

730/ 4322 I I 3661

STAMP AFFIXED BY

13/11/88

REGIONAL SUPERINTENDENT,  
POSTAL COLLECTIONS

69480



ORDER FOR THE...  
AS ORDERED BY...  
No. 23,5(6)

192061  
REGISTRAR OF ASSURANCE  
CALCUTTA

158561  
158561  
39

A9064  
9071 THIS INDENTURE made this 31<sup>st</sup> day of MARCH 1988

One thousand nine hundred eighty-eight  
KOTIARI SCIENTIFIC & RESEARCH INSTITUTE, a Society regis-  
tered under the West Bengal Societies Registration Act, 1961  
and having its registered office at No.8, India Exchange

Place ...

9064  
9071  
809  
9071



Presented for registration on 17/11/11,  
at the Registrar's Office

by Asha Devi Saboo, Member  
Asha Devi Saboo.

REGISTRAR OF ASSURANCES  
CALCUTTA

For Kothari Scientific & Research Institute,

Asha Devi Saboo,  
Member Governing Body.

Office for Asha Devi Saboo  
Asha Devi Saboo, Member  
Governing Body, Kothari  
Scientific & Research Institute  
Indra Suroyo Place  
Calcutta

Received by  
Chand Lalai Daman  
J. M. Daman  
Judges and Not. Calcutta

REGISTRAR OF ASSURANCES  
CALCUTTA  
D. D. G.

When impression of the  
Decree is dispensed with.

Place, Calcutta-700001, hereinafter called THE VENDOR (which expression shall unless excluded by or repugnant to the subject or context, be deemed to mean and include its Governing Body for the time being and its successor or successors in office and assigns) of the ONE PART A N D CONCRETE BUILDERS PRIVATE LIMITED, a Company within the meaning of the Companies Act, 1956 and having its registered office at 12, NANDAMA PARK, CALCUTTA-700034, hereinafter called THE PURCHASER (which expression or shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors in office and assigns) of the OTHER PART :

W H E R E A S :

A. By an Indenture of Conveyance dated 19th March, 1966 made between the Official Trustee of West Bengal, therein referred to as the Vendor of the One Part, Bhagwati Devi Agarwal, Kishoralal Agarwal, Parmeswari Devi Goenka, Ratna Devi Goenka, Savitri Devi Goenka, Sheo Kumar Agarwal, Geeta Budhia, Shiv Ratan Budhia, Nav Ratan Budhia, Biswanath Garodia, therein referred to as the Purchasers of the Other Part and registered with the Registrar of Assurances, Calcutta in Book No.I, Volume No.63 Pages 222 to 239 Being No.578 for the year 1966 the said Official Trustees of West Bengal for the consideration therein mentioned sold transferred and conveyed unto  
and in ...

The first of these is the Insurance Act, which provides for the regulation of the business of insurance, and the Insurance Companies Act, which provides for the regulation of the business of insurance companies. The Insurance Act also provides for the regulation of the business of insurance brokers and agents, and the Insurance Companies Act also provides for the regulation of the business of insurance companies. The Insurance Act also provides for the regulation of the business of insurance companies, and the Insurance Companies Act also provides for the regulation of the business of insurance companies.



The second of these is the Insurance Act, which provides for the regulation of the business of insurance, and the Insurance Companies Act, which provides for the regulation of the business of insurance companies. The Insurance Act also provides for the regulation of the business of insurance brokers and agents, and the Insurance Companies Act also provides for the regulation of the business of insurance companies. The Insurance Act also provides for the regulation of the business of insurance companies, and the Insurance Companies Act also provides for the regulation of the business of insurance companies.

*Handwritten signature*  
 J. R. S.

**REGISTRAR OF ASSURANCE**  
**CALCUTTA**



and in favour of the Purchasers All That the premises No.7, Little Russel Street, Calcutta (more fully and particularly described in the Schedule 'A' thereunder written and also in the Schedule hereunder written).

- B. By another Indenture of Conveyance dated 27th June 1979 and made between Smt. Ratna Devi Goenka, there-  
in referred to as the Vendor of the One Part, and Kothari Scientific & Research Institute, the Vendor herein, therein referred to as the Purchaser of the Other Part, and registered with the Registrar of Assurances, Calcutta in Book No. I Volume No. 186 Pages 94 to 102 Being No. 3444 for the year 1979 the said Ratna Devi Goenka, for the consideration therein mentioned sold transferred and conveyed unto and in favour of the Vendor herein All That 4/100th share of land messuage tenement hereditament appurtenant to premises No. 7, Little Russel Street, Calcutta Together with her right title interest therein,

- C. By virtue of the said Deed of Conveyance dated 27th June 1979 the Vendor herein absolutely became entitled to ~~4/100th~~ share or interest in the said premises.

