

119
Register No. 1
DOR No. 152
Serial No. 152-765
Being No. 5438
of the year 1996

DATED THIS 18th DAY OF Oct 1996

B E T W E E N

VIJAY BAHADUR SINGH

... .. VENDOR

- A N D -

SMT. SUMITRADEVI AGARWAL

... .. PURCHASER



Asst. Registrar of Assurances
Calcutta

8.12.98



Asst. Registrar of Assurances
Calcutta

C O N V E Y A N C E

Mr. A. K. Chowdhury
Advocate
10, Old Post Office Street
Calcutta - 700 001

113
2-11



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REGISTRAR OF COMPANIES
CALCUTTA

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

Rs. 2,00,000/-

MEMO OF CONSIDERATION

Paid by pay order being No. 009464
dated 14th October, 1996 drawn on
Union Bank of India , New Alipore
Branch, Calcutta-

Rs. 2,00,000/-

Vijay Bhadar Singh

WITNESSES



REGISTRAR OF INSURANCE
PALAWAN

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 :-

Bijay Badar Singh



REG. Registrar of Assurances
Calcutta

J.L.No. situate and lying at Mouza Sahapur District-24 Parganas within the South Subarban Municipality, Sub-Registry Alipore.

SECOND SCHEDULE

ALL THAT undivided 1/9th share or interest in the piece and parcel of land measuring about 14 decimile equivalents 8 Cottah 8 Chittack 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 decimile 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 Subarban Municipality now Calcutta Municipal Corporation. The said 1/9th share of the said 19 Decimile of Land referred to in Schedule I and II herein above is 2.111 decimal equivalent to 1 Cottah 4 Chittack and 21 Square feet approximately.



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Calcutta

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.

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 decimile equivalent to 3 cottah and 3 chittack together with brick built structure standing thereon comprising in plot No. 135/2562 Khatian to 1033 now 1548 R.S. No.180 Touzi No.101



ALL Director of Accounting
Edwards

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 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



୫୫୫. Registrar of Companies
Odisha

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 can or may procure the same without any act on or suit TO HAVE AND TO HOLD the 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



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66, Registrar of Assurances
Calcutta

piece and parcel of land containing by ad-measurment 2.111 Decimals equivalent 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 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 However 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



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CALCUTTA

encumbrances, charges liens lispendence 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 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 rransfer 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 theeon situate and lying at No.250 S.N. Roy Road, being the

piece



ASSM Registrar of Assam
Disbursement

in Book No.1 Volume No.20 pages 195 - 200 being No.211 for the year 1975 said Smt. Sahanta 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 Bagina Singh ALL THAT undivided 7/9 share of land measuring about more or less 19 (Nineteen) Decimals together with the brick built structures 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, previously within the jurisdiction of South Subarban Municipality and at present under Calcuta 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



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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 Devi 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 brick built structure thereon comprising in Plot No.134/1079 Khatian No.665 Mouza Sahapur J.L. No.9, R.S. No.180, Touzi No.101 previously within the jurisdiction of south Suburban Municipality and at present under Calcutta Municipal Corporation more fully and particularly described in the Schedule therein and also described in the SECOND SCHEDULE hereunder written.

- D. Some times in the year 1970 Smt. Rajeswar Kanwar 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 (Kunwar) in equal share.
- E. By a Deed of Gift executed on 15th January, 1975 registered with the office of the Sub-Registrar Alipore

in



~~REGISTRAR OF COMPANIES~~
~~Madhya Pradesh~~

B. By a Deed of Gift executed on 8th March, 1996 registered with the office of Sub-Registrar 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) 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 1996 registered with the office of Sub-Registrar Alipore in Book No.1,

18693
Smt. Sumitra Devi Agarwal
230 S. N. Raj Rd -
Cal - 38

16/10/96

PN

40000	10000	-
2000	4000	-
	200	-
	<u>14200</u>	-



Registrar of Companies
Calcutta



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R.S. No.180 Touji No.101, Khatian No.1033, now
 1548 Plot No.135/2562 within the South
 Suburban Municipality Holding No.3, and at present
 under Calcutta Municipal Corporation, more fully
 and particularly mentioned in the Schedule
 therein and also described in the FIRST SCHEDULE
 hereunder written.

