

P  
4225

I-5289

G.T.C. applied but yet to be  
received.

G.T.C. Received

2000

J.T.C. applied but not for  
recovery

J.T.C. 1850

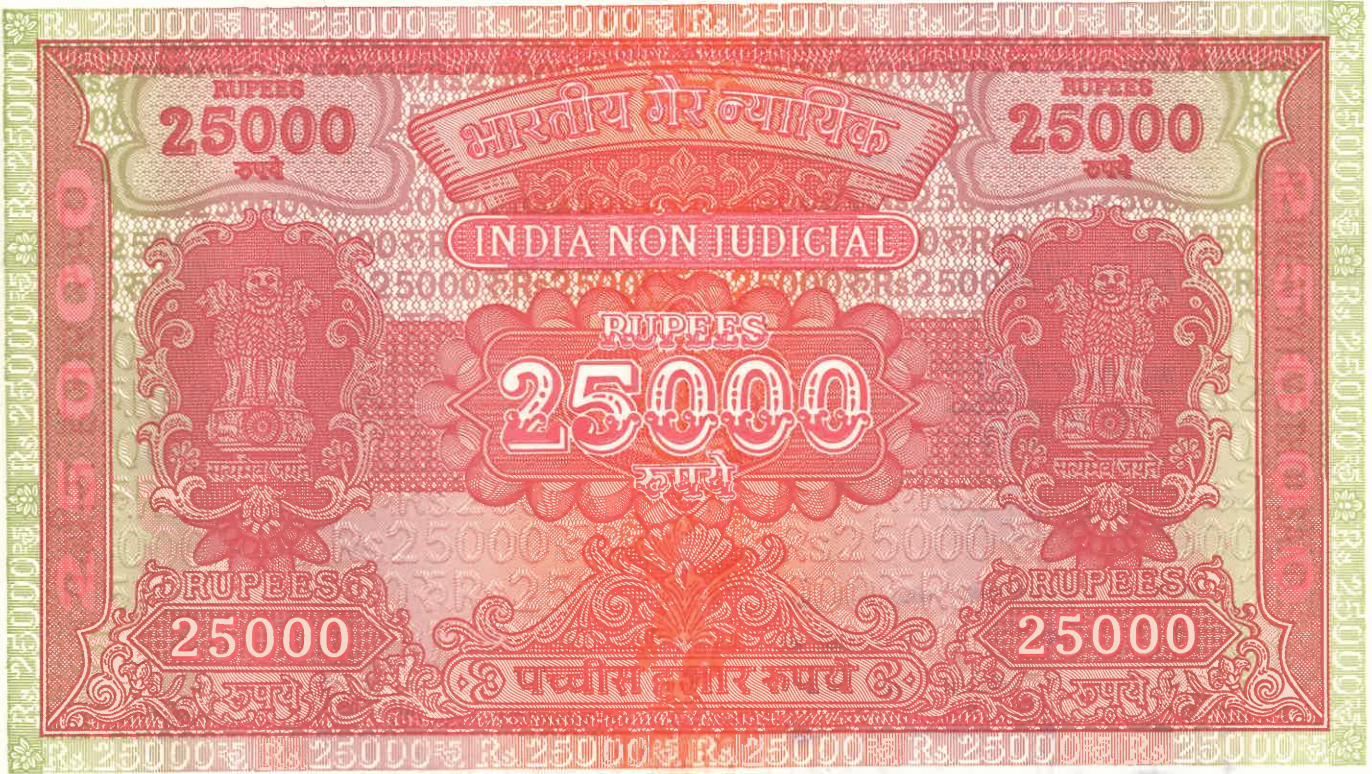
2

2

2

P 4225

I 5289



7085/82  
R.A. Cal  
31.5.2000

55020 (cal)

1100000

2345

A 12089.00  
E 7.00  
12096.00

01DD 040476  
2345(d)

