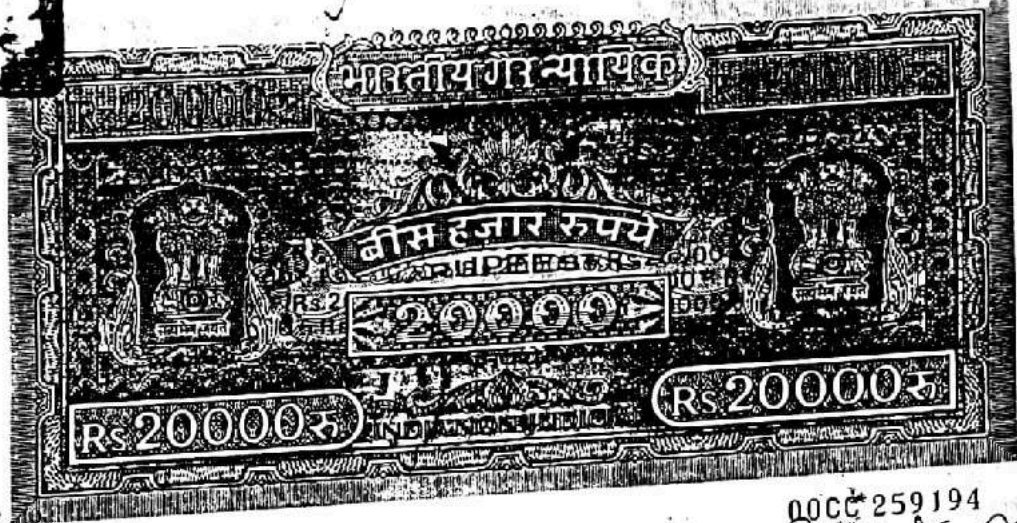


Number - 2

T - 435 - 52

(6)



Sec 3 (2) of the W.B. (Prevention of Value) Act, 1954  
Market value assessed at Rs. 20000/-  
Sales tax duty of Rs. 2000/- payable

*Handwritten notes and signatures:*  
20/3/96  
430/-  
20000/-  
20/3/96

Admissible under Regn. Rule 21 and also u/s 57 of the West Bengal L.R. Act 1955, duly stamped (Exempted from stamp duty) under the Indian Stamp Act, 1859 as amended in 1964  
Schedule 1A No. 234  
Process Fee 10/-  
Paid in C.F.S. 20/3/96

00CC 259194  
*Handwritten signatures and dates:*  
20/3/96  
20/3/96

13057  
E 7  
4 28  
20/3/96

District Sub-Registrar  
South 24 Parganas, Alipore

THIS INDENTURE made this 20th day of March, One Thousand Nine Hundred and Ninety-Six BETWEEN SHRI AJIT KUMAR DAITARI, son of Late Abanti Nath Daitari, by Faith Hindu, by Occupation Retired, residing at Village - Kumrakhali, Police Station Sonarpur, District : South 24-Parganas, hereinafter called as the 'VENDOR' ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal

representatives and assigns ) of the 'ONE PART' :  
certified that the stamp duty of Rs. 2000/-  
has been realised from Bank of India Ltd.  
by bank draft No. 190499/70000/2189  
dated 20/3/96  
20/3/96  
20/3/96

Serial No. 25830-  
Beld to Pita Ails & Ltd

Registered for Registration  
Date of Registration 1st March 1996  
Kamal Das S,

Collector's Office  
Alipore Treasury - by Ajit Kumar  
Date of Registration of  
The Executive of the  
Attorney for  
Execution of the  
Power of attorney no  
of 10 authenticated by  
No. Registrar of



*MAS*  
Ajit Kumar Daitya  
District Sub-Registrar-11  
South 24-Parganas, Alipore

Name  
S/o. W/o. D/o. of  
of  
Dist. South 24-Parganas  
By Caste Hindu/Muslim  
or Profession

