

1164

D 1161 5000Rs.



1001731

25

Admissible under s. 14 of the W.P.A. Act, 1955 (or  
 exempt from stamp duty) A No. 23  
 A-660000  
 4-50



Abboni

Produced by New LTD  
 D. Ward Comp. Bldg. Calcutta  
 2-11-87

REGISTRAR  
 BISHNUPUR  
 2/3/88

12-25

12-25

THIS INSTRUMENT MADE THIS THE 2nd day of March  
 One Thousand Nine Hundred and Eighty Eight BETWEEN  
 KUMAR GROUPS PVT. LTD. a Company within the meaning of the  
 Companies Act, 1956 having its registered Office at No. 8,  
 Camac Street in the Town of Calcutta hereinafter Called the  
 " VENDOR "

Contd ...

63





\* 2 \*

( which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors and assigns ) of the ONE PART AND DEVELOPMENT CORPORATION PVT. LTD.

A Company incorporated under the Companies Act, 1956 having its registered Office at 18/2, Vidyasagar Street in the Town of Calcutta hereinafter Called the "PURCHASER"

Contd ..

*[Handwritten signature]*  
SUB-REGISTRAR  
BISHNUPUR



1017411  
180000  
10000  
10000  
10000  
10000  
2000000

6770  
29th Anthon Mrs  
18/26, Pradhyanga Place  
19  
98-22-88

5000Rs.



\* 3 \*

( which expression shall unless excluded by or repugnant to  
the subject or context be deemed to include its successors  
and assigns of the OTHER PART.

Contd ...

6/27

23

SUB-REGISTRAR  
BISHNUPUR

am



101741

10000  
10000  
10000  
10000  
10000

100000

29-8-88

At the Office of the  
Sub-Registrar, Bishnupur  
18/26 Pradyumn Place  
Bishnupur



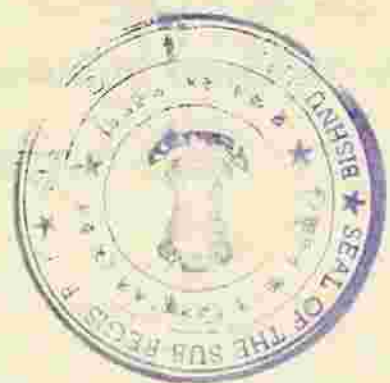
\* 4 \*

WHEREAS :-

1. The Vendor by several registered Sale Deeds being Deed No. 3709 and 1939 for the Year 1961, Deed No. 398 for the Year 1962, Deeds No. 5508 and 5509 for the Year 1965, Deeds No. 252, 2939, 4970, 4279, 577, 578, 2937, 2938 and 3668 for the Year 1966 and Deeds No. 298, 558, 913 and 550 for the Year 1967

Contd ..

Handwritten signature  
SUB-REGISTRAR  
BISHNUPUR



1017411  
100000  
100000  
100000  
100000  
100000  
100000  
100000  
100000  
100000

670  
2700  
M. K. Das  
18/26, Park Street, Calcutta - 99  
29.8.58



5000Rs.



\* 5 \*

and Deeds No. 1727, 8294, 5042, 8293 and 5041 for the Year 1969 of District Registration Office at Alipore Purchased from various persons absolutely and free from encumbrances several plots of agricultural land measuring more or less 33 Bighas 14 Cottahs 8 Chittacks a little more or less and situate and lying at Mouza Bhasa, Police Station Bishnupur Pargana Magura J.L. No. 20, R.S. No. 92 District 24- Parganas ( South ).

Contd ..

Handwritten signature and initials  
SUB-REGISTRAR  
BISHNUPUR



10/24/11  
10000  
10000  
10000  
10000  
10000  
10000

670  
27th October 1876  
1876  
Buckingham Place  
29-2-86



\* 6 \*

2. The Vendor is now the sole and absolute Owner and is seized and possessed of or otherwise well and sufficiently entitled free from all encumbrances to the said pieces and parcels of land, hereditaments and premises at Bhasa P.S. Bishnupur District South, 24- Parganas.

Contd ..





