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 in the case of stamp duty
 under the W. B. R. R. Act
 1915 Section 14 A.

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 for
 14.6/-

Additional District Sub-Registrar
 Bidhanagar, Salt Lake City.

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THIS INDENTURE made on this the 30/12 day of April 1972
 One thousand nine hundred ninety two BETWEEN 1. GITA DEVI
 GOENKA wife of Sri N. A. Goenka 2. SRI NAGARMAL ANGANLAL
 GOENKA son of Late Anganlal Goenka 3. ARUN GOENKA son of N.
 A. Goenka 4. ANUP GOENKA son of N.A. Goenka 5. SANJIV GOENKA
 son of N.A. Goenka, 6. AMISH GOENKA son of N.A. Goenka, 7.
 KUSUM GOENKA wife of Arun Goenka, 8. S.K. GOENKA son of Late
 Anganlal Goenka, 9, RAJ KUMARI GOENKA wife of S. K. Goenka
 10. SANGITA MODI wife of Sanjoy Modi, 11. RITA GOENKA daughter
 of S.K. Goenka, 12. RAJIV GOENKA son of S.K. Goenka,



- 2 -

13. KRISHNA MURARI GOENKA son of Late Anganlal Goenka, 14. SUSHILA DEVI GOENKA wife of K. M. Goenka, 15. VINOD GOENKA son of K.M. Goenka, 16. PRAMOD GOENKA son of K. M. Goenka, 17. SUNITA BALI wife of Shri Shyam Bali, 18. SHANEETA GOENKA daughter of K. M. Goenka, 19. ASHILA GOENKA wife of Vinod Goenka, 20. BINA GOENKA wife of Pramod Goenka all of 120C, Bangur Avenue, Calcutta-700055, 21. SHRLEE KRISHNA MODI son of Late Shiv Shay Modi, 22. STILA MODI wife of Shree Krishna Modi, 23. MANOJ MODI



- 3 -

son of Shree Krishna Modi, 24. PRAVINA MODI wife of Manoj Modi
 25. SANJAY MODI son of Shree Krishna Modi, 26. BIJOY KR. MODI
 son of Shankar Pd. Modi, all of 3A, Alipore Road, Calcutta-
 700027, 27. WED PRAKASH AGARWAL son of Jagadish Pd. Agarwal
 28. SURESH KR. AGARWAL, 29. UMESH KR. AGARWAL, 30. BIJOY KR.
 AGARWAL, 31. KAMAL KR. AGARWAL, 32. SUNIL KR. AGARWAL all sons
 of Jagadish Pd. Agarwal, 33. MUKUND MODI son of Late Biswanath
 Modi, all of 115/7, Canal Street, Sribhumi, Calcutta - 700048,



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hereinafter referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

SAVITA DEVI SULTANIA wife of Binod Kr. Sultania,
by faith Hindu, by Occupation Business, residing at 1, B.K.
Paul Avenue, Calcutta-700005, hereinafter referred to as the



- 5 -

PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS Motiar Rahaman Mondal, Abu Hussain Mondal, Abul Hussain Mondal, Altub Hussain Mondal, Benu Hussain Mondal all sons of Late Elahi Box Mondal absolute recorded jointly owners of R. S. Dag No.596, R. S. Khatian No.49, J. L. No.5, Mouza Kaikhali, P.S. Dum Dum Airport, Dist. North 24-Parganas,

20 Rs.



- 6 -

by virtue of inheritance, Sub-Registry Office A.D.S.R. Bidhan Nagar, Salt Lake City.

AND WHEREAS Motiar Rahaman Mondal made a deed of conveyance in favour of vendors of his 1/5 share of aforesaid plot on 15.11.1989 by a deed of sale conveyance, registered at A.D.S.R. Bidhannagar, Salt Lake Sub-Registry Office copied in Book No.I, Deed No.8285 for the year 1989.

AND WHEREAS Abu Hossain Mondal made a deed of conveyance in favour of vendors on 28.3.1989 registered at A. D. S. R. O.

