

Registered in
BOOK No. 1
Volume No. 152
Page No. 180-195
Being No. 5440
of the year 1996

DATED THIS 18th DAY OF Oct 1996

BETWEEN

RISHIKESH SINGH

.... VENDOR

AND

SMT. ANITA DEVI AGARWAL

..... PURCHASER



Registrar of Assurances
Calcutta

8.12.98

CONVEYANCE



Registrar of Assurances
Calcutta

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

137
271



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1883. Registrar of ~~Assurances~~
Palencia

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

Rs. 2,00,000/-

MEMO OF CONSIDERATION

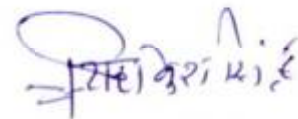
Paid by Pay order being No. 58750 dated 14th October, 1996 drawn on The South Indian Bank Ltd. Burrabazar Branch, Calcutta.

Rs. 2,00,000/-

WITNESSES :

Bal Krishna Bajaj

G. N. Rao



Read over and explain by me.
in Hindi Contents of the document.
- next to the executants.
H. K. Chaudhary
Advocate.



141. Registrar of Assurances
Gurgaon

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 :-

Bal Krishna Bajada
18, Mullick St,
Cal. 700007

G. N. Rai
Sivvi
10, K. S. Roy Rd.
Cal - 1

9/21/11/81



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1951. Register of Accounts
Calcutta

J.L. No. situate and lying at Mouza Sahapur District -
24 Parganas (s) 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 decimile com-
prising equivalent to 8 cottah, 8 Chittack together with brick
built structure standing thereon 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.

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 Suburban Muni-
cipality 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 Cottahs
4 Chittack 21 square feet.



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ಕಚೇರಿ

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.

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 No 1033 now 1548 R.S. No. 180 Touzi No. 101



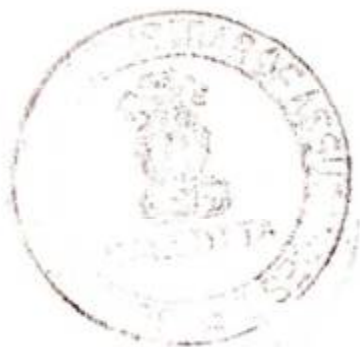
247 Asiatic Society of Bengal
Calcutta

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 equitable 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 ~~form~~ 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 persons 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



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Registrar of Insurance
Calcutta

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 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



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Registrar of Insurance
Calcutta

situate and lying at No. 250 S. N. Roy Road, being the piece and parcel of land containing by ad-measurement \times 2.111 decimile equivalent to 1 Cottaha 4 Chittack and 21 square feet approx. being the 1/9th share of 19 decimile 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 upon 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



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1411, Registrar of Assurances
Gwalior

brick built structure thereon free from all encumbrances, charges liens lispendis 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 lispendiens, attachments acquisition requisition trust of whatsoever nature ALL THAT the undivided 1/9th share of the said premises at and for a consideration of ~~Rs.~~ 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 in favour of the purchaser ALL THAT the undivided 1/9th share of premises together with the brick built structure thereon



187, Registrar of Companies
Calcutta

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 Devi wife of Sri Lalan Singh and Smt. Kanta Devi wife of Sri Baban Singh, duly gifted transferred and conveyed unto and infavour of Sri Brishikesh 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) decimile 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. 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



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REGISTRAR OF COMPANIES
INDIA

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 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) decimile out of 14 (fourteen) decimile 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. Sometime 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.



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1852

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 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) decimile out of 14(Fourteen) decimile together with the brick 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 Municipality 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,

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230 S W, Lang Rd
Cal. 35

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brick build structure thereon, ^{Constructed in the year 1911} in J.L. No. 9. R.S.
 No. 180, Touzi No. 101, Khatian No. 1033 now 1548
 Plot No. 135/2562 previously within the south suburban
 Municipality Honing No. 3, and at present under
 Calcutta Municipal Corporation morefully and particularly

mentioned....

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 Registrar of Insurance
 Calcutta



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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 THAT piece and parcel of land measuring about more or less 5 (five) decimale together with

brick...

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230 S.N. Payda
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Treasurer

1.000 400
2.000 200

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Registrar of Assurances
Priority



- 5 -

Book No. 1, Volume 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 of the One Part and Smt. Rajeswar Kumari daughter of Sri Biswanath Singh and Smt. Shanta Debi daughter of Sri Balkishan

Singh...

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Unité de Agona
230. St. Ray Rd
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	14000




 Director of Investigation
 FBI



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successors, administrators, representatives and assigns)
of the OTHER PART :

WHEREAS :

1. By an indenture dated 30th May 1962, registered with the office of the sub-Registrar Alipore in

Book,....

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White Oak
230 S W Highway
California

16.6.96

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	1600
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- 3 -

at present residing at 230, S. N. Roy Road, Calcutta -
700 038, Behala, District - 24 Parganas (South) Calcutta
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 his heirs, executors,

SUCCESSORS...

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Amite Saw Agency
230 S.W. Bay Rd
Calif

16.10 96

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1.00	100
1.00	100
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	2900



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AGS, Register of Assurances
Guatemala



- 2 -

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 here heirs, successors, administrators, executors, representatives and assigns) of the ONE PART AND SMT. AMITA DEVI AGARWAL wife of Sajjan Kumar Agarwal

at present....

18659
Amrita Sen Agarwal
230, S.V. Road
Coast 38

16.10.96

28

Presented for Registration at 1/25
to Calcutta Registration Office
at the 18th day of Oct 1944



By Ashesh Singh
18/10/96

14/10/96

18/10/96

18th Registrar of Companies
Calcutta

श्री अशेश सिंह

Ashesh Singh to
Amrita Agarwal
of 230 S.V. Road
Coast 38

श्री अशेश सिंह



1944

T. Das to Ram
Das & Eddy
Cromwell Garden Road
Calcutta

18th Registrar of Companies
Calcutta

17/10/96

TRAO

(P15)

G O S L A P

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10000 रु. Rs. 10000
 B/ Cheque No. 286508 dated 28/10/96
 for Rs. 3360/- has been paid at
 deficit stamp duty of Rs. 41.

Stamp Act-1899
 as amended by W. Bengal
 Stamp Act 1988
 Section 2A, 2B, 2C
 Section 2(1) of the
 Stamp Act 1911
 Stamp Act
 Additional duty under G.I. Act Rs.
 Paid in full Rs.

12535
 519
 4
 Total Rs. 12560

Defect 'A' fees Rs. 561/- Subsequently
 realised by Case No. 1840 Receipt No. 580342
 28/5/1996

14200
 17535
 5016
 17549
 14200
 3349
 28/11

REG. Registrar of Assurances
 Calcutta
 5-11-96

A-2159
 9 55
 4/5/2031

THIS INDENTURE made this 18th day of Oct.

One Thousand Nine Hundred Ninety Six BETWEEN
RISHKESH SINGH, son of Sri Ram Awatar Singh by
 Caste Hindu, by occupation service present residing
 at 250, S. N. Roy Road, Calcutta - 700 038, Behala
 District - 24 Parganas(s), hereinafter referred to

A-2159
 9 55
 2159

199
 190
 2159

2273/-
 20000
 250700

and...