

BOOK No. 1
Volume No. 149
Page No. 366
5435
1996

DATED THIS 18th DAY OF Oct 1996

BETWEEN

LAL BAHADUR SINGH alias LAL BABU SINGH

... .. VENDOR

AND

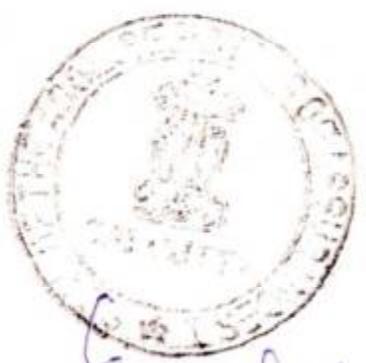
SMT. SUMITRA DEVI GARWAL ... PURCHASER



Registrar of Assurances
Calcutta

7/12/98

CONVEYANCE



Registrar of Assurances
Calcutta

ms
2/11

MR. A. K. CHOWDHURY
ADVOCATE,
10, OLD POST OFFICE STREET,
CALCUTTA-700001.



REGISTRAR OF ASSURANCES
CALCUTTA

RECEIVED of and from within mentioned
 purchaser the within mentioned conside-
 ration money of Rs. 2,00,000/- (Rupees
 two lacs) only being the agreed consi-
 deration sum

...

Rs. 2,00,000.00

MEMO OF CONSIDERATION

Paid by pay order of Cheque Being No.
 009482 dated 16th October, 1996 drawn
 on Union Bank of India New Alipore
 Branch, Calcutta.

Rs. 2,00,000.00

(Rupees two lacs only).

Cal Babu Sif

WITNESSES :

C. N. Rai
 Service
 10. K. S. Roy Rd.
 Cal - 1

Dipak Ch. Agarwal
 Block - B, F-94
 Lallabari, Cal - 88.



ADD. Registrar of Accounts
Baltimore

17.

IN WITNESS WHEREOF the vendor has hereunto set and subscribed his 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 :

C. N. Ran.

tal Babu Singh

Dipak Kumar Agarwal.
Block-B, P-94
LARETOWN, CALC-88.



→
100. Registrar of Assurances
Calcutta

SECOND SCHEDULE

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

THIRD SCHEDULE

ALL THAT undivided 1/9th share of piece and Parcel of land measuring about 2.111 decimals and the brick structure standing thereon comprising in Plot No. 134/1079, Khatian No. 665 and Plot No. 135/2562 Khatian No. 1033 now 1548 Touzi No. 101 R.S. No. 180 J.L. No. 9 lying and situate as Mouza Sahapur, District 24-Parganas within the jurisdiction of South Suburban Municipality now Calcutta Municipal Corporation. The said 1/9th share of the said 19 Decimal of land referred to in Schedule I and II herein above is 2.111 decimal equivalent to 1 Cottah 4 Chittacks and 21 square feet.

IN ...



REGISTRAR OF ASSURANCES
CEBU

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.

THE SCHEDULE ABOVE REFERRED TO

FIRST SCHEDULE

ALL THAT undivided 1/9th share or interest in the Piece and parcel of land measuring about .05 decimale equivalent to 3 Cottah and 3 Chittack together with brick built structure standing thereon comprising in Plot No. 135/2562 Khatian No. 1033 now 1548 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.

SECOND ...

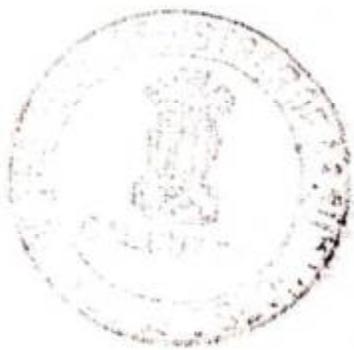


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1888, Registrar of Assurances
Calcutta

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 defendant kept harmless and indemnified of from and against all manner of former and other estates 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

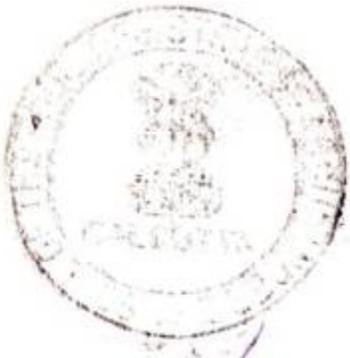
purchaser ...



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Registrar of Companies
Calcutta

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 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 indefeasible title to grant 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

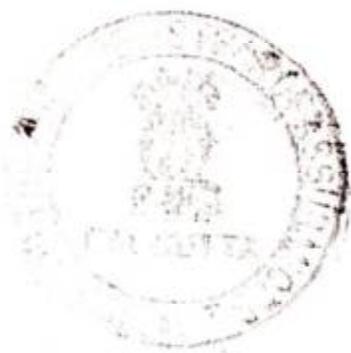
thereof ...