- D. By a Deed of Partition dated 13th day of September,

1979 ...

1979 made between Bhagwati Devi Agarwal, Kishora-  
lal Agarwal, Parmeswari Devi Goenka, Savitri Goenka,  
Theo Kumar Agarwal, Geeta Budhia, Shiv Ratan Budhia,  
Nav Ratan Budhia, Biswanath Garodia, therein collec-  
tively referred to as the parties thereto of the  
One Part, and Kothari Scientific and Research  
Institute, therein referred to as the party thereto  
of the Other Part, and registered with the Regis-  
trar of Assurances, Calcutta, in Book No.1, Volume  
No.151 that the message tenement land hereditament  
and premises No.7, Little Russel Street, Calcutta  
Together with all houses, out-houses, servant's  
quarters, edifices, garages, godowns, sanitary  
fittings, fixtures, electric pump and motors and  
all other pitch areas, walls, yards, court-yards  
were partitioned and whereby and whereunder the  
parties of the First Part viz. Bhagwati Devi Agarwal,  
and Others transferred and conveyed all their right  
title interest in the said premises unto and in  
favour of the Vendor herein absolutely and in  
"together with the benefit of covenant for production  
of the original title deeds listed in Schedule 'B'  
to the said Indenture of Conveyance dated 19th  
October, 1966.

E. By virtue of the said Deed of partition the Vendor  
thus became absolutely seized and possessed of or  
otherwise well and sufficiently entitled to ALL THAT  
premises ...

Premises No. 7, Little Russel Street, Calcutta subject however to the right of the tenant being Sankies Karapit and others but otherwise free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever.

F. The Vendor has agreed to sell and transfer unto and in favour of the Purchaser All That the demarcated portion of the main building situated on the demarcated portion of the said premises ( herein- after called 'the Demarcated Portion') Together with the undivided 15% share in the land comprised in the said Demarcated Portion of the land being a portion of the said premises ( more fully and particularly described in the Schedule hereunder written and also shown and delineated in the map or plan annexed hereto and bordered in 'RED' thereon subject however to the rights of the existing tenants on the said premises but otherwise free from all encumbrances and charges.

NOW THIS INDENTURE WITNESSETH as follows :-

I. In consideration of the said sum of Rs. 8,25,000/- (Rupees eight lacs twenty-five thousand only) paid by the Purchaser to the Vendor at or before the execution of these presents ( the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part

thereof...

thereof doth hereby release and forever discharge the Purchaser) the Vendor doth hereby grant release transfer convey assure and assign unto and to the Purchaser All

That the demarcated portion of the main building situated at premises No. 7, Little Russel Street, Calcutta measuring about 1200 sq.ft. carpet area ( be the same a little more or less) situated on the Second Floor of the said Building Together with the undivided 1% proportionate share

in the land comprised in the said premises No. 7, Little Russel Street, Calcutta and Together with the undivided proportionate share in the out-houses, servant's quarters, edifices, garages, godowns, sanitary fittings, fixtures, electrical fittings, fixtures, electric pump and motor and all other pitch areas, walls yards court-yards ( more fully and particularly described in the Schedule hereunder written and also shown and delineated in the map or plan annexed hereto and bordered in 'RED' thereon) hereinafter called 'THE

DEMARCATED PORTION' OR HOWSOEVER OTHERWISE the said land messuage hereditaments and premises or any part thereof now are or is or at any time herefore were or was situated, tenanted, butted, bounded, known, numbered, described and/or distinguished Together with proportionate share in all walls, rights, liberties, privileges, easements, profits, appendages and appurtenances whatsoever of the said land messuage and hereditaments and premises or any part thereof belonging to or in anywise appertaining or usually held or enjoyed therewith reputed to belong or appurtenant thereto AND the proportionate share in the estate, right, title,

interest...



interest, inheritance, reversions, remainders, uses trust possession, property claim and demand whatsoever of the Vendor unto and upon the said demarcated portion Together with the benefit of covenant to produce all deeds and pattahs and muniments and evidence of title relating to the said Premises No.7, Little Russel Street, Calcutta under the Deed of Conveyance dated 19th March, 1986 And all deeds and pattahs and muniments and evidence of title in writing and other document whatsoever in anywise relating or concerning the said demarcated portion or any part thereof which are now or hereafter shall or may be in the possession power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit TO HAVE AND TO HOLD the said demarcated portion hereby granted and conveyed or expressed so to be done to the use of the Purchaser absolutely and for ever free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever SUBJECT HOWEVER to the right of the said Tenant being Sarkies Karapit.

