

1163

F 1160

5000Rs.



115719
A 296521

Admissible under rule 21 and also s/a 6
 (D) / 14 of the W.I.P. Act, 1955 (or
 exempt from ad. & stamp duty
 Amendment Act No. 23
 89651



230 AC) Produced by the
 170 D Ward Compt. Calcutta
 2.11.87

SUB-REGISTRAR
 BISHNUPUR

2/3/88

12-10
3

THIS INDENTURE 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 " (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

Contd .

607

Identified by
Museum of
Anthropology

188
SUB-REGISTRAR
BISHNUPUR

By Post
By Cash
Date
Thru
of
Son of
Japan
Hindu

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By Post
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Date
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188
SUB-REGISTRAR
BISHNUPUR
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A H D WOODLAND COMPLEX PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered Office at 231/1, Acharya Jagadish Chandra Bose Road in the Town of Calcutta hereinafter Called the "PURCHASER" (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.

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,

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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 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 Bishunpur Fargana Nagura J.L. No. 20, R.S. No. 92 District

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SUB-REGISTRAR
BISHNUPUR



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1st of July 1912
Bishnupur
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F
Bishnupur
1912-13
Bishnupur
Bishnupur



* 4 *

District 24- Parganas (South)

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 24- Parganas (South)

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

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43

SUB-REGISTRAR
Punjab



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~~to the Secretary -~~

~~1918~~

~~Secretary~~

~~1826~~

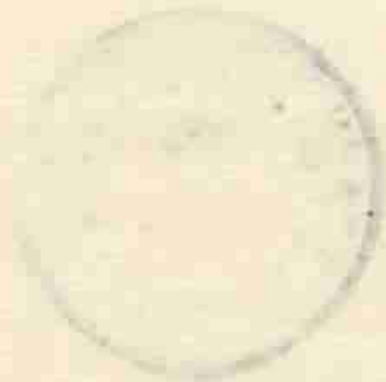
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agreed to purchase all those pieces and parcels of land hereditaments and premises at Mouza Bhasa, Police Station Bishnupur, District 24- Parganas (South) containing an area of 32 Bighas 14 Cottahs a little more or less mentioned in the Schedule thereunder written at the price and on the terms and conditions therein contained.

4. The said Dwarka Prasad Agarwalla and Smt. Kamini Barua 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.

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SUB-REGISTRAR
BISHNUPUR



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18726 my letter
1/3

677 letter
1/3



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5. On actual measurement the area of pieces and parcels of land agreed to be sold is 33 Bighas 11 Cottahs 8 Chittaks.

6. The said Dwarika Prasad Agarwal and Smt. Kamini Barua have nominated the Purchaser herein to be the Purchaser in respect of the said pieces and parcels of land containing an area of 19 Bighas 8 Cottahs 7 Chittacks described in the Schedule hereunder written at or for the price of Rs. 8,15, 718.75 (Rupees eight lakhs fifteen thousand seven hundred eighteen and paise seventy five only).

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SUB-REGISTRAR
BISHNUPUR



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280/101

1/24/47

18/12/47

67th West & 18th St
New York, N.Y.



* 7 *



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

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8. The said Dwarka Prasad Agarwal and Smt. Kamini Barua have nominated Development Corporation 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 11 Bighas 6 Cottahs and 1 Chittack.

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. 7,15,718.75 (Rupees Seven Lakhs fifteen thousand seven hundred eighteen and paise seventy five only)

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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 as consideration of Rs. 8,15,718.75 (Rupees eight lakhs fifteen thousand seven hundred eighteen and paise seventy 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

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SUB-REGISTRAR
BISHNUPUR



1000/-
1000/-
1000/-
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Said to
1826
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hereby acquit 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, representatives and assigns ALL AND SINGULAR all those pieces or parcels of land and premises containing an area of 19 Bighas 8 Cottahs and 7 Chittacks in Mouza Ehasa Police Station Bishnupur Pargana Nagura 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 butted and bounded called known numbered described or distinguished

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SUB-REGISTRAR
BISHNUPUR



28/01/1922
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18/12/1921
Sub-Registrar
Bishnupur
79/102-88



