

3203

11-2-19

I. 171 19

5000Rs.



~~400848~~

5
23
4/50 A 5489.00
7.80
5496.80

BAZAJ DATABYA TRUST

represented by trustees

1. Gopal Lal Bazaj
2. Ashok Kumar - Bazaj
3. M. Bazaj
Nawal Kishore Bazaj
4. Anju Bazaj
5. Devendra Kumar Bazaj
6. Mahabir Prasad Hazare
7. Shyam Sunder Agarwal

9. To clear up 230A
Shri. H. S. G. filed
18.1.19

4000 Pm.

AND DISTRICT
18/1/19
50.00
20.00
6.00
76.00
30/18/19

DEED OF SALE

THIS DEED OF SALE is made this the 18th day of January 1991 BY BAZAJ DATABYA TRUST represented by its present Trustees (1) Sri Gopal Lal Bazaj, son of Late Rameswar Lal Bazaj, by occupation retired life, (2) Sri Ashok Kumar Bazaj, son of Sri Gopal Lal Bazaj by occupation business (3) Sri Nawal Kishore Bazaj, son of Sri Nathmal Bazaj, by occupation service, (4) Sm Anju Bazaj, wife of Sri Ashok Kumar Bazaj, by occupation house wife, all 4 residents of Raniganj, Police station Raniganj, in the District of Burdwan, (5) Sri Devendra Kumar

A 5489.00
7.80
5496.80

30/18/19

30/18/19

30/18/19

30/18/19

30/18/19

30/18/19

20

5000Rs.



BAZAJ DATABHYA TRUST

Represented by trustees

1. Gopal Lal Bajaj

2. Anand Kumar Bajaj

3. N. Bajaj

4. Nand Lal Bajaj

5. Anil Bajaj

6. Devendra Lal Bajaj

7. Shyam Sunder Agarwal

8. Shyam Sunder Agarwal

Bazaj, son of Late Banarsi Lal Bazaj, Resident of Varanasi in the District of Benares (1) Sri Rahabir Prasad Harlalka son of Sri Madan Mohan Harlalka, by occupation service, Resident of Calcutta and (2) Sri Shyam Sundar Agarwal son of Sri Gograj Agarwal, by occupation business, Resident of Chirkunda, in the District of Dhanbad, hereinafter called the SELLERS, (which expression shall unless excluded by or repugnant to the context be deemed to include their successors in office) in favour of (1) Sri Basudeb Maji son of Late Rampada Maji (2) Sri Samar Maji (3) Sri Jitendra Nath Maji (4) Sri Rabindra Nath Maji and (5) Sri Bishnupada Maji, sons of Sri Basudeb Maji, by faith Hindu, by occupation

A.K. Murali
Agent

21

5000Rs.