II. The Vendor doth hereby for itself, its successor or successors in office and assigns covenants that notwithstanding any act deed or thing by the Vendor or any of its predecessors in title done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said demarcated portion hereby granted and conveyed or expressed so to be and every part thereof for a perfect or expressed....

expressed and indefeasible estate of inheritance without any manner or condition use trust or other things whatsoever to alter, defect, encumber or make void the same and that notwithstanding any such act deed or thing or whatsoever as aforesaid the Vendor has good right and full power to grant, convey, transfer and dispose of the said demarcated portion hereby granted or expressed so to be unto and to the use of the Purchaser and that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said demarcated portion and receive the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it.

III. The Vendor and all persons having or lawfully or equitably claiming any estate right title or interest in the said demarcated portion or any part thereof from under or in trust for it or from or under any of its predecessors in title shall and will from time to time and all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acc'ts deeds and things whatsoever for further and more perfectly assuring the said demarcated portion and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required Together with the right to continue the said actions initiated against the said Sarkies Karapit.

IV. ...

IV. And that the Purchaser shall be entitled to hold the said demarcated portion along with the other co-owners of the said premises and that the Purchaser by virtue to having undivided proportionate share in the land comprised in the said premises and in all that the houses, out-houses, servants' quarters, edifices, garages, godowns, sanitary fittings, fixtures, electrical wiring, fittings, fixtures, electric pump and motors and all other pitch areas, walls yards, court-yards shall be entitled to frame a scheme and rules and regulations for use of the demarcated portion of the said premises with other co-owners of the said premises.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the divided and demarcated constructed space in the building No.7, Little Russel Street, Calcutta measuring about 1200 sq.ft. carpet area ( be the same a little more or less) situated in the Second Floor of the main building Together with the undivided 15% share or interest of the Vendor into and upon the demarcated portion of the land containing by admeasurement <sup>1872</sup> 7 cottas 8 chittacks 12 sq.ft. comprised in the demarcated portion of the said premises, the situation of the said building and also the demarcated portion shown and delineated in the map or plan annexed hereto and bordered in 'RED' thereon, Together with undivided proportionate share in all other constructions and constructions outside the main building on the said demarcated portion of land.

IN...

A.P.S.

IN WITNESS WHEREOF the Vendor has executed these  
presents the day month and year first above written.

For Kethari Selenite & Research Institute  
*ASHA DEVI SETHI*  
Member Governing Body.

SIGNED SEALED AND DELIVERED by  
the VENDOR in pursuance of a  
resolution of the Member Govern-  
ing Body of the Institute dated

9.3.1988 in the presence of :

*Q*  
*Shri*

*Bar Malley*  
*Smith*

RECEIVED ...

RECEIVED of and from the within-named  
PURCHASER the within-mentioned sum of  
(Rupees Eight lacs twenty-five thousand)  
only being the considerations herein as  
per Memo below:-

X  
X)  
X  
X  
X  
X  
X  
X  
X  
X

Rs. 8,25,000/-

MEMO OF CONSIDERATION

1. Buy Pay-order No. - 566679 dt 24.3.88  
drawn on United Bank of India, Pat  
Bahadur Road Branch, Calcutta in favour  
of its vendor

Rs 8,25,000/-

Witness:-

*[Signature]*

*[Signature]*  
*[Signature]*

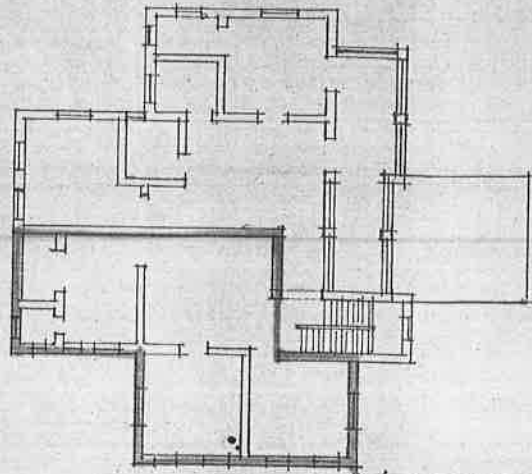
Gov Kishan Sanyal & Associates, Kolkata.