...7.

Bidhannagar Salt Lake City, Sub-Registry office copied in Book No.I, deed No.6947 for the year 1989.

AND WHEREAS Benu Hossain sold his portion to present vendors on 28.8.1989 copied in Book No.I, Deed No.6948 for the year 1989.

AND WHEREAS Abul Hossain Mondal made a deed of sale in favour of present vendors on 28.8.1989 copied in Book No.I, Deed No.6946 for the year 1989.

AND WHEREAS Altab Hussain Mondal made a deed of sale in favour of vendors on 28.8.1989 registered at A. D. S. R. Bidhan Nagar, Salt Lake City copied in Book No.I, Deed No. 6945 for the year 1989.

AND WHEREAS vendors became absolute owner of land 16 cottahs 7 chittacks 40 sq. ft. by virtue of purchase of R. S. Dag No.596, R.S. Khatian No.49, Mouza Kaikhali, P.S. Rajarhat, now Dum Dum Airport, Dist. North 24-Parganas, Sub-Registry office A. D. S. R. Bidhannagar, Salt Lake City..

AND WHEREAS vendors subsequent thereto the vendors framed a scheme under which the vendors have developed their undivided shoned portion of the said land converted the said undivided portion of land into several smaller plots (morefully and particularly written or ~~inserted~~ described in the schedule hereunder) and have duly numbered each of the plots and offered sale of the

said converted plots to the prospective purchaser.

AND WHEREAS being desirous of purchasing Plot N. 11 measuring about 5 Cottahs 2 Chittacks 38 Sq. ft. (more fully and particularly described in the Schedule hereunder written) the purchaser had approached the VENDORS AND the VENDORS have agreed and decided to sell to the purchaser, the said Plot No. 11 including use of passage and the road appertaining thereto at or for a total consideration of Rs. 1,29,444/- (Rupees One lac twenty nine thousand four hundred forty four) only (the ownership and rights of the road and common passage will remain with the vendors).

AND WHEREAS the VENDORS and the PURCHASER hereby covenant that the purchaser along with the purchases of other plots shall be at all times become responsible for the maintenance of the Roads and common passage and also the drain passing through or by the said Road and common passage.

NOW THIS INDENTURE WITNESSETH :

That in consideration of the above sum of Rs.1,29,444/- (Rupees one lac twenty nine thousand four hundred forty four) only of lawful money of India in hand well and truly paid to the vendors by the purchaser at or before execution of these presents (receipts whereof the vendors do hereby admit and acknowledge,

the vendors do hereby grant, transfer, sell and release and confirm unto and to the use of the said purchaser ALL THAT the said piece and parcel of land fully described in the schedule hereunder written.

AND WHEREAS the vendors do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchaser, his heirs, executors, administrators, representatives and assigns and every one of them and also the said property he the vendors as beneficial owner to by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the purchaser, his heirs, executors, administrators, representatives and assigns AND WHEREAS the said plot No. 11 fully mentioned and described in the Schedule hereto or HOWSOEVER OTHERWISE the said property now or heretofore were or was situate, butted bounded, called known, numbered described and distinguished.

AND WHEREAS all the estate, right, title inheritances, use, trust, property, claim and demand whatsoever both at law and in equity of the vendors into and upon the said property or every part thereof AND all deeds, pattas muniments, writings, and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the vendors, their heirs, executors, administrators or representatives or any persons from whom he or they can or may procure the same without action or suit at law or in equity TO HAVE AND TO

