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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

ARA. II

M.v 6,42,93,604

030937

3,36,000

21-10

Verified that the instrument has been... by the Collector.

Certified that the Document is admitted to... are the part of this...

Additional Registrar of Assurances-II, Kolkata

It is to be noted that the M.V. of the property has been determined as Rs. 20718953 (Rupees two crore seven lakh eighteen thousand nine hundred fifty three) only vide his memo no. 67 dt. 09.2.15 as the said amount has been confirmed by the I.A.R & P.S.R, West Bengal vide his memo no. 260/IM-35/14 (A-1) dt. 21.1.2015

THIS INDENTURE made this 25th day of September 2006 between SM. DIPTI DEB

widow of Ajoyendra Krishna Deb deceased, by Religion Hindu, by occupation Landholder and SM. ANURADHA TAGORE wife of Sri Manabendra Nath Tagore and married daughter of

Adl. Registrar of Assurances - II, Kolkata

11981
S.C. Roy Choudhuri
10, Old Post office St
Kolkata-1

Delhata Collectors,
Treasury.
Date: 19.9.1986

AM
~~XXXXXXXXXX~~

~~REGISTERED FOR REGISTRATION IN
IN DELHATA REGISTRATION OFFICE
AT DELHATA~~

13C
12
12

3,25,000/-
10,000/-
1,000/-

3,36,000/-

~~REGISTRY OF INSTRUMENTS
KOLKATA~~



Ameradha Tagore



19616

Ameradha Tagore





Dipti Deb.



19617

Identified by
Rup De
Advocate

~~REGISTRY OF INSTRUMENTS
KOLKATA~~
25/9/86



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

030938

2

Ajoyendra Krishna Deb, deceased, by Religion Hindu, by occupation Landholder, both residing at 25 Shyampukur Street Kolkata-700004 hereinafter referred to as "the VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs executors administrators legal representatives and assigns) of the ONE PART AND M/S BIDHAN NIRMAN PRIVATE LTD. a Company registered under the companies Act, 1956 and having its registered office at No.76/1 C, Bidhan Sarani Calcutta- 700004 here in after referred to as "the PURCHASER" (which expression shall unless excluded by repugnant to the subject or context be deemed to include its Successor or Successors and assigns) of the OTHER PART

WHEREAS by virtue of the allotment made by the final decree in partition Suit No.49 of 1904 (Maharaj Kumar Gopendra Krishna Deb Bahadur & Ors -Vs- Maharani

11981
S. C. Roy Chowdhury & Co
10, Old Post Office St
Kolkata - 1

Madhya Collection,
Treasury.
19.9. 1956

SM
Treasury

13L	3,25,000/-
1L	10,000/-
1C	1,000/-
	<hr/>
	3,36,000/-



REGISTRAR OF ASSURANCES
KOLKATA
25/9/06



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

030939

3

Chandramoni & Ors) of the Second Sub-Judge of 24 Parganas at Alipore dated 26th May 1904 Kumar Sailendra Krishna Deb Bahadur the plaintiff No. 2 in the said suit was declared exclusively and absolutely entitled to inter alia the land hereditament and premises No. 79, Cornwallis Street, in the town of Calcutta particularly shown in Schedule "Kha" (lot 4) annexed to the said decree

AND WHEREAS the said premises No. 79, Cornwallis Street, Calcutta was subsequently numbered as 76, Cornwallis Street, Calcutta by the Corporation of Calcutta and separately numbered as 76/1A, 76/1B and 76/1C, Cornwallis Street by the Corporation of Calcutta, Cornwallis Street subsequently became known as Bidhan Sarani

AND WHEREAS Kumar Sailendra Krishna Deb Bahadur died intestate on 6th February 1937 leaving him surviving inter alia the said premises No.76/ 1 C, Bidhan

11981
S.C. Roy Choudhuri & Co
10 Old Post Office St
Kolkata, West Bengal

Calcutta Collectorate,
Treasury.

