

3250 2000Rs.



599

Admissible Under Rule 21 & also w/a.
5 (1) of W. B. L. R. Act. 1951, duly
stamped Under the India Stamp Act.-
1899 Subsequent to an amended Schedule
I A, No. 23
Case Paid. 4.00

3700
7.596
013050
26/1/26/5809
7596
3000

Verified with
deed no. 189
of 1898
notary
Bardhaman

[Signature]
North 24 Parganas, Bardhaman.
7.596

THIS INDENTURE made on this 16th day of February 1976

- one thousand nine hundred and ninety six 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 KUMAR GOENKA wife of S. K. Goenka
- 10. SANGITA MODI wife of Sanjay Modi, 11. RITA GOENKA daughter of S. K. Goenka, 12. RAJIV GOENKA son of S. K. Goenka, 13. KRISHNA MURARI GOENKA son of Late Anganlal Goenka, 14.

Marker value
assessed
to 25000/-
Stamp
duty of 3700/-
2000/-

A814
H 28
M6 4
846

20/50
20/20/-
30/-

[Signature]

1000Rs.



- 2 -

SUSHILA DEVI GOENKA wife K. M. Goenka, 15. VINOD GOENKA son of K. M. Goenka, 16. PRAMOD GOENKA son of K. M. Goenka 17. SUMITA 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 Agenue, Calcutta,

....3.

500Rs.



- 3 -

21. SHREE KRISHNA MODI son of Late Shiv Shay Modi 22. SILA MODI
w/o. of Shree Krishna Modi, 23. MANOJ MODI s/o Shree Krishna Modi
24. PRAVINA MODI w/o. Manoj Modi, 25. SANJAY MODI s/o. Shree
Krishna Modi, 26. BIJOY KR. MODI s/o. Shankar Pd. Modi, all BA,

Contd...P/4

100Rs.