HOLD the said property and every part thereof hereby granted, sold conveyed and transferred to expressed and intended so to be with their rights, members and appurtenances unto and to the use of the purchaser his heirs, executors, administrators, representatives and assigns forever and the vendors do hereby for himself, his heirs, executors, administrators and representatives covenant with the purchaser his heirs, executors, administrators, representatives and assigns THAT notwithstanding any act, deed or thing whatsoever, by the vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered in the contrary they the vendors had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold conveyed and transferred or expressed or intend so to be unto and to the use of the purchaser her heirs, executors, administrators, representatives and assigns in the manner aforesaid AND WHEREAS the purchaser her heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from under or in trust for them or from or under of their ancestors or predecessors in title AND WHEREAS free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the vendors well and sufficiently indemnified of from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered

by the vendors or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND WHEREAS the vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the vendors or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the purchaser her heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every party thereof unto and to the use of the purchaser his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this deed as shall or may be reasonable required AND FURTHER MORE THAT the vendors and all their heirs, executors, and administrators shall at all times hereafter indemnify and keep indemnified the purchaser her heirs, and executors, administrators, and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of or the vendors or any breach of the covenants hereunder contained. We affirm and declared that sold land used purpose of agriculture.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of shall land measuring 5 (five) cottahas 2 (two) chittacks 38 (thirty eight) sq.ft. together with all easement right of common passage, right of electric,

right of water connection and right of telephone of R..S. Dag No.596 Khatian No.49 Mouza Khaikhali, J.L. No. 5, R..S No. — ~~Mr~~ Touzi No. 172 P.S. Dum Dum Airport in the District of North 24-Parganas. Sold area demarcated red border line with attach plan mark by plot No.11 plan shall be part as same as for original which is butted and bonded as follows :-

ON ~~THE~~ NORTH BY : 16' wide Road.

ON THE SOUTH BY : Others land.

ON THE EAST BY : Plot No.12.

ON THE WEST BY : Plot No.9, 10.

IN WITNESS WHEREOF the vendors have heretunto set and subscribed their hands and seal by the day, month and year first above written hereunder.

SIGNED SEALED AND DELIVERED

at Calcutta in the presence

of : Baj Kumari Goenka, Sangeeta Modi
Rajiv Goenka Rina Gupta

BY SURENDR KUMAR GOENKA

WITNESSES : HIS CONSTITUTED ATTORNEY

1. *[Signature]*
[Signature]

2. *[Signature]*
[Signature]

Nagarmal Angadlal Goenka, Sanjiv Goenka
Gita Devi Goenka, Anish Goenka
Anup Goenka, Manish Goenka

BY ARUN GOENKA
HIS CONSTITUTED ATTORNEY

[Signature]
Krishna Murari Goenka, Sunita Ball
Sushila Devi Goenka, Shanecta Jain
Vinod Goenka, Ahita Goenka
Pramod Goenka, Rama Goenka

BY SURENDR KUMAR GOENKA
HIS CONSTITUTED ATTORNEY
[Signature]

Sri Krishna Modi, Suresh Kumar Agarwal
Sila Modi Umesh, Kumar Agarwal
Manoj Modi, Bijay Kumar Agarwal
Pravina Modi, Karan Kumar Agarwal
Bijay, Kumar Modi, G. B. Kumar Agarwal
Ved Prakash Agarwal, Mahend Modi

BY SANJAY MODI
HIS CONSTITUTED ATTORNEY

[Signature]

WITHIN R.S. DAG. NO. 596 (RECORDED)

SCALE - 1" = 16'-0"

AREA - 5 K - 2 CH - 38 SFT

16'-0" WIDE ROAD

PLOT No. 10

PLOT No. 11

AREA - 5 K - 2 CH - 38 SFT

PLOT No. 12

PLOT No. 9

Baj Kumari Goenka, Sangeeta Modi
Rajiv Goenka Rita Gupta
BY SURENDRA KUMAR GOENKA
HIS CONSTITUTED ATTORNEY
S. K. Goenka

Krishna Murali Goenka, Sunita Ball
Sushila Devi Goenka, Shanceta Jain
Vinod Goenka, Ashila Goenka
Pranod Goenka, Bina Goenka
BY SURENDRA KUMAR GOENKA
HIS CONSTITUTED ATTORNEY
S. K. Goenka

Nagarmal Angadlal Goenka, Sanjiv Goenka
Gi a Devi Goenka, Amish Goenka
Anup Goenka, Kusum Goenka
BY ARUN GOENKA
HIS CONSTITUTED ATTORNEY

