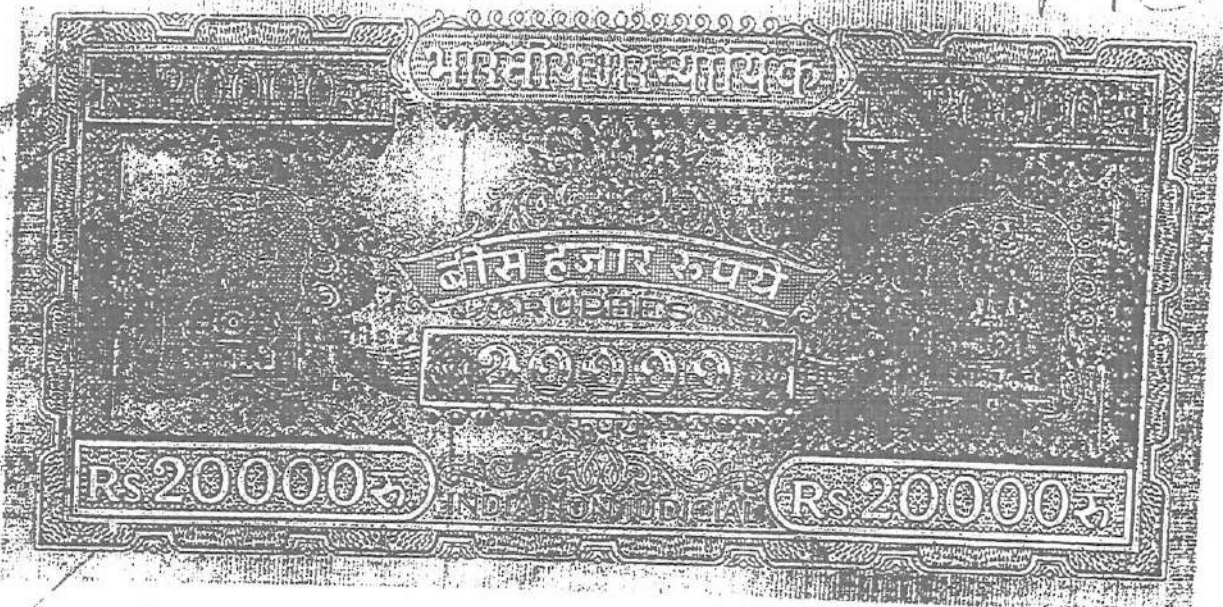


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Admissible under rule 21 only
India Act of L.R. Act under the
Indian Stamp Act 1899 corrected
upto 1974
From A 5532/-
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5540/-

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B. M. Deka
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Additional District Sub-Registrar
Kolkata

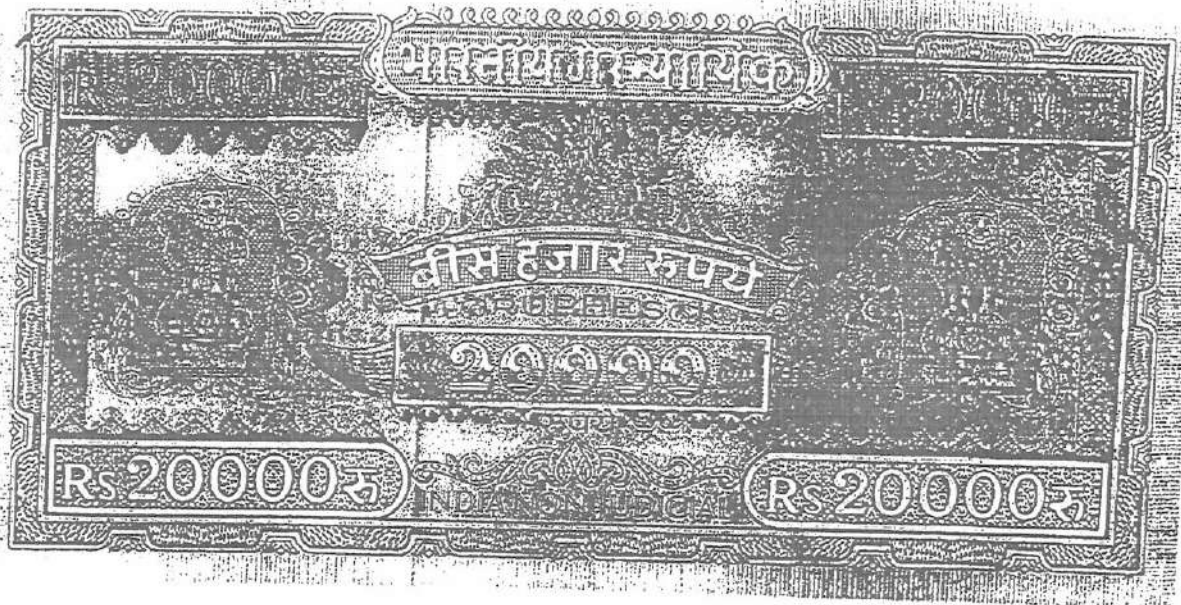
Jaya Dhar
10
K.P.A. Enclave
Kolkata - 700 019