BAZAJ DATADAYA TRUST

represented by Trustees

1. Gopal Lal Bazaj

2. Ashaji Kumar Bazaj

3. Naval Kishor Bazaj
M.Bazaj

4. Anju Bazaj

5. Devinder Kumar Bazaj

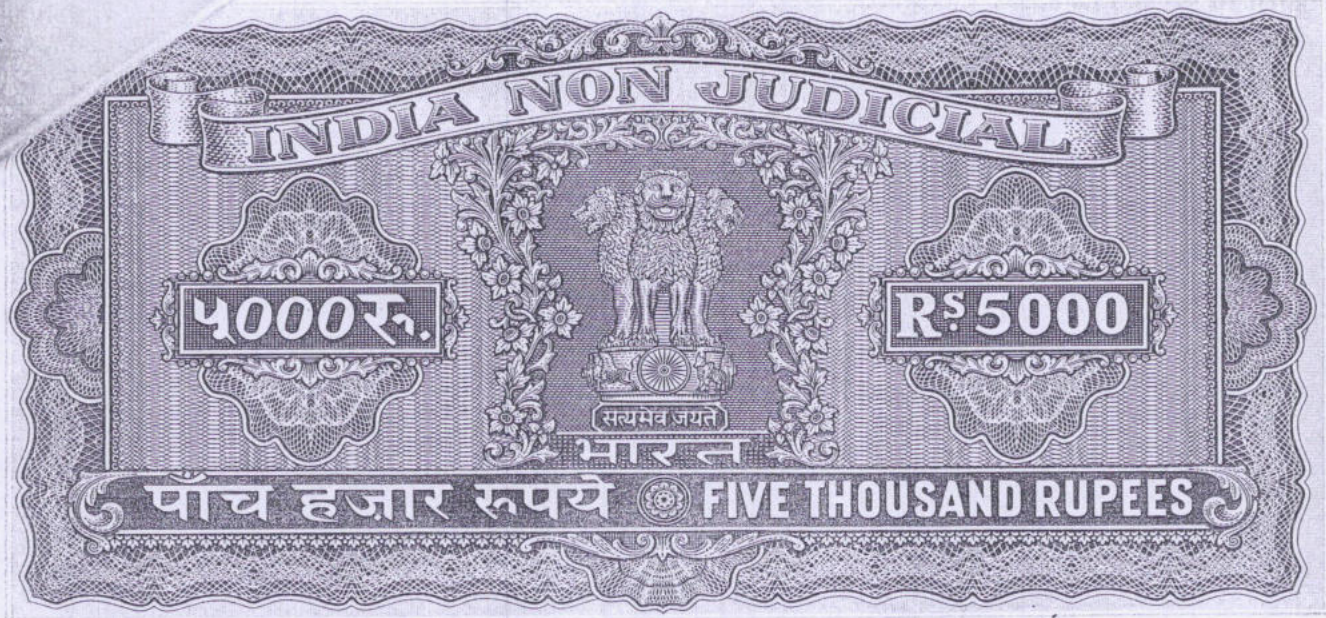
6. Anand Kumar Bazaj

7. Shyam Sunder Agarwalla

business, Resident of Raniganj, P.O. & Police station and
 Sub-Registry office Raniganj, Subdivision Asansol, in the
 District of Burdwan, hereinafter called 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).

WITNESSETH WHEREAS the property mentioned in
 schedule hereinafter called the said property previously
 long before R.S. Operation belonged to Sri Gopal Lal Bazaj
 son of Late Rameswar Lal Bazaj, exclusively and Whereas
 the said property had been correctly recorded in the name
 of the said Gopal Lal Bazaj in the finally published R.S.

A.N. Mandal
Advocate



BAZAJ DATABYA TRUST

Represented by trustee

1. Gopal Lal Bazaj

2. Ashok Kumar Bazaj

3. Naval Kishore Bazaj
Muzaj

4. Anji Bazaj

5. Devendra Kumar Bazaj

6. Mahabir Prasad Harlaika

7. Ashok Kumar Bazaj

Khatian No 1946 of Mouza Raniganj Municipality AND

WHEREAS the said property had been mutated in the assessment register of Raniganj Municipality long ago

AND WHEREAS the said Sri Gopal Lal Bazaj had been owning and possessing thereof and by tenanting some portions to different monthly tenants at the respective rents and the rest in khas AND WHEREAS the said Sri Gopal Lal

Bazaj made a trust deed viz: BAZAJ DATABYA TRUST in respect of the said property for better management

appointed himself, (2) Sri Purna Chandra Bazaj (3) Sri Kaiser Chandra Bazaj (4) Sri Devendra Kumar Bazaj,

(5) Sri Mahabir Prasad Harlaika (6) Sri Ashok Kumar Bazaj

A. N. [Signature]



BAZAJ DATARYA TRUST

represented by trustees

1. Gopal Lal Bazaj

2. Ashok Kumar Bazaj

3. Nawal Kishore Bazaj
N. Bazaj

4. Anju Bazaj

5. Devendra Kumar Bazaj

6. Mahesh Chandra Hazare

7. Shyam Sunder Agarwal

and (7) Sri Nawal Kishore Bazaj, Trustees with power given to the Trustees on terms specifically stated in the Indenture (being No 597 of 1971 of Raniganj Sub-Registry office) executed and registered by the said Sri Gopal Lal Bazaj AND WHEREAS some portions of the property mentioned in the schedule below have been let out to different monthly tenants since long. Subsequently on 25-12-80 Sri Purna Chandra Bazaj and Sri Kaiser Chandra Bazaj being disqualified ceased to be Trustees. Thereafter on 18-1-81 Sri Radhamohan Jhunjhunwala was co-opted as Trustee and he died in April 1988, On 25-12-85 Smt Anju Bazaj wife of Sri Ashok Kumar Bazaj was co-opted as Trustee and thereafter on 12-5-88 Sri Shyam Sundar Agarwal was co-opted as Trustee.