Sri Krishna Modi, Suresh Kumar Agarwal
Sita Modi Umesh, Kumar Agarwal
Manoj Modi, Bijay Kumar Agarwal
Pravina Modi, Kamal Kumar Agarwal
Bijay, Kumar Modi, Sunil Kumar Agarwal
Ved Prakash Agarwal, Mukund Modi
BY SANJAY MODI
HIS CONSTITUTED ATTORNEY

Arun Goenka
SIGNATURE OF OWNER

Sanjay Modi

SIGNATURE OF OWNER

MEMO OF CONSIDERATION

Received from within named purchaser an amount of Rs. 1,29,444/- (Rupees One lakh twenty nine thousand four hundred forty four only) by following cheques as full consideration money herein before on this the 29th day of April 1992.

29.4.92 Cheque no. 080548 on United Bank of India	50,993.00
29.4.92 Cheque no. 080549 On	" 50,993.00
29.4.92 Cheque no. 080550 on	" 27,458.00
Total	Rs. 1,29,444.00

Witnesses

1.

S. K. Alauddin

S. K. Alauddin
S. K. Goenka

2.

S. K. Alauddin

Krishna Murari Goenka, Sumita Bali
Suchita
VI
Pro
S. K. Goenka

Nagarmal Angadlal Goenka, Sanjiv Goenka
Gita Devi Goenka, Anil Goenka
Anup Goenka,
BY ARUN
HIS CONSTITUTED ATTORNEY

Arjun

S. K. Alauddin, Sumita Bali
S. K. Alauddin, Sumita Bali
Manoj Modi
Pravin Modi
Bhav
Ved Prakash
BY SANJIV
HIS CONSTITUTED ATTORNEY

Sanjay Modi

Vendors

Drafted by :

S. K. Alauddin
(S. K. Alauddin Ahamed)
of Dharsha, P. S. Rajarhat,
Licence No. *(XV) 110*

Typed by :

A. K. Naskar
(A. K. Naskar)
of Bajetaraf,
North 24-Pgs.

1115
Sakita Devi Sultana
1 B K Pal Ave
at-5

15/4/92

30 5000 - 15000
u u 5000



11-30 11/20/92
30th April 1992

AK Goenka
50 N.A. Goenka
of 1200 Bangin Ave CA-55
as land to be left for Nazam
Angadlal Goenka, Sanjay Goenka
Gita Devi Goenka, Amish Goenka
Anup Goenka, Kusum Goenka
Sanjay Modi, G.O. Krishna Modi
of SA Alipin Ave CA-27
as land to be left for
G.O. Krishna Modi, Suresh Kumar
Agarwal, Sila Modi, Umesh Kumar
Manoj Modi, Bijay Kumar Agarwal
Pravina Modi, Kamal Kumar Agarwal
Bijay, Kumar Modi, Sanit Kumar Agarwal
Ved Prakash Agarwal, Mukund Modi

Additional District Sub-Registrar
Bidhanagar, Salt Lake City, West Bengal

Nagamal Angadlal Goenka, Sanjay Goenka
Gita Devi Goenka, Amish Goenka
Anup Goenka, Kusum Goenka
BY ARUN GOENKA
HIS CONSTITUTED ATTORNEY

Arun Goenka

Sri Krishna Modi, Suresh Kumar Agarwal,
Sila Modi Umesh, Kumar Agarwal
Manoj Modi, Bijay Kumar Agarwal
Pravina Modi, Kamal Kumar Agarwal
Bijay, Kumar Modi, Sanit Kumar Agarwal
Ved Prakash Agarwal, Mukund Modi

