

1237

52

May 2, 42, 74, 300 / VC. Cases 1124-1125  
 M.V. 22/2/05  
 Determined by Di. G. - Range 1  
 A 1.68, 02-9704 vide Memo No - 325  
 A 2-2101/06. Ad-S.R.

STAMP AFFIXED BY  
 18/11/04

THIS INDENTURE is made on this 24th day of November.

Lake  
 2314  
 68,50,000  
 A 74789  
 R 7  
 R 7  
 74803

Two Thousand and four BETWEEN (1) SHRI SUSANTA GHOSH, (2) SHRI SHYAMAL KUMAR GHOSH, (3) SHRI GAUTAM GHOSH, (4) SHRI KALYAN KUMAR GHOSH, all sons of Late Sudhangshu Kumar Ghosh, all residing at 40, Panditla Road, Kolkata - 700 029,

Certified That the deficit Stamp duty  
 47000 + 4300 48000 + 45000 + 45000 + 15000  
 by Bank Draft of 8-2701/04  
 No 599591 599585 599587  
 From 45000 + 45000 8-10/06 + 45000 8-23/06  
 599572 599573 599577  
 45000 8-27/06 45000 + 45000 8-22/06  
 599576 831540 831539  
 Deficit Regr fees. 88.1. Lake garden  
 Rs 55017/- Realised  
 As per M.R. No. 06284/04

6/3/06

74803  
 Addl. Dist Sub-Registrar.  
 Alipore South 24 Parganas  
 6/3/06

Addl. Dist Sub-Registrar.  
 Alipore South 24 Parganas

12-27-2004  
NOV 2004  
HARI PRASAD SHARMA



24 NOV 2004

Hari Prasad Sharma,  
Proprietor and as a director of

- 1) Pragati Agency (P) LTD. Office - 7/1A Hazra Road Kot 26
- 2) Sunrise Dealer (P) LTD. Office at 7/1A Hazra Road Kot Kater - 26
- 3) Kalpataru Agency (P) LTD. Office at 7/1A Hazra Road Kot - 26.

- 4) Susanta Ghosh 5) Shyamal Kr. Ghosh
- 6) Boutam Ghosh. 7) Kalyan Kr. Ghosh. All sons of Lt Suddhangu Kr. Ghosh of 40 Landiba Rd. Kot - 29
- 8) Namita Mitra. 9) Ashok Kr. Mitra, of C.B-192 Salt Lake, Kot - 61
- 10) Shyamal Kr. Mitra. 11) Lt Pradyut Kr. Mitra. 12) Sanjay Kr. Mitra. 13) Shyamal Kr. Mitra. Of 5 Queens Park, Kot - 19