A. N. M. awarded
As per order.

26

5000Rs.



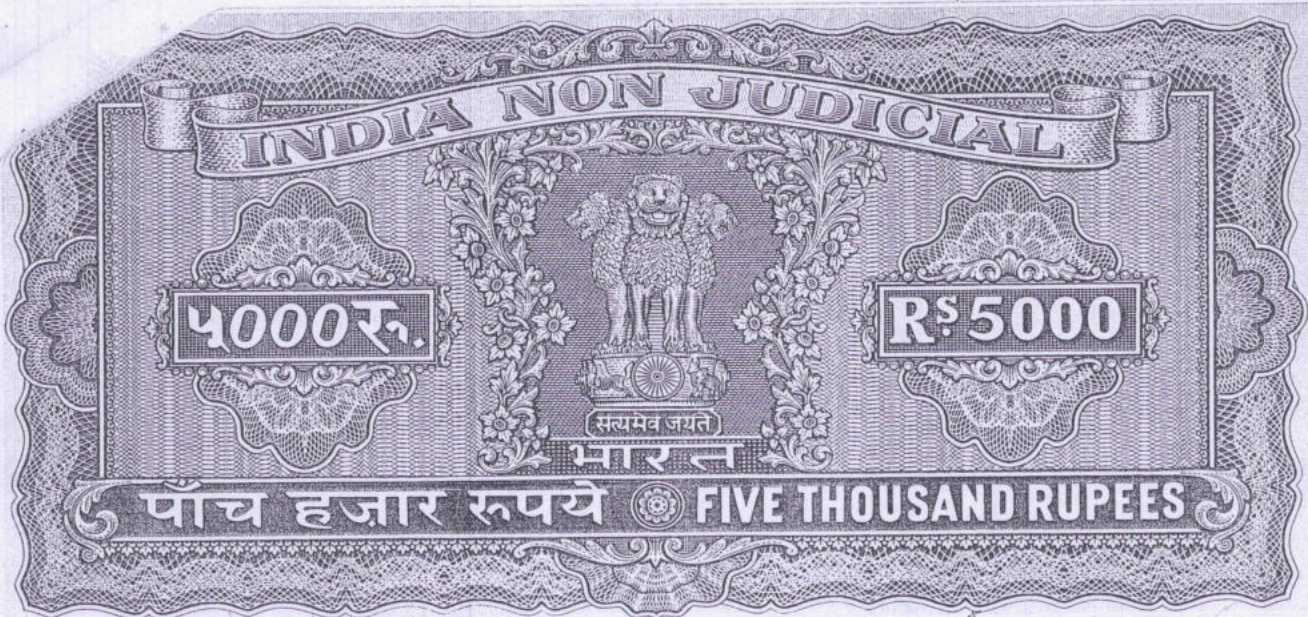
- 1. DAZAL DATARYA TRUST
represented by Shri. D. D. D.
- 2. Shri. D. D. D.
- 3. Naval Kishor Singh
M. Singh
- 4. Shri. D. D. D.
- 5. Shri. D. D. D.
- 6. Shri. D. D. D.
- 7. Shri. D. D. D.

presentation of the said deed for registration AND WHEREAS after receiving the entire price as above stated the Sellers do hereby convey, transfer by sale and assign ALL THAT piece of land with all structures, latrines, courtyard etc. etc. which are fixed more particularly described in the schedule hereunder AND ALL THAT RIGHT, TITLE, INTEREST, PROPERTY, CLAIM AND DEMAND whatsoever of Sellers into or upon the property mentioned in schedule below hereby conveyed unto the Purchaser absolutely and for ever and deliver khas possession of the portion which are lying in khas of the Sellers on this day and attorn the respectively monthly tenancies to the respective monthly tenants in respect of the respective tenanted portions in

Handwritten notes:
A. W. ...
...

