



157523

Kishin Gupta Basu

Address

Value 29 MAR 2010

High Court A.S.

10 K. Mysore Road  
K-1-19

Faint, illegible text, possibly a notice or stamp.



District Sub-Registrar  
Howrah

30 MAR 2010

Faint text at the bottom right corner, possibly a reference number or date.

# SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No. Signature of the executants/and/ or purchaser Presentants



*A. C. DA*  
*Assistant Secretary*  
*Fisheries Department*  
*Govt. of West Bengal*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



*Ashwinkar*  
*for M. C. A. L. ...*

*Ashwinkar*

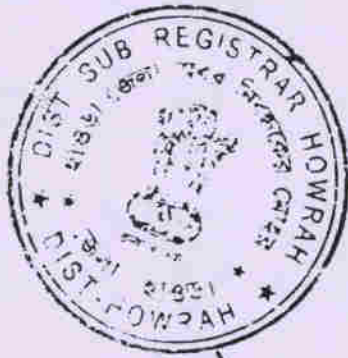
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



*Jishnu Gopal Bagai*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

*X*



*[Signature]*  
District Sub Registrar  
Howrah

# SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No. Signature of the executants/and/or purchaser/ Presentants



*R. Bagaria*  
*Rishi Bagaria*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



*Anil Bagaria*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

3

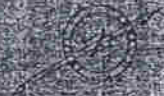
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