A 12089.00  
B 7.00  
12096.00

P Sale 50  
no est

Gen

18.7.2000

THIS INDENTURE made this 31<sup>st</sup> day of May 2000 BETWEEN

**SRI OM PRAKASH SHROFF** son of Ram Gopal Shroff by religion Hindu by occupation businessman, residing at No.14/1, Sir Hari Ram Goenka Street, Calcutta - 700 00 proprietor of "Allied Engineers" hereinafter referred to as the "VENDOR" (which expression shall mean and include his heirs, executors administrators, representatives, successors-in-office and/or assigns) of the ONE PART AND LNOP PRODUCTS (PRIVATE) LIMITED, a Company registered under the provisions of the Companies Act, 1956, having its registered

Stamp Regn. fees Rs. 64,372/-  
Date when first used on 18.7.2000  
No. of miss. Receipt No. 2427

Market value is assessed to be Rs. 695,200/-  
Deficit stamp duty of Rs. 2925 90/- is paid  
U/S 41 & 42 by Bank draft No. Des/00024/  
12/7/2000 S.B.I. Vivekananda Rd. Calcutta. 372889

Add. Dist. Sub-Registrar  
18.7.2000

Certified that this document is duly Stamped.  
For Collector U/S 41 & 42  
Barrackpore  
18.7.2000

4243

Serial No. ....  
Sold to LNOP Products (P) Ltd  
267A, C.R. Avenue  
Calcutta - 700068

Calcutta Collectorate,

Treasury

Dated 16.5.2000

Treasurer

20	50000/-
1	5000/-
1	20/-
<hr/>	
	55020/-

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31.5.2000

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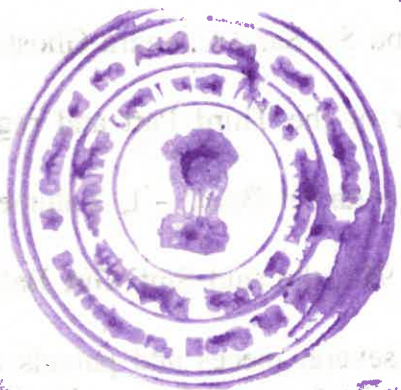
Parties of the Second Part and Sri Saral Chandra Ghosh, since deceased, therein referred to as the Purchaser of the Third Part and registered in the Office of Registrar of Assurances Calcutta, in Book – I, Volume 13, Pages 178 to 184, Being No.365 for the year 1935, the said Smt. Giri Bala Dassi sold, transferred and conveyed **ALL THAT** several pieces and parcels of land aggregating to a total area of 9 Bighas 4 Cottahs, more or less, together with all messuage, tenement hereditaments and premises, situate and lying at Mouza Sukchar, P.S. Kardah, Sub-Registry Office Barrackpore, District 24-Parganas (North) and

Serial No. 4243  
Sold to LNOP Products (P) Ltd  
of 267A, C. R. Avenue  
Calcutta - 70006

Calcutta Collectorate,  
Treasury  
Dated 16.5.2000

*[Signature]*  
TREASURY

20	50000
1	5000
1	20
<hr/>	
	55020



*[Signature]*  
31.5.2000



comprised in Dag Nos.3418, 3410, 3408, 3411, 3408/3529, 3412, 3419/3557, 3409 and 3419 Touzi No.156, Khatian No.115, J.L. No.9 more fully described in the schedule thereunder written UNTO and in favour as the said Sri Saral Chandra Ghosh, at or for valuable consideration mentioned in the said Conveyance dated 1.2.1935.

2. By another Bengali saf-cobala dated 28<sup>th</sup> March, 1944 and made between Smt. Hemangini Dassi therein referred to as the Vendor of the One Part and the



said Sri Saral Chandra Ghosh, since deceased, therein referred to as the Purchaser of the Other Part, and registered in the Office of Sub-Registry Office Barrackpore, in Book I, Volume – 5, Pages 260 to 263, Being No.310 for the year 1944, the said Smt. Hemangini Dassi sold, transferred and conveyed UNTO and in favour of the said Sri Saral Chandra Ghosh, ALL THAT piece and parcel of land measuring an area of .67 satak more or less, together with all easement rights thereunto belonging, situate and lying at Mouza Sukchar, P.S. Khardah, appertaining to Dag No.3417, Khatian No.115, more fully described in the Schedule thereunder written, at or for valuable consideration mentioned in the said Bengali saf-cobala dated 28.3.1944.