27

5000Rs.



- ASST. DATARY, TRUST
 Representative of Trustees
 1. S. S. Patel
 2. Anwar Khan - Bombay
 3. Nairad Kishan Dasgupta
 4. Anji Dasgupta
 5. D. Venkatesh - Hyderabad
 6. Chakrabarti - Hyderabad
 7. Shyam Sunder Aggarwala

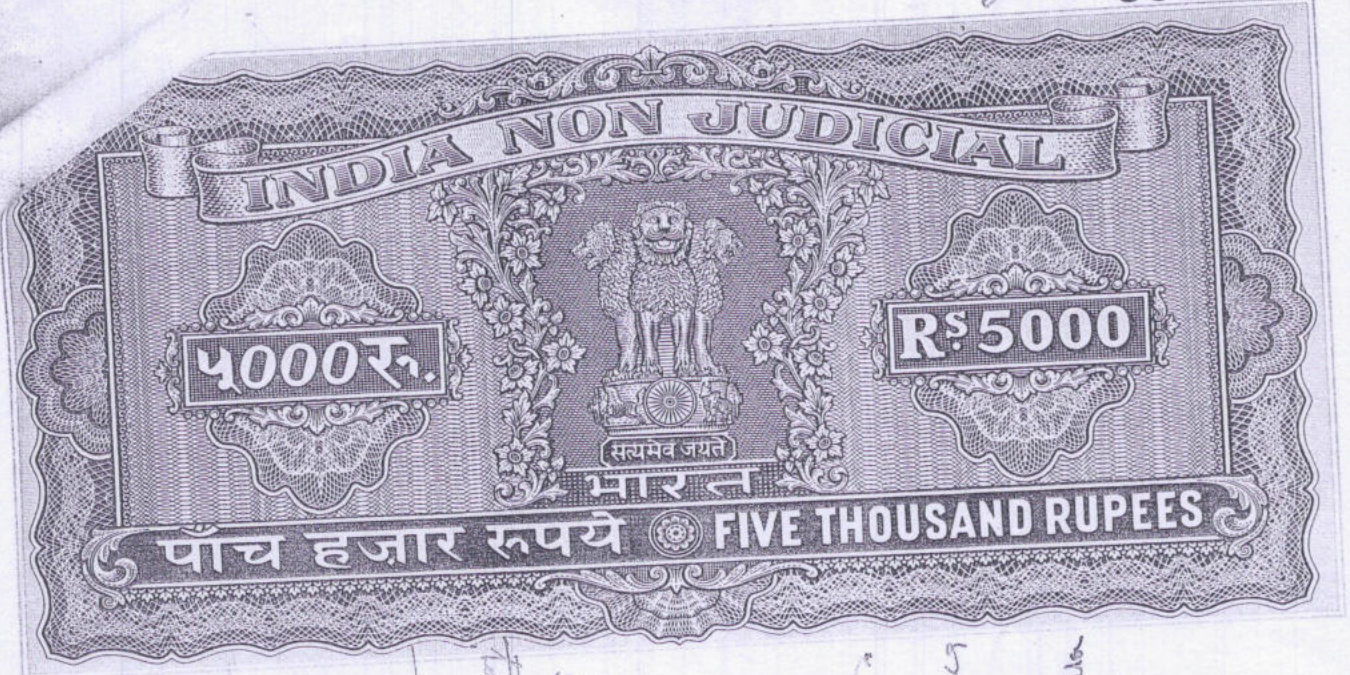
in favour of the Purchasers and that the Purchasers shall from this day, and onwards peaceably hold, use and enjoy the property mentioned in the schedule below as their own chattal and property with the full right to sell, gift, mortgage or to transfer in any way they will like without any hinderence, interruptions, claims or demand by or from the Sellers or any other person or persons whatsoever and the Sellers do hereby covenant and declare themselves executors, legal representatives administrators and assigns that the Sellers now have good right to convey the property mentioned in the schedule below hereby conveyed or expressed to be conveyed unto the Purchasers on the Circumstances stated above and for the benefit and object of the trust

15-11-1944
 M. S. M. S.