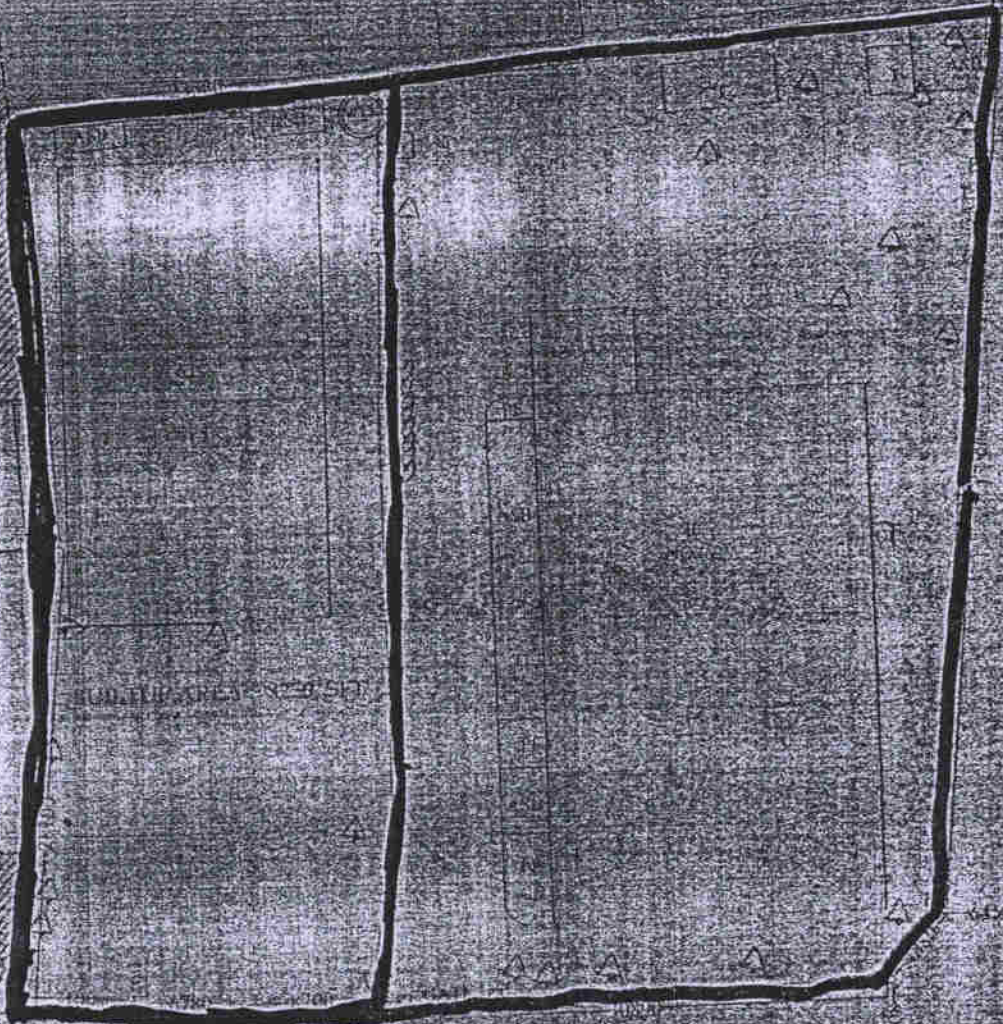
District ~~Sub~~-Registrar  
Howrah

30 MAR 2010

OF PPT NO 562 ROSHMARY LANE HOWRAH 1100  
 CONVEYANCE DEED OF KISHIN GOPAL BAGARIA & OTHERS  
 PART OF LAND - 24/2/6 AREA OF PLOT TO BE REGISTERED - 184-13 CFT  
 DENISBY TO BE REGISTERED SHOWN IN RED BORDER  
 TOTAL SITE SHOWN IN BLUE BORDER PLAN 'X'



SCALE = 1:400



*Neelam Chandra Das*

**H. C. DAS. WBSs**  
 Assistant Secretary  
 Fisheries Department  
 Govt. of West Bengal

*Ashu Kumar*

*Jishnu Gopal Bagaria*  
*H. C. Das*

*Arif Bagaria*  
*Rishi Bagaria*

SIGNATURE OF VENDOR

**H. C. DAS. WBSs**

*Conting*

*NA*



*[Signature]*  
District Sub-Registrar  
Howrah



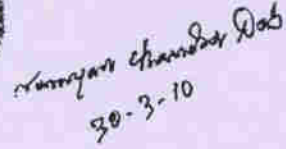


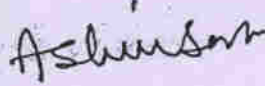


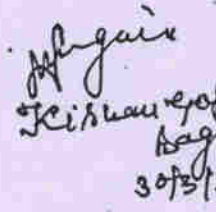


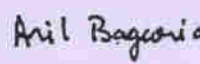
30 MAR 2010



**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. HOWRAH, District- Howrah**  
 Signature / LTI Sheet of Serial No. 03611 / 2010, Deed No. (Book - I , 03285/2010)

Name of the Presentant	Photo	Finger Print	Signature with date
Kishan Gopal Bagaria	 30/03/2010	 LTI 30/03/2010	 Kishan Gopal Bagaria 30/3/2010

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Narayan Chandra Das Address -Writers Builidngs, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001	Self	 30/03/2010	 LTI 30/03/2010	 Narayan Chandra Das 30-3-10
2	Ashim Sarkar Address -9, Old Post Office Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-	Confirming Party	 30/03/2010	 LTI 30/03/2010	 Ashim Sarkar
3	Kishan Gopal Bagaria Address -10, Ballygunge Park Road, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :-	Self	 30/03/2010	 LTI 30/03/2010	 Kishan Gopal Bagaria 30/3/2010
4	Anil Kumar Bagaria Address -10, Ballygunge Park Road, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700019	Self	 30/03/2010	 LTI 30/03/2010	 Anil Bagaria

  
 (Santi Kumar Roy Chowdhury)  
**DISTRICT SUB-REGISTRAR OF HOWRAH**  
 Office of the D.S.R. HOWRAH



District Sub Registrar  
Howrah

30 MAR 2010

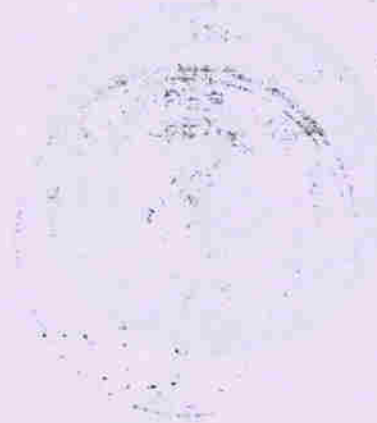
**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. HOWRAH, District- Howrah**  
 Signature / LTI Sheet of Serial No. 03611 / 2010, Deed No. (Book - I , 03285/2010)

Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Rishi Kumar Bagaria Address -10, Ballygunge Park Road, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700019	Self		 LTI	<i>Rishi Bagaria</i>
			30/03/2010	30/03/2010	

**Name of Identifier of above Person(s)**  
 Haradhan Singha Roy  
 Fisheries Deptt., Writers Buildings, Kolkata,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin  
 :-700001

