



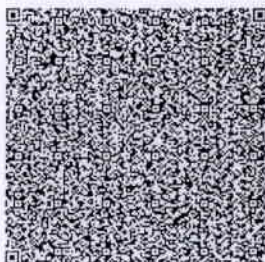
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL630461565491490
Certificate Issued Date	: 24-Jun-2016 12:37 PM
Account Reference	: IMPACC (SH)/ dlshimp17/ TIS HAZARI/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDSLHIMP17254932785830590
Purchased by	: SHAMBHU NATH SINGH
Description of Document	: Article 25 Additional Copy of document
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SHAMBHU NATH SINGH
Second Party	: NA
Stamp Duty Paid By	: SHAMBHU NATH SINGH
Stamp Duty Amount(Rs.)	: 10 (Ten only)



PRE 100/-
Date 24.6.16

Please write or type below this line

pc
COMPARED BY
CRAJESH K.
100.

Registered No. 2755 in additional
Book No. 1 Volume No. 1195
on Pages 146 to 153 on this 19th
day of December, 1994

Jul
11

XXXXX
REGISTRAR-DELHI
19-12-94

Authorized by JGR
vide No. F.1.(410)/RB./HQ/198-99/416 dt. 28.5.15

Statutory Alert:

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5000Rs.



SALE DEED

Valuation Rs. 2,00,000/-

Stamp duty: Rs. 30,000/-

This Indenture is made and executed at Delhi on this 19th day of December, 1994 between M/s. Star Trading & Investment Ltd having its office at 27, Brabourne Road, Calcutta-1, Branch office at 41, Ishwar Nagar, New Delhi-65 represented by Shri Shiw Shankar Bajoria son of Late Baldeo Das Bajoria, being the Director, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs/executors/administrators/legal representatives and assigns) and the Vendor herein is represented by his legally and lawfully constituted attorney Sri Rameswar Lal Dhanuka son of late Kashi Prosad Dhanuka, by faith Hindu, resident of P-4, Bagmari Road, C.I.T. Scheme, VII-M, Calcutta-54 of the ONE PART:

AND

Sri Shambhu Nath Singh son of Sri Jamuna Prosad Singh

...2

Shambhu Nath Singh

क. न. सिंह

Rameswar Lal Dhanuka

Shambhu Nath Singh
- 1994-12-19 -
- 1994-12-19 -
- 1994-12-19 -



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30,000

2105 18/12/94
Shamshu Nath Singh
I am the Parshad Singh
Mohan Barmen Street Calcutta
S. H. Jafri

Presented by Shri Rameshwar Lal Dhanuka, aged 35 yrs,
son of late Kashi Prasad Dhanuka, /o.p.-4, Bagmati Road,
CIT Scheme, VII-M, Calcutta-54 at the office of the
Registrar, Delhi on 19th day of December, 1994 between
the hours 1.00 to 2.00 PM.

ATI

Rameshwar Lal Dhanuka
(Rameshwar Lal Dhanuka)

Sell
(S.H. JAFRI)
REGISTRAR, DELHI
19.12.94

Execution of the Sale Deed admitted by the said
Shri Rameshwar Lal as CPA of Shri Shiv Shankar Bajoria
son of late Baldeo Das Bajoria, Director of M/s Star
Trading & Investment Ltd at 27, Brahmourne Road, Calcutta
on 14.11.94 vide CPA No.122 duly attested by Notary
Alipur Police Court, Calcutta-27. Vendor and Sri Shamshu Nath
Singh son of Sri Jamuna Prasad Singh and Kunti Singh daughter
of Sri Jamuna Prasad Singh both residents of 104, Madan Mohan
Barmen Street, Calcutta, Vendees, who is identified by Shri
Raj Kumar Gupta son of late Shri Jugal Pd. Gupta r/o 104,
Madan Mohan Barmen Street, Calcutta and Shri Mahesh Chand S
Advocate, bearing No.D/323/92 issued by Bar Council of Delhi
The Vendor admits prior receipt of entire sale consideration
Amt. Rs. 2,00,000/- (Rs. Two lacs only) from the vendee as
mentioned in the deed. Addition on page 7 duly attested by
the executant. The contents of the document has been explained
to the executant who understand the terms and conditions of
deed and admits them as correct.

