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5000 Rs.



Under the Indian Stamp Act, 1899, as
also as amended by W Bengal Stamp
Amendment Act 1902, Schedule IA
No. 23, 24, 25
and also under Section 82 (1) of the
Calcutta Improvement Act, 1911,
Stamp duty paid under the Stamp Act Rs
Additional duty under C.I. Act. Rs

Total

Has been as under:-

A 248 7-50
B 6-00
C 50-00
D 25-00
E 4-00
2574-50

I certify
that the above
stamp is
correctly
affixed



3856/-
5000/-

20

4358/-

Registrar of
Mortgages, Calcutta.

27-4-84

THIS INDENTURE made this 27th day of April One Thousand
Nine Hundred and Eighty Four BETWEEN SURESH KUMAR NEOTIA, son of
Late Babulal Neotia, by caste Hindu by occupation business and
landholder, residing at No.7/2, Queens Park, Calcutta, hereina-
fter referred to as the 'VENDOR' (which expression shall unless
excluded by or repugnant to the context be deemed to include his
heirs, executors, administrators, legal representatives and/or
assigns) the party hereto of the FIRST PART AND ARR SHREE --
INTERSTATE PRIVATE LIMITED, a Company Registered under the --
Companies Act, 1956 and having its Registered office at --

1198,

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25000/-

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N.C. Mallikar. Adv.
100 B.P.A. 4
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Revenue Collector,
Treasury.

22/4/84

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Registered for registration in the
of the Calcutta Registration Office
on the 27/4 day of April 84
to Shree Kama Neotia

The executor

Registrar U/S of
Assurances, Calcutta.

- ~~Encl 27-4-84~~
1. Shree Kumar Neotia -
S/o Kali Babu dal Neotia
 2. Vinod Kumar Neotia -
S/o Kali Babu dal Neotia
 3. Harek Neotia, s/o -
Vinod Kumar Neotia
 4. Krishna Neotia w/o -
Vinod Kumar Neotia
 5. Gayatri Neotia -
w/o Shree Kumar Neotia -
all of 7/2 Gurusankar Cal-
Hindu

by

Sami Chakraborty
90 Loh P.K. Chakraborty
of 10 old P.O. Cal-
Hindu Service

Sami Chakraborty

This is the
of the
is dispensed with

Registrar U/S of
Assurances, Calcutta

27-4-84

- 43,581/-
- Shree Kumar Neotia
- 2849
- Shree Kumar Neotia
- Vinod Kumar Neotia
- 2850
- Harek Neotia
- 2851
- Krishna Neotia
- 2852
- Gayatri Neotia
- 2853



2.

119B, Chittaranjan Avenue, Calcutta hereinafter called the 'PURCHASER' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its directors for the time being and successors-in-office and assigns) the party hereto of the SECOND PART AND (1) VINOD KUMAR NEOTIA, son of the said Babulal Neotia, (2) HARSH NEOTIA, son of the said Vinod Kumar Neotia, (3) SM. KRISHNA DEBI NEOTIA, wife of the said Vinod Kumar Neotia and (4) SM. GAYATRI DEVI NEOTIA, wife of the said Suresh Kumar Neotia, all by caste Hindu, all by occupation landholders and Housewives and all -- residing at No. 7/2, Queens Park, Calcutta, hereinafter jointly and severally referred to as the 'CONFIRMING PARTIES' (which term or expression shall unless excluded by or repugnant to the -- subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and assigns) the party hereto of the THIRD PART:

WHEREAS by an Indenture of Conveyance dated the 11th day of August 1941, made between the Calcutta Credit Corporation Ltd., therein described as the Vendor of the One Part and Sm. Munni Devi therein described as the Purchaser of the Other Part and registered

in..