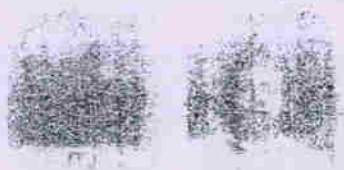
**Signature of Identifier with Date**  
*Haradhan Singha Roy*  
 30/3/10



(Santi Kumar Roy Chowdhury)  
 DISTRICT SUB-REGISTRAR OF HOWRAH  
 Office of the D.S.R. HOWRAH

*Conting*      *NA*

*Handwritten scribble*



District Sub-Registrar  
Howrah

30 MAR 2010



Government Of West Bengal  
Office Of the D.S.R.HOWRAH  
District:-Howrah

Endorsement For Deed Number : I - 03285 of 2010  
(Serial No. 03611 of 2010)

On 30/03/2010

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23,4 of Indian Stamp Act 1899.

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 101090/- , E = 7/- , H = 28/- , M(b) = 4/- on 30/03/2010

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-9190193/-

Certified that the required stamp duty of this document is Rs.- 643324 /- and the Stamp duty paid as:  
Impresive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty Rs. 644000/- is paid, by the draft number 266389, Draft Date 30/03/2010, Bank Name STATE BANK OF INDIA, Ganges Branch Shivpur, received on 30/03/2010

**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 16.04 hrs on :30/03/2010, at the Office of the D.S.R.HOWRAH by Kishan Gopal Bagaria, one of the Claimants.

**Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)**

Execution is admitted on 30/03/2010 by

1. Narayan Chandra Das  
Assistant Secretary, Fisheries Department (govt. Of W. B.), Writers Buildings, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001  
By Profession: Service
2. Ashim Sarkar  
The Official Liquidator, Calcutta High Court,, 9, Old Post Office Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001  
By Profession: Service
3. Kishan Gopal Bagaria, son of Shiw Bhagwan Bagaria, 10, Ballygunge Park Road, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- By Caste Hindu, By Profession: Business
4. Anil Kumar Bagaria, son of Kishan Gopal Bagaria, 10, Ballygunge Park Road, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700019 By Caste Hindu, By Profession: Business

( Santi Kumar Roy Chowdhury )  
DISTRICT SUB-REGISTRAR OF HOWRAH  
Endorsement Page 1 of 2



District Sub-Registrar  
Howrah

30 MAR 2010



Government Of West Bengal  
Office Of the D.S.R.HOWRAH  
District:-Howrah

Endorsement For Deed Number : I - 03285 of 2010  
(Serial No. 03611 of 2010)

5. Rishi Kumar Bagaria, son of Kishan Gopal Bagaria , 10, Ballygunge Park Road, Kolkata,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700019 By Caste Hindu, By Profession:  
Business

Identified By Haradhan Singha Roy, son of . . . Fisheries Deptt., Writers Buildings, Kolkata,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession:  
Service.

( Santi Kumar RoyChowdhury )  
DISTRICT SUB-REGISTRAR OF HOWRAH



( Santi Kumar RoyChowdhury )  
DISTRICT SUB-REGISTRAR OF HOWRAH

30/03/2010 16:34:00

EndorsementPage:2 of 2



District Sub Registrar  
Howrah

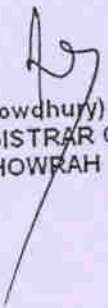
13 0 MAR 2010



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 3044 to 3065  
being No 03285 for the year 2010.



  
(Santi Kumar Roy Chowdhury) 31-March-2010  
DISTRICT SUB-REGISTRAR OF HOWRAH  
Office of the D.S.R. HOWRAH  
West Bengal

**M. C. DAS. WBSS**  
Assistant Secretary

  
Official Liquidator



THE OFFICIAL LIQUIDATOR attached to the Hon'ble Calcutta High Court having its office at 9, Old Post Office Street, Police Station Hare Street, Kolkata - 700001, hereinafter referred to as the "CONFIRMING PARTY" (which term or expression shall mean and include its successor or successors in office and/or interest and/or assigns) of the **SECOND PART**;