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THIS INDENTURE made this the 24th day of November,

Two Thousand Three **BETWEEN MRS. JAYA DHAR**, wife of Mr. Pearey Lal Dhar, by faith- Hindu, by occupation- Housewife, residing at 9/3, Sunny Park Apartment, Kolkata- 700 019, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

Adhar

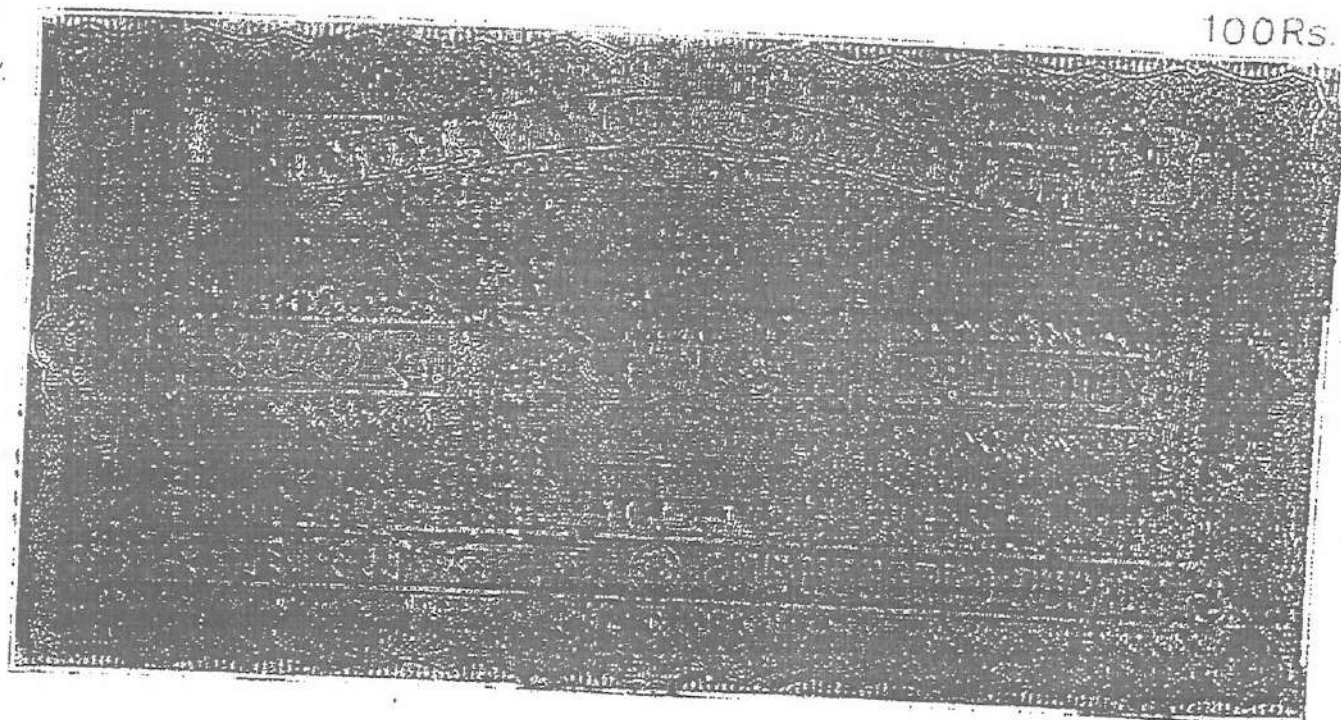


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-(2)-

AND

M/S. B.M. DEALERS PRIVATE LIMITED, 11, Lower Reng,
P.S. Benia Pukur, Kolkata- 700 013, proprietor SRI BISHAN
MIRANIA AGARWAL, son of Sri Rambilas Agarwal, by caste-
