

Registered in.....  
1002 No. 1.....  
Volume No. 151.....  
Pages 350 to 365 (356-365)  
Serial No. 5401.....  
of the year 1996.....

DATED THIS 18<sup>th</sup> DAY OF Oct 1996

B E T W E E N

ASHA DEVI SINGH

...

...

VENDOR

A N D

SMT. KOUSHLYA DEVI AGARWAL

...

...

PURCHASER

REGISTRAR OF ASSURANCE  
CALCUTTA

02/12/98

C O N V E Y A N C E

REGISTRAR OF ASSURANCE  
CALCUTTA

12/15/96

MR. A.K. CHOWDHURY  
Advocate  
10, Old Post Office Street  
Calcutta - 700 001.

Ms.  
247



**Registrar of Assurances**  
**Priority**

RECEIVED of and from within named  
Purchaser the within mentioned  
consideration money of Rs.2,00,000/-  
(Rupees Two lacs) only being the  
agreed consideration as per memo  
below :

Rs.2,00,000.00

MEMO OF CONSIDERATION

Paid by Bank Pay Order being No.320791  
dated 14.10.1996 drawn on Oriental  
Bank of Commerce, New Alipore Branch,  
Calcutta.

Rs.2,00,000.00

-----  
Rs.2,00,000.00  
-----

(RUPEES TWO LACS ONLY).

WITNESSES :

C.N. Rai  
L.T. Rao  
Bla'

A. Singh



~~1947, Registrar of Companies~~  
~~Calcutta~~

of South Suburban Municipality now Calcutta Municipal Corporation. The said 1/9th share of the said .19 Decimals of land referred to the Schedule I and II hereinabove is 2.111 Decimals equivalent to 1 Cottah 4 Chittacks and 21 Square Feet approximately.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand and seal to these presents the day month and year first above written.

SIGNED, SEALED AND DELIVERED

by the VENDOR at Calcutta in the presence of :

Asengh

G.N. Rai

10. K.S. Roy Rd.

Cal-1

L.T. Rao

Block No 74/1/13

S.E.R. 45.

cal 43



~~107. Registrar of Companies~~  
Calcutta

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT undivided 1/9th share or interest in the piece and parcel of land measuring about .05 decimals equivalent to 3 Cottahs and 3 Chittacks together with brick built structure standing thereon comprising in Plot No. 135/2562, Khatian No.1033, R.S. No.180, Touzi No.101, J.L. No. situate and lying at Mouza Sahapur, District - 24-Parganas within the South Suburban Municipality, Sub-Registry Alipore.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT undivided 1/9th share or interest in the piece and parcel of land measuring about .14 decimals equivalent to 8 Cottahs 8 Chittacks together with brick built structure standing thereon comprising in Plot No. 134/1079, Khatian No.665, R.S. No.180, Touzi No.101, J.L. No.9 situate and lying at Mouza Sahapur, District 24-Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT undivided 1/9th share of piece and parcel of land measuring about 2.111 decimals and the brick built structure standing thereat comprising in Plot No.134/1079, Khatian No.665 and Plot No.133/2562 , Khatian No.1033, Touzi No.101, R.S. No.180, J.L. No.9 lying and situate as Mouza Sahapur, District 24-Parganas within the jurisdiction of



442, Registrar of Companies  
Gurgaon



of form and against all manner of former and other estate mortgages charges liens, lispendens claims demands attachments and proceedings including any certificate proceedings and liabilities and encumbrances whatsoever AND further that the Vendor and all person having lawfully or equitably claiming any estate right title interest property claim or demand whatsoever into or upon the said property hereby granted sold conveyed assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and all times hereafter at the request and cost of the Purchaser execute all such further and better acts deeds matter things and assurances for further and more perfectly effecting and satisfactorily granting conveying transferring assigning and assuring the said property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required and the Vendor do hereby covenant with the Purchaser that they the Vendor will unless prevented by fire or some other inevitable accident from time to time and all times hereafter upon and every reasonable request and at the costs of the Purchaser his heirs or assigns respectively produce or cause to be produced to him or his attorney or attorneys or agents or at any trial bearing commission, examination or otherwise as occasion shall require all or any of the deeds and writings comprised in and which in his possession for the purpose of whosing title to the premises hereby granted or expressed so to be or any part thereof.