AND

✓(1) SRI KISHAN GOPAL BAGARIA (PAN No. ADOPB7574R) son of Sri Shiw Bhagwan Bagaria, (2) SRI ANIL KUMAR BAGARIA (PAN No. ADOPB5576F) AND (3) SRI RISHI KUMAR BAGARIA (PAN No. AGKPB5423E) both sons of Sri Kishan Gopal Bagaria all by faith Hindu by occupation business and residing at No.10, Ballygunge Park Road, Kolkata - 700 019 hereinafter jointly referred to as the "PURCHASERS" (which term or expression shall unless excluded by or repugnant to the subject or context by deemed to mean and include their respective heirs, executors, administrators legal representatives and/or assigns) of the **THIRD PART**;

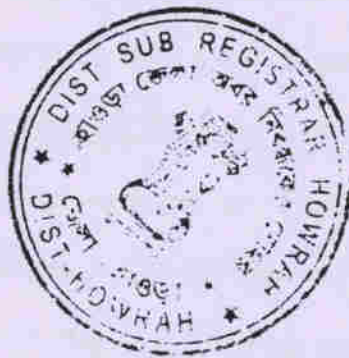
WHEREAS:

A. The State of West Bengal, Directorate of Fisheries having acquired, has been and is the Sole and absolute owner of All That the Land measuring about 2(two) Bighas and 3(three) Cottahs Together With building, shed, boundaries and other structures whatsoever lying erected and/or built thereat situate lying at and being Municipal Premises No. 62, Rose Mary Lane, Police Station - Golabari,

*mgs*  
B. C. DAS. WBSS  
Assistant Secretary  
Fisheries Department

*Carbony*  
Official Liquidator

*AP*  
*TT*  
*Carbony*



*[Signature]*  
District Sub-Registrar  
Howrah

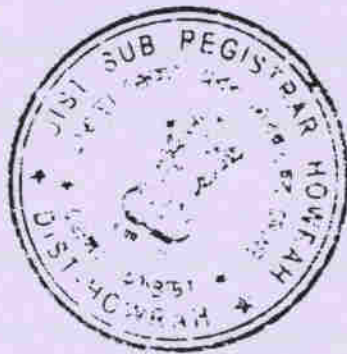
30 MAR 2010

Howrah, Pin - 710 101, hereinafter referred to as the "said Larger Premises", more fully described in the First Schedule hereunder written.

B. On the 24<sup>th</sup> November 1965 the State of West Bengal, Directorate of Fisheries had made over the possession of portion of the "said Larger Premises" being All That the demarcated Land measuring about 18(Eighteen) Cottahs and 13(Thirteen) Chittacks situate, lying at and being the Southern Portion of the said Premises No. 62, Rose Mary Lane, Police Station - Golabari, Howrah, Pin -710101 (hereinafter referred to as the "said Premises") unto and in favour of the Central Fisheries Corporation Ltd., a Government of India undertaking having its registered office at No. 14, Watking Lane, Howrah (hereinafter referred to as the "Company") for promotion and marketing of Fish in the State of West Bengal.

C. Since after the delivery of Possession, the said Company had duly erected shed, boundaries and other structures at or upon the "said Premises" being the Southern portion of Premises No. 62, Rose Mary Lane, Howrah-710 101.

D. In response to the proposal for sale vide letters dated November 17, 1973 and November 23, 1973 both written on behalf of the State of West Bengal, the said Company Messrs. Central Fisheries Corporation Ltd. duly agreed to purchase and/or acquire the "said Premises" and further agreed to pay to the State of West Bengal the proportionate cost amounting to Rs.1,46,129/- as and by way of consideration and also to pay the arrears of Lease Rent on account and in respect of the "said Premises".



~~District Sub-Registrar  
Howrah~~

20 MAR 2010

E. The State of West Bengal, Fisheries Department vide its Letter bearing No.4478 - Fish/15A-14/69 dated November 23, 1973 duly recorded and confirmed that sanction and grant of permission by the Governor on behalf of the State of West Bengal for Sale of the "said Premises" in favour of the said Company in consideration of payment of the said proportionate Cost of Rs.1,46,129/- and also recorded that the said order was with the concurrence of the Finance Department of the State of West Bengal vide V.O. No. Group-A-417 dated November 22, 1973.

F. In view of the above, the said Company Messrs. Central Fisheries Corporation Ltd. duly paid the said proportionate costs of Rs.1,46,129/- towards Consideration for Purchasers of the "said Premises" and also duly paid the arrears of rent vide challans both dated November 27, 1973.