3. By a Deed of Exchange dated 10<sup>th</sup> day of August 1971 and registered in the office of Registrar of Assurances Calcutta, in Book I, Volume – 116, Pages 166 to 169, Being No.3137 for the year 1971, made between the above named Sri Saral Chandra Ghosh therein described as the party thereto of the First Part and commercial and Agricultural Investment Private Limited of No.15, Convent Road, therein referred to as the Party thereto of the Other Part, the said Sri Saral Chandra Ghosh conveyed and transferred demarcated portion of said agricultural land measuring an area of 6 cottahs, 11 Chittacks and 9 Sq.ft. more or less comprised in Dag No.3419 in Sheet No.7, R.S. No.14, in Mouza Sukchar, Particularly described in Schedule 'A' under the said Deed of Exchange dated 10.08.1971 in favour of the said Commercial & Agricultural Investment Pvt. Ltd. in exchange of demarcated Plot of land measuring 6 Cottahs 11 Chittacks and 9 Sq.ft. more or less comprised in Dag No.3483 in Sheet No.7, R.S. No.14 in Mouza Sukchar more



*[Handwritten signature]*  
31.5.2011

fully described in Schedule 'B' thereunder written, being conveyed and transferred by the said Commercial & Agricultural Investment Pvt. Ltd. UNTO and in favour of the said Sri Saral Chandra Ghosh.

4. The said Sri Saral Chandra Ghosh who was a widower, died intestate on 7<sup>th</sup> April 1979 leaving him surviving his only son Sri Sisir Kumar Ghosh, as his sole heir under the Hindu succession Act 1956;

5. Upon death of the said Sri Saral Chandra Ghosh, his only son Sri Sisir Kumar Ghosh being legal heir became the sole and absolute owner of All That several pieces and parcels of agricultural and horticultural lands, hereditaments and premises aggregating to an area of 3.87 acres in Mouza Sukchar, P.S. Khardah, Holding No.11, Barrackpore Trunk Road and No.36, Ekford Road, R.S. No.14 at present under Panihati Municipality.

**AND WHEREAS** on or about 13<sup>th</sup> July 1979 the said Sisir Kumar Ghosh submitted an application before the competent Authority under the Urban Land (Ceiling and Regulation) Act 1976 for necessary declaration and grant of Certificate that the entire land under Holding No.11, B.T. Road and 36, Ekford Road in Mouza Sukhar, R.S. No.14 are agricultural and horticultural land and no permission and/or notice is required for transfer of the said land or portions thereof;



*[Handwritten signature]*  
[Illegible official stamp]

31.5.2000

**AND WHEREAS** by letter dated 29<sup>th</sup> August, 1980, the Deputy Director under Urban Land (Ceiling & Regulation) Act, 1976 directed the said Sisir Kumar Ghosh to submit necessary return U/s 6(1) of the said Act;

**AND WHEREAS** thereafter several representations and requests was made by the said Sisir Kumar Ghosh before the Competent Authority for necessary declaration that the plots of land in question are all agricultural horticultural lands and no formal permission under the Urban Land (Ceiling & Regulation) Act 1976 was required for transfer of the same or any part thereof, but in vain;

**AND WHEREAS** being aggrieved at and dissatisfied with the aforesaid acts and actions of the competent Authority under Urban Land (Ceiling & Regulation) Act, 1976, the said Sri Sisir Kumar Ghosh filed an application under Article 226 of the Constitution of India before the Hon'ble High Court at Calcutta being Matter No.1529 of 1981 praying inter-alia for quashing the impugned notice dated 22.8.1980 requiring him to submit return U/s 6(1) of the said Act;

**AND WHEREAS** by an order dated 3<sup>rd</sup> August 1982, the Hon'ble Mr. Justice P.C. Borooah quashed the impugned notice dated 22.8.1980 and declared the aforesaid plots of land as agricultural or horticultural lands and no formal permission of the land ceiling Authority is required for transfer of the same.