- 1. Dependent by bank
- 2. Gopal Lal Bajaj
- 3. Navul Kishore Bajaj
M. Bajaj
- 4. Anjan Bajaj
- 5. D. Wanda...
- 6. ...
- 7. Shyam Sunder Agnihotra

in accordance with the terms and conditions specifically stated in the Trust Deed dated 15.2.1971 made by the Settler Sri Gopal Lal Bajaj and that the Sellers and all persons claiming under them shall and will from time to time upon the request and at the cost of the Purchasers do and execute or all to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the property mentioned in schedule below and every part thereof unto the Purchasers and placing them in possession of the same according to the true intent and meaning of those presents as shall and may be reasonably required and it is hereby further declared by the Sellers that the property mentioned in the schedule below hereby transferred or intended



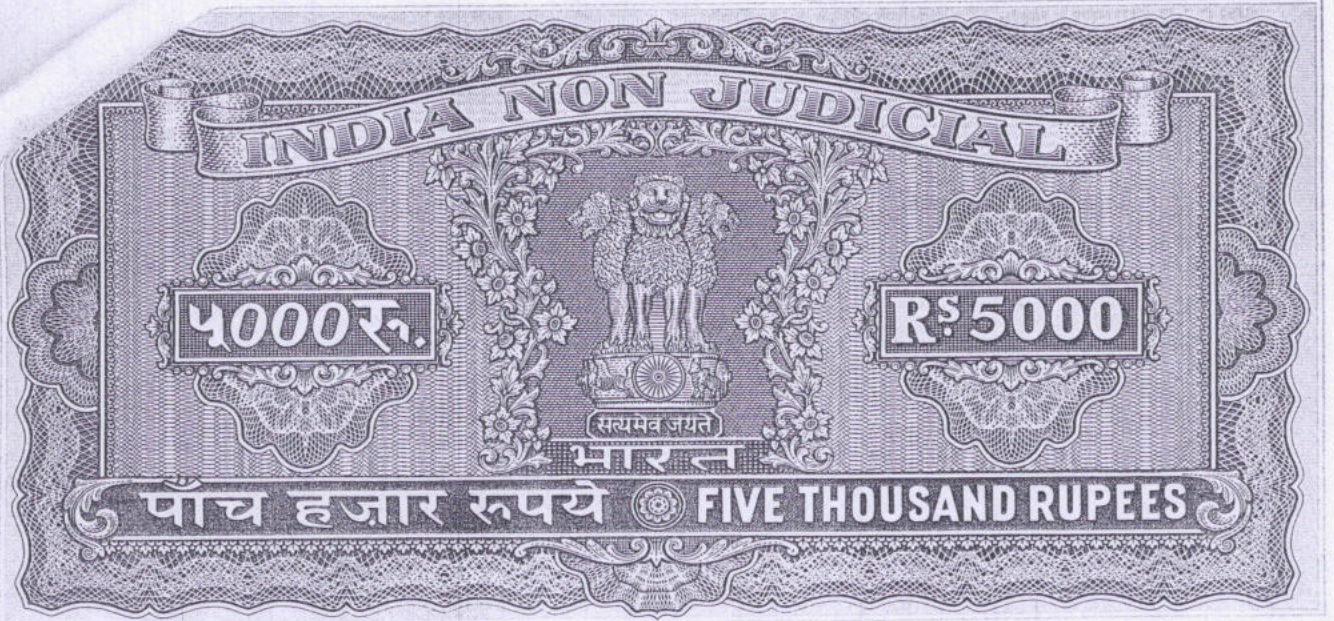
- 1. Gopal Lal Bary
- 2. Adwait Kumar Bary
- 3. Nand Lal Bary
- 4. Raju Bary
- 5. Dewa Lal Bary
- 6. Mahadev Lal Bary
- 7. Shyam Sunder Agarwal

to be transferred are free from all encumbrances, charges, claims and demands and that the Sellers have not done anything in personal capacity or otherwise or in the capacity of the Trustee whereby the Purchasers will be disentitled to own and possess the property mentioned in the schedule below freely, peacefully without any intervention of any third person or persons. If in future the Purchasers be dispossessed or prevented from possessing the property mentioned in schedule below or any part thereof as their own chattal, the Sellers shall be bound to confirm title and possession of the Purchasers at their own costs failing which the Purchasers shall be entitled to be reimbursed by the Sellers. It is also converted by the Sellers that if in future validity of aforesaid trust Deed referred hereinabove made by the Sellers be challenged by

Handwritten signature/initials

30

5000Rs.