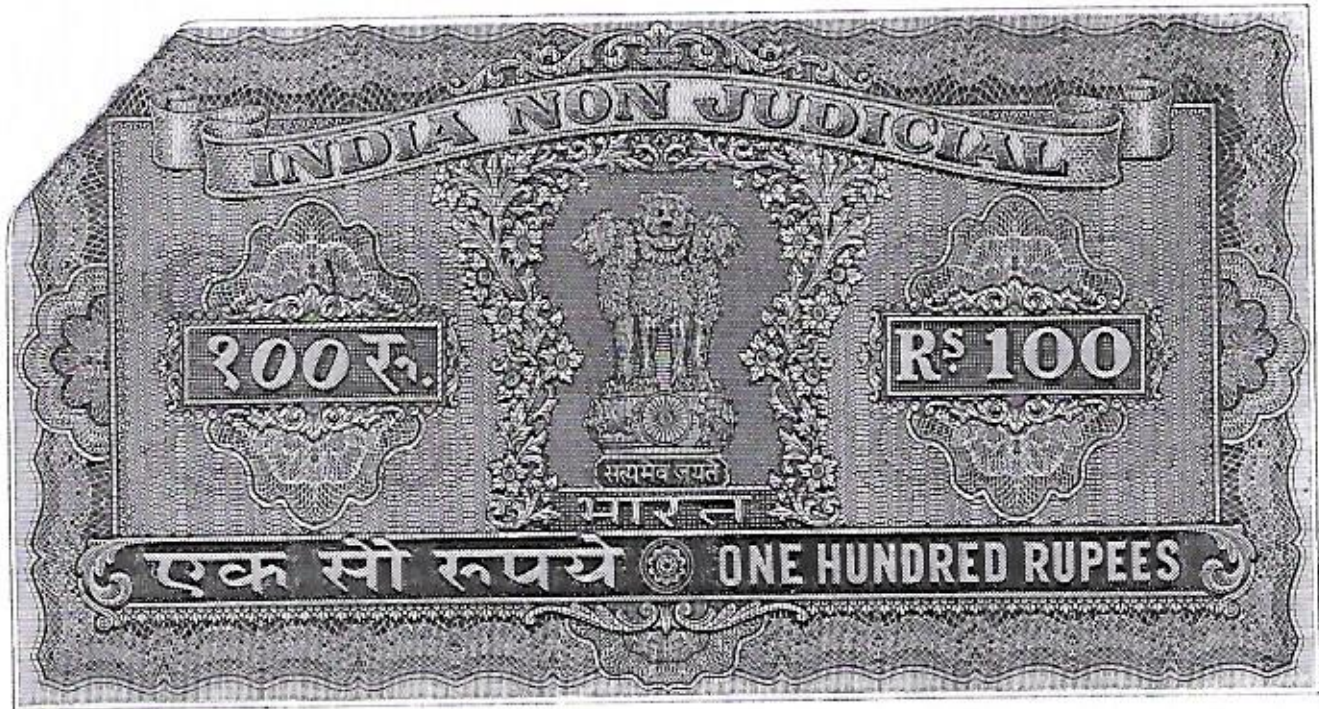


- 4 -

Alipore Rd., Calcutta- 700027, 27. VED PRAKASH AGARWAL s/o.
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 Pr. Agarwal, 33. MUKUND MODI
son of Late Biswanath Modi, all of 115/7, Canal St., Sribhumi,

....5.

100Rs.