\* 7 \*

3. By an Agreement for sale bearing date the 28th day of July 1986 made between the Vendor of the One Part and Shri Dwarka Prasad Agarwal and Smt. Kamini Barua of the Other Part, the said Dwarka Prasad Agarwal and Smt. Kamini Barua agreed to Purchase all those pieces and parcels of land hereditaments and Premises at Mouza Bhasa, Police Station Bishampur, District South 24- Parganas

Contd ..





\* 8 \*

containing an area of 32 Bighas 14 Cottahs a little more or less mentioned in the Schedule thereunder written at the price and on the terms and conditions therein contained.

4. The said Dwarka Prasad Agarwalla and Smt. Kamini Parua have also paid a sum of Rs. 2,00,000/- (Rupees Two Lacs) only as and by way of earnest money and in part payment of the consideration money.

Contd ..







\* 9 \*

5. On actual measurement the area of pieces and parcels of land agreed to be sold is 33 Bighas 14 Cottahs 8 Chittaks.

6. The said Dwarka Prasad Agarwal and Smt. Kamini Barua have nominated the Purchaser herein to be the Purchaser in respect of portion of the said pieces and parcels of land

Contd ..





\* 10 \*

containing an area of 1½ Bighas 6 Gottahs 1 Chittacks described in the Schedule hereunder written at or for the price of Rs. 6,00731. 25 ( Rupees Six Lacs Seven Hundred Thirty One and Paise twenty five ) only.

7. It has been agreed between the Company and the said Dwarka Prosad Agarwal and Smt. Kamini Barua that the out of the total

Contd ..





\* 11 \*

earnest money of Rs. 2,00,000/- paid by them the Company will pay and has paid a sum of Rs. 1,00,000/- to the said Dwarka Prasad Agarwal and Smt. Kamini Barua being the half of the said earnest money.

Contd ..





\* 12 \*

8. The said Dwarka Prasad Agarwal and Smt. Kamini Barua have nominated Woodland Complex Pvt. Ltd. another Company to be the Purchaser in respect of the portion of the said pieces and parcels of land containing an area of 19 Bighas 8 Cottahs and 7 Chittacks.

Contd ..







\* 13 \*

NOW THIS INDENTURE WITNESSETH that pursuant to the said agreement and in consideration of the sum of Rs.1,00,000/- ( Rupees One Lakh only ) paid as earnest money and in part payment of the price as aforesaid and of the further sum of Rs. 5,00, 731.25 ( Rupees Five Lakhs Seven Hundred Thirty One and Paise Twenty Five only ) at or immediately before the sealing and delivery of these presents paid by the Purchaser to the Vendor the said two sums making together the full price

Contd ...

2/3

SUB-REGISTRAR  
BISHNUPUR

*M*



1017411  
10000  
10000  
10000  
10000  
10000

10000  
10000  
10000  
10000  
10000

27th Dec 1988  
18/88, Badlyung Place, Cor  
29-12-88



\* 114 \*

as consideration of Rs. 6,00,731 .25 ( Rupees Six Lakhs Seven Hundred Thirty One and Paise Twenty Five only ) the receipt whereof and that the same is in full for the price of the said pieces or parcels of land hereditaments and premises the said Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit

Contd ...





\* 15 \*

release and discharge the said Purchasers and also the said pieces or parcels of land hereditaments and premises ) the Vendor doth hereby grant transfer sell convey release and confirm unto the said Purchasers their respective heirs executors, administrators, representative and assigns ALL AND SINGULAR all those pieces or parcels of land and premises containing an area of

Contd ..





\* 16 \*

14 Bighas 6 Cottahs and 1 Chittacks in Mouza Ehasa P.S.  
 Bishnupur Pargana Magura in the District of 24- Parganas  
 ( South) fully described in the Schedule hereunder written  
OR HOWSOEVER OTHERWISE the said pieces of parcels of land  
 hereditaments and premises now are or heretofore were situate  
 situate and bounded called known numbered described or distin-  
 guished TOGETHER WITH the benefits and advantages of ancient and  
 other rights, ways, paths, common or other passages drain,  
 waters, water courses and all manner ..

Contd ..