ATI

Rameshwar Lal Dhanuka
(Rameshwar Lal Dhanuka)

Sell
(S.H. JAFRI)
REGISTRAR, DELHI
19.12.94

Shamshu Nath Singh
(Shamshu Nath Singh)

कृन्ती सिंह
(Kunti Singh)

Raj Kumar Gupta
(Raj Kumar Gupta)

Mahesh Chand Sharma
(Mahesh Chand Sharma) Adv.



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and Kunti Singh daughter of Sri Jamuna Prosad Singh, both by faith Hindu, resident of 104, Madan Mohan Burman Street, Calcutta-7 (formerly known as 23, Machua Bazar Street) and permanently residing at Village & P.O. Shobnathpur, P.O. Kahalgone, Distt. Bhagalpore, Hereinafter called and referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs/executors/administrators/legal representatives and assigns) of the OTHER PART.

Whereas the Vendor M/s. The Star Trading and Investment Ltd. a company incorporated under the Indian Company's Acts 1913-1936 is the sole and absolute owner of a plot of land with tenanted five storied building which is lying and situated in the premises No.23, Mechuabazar Street, now known as 104, Madan Mohan Burman Street, Calcutta-7, measuring more or less 10 Cottah 13 Chittaks 2 Sft. and other landed property by way of an Deed of Indenture which was duly registered at Calcutta Assurance on 10th day of May, 1938 and entered in book No.1,

Rameshwar
Sole
Attorney

Shankar Nath Singh

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Volume No.43, pages 215 to 223, and being No. 1821 for the year 1933 and which was duly executed by one Seth Baldeo Das, Bajoria sonof Rai Ramji Das Bajoria Bahadur and Nanda Kishore Bajoria in favour of the said M/s. The Start Trading and Investment Limited.

And whereas since then the vendor is in absolute physical possession and occupation over the said property measuring more or less 10 Cottah 13 Chittacks 2 Sft. which is lying and situated in the premises No.23, Mechuabazar Street, now known as 104, Madan Mohan Burman Street, Calcutta-7 with tenanted five storied building within the limits of the ~~xx~~ Calcutta Municipal Corporation, being Ward No.39, morefully mentioned and described in the Schedule below, and has been enjoying the said property without any interruption claim demand whatsoever from any corner and paying the rent regularly in respect of the said landed property, is free from all encumbrances.

And whereas being in need of money, the vendor herein declared to sell the said property, measuring more

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Rameshwar Prasad
Shankar Nath Singh

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or less 10 cottah 13 ch. 2 sft. with tenanted five storied building with dilapidated condition, which is lying and situated in the premises No. 23, Mechua Bazar street, now known as 104, Madan Mohan Burman Street, Calcutta-7, within the limits of the Calcutta Municipal Corporation, being C.M.C. Ward No. 39, in Basti area in the district of Calcutta, which is more fully mentioned in the schedule below and the Purchaser herein has accepted the offer and agreed to purchase the same from the vendor at a consideration of Rs. 2,00,000/- (Rs. ^{two} ~~three~~ lakhs only) and the vendor herein has agreed to sell the same to the purchaser with the proposed price of the purchaser, free from all encumbrances.

Now this indenture witnesseth as follows:-

In consideration of the amount of Rs. 3,00,000/- (Rs. Three lakhs only) paid by the purchaser to the vendor immediately on or before the execution of these presents (the receipts whereof

Shambhu Nath Singh

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5000Rs.