*Sharma*  
(HARI PRASAD SHARMA)  
PRAGATI AGENCY (P) LTD.  
*Sharma*  
Director

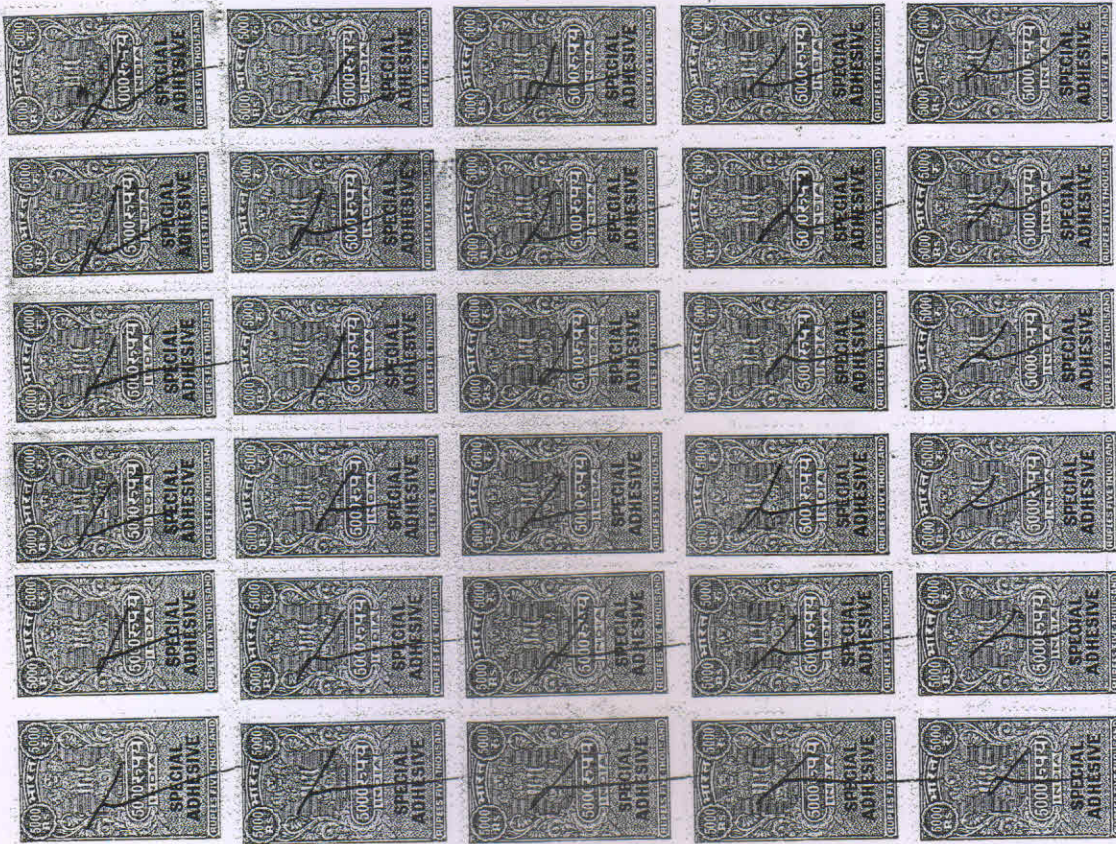
SUNRISE DEALER (P) LTD.  
*Sharma*  
Director

KALPATARU AGENCY (P) LTD.  
*Sharma*  
Director

Identify by me  
Nital Kabbad, S/o. J.N. Kabbad  
7/1A Hazra Road, Kot - 26.  
Proprietors.

Nital Kabbad  
S/o. J.N. Kabbad  
7/1A Hazra Road  
Kot - 26.  
Proprietors

24 NOV 2004



STAMP AFFIXED BY

*N. S. Mitra*  
 N. S. MITRA  
 DEPT. OF POSTS & TELEGRAPHS

(5) SMT. NAMITA MITRA, wife of Ashok Kumar Mitra, residing at C.B.-192, Salt Lake, Kolkata - 700 061. (6) SHRI SHYAMAL KUMAR MITRA, son of Late Prodyut Kumar Mitra and (7) SHRI SANJOY KUMAR MITRA, son of Shri Shyamal Kumar Mitra, residing at 5, Queens Park, Kolkata - 700 019, hereinafter called

Sushanta Ghosh

~~Sub~~ (GAUTAM GHOSH)

S. X. Mitra

Nameta Mitra.

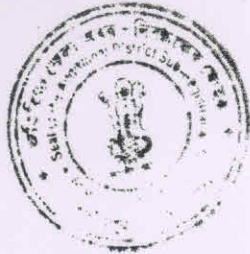
Mamata Ghosh  
(Constable Delivery of Kalya Ghosh)