Hindu, by profession- Business, residing at Garagacha, P.S.
Sonarpur, P.O. Garia, Kolkata- 700 084, District South 24-Parganas,
W.B., hereinafter called and referred to as the "PURCHASER"
(which expression shall unless excluded by or repugnant to the

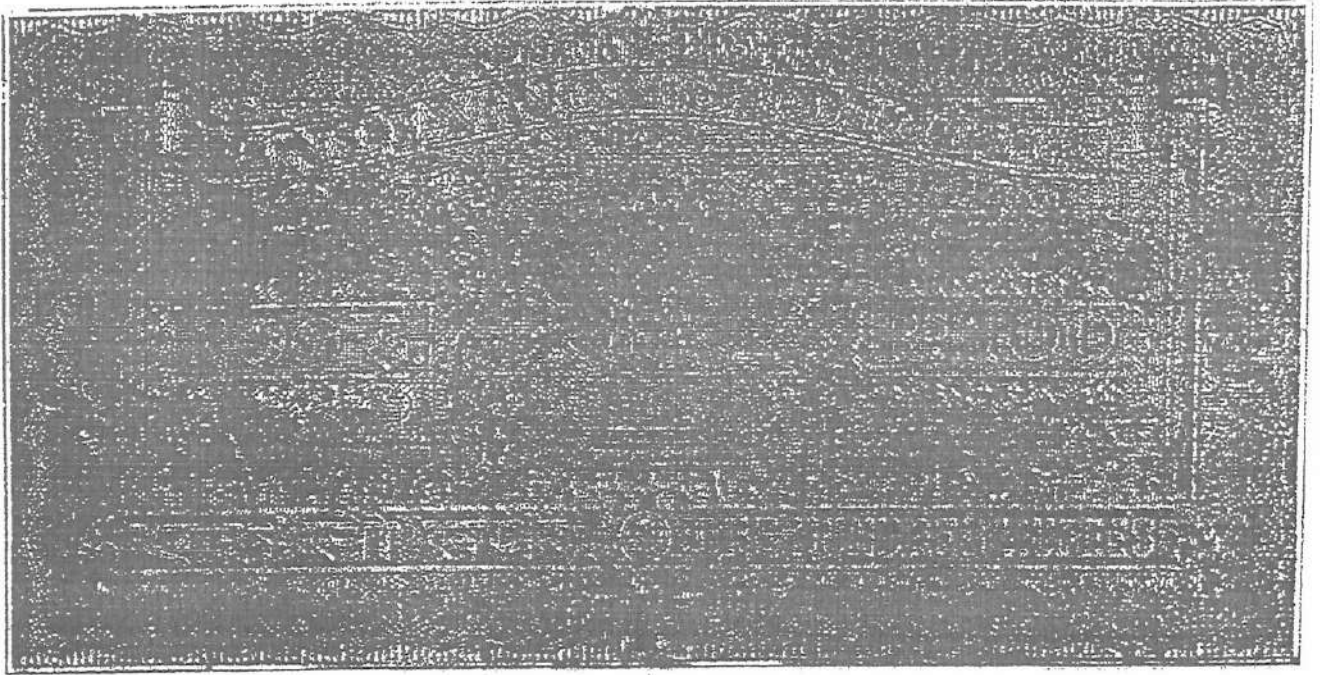


:(3) :-

subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS at all material times and for all intents and purposes one Sri Jatindra Nath Mondal and Sri Debendra Nath Mondal were jointly seized and possessed of ALL THAT piece and parcel of rent redeemed land measuring an area of more or less 13 Cottahs 5 Chittaks 42 Sq.ft. excepting any common passage