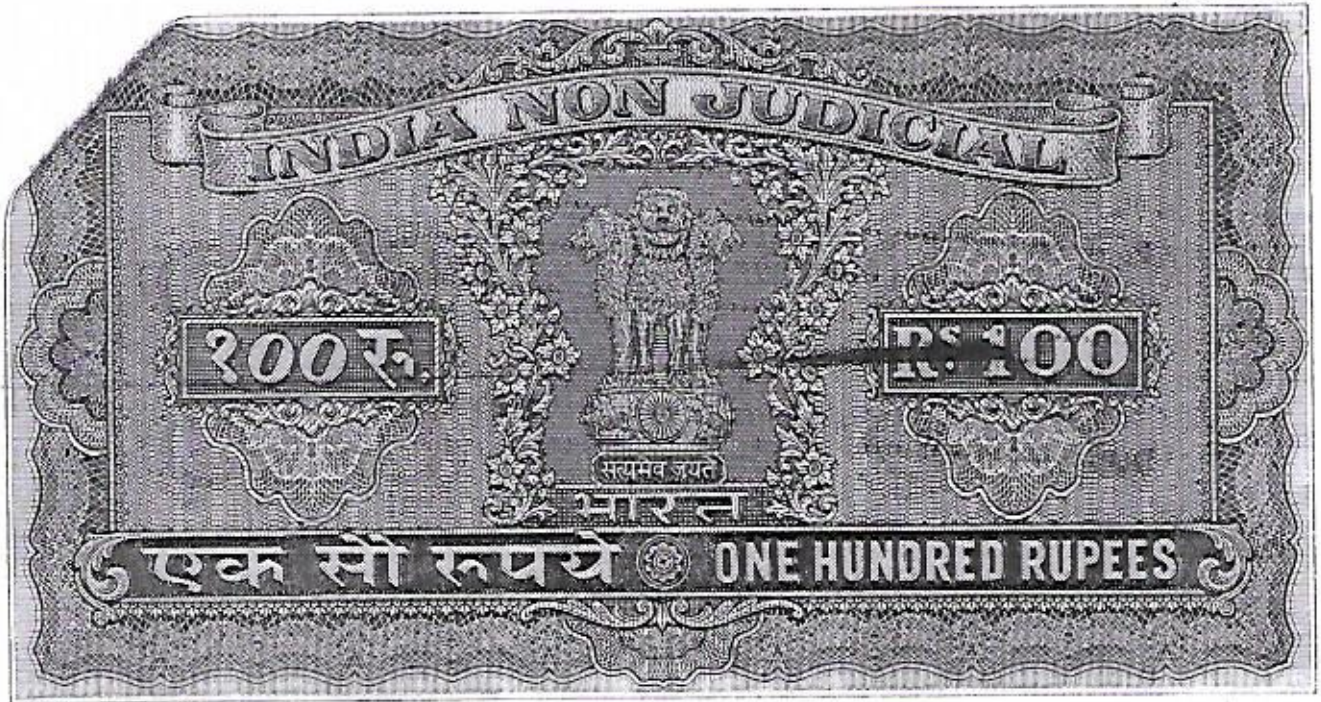


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- 5 -

Calcutta-700048, 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.

.....6.



- 6 -

- A N D -

- (1) SUMAN DEVI SULTANIA wife of Kailash Kr. Sultania,
 (2) SAVITA DEVI SULTANIA Wife of Binod Kr. Sultania, both
 are residing at I No. B.K. Paul Avenue, Calcutta-700 005,
 both by faith - Hindu, by Occupation- Housewife, hereinafter
 referred to as the PURCHASERS (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 OTHER PART.

WHEREAS Motiar Rahaman Mondal, Aby Hossain Mondal, Abul Hussain Mondal, Altab Hussain Mondal, Benu Hussain Mondal all sons of Late Elahi Box Mondal absolute recorded jointly owners of K.S. Dag No. 596, R.S. Khatian No.49, J.L. No.5, Mouza -Kaikhali, P.S. Dum Dum Airport, District North 24- Zarganas, by virtue of inheritance, Sub-Registry Office A.D.S.R Bichan Nagar, Salt Lake City.

AND WHEREAS Motiar Rahaman Mondal made a deed of conveyance in favour of vendor of his 1/5 share of aforesaid plot on 15.11.89 by a deed of sale conveyance, registered at A.D.S.R Bichannagar, Bichannagar, 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. Bichannagar 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 of 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. Bichan 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, District. North 24-Parganas, Sub-Registry Office A.D.S.R. Bichannagar, Salt Lake City.

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

AND WHEREAS being desirous of purchasing Plot No.12A measuring about 1 (one) cottah 8 (eight) chittacks 3'sft. (morefully 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.12A, including use of passage and road appertaining thereto at or for a total consideration of Rs.38,000/- (Rupees : Thirty eight thousand) 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 purchaser 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 of Rs.38,000/- (Rupees : Thirty eight thousand) only of lawful money of India in had 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 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. 12A 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 inequity 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 his heirs, executors, administrators, representatives and assigns in the manner aforesaid AND WHEREE the purchaser his 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 his 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 his 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 agricultures.

SCHEDULE OF THE PROPERTY :

ALL THAT piece or parcel of sali land measuring 1 (one) cottah 8 (eight) chittacks 3' sft. 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. 115, Touzi No.172 P.S. Dum Dum Airport in the District of North 24-Parganas, Sold area demarcated red border line with attached plan mark by plot No.12A plan shall be part as same as original which is butted and bounded as follows :-

ON THE NORTH BY : 16' wide Road.

ON THE SOUTH BY : R.S. Dag No.- 596

ON THE EAST BY : R.S. Dag No.-596
Plot No.13

ON THE WEST BY : R.S. Dag No.-596
Plot No.12

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

SIGNED SEALED AND DELIVERED
at Calcutta in the presence of :-

WITNESSES :-

1. *Sri. Dhanraj Chandra Roy Choudhary*
2. *Delip Chandra Choudhary*

Sri Krishna Modi, Suresh Kumar Agarwal
Sita Modi Umesh, Kumar Agarwal
Manoj M.B., Binay Kumar Agarwal
Pravrajit, Kamal Kumar Agarwal
Bilal, S. Modi, Suresh Kumar Agarwal
Ved Prakash Agarwal, Mukund Modi

BY SANJAY MODI

HERE ~~IS~~ CONSTITUTED ATTORNEY

Sanjay Modi

MEMO OF CONSIDERATION

By cash and cheques @ Rs = 38000/-
(Rupees thirty eight thousand) only paid by the
purchaser to the vendor.