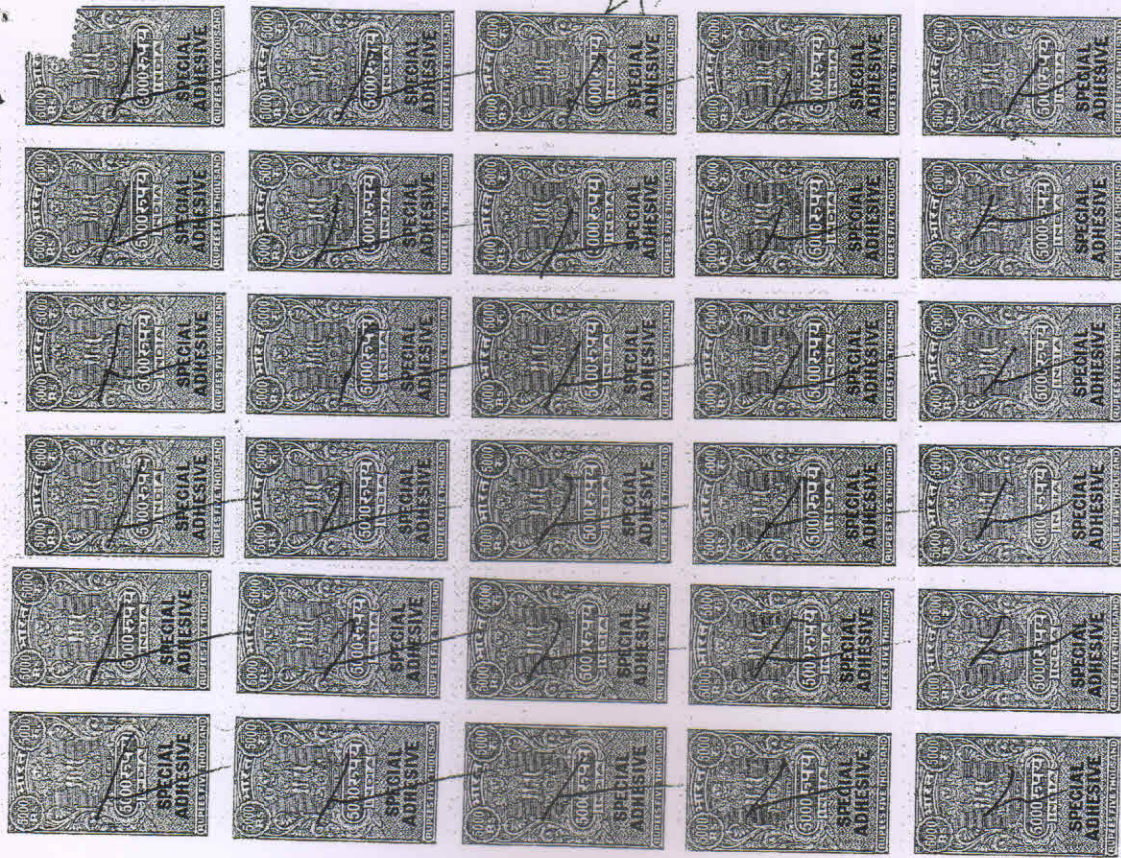
Prasad Kumar Ghosh  
(SHYAM KUMAR GHOSH)

Sanjay Kr. Mitra  
(SANJAY KR. MITRA)

Identify by me  
Nitesh Rakhwal  
S/o - J.M. Rakhwal  
7/1 A Hazra Road  
Kod-26 - Benishah