Date 19. 9. 1906

SM
~~Signature~~

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325,000/-
10,000/-
1,000/-

3,36,000/-



THE TREASURY OFFICER, CALCUTTA

[Signature]
25/9/06



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

030940

4

Sarani formerly Cornwallis Street and his only son Kumar Arabinda Krishna Deb Bahadur as his only heir and legal representative under the Bengal School of Hindu Law by which he was governed

AND WHEREAS Kumar Arabindo Krishna Deb Bahadur died intestate on 24th September 1953 leaving him surviving inter alia the said premises No.76/1C, Bidhan Sarani formerly Cornwallis Street and his only son Ajoyendra Krishna Deb as his heir and legal representative under the Bengal School of Hindu Law by which he was governed

AND WHEREAS by a registered Indenture of lease dated 6th August 1962 made between Ajoyendra Krishna Deb of the one part and one Dutt & Company Private Limited and Amal Kumar Dutt and Ajit Kumar Dutt of the other part and registered in Book No. 1 Volumn No. 99 Pages 189 to 204 Being No. 4185 for the Year 1962 and

11981

S. C. Roy Choudhuri & Co
10, Old Post office Ct
Kolkata - 1

General Collector,
Treasury.

Date 19.9.2006

PM

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3,25,000/-
10,000/-
1000/-

3,36,000/-



SECRETARY OF ANGRANG...

25/9/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

030941

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registered before the Sub Register of Assurances Calcutta ,the said Ajoyendra Krishna Deb for the consideration and on the terms agreements and covenants mentioned therein demised ALL THAT partly one and partly two storied brick built messuages hereditaments and tenements and dwelling house and sheds together with the land or ground thereunto belonging whereon or on part whereof the same are erected and built containing an area on ad-measurement 19 cottah 9 chittaks 8 sq. ft. situate lying at and being premises No.76/1C, Bidhan Sarani formerly Cornwallis Street particularly described in the Schedule thereunder and hereunder written .

AND WHEREAS the said lease created by the said Deed of Lease dated 6th August,1962 was for a period of 30 years computed from August 1, 1962 and ending on July 31,1992 and the said deed of lease also contained an option for renewal clause for a further period of 20 years.

11981

S.C. Raj Choudhury
10, Old Post Office St
Kolkata

Subutta Collectorate,
Treasury.

Date 19.9.06

RM

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3,25,000/-
10,000/-
1,000/-

3,36,000/-



OFFICE OF THE ASSISTANT COMMISSIONER
TAXATION

25/9/06



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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AND WHEREAS under specific entitlement contained inter alia in the said Deed of Lease dated August 6,1962 the said lessees had inducted various sub-tenants in portion of the demised premises who are in occupation thereof and have been carrying on their respective business therein

AND WHEREAS the said lessees made some other constructions under specific entitlement contained in the said lease but have not removed the said constructions on the expiry of the said lease and as such the same vested on the said Ajoyendra Krishna Deb .

AND WHEREAS the said option for renewal was not properly exercised by the lessees therein and no further lease was executed by the said Ajayendra Krishna Deb and as such the said Deed of Lease came to an end whereupon the said Ajayendra Krishna Deb during his life time instituted Civil Suit No. 99 of 1997 in the Hon'ble High Court at

11981

S. C. Roy Chowdhuri Esq
10, Old Post Office St
Kolkata - 700001

Suburban Collectorate,
Treasury.

Date 19.9.06

[Signature]
Treasurer

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12
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3,25,000/-
10,000/-
1,000/-
3,36,000/-



THE SECRETARY TO THE GOVERNMENT OF WEST BENGAL
TREASURY

[Signature]
25/9/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Calcutta inter alia seeking eviction of the said lessees and recovery of possession of the entire demised premises and mesne profits . The said suit is still pending .

AND WHEREAS by an order dated 2nd December, 1999 in the said suit the Hon'ble High Court inter alia directed the defendants of the said suit to pay the arrears of rent and outstanding corporation dues and also directed to pay the occupation charges and current corporation taxes

AND WHEREAS during the pendency of the said suit the said Ajayendra Krishna Deb died on December 28,1999 leaving him surviving the Vendors being his widow and only married daughter as his only two heiress and legal representatives under the Hindu Succession Act ,1956 .

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Sold to S. C. Roy Choudhuri & Co
at 10, Old Post office B
Kolkata - 1

Calcutta Collector,
Treasury.

Date 19. 9. 1906

RM

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3,25,000/-
15,000/-
1000/-

3,36,000/-



RECEIVED BY AUTHORITY
TREASURY

25/9/06



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

030944

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AND WHEREAS the Vendors are thus seized and possessed of or otherwise well and sufficiently entitled to the said land with one old three storied building ,two old two storied buildings ,one old two storied building of which the first floor is CI shed ,one old one storied building ,four old CI sheds and one AC shed together with the piece and parcel of the land containing an area on ad-measurement 19 cottahs 9 chittacks 8 sq. ft. being premises no. 76/1C, Bidhan Sarani , Kolkata -700 006 fully described in the Schedule "A" hereunder written and delineated in the map or plan hereto annexed and thereon bordered Red subject to the said suit No. 99 of 1997 .