555  
Ajit Kumar Daitya

Name  
S/o. W/o. D/o. of  
of  
Dist. South 24-Parganas  
By Caste Hindu/Muslim  
or Profession

Deb for Ashanya  
S/o Late Sadhir Acharya  
Alipore Police Court  
Cal - 27

*20/03/96*  
District Sub-Registrar-11  
South 24-Parganas, Alipore

Business

: 2 :

A N D

*Ajit Kumar Dasgupta*

' M/S. BINA OILS PRIVATE LIMITED ', a limited Company incorporated under the Companies Act 1956 having its registered Office at Reop Kuthi Kamalgachi, Narendrapur Police Station Sonarpur, District : South 24-Parganas, represented by one of its Director SRI. ARINDAM TARAFDAR son of Bimal Tarafdar, by Religion Hindu, by Occupation Business, residing at 33, Lenin Sarani, Police Station Taltala, Calcutta - 700 013, hereinafter called the 'PURCHASER' ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors in office and assigns ) of the 'OTHER PART' :

WHEREAS by a Deed of Partition dated 19.9.1946 registered in the Office of Sub-Registrar at Baruipore and recorded in Book No. I, Volume No. 54, Pages 25 to 40, Being No. 4525 for the year 1946 one Belaet Ali Mondal Muntuz Ali Mondal, Abdul Sovan Naskar and Mohabbat Ali Molla mutually partitioned their joint properties in Khatian No. 74, measuring 30 decimals and in Khatian No. 432 in Mouza Kumrakhal, Police Station Sonarpur, District : South 24-Parganas.

AND WHEREAS in terms of the said Deed of Partition Belaet Ali Mondal was allotted exclusively land measuring 10 Decimals in Dag No. 1519 under Khatian No. 74, Mouza Kumrakhal .

: 3 :

AND WHEREAS while Belaet Ali Mondal was seized and possessed of and otherwise sufficiently entitled to the land measuring 10 Decimals in Dag No. 1519 he by a Deed of Sale dated 23.10.1954 sold and conveyed his land unto Abdul Sovan Naskar and the said Deed was registered in the Office of the Sub-Registrar at Baruiopore and recorded in Book No. I, Volume No. 61, Pages 138 to 141, Being No. 5346 for the year 1954.

AND WHEREAS in the Revisional Settlement the said land measuring 10 Decimals was recorded in the name of Abdul Sovan Naskar.

AND WHEREAS said Sovan Ali Naskar by a Deed of Conveyance dated 8.5.1963 and registered in Book No. I, Volume No. 74, Pages 51 to 54, Being No. 5323 for the year 1963 sold, conveyed and transferred said land measuring 10 Decimals in Dag No. 1519 unto one Raj Kumar Chatterjee.

AND WHEREAS said Raj Kumar Chatterjee by a Deed of Sale dated 26.4.1978 and registered in the Office of D.S.R. at Alipore and recorded in Book No. I, Volume No. 84, Pages 62 to 67, Being No. 2172 for the year 1978 sold and conveyed the said land measuring 10 Decimals in Dag No. 1519 which on actual measurement was found to be 4 cottahs 12 chittaks unto the present vendor.

.....

: 4 :

*Agid Kumar Singh*

AND WHEREAS the present vendor mutated his name as owner of his purchased land in the local J.L.R.O. Office ~~xx~~ and has been paying rents regularly to the Government of State of West Bengal and his said land is appertenant land of the building in Dag No. 1515.

AND WHEREAS by an Agreement dated 30.8.1995 the Vendor has agreed to sell and the Purchaser has agreed to purchase ALL THAT said appertenant land measuring 4 Cottahs 12 Chittaks in Dag No. 1519 under Khatian No. 74 at Mouza Kumrekhalī together with right of all easements in the common passage in Dag Nos. 1515, 1516 and 1517 at or for the price of Rs. 2,87,488.50 ( Rupees Two Lakhs Eighty Seven Thousand Four Hundred Eighty-Eight and Fifty paise ) only free from all encumbrances and the Purchaser has paid an earnest money which was duly received by the Vendor.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement dated 30.8.1995 and in consideration of the sum of Rs. 2,87,488.50 ( Rupees Two Lakhs Eighty-Seven Thousand Four Hundred Eighty-Eight and Fifty paise ) only paid by the Purchaser to the Vendor simultaneously on or before the execution of these presents ( the receipt of which sum the Vendor hereby admits and acknowledges and of and from the same forever release

.....