* 11 *

TOGETHER WITH the benefits and advantages of ancient and other lights, ways, paths, common or other passages drains, waters, water courses and all manner of 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 holder 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 or parcels of land premises and every part and parcel thereof A N D

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SUB-REGISTRAR
BISHNUPUR



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Sub-Registrar

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18/2

67th W.P. No. 10/9



* 12 *

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 pottahs
 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
 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

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SUB-REGISTRAR
BISHNUPUR



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6771
18/26
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* 13 *

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 or thing by the said Vendor or any of its predece-
 ssors in title made done or executed or knowingly suffered
 to the contrary the Vendor now hath good right full Power

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167

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SUB-REGISTRAR
BISHNUPUR



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Wages
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1912
Bishnupur
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Bishnupur
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Bishnupur



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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

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THE SECRETARY
GENERAL



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Serial No. 677
Date to: 1876
Sub-Committee of the House of Representatives
Treasurer
1876
1876
1876



* 15 *

unto and to the use of the Purchasers in manner aforesaid
 AND that the Purchasers shall and may at all times hereafter
 peaceably 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

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SUB-REGISTRAR
BISMILPUR



(Handwritten scribbles and lines)

677
18/26
19/12/85
Rudra College
19/12/85
Rudra College
19/12/85
Rudra College



* 16 *

under or in trust-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

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BIS-UPUR



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BISUPUR
1872
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Case of

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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

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SUB-REGISTRAR
BISHNUPUR



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6771
 Gold No. 18726
 Sub-Registrar Bishnupur
 1912-85
 14411



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Purchasers do and execute or cause to be done and executed all such further and other 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 reasonable required.

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SUB-REGISTRAR
BISHNUPUR



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THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT pieces or parcels of agricultural land
 containing an area of 6.41 acres more or less i.e. about 19
 Bighas 8 Cottahs and 7 Chittacks Contd ..

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SUB-REGISTRAR
BISHNUPUR



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situate at Housa Bhusa J.L. No. 20 R.S. No. 92 P.S. Bishnupur
 Pargana Nagura in the District of 24- Parganas (South)

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SUB-REGISTRAR
BISMIL, UPUR



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Sold No. 677
Sold to: [Handwritten name]
Rs. 1826
[Handwritten signature]
[Handwritten name]
29/1/20
[Handwritten name]



* 21 *



particulars of Ehatian No. Dag No. and area are given
below :-

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SUB-REGISTRAR
BISHNUPUR

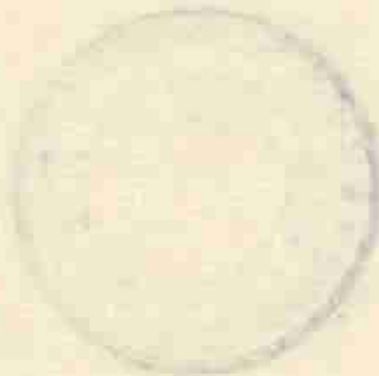


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18/26 18/26
19/18 2/88
18/26 18/26
18/26 18/26
18/26 18/26



* 22 *

Dag No.Khatian No.Area (acre).

477

453

1.18

481

171

.30

Contd .

603

23
SUB-REGISTRAR
BISHNUPUR



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<u>Dag No.</u>	<u>Khatian No.</u>	<u>Area (acre).</u>
479	606	.60
480	108 .285	.57
480	108 .285	

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687

213

SUB-REGISTRAR
BISHNUPUR



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67th
 Sold to
 18/26
 29/2/88
 Sub-Registrar
 Bishnupur
 Bengal
 Case of



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Dag No.Khatian No.Area (Acre).

778

225

.89

777

108

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SUB-REGISTRAR
BISHNUPUR
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Said to
18776
Subordinate Collector
2910 28
Caly



25

<u>Dag No.</u>	<u>Khaddan No.</u>	<u>Area (acre)</u>
776	497	.60
791	2	.53
Total -		6.41

607

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SUB-REGISTRAR
BISHNUPUR



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28000 / 10000

697H
Sold No. 10000
18726
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19/10/88
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Total - 6. 1/1

= 19 Bighas 8 Cottahs 7 Chittacks.