Asst. Secy. Secy.

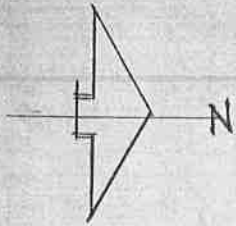
Member Government Bd.



DEED PLAN OF PREMISES NO. 7 LITTLE RUSSEL STREET. CALCUTTA.  
SCALE- 1:300.



FIRST FLOOR PLAN.  
& 2ND FLOOR PLAN.



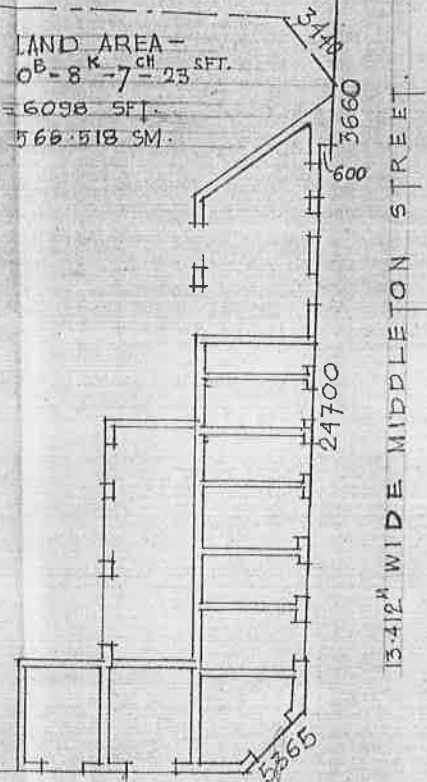
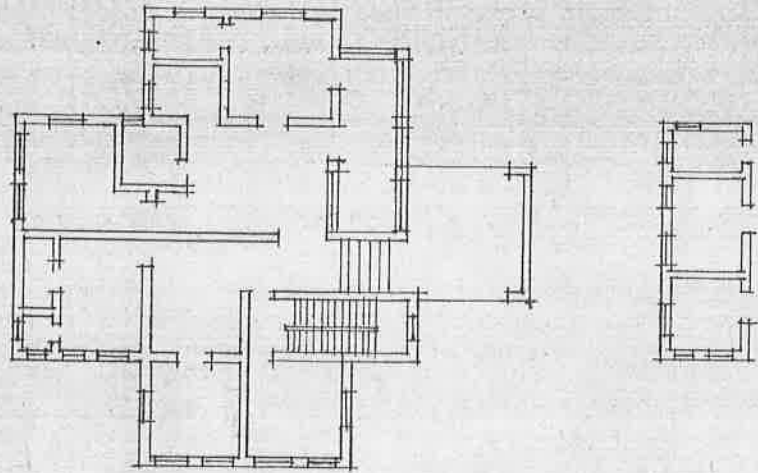
19680

4650

45805

LAND AREA -  
 $1^B-7^K-0^{CH}-12$  SFT.  
= 19812 SFT.  
= 1840.579 SM.

LAND AREA -  
 $0^B-8^K-7^{CH}-23$  SFT.  
= 6098 SFT.  
= 566.518 SM.



3.412<sup>M</sup> WIDE MIDDLETON STREET.

70965

12.292<sup>M</sup> WIDE LITTLE RUSSEL STREET.

GROUND FLOOR PLAN.

Witness:  
2  
B. W. Chatterjee

ASha Devi Saloo

Page 118  
Book No 52645  
Volume 36615  
Pages 198  
Binding No 198  
for the year 1988

4

*[Handwritten signature]*

=====  
DATED THIS 31<sup>st</sup> DAY OF MARCH  
=====  
B E E E E E N

KOTHARI SCIENTIFIC & RESEARCH INST  
A N D  
CONCRETE BUILDERS PRIVATE LIMITED

C O N V E Y A N C E

*[Handwritten signature]*  
DISTRICT OF ASSAM  
CALCUTTA

21.11.90.



82.283

DISTRICT OF ASSAM  
CALCUTTA  
R. L. GAGGAR,  
Solicitor & Advocate,  
6, Old Post Office Street,  
Calcutta-1.