WITNESSES :

1. *Sk. Alauddin*

2. *Delip Chandra*

~~HIS CONSTITUTED ATTORNEY~~
~~BY SURENDRA KUMAR GOENKA~~
Rajiv Goenka, Sangeta Modi
Raj Kumari Goenka, Sangeta Modi

Sri Krishna Modi, Suresh Kumar Agarwal
Sila Modi Umesh, Kumar Agarwal
Manoj Modi, Bhanu Kumar Agarwal
Pravish Modi, Esmal Kumar Agarwal
Bhav, Kumar Modi, Sunil Kumar Agarwal
Vijay Kumar Agarwal, Mohand Modi

BY SANJAY MODI
~~THEIR HIS CONSTITUTED ATTORNEY~~
Sanjay Modi

Kuldeep Modi, Goenka, Sunita Ball
Sus... Sangeta Jain
Vinod...
Pranav Goenka

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

Raj Kumari Goenka, Sangeta Modi
Rajiv Goenka

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

Drafted & Prepared By :

Sk. Alauddin
(SK. ALAUDDIN AHAMMED)
OF DHARSHA, P. S. RAJARHAT,
LICENCE No. *XVI-10*

Typed By :-

(S.D. BARMAN)

A.D.S.R. BichanNagar
Salt Lake, Cal-91.

Signature of the vendor

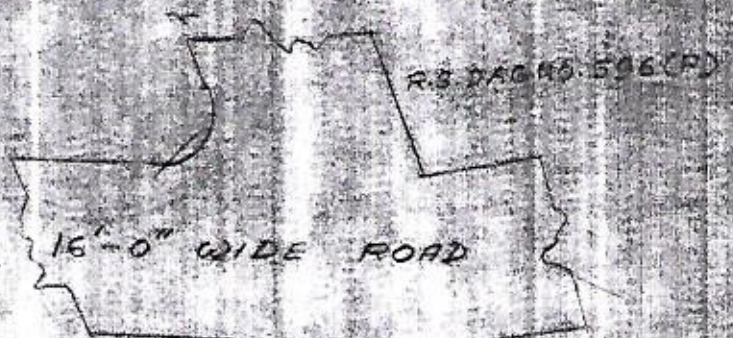
Nagarmal Angadil Goenka, Sanjiv Goenka
Gina Devi Goenka, Anish Goenka
Arjun Goenka, Jyoti Goenka

BY ATUN GOENKA
~~THEIR HIS CONSTITUTED ATTORNEY~~

Atun Goenka

MOUZA KANKHALL R.S. DAG NO. 596 (PART) DIST. RAIPUR
 DUM AIRPORT UNDER PATANAHAT GOALPUR MUNICIPALITY
 WARD NO. 5, DIST. RAIPUR, P.S.A. ... TOUR NO. ...
 KHATAH NO. ... AREA OF LAND - 1K-8CH-3SFT.

SCALE - 1" = 20'-0"



R.S. DAG NO. - 596 (PART)

R.S. DAG NO. - 596 (PART)

FLOT NO. - 12

FLOT NO. - 13

Naj Kumari Goenka, Sangrota Modi
 Rajiv Goenka
 BY SURENDR KUMAR GOENKA
 HIS CONSTITUTED ATTORNEY
 S.K. Goenka

Krishna Morari Goenka, Sunita Ball
 Sushila Devi Goenka, Sitawota Jain
 Vinod Goenka, Anita Goenka
 Pramod Goenka, Bhanu Goenka
 BY SURENDR KUMAR GOENKA
 HIS CONSTITUTED ATTORNEY
 S.K. Goenka

Nagarmal Angadlal Goenka, Sanjiv Goenka
 Gita Devi Goenka, Amish Goenka
 Anand Goenka, Kusuma Goenka
 BY ARUN GOENKA
 HIS CONSTITUTED ATTORNEY