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SUB-REGISTRAR
BISHNUPUR



1-10-41

26 May

28 June 1-10-201

Car of

6771 utpat with the
18/28 mallya three beam
29/18/88
District Collector
TENTH



* 27 *

IN WITNESS WHEREOF the Common Seal of the Vendor

has hereunto been affixed and these presents have been

Contd ..

63



* 28 *



executed the day month and Year first above written.

Contd ..

607

3
SUB-REGISTRAR
BISHNUPUR



1404/11
1404/11
1404/11
1404/11
1404/11

6791 utpaal kumar
1826 kalyan
of 29/12/88
Sub-Registrar
Bishnupur



* 29 *

THE COMMON SEAL OF KUMAR GROUPS
PRIVATE LIMITED has hereunto been
 affixed pursuant to a Resolution
 of its Board of Directors passed
 in that behalf on the 24th
 July 1986.

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SUB-REGISTRAR
BISHNUPUR



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18126
292.85
Handwritten notes and numbers, including a crossed-out amount.



* 30 *

IN THE PRESENCE OF SHRI Surendra K. Kumar Director
Pal Arora, Director of the Surendra K. Kumar
 Company who has signed these presents at Director
 Calcutta in the Presence of :-

1. Nipal Mitra
Advocate
18/26, Balugunge place East,
Calcutta - 700019.

2. Tapank Datta
Advocate
2A, Backan Roy Lane,
Calcutta - 10

Contd ..

2/2

~~SUB-REGISTRAR~~
BISHNUPUR



101541

Use only 1907/1

Use only 1907/1
Use only 1907/1

6731
Date 18/26
Patents Collection
Treasurer
2910 2 88

Wt paid with Rs
+ 18/26
+ 29/10



* 31 *

MEMO OF CONSIDERATION :-

RECEIVED of and from the withinnamed
PURCHASER the sum of Rs. 8,15,718.75
 (Rupees Eight Lakhs Fifteen thousand
 Seven hundred Eightee and Paise Seventy five only)

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SUB-REGISTRAR
BISHNUPUR



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67th
sold to...
1872

2918 2 88
Treasurer
District Collector



* 32 *

within mentioned to have been paid
by it as consideration of this Conveyance.

... Rs. 8,15,710 . 75.

(Rupees Eight Lakhs Fifteen Thousand Seven Hundred Eighteen
and Paise Seventy Five only).

- 1) By cheque No. 007607 dated 28.7.86 drawn on Grindlays Bank
Chowringhee branch by cheque No. 168443 dated 28.7.88 on Chartered Bank Chowringhee Rs 70,000/-
and Rs 30,000/- by Smt. Kamini Barua Rs. 1,00,000/-
- 2) By cheque No. 168352 dated 7.12.87 drawn on Grindlays Bank
P.C. Chowringhee Branch Rs 6,00,000/-
- 3) By cheque No. 168355 dated 2.3.88 drawn on Grindlays Bank
P.C. Chowringhee Branch Rs. 1,00,000/-
- 4) By cheque no. 168356 dated 2.3.88 drawn on Grindlays
Bank P.C. Chowringhee Branch Rs 15718.75P.

for Karmay Gupta (11/14)
Sunder Lal Ahal
Datta

Sunder Lal Ahal
Datta

Drafted and Prepared in
my Office :

Nipal Mitra
Advocate.

Typed by us:

Amresh Chandra Roy,
Alipore, Judges' Court.
Calcutta - 27.

Witness.

1. Nipal Mitra
Advocate.

2. Tapan Kumar Datta
Advocate.

Book No. *15*
 Volume *I*
 Pages *181*
 Being No. *1160*
 For the year *1988*



13

SUB-REGISTRAR
 BISHNUPUR

888
 SUB-REGISTRAR
 BISHNUPUR



11/11/81

6

2- no -

280-5022

1.1.2021

Serial No. *6771*
 Sold to *Subpat Mitra Rav*
 18/26 Mallyganga Pheam
 Phoxila Chhottom
 Treasury
 29.10.88

Car 19

DATED THIS THE 2nd DAY OF March 1988.

BETWEEN :

KUMAR GROUPS PVT. LTD.

A N-D

WOODLAND COMPLEX PRIVATE LTD.

CONVEYANCE :

10