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 N. C. Mallory, Adv.
 100 - C. F. A. St
 Calcutta Collectors,
 Treasury.
 22/4/84

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 1/-
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Registrar U/S (3) of
 Assurances, Chicago

27-4-84



3.

in the office of the District Registrar, 24-Parganas Alipore, in Book No. I, Volume No. 29, Pages 276 to ²⁸⁵~~309~~ being No. 1596 for the year 1941 the said Calcutta Credit Corporation Limited -- granted, sold, conveyed, transferred, assigned and assured unto the said Sm. Munni Devi of ALL THAT the piece or parcel of -- Mokarari land held in permanent tenure right in Poddar Park containing by measurement an area of 2 Bighas 1 Cottah 4 Chittacks and 20 Sq. feet situate lying at and being portion of Tollygunge Municipal premises No. 183-B, Prince Anwar Shah Road and now known numbered and described as premises No. 381, Prince Anwar Shah Road (Poddar House) within the Municipality of Tollygunge, Calcutta more fully mentioned and described in the first schedule thereunder written and hereinafter referred to as the 'said premises'

AND WHEREAS the said Sm. Munni Devi died on the 11th day of May 1955 leaving behind her a Will dated the 1st day of January 1954

AND WHEREAS under the said Will dated the 1st day of January 1954 the said Sm. Munni Devi appointed Janki Prasad Poddar and Hanuman Prasad Poddar as the Joint Executors to her said last Will and Testament and the said Will provided further inter alia that on the death of the said Sm. Munni Devi the said premises belonging to her and known as 'PODDAR HOUSE' situate at No. 381-M, Prince

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N.E. Muller, Esq.

100 West 8th St.

Cal. P.

Galena Collection,

Treasury

23/4/84

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27-4-84



4.

Prince Anwar Shah Road, within the Municipality of Tollygunge Calcutta would pass to her two grandsons namely the said Suresh Kumar Neotia and Vinod Kumar Neotia in equal shares

AND WHEREAS on the death of the said Sm. Mumi Devi the said executors Janki Prasad Poddar and Hanuman Prasad Poddar applied for Probate of the said Will to the High Court at Calcutta and were granted the Probate on the 10th day of July 1956

AND WHEREAS by a Deed of Release dated the 31st day of August 1956 and registered with Registrar of Assurance, Calcutta in Book No. I Volume No. 100, Page 289 to 292 and being 4100 for the year 1956, ^{the said Executors} released the said property to the said Suresh Kumar Neotia and Vinod Kumar Neotia in equal shares

AND WHEREAS by a Registered Indenture of Lease dated 25th September 1958 the said Vinod Kumar Neotia and Suresh Kumar Neotia have granted lease for a period of 21 years ^{to} Jagadish Prasad Bansal and Ramdas Bansal for the consideration and terms and conditions mentioned in the said Lease

AND WHEREAS the said Jagadish Prasad Bansal and Ramdas Bansal were carrying on business under the name and style of G.K. Bansal & Co. as partners for the time being

Shg

N.C. Malliecc, Ad.

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Salento Collection,
Treasury

22/4/1984

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U/S (2) on
Chicago

27-4-84



5.

AND WHEREAS by an Indenture of Conveyance dated the 31st March 1973, and made between the said Vinod Kumar Neotia therein described ^{as} the Vendor of the One Part and the Vendor herein therein described as the Purchaser of the Other Part and Registered in the office of Registrar of Assurance, Calcutta in Book No. I, Volume No. 94 at pages 22 to 32 Being No. ¹⁸⁹⁰ ~~1896~~ for the year 1973 the said Vinod Kumar Neotia granted, sold, conveyed, transferred, assigned and assured unto the Vendor herein his undivided one-half share in the said premises

AND WHEREAS by the said Indenture of Conveyance dated the 31st March 1973, the said Vinod Kumar Neotia transferred and conveyed and intended to transfer and convey absolutely All his undivided one-half share in All the buildings, structures and the land comprised in the said premises

AND WHEREAS the Vendor herein is the absolute owner of the said premises and messuage tenement and/or dwelling house constructed lying or situate thereon free from all encumbrances but subject to the said lease dated 25th September 1958

And..

