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**STAMP AFFIXED BY**  
**GRAND SUPERINTENDENT,**  
**POSTAL COLLECTOR,**

Rs. 29,500

64+80

आपूर्ति करने के लिए कृपया  
 अपने बैंक में धन जमा करें, और  
 उसे बैंक में भेजें।  
 बैंक का पता: ...  
 बैंक का नाम: ...  
 बैंक का पता: ...  
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 बैंक का पता: ...  
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**CHIEF OF ASSOCIATED BANKS**  
**CALCUTTA**

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97C & Des 1no

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 regis-

tered under the West Bengal Societies Registration Act, 1961

and having its registered office at No.8, India Exchange

Place, ...

*Handwritten signature*

*Handwritten signature*

*Handwritten numbers*



130-11

Presented for registration at  
of the Registrar of Assurances, Calcutta

on the 25th day of March 1933

By Asha Devi Saloo *Asst Secy*

Asha Devi Saloo

For Kothari Scientific & Research Institute,  
Asha Devi Saloo,  
Member Governing Body.

*Saloo*  
Registrar of Assurances  
CALCUTTA

*Prof. S. S. Ray*  
*Ashu Devi Saloo Kothari*  
*Secy. Body Kothari*  
*Scientific Research*  
*Institute*  
*Calcutta*

*Saloo*  
*Chand Katar Damani*  
*Slo J. M. Damani*  
*S. Judge Calcutta*  
*Saloo*  
Registrar of Assurances  
CALCUTTA  
*S. S. Ray*

Chand Katar Damani

Thumb impression of the  
Executant 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 DELITE PROPERTIES PRIVATE LIMITED, a Company within the meaning of the Companies Act, 1956 and having its registered office at 'Circular Court' No.8, Acharya Jagadish 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 in office and assigns) of the OTHER PART:

WHEREAS ...



28.2.48 B

REGISTRAR OF ASSAM  
CALCUTTA

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 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, 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



*22143*

LIBRARY OF ASSOCIATED  
CALCUTTA

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 message 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, 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, 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 message, tenement land hereditament and premises No.7, Little Russel Street, Calcutta Together with all houses, out-houses, servant's quarters, .....



28.11.45

REGISTRAR OF ASSURANCE  
CALCUTTA



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, dispendens, attachments, trusts whatsoever or howsoever.

F. The Vendor has agreed to sell and transfer unto and in favour of the Purchaser All That the divided and demarcated portion of the One storeyed building measuring about 1000 sq.ft. (Carpet area) situated on the Northern portion of the said premises (hereinafter called 'the demarcated portion') Together  
with the ...

22-1-45



REGISTRAR OF ASSURANCES  
CALCUTTA

with the undivided 50% share of 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 INSTRUMENT WITNESSETH as follows :-

I. In consideration of the said sum of Rs. 6,50,000/- ( Rupees six lacs fifty 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 one storied building situated on the Northern portion at premises No. 7, Little Russel Street, Calcutta measuring about 1000 sq.ft. of carpet area ( be the same a little more or less ( Together With the undivided fifty per cent proportionate share in the demarcated portion of land comprised in the said premises No. 7, Little Russel Street, Calcutta AND Together with undivided proportionate share in the sanitary fittings, fixtures, electric wiring fittings fixtures electric pump and motors

and ...



9. 2. 27

MINISTER OF ASSURANCE  
CALCUTTA

and all other pitch areas, walls, yards, court-yards ( more fully and particularly described in the first 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 pattas 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 addpattas and muniments and evidence of title in writing and other documents whatsoever in anywise relating to concerning the said demarcated portion or any part thereof which now are or hereafter shall or may be in thepossession power or control of the Vendor or any other person or persons from whom it may procure the same without

any....



see. 4/5

CENTRAL DEPARTMENT  
CALCUTTA

any actionor 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 successors in office and assigns covenant 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 and indefeasible estate of inheritance without any manner or condition use trust or other things whatsoever to other 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 her by 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. ....