\* 17 \*

nanner former and other rights, liberties easements, privileges, profits appendages and appurtenances whatsoever to the said pieces or parcels of land and premises belonging or in anywise appertaining or with the same or any of them or any part thereof now or at any time heretofore holden used occupied or enjoyed with their and every of their appurtenances AND the reversion and reversions remainder and remainders rents issues and profits of and in the said pieces

Contd ..





\* 18 \*

or parcels of land and premises and every part and parcel thereof A N D all the estate right title interest inheritance reversion use trust possession property claim and demand whatsoever both at law and in equity of the said Vendor of into out of and upon the said pieces or parcels of land hereditaments and premises and every part thereof A N D all deeds pattahs muniments writings and other evidence of title which is anywise relate to the said pieces or parcels of land or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the Vendor

Contd ..





\* 19 \*

its successor or successors or assigns from whom they of any of them can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said pieces or parcels of land and all and singular other the premises hereby granted transferred sold conveyed released and confirmed or expressed or intended so to be unto and to the use of the Purchasers absolutely and for ever free from all encumbrances subject only to the ground rent cesses and assessment payable in respect of the same AND the Vendor doth hereby covenant with the Purchasers that notwithstanding any act or deed matter

Contd ..





\* 20 \*

orthing by the said Vendor or any of its predecessors in title  
 made done or executed or knowingly suffered to the contrary the  
 Vendor now hath good right full power and absolute authority  
 to grant sell transfer convey release and confirm the said  
 pieces or parcels of land and premises hereby granted and  
 transferred conveyed released and confirmed or expressed or  
 intended so to be unto and to the use of the Purchasers in  
 manner aforesaid A N D that the Purchasers shall and may at  
 all times hereafter peacefully and quietly possess and enjoy the  
 said piece or parcel of land and premises and each and every  
 part thereof and receive the rents and profits thereof without any  
 lawful eviction interruption claim or demand from or by the  
 Vendor or any person or persons lawfully or equitably claiming  
 from under or in trust for the Vendor or from under or in trust

Contd ..

23

SUB-REGISTRAR  
BISHNUPUR

*[Handwritten signature]*



1017411

*[Handwritten scribbles]*  
100000  
1000  
1000  
1000  
1000

*[Handwritten scribbles]*

2000000

27th Oct 1956  
18/200 Ballygunge  
Ballygunge  
19.8.56  
18.8.56



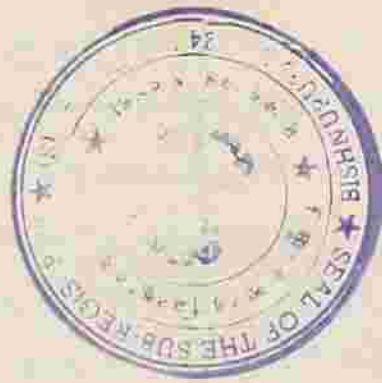


\* 21 \*

for the Vendor or from under or in trust for any of its predecessors in title AND that free from all encumbrances whatsoever made or suffered by the said Vendor or any of its predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate or inheritance in the said pieces or parcels of land and premises or any part thereof from under or in trust for the said Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other

Contd ..

34  
SUB-REGISTRAR  
BISHNUPUR



101741  
10000  
1000  
500  
200  
100

200  
100  
50  
20  
10

18/02/1988  
19-12-88  
18/02/1988  
19-12-88  
18/02/1988  
19-12-88



\* 22 \*

acts deeds and things for further and more perfectly assuring the said pieces or parcels of land and premises and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT pieces or parcels of agricultural land containing an area of 4.72 acres more or less i.e. about 14 Bighas 6 Cottahs and 1 Chittacks situate at Mouza Bhasa J.L. No. 20 R.S. No. 92 P.S. Bishnupur Fargana Nagura in the District of 24- Parganas ( South ) particulars of Khasian No. Dag No. and area are given below :-

Contd ..