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 M. C. Mulvey, Adv.
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Registrar U/S (2) a
 Insurance, Calcutta
 27-4-84



6.

by AND WHEREAS despite the expiry of the said Lease dated the ^{25th} ~~25th~~ September, 1958 the said Jagadish Prosad Bansal & Others are continuing in possession of the said premises, claiming to be tenants thereof at a ^{monthly} rent of Rs.725/-(Rupees seven hundred and twenty five)only

AND WHEREAS on the expiry of the said Lease dated 25th September 1958 the Vendor has filed a suit for ejectment and damages -- against the said Jagadish Prosad Bansal & Others for recovery of possession of the said premises in the Court of 4th Munsiff at Alipore being Title Suit No.450 of 1979 (Suresh Kumar Neetia-vs-Jagadish Prosad Bansal & Ors.)

AND WHEREAS the said Title Suit is still pending before the 4th Court of Munsiff at Alipore

AND WHEREAS the Vendor is absolutely seized and possessed of the said premises subject to the pending litigation

by AND WHEREAS the Vendor has agreed to sell to the Purchaser All That piece or parcel of land measuring one Bigha one ^{cottah} ~~cottah~~ and nine chittacks more or less together with brick built building and structures standing thereon lying situate at and being the demarcated north, east and west portion of the premises No.381,

Prince..

by

Calcutta (Calcutta, Calcutta, Calcutta)

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Register U/S (2) or
Assurances. Calcutta

27-4-84



7.

by Prince Anwar Shah Road, Tollygunge, Calcutta and fully described in the Second Schedule hereunder written at or for the price of Rs.2,50,000/- (Rupees Two Lakhs fifty thousand) only free from all encumbrances (but subject to the pending occupation and litigation) hereinabove mentioned

by NOW THIS INDENTURE WITNESSETH that in pursuance of the said -- Agreement and in consideration of the said sum of Rs.2,50,000/- (Rupees Two Lakhs fifty thousand only) paid to the Vendor by the Purchaser at or before the execution of these presents the receipt whereof and that the same is in full payment of the consideration money the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby and ^{forever} ~~forever~~ acquit release and discharge the Purchaser as well as the said All that piece or parcel of land measuring one Bigha One Cottahs and nine chittacks more or less together with brick built building and structure standing thereon being the demarcated north, east and west portion of the premises No.381, Prince Anwar Shah Road, Calcutta and fully described in the Second Schedule hereunder written and shown in the map or plan annexed hereto and enclosed in red border hereinafter called as

demarcated...

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C. B. 18th. 19th. 20th.
C. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20.

Treasury.

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[Signature]

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Afrances, Columbia

27-4-84



8.

"demarcated portion of the said premises" the Vendor doth hereby
 grant transfer sell, convey, assign and assure ^{and} the Confirming
 parties do hereby confirm unto the Purchaser free from all encum-
 brances All that the demarcated portion described in the ^{Second} ~~first~~
 Schedule hereto and hereafter called 'the demarcated portion of
 the said premises' ^{of} the Vendor in the said premises No. 381, Prince
 Anwar Shah Road, Tollygunge, Calcutta morefully mentioned and
 described in the first schedule hereunder written and herein called
 'the said premises' OR HOWSOEVER OTHERWISE the said demarcated
 portion of the said premises now are or is or at any time hereto-
 fore were or was situate butted and bounded called known numbered
 described or distinguished TOGETHER WITH all those the buildings
 constructions and erections thereon and TOGETHER WITH all and
 singular the existing ways patths passages drains and all manner
 of former or other rights lights liberties, easements privileges
 profits appendages and appurtenances whatsoever in the said premises
 belonging or in any wise appertaining to or with the same or any
^{part thereof or at} ~~of the or~~ any time heretofore were ^{beholden} ~~held on~~ used occupied or enjoy
 -ed or accepted reputed demand taken or known as part parcel or
 member thereof or appurtenant thereto, with their and every of
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 N.C. Mulvey, Adm.
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Registrar U/S (2) on
 Insurance, Ontario

27-4-84



9.