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~~\_\_\_\_\_~~  
24/11/20



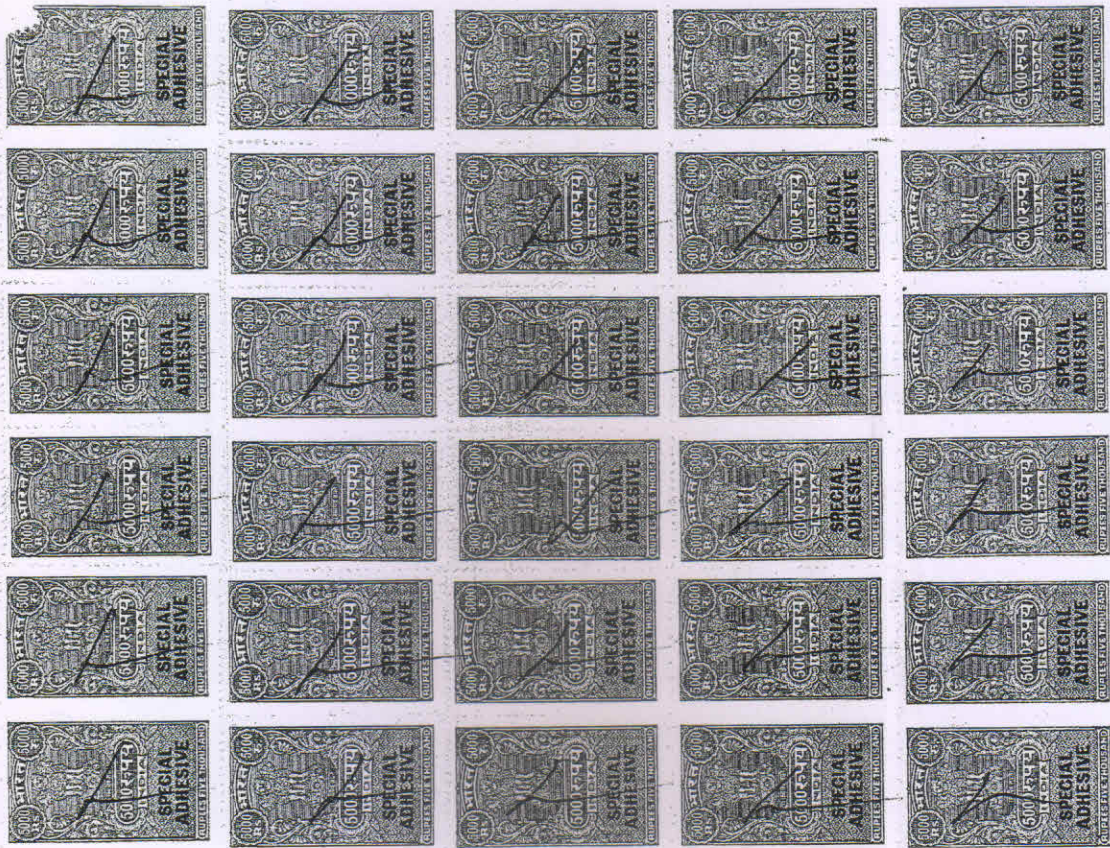


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*V. 12/11/04*  
CAMP BENTLEY  
K. A. GILKINSON

the VENDORS (which expression shall unless excluded by or repugnant to context hereof be deemed to include their heirs, executors, administrators, legal representatives and / or assigns ) of the FIRST PART.

AND

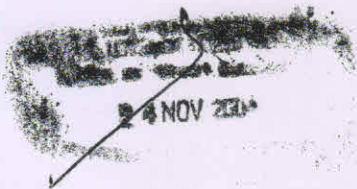
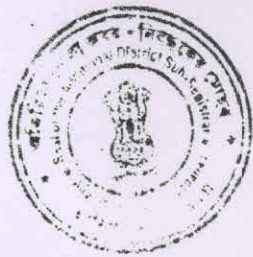