31.5.20

**AND WHEREAS** for the sake of convenience and diverse good causes and considerations, the said Sri Sisir Kumar Ghosh surveyed and divided the said entire being plots of land into eight separate plots of land marked as A, B, C, D, E, F, G and H and as curved out a common passage of 30 ft. wide and 575 ft. long marked as W, X, Y and Z;

**AND WHEREAS** by a conveyance dated 14<sup>th</sup> August, 1982 and registered in the office of Registrar of Assurances, Calcutta, in Book – I, Volume No.10, Pages 216 to 229, Being No.7085 for the year 1982 the said Sri Sisir Kumar Ghosh sold and transferred All That demarcated piece and parcel of agricultural land being Lot 'C' measuring an area of 1 Bighaa 5 Cottahs 11 Chittacks and 43 Sq.ft. more or less, equivalent to 1722 Sq.mt. in Mouza Sukchar, P.S. Khardah and comprised in Dag No.3408, 3409, 3410 and 3411 R.S. No.14, Touzi No.156 being portion of Holding No.11, B. T. Road under Panihati Municipality, more fully described in the First Schedule thereunder written and in Schedule 'A' hereunder written together with a portion of the said common passage measuring an area of 259 Sq.mt. being portion of Holding No.11, Barrackpore Trunk Road, more fully described in the Second Schedule under the said conveyance dated 14.08.1982 together with terms, conditions covenants and restrictions therein stated relating to the use of the common passage in favour of Sri Om Prakash Shroff the Vendor herein, at or for valuable consideration mentioned in the said conveyance dated 14.08.1982;

**AND WHEREAS** since the date of the aforesaid purchase, the Vendor has been in exclusive possession and enjoyment of the said plot of land measuring



31.5.20

1 Bigha 5 Cottahs 11 Chittacks and 43 Sq.ft. more or less in Mouza Sukchar, being portion of Holding No.11 Barrackpore Trunk Road as sole and absolute owner thereof, without any hindrance or interference by anybody and has mutated his name in the records of the Panihati Municipality;

**AND WHEREAS** the Vendor has agreed to sell and the Purchaser has agreed to purchase ALL THAT piece and parcel of agricultural land measuring an area of 1 Bigha 5 Cottahs 11 Chittacks 43 Sq.ft. more or less in Mouza Sukchar, P.S. Khardah, being Portion of Holding No.11, Barrackpore Trunk Road, (formerly 8, B.T. Road) under Panihati Municipality, more fully described in the Schedule hereunder written and delineated within Green border in the map annexed hereto, and marked as Lot 'C' at or for the total price of Rs.11,00,000/- (Rupees Eleven lacs) only free from all encumbrances, but nevertheless subject to the terms, conditions, covenants and restriction recorded in the said conveyance dated 14<sup>th</sup> August, 1982, relating to the said Common passage.

**NOW THIS INDENTURE WITNESSETH** as follows :-

1. In pursuance of the said agreement and in consideration of the said sum of Rs.11,00,000/- (Rupees Eleven lacs) only of lawful money of Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge the same and of and from the same and every part thereof acquit release and forever discharge the said Plot of land hereby



Handwritten signature and scribbles in blue ink, including the number '2652'.