AND WHEREAS by an order dated March 21,2000 in the said suit the Vendors were duly substituted in place and stead of the original plaintiff Ajayendra Krishna Deb .

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Order to S.C. Roy Choudhuri & Co
10, Old Post office St
Kolkata-1

**Calcutta Collectorate,
Treasury.**

Date 19.9.06

PM
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3,25,000/-
10,000/-
1,000/-
3,36,000/-



RECEIVED BY
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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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AND WHEREAS the Vendors have agreed with the Purchaser for absolute sale free from all encumbrances, except any claim for municipal taxes as the same is payable and realisable from the defendants of the said suit by the Purchaser, at or for the price of Rs. 56,00,000 (Fifty Six Lac) only , the said one old three storied building ,two old two storied buildings ,one old two storied building of which the first floor is CI shed ,one old one storied building ,four old CI sheds and one AC shed together with the piece and parcel of the land containing an area on ad-measurement 19 cottahs 9 chittacks 8 sq. ft. being premises No. 76/1C , Bidhan Sarani ,Calcutta- 700006 in the Schedule "A" hereunder fully mentioned and described and delineated in the map or plan hereto annexed and thereon bordered Red subject to the said suit no. 99 of 1997 with the right to substitute in the said suit in place of the Vendors and subject to any right or interest of the defendants under the said lease dated 6th August,1962 and with the right to obtain possession of the said

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Order to S.C. Roy Chowdhuri & Co
10, Old Post office Street
Kolkata - 1

**Submitta Collectorate,
Treasury.**

19.9.06

[Signature]
Treasurer

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3,25,000 -
10,000 -
1000 -
3,36,000 -



[Signature]
25/9/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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premises and realisation of the mesne profits on obtaining the decree in the said suit no. 99 of 1997 .

NOW THIS INDENTURE WITNESSTH that in pursuance of the said agreement and in consideration of the said sum of Rs. 56 Lac only paid by the Purchaser to the Vendors at or before the execution of these presents the receipt whereof the Vendors hereby as well as the receipt hereunder written admit and acknowledge of and from the same and every part thereof release and discharge the Purchaser as also the said one old three storied building ,two old two storied buildings ,one old two storied building of which the first floor is CI shed ,one old one storied building ,four old CI sheds and one AC shed together with the piece and parcel of the land containing an area on ad-measurement 19 cottah 9 chittacks 8 sq.ft. being premises no. 76/1C, Bidhan Sarani in the town of Kolkata particularly described in the Schedule "A" hereunder written and delineated in the

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S.C. Puj Choudhwi Uo
10, Old Post Office St
Kolkata-1

Calcutta Collectorate,
Treasury.

Date 19.9.06

[Signature]

[Stamp]

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3,25,000/-
19,000/-
1,000/-

3,36,000/-



[Stamp]

25/9/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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map or plan hereto annexed and thereon bordered Red (hereinafter for the sake of brevity referred to as the "said premises") hereby conveyed and intended so to be subject to the said suit no. 99 of 1997 with the right to substitute in the said suit in place of the Vendors and subject to any right or interest of the defendants under the said lease dated 6th August, 1962 and with the right to obtain possession of the premises and realisation of mesne profits on obtaining the decree in the said suit no. 99 of 1997 and subject to realisation of municipal taxes and future occupation charges in terms of the order in the said suit. THEY the Vendors hereby grant transfer sell convey and assign unto the Purchaser their right title and interest in the said premises particularly described in the Schedule "A" hereunder written subject to the said suit no. 99 of 1997 with the right to substitute in the said suit in place of the Vendors and subject to any right or interest of the defendants under the said lease dated 6th August, 1962 and with the right to obtain possession of the premises and realisation of mesne profits on obtaining the decree in the

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S. C. Roy Choudhuri & Co
10, Old Post office St.
Kolkata - 1

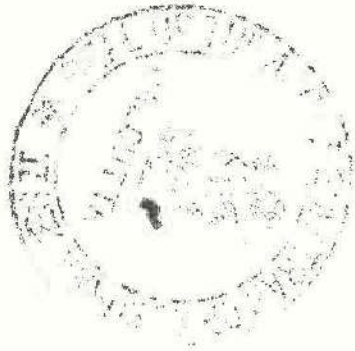
Subatta Collectorate,
Treasury.

Date 19. 9.

SM

130 ✓
10 ✓
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3,25,000/-
10,000/-
1,000/-
3,36,000/-



Subatta Collectorate
Kolkata

25/9/06