G. After having paid the said amount of Rs.1,46,129/- towards the consideration as aforesaid, the Company by its letter dated April 5, 1976 also duly forwarded the Draft Sale Deed to the Directorate of Fisheries, for its approval. There had been series of correspondence by and between the said Company and the State of West Bengal represented by the Directorate of Fisheries with regard to the finalisation of the Draft Sale Deed as also completion of the sale by executing Sale Deed in favour of the Company. By its letter dated August 24, 1981 the Company has reminded the State of West Bengal for execution of the Conveyance Deed in respect of the "said Premises" in its favour.

H. The said Company, being in possession of the "said Premises" as also having duly paid the consideration for purchase as aforesaid, and pending the completion

*m. Das*  
N. C. DAS. WBSS  
Assistant Secretary  
Fisheries Department

*Gandhi*  
Office of the Director  
Fisheries Department

*[Handwritten signature]*



Distriet Sub-Registrar  
Howrah

Distriet Sub-Registrar  
Howrah

30 MAR 2010

of the sale and the execution of the sale deed in its favour, was directed to be wound up by an order dated the 17<sup>th</sup> June, 1983 passed by the Hon'ble High Court, Calcutta in C.P. No. 152 of 1983 and in pursuance thereof, the Official Liquidator had taken over possession of the "said Premises".

I. In pursuance of the Notice caused to be published by the Official Liquidator in newspapers inviting offers for sale of the "said Premises" by virtue of the orders passed by the Hon'ble High Court, Calcutta, the Purchaser Sri Kishan Gopal Bagaria had submitted his offer for purchase of the "said Premises". Subsequently, by an order dated 20<sup>th</sup> September 1984 the Hon'ble Court confirmed the sale of the "said Premises" in favour of the Purchaser Sri Kishan Gopal Bagaria, at or for the sale consideration price of Rs.24/- Lacs to be paid to the Official Liquidator and further directed the State of West Bengal to complete the sale by executing Sale Deed in favour of the Purchaser Sri Kishan Gopal Bagaria within the time mentioned therein. By a subsequent order dated 29<sup>th</sup> October 1987 the Hon'ble High Court, Calcutta gave direction for completion of the sale of the "said Premises" in favour of the said Purchaser Sri Kishan Gopal Bagaria or his nominee or nominees.

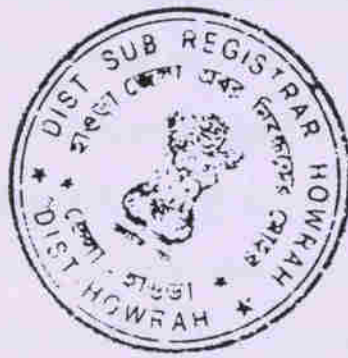
J. In terms of the said Judgment and order dated 20<sup>th</sup> September 1984 and dated 29<sup>th</sup> October 1987, the Purchaser Sri Kishan Gopal Bagaria duly paid the said entire purchase consideration price of Rs.24/- Lacs (Rupees Twenty Four Lacs) Only to the office of the Official Liquidator, High Court, Calcutta and further nominated himself and his sons Sri Anil Bagaria and Sri Rishi Bagaria as his nominees to

*m. Das*  
M. C. DAS, BBS  
Assistant Secretary  
Fisheries Department  
Govt. of West Bengal

*Gandhiji*  
Office  
High Court

*Asst. Secy*  
*via*





District Sub-Registrar  
Howrah

30 MAR 2010

complete the Purchase and also to have Conveyance Deed in respect of the "said Premises" in their favour.

K. The State of West Bengal, Directorate of Fisheries had challenged the said sale and further applied for re-calling the said Judgment and order-dated 20.09.1984. By a judgment & order dated the 5<sup>th</sup> May 1987 the said application of the State of West Bengal was dismissed by the Hon'ble Court. On an appeal being Appeal No. 672 of 1987 against the said Judgment and order dated the 5<sup>th</sup> May 1987, the same was also dismissed by a Judgment and order-dated the 6<sup>th</sup> November 1989 passed by the Division Bench of the Hon'ble High Court, Calcutta.