Registrar of Companies
India

21 square feet approximate being the 1/9th share of 19 Decimale more or less being Plot No. 135/2562 of Khatian No. 1033 now 1548 and Plot No. 134/1079 of Khatian No. 665 J.L. No. 9, R.S. No. 180 Touzi No. 101 Mouza Sahapur, District 24-Parganas and Sub-Registry Office Alipore, with 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 ...



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~~REGISTRAR OF ASSURANCES~~
~~Calcutta~~

- G. The Vendor has agreed to sell and the Purchaser has agreed to purchase free from all encumbrances, charges, liens lispendens, 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 lac) 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 lac) 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 in favour 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 ad-measurement 2.111 decimale equivalent to 1 cottaha 4 Chittack and



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REGISTRAR OF COMPANIES
INDIA

wife of Sri Baban Singh, duly gifted transferred and conveyed unto and in favour 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) decimale 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. Mouza Sahapur, within the jurisdiction of South Suburban Municipality and at present under Calcutta Municipal Corporation morefully and particularly described in the schedule therein, hereinafter referred to as the said property.

- F. 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 lispendens trust of whatsoever in nature.

G. ...



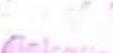
200, Dept. of Cambridge
@kms

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) decimale out of 14 (fourteen) decimale together with brick structure thereon comprising in Plot No. 134/1079 Khatian No. 665 Mouza Sahapur, J.L. No. 9, R.S. No. 180, Touzi No. 101 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.

- 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 Kumari in equal share.
- E. By a Deed of gift executed on 15th January, 1975 registered with the office of the Sub-Registrar Alipore, in Book No. 1, Volume No. 20, Pages 195-200 Being No. 211 for the year 1975 said Smt. Shanta Debi wife of Sri Lalan Singh and Smt. Kanta Debi

wife ...



1827, Digitized by  University of Toronto

in Book No. 1, Volume No. 40, Pages 115 to 117 Being No. 1380 for the year 1966, one Sri Biswanath Singh son of Late Lachman Singh resident of No. 250 S. N. 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) decimale out of 14 (fourteen) decimale together with the brick structure thereon comprising in Plot No. 134/1079 Khatian No. 665 Mouza Sahapur, J.L. No. 9, R.S. No. 103 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. 1 Volume No. 41 Pages 112 to 115 Being No. 1381 for the year 1966, one Sri Biswanath Singh son of Late Lachman Singh therein described

as ...



7.

Calcutta Municipal Corporation morefully and particularly mentioned in 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 ...

18691
Smt Simitra Devi Agarwal
230 S N. Ray Rd
Cal - 38

16/10 96

96

←	10000/-
40000	40000/-
20000	20000/-
	<hr/>
	140000/-



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Sd/- Registrar of Companies
Calcutta



6.

ALL THAT piece and parcel of land measuring about more or less 5 (Five) decimals together with brick build structure thereon ^{constructed in the year 1911} 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 ...

16691
Smt Sumitra Devi Agarwal
230, S.N. Ray Rd.

Cal - 38

16/10/96

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<hr/>	10000/-
40000/-	40000/-
20000/-	20000/-
	<hr/>
	140000/-



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1996, Registrar of Assurances
Private



5.

Vendor of the One Part and Smt. Rajeswar Kumari daughter of Sri Biswanath Singh and Smt. Shanta Debi daughter of Sri Balkishan Singh therein described as Purchaser of the Other Part, for the consideration mentioned therein granted transferred conveyed assured and assigned unto and in favour of said Smt. Rajeswar Kumari and Smt. Shanta Debi,

ALL ...