sold and the purchaser) the Vendor do hereby indefeasible grant convey transfer  
 sell assure and assign unto the Purchaser **ALL THAT** piece and Parcel of  
 Agricultural land measuring an area of 1 Bigha, 5 Cottahs, 11 Chittacks 43 Sq.ft.  
 more or less equivalent to 1722 Sq.mt. more or less, situate and lying at Mouza-  
 Sukchar, P.S. Khardah, Sub-Registry Office Barrackpore, District 24-Parganas  
 (North) and comprised in portion of Dag No.3408, 3409, 3410 and 3411 J.L. No.9,  
 R.S. - 14, Touzi No.156, Khatian No.116 & 115, at present under the Panihati  
 Municipality being portion of Holding No.11 Barrackpore Trunk Road, (formerly  
 8 B. T. Road) and a portion of the common passage measuring 259 Sq.mts.  
 equivalent to and more fully and particularly mentioned and described in the  
 Schedule hereunder written delineated with green border in the map annexed  
 hereto and marked as Lot 'C' (and hereinafter referred to as the said Plot of land)  
 free from all encumbrances charges claims demands, liabilities and attachments  
 whatsoever but nevertheless subject to the terms, conditions, covenants and  
 restrictions contained in the said conveyance dated 14.08.1982 **TOGETHER**  
**WITH** all erection thereon standing yards, Courts, areas, sewers, drains, ways,  
 paths, passages, common and other passages, grounds, water, water course, fixture  
 and all manner of former and other rights, liberties, privileges, easements and  
 benefits whatsoever to the said <sup>plot of land</sup> ~~Premises~~ belonging to or in anywise appertaining  
 thereto or usually held or enjoyed therewith or reputed to belong to or be  
 appurtenant thereto and reversion or reversions remainder or remainders and the  
 rents issues and profits thereof **AND ALL** the estate right title and interest of the  
 vendors and all other persons having any beneficial interest into or upon the said



~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
37,52m

<sup>plot of land</sup>  
~~premises~~ and every part thereof and all documents muniments and writings and  
<sup>plot of land</sup>  
~~premises~~ or any part  
 thereof and which now are or heretofore was or may be in the custody power or  
 possession of the Vendor or in the custody power or possession of any person  
 from whom ~~she~~ can procure the same without action or suit **TO HAVE AND TO  
 HOLD** the same unto and to the use of the Purchaser absolutely and forever as  
 and for an indefeasible title or inheritance in fee simple in possession free from all  
 encumbrances charges claims demands lispensens and attachments whatsoever.

**2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-**

i) That the Vendor hath good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the said plot of Agricultural land hereby granted sold transferred assigned and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in manner aforesaid according to the true intent and meaning of these presents.

<sup>plot of land</sup>  
~~premises~~ hereby granted sold and conveyed and receive and take the rents issues  
<sup>plot of land</sup>  
~~premises~~ hereby granted sold and conveyed and receive and take the rents issues  
 and profits thereof and every part thereof without any lawful acts suits hindrance



*D*  
31/5/2004

eviction interruption disturbance claim or demand whatsoever from or by the Vendor or any other person or persons lawfully or equitably claiming from under or in trust for them.

iii) And that the Vendor shall make and keep the property free and clear and freely and clearly and absolutely acquitted exonerated discharges or released at the costs and expenses of Vendor and also well and sufficiently save defended kept harmless and accrued of and from the against all manner of estates mortgages charges liens lispensens claims demands attachments debts liabilities and encumbrances whatsoever.

vi) And further they the Vendor and all other person having or lawfully or equitably claiming any estate right title interest property claim or demand whatsoever unto or upon the said plot of Agricultural land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor and the Vendor 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 and executed all such acts deeds matters and things for further better and more perfectly and satisfactorily granting transferring and assuring the said plot of Agricultural land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.



