

STAMP AFFIXED BY  
RAMP SUPERINTENDENT,  
MUMBAI COLLECTOR'S

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28

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

One thousand nine hundred Eighty-Eight B E T W E E N

KOTHARI SCIENTIFIC & RESEARCH INSTITUTE, a Society registered

under the West Bengal Societies Registration Act, 1961 and  
having its registered Office at No. 8, India Exchange Place,

Calcutta ...

10/11/14  
10/11/14

2028 Jaber, Ahmed  
REGISTRAR OF ASSURANCE  
CALCUTTA

974  
10/11/14

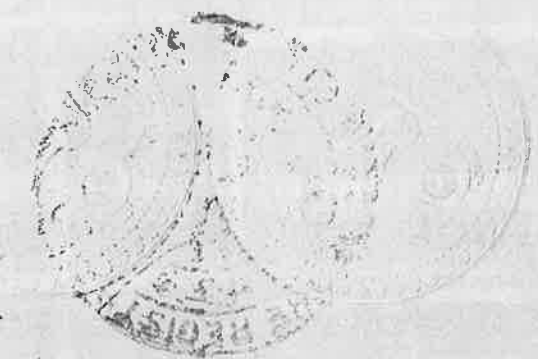
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188600

A70714  
E. 10721

1-20 PM  
Registration of the Society in the  
of the Government of India  
by Asha Devi Saboo  
No. 10721

Ashwadevi Saboo



REGISTRAR OF ASSURANCES  
CALCUTTA

Asha Devi Saboo  
Scientific Research Institute  
18, Nishi Ambay Place  
Calcutta

Asha Devi Saboo  
Member Governing Body

Chand Katan Daman  
Sgt. J. M. Daman  
Judge Court House  
Calcutta

REGISTRAR OF ASSURANCES  
CALCUTTA

Thumb impression of the  
Executant is dispensed with

Calcutta-70001, 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 DELITE DEVELOPERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 1956 and having its registered office at CIRCULAR COURT 8, Acharya Jagdish Chandra Bose Road, Calcutta-700017, hereinafter called THE PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors inoffice and assigns) of the

OTHER PART :

WHEREAS ...



REGISTRAR DE ASSURANÇAS  
CALCUTA

22/1/6



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, Kishorelal 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 favour of the Purchaser 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, therein 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 made between Bhagwati Devi Agarwal, Kishore-lal Agarwal, parneswari Devi Goenka, Savitri Goenka, Sheo Kumar Agarwal, Geeta Budhia, Shiv Ratan Budhia, Nav Ratan Budhia, Biswanath Garodia, therein collectively referred to as the parties thereto of the One Part, and Kothari Scientific & Research Institute, therein referred to as the party thereto of the other part and registered with the Registrar of Assurances, Calcutta in Book No.I, Volume No.151 Pages 196 to 206 Being No.4939 for the year 1979 All That the messuage tenement land hereditament and premises No.7, Little Russel Street, Calcutta Together with all houses, out-houses, servant's quarters, ...

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 for ever 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 March, 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 No.7, Little Russel Street, Calcutta subject however to the right of the tenant being Sarkies Karapit and others but otherwise free from all encumbrances, charges, liens, lispendans, 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 ( hereinafter called 'the Demarcated Portion') Together With the undivided 18% share in the demarcated portion of land

comprised...

comprised in 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. 9,75,000/- ( Rupees nine lacs seventy 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 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 1450 square feet carpet area ( be the same a little more or less) situated on the Ground Floor of the said Building Together with the undivided 18% proportionate share in the demarcated portion of Land comprised in the said premises No. 7, Little Russel Street, Calcutta and Together with the undivided proportionate share in the 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 ( more fully and particularly described

in...



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 message hereditaments and premises or any part thereof now are or is or at any time heretofore 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 message and hereditaments and premises or any part thereof belonging to or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or appurtenant thereto AND the proportionate share in the estate right title 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, 1966 AND all deeds and pattahs and muniments and evidence of title in writing and other documents 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...

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 offices and assigns covenant that notwithstanding any act deed or thing by the Vendor or any of its predecessors in title doneor 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 and indefeasible estate of inheritance without any manner or condition use trust or other things whatsoever to alter, defeat, 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 ...

persons lawfully or equitably claiming from under or in trust for it.

III. The Vendor and all persons having or lawfully of 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 or its predecessors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts 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. 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 house, out-houses, servant's 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 ...

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the divided and demarcated constructed space in the Building No.7, Little Russel Street, Calcutta measuring about 1450 sq.ft. carpet area ( be the same a little more or less) situated in the Ground Floor of the main Building Together with the undivided 18% share or interest of the Vendor into and upon the demarcated portion of the and containing by admeasurement <sup>1 Bigha</sup> 7 contains 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' therein, Together with undivided proportionate share in all other constructions and constructions outside the main building on the said demarcated portion of land.

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

SIGNED SEALED AND DELIVERED by

for Kothari Scientific & Research Institute

the VENDOR in pursuance of a

ASWA DEVI SARKAR

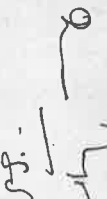
resolution of the Member of

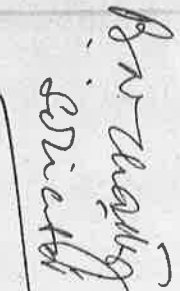
Member Governing Body.