*Right Reserved*

and discharge the Purchaser and the said property )  
the Vendor as absolute owner doth hereby grant, convey,  
sell, transfer, assign and assure unto the Purchaser  
free from encumbrances ALL THAT appertenant land  
measuring 4 cottahs 12 chittaks in Dag No. 1519 together  
with right of all easements in common passage in Dag  
Nos. 1515, 1516 and 1517 fully described in the Schedule  
hereunder written hereinafter referred to as the said  
land OR HOWSOEVER OTHERWISE the said land now or  
heretofore were or was situated butted, bounded, called,  
known, numbered, described and distinguished TOGETHER  
WITH all compounds ditches of every kind, yards areas  
ways, passages, drains, sewers, water courses AND ALL  
and every manner of former or other rights lights,  
liberties privileges easements profits appendages  
appurtenances or any part or portion thereof belonging  
or in anywise appertaining to or usually held or enjoyed  
therewith or reputed to belong or be appertaining to or  
usually held or enjoyed therewith AND the reversion or  
reversions remainder or remainders and rents issues  
and profits thereof AND all the estate right title  
interest property claim and demand whatsoever both at  
law and equity of the vendor into and upon the said  
land hereditaments and premises and every part thereof  
TO HAVE AND TO HOLD the ~~same~~ said meassuage lands

.....



*Filed K...*

hereditaments and premises AND all and singular the premises and all rights and appurtenances thereto hereby granted, transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever and the Vendor do hereby covenants with the Purchaser THAT NOTWITHSTANDING any act, deed or thing by the Vendor or his predecessor in title made done or executed or knowingly suffered to the contrary the said vendor is now absolutely entitled to the said land hereditaments and premises \* intended to be hereby granted and conveyed with absolute authority to grant, transfer, sell and convey AND ALL SINGULAR the said messuage tenement \* land hereditaments and premises hereby granted, transferred sold and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said messuage tenement lands hereditaments and premises and every part or portion thereof and receive the rents and profits thereof without any lawful claim by the Vendor or any person or persons lawfully or equitably claiming from under through or in trust for him or from or under any of his predecessors in title and free from all encumbrances whatsoever and freely and clearly and absolutely acquitted exonerated and released and well and sufficiently indemnified by and at the costs of the Vendor or from and against all

.....

Right Name 2/10/20

: 7 :

manner of claims mortgages charges, liens lispens  
debts attachments, judgements orders decrees and encumb-  
rances and that the vendors and all persons having or  
lawfully or equitably claiming any estate right title  
interest into or upon the said messuage, tenement  
lands hereditaments and premises or any part or  
portion thereof from under or in trust for him or  
from or under any of his predecessors in interest  
shall and will from time to time and all times  
hereafter at the request and costs of the Purchaser  
do and execute or cause to be done or executed all  
such acts, deeds, matters and things and assurances  
whatsoever for further and more perfectly assuring  
the said messuage land hereditaments and premises and  
every part thereof hereby granted, transferred and  
conveyed or expressed or intended so to be unto and  
to the use of the Purchaser in the aforesaid manner  
as shall or may be reasonably required AND FURTHER  
MORE THAT the Vendor shall at all times hereafter  
indemnify and keep indemnified the Purchaser against  
losses, damages, costs, charges, and expenses if any  
suffered by reason of any defect in title of the  
Vendor or any breach of the covenants hereinaunder  
contained.

.....



*Agis Kumar*

: THE SCHEDULE OF THE PROPERTY ABOVE :  
REFERRED TO .