आदि. डिस्ट. सब-रजिस्ट्रार  
आदि. डिस्ट. सब-रजिस्ट्रार

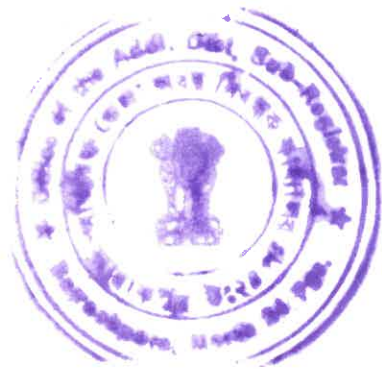
37.5.20

**3. THE PURCHASER DOETH HEREBY COVENANT WITH THE  
VENDOR as follows :-**

The Purchaser doeth hereby covenant with vendor with the intent that the covenant shall run with the land the Purchaser shall not cause any obstruction to but shall allow the owners and occupiers of the remaining portion of the aforesaid Premises No.11, (previously No.8) Barrackpur Trunk Road) within the Panihati Municipality with free and full right and liberty to use the said common passage and underground thereof for all purposes whatsoever connected with the use and occupation of his premises including right of ingress and egress over the said common passage for himself, his servant agent and guest, with or without cars, lorries, trucks and other vehicles carriages laden or unladen also to use the said common passage and the under ground thereof for taking electricity, gas, water, telephone and sewerage connection.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and Parcel of Agricultural land measuring an area of 1 Bigha, 5 Cottahs, 11 Chittacks 43 Sq.ft. more or less equivalent to 1722 Sq.mt. more or less, situate and lying at Mouza Sukchar, P.S. Khardah, Sub-Registry Office Barrackpore, District 24-Parganas (North) and comprised in portion of Dag No.3408, 3409, 3410 and 3411, J.L. No.9, R.S. – 14, Touzi No.156, Khatian No.116 & 115, at present under the Panihati Municipality being portion of Holding No.11 Barrackpore Trunk Road, (formerly 8 B. T. Road) and a portion of



87, 5-2m





उप-निदेशक, अतिरिक्त जिला, सब-रजिस्ट्रार, बाराबंकी  
दि. 5.2.20

RECEIVED of and from the withinnamed Purchaser  
the within mentined sum of Rs.11,00,000/- (Rupees  
Eleven lacs) only being the full consideration money as  
per memo below :-

Rs.11,00,000.00

MEMO OF CONSIDERATION

<u>Cheque No's</u>	<u>Date</u>	<u>Bank</u>	<u>Amount (Rs)</u>
632707	29.5.2000	State Bank of Bikaner and Jaipur, Vivekananda Road Branch, Calcutta	2,00,000.00
632710	- Do -	- Do -	9,00,000.00
Total Rs.			<u>11,00,000.00</u>

(Rupees eleven lacs) only

*Anuprasad Shroff*

WITNESSES:

1. Kamal Kohari  
195/1/1, M.G. Road, Cal-7

2. *[Signature]*  
Advocate

Drafted by  
*[Signature]*  
Advocate  
(GOPAL DAS)



~~Office of the Addl. Dist. Sub-Registrar, Bangalore~~  
31.5.20



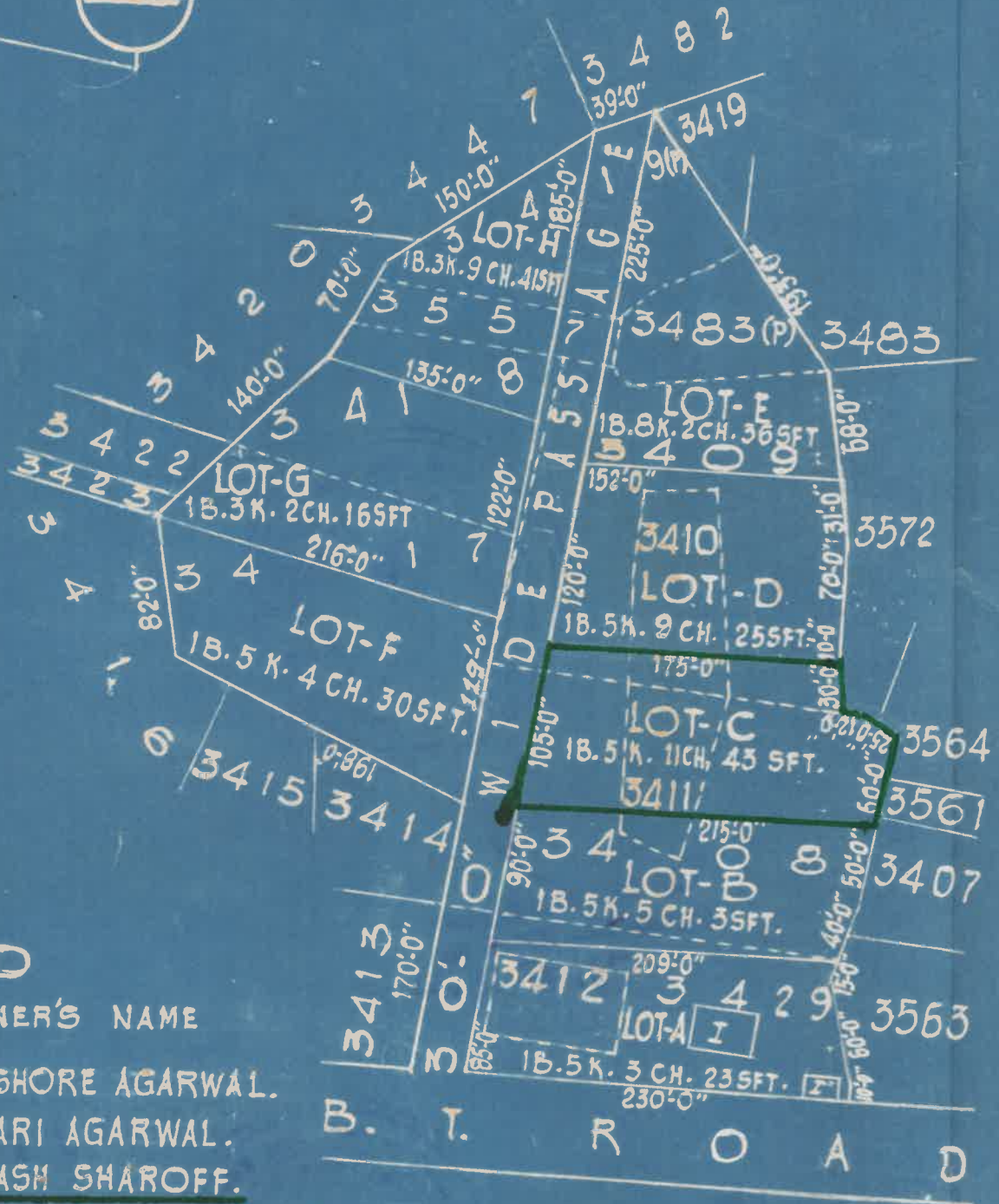
~~Office of the Addl. Dist. Sub-Registrar, Bangalore~~  
19.7.20