ADD, Registrar of Assurances  
Calcutta

can or may procure the same without any act on or suit  
TO HAVE AND TO HOLD unto the Purchaser ALL THAT the said  
land absolutely hereby granted sold transferred conveyed  
or expressed or intended so to be unto and to the use of  
the Purchaser forever and free from all encumbrances and  
liabilities whatsoever and the Vendor do hereby covenant  
with the Purchaser that notwithstanding any act deed or  
thing done by the Vendor done of executed or knowingly  
suffered to the contrary the Vendor now have good right  
full power absolutely authority and indefisable title to  
grant a sell convey transfer assign and assure the said  
property hereby granted sold conveyed transferred assigned  
and assured or expressed or intended so to be unto and to  
the use of the Purchaser in the manner aforesaid and that  
the Purchaser shall and will at all times hereafter  
peacefully and quietly enter into hold and enjoy the said  
property and every part thereof and receive take the rents  
issues and profits thereof and every part thereof without  
any lawful hindrance eviction interruption disturbance claim  
and demand whatsoever from or by the Vendor or any other  
person or persons whatsoever lawfully or equitably claiming  
from under or in trust for the Vendor AND THAT free from  
all encumbrances and liabilities whatsoever AND further that  
clearly and freely and absolutely acquitted exonerated  
discharged and released or otherwise well and sufficiently  
indemnified saved defendand kept harmless and indemnified



Adl, Registrar of Assurances  
Calcutta

District 24-Parganas and Sub-Registry Office Alipore, within the jurisdiction of South Suburban Municipality now within the Calcutta Municipal Corporation, more fully and particularly described in the Third Schedule hereunder written, (hereinafter referred to as the said property) OR HOWSOEVER OTHERWISE the said property or any part thereof now are or is or at any time heretofore were or was situated tenanted butted bounded called known numbered described or distinguished TOGETHER WITH all and singular the ways paths passages drains sewers waters and water courses and all manner of former and other rights liberties easements privileges profits appendages and appurtenances whatsoever to the said property belonging to or in any way appertaining or which with the same or any part of now are or at any time heretofore were or was held used occupied or enjoyed or accepted or reputed deemed taken or known as part parcel or number thereof or appurtenant thereto with their and every of their appurtenances AND ALL ESTATE right title interest inheritance use trust possession property, claim and demand whatsoever both at law or in equity of the Vendor of in and to the said premises and every part or parcel thereof with the appurtenant and all deed muniments writings and evidence of title which in any ways relate exclusively to the said property or any part thereof and which now are or hereafter shall or may be in the custody of possession of the Vendor and/or any other person or persons from whom the Vendor



~~Registrar of Companies~~  
~~Calcutta~~

agreed to purchase free from all encumbrances, charges, liens lispendence, attachments acquisition requisition trust of whatsoever nature ALL THAT the undivided 1/9th share of the said premises at and for a consideration of a sum of Rs.2,00,000/- (Rupees Two lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of a sum of Rs.2,00,000/- (Rupees Two lacs) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor on or before execution of these presents (the receipts whereof the Vendor do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge to have receive and of and from the same and every part thereof the Vendor do hereby, admit, release and discharge the Purchaser and the properties hereby conveyed), the Vendor do hereby grant transfer convey assure and assign unto and infavour of the Purchaser ALL THAT the undivided 1/9th share of premises together with the brick built structure thereon situate and lying at No.250, S.N. Roy Road, being the piece and parcel of land containing by admeasurement 2.111 decimals equivalent to 1 Cottah 4 Chittacks and 21 Square Feet approximately being the 1/9th share of 19 decimals more or less being Plot No. 135/2562 of Khatian No.1033 and Plot No.134/1079 of Khatian No.665, J.L. No.9, R.S. No.180, Touzi No.101 Mouza Sahapur,



1851, Registrar of Companies  
Calcutta



together with the brick build structure thereon comprising in Plot No.135/2562, Khatian No.1033 now 1548 and Plot No.134/1079, Khatian No.665, J.L. No. Mouja Sahapur, previously within the jurisdiction of South Subarban Municipality and at present under Calcutta Municipal Corporation morefully and particularly described in the Schedule therein, hereinafter referred to as the said property.