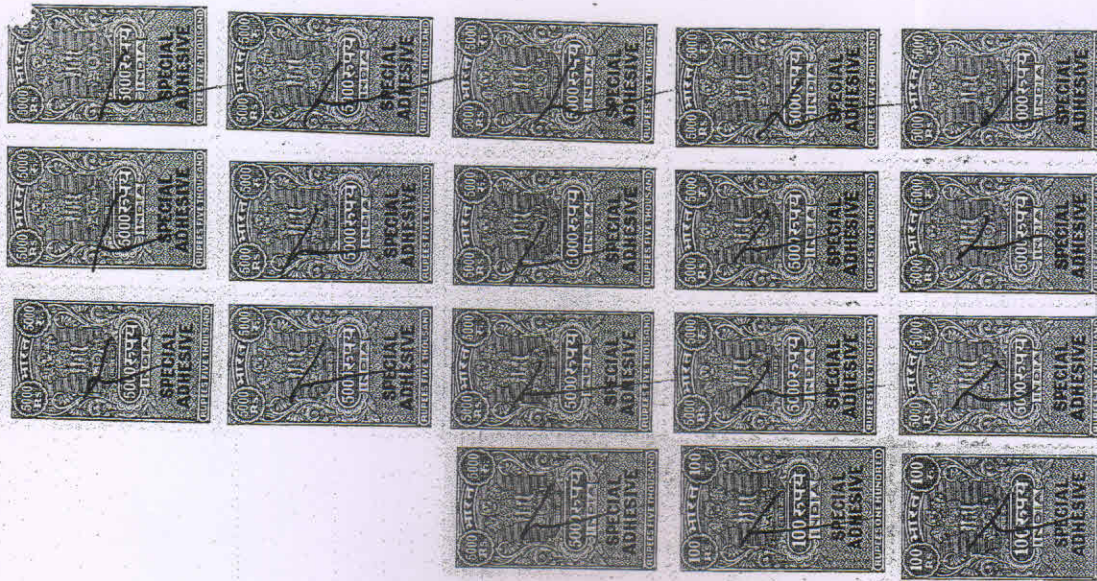
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STAMP AFFIRMED  
*K. S. 11/10/04*  
INDIAN POSTAGE

(1) M/S. PRAGATI AGENCY (P) LTD., a company incorporated under the Companies Act and having its office at 7/1A, Hazra Road, Kolkata - 700 026, (2) M/S. SUNRISE DEALER (P) LTD., a company incorporated under the Companies Act, and having its office at 7/1A, Hazra Road, Kolkata - 700 026 and



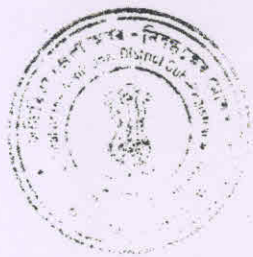




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*V* 18/11/04  
POST OFFICE  
KALPATARU COLLECTOR

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(3) M/S. KALPATARU AGENCY (P) LTD., a company incorporated under the Companies Act and having its office at 7/1A, Hazra Road, Kolkata - 700 026, hereinafter called the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context hereof be deemed to include their executors,



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administrators, legal representatives, successor or successors-in-office and / or assigns of the SECOND PART

WHEREAS :

- A. At all materials time one Salil Ranjan Sinha son of Bhaba Ranjan Sinha was the absolute owner in respect of a piece and parcel of land measuring about 18 Cottahs 6 Chittacks 4 Sft. situated and lying and being premises no. 4/1, Panditia Road ( formerly Northern portion of premises no. 4/1, Panditia Road), Mouza Beltola, P.S. Gariahat, Sub-Registry office at Sealdah in the District of 24-Parganas Touzi No. 2833 Dini Panchannogram 6 Division P Sub Division Comprised in Revenue Free Holding nos. 243 and 244 ( more fully described in the First Schedule hereinafter written ) and hereinafter referred to as the said property.
- B. While seized and possessed of the said property as absolute owner thereof said Sunil Ranjan Sinha by a Registered Deed of Conveyance dated 23.12.1946 sold, conveyed and transferred the said property to the predecessor-in-interest of the present Vendor namely Sudhangshu Kumar Ghosh on valuable consideration and the said deed was duly registered before the sub-registered at Sealdah Book No. I Volume no.17, pages 146 to 152 Being no. 3717 for the year 1946.



24 NOV 2004

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- C. While seized and possessed of the said property as an absolute owner thereof said Sudhangshu Kumar Ghosh (since deceased) duly mutated his name in the record of the Calcutta Municipal Corporation and was seized and possessed of the same as an absolute owner thereof during his life time.
- D. Said Sudhangshu Kumar Ghosh died intestate leaving behind him the vendor no. 1 to 4 as his sons, vendor no. 5 being his daughter and vendor nos. 6 & 7 being the legal heirs of the predeceased daughter namely Nandita Mitra.
- E. The present Vendors thus by virtue of inheritance became the absolute owners in respect of the said property and are otherwise entitled to deal with the same.
- F. Major portion of the aforesaid property is at present under the occupation of the tenants and the present vendors are occupying a small portion of the aforesaid property.
- G. The present Vendors having decided to sell the aforesaid property and the Purchasers agreed to purchase the same at or for a total consideration of Rs. 68,00,000/- (Rupees sixty eight lakhs only) free from all encum-