\* 23 \*

<u>Dag No.</u>	<u>Khatian No.</u>	<u>Area ( acre).</u>
<del>491</del>	587	.16
<del>495</del>	428	.21
<del>486</del>	218	
<del>486</del>	218	.12 } .12 }
<del>488</del>	218	.07
<del>510</del>	218	.10
<del>511</del>	218	.12
<del>485</del>	218	.23
<del>484</del>	167	.17
<del>509</del>	204	.27
<del>492</del>	145	.12
<del>482</del>	116	.5875 }
<del>482</del>	116	.2425 }
<del>483</del>	108	.84
<del>507</del>	224	.21
<del>508</del>	204	.26
<del>489</del>	2	.37
<del>478</del>	453	.52
Total		4.72 = 11 Bigha 6 Gottahas 1 Ghittack.

Contd ..





\* 2h \*

IN WITNESS WHEREOF the Common Seal of the Vendor has hereunto been affixed and these presents have been executed the day month and Year first above written.

THE COMMON SEAL OF KUMAR GROUPS PRIVATE LIMITED has hereunto been affixed.

Affixed pursuant to a Resolution of its Board of Directors passed in that behalf on the : 24<sup>th</sup> July 1986.

In the Presence of Shri  
Surrendra Pal Anora  
Director of the Company who  
has signed these presents at

Calcutta in the Presence of :-

M. P. al. mitra  
Advocate  
18/26, Ballygunge place East  
Calcutta. 700019.

Kumar Group Ltd.  
Surrendra Pal Anora  
Director

Tapankr Datta  
Advocate  
2A, Badam Roy Lane,  
Calcutta - 10.

Handwritten signature  
SUB-REGISTRAR  
BISHNUPUR



1017411  
10000  
1000  
500  
200  
40  
200000

27-2-58  
Treasurer,  
Patna Collection

6770  
Sole No. 29/100  
Mukherjee ASD  
18/06/58  
Patna Collection  
Patna





\* 25 \*

MEMO OF CONSIDERATION :

RECEIVED of and from the withinnamed  
 Purchasers the sum of Rs. 600731.25 P.  
 ( Rupees Six Lacs Seven hundred thirty one  
 and paise twenty five only )  
 only ) within mentioned to have  
 been paid by it as consideration of this  
 Conveyance .

Rs.  
 Total Rs. 6,00,731.25 P.

( Rupees Six Lacs Seven hundred thirty one  
 and paise twenty five only )

- 1) By cheque No: 889978 dtd 28.7.86 drawn on punjab & Sindh Bank  
 Burra bazar Branch by Dwarka Prasad Agarwal . - Rs 1,00,000/-
- 2) By cheque No: 168101 dtd 7.12.87 drawn on Grindlays Bank plc  
 chowringhee Branch Rs 4,00,000/-
- 3) By cheque No: 168104 dtd 2.3.88 drawn on Grindlays Bank plc  
 chowringhee Branch Rs 9,000/-
- 4) By cheque No: 168105 dtd 2.3.88 drawn on Grindlays Bank plc  
 chowringhee Branch Rs 10731.25 P.

Drafted and Prepared in my  
 Office :

Nipal Mitra  
 Advocate.

Kumar Gopal (D) 11/4  
 Tansen Tal Area  
 District

Typed by me:  
Anaresh  
 Anaresh Chandra Ray.  
 Alipore, Judges' Court.  
 Calcutta - 27.

Witness.  
 1. Nipal Mitra  
 Advocate  
 2. Pasanku Datta

63

*Recd*

Book No. ....  
Volume No. .... *15* ..... *216*  
Pages... *199* ..... *1167*  
Being No. ....  
For the year ..... *1988*



*13*  
BISHNUPUR  
SUB-REGISTRAR



*216*  
SUB-REGISTRAR  
BISHNUPUR  
23  
288

1017411

100000  
10000  
5000  
2000  
400  
100

200000  
100000  
50000  
20000  
10000  
5000  
2000  
1000

Serial No. *6770*  
Sold to *27408 Mitrabehn*  
By *18/86 Sankarjyoti Prasad*  
Sankarjyoti Prasad  
Treasurer,  
Patna-18  
*18/86*

11

CONVANCE

DEVELOPMENT CORPORATION LTD.

A H D

HUMAR GROUPS PVT. LTD.

BEHWEEN

DATED THIS THE DAY OF 1988.