222-45

REGISTRAR OF COMPANIES  
CALCUTTA



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 alongwith the other co-owners of the said premises and that the Purchaser by virtue of 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, 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 portion of the said premises.



288-45

REGISTRAR OF ASSURANCES  
CALCUTTA

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the divided and demarcated constructed space in the one storied building No.7, Little Russell Street, Calcutta situated on the Northern Portion of the said premises measuring about 1000 sq.ft. ( be the same a little more or less) Together with the undivided 50% per cent share or interest of the Vendor into and upon the demarcated portion of the said and containing by admeasurement 8 cottages A.P.S. 7 chittacks 23 sq.ft. comprised in 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.

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

SIGNED SEAL ED AND DELIVERED by **For Kothari Scientific & Research Institute**  
the VENDOR in pursuance of a resolution of the Member Governing Body of the Vendor, dated 9<sup>th</sup> March 1985 in the presence of : **ASHA DEVI SARKAR**  
*Member Governing Body.*

*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*



228-48

REGISTRAR OF COMPANIES  
CALCUTTA

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rupees Six lacs fifty thousand only being the consideration herein as per

Rs. 6,50,000/-


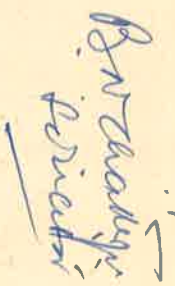
Memo below:-

MEMO OF CONSIDERATION.

1. Pay Pay-order no - 801375 dt 29.3.88 Drawn on Indian Bank, Ganesh Chandra Avenue, Branch Calcutta in favour of the vendor Rs. 3,00,000/-
2. Pay Pay-order No - 801360 dt 29.3.88 Drawn on Indian Bank, Ganesh Chandra Avenue Branch Calcutta in favour of the vendor Rs 1,00,000/-
3. Pay Pay-order no - 258352 dt 29.3.88 Drawn on UCB Bank, Beek Bagan Branch, Calcutta in favour of the vendor Rs 1,65,000/-
4. Pay Pay-order no - 258358 dt 30.3.88 Drawn on UCB Bank Beek Bagan, Calcutta in favour of the vendor Rs. 85,000/-

Rs 6,50,000/-

Witness:

  
  
Pricki

Gov Kothari Scientific & Research Institute.  
 AS Lakshmi Sahu.  
 Member Governing Body.

82-188

REGISTERED BY ASSURANCE  
CALCUTTA



Book No. 117  
Volume No. 117  
Pages 112-10-131  
S. No. No. 3668  
of the year 1988

*Arora*  
4

DATED THIS 31<sup>st</sup> DAY OF MARCH 1988

B E T W E E N

KOTHARI SCIENTIFIC & RESEARCH INTL.

A N D

DELITE PROPERTIES PRIVATE LIM.

C O N V E Y A N C E



*Arora*  
REGISTRAR OF ASSURANCE  
CALCUTTA

*Fr.* 21.11.90.

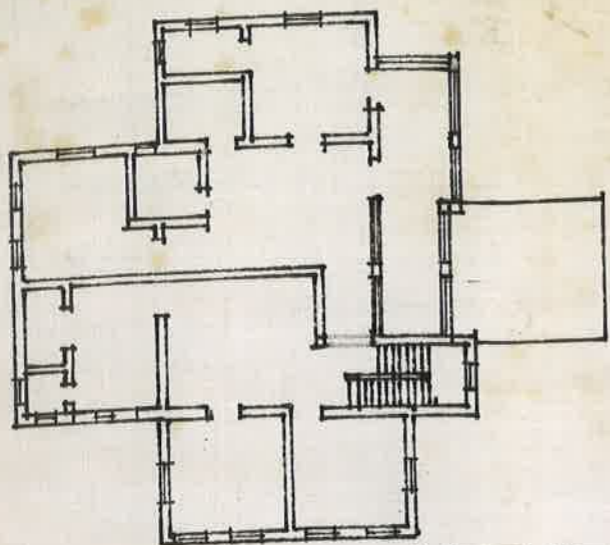


*S. M. & Co*

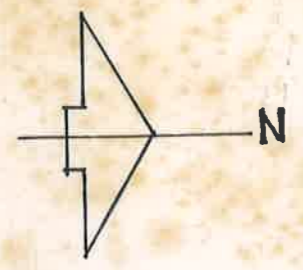
R. L. GAGGAR.  
Solicitor & Advocate,  
6, Old Post Office Street,  
Calcutta-1.