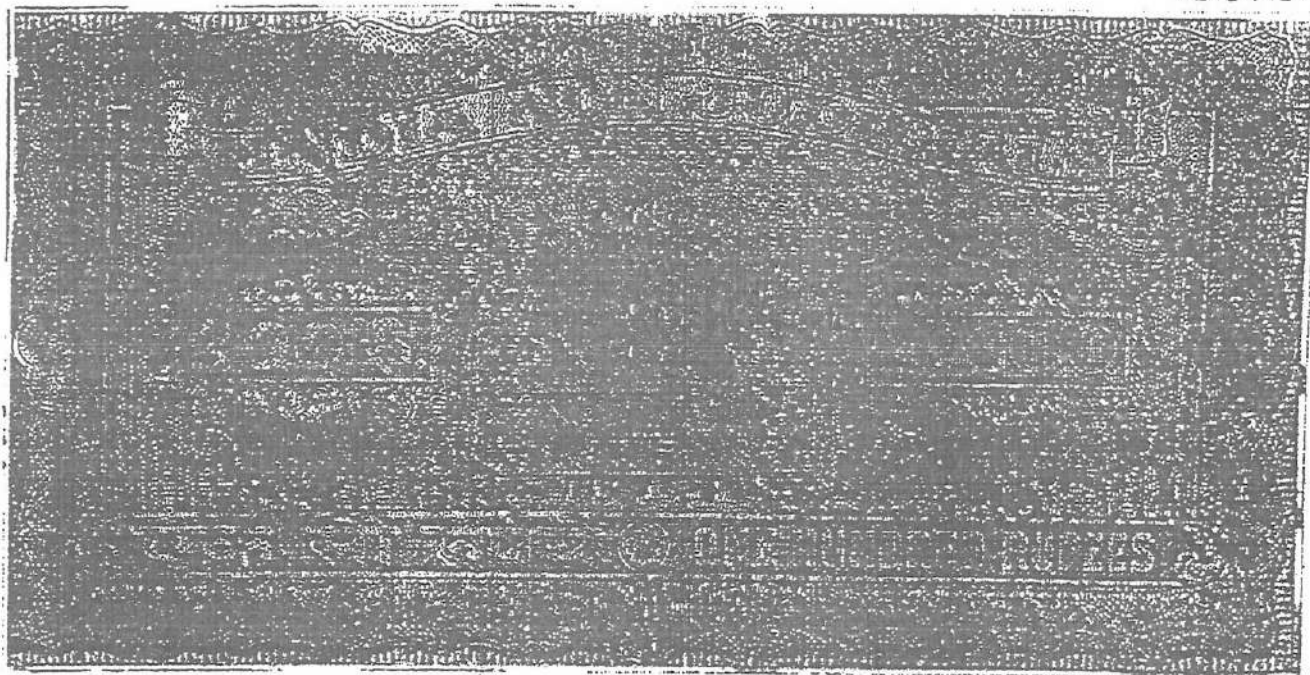
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-(4) :-

thereto situate in the District of 24-Parganas, Pargana- Khaspur, Sub-Registry office at Sonarpur under Collectorate Touzi No. 56, R.S. No. 41, J.L. No. 45, Mouza- Garagacha, comprised in the Cederal Survey Khatian No. 113. The said property was purchased by Arisar Rahaman son of Abdur Rahaman, by a Sale Deed dated 7/4/1945 (hereinafter for the sake of brevity referred to as the "erstwhile property").