BY SANJAY MODI
HIS CONSTITUTED ATTORNEY

Sanjay Modi

X
Sri. Himel. Haque
Vil. Jattagale, in

AK Goenka
50 N.A. Goenka
of 1200 Bangin Ave CA-55
as land to be left for Nazam
Angadlal Goenka, Sanjay Goenka
Gita Devi Goenka, Amish Goenka
Anup Goenka, Kusum Goenka
Sanjay Modi, G.O. Krishna Modi
of SA Alipin Ave CA-27
as land to be left for
G.O. Krishna Modi, Suresh Kumar
Agarwal, Sila Modi, Umesh Kumar
Manoj Modi, Bijay Kumar Agarwal
Pravina Modi, Kamal Kumar Agarwal
Bijay, Kumar Modi, Sanit Kumar Agarwal
Ved Prakash Agarwal, Mukund Modi

Arun Goenka
Agarwal, Sanit Kumar Agarwal
Jattagale, in

Additional District Sub-Registrar
Bidhanagar, Salt Lake City, West Bengal

Sanjay Modi

1115 Subta. Des. Sub. Jauca
1 BK Pal Ave
at-5
15/4/92

3 @ 5000/- 15000/-
u 5000/-
u 1000/-
u 2000/-

15000/-

S.K. Goenka, SW for Anganul
Goenka of 1200 Bangm Ave
C-13 on audit for
Krishna Murari Goenka
Sunita Balf, Sushila Devi Goenka
Ashwini Jain, Pramod Goenka
Rajeev Goenka, Preeti Goenka

S.K. Goenka, SW for Anganul
Goenka of 1200 Bangm Ave
C-13 on audit for
Rajeev Goenka, Sangeeta
Muti Rajiv Goenka, Preeti Gupta

T.I. dispensed With
A. D. S. R.

Krishna Murari Goenka, Sunita Balf
Sushila Devi Goenka, Shangeeta Jain
Vinod Goenka, Ashwini Goenka
Pramod Goenka, Bala Goenka

BY SURENDRA KUMAR GOENKA
HIS CONSTITUTED ATTORNEY
S. K. Goenka

Raj Kumar Goenka, Sangeeta Modi
Rajiv Goenka Rita Gupta
BY SURENDRA KUMAR GOENKA
HIS CONSTITUTED ATTORNEY
S. K. Goenka



Additional District Sub-Registrar
Sal Lake City
Alec Banka

Additional District Sub-Registrar
Sunandapur, Sal Lake City. I

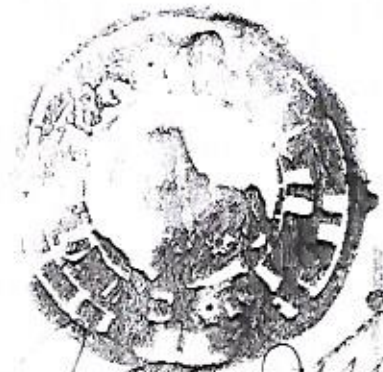
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 Sabita - Texas - Sulphur
 T. B. K. Post - Ave
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 County
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 10 2000

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[Handwritten Signature]

Additional District Sub-Registrar
 Birmingham - Sulphur Lake City.

3



[Handwritten signature]
Additional District Sub-Registrar
Bidhanagar, Salt Lake City



C. Ghose
Additional District Sub-Registrar
Bidhanagar, Salt Lake City, 1

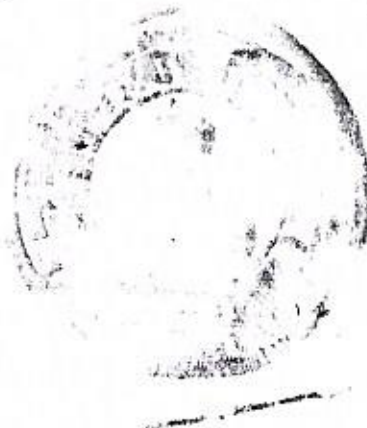
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Date: 16/2/27
By: [Signature]

13/2/27



Additional District Sub-Registrar
Bidhannagar, Salt Lake City.

C.R.V ✓



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Agd.

4627
Nan

Additional
Sub-Registrar

[Handwritten signature]

24.8.95.