REGISTRAR OF ASSURANCE  
CALCUTTA

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



FIRST FLOOR PLAN.



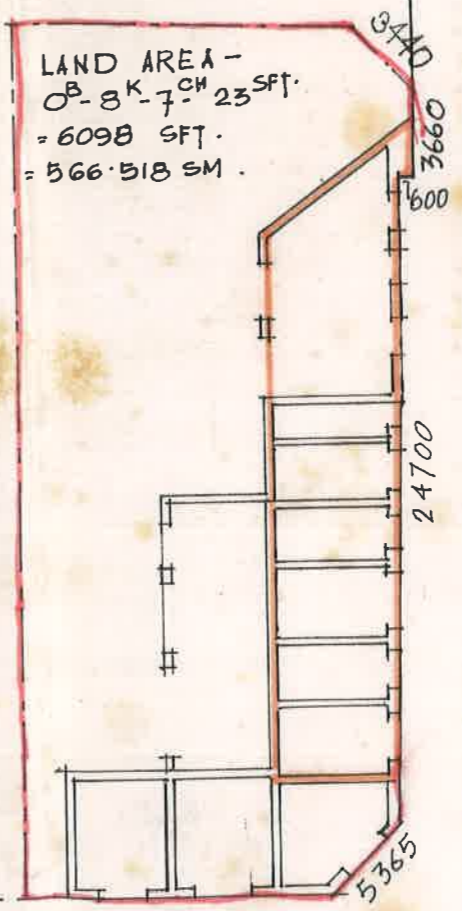
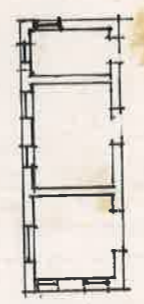
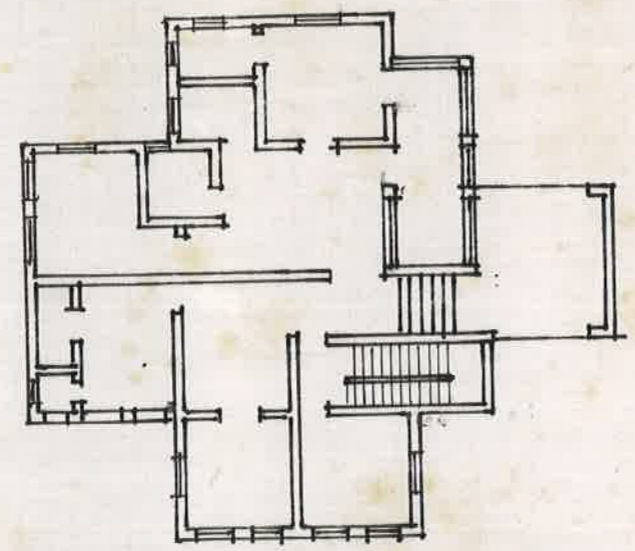
19680

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45805

LAND AREA -  
1<sup>B</sup>-7<sup>K</sup>-8<sup>CH</sup>-12 SFT.  
= 19812 SFT.  
= 1840.578 SM.

LAND AREA -  
0<sup>B</sup>-8<sup>K</sup>-7<sup>CH</sup>-23 SFT.  
= 6098 SFT.  
= 566.518 SM.



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

70965

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

GROUND FLOOR PLAN.

Witnesses:

*(Handwritten signatures)*  
Boudhanjali

DEALT- R Das

ASHA DEVI SABOO  
*(Faint text below signature)*

*(Faint purple stamp)*