BAZAJ DATARYA TRUST

Represented by Trustees

1. S. Pal del Bazyaj

2. Anwar Hussain Bazyaj

3. M. Sazim
Naval Kishor Bazyaj

4. Anjan Bazyaj

5. Deben Kumar Das

6. Pradip Kumar Das

7. Shyam Sunder Agastya

any third party or parties the Sellers shall be bound to get the Trust deed validated at their costs and if the Sellers failed to do the same at their cost with their best efforts the Sellers shall refund the entire consideration money to the Purchasers, and the Purchasers shall be entitled to mutate their names in the office of the B.L. & L.R.O., Raniganj and in the assessment Register of Raniganj Municipality by dint of this deed and to pay proportionate ground rent to the state of West Bengal and to pay Municipal Taxes for the schedule property to the Raniganj Municipality in their own names. It is hereby further declared that by dint of this deed the Purchasers are/shall be entitled to

A. V. M. ...



BAZAR, DATABIA TRUST

represented by trustees

1. Gopal Lal Bapat

2. Ashw Kumar Bapat

3. Naval Kishan Bapat

4. Anji Bapat

5. D. Venkatesh Kumar

6. Maheshwar Prasad Handewar

7. Shyam Sunder Agarwal

- 13 -

realise respective rents from the respective tenants on their own behalf by granting receipt to the respective tenants in their own name. By dint of this deed the Purchasers are entitled to evict the monthly tenants or any of them under the provisions of W.B.P.T. Act or amicably or otherwise having no concern with the Sellers. It is hereby further declared that the Purchasers shall be entitled to dismantle the existing structures on the schedule property and to rebuild new construction after submitting plan to Raniganj Municipality and other authorities concerned and get the same sanctioned

A. N. M. M. M. M.
d. 10. 10. 10.

32 5000Rs.



