



1932
 1000 रुपये
 INDIA
 SPECIAL ADHESIVE
 (RUPEES ONE THOUSAND)

3665
STAMP AFFIXED BY
 SUPERINTENDENT,
 ASSISTANT COLLECTOR

A-10164
 10171
 One thousand nine hundred eighty-eight B E T W E E N

KOHARI 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

Kochari
 Place, ...

31.3.88



Presented for registration at
 1. 20 PM
 at the ... day of ...
 ...

By Asha Devi Saboo

Registrar
 CALICUT

Asha Devi Saboo
 Research Institute
 ...
 ...
 ...

Asha Devi Saboo
 Member Governing Body

Registrar
 Chand ...
 ...
 ...
 ...

Chand ...

Thumb impression of the
 Executant is dispensed with

place, 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
GARDEN BUILDERS PRIVATE LIMITED, a Company ~~within the~~
meaning of the Companies Act, 1956 and having its registered
office at 13, Dhan Devi Khanna Road, Calcutta-700054,
hereinafter



28.2.22
R.S.

MINISTER OF ASSURANCE
CALCUTTA

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 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 Trustees 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.1 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 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

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 4/100 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 4/100 th share or interest in the said premises.

D. By a Deed of Partition dated 13th day of September, 1979 made between Bhagwati Devi Agarwal, Kishorelal Agarwal, Parmeswari 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, ...

Assurances, Calcutta, in Book No. I, Volume No. 151
Pages 196 to 206 Being No. 4939 for the year 1979

All 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 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, lispendens
attachments, trusts whatsoever or howsoever.

F. The Vendor has agreed to sell and transfer unto
and in ...

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 ~~7%~~ per cent share in the land being a portion of the said demarcated portion of the land comprised in the said demarcated (more fully and particularly described in the Schedule hereunder written and also shown and delineated in the map or plan annexed herein 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. 9,25,000/- (Rupees nine 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 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 1400 sq.ft. carpet area (be the same a little more

or less)...

or less) situated on the ground floor of the said building
Together with the undivided 17% per cent 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, servants' quarters,
edifices, garages, godowns, sanitary fittings, fixtures,
electrical wiring, fittings, fixtures, electric pump and
motors and all other pitch areas, walls, yards, courtyards
(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 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, pri-
vileges, easements, profits, appurtenances 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 pattens and muniments and evidence of title re-
lating to the said premises No. 7, Little Russel Street,

Calcutta...

Calcutta under the Deed of Conveyance dated 19th March, 1986
And all deeds and pattans 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 covenant that notwith-
standing 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 as to be and every part thereof for a perfect
or expressed and indefeasible estate of inheritance without
any manner or condition was 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

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 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 houses, out-houses, servant's quarters, edifices, garages, godowns, sanitary fittings, ...

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 ~~1400 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 17% per cent share or interest of the Vendor into and upon the demarcated portion of the 1 and containing by admeasurement ^{1874sq} 7 cottages & chittacks 1/2 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 WITNESS WHEREOF the Vendor has executed these presents the day month and year first above written.

SIGNED SEALED AND DELIVERED by the Vendor in pursuance of a resolution of the Member Governing Body of the Vendor dated 9.3.1938 in the presence of:

For Karmal Selentite & Research Institute
ASWA DEVI SARKO
Member Governing Body.

Handwritten signature

Handwritten signature

Handwritten mark

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rupees, nine lacs twenty-five thousand only being the considerations herein as per Memo below:-

Rs. 9,25,000/-

MEMO OF CONSIDERATION.