- F. Farid Bahadur Singh died on \_\_\_\_\_ leaving behind his wife Smt. Asha Debi Singh being the legal heir and the said Smt. Asha Debi Singh inherited and/or acquired the said 1/9th share in the said .19 decimals of land and the brick built structure thereon.
- G. That the said Smt. Shanta Debi and Smt. Kanta Devi retained undivided 2/9th share of the said property of their own and jointly seized and possessed the same peacefully uninterruptedly.
- H. Thus the Vendor is owned seized and possessed of and/or well and sufficiently entitled to ALL THAT undivided 1/9th share of the said premises and the brick built structure thereon free from all encumbrances, charges liens lispence trust of whatsoever in nature.
- I. The Vendor has agreed to sell and the Purchaser has



2

Registrar General of India  
New Delhi

J.L. No.9, R.S. No.180, Touzi No.101 previously within the jurisdiction of South Subarban Municipality and at present under Calcutta Municipal Corporation morefully and particularly described in the Schedule therein and also described in the Second Schedule hereunder written.

- D. Sometimes in the year 1970, Smt. Rajeswar Kumari died leaving behind Smt. Shanta Devi and Smt. Kanta Devi as her legal heirs, and the said legal heirs duly inherited the property held by the said Smt. Rajeswar Debi (Kurwar) in equal share.
- E. By a deed of gift executed on 15th January, 1975, registered with A/D the office of the Sub-Registrar Alipore, in Book No.I, Volume No.20, Pages 195 to 200 being No.211 for the year 1975 said Smt. Shanta Devi wife of Sri Lalan Singh and Smt. Kanta Devi wife of Sri Babban Singh, duly gifted transferred and conveyed unto and infavour of Sri Hrishikesh Singh, Sri Kanchan Singh both are the sons of Sri Ram Abtar Singh, Sri Farid Behari Singh and Sri Subhas Singh all are the sons of Sri Ram Krishna Singh, Sri Banshidhar Singh, Sri Bijoy Bahadur Singh and Sri Lal Bahadur Singh all are the sons of Sri Ram Nagina Singh ALL THAT undivided 7/9th share of land measuring about more or less 19(nineteen) decimals



62

REGISTRAR OF COMPANIES  
CALCUTTA

Roy Road, Calcutta therein described as Donor, duly gifted transferred, conveyed unto and, in favour of Kumari Shanta Debi daughter of Sri Balkishan Singh therein described as Donee, ALL THAT a piece and parcel of land measuring about more or less .07 (seven) Decimals out of 14 (fourteen) decimals together with the brick built structure thereon comprising in Plot No.134/1079 Khatian No.665, Mouza Sahapur, J.L. No.9, R.S. No.108, Touzi No.101 previously within the jurisdiction of South Suburban Municipality and at present under Calcutta Municipal Corporation morefully and particularly described in the Schedule therein and also described in the Second Schedule hereunder written.

- C. By deed of gift executed on 8th March, 1966, registered with the office of Sub-Registrar Alipore in Book No.I, Volume No.41 Pages 112 to 115 being No.1881 for the year 1966, one Sri Biswanath Singh son of Late Lachman Singh therein described as Donor duly gifted, transferred, conveyed unto and in favour of Kumari Kanta Debi daughter of Sri Balkishan Singh, therein described as Donee, ALL THAT a piece and parcel of Land measuring about more or less .07 (seven) decimals out of 14 (forteen) decimals together with brick built structure thereon comprising in Plot No.134/1079, Khatian No.665 Mouza Sahapur,

1895  
Kuntalaya Dur Agarwal

270 8 or 10/1000  
Ced 38

16 10 96

to 10000

to 10000

✓ 2000  
10000



REGISTRAR OF ASSURANCES  
CALCUTTA



( 7 )

the Schedule therein and also described in the First Schedule hereunder written.

- B. By a deed of gift executed on 8th March, 1966 registered with the office of Sub-Registrar Alipore in Book No.I, Volume No.40, Pages 115 to 117 being No.1880 for the year 1966, one Sri Biswanath Singh son of Late Lachman Singh resident of No.250, S.N.