L. In or about February 2005 the State of West Bengal made another application being C.A. No. 91 of 2005 before the Hon'ble High Court, Calcutta praying for re-calling the said orders dated the 20<sup>th</sup> September 1984 and dated the 5<sup>th</sup> May 1987 but the said application was dismissed by the Hon'ble High Court, Calcutta by a Judgment and order dated the 20<sup>th</sup> April 2005. The State of West Bengal preferred an Appeal being APOT No. 766 of 2005 against the said Judgment and order dated 20.04.2005 and the same has been pending.

M. The said Judgment and Order dated 20<sup>th</sup> September 1984 passed by the Hon'ble High Court, Calcutta interalia directing the State of West Bengal to complete the sale of the "said Premises" by executing and registering Deed of Conveyance in respect of the "said Premises", having been still in force and binding upon the State of West Bengal, a joint meeting was held on the 7<sup>th</sup> December 2009 between the Fisheries Department, State of West Bengal and the Purchaser Sri



District Sub Registrar  
Howrah

30 MAR 20 9

Kishan Gopal Bagaria. On being called upon by the said Purchaser Sri Kishan Gopal Bagaria to act in compliance with said order, by three separate letters respectively dated 10<sup>th</sup> December 2009, 11<sup>th</sup> December 2009 and 7<sup>th</sup> January 2010 the Government of West Bengal, Fisheries Department informed that they are agreeable to complete the sale by executing conveyance and also advised their Advocate Sri Supriya Roy Chowdhury to take necessary steps to withdraw the said pending Appeal being APOT No. 766 of 2005.

N. By an Order dated the 26<sup>th</sup> day of March 2010 passed by the Division Bench of the Hon'ble High Court, Calcutta the said pending Appeal being A.P.O.T. No. 766 of 2006 has since been dismissed as withdrawn.

O. In the Premises aforesaid, the State of West Bengal has agreed to complete the sale and/or transfer of the "said Premises" more fully described in the Second Schedule hereunder written, free from all encumbrances, in favour of the Purchasers above named, in due compliance with the said various Judgments and Orders including the said Orders dated 20<sup>th</sup> September 1984 and dated 29<sup>th</sup> October 1987 both passed by the Hon'ble High Court, Calcutta.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said Judgment and Order dated 20<sup>th</sup> September 1984 passed by the Hon'ble High Court, Calcutta in Company Petition No. 152 of 1983, (In the matter of Central Fisheries Corporation Ltd. (In Liquidation) and also in view of various subsequent Judgments and Orders from time to time passed by the Hon'ble High Court, Calcutta and further in pursuance of the nomination made by the said

*mls*  
R. C. DAS. WBS  
Assistant Secretary

*G. Das*  
Official Liquidator

*ML*  
*AS*



District Sub-Registrar  
Howrah

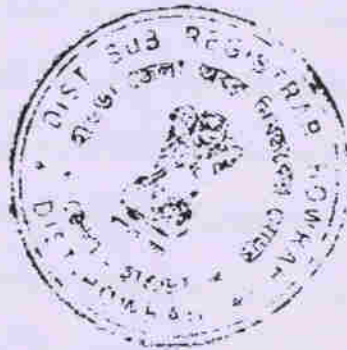
30 MAR 2019

Purchaser Sri Kishan Gopal Bagaria by virtue of leave granted by the Hon'ble High Court, Calcutta by order dated the 29<sup>th</sup> October 1987 as aforesaid and also in consideration of the said Messrs. Central Fisheries Corporation Ltd. (now in Liquidation) prior to it being directed to be wound up by the Hon'ble High Court, Calcutta, having duly paid to the State of West Bengal vide challan dated November 27, 1973 the sum of Rs.1,46,429/- (Rupees One Lac Forty Six Thousands One Hundred Twenty Nine) Only towards consideration for Purchase as hereinbefore stated and further in consideration of the Purchaser Sri Kishan Gopal Bagaria having duly paid the purchase consideration sum of Rs.24,00,000/- (Rupees Twenty Four Lacs) Only to the Official Liquidator, High Court, Calcutta, as per the direction and within the time allowed by the Hon'ble High Court, Calcutta by the said Judgment and order dated 20<sup>th</sup> September 1984 as aforesaid, the State of West Bengal, Directorate of Fisheries do hereby grant, sell, transfer, convey assign and assure and the Official Liquidator attached to the Calcutta High Court being the Confirming Party herein do hereby confirm unto and in favour of the Purchasers above named All That the piece or parcel of Plot of Land Containing by measurement an area of 18 (Eighteen) Cottahs and 13 (thirteen) Chittacks be the same a little more or Less Together With shed, boundary walls and other structures whatsoever lying erected thereat and the same situated, lying at and being the Southern Portion of municipal Premises No.62, Rose Mary Lane, P.S. - Golabari, Ward No. 13 within Howrah Municipal Corporation, Howrah - 710101, shown and delineated in Red borders in the map or plan marked "X" annexed hereto and also more fully described in the Second Schedule hereunder written (hereinafter referred to as the "said Premises"). OR HOWSOEVER