the appurtenances AND ALL the estate right title interest inheritance reversion and reversions remainders use trust possession property claim and demand whatsoever both at law or in equity of ^{by} him the Vendor into out of and upon the said ^{demarcated portion of} ~~undivided one-half~~ ^{share} ~~in~~ the said premises and every part or parcel thereof with the appurtenances thereunto belonging TOGETHER WITH all deeds patta and muniments of title whatsoever relating thereto and concerning the said premises or any part thereof which now are or hereafter shall or may be in the custody possession or control of the Vendor or any person or persons from whom ^{he} ~~be~~ may procure the same without action or suit TO HAVE AND TO HOLD the said demarcated portion of the said premises and every part thereof ^{by} hereby granted sold conveyed or transferred assigned and assured or expressed or intended so to be with all right members and appurtenances thereunto belonging in respect of the Vendor unto and to the use of the Purchaser absolutely and for ever

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done or executed or knowingly suffered to the --

contrary..

by

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M. C. Mulliken, Asst.
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Salento Collectors,
Treasury.

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Treasury

80 5000/- 40,000/-
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1/-
43,581/-



Registrar of
Assurances, Calcutta

27-4-84



10.

contrary the Vendor is now lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled ^{to} ~~of~~ the said demarcated portion of the said premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or conditions use trust encumbrances or otherwise whatsoever to alter defeat encumber or make void the same;

b) And that notwithstanding any act deed matter or thing whatsoever as aforesaid the Vendor now hath good right full power and absolute authority to grant convey transfer sell assign and assure All and singular the said demarcated portion of the said premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid;

c) And that the said demarcated portion of the said premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be is now free from all claims demands encumbrances lines attachments leases uses debutter or trust made or suffered by the Vendor or any person or persons having or lawfully or equitably claiming through ~~and~~ ^{and/or} in trust for him but subject to the pending litigation between the Vendor and the

said..

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 22/4/84

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Registrar U/S (2) on
 Insurance, Calcutta
 27-4-84



11.

said Jagadish Prasad Bansal & Ors. And that the purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said demarcated portion of the said premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits -- thereof without any lawful eviction interruption claim or demand whatsoever by the Vendor or any person or persons having or lawfully or equitably claiming as aforesaid;

d) And that freed cleared and absolutely discharged saved harmless and kept indemnified against all estates charges encumbrances lines attachments liens pendens uses debutter or trust claims and demands whatsoever created occasioned or made by the Vendor or any person or persons lawfully or equitably claiming as aforesaid;

e) And further that the Vendor the Confirming Parties and all persons having or lawfully or equitably claiming any estate or interest in the said demarcated portion in the said premises or any part thereof from under or in trust for them 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 matters or things whatsoever for further betterment or more perfectly assuring the said demarcated portion in the said premises hereby granted sold conveyed trans-

transferred...

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M. C. Muller, Asst
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27-4-84

Register U/S (2) of
Assurances, Calcutta

27-4-84



12.

transferred assigned and assured and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may be reasonably required;

f) And also that the Vendor hath not at any time done or executed or knowingly suffered or ^{ever} been party or parties to any act deed matter or things whereby the said demarcated portion of the said premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of Mokarari land held in permanent tenure right in Poddar Park having an area of 2 Bighas 1 cottah 4 Chittacks and 20 sq. feet more or less consisting of the plots Nos. 87, 88, 89, 90 and 91 in Poddar Park and included in and forming part of C.S. Plots Nos. 710, 711 Khatian No. 643 and also portion of Dag No. 706 Khatian No. 640 J.L. No. 39 R.S. No. 42 within Touzi No. 151 of the Collectorate of Twenty Four Parganas Mouza Ashokpur, Thana Tollygunge Paragana Khaspur, Sub-Registry -- Alipore, District Twenty-four Parganas and formerly a portion

of..

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No. 100 Mullik, Adv.
100 Post
Ch. P.

Calcutta Collectors,
Treasury.