1895  
K. K. Talukdar (Sri) Agarnal  
230 S. or Day. P. C. 38

10.10.96

Treasurer

6 1000  
6 4000  
6 1000



4

Regd. Office of Registrar  
Calcutta





( 6 )

piece and parcel of land measuring about more or less 5 (five) decimale together with brick built structure thereon <sup>Constructed in the year 1911</sup> in J.L. No.9, R.S. No.180, Touji No.101 Khatian No. 1033 now 1548, Plot No.135/2562 previously within the South Suburban Municipality Holding No.3, and at present under Calcutta Municipal Corporation morefully and particularly mentioned in

16.10.96

24

6 —————  
 6 —————  
 6 —————



443, Registrar of Companies  
 Calcutta



( 5 )



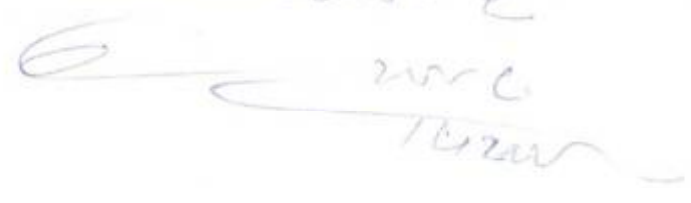
the One Part and Smt. Rajeswar Kumari daughter of Sri Biswanath Singh and Smt. Shanta Debi daughter of Sri Balkishan Singh therein described as Purchasers of the Other Part, for the consideration mentioned therein granted transferred conveyed assured and assigned unto and infavour of said Smt. Rajeswar Kumari and Smt. Shanta Debi, ALL THAT

Uththahalya Wero Agamhal

230 S & Res Ad. Co 38

16 10 96

2007



Registrar of Companies  
 Kerala



( 4 )

WHEREAS :

- A. By an indenture dated 30th May 1962, registered with the office of the Sub-Registrar Alipore in Book No.I, Volume No.83 Pages 112 to 118 being No. 4195 for the year 1962, Bankim Chandra Samanta and Santosh Kumar Samanta all are sons of Late Rasik Lal Samanta therein described as Vendors of