*m. Das*  
H. C. DAS, ESSE  
Assistant Secretary  
Fisheries Department

*Calcutta*  
Official Liquidator

*[Handwritten signature]*



District Sub-Registrar  
Howrah

30 MAR 2010

OTHERWISE the "said premises" is or was butted, bounded, called, known, numbered, described or distinguished;

TOGETHER WITH all areas, trees, ways sewers, drains, water, liberties, privileges, easements, advantages, rights and appurtenances whatsoever thereunto belonging or held or used or enjoyed or reputed as part or member thereof or appurtenant thereto AND ALL the estate right little interest use possession benefit, claim and demand whatsoever of the Vendor into upon or in respect of the "said premises" and every part thereof AND ALL deeds, pattas, writing, muniments and evidences of title relating thereto or any part thereof, which now are or may hereafter be in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same, without any action either at law or in equity;

TO HAVE AND TO HOLD the "said premises", more fully described in the Second Schedule hereunder written hereby granted, sold, transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and for ever, without any manner of condition use trust and other things whatsoever to encumber or make void the same and free from all encumbrances whatsoever;

THE VENDOR doth hereby covenant with the Purchasers as follows:

- (a) THAT notwithstanding any act deed matter or thing whatsoever and in view of the said orders dated the 20<sup>th</sup> September 1984 and the 29<sup>th</sup> October 1987 both passed by the Hon'ble High Court, Calcutta in C.P. No.152 of 1983, (In the matter of Central Fisheries Corporation Ltd. (In Liquidation), as


*ms*

*Carberry*

*MS*





  
District Sub-Registrar  
Howrah

30 MAR 2010

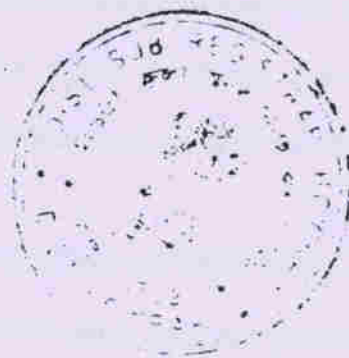
aforesaid, the Vendor has good right, full power and absolute authority to sell grant, convey, transfer, assign and assure the "said premises", unto and to the use of the Purchasers, absolutely and forever and in the manner as aforesaid AND THAT the "said Premises" is not affected by any acquisition, requisition and alignment of any nature whatsoever or howsoever;

- (b) AND THAT the Purchasers shall and may at all times hereafter peaceably and quietly enter upon, hold, use, occupy possess and enjoy the "said premises" and every part thereof AND receive the rents issued and profits thereof, without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any other person or persons claiming under the Vendor whosoever, but subject to the Purchasers herein being made over possession of the "said Premises" by the Official Liquidator, High Court, Calcutta, the Confirming Party herein;
- (c) AND ALSO THAT the Vendor has not done or committed nor been party or privy to any act, deed, matter or thing, whereby or in pursuance whereof, the Vendor is prevented from selling or transferring or conveying the "said premises" in favour of the Purchasers herein, in the manner as aforesaid;
- (d) AND FURTHER THAT the Vendor and all persons having or lawfully claiming any estate or interest in the "said premises" or any part thereof shall and will at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the "said

*mbs*

*[Signature]*

*[Signature]*



District Sub-Registrar  
Howrah

30 MAR 2010

premises" and every part thereof unto and to the use of the Purchasers as may from time to time be reasonably required;

AND the Purchasers herein hereby covenant with the Vendor that the Purchasers herein having been on the 23<sup>rd</sup> March 2010 duly delivered the vacant and peaceful possession of the "said Premises" by the Official Liquidator, High Court, Calcutta, they have been and are in vacant and peaceful possession of the "said Premises" and in this regard, the Purchasers shall not have any claim against the Vendor;

