs. 40,000.00
Cash

Total : 1,90,000/-

^{one lac}
(Rupees ⁹⁰ ninety thousand only)

Uma Chandray

WITNESSES:-

1. *Kanak Chandra*
77, Lake Road, B-13.
2. *Cal-700089*
Asit Kumar Bhattacharya
3. *24/1 Raja Bagan Cal-30*

Read over and explained in Bengali
to the VENDORS by me and
Prepared in my Office.

M. Chaitanya
Advocate.

Enrolment No. 298/70.

M. Chaitanya
Typed by me. M. Bhattacharya.



[Signature]
Additional District Sub-Register
Richmanor (Salt Lake City)
22/2/88



[Signature]
Additional District Sub-Register
Richmanor (Salt Lake City)
19.3.88

[Signature]
8761 28
1348
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27
27

SITE PLAN OF R.S. DAG NO-2152 & 2153

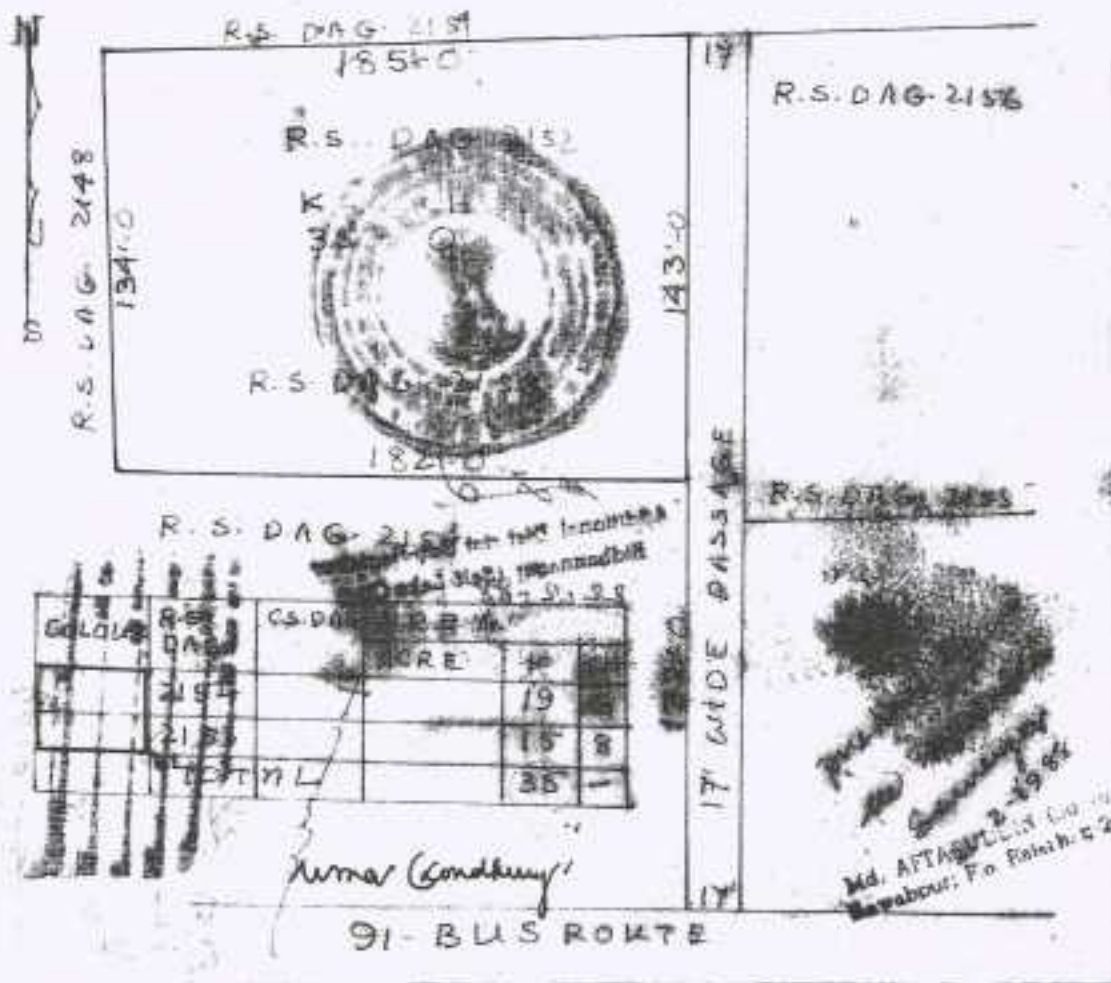
MOUZA GUPALPUR J.L. NO. 2

P.S. AIR PORT DIST. 24 PGS (N)