Smt - Sumitran Devi Agarwal
230 S.N. Raj Rd
Cal - 38

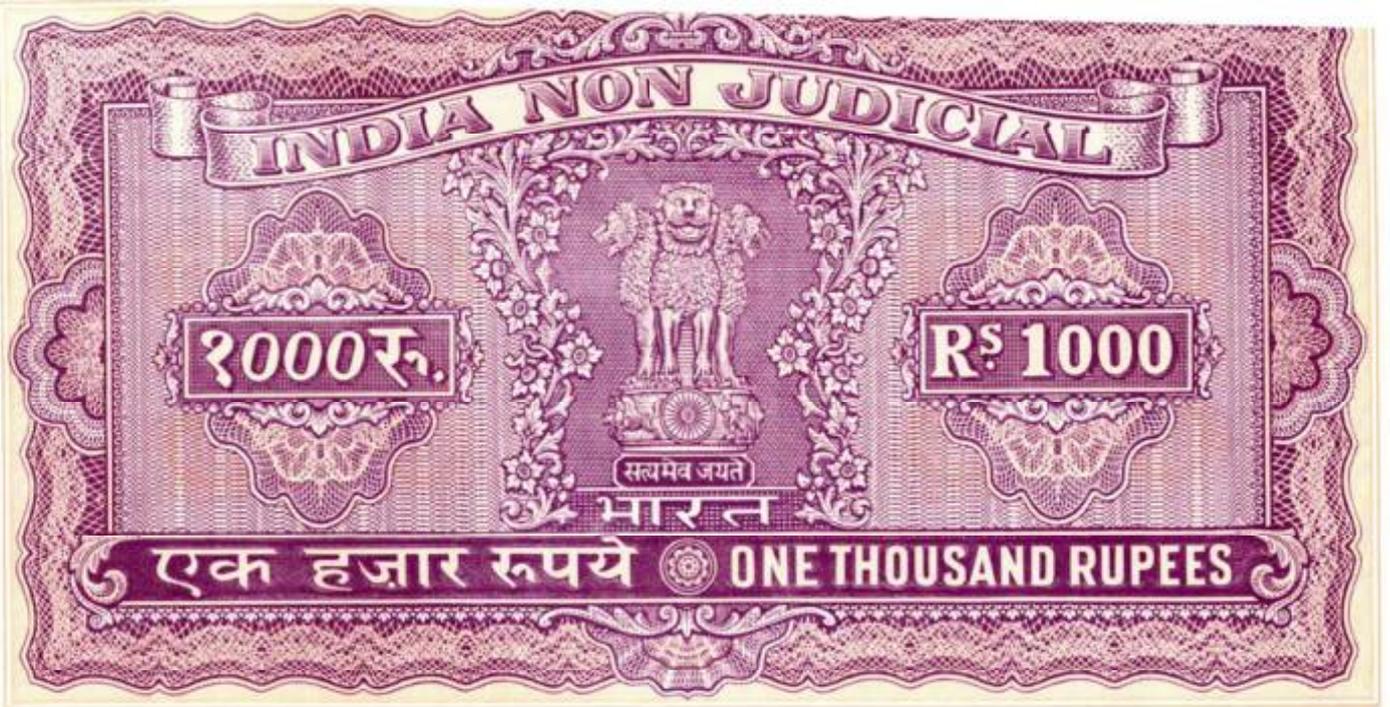
18/10/96

9/8

40000	10000
20000	4000
	200
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	14200



141, Registrar of Companies
Calcutta



4.

W H E R E A S :

- A. By an indenture dated 30th May 1962, registered with the Office of the Sub-Registrar Alipore in Book No. 1, 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

Vendor ...

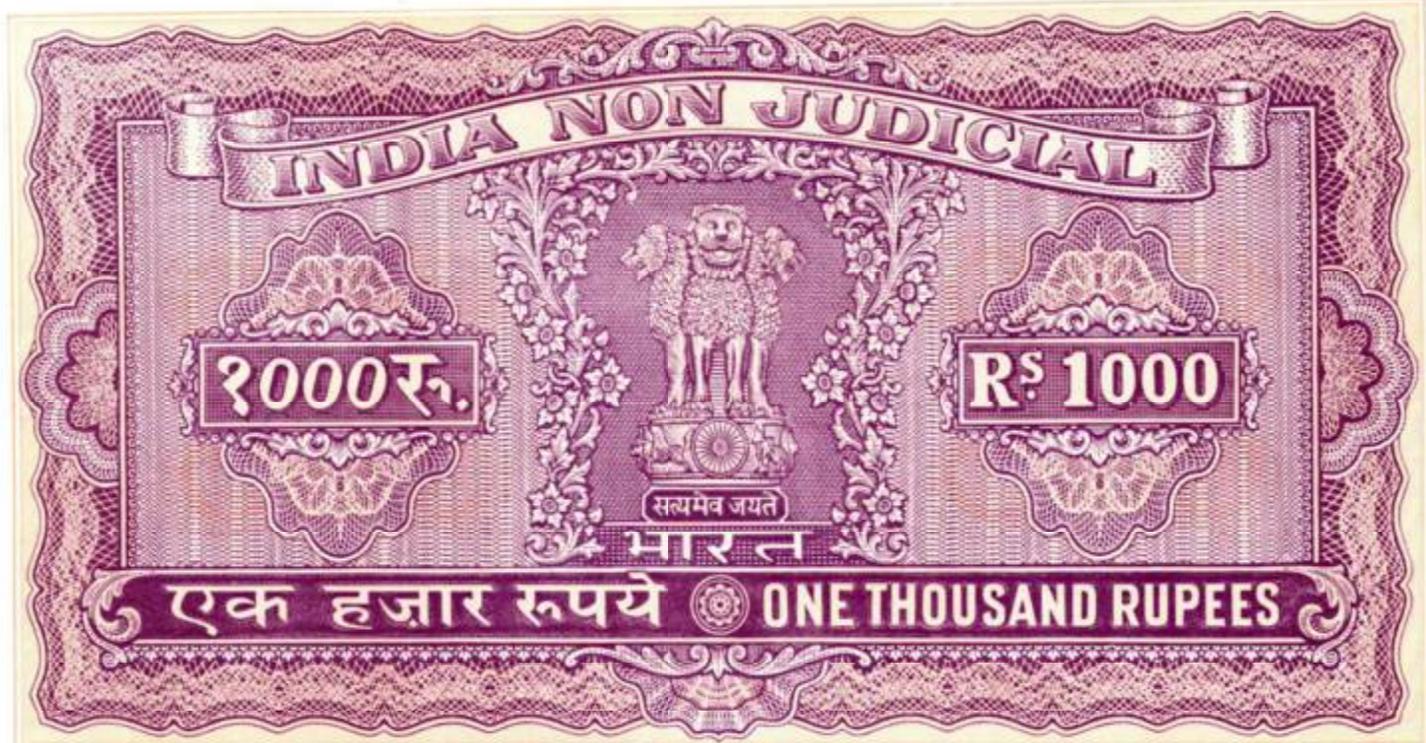
18691
Smt. Sumi Tra Devi Agarwal
230. S. N. Ray Rd.
Cal - 38