23/1/18-67

Ch
Treasurer

8 @ 5000/-

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3000/-

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1/-

43,581/-



Registrar U/S (2) of
Assurances, Calcutta

27-4-84



13.

portion of Tollygunge Municipal premises No.183B, Prince Anwar Shah Road and now known numbered and described as premises No.381, Prince Anwar Shah Road (Poddar House) within the Municipality of Tollygunge and butted and bounded in the manner following that is to say: On the North by Plot No.86, on the South by 22'feet wide Private Road on the East by Plots Nos.74, 75, 92 and 93, purchased by Srimati Bhagwati Debi and on the West by 22' feet wide private Road, OR HOWSOEVER OTHERWISE the same now are or is or at any time heretofore were or was situate butted bounded called known numbered described and distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT demarcated north, east and west portion in the piece or parcel of Mokarari land held in permanent tenure right in Poddar Park having an area of 1 Bigha 1 Cottah and 9 Chittacks more or less together with brick built buildings and structures standing there on consisting of Plots Nos.87, 88, ^{89,} 90 and 91 in Poddar Park and included in and part of C.S.Plots Nos.710,711 Khaitan No.643, and also portion of Dag No.706 Khaitan No.640 J.L.No.39, R.S.No.42 within Touji No.151 of the Collectors of Twenty four Parganas Mouja Ashokepur, Thana Tollygunje, Parganas Khaspur, Sub-Registry Alipore, District 24-Parganas and formerly

a portion..

[Handwritten signature]

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M. C. Mulliken, Adm.
L. A. 87.

Calif.

Treasurer,
Treasury.

M. C. Mulliken

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U/S (2) on
Assurances, Chicago

27-4-84

of Tollygunge Municipal premises No. 183B, Prince Anwar Shah Road and now known numbered and described as premises No. 381, Prince Anwar Shah Road (Poddar House) within the Municipality of Tollygunge and butted and bounded in the manner following that to say:

On the North by Land and dwelling house ^{of Plot No. 86.} On the South by Portion of the premises No. 381, Prince Anwar Shah Road, Calcutta On the East by 10 feet wide Road, on the West by 22 feet wide public Road and as shown in the map or plan annexed hereto and enclosed in red

border. There are four factory buildings and/or sheds constructed prior to 1958.
IN WITNESS WHEREOF the parties hereto have hereunto set and --
subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED at

Calcutta in the presence of:-

1. Nitai Chaman Mukherjee.
Solicitor & Advocate.
13 Old Post Office Street,
Calcutta.


2. Pankaj Shroff
Advocate.
10 Old Post Office Street,
Calcutta - 1

Jyotish Kumar Neotia

Vinod Kumar Neotia

Hari Neotia
Krishna Neotia
Gayatri Neotia



Registrar U/S (2) 
Assurances, Calcutta

27-4-84

15.

RECEIVED of and from within named Purchaser

the within mentioned sum of Rs.2,50,000/-

(Rupees Two Lakhs fifty thousand only)

Rs.2,50,000/-

being the consideration money as per

memo given below:-

MEMO OF CONSIDERATION:

By Pay Order No.220/84-VB79/002842

Witnesses:-

dated 25th day of April 1984 drawn

on Vijaya Bank, Alipore Branch for Rs.2,50,000/-

(Rupees Two Lacs fifty Thousand
only)

1. Nitai Charan Mishra.

2. Pankaj Shroff

Anurag Kumar Nishia



✓
Register U.S. (2) in
Assurances, Calcutta.

27-4-84

Resf

4790

Book No. I
Volume No. 21
Pages 41 to 53
Serial No. 4790
For the Year 1984

DATED THIS 27th DAY OF April 1984.

Due 88p

6+1

BETWEEN

SURESH KUMAR NEOTIA. Vendor.

AND

AND SHREE INTERSTATE PR. LIMITED.

Purchaser.

AND

VINOD KUMAR NEOTIA & OPS.

Confirming
Parties.

-:: CONVEYANCE. ::-

25-5-84
Registrar U/S (2) of
Assurances, Calcutta;

25-5-84

*Sub. No.
VI
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Mr. N. C. Mullick.
Solicitor & Advocate.
1B, Old Post Office Street,
Calcutta.1.

Registrar U/S (2) of
Assurances, Calcutta

27-4-84

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