Sri Krishna Modi, Surendra Kumar Agarwal
 Sita Modi Umesh, Kumar Agarwal
 Manoj Modi Bhai Kumar Agarwal
 Pravin Modi, Kamal Kumar Agarwal
 Bhanu Kumar Agarwal, Sushil Kumar Agarwal
 Val Sitakand Modi
 BY SANJAY MODI
 HIS CONSTITUTED ATTORNEY

Who-ent.
 SOLD BY

R.S. DAG NO. - 596 (PART)

SOLD TO *Sanjay Modi*

2028
 Sold to: Sunanda Das
 of: 1, B. L. Chandra

Calcutta Collectorate,
 Treasury
 Date: 13/2/96



9/30
 J.M. Das
 Sunanda Das
 GOENKA
 T.P.W.N. 5007
 North 14 Parganas, Barisal

Mhroen 16.2.96
 (ARUN GOENKA) L.P.W.N.

Gri Krishna Modi, Suresh Kumar Agarwal
 Sila Modi Umesh, Kumar Agarwal
 Manoj Mal, P. S. Das
 Prayana Das, P. S. Das
 Bijay, P. S. Das
 Ved, P. S. Das

BY Sanjay Modi self ad
 THEATRE CO. ATTORNEY
 204

Krishna Murari Goenka, Sunita Boli
 Sushila Devi Goenka, Sunita Jain
 Vinod Goenka, A. T. Goenka
 Pramod Goenka, P. S. Goenka

BY SURENDA KUMAR GOENKA self ad
 THEATRE CO. CONSTITUTED ATTORNEY
 209
 Nagarmal Angadi, P. S. Goenka
 Gita Devi Goenka, P. S. Goenka
 P. S. Goenka, Kumar Goenka

BY Mhroen self ad
 THEATRE CO. CONSTITUTED ATTORNEY
 202
 Raj Kumari Goenka
 P. S. Goenka

BY S. K. Goenka self ad
 THEATRE CO. CONSTITUTED ATTORNEY
 209

① Sanjay Modi
 Sri Krishna Modi
 8A Alipore Road, Calcutta
 Self & Constituted Attorney
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 Kumar Agarwal, Sila Modi
 Umesh, Kumar Agarwal, M. S. Modi
 Kamal Kumar Agarwal, Bijay Kumar
 Modi, Sunil Kumar Agarwal
 Ved Prakash Agarwal
 Mhroen Modi

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 Self and Constituted
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 Devi Goenka, Sanheeta
 Goenka, Jain Vinod Goenka
 Anila Goenka, Pramod
 Goenka, Bina Goenka

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 P. S. Goenka, Bangur Avenue
 Calcutta
 Self & Constituted
 Attorney Arun Kumar
 Goenka, Arun Kumar
 Goenka, P. S. Goenka
 16.2.96
 Arun Kumar Goenka



Registry n/s. 7 (B)
North 24 Parganas, Barbat

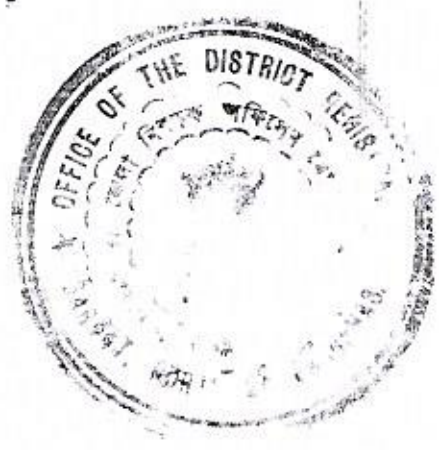
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Sumit
North 24 Parganas, District
16.2.96
49



C.M.V.
Sumit
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Being No. 3200
For the Year 1996

Sumit
31/5/96



[Signature]
North 24 Parganas, Baran.

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31/5/96

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Baran.

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