represented by Trustees

1. Shree Bee Bhaiji

2. Arjun Kumar Bhaiji

3. Narad Kishan Bhaiji
Muzaga

4. Arjun Bhaiji

5. Dharam Kumar Bhaiji

6. Indra Kumar Bhaiji

7. Singam Sunder Bhaiji

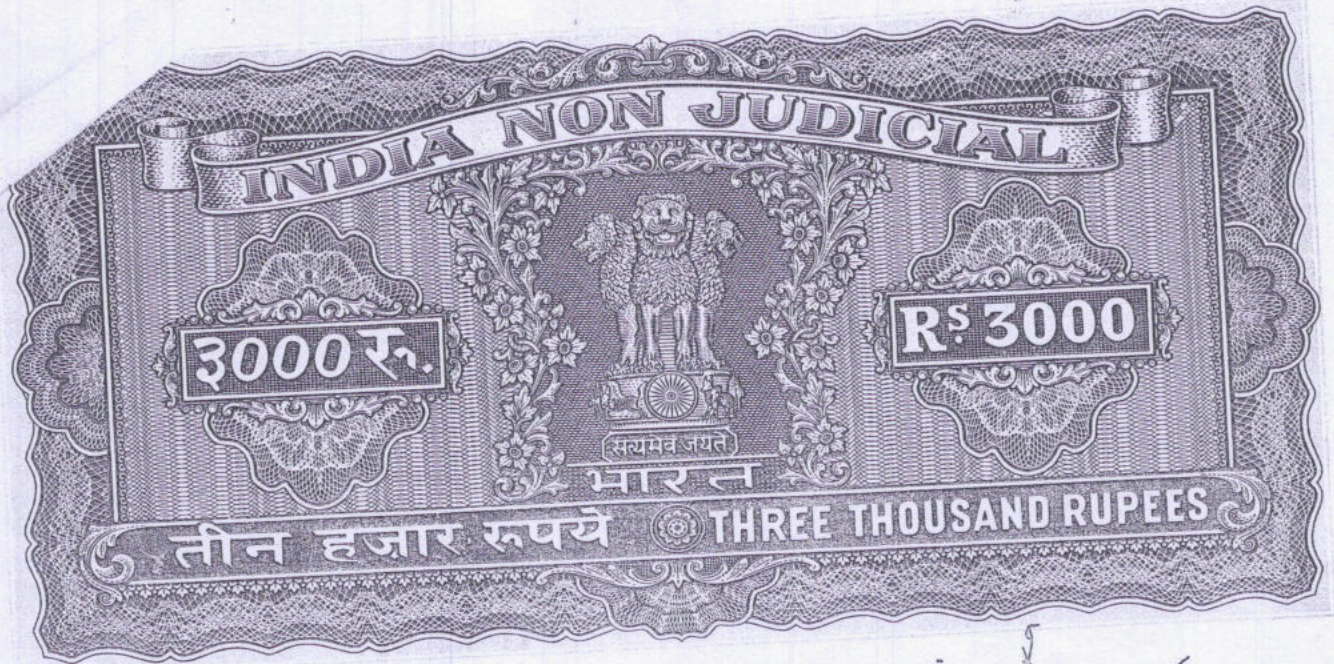
- 14 -

in their name having no concern with the Sellers. By dint of This deed of Sale the Purchasers will be will be absolute owners of the property mentioned in the schedule below and have been entitled to sell, gift or transfer the property mentioned in the schedule below or any part thereof in any way to any person whatsoever having no concern with the Sellers.

A. N. M...
Assistant

IN WITNESS WHEREOF the Sellers have hereto

33 3000Rs.



SAZAJ DATARIYA TRUST

represented by trustees,

1. Gopal Lal Bary

2. Ashok Kumar Bary

3. Navat Kishor Bary

4. M. Bary

5. Anju Bary

6. Dewendra Kumar Bary

7. Chander Prasad Harshanka

8. Shyam Sunder Aggarwala

- 15 -

at Raniganj Sub-Registry office signed this Deed of Sale this the day, month and year first above written.

Schedule

In the District of Burdwan, Subdivision Asansol, under police station Raniganj within Mouze Raniganj Municipality under R.S.Khatian No 1946 all that piece and parcel of land measuring 0.302 (zero point three zero two) acres with structures, well, latrine, which are fixed etc etc. recorded in R.S.Plot No 1862 (One thousand

A.N. Mandal
Attorney

34

10RS.



BEZEL DATARAYA TRUST

represented by trustees

1. Gopal Das Bajaj

2. Ashwini Kumar Bajaj

3. M. S. Bajaj
Naval Kishor Bajaj

4. Anje Bajaj

5. Devendra Kumar Bajaj

6. Maheshwar Prasad Dasgupta

7. Shyam Sunder Agasthalla

- 16 -

Eight hundred sixty two) appertaining to then
 Holding No 143 of Netaji Subhas Road and present
 Holding No 35 of Netaji Subhas Road of Raniganj
 Municipality butted and bounded on the north by the
 land of Late Munia Devi Leharuka's sons, On the
 South by the House and Timber Yard of Rungta, on the

A. M. M. M. M.
 A. M. M. M. M.

east by Late Munia Devi Loharuka's sons open land and open land belonging to Sri Sri Sitaramji Temple and on the West by Neteji Subhas Road.

- 17 -

Witnesses :-

- 1. Rajendra Kumar
ghunghumwala
Raniganj
- 2. Dwarka Prasad
Saraswarthi
Raniganj

- 1. BAZAJ DATARAYA TRUST
represented by Trustees
Gopal Lal Buzaj
- 2. Ashore Kumar Buzaj
- 3. Nawal Kishore Buzaj
Muzaj
- 4. Anju Buzaj
- 5. Dewendra Kumar Buzaj
- 6. Mahendrar Das & Harbans
- 7. Shyamsunder Agarwala

Typed by me

Ramkishan Banerjee
Asensol court.

Drafted by and
Corrected by me:

Anadi Nath Mandal

Advocate, Asensol Bar.
Bar Council Registration no 572/62.

Signatures of the SELLERS

Rajendra Kumar ghunghumwala
Raniganj



al
ion
Sri
by
gari
mar