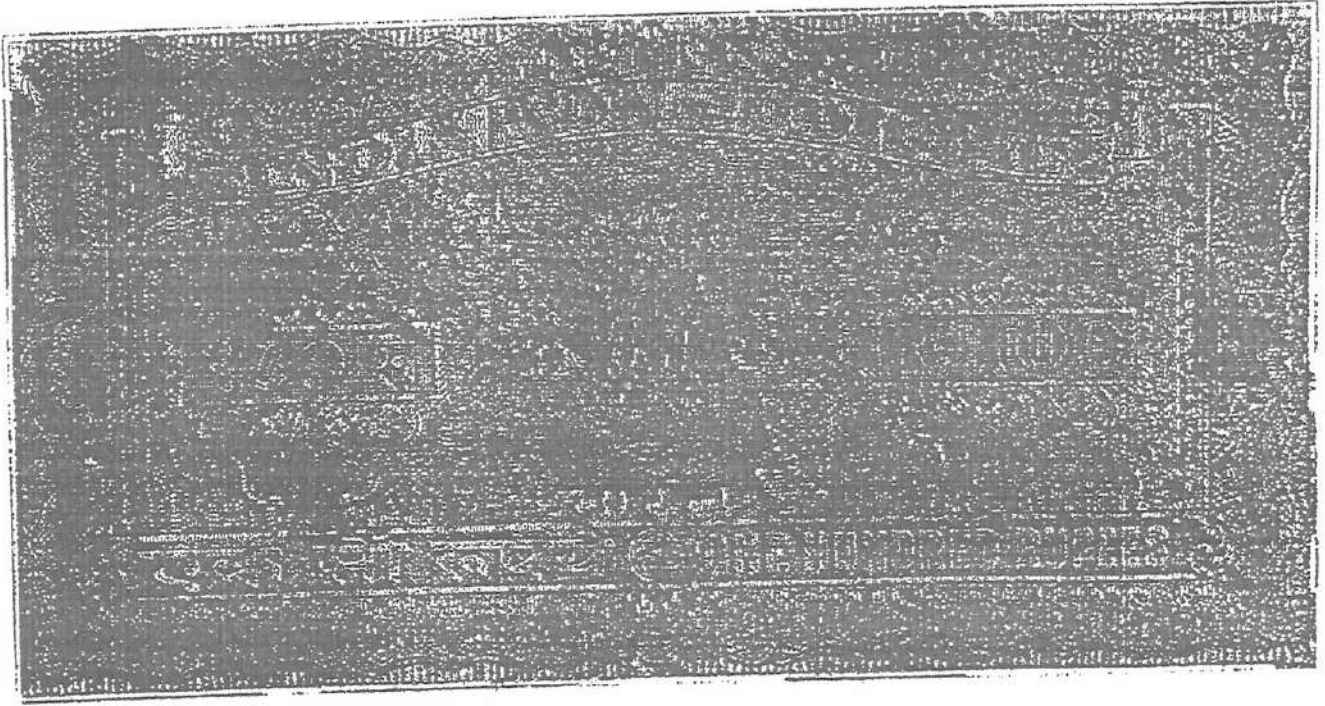
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-(5) :-

AND WHEREAS while thus absolutely seized and possessed of and well and sufficiently entitled to the said property and other property the said erstwhile owners of the said property partly sold delivered and transferred the property in West Bengal and/or exchanged said property and other property with one Smt. Sailabala Debi in Bangla Desh but in fact reality and substance the said Deed of Conveyance and/or Deed of Exchange with the said Smt. Sailabala Debi was executed and registered in Benami,

