

*ms.*  
Registered in...  
Page No. 138-151  
Being No. 5437  
of the year 1996

DATED THIS 18th DAY OF Oct 1996

B E T W E E N

SUBHASH CHAND SINGH ... VENDOR

A N D

SMT. MITA DEVI AGRAWAL ... PURCHASER

*[Handwritten signature]*

Asst. Registrar of Assurances  
Calcutta

8.12.98

C O N V E Y A N C E



Asst. Registrar of Assurances  
Calcutta

*14.5.96*

*133*  
*271*

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



**1861, Registrar of Accounts**  
**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 Pay order being No. 587500 dated  
 14th October 1996 drawn on The South  
 Indian Bank Ltd., Burrabazar Branch,  
 Calcutta.

Rs. 2,00,000.00

Rs. 2,00,000.00

(Rupees two lacs only).

WITNESSES :

Bal Krishna Bajoria.



1. Registrar of Companies  
Calcutta

referred to in Schedule I and II hereinabove is 2.111  
decimal equivalent to 1 cottah 4 chittacks 21 square  
feet approximately.

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 :

Bal Krishna Bajoria  
18, Mullik St.  
Cal. - 700 007.

Singh  
(Subhas Chand Singh)



*1st. Registrar of Companies*  
*Calcutta*

Sahapur District 24-Parganas within the South Suburban Municipality, Sub-Registry Alipore.

SECOND SCHEDULE

ALL THAT undivided 1/9th share or interest in the piece and parcel of land measuring about 14 decimale 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 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 decimale and the brick built 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 ...



1881. Registrar of Assurance  
Calcutta



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.

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 Cottahs and 3 Chittacks together with brick built structure standing thereon comprising in Plot No. 135/2562 Khatian No. 1938 now 1548 R.S. No.180 Touzi No. 101 J.L. No. situate and lying at Mouza

Sahapur ...



**REGISTRAR OF INSURANCE**  
**CALCUTTA**

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 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 ...



**Registrar of Companies**  
**Calcutta**

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 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 ...



~~1887, Library of documents~~  
~~Private~~

at No. 250 S. N. Roy Road, being the piece and parcel of land containing by ad-measurement 2.111 decimale equivalent to 1 cottah 4 Chittack and 21 sq. feet approximately 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, 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 ...



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~~LIBRARY~~  
~~UNIVERSITY OF CALICUT~~  
~~CALICUT~~



encumbrances, charges liens lispendens trust of whatsoever in nature.

- 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 ...



Registrar of Assurances  
Calcutta

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, 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 together with the brick built 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, priviously 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. 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 ...



1917, Registrar of Assurances  
Calcutta

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 Devi 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 of Sri Baban Singh, duly gifted

transferred ...



1007 ~~Ministry of Education~~  
Ministry

Alipore in Book No. 1, 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. 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 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 Subarbab 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. 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 ...

18620  
 Amite Sewage  
 230 S.W. Ray Rd  
 Calver  
 16.10.96  
 Treasurer

1000  
 4000  
 2000  
 26000



Registrar of Companies  
 Calcutta





7.

No. 3, and at present under 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 ...

18620

Amite sur Agouee  
230 S.W. Bay Rd  
Calif

16.10.96

*W*  
Treasurer

<i>[Signature]</i>	1000
<i>[Signature]</i>	400
<i>[Signature]</i>	200
<i>[Signature]</i>	1400



6  
REG. REGISTER OF COMPANIES  
1900



6.

and in favour of said Smt. Rajeswar Kumari and Smt. Shanta Debi, ALL THAT piece and parcel of land measuring about more or less 5 (Five) decimals together with brick build 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. ...

18620  
Amite sec. Account  
230 S.W. Bay Rd  
Calif

16.10.26

QW  
REGISTRY

1000  
1000  
1000  

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3000



6  
REGISTRY of ACCOUNTS  
Calcutta



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 ...

Amitee de la Agence  
230 S.W. Bay Rd  
Cat. 3A

16.10.96

94

<u>1,000</u>	<u>1000</u>
<u>2,000</u>	<u>2000</u>
	<u>3000</u>
	14902



Registrar of Assurances  
Calcutta



4.

WHEREAS :

- 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 ...

18690  
Amila ochi Agamoo 21  
230 S.W. Bay Rd  
Carlsbad

16.10.96

98

Wilson	1000
Klein	1000
	2000
	<hr/>
	14,2002
	/



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REG. Registrar of Insurance  
California





3.

Sajjan Kumar Agarwal at present residing at 230 S. N. Roy Road, Behala, Calcutta - 700 038, District 24-Parganas (south) 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 ...

18690  
Amite sec. Agrowal  
30 S.W. Bay Rd  
Calicut

16.10.96

W

	1000	
1000	1000	
1000	1000	
<hr/>		
11,000		



↓  
110, Dept. of Accounting  
Calicut



2.

District 24-Parganas (South), hereinafter referred to and called as "VENDOR" (which term 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. AMITA DEVI AGARWAL wife of

Sajjan ...

Total No. 18690  
Anita Devi Agarwal  
230, S.V. Ray Rd  
Calcutta

Date 1/6/10/96  
Treasurer

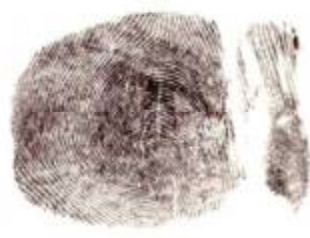
4/20/10/96  
2/20/10/96



24/2/10/96  
Presented for Registration as 1/85  
as Calcutta Registration Office  
on the 18th day of Feb 1942  
Subscribed by Lal Bahadur Shastri  
1st Contact  
1/15/96

Subscribed by  
S/o Ramkrishna Singh  
Q-250 S.V. Ray Rd  
Cal.

Seen  
1942  
Seen



T. Rao S/o Ram  
Q-250 S.V. Ray Rd  
Garden Reach Calcutta  
Seen

1/15/96 T.R.Ao

P17

6078 P - 5437



Tolly gun, Calcutta No. QAAA 609142

Cheque No. 086509 dated 28/10/96

for Rs. 3360/- has been paid of deficit stamp duty u/s 42.

Stamp duty under the Stamp Act-1899  
Stamp duty by W. Bengal  
Stamp duty Act-1988  
Stamp duty (A. R. 1)  
Stamp duty under Section 12 (1) of the  
Stamp Act-1911  
Stamp duty paid under the  
Stamp Act-1899  
Additional duty under C.I. Act No.  
Paid in excess

Total Rs. 12535

Defect 'A' fees Rs. 561/- Subsequently realised by Case No. 1897 Receipt No. 500335

12535  
5014  
17549  
paid 11/200  
du 3349  
8/11

Registrar of Assurances  
Calcutta  
5-11-96

A 2089  
9 55  
10/10/96  
11/11/96

THIS INDENTURE made this 18th day of October

One thousand nine hundred ninety six BETWEEN  
SUBHASH CHAND SINGH son of Ram Krishna Singh by  
caste Hindu, by Occupation Service Present residing  
at 250 S. N. Roy Road, Calcutta - 700 038 Behala,

District ...

Handwritten signatures and notes at the bottom of the page, including '200000' and '50700'.