4 NOV 2014

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branches charges liens attachments lispendents subject to the existing tenants and also subject to the agreement with the tenants namely Santanu Mitra, proprietor of M/s. Castle Gravure, M/s. V.S.P. Export (P) Ltd. and M/s. Magnum Enterprises.

H. Accordingly, the parties hereto entered into an Agreement for Sale of the aforesaid property inter alia on terms and conditions as contained therein.

NOW THIS INDENTURE WITNESSETH that pursuant to the said agreement and in consideration of sum of Rs.68,00,000/= (Rupees sixty eight lakhs only) paid by the Purchasers to the Vendors at or before execution of these presents which the Vendors doth hereby acknowledge to have received and/or every part thereof as per the Memo given below, the Vendors doth hereby grant, sell, convey, transfer and assure whatsoever and conclude release, discharge and assign unto and in favour of the Purchasers, their successor or successor in office and/or assigns ALL THAT the piece and parcel of land measuring about 18 Cottahs 6 Chittacks 4 Sft. situates and lying and being premises No. 4/1, Panditia Road (formerly Northern portion of premises No.4/1, Panditia Road), Mouza Beltola, P.S. Gariahat, Sub-Registry office at Sealdah in the district of 24-Parganas, Touzi No. 2833 Dihi : Panchannogram 6 Division, P Sub-division Holding nos. 243 and 244 free from all encumbrances, charges, liens, attachments, whatsoever (more fully described in the First Schedule hereinafter written),

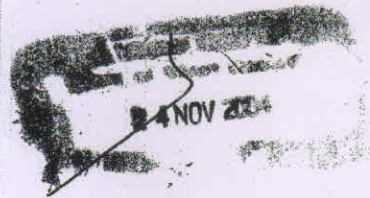
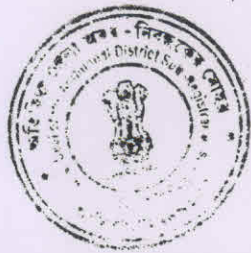


24 NOV 2024



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subject to the existing tenancies of the respective tenants and subject to the agreement with the tenants namely Shri Santanu Mitra, proprietor of M/s. Castle Gravure, M/s. V.S.P. Export (P) Ltd. and M/s. Magnum Enterprises (more fully described in the Second Schedule hereunder written) TOGETHER WITH all other easement and / or amenities and /or facilities attached thereto free from all encumbrances, charges, liens, attachments whatsoever in respect of the said property save and except the occupation of existing tenants TOGETHER WITH all rights and benefits in respect of the said property including all easement, quasi easement, rights, privileges or HOWSOEVER OTHERWISE the said property thereof now are or is or at any point of time hereto before wherever was situated butted and bounded, reputed called known numbered described or distinguished together with all and singular those yards, ways, compound, paths, passages, water, water courses, sewerage, drain, trees, plants, advantages and ancient and other rights, lights, liberties, easement, profits, privileges, advantages, appendages and appurtenances whatsoever to the said property belonging to or any way appertaining whatsoever to the said premises No. 4/1, Panditia Road, Kolkata - 700029 or any way appertaining thereto or with the same or any part thereof now or at any time heretofore usually held used occupied or enjoyed or reputed therewith or known as part and parcel thereof or be appertaining thereto AND ALSO the reversion or reversions remainder or remainders and the rents issues and profits thereof and every part thereof with ALL DEEDS, documents, writing, vouchers or other evidence