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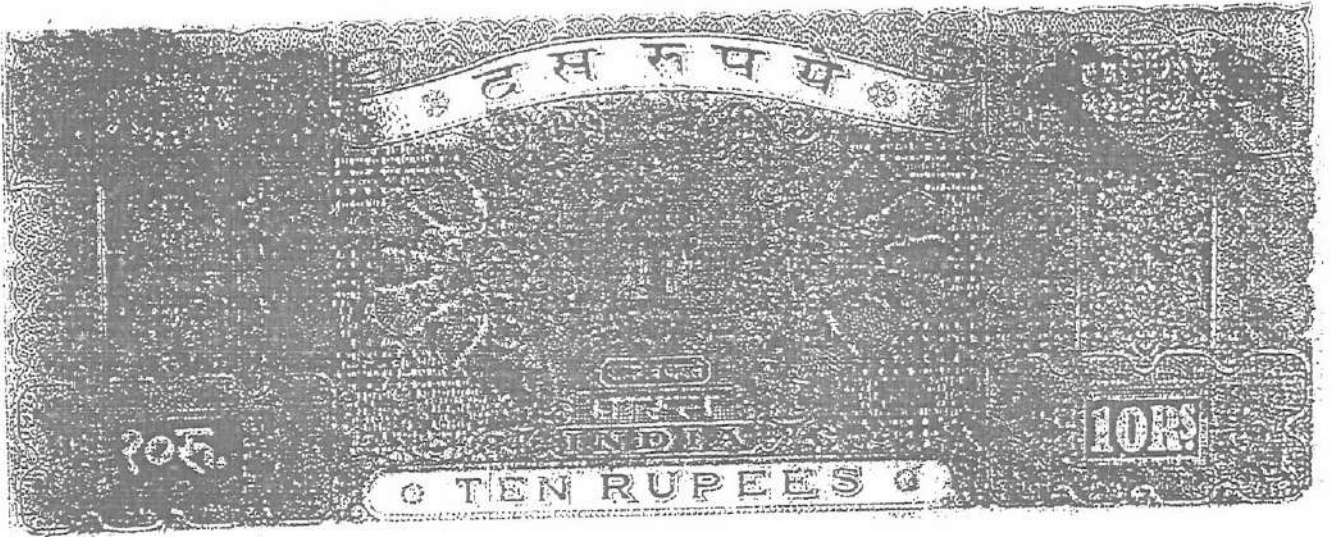


-(6) :-

the one Sri Birendra Chandra Chakraborty (Dharma Guru) of whom the said Smt. Sailabala Debi was a "disciple" (Sisy) and the said deed was duly registered at the Registrar of Assurance, Calcutta in Book No. I. Volume No. 16, Pages 168 to 175, Being No. 354 for the year 1950. **AND WHEREAS** the said Sailabala Debi in the facts and circumstances was seized and possessed of the said property and was in the absolute use, enjoyment and

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10RS.



-(7)-

occupation thereof save and except the said Birendra Nath Chakraborty was the Benam and/or name vender for Smt. Sailabala Debi **AND WHEREAS** the said Sri Birendra Nath Chakraborty by a Deed of Disclaimer and/or Release duly reconveyed the said property in favour of the actual owner said Smt. Sailabala Debi which was duly registered at the Sub-Registry office Alipore in Book No. 1, Volume No. 27, Pages 214 to 217, Being No. 1478 for the year 1962.

A.

AND WHEREAS while thus absolutely seized and possessed of and well and sufficiently entitled to the said property the said Smt. Sailabala Debi by virtue of a Sale Deed of Conveyance dated 8th June, 1968 duly sold transferred and conveyed the said property comprised in C.S. Kharian No. 113, Dag No. 79 for an area measuring 13 Cottahs 5 Chittaks 42 Sq.ft. more or less except any common passage to one Sri Sashanka Kiran Roy son of Late Kamini Mohan Roy which was executed and registered at the District Registry office at Alipore in Book No. 1, Deed No. 3775 for the year 1968 for valuable consideration mentioned therein.

AND WHEREAS the said Sashanka Kiran Roy by a Sale Deed dated 25th day of June, 1968 corresponding to 11th day of Ashar, 1378 B.S. and registered in Book No. 1, Deed No. 4216 for the year 1968 duly sold delivered and transferred an area of land measuring 13 Cottahs 5 chittaks 42 Sft. excepting common passage for valuable consideration to said Smt. Sandhya Rani Kar, wife of Sri Birendra Chandra kar of 6, Baithak Khana Bazar Road, Calcutta- 700 009.