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Smt. Sumitra Devi Agarwal
230, S.N. By Rd
C.A. - 38

16/10/96 W

←	10000/-
10000	4000/-
2000	2000/-
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	14000/-



127 ~~Registered~~
[Signature]



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conveyed assured and assigned unto 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 built structure thereon, ^{Consolidated in the year 1911} in J.L. No.9,

contd....7.

18693

Smt. Sumitra Devi Agarwal
230 S.N. Reg Rd

Cal - 38

16/10/96

24

10000/-	10000/-
40000/-	40000/-
20000/-	20000/-
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	140000/-



Registrar of Assurances
Calcutta



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as Vendor of the One Part and Smt. Rajeswar Kumari daughter of Sri Biswanath Singh and Smt, Shanta Devi daughter of Sri Balkishan Singh therein describe as Purchaser of the OtherPart, for the Consideration mentioned therein granted transferred

conveyed

18693

Smt. Sumitra Devi Agarwal
230 S.N. Raj Rd

Cal - 38

16/10/96


TREASURER

←	10000/-
40000	40000/-
20000	20000/-
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	140000/-




Registrar of Companies
Calcutta



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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



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(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 :

18693

Smt. Sumitran Devi Agarwal
230 S.N. Raj Rd.

Cal-38

16/10/96

W

10000/-	10000/-
40000	40000
20000	20000
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	142000/-



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Asst. Registrar of Assurances
Calcutta



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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 A N D SMT. SUMITRA DEVI AGARWAL, wife of Gokul Chand Agarwal at present residing at 230, S.N. Roy Road, Calcutta - 700 038 Behala, District 24-Parganas

contd...3.

18693

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

16/10/95

W

Presented for Registration as 1/45
in the Calcutta Registration Office
on the 18th day of OCT 1995

10000/- - An. Vijay
4000/- - Baldev Singh
200/- - The Contact

14200/-



18/10/95
Add. Registrar of Assurances
Calcutta

Vijay Baldev Singh

Bijay Bhadur Singh

S/o Rao Nagesh
Singh of 250 S.N. Raj
Rd Cal

Bijay Bhadur Singh



1946

T. Rao S/o Rao
Rao of S. E. Raj
Crown Garden Road -
Calcutta 38

Add. Registrar of Assurances
Calcutta

18/10/95

T R A O

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6080 P

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Stamp duty under Section 31 duty stampes
 entered into by Stamped Act-1899
 as amended by W. Bengal
 Stamp Act Amendment Act-1988
 Section 1A No. 33
 also under Section 82 (1) of the
 Stamp Act-1911
 Stamp duty paid under the
 Stamp Act Rs. 12535
 Additional duty under G.I. Act Rs. 11
 Paid in entire Rs. 13560
 Total Rs. 13560

00AA 609143

Tollymore Circle Rd Cal
 Cheque No. 136506 dated 28/10/96
 for Rs. 3360/- has been paid as
 deficit stamp duty w/e 48.

12535
 11
 13560
 12535
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 13560
 Paid 10200
 Rs 3349
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Defect 'A' fees Rs. 561/- Subsequently...
 realised by Case No. 1898 Receipt No. 500340 ST
 511196.

1898 Registrar of Assurances
 Calcutta
 5-11-96

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THIS INDENTURE made this 18th day of October

One thousand nine hundred ninety six BETWEEN

VIJAY BAHADUR SINGH son of Ram Nagina Singh by caste
 Hindu, by occupation Service, present residing at 250,
 S.N. Roy Road, Calcutta - 700 038, Behala, District
 24-Parganas (South) hereinafter referred to and called
 as "VENDOR" (which term or expression shall unless

otherwise

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