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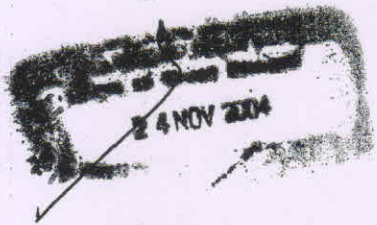
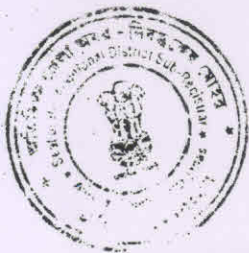
title relating to the said property or any part thereof all estate right, title and interest use inheritance property, benefit, claims and demand whatsoever both at law and in equity of the Vendors into and upon or out of the said property and every part thereof TO HAVE AND TO HOLD the said property as fully described in the First Schedule hereinafter written hereby sold, conveyed, transferred, assigned, assured, expressed or intended so to be TOGETHER WITH the title, deeds, writings, muniments and other evidences of title UNTO and to the use and benefit of the Purchasers free from all encumbrances, charges, liens, claims and demands whatsoever save the existing tenants and/or occupiers in the entire building AND THAT notwithstanding any act deed matter or thing done whatsoever by the Vendors or any person lawfully or equitably claiming by, from or through under or in trust for themselves made, done, committed or intentionally suffered to the contrary, the Vendors now are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property being Premises No. 4/1, Panditia Road, Kolkata - 700 029 TOGETHER WITH brick built building situated thereon in tenanted and/or occupied condition hereby sold, conveyed, assigned, assured and expressed so to be and every part thereof being perfect and indivisible estate or inheritance thereof without any manner or condition use trust or other thing whatsoever to alter, defeat encumber or make void the same AND THAT NOTWITHSTAND-



स्वास्थ्य और कुटुंब कल्याण विभाग  
Ministry of Health and Family Welfare  
4 NOV 2004

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ING any such act deed matter or thing whatsoever as aforesaid the Vendors now have in themselves good right, full power and lawful and absolute authority to sell, convey, transfer, assign and assure the said property hereby sold conveyed transferred assigned and assured and expressed so to be UNTO and for the use of the Purchasers, their successor or successors in office and/or assigns, absolutely in the manner as aforesaid free from all encumbrances, charges, liens, attachments whatsoever (save and except the occupation of tenants and/or occupiers along the agreement with the aforesaid tenants therein) AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or their predecessor in interest and well and sufficiently saved defended and kept harmless and indemnified of, from and against all and all manner or forms and other estate, right title interest lien charges and encumbrances whatsoever with an undertaking to indemnify the Purchasers, their successor or successors and/or any claim of any nature in respect of the said property or any portion thereof AND THAT the Vendors agreed and undertake to liquidate any Municipal Tax or any other Statutory liability in respect of the said property upto the date of execution of these present if detected in future AND FURTHER that the Vendors or any person or persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or part thereof from under or in trust for the Vendors or from or under or any of their ancestors in title at the request and at the cost of the Purchasers, their



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successor or successors in office and/or assigns from time to time shall do and execute or cause to be done and executed such acts, deeds, things and matters whatsoever for further better and more perfectly assuring the said property and every part thereof UNTO and to the use of the Purchasers, their successor or successors in office and/or assigns, according to the true intents and meaning of this deed as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of sali land measuring about 18 Cottahs 6 Chittacks 4 sq.ft. with two storied building having constructed area of 3260 sq.ft. situated at and being municipal premises No. 4/1, Panditia Road ( formerly Northern portion of premises No. 4/1, Panditia Road ) Mouza : Beltoia, Police Station <sup>Lake</sup> ~~Garcha~~, Sub-Registry Office at Sealdah. Dihi : Panchannogram. Division 6 Sub-Division P Holding nos. 243 and 244 in the district 24-parganas within the Municipal limit Kolkata Municipal Corporation <sup>Ward No - 85</sup> and butted and bounded as follows :-

ON THE NORTH : Partly by premises No. 3/1, Panditia Road and partly by No.5, Garcha Second Lane;

ON THE SOUTH : By the land belonging