AND WHEREAS the said Smt. Sandhya Rani Kar by a sale Deed dated 29th day of January 1991 and registered in Book No. 1, Volume No. 350, Page No. X 254, Deed No. 1094 duly sold delivered and transferred an area of land 4 Cottahs 9 Chittaks 14 Sq.ft. excepting common passage for valuable consideration to said

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Mrs. Jaya Dhar, wife of Mr. Pearey Lal Dhar of 9/3, Sunny Park Apartments, Calcutta- 700 019, referred to herein as the Vendor.

AND WHEREAS the Vendor thus became absolutely seized and possessed of the said plot of land and being sale land measuring 4 Cottahs 9 Chittaks 14 Sq.ft. except any common passage in Touzi No. 56, R.S. No. 41, J.L. No. 45, Mouza- Garagacha under C.S. Khatian No. 113, C.S. Dag No. 79 corresponding to R.S. Khatian No. 88, R.S. Dag no. 81 (more particularly mentioned and described in the Schedule hereunder written) and hereinafter for the sake of brevity referred to as "the said property".

AND WHEREAS the Vendor as such absolute owner of the said property declared to sell an area measuring 4 Cottahs 9 Chittaks 14 Sq.ft. described hereinabove and particularly mentioned and described in the Schedule hereunder written and further that the Vendor shall have no right on the 12¹/₂' ft. wide and 54' length common passage in front of the land to be conveyed by this Indenture and the Purchaser herein coming to know of the said offer accepted and agreed to purchase the said plot of land at or for the consideration fixed at Rs. 4,10,000/- (Rupees Four Lakh Ten Thousand) only free from all encumbrances.

[Handwritten signature]

NOW THIS INDENTURE WITNESSETH as follows :-

In pursuance of the said agreement and in consideration of the said sum of Rs. 4,10,000/- (~~Rupees~~ Four Lakh Ten Thousand) only of the lawful money paid by the Purchaser to the Vendor as per memo of consideration hereinbelow written (the receipt whereof the Vendor hereby acknowledge and of and from the same and every part thereof absolutely acquit release, exonerate the Purchaser and the said property), the vendor doth hereby absolutely and indefeasibly sell, grant, convey, transfer, assign and assure **ALL THAT** land measuring 4 Cottahs 9 Chittaks 14 Sq.ft. be the same a little more or less and delivered possession thereof at and being part of C.S. Dag No. 79 under C.S. Khatian No. 113 corresponding to R.S. Dag No. 81, R.S. Khatian No. 88 of Mouza Garagacha, J.L. No. 45, R.S. No. 41, P.S. Sonarpur, District South 24-Parganas and all sorts of easement rights thereto more particularly mentioned and described in the Schedule hereunder written and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this Indenture free from all sorts of encumbrances **OR HOWSOEVER OTHERWISE** the said land hereditaments and premises and every part thereof is or are or at any time heretofore was or were situated butted bounded called known numbered or distinguished belonging or usually held used occupied enjoyed or

17

reputed to belong and all ways, paths, passage, drains, lighting, privileges, easements, appurtenances whatsoever to the said land hereditament and premises belonging or anywise appertaining to be part and parcel of number thereof which now is or are heretofore were or was held or occupied or enjoyed therewith and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and right title interest claim and demand whatsoever of the Vendor into and out of and upon the said land hereditament and premises and every part thereof with all deeds documents and muniments of title relating to the same **TO HAVE AND TO HOLD** the said land hereditament and premises hereinbefore expressed to be hereby granted, conveyed, transferred and assured or expressed or intended to be so unto the Purchaser absolutely and forever free from all encumbrances and **BE IT MENTIONED** that the Vendor has acquired absolute full right power and authority of the said property hereby transferred and conveyed and the Vendor hereby covenant with the Purchaser that the Vendor have good right full power and absolute authority to grant convey transfer assure and assign the said property and every part thereof unto the Purchaser in the manner aforesaid and the Purchaser shall or may at all times hereafter peaceably and quietly own possesses and enjoy the same and every part thereof and receive and realise the rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever by the