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**The Larger Premises**

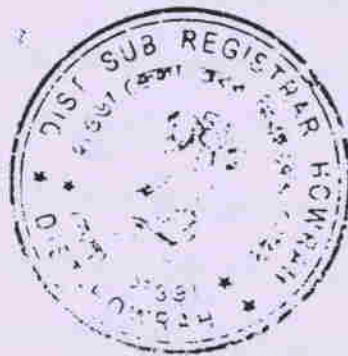
ALL THAT piece or parcel of Plot of land admeasuring an area of 2 (two) Bighas and 3(three) Cottahs (on actual measurement 2 Bighas 8 Cottahs and 11 Chittacks) be the same a little more or less **Together With** building, shed, boundaries and other structures whatsoever lying erected and/or built thereat situate lying at and being **Municipal Premises No. 62, Rose Mary Lane, Ward No. 13, Police Station Golabari, Howrah, Pin - 710101**, shown and delineated in Blue Borders in the Plan marked "X" annexed hereto and the same butted and bounded in the manner following that is say :


**ON THE NORTH** : by Rose Mary Lane;

**ON THE EAST** : by Abul Kalam Azad Road (Dobson Road);

**ON THE SOUTH** : by holding No. 5, 6 and 7 Kings Road;

**ON THE WEST** : by 62/1, Rose Mary Lane;



  
District Sub-Registrar  
Howrah

30 MAR 2019

**THE SECOND SCHEDULE ABOVE REFERRED TO**

The "said Premises", which is being sold under this Deed

**ALL THAT** the piece or parcel of demarcated Land Containing by measurement an area of 18 (Eighteen) Cottahs and 13 (thirteen) Chittacks be the same a little more or Less Together With shed, boundary walls and other structures whatsoever lying erected thereat and the same situated, lying at and being the Southern Portion of municipal Premises No.62, Rose Mary Lane, Police Station Golabari, Ward No. 13 within Howrah Municipal Corporation, Howrah, Pin - 710101, shown and delineated in Red borders in the map or plan marked "X" annexed hereto and butted and bounded in the manner following that is say:

- ON THE NORTH : by remaining portion of 62, Rose Mary Lane;
- ON THE EAST : by Abul Kalam Azad Road (Dobson Road);
- ON THE SOUTH : by holding No. 5, 6 and 7 Kings Road;
- ON THE WEST : by 62/1, Rose Mary Lane;

**IN WITNESS WHEREOF** the Parties abovenamed have put their respective hands and seals the day month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the Vendor above named at Kolkata in the presence of:

*Hareadhan Singha Roy.*

H. Singha Roy  
Law Officer,  
Fisheries Deptt.  
Govt. of West Bengal

*Arnab Bhattacha*  
17/1 B. C. Roy Path  
Po: Shyamugou  
Dist: 24 Pp (W)

*Harraj Das Chandra Das*

**H. C. DAS. WBSS**  
Assistant Secretary  
Fisheries Department  
Govt. of West Bengal

*Chandra*  
Official Seal



District Sub Registrar  
Howrah

30 MAR 2010

SIGNED, SEALED AND DELIVERED

by the Confirming Party above named at  
Kolkata in the presence of:

*Haradhan Singha Roy*

Singha Roy  
Law Officer  
Fisheries Deptt.  
Govt. of West Bengal

*Calcutta*  
Official Liquidator  
High Court, Calcutta

*Anand Bhatta*

*Dinay Jain*  
Advocate

SIGNED, SEALED AND DELIVERED

by the Purchasers above named at  
Kolkata in the presence of:

*Haradhan Singha Roy*

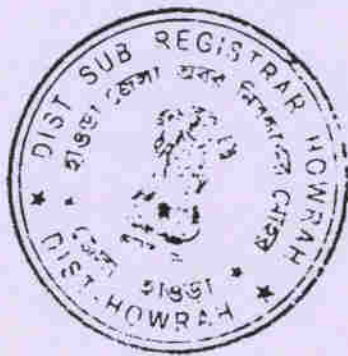
Singha Roy  
Law Officer  
Fisheries Deptt.  
Govt. of West Bengal

*Kishan Gopal Bagaria*  
*Anil Bagaria*  
*Pinku Bagaria*

*Anand Bhatta*

*Dinay Jain*  
Advocate





District Sub-Registrar  
Howrah

30 MAR 2010