1. By Pay-order No. 974280 dt 25.3.88 drawn on Canara Bank, Bow Bangor Branch, Calcutta in favour of the vendor Rs. 5,35,000/-
2. By Pay-order No - 30 2517 dt 25.3.88 drawn on UCO Bank, Ganesha Chandra Avenue, Baramba, Calcutta in favour of the vendor Rs. 80,000/-
3. By Pay-order No - 318203 dt. 25.3.88 drawn on The South Indian Bank Ltd, Dacres Lane Branch Calcutta in favour of the vendor Rs. 1,40,000/-
4. By Pay-order No - 30 2533 dt 26.3.88 drawn on UCO Bank, Ganesha Chandra Avenue, Baramba Calcutta in favour of the vendor Rs. 1,70,000/-

Rs. 9,25,000/-

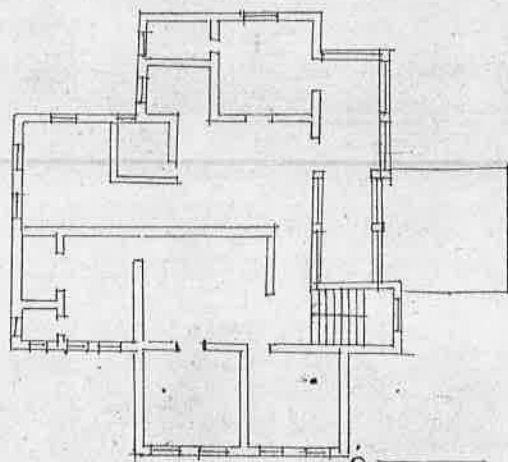
Witness:-

Binodini Ghosh

For Kothari Scientific & Research Institute
ASHA DEVI SALUN
Member Governing Body.

DEED PLAN OF PREMISES NO. 7 LITTLE
RUSSEL STRRET. CALCUTTA.

SCALE 1:300



FIRST FLOOR PLAN

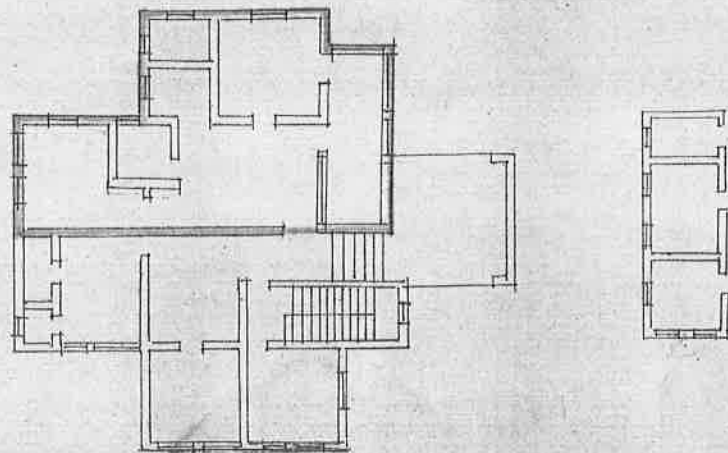
19680

4650

45805

LAND AREA:-
= 18.7 K. 0 CH. 12 S.FT.
= 19812 S.FT.
= 1840.579 M²

LAND AREA
= 08.8 K. 7 CH. 23 S.FT.
= 6098 S.FT
= 566.518 M²



70965

12.292 M WD. LITTLE RUSSEL STREET

GROUND FLOOR PLAN.

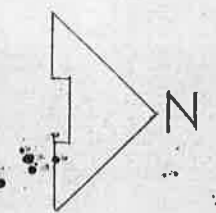
3660

660

24700

5365

13.412 M WD MIDDLE TON STREET.



For Consultation & Research Institute

Asha Devi Saloo
Member, Licensing Board

WITNESSES
B. N. Chatterjee

DRAWN BY ©

Code No
Volume No 117
Pages 157 to 176
Page No 3665
of the year 1988

Sanjiv Singh
g. Moh

DATED THIS 31ST DAY OF MARCH

B E T W E E N

KOTWARI SCIENTIFIC & RESEARCH INSTIT

A N D

GARDEN BUILDERS PRIVATE LIMITED

C O N V E Y A N C E



S. H. GAGGAR
REGISTRAR OF ASSOCIATIONS
CALCUTTA

For. 21.11.90



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

S. H. GAGGAR

REGISTRAR OF ASSOCIATIONS
CALCUTTA