Vendor or any person claiming lawfully or equitably through under or in trust for the Vendor and that free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendor well and sufficiently indemnified or from and against all manner of claims charges liens debts attachments and encumbrances whatsoever created made done occasioned or suffered by the Vendor or by any person or persons claiming as aforesaid and the Vendor do hereby further covenant with the purchaser that the Vendor and all persons having lawfully or equitably claiming through under or in trust for the Vendor as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Purchaser or person or persons requiring the same to be caused or done or executed all such acts deeds matters and things whatsoever for further better and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall be reasonably required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Sali land measuring more or less 4 cottabs 9 Chittaks 14 Sq. ft. be the same a little more or less lying at or situate in the District of 24-Parganas (South), P.S. &

AP

Sub-Registry office at Sonarpur, Pargana- Khaspur, District
Collectorate Touzi No. 56, R.S. No. 41, J.L. No. 45, Mouza- Garagacha,
comprised under C.S. Khatian No. 113, C.S. Dag No. 79 corresponding
to R.S. Dag No. 81 appertaining to R.S. Khatian No. 88 **TOGETHER**
WITH all sorts of easement rights of easement rights delineated in
the site Map or Plan annexed hereto in **RED** border line which plan
portion Plot No. "4" as part and parcel of this Indenture **OR**
HOWSOEVER OTHERWISE the said land hereditament and premises
and butted and bounded, in the manner following :-

On the North : Part of R.S. Dag Nos. 11 & 12.

On the South : 25' ft. wide Road.

On the East : Plot No. "4A".

On the West : Plot No. "3".

IN WITNESS WHEREOF the Vendor hereto set and subscribed
her hand and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of

WITNESSES :-

1. Bimal Chandra
Khatia - Bhatgeri, Gadia
Cal - 84

2. Prabhakar Chatterjee
Gadia, Kat - 84.

1. 52 2/1 87

SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned a sum of Rs. 4,10,000/- (Rupees Four Lakh Ten Thousand) only being the full consideration, paid the following manner :-

| <u>CHEQUE No.</u> | <u>DATE</u> | <u>BANK</u> | <u>AMOUNT</u> |
|-------------------|-------------|-------------|---------------|
|-------------------|-------------|-------------|---------------|

| | | | |
|---------|------------------------------|---|------------|
| By Cash | 24th day of November 2003 | X | 4,10,000/- |
|---------|------------------------------|---|------------|

Four Lakh Ten Thousand only

WITNESSES :-

1. Bimal Chandra Mondal
B.A. B.Sc., Garia
Pat-84

2. Prakash Chandra
Garia, Pat-84

✓ 24/11/03

SIGNATURE OF THE VENDOR

Prepared and Drafted by :-

Gagan Chandra Chatterjee

Printed by :-

Pradip Baidya

(PRADIP BAIDYA)

Sonarpur R.K. Pally,

24- Parganas (South)

PRESENTANT/
EXECUTANT



| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---------------|-------|----------------|------------------|----------------|------------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME - *Dr. R. S. Aggarwal*

SIGNATURE *Dr. R. S. Aggarwal*

EXECUTANT/
CLAIMANT



| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---------------|-------|----------------|------------------|----------------|------------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME -

SIGNATURE

EXECUTANT/
CLAIMANT



| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
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| Left Hand | | | | | |
| Right Hand | | | | | |

NAME -

SIGNATURE

EXECUTANT/
CLAIMANT

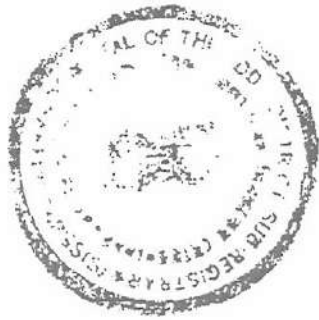


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|---------------|-------|----------------|------------------|----------------|------------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME - *Bushan Aggarwal*

SIGNATURE *Bushan Aggarwal*

Dr. R. S. Aggarwal



2011/112

REGISTRAR OF COMPANIES
INDIA

Book No. _____
 Volume No. _____
 Page 281
 Being No. 146
 for the Year 2011



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