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the vendor doth hereby by these presents, sell, transfer, assure and convey unto the purchaser all that the piece or parcel of land measuring more or less 10 Cottah 13 Ch. 2 Sft. which is lying and situated in the premises No.104, Madan Mohan Burman Street, (23 No. Mechua Bazar Street) Calcutta-7, specifically mentioned in the schedule hereunder with all easement rights, attached thereto and for the sake of brevity referred to as the said property, free from all encumbrances whatsoever belonging to or in anywise appertaining therewith the same or any part thereof and all the rights, estates, title, claims and demands whatsoever both at law and equity of the vendor unto and upon the said property and all the deeds, pattas, instruments of title, writings, evidences of title which now are in the custody, power or control of the vendor to have and to hold the said property unto and to the use of the purchaser absolutely and for ever and the vendor doth hereby covenant with the purchaser that notwithstanding any act, deed or thing by the vendor done or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority and indefeasible title to grant sell, transfer, convey, assign

Rameshwar
Sole Broker

Shankar Das
Singer

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5000Rs.



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the said property hereby expressed to be sold with any condition of us trust, claim, demand and every matter whatsoever unto and to the use of the purchaser free from all encumbrances, attachments, liens, liens, charges and the purchaser shall or at all times hereafter peaceable and equitably enjoy and possess the said property and receive rents and issues thereof without any lawful interruption claim or demand equitably claiming under or in trust for them free and clear freely and clearly and absolutely required covered and released at the cost and expenses of the vendor saved demanded, kept harmless and indemnified from and against all charges liens and debts and all kinds of taxes dues and incumbrances whatsoever made and executed and suffered by the Vendor and persons lawfully and equitably claiming under or in trust from them and from any person or persons from whom the vendor and all persons claiming as aforesaid any estate right, title, inheritance use trust property claim or demand whatsoever either at law or in equity or unto the said

*Rameshwar
Bhargava*

Shankar Nath Singh

कुंजी सिंह

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property and every part thereof and the vendor shall from time to time and at all times hereafter at the request and cost of the purchaser do and execute all such acts, deeds and things, whatsoever for further and perfectly assuring the said property and every part thereof as shall or may be reasonably required and the Vendor has delivered the peaceful khas possession of the said property unto and in favour of the purchaser for ever.

SCHEDULE OF LAND REFERRED TO ABOVE

all that piece and parcel of land with tenanted five old storied building measuring more or less 10 Cottah, 13 Ch. 2 sft. which is lying and situated at premises Ltd. No.104, Madan Mohan Burman Street, (Previously known as 23, Mechuabazar Street) Calcutta-7 within police Station- Jorasanko, Sub-Registration Office at Alipore, Calcutta, within the limits of the Calcutta Municipal Corporation, being ward No.39, Bustee Area, including all sorts of easement rights over the common passage, which is morefully shown and delineated in the site map or plan with Red border line, as part and parcel of this indenture, which is butted and bounded by :- Total Area 456 Sq. Yds.

On the North: East Madan Mohan Burman Street.
On the South: 102, Madan Mohan Burman Street.
On the West: 102, Madan Mohan Burman Street.
On the East: 108, 110, 108/4, Madan Mohan Burman Street.

Shukla Nath Singh

कुली सिंह

Rameshwar Lal
Shankar

Handwritten signature/initials

DRs

In witness whereof the Vendor herein has hereunto set and subscribed his hand and seal on the day, month and year first above written.

signed, sealed & delivered in the presence of witnesses:-

1. *Raj Kumar Gupta*
Let Star Trading Co. Gupta.
104, Madan Mohan Bazaar
Strat, Cal-7

2. *Kalyan Singh*

Attested by callender
Notary Public
14 Nov 1994

Lamichand Lal Shrivastava
 Signature of Attorney
 for the Vendor on behalf of
 the Star Trading &
 Investment Ltd.

MEMO OF CONSIDERATION:

Company The Star Trading & Investment Ltd. (Vendor) has received by the/ from the purchaser a sum of Rs. 2,00,000/- (Rupees Two Lacs only) by Pay Order dated 13.12.1994 from within named purchaser. today.

Cheque/Pay Order has been issued by the United Bank of India, C.I.T. Road Branch, Calcutta. cheque No. 259335, dated 12.12.1994.

Witnesses:-

Lamichand Lal Shrivastava
 VENDOR

श्री श्री सिंह 1. *Raj Kumar Gupta*

2. *Kalyan Singh*

Lamichand Shrivastava

3. *Attested by me,*

D.H.C 328/92

*must not be
 Banned
 Shikhar Singh*