Governing Body of the Vendor

dated 9<sup>th</sup> March 1988

in the presence of :

  
S. S. SARKAR

  
S. S. SARKAR





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

Rs. 9,75,000/-

MEMO OF CONSIDERATION

1. Pay Pay-orderns 302541 dt 29.3.88 drawn by  
Uco Bank, Ganesh Chandra Avenue Branch  
Calcutta in favour of the vendor Rs 4,00,000/-
2. Pay cheque No. - 441526 dt 29.3.88 drawn by  
State Bank of Bikaner & Jaipur, Park Street  
Branch, Calcutta in favour of the Vendor Rs 3,00,000/-
3. Pay Pay order No - 702557 dt 30.3.88 drawn by  
Uco Bank, Ganesh Chandra Avenue, Calcutta  
in favour of the vendor Rs 2,00,000/-
4. Pay cheque No - 441521 dt 30.3.88 drawn  
by State Bank of Bikaner & Jaipur in  
favour of the vendor Rs. 15,000/-

Rs 9,75,000/-

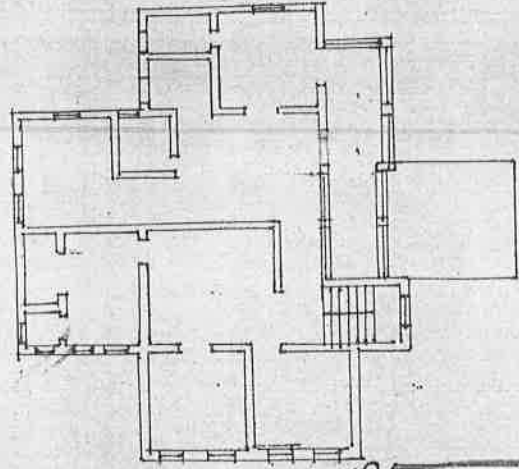
Witness:

Prin. Secy  
Calcutta

Gov. Kothari Scientific & Research Institute,  
Aswini Devi Sahas.  
Member Government Body

DEED PLAN OF PREMISES NO. 7 LITTLE  
RUSSEL STREET, CALCUTTA

SCALE: 1:300



FIRST FLOOR PLAN

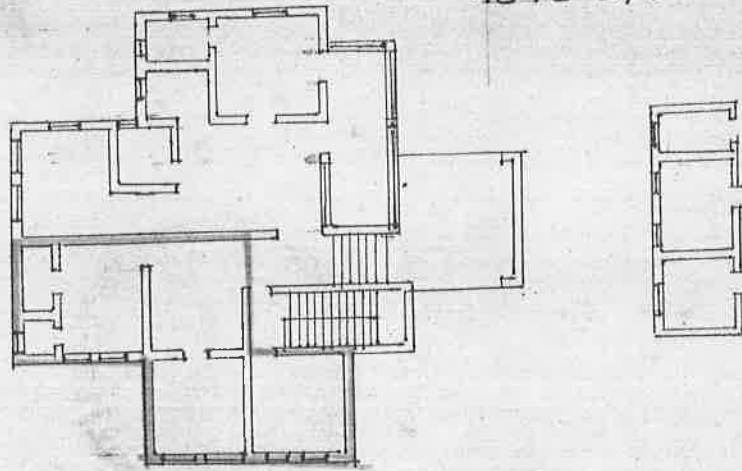
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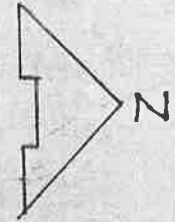
4650

LAND AREA:-  
= 1<sup>B</sup> - 7<sup>K</sup> - 8<sup>CH</sup> - 12<sup>SFT</sup>  
= 19812 S.FT  
= 1840.579 M<sup>2</sup>

LAND AREA:-  
= 0<sup>B</sup> - 8<sup>K</sup> - 7<sup>CH</sup> - 23<sup>SFT</sup>  
= 6098 S.FT  
= 566.518 M<sup>2</sup>



13.412 M WD. MIDDLE TON STREET



70965

12.292 M WD. LITTLE RUSSEL STREET

GROUND FLOOR PLAN

*Handwritten notes and signatures:*  
Ashwanti Saha  
W. J. Saha  
B. Saha

Book No ..... 92  
Volume No ..... 185-198  
Pages ..... 3663  
Bound No ..... 1988  
For the year .....

DATED THIS 31<sup>st</sup> DAY OF MARCH

B E T W E E N

KOTHARI SCIENTIFIC & RESEARCH I

A ND

DELITE DEVELOPERS PRIVATE LIM



C O N V E Y A N C E

*Thiruvudis*  
REGISTRAR OF ASSURANCES  
CALCUTTA  
21-11-90



*9.1.28*  
R.L. GAGGAR,  
Solicitor & Advocate,  
6, Old Post Office Street,  
Calcutta-1.

REGISTRAR OF ASSURANCES  
CALCUTTA