ALL THAT piece or parcel of appertenant land <sup>to building</sup> measuring more or less 4 (four) Cottahs 12 (twelve) Chittaks 0 (zero) Sq.ft. lying and situate in portion of Dag No. 1519 under Khatian No. 74 together with all rights of easements in Dag Nos. 1515, 1516 and 1517 in Mouza Kumrakhalī, J.L. No. 48, Pargana Medan Molla, Touzi No. 255, R.S. No. 131, Police Station Sonarpur, District : South 24-Parganas. The total rent payable for Khatian No. 74 is Rs. 6/- per annum. Proportionate annual rent for the land is Rs. 1.25 paise payable to the Government of West Bengal. The land conveyed by this Deed is delineated within 'R E D' border lines in the Plan annexed hereto and is butted and bounded in the following manner :-

- ON THE NORTH : By Portion of C.S. Dag No. 1523 ;
- ON THE SOUTH : By Portion of Dag No. 1515 ;
- ON THE EAST : By Portion of Dag No. 1520 ;
- ON THE WEST : By Portion of Dag No. 1518 ;

.....

Ajit Kumar

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand on the day, month and year first above written.

SIGNED AND DELIVERED

By the Vendor at Calcutta

In the presence of :-

- 1. Deb Jor Acharya -  
Asipore Police Const -  
Cal-27.

Ajit Kumar

SIGNATURE OF THE VENDOR.

- 2. Ramchandran -  
Asipore Police Const -  
Cal-27

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 2,87,488.50 ( Rupees Two Lakhs Eighty-Seven Thousand Four Hundred And Eighty Eight and Fifty paise ) only being the full consideration money as per Memo below :-

.....  
Ajit Kumar

Ajit Kumar Dasgupta

: MEMO OF CONSIDERATION :

- 1. By Cheque No. 094009 dt. 17.8.95  
drawn on Allahabad Bank, Shyam Bazar Br. .. Rs. 12,500.00
- 2. By Cheque Nos. 315955 & 407049  
dt. 30.8.95 on S.B.I. Chandni Chowk Br. .. Rs. 60,000.00
- 3. By Banker's Cheque No. 634193 dt.  
15.12.95 on Allahabad Bank, Shyam  
Bazar Branch .. Rs. 94,988.50
- 4. By Banker's Cheque No. 262923 dt.  
7.10.95 on Allahabad Bank, Dharmatolla  
Street Branch .. Rs. 1,20,000.00

( RUPEES TWO LAKHS EIGHTY SEVEN THOUSAND  
FOUR HUNDRED EIGHTY EIGHT & FIFTY PAISE  
ONLY ) Rs. 2,87,488.50

Witnesses :-

1. Deb for Acharya  
Alipore Police Court  
Cal-27.

2. Rama Sundar Dasgupta  
Alipore Police Court  
Cal-27.

Ajit Kumar Dasgupta

SIGNATURE OF THE VENDOR.

Prepared by me,

Sarat Chandra Dasgupta  
Advocate  
Alipore Police Court

Typed by me,

Subhasish Pachal  
( SUBHASISH PACHAL )  
Alipore Police Court,  
Calcutta - 700 027.  
\*\*\*\*\*

.....

DATED THIS THE 20<sup>th</sup> DAY OF MARCH, 1996.

.....

.....

DEED OF CONVEYANCE

.....

B E T W E E N

SHRI AJIT KUMAR DAITARI

.... VENDOR .

A N D

' M/S BITA OILS PRIVATE LIMITED '

.... PURCHASER .

.....

.....

Office of the District Sub-Registrar, South 24 Parganas, Alipore



*[Handwritten signature]*  
District Sub-Registrar,  
South 24-Parganas, Alipore



BOOK NO. 18  
VOLUME NO. 280  
PAGES 271 TO 280  
BLIND NO. 434  
FOR THE YEAR 1945

*[Large handwritten flourish or signature]*

*[Handwritten signature]*  
District Sub-Registrar,  
South 24-Parganas, Alipore  
22.5.46