1895  
K. ... ..  
7:30 ... ..  
... ..

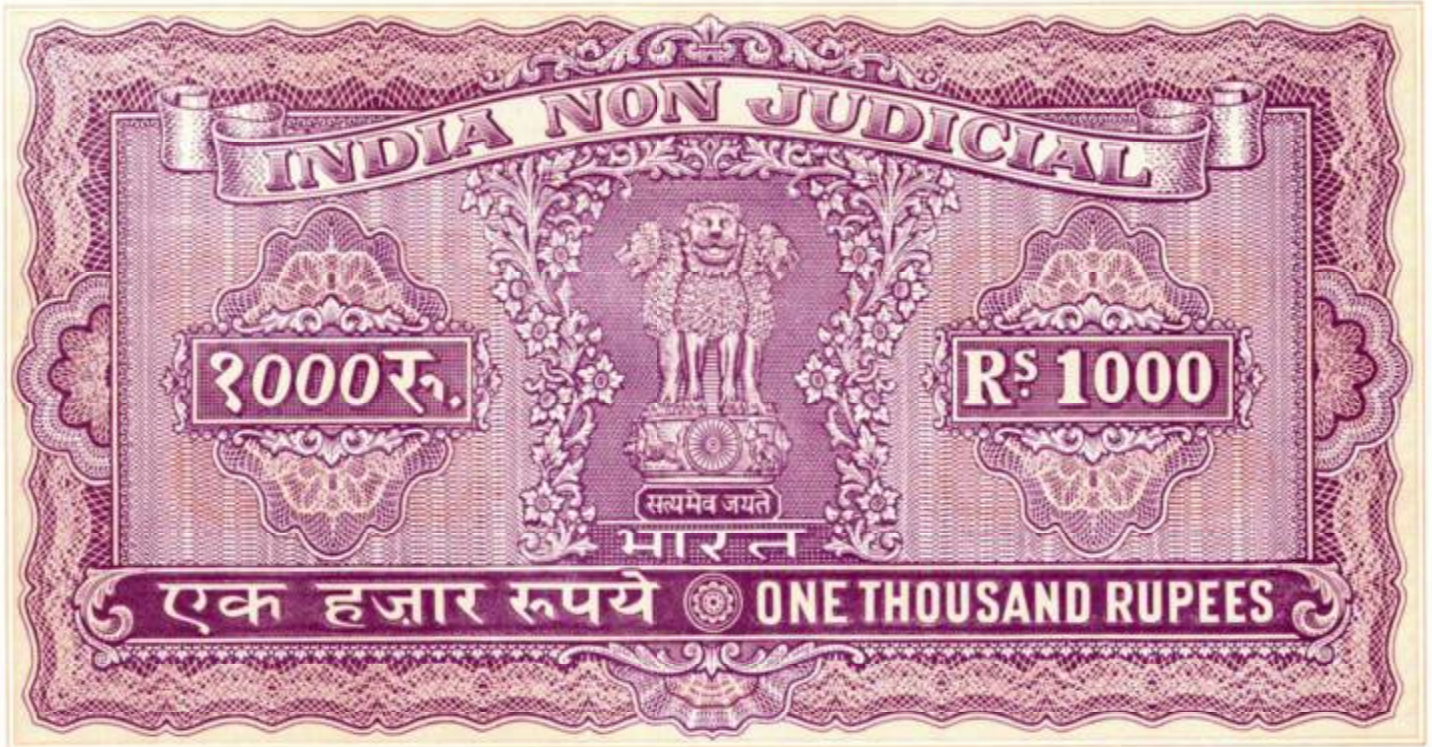
16 to 96

Treasurer

to ... ..  
to ... ..  
to ... ..  
... ..



44, Registrar of Companies  
MADRAS



( 3 )

hereinafter referred to and called as "PURCHASER" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, successors, administrators, representatives and assigns) of the OTHER PART :

18695

Kamatalaya Devi Agarnal

270 S. V. Nayad

600 30

18-11-96

Treasurer

6-1-1896

6-1-1896

8-1-1896

14-1-1896



458, Registrar of Companies  
Calcutta





( 2 )

"VENDOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, administrators, executors, representatives and assigns) of the ONE PART A N D SMT. KOUSHALYA DEVI AGARWAL wife of Kishor Kumar Agarwal residing at 230, S.N. Roy Road, Calcutta - 700 038, P.S. Behala, District 24-Parganas (South)

1869 5  
1869 5  
Aruntraya Devi Agarnal

230 Sunday W 38

16.10.96

Treasurer

6  
0  
147

presented for Registration at 1-25  
to Calcutta Registration Office  
on the 18th day of Oct 1940

By: Asha Devi Sushro

18.10.96  
18.10.96  
A. Samsi

Asha Devi Sushro  
Late Parvati Behari Sushro  
of 230 Sunday Road

1940



A. Samsi



T. Rao Godara  
Rao S. S. S. S.  
Cromy Garden Road  
Cal 93 Pura

18.10.96  
18-10-96

TR AO



00AA 609147  
Cheque No. 036511 dated 28/10/96  
for Rs 3360/- has been paid as  
deficit stamp duty u/s 49.

Stamp Act-1899  
Stamp Act-1938  
Stamp Act-1911  
Additional duty under C.I. Act No.  
Paid in excess

125 125 35  
8 91  
11  
Total Rs. 17 5 60

Defect 'A' fees Rs. 561/- Subsequently realised by Case No. 1819 Receipt No. 321 dated 29.11.96

AMM, Registrar of Assurances  
Calcutta  
4-11-96

18 2159  
9 55  
2233

THIS INDENTURE made this 18th day of Oct

One thousand Nine hundred Ninety Six BETWEEN ASHA DEVI SINGH wife of Late Farind Behari Singh by Caste Hindu, by occupation Housewife present residing at 250, S.N. Roy Road, Calcutta - 700 038, P.S. Behala, District 24-Parganas (South), hereinafter referred to and called as

22188  
9 55  
2233

200000-  
250700  
2012  
19