1  
1/33  
3/1  
52/8  
330  
800

PLAN OF C.S.DAG NOS. 3408, 3409, 3410, 3411, 3412, 3417, 3418, 3419 (PART.), 3429, 3483 (PART.), & 3557 MOUZA SUKCHAR NO. 9, SHEET NO. 7, R.S. NO. 14, P.S. KHARDAH, DIST. NORTH 24 PARGANAS. UNDER ~~XXXXXXXXXX~~ MUNICIPALITY. SCALE:-100FT=1INCH

PANIHATI

TOTAL AREA:- 11B. 18K. 4CH. 0SFT. (3.95 ACRL.)



**LEGEND**

- | LOT | OWNER'S NAME             |
|-----|--------------------------|
| A   | NAWAL KISHORE AGARWAL.   |
| B   | RAJ KUMARI AGARWAL.      |
| C   | OM PRAKASH SHAROFF.      |
| D   | KAILASH CHANDRA AGARWAL. |
| E   | JAGADISH PRASAD AGARWAL. |
| F   | TARADEVI SHAROFF.        |
| G   | MANJU RANI AGARWAL.      |
| H   | SABITRI DEVI AGARWAL.    |

*Om Prakash Sharoff*

Drawn by  
sd/-

SHANKAR K. GUHA  
FF- 6/2, HATIARA RD.  
CALCUTTA-700069



~~Office of the Addl. Dist. Sub-Registrar~~  
~~Barrackpore, North 24 Parganas~~  
31. 5. 2000



~~Office of the Addl. Dist. Sub-Registrar~~  
~~Barrackpore, North 24 Parganas~~  
19.7.2000

Don't post  
133  
329  
5284  
8000



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DATED THIS 31<sup>st</sup> DAY OF May 2000

---

BETWEEN

SRI OM PRAKASH SHROFF

VENDOR

AND

LNOP PRODUCTS (PRIVATE) LIMITED

PURCHASER

CONVEYANCE

**ANIMESH CHATTERJEE**

Advocate

Temple Chambers

6, Old Post Office Street,

2<sup>nd</sup> Floor

Calcutta – 700 001.