16/10 96 20

	10000/-
40000	40000/-
20000	20000/-
	<hr/>
	140000/-



Registrar of Assurances
Calcutta



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 :

WHEREAS ...

18691
Smt - Sumitra Devi Agarwal
230 S.N. Raj Rd
Cal - 38

16/11/96 98

	15000/-
4 C 7000	4000/-
2 C 100	200/-
	<hr/>
	14200/-



6
REGISTRAR OF ASSURANCES
CALCUTTA



2.

or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, administrators, executors, representatives and assigns) of the ONE PART AND SMT. SUMITRA DEVI AGARWAL wife of Gokul Chand Agarwal, at present residing at 230, S. N. Roy Road, Behala, District 24-Parganas (South), Calcutta-700 038,

hereinafter ...

18691
 Smt. Sumitra Devi Agarwal
 230 S.M. Ry Rd
 Cal-36
 16/10/96
 JW
 Treasurer



presented for Registration No 1/25
 at Calcutta Registration Office
 on the 18th day of Oct 1946

By Lal Bahadur Singh
 (The Entitled)

10000/-
 4000/-
 2000/-
 14000/-
 19/5/96
 Registrar of Assurances
 Calcutta

Lal Babu Singh

Lal Babu Singh s/o
 Ramnagar Singh

Lal Babu Singh

9-250 Santley St
 Cal



18/10/96
 Registrar of Assurances
 Calcutta

T. Rao s/o
 Ramnagar s/o
 P.E. Rly Colony
 Garden Reach
 Calcutta
 TRAO

(16)

8 / 6076 R 7 D 5435



Stamp duty under Sec 21 duty stamp
 under the Stamp Act-1899
 as amended by W. Bengal
 Stamp Amendment Act 1988
 Section 1A No. 23
 as amended under Section 82 (1) of the
 Stamp Amendment Act-1911
 Stamp duty paid under the
 Stamp Act No.
 Additional duty under C.I. Act No.
 paid in stamp duty Ru.

00AA 609145
 SBI, Tollygunge Circle, Kolkata
 Cheque No. 286507 dated 28/10/96
 for Rs. 33,600/- has been paid as
 deficit stamp duty u/s 43.

12535
 5014
 11
 Total Rs. 17560

12535
 5014
 17549
 11200
 33649
 22449
 3360

Defect 'A' fees Rs. 561/- Subsequently...
 realised by Case No. 18/95 Receipt No. 500037

Registrar of Assurances
 Kolkata
 5-11-96

A 2189
 9 55
 2204 25
 2231 4
 2231
 A 2189
 2 55
 2204 25
 2231 4
 2231

THIS INDENTURE made this 18th day of Oct
 One thousand Nine Hundred Ninety Six BETWEEN
LAL BAHADUR SINGH alias LAL BABU SINGH son of Ram
 Nagina Singh by caste Hindu, by Occupation Service
 Present residing at 250, S. N. Roy Road, Calcutta -
 700 038, District 24-Parganas (South) Behala, herein-
 after referred to and called as "VENDOR" (which term

250
 250
 2750
 2129
 561
 199
 199
 2139

Sole or ...
 200000
 250700