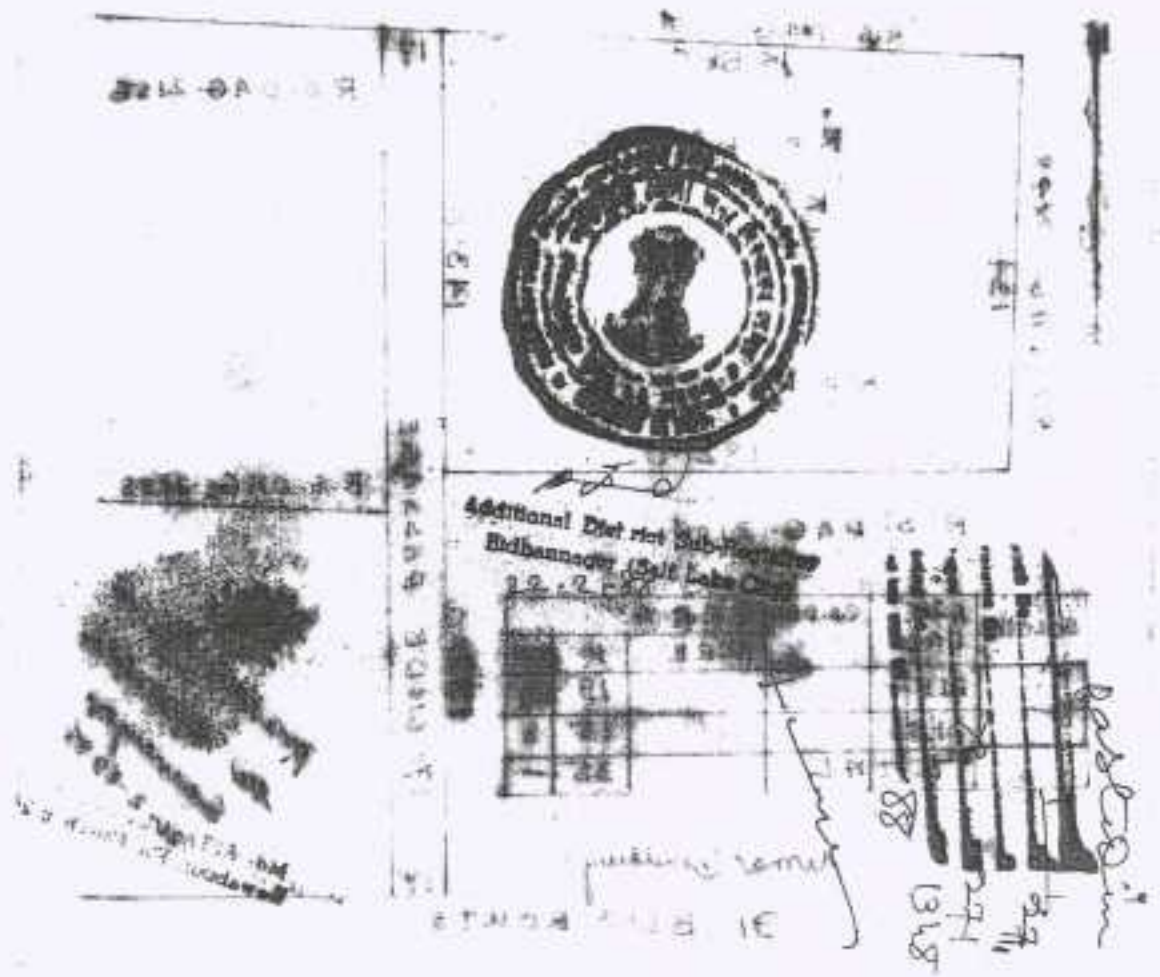
WATER BASED AREA IN RED BOUND-

- 35-M-O-CH

SCALE 50' = 1" (IN)



SITE PLAN OF THE ORGANIZATION
 ORGANIZATION OF THE
 THE ORGANIZATION OF THE
 THE ORGANIZATION OF THE



2/5/88
DATED THIS THE DAY OF 1988

B E T W E E N

SMT. UMA CHOUDHURY.

A N D

BISHWANATH DAYAL GUPTA.

SRI RAJENDRA KUMAR GUPTA.

SRI JITENDRA KUMAR GUPTA.

SRI RAJESH KUMAR GUPTA.

DEED FOR SALE.

MIHIR LAL BANERJEE,
Advocate,
8/2, Hastings Street,
1st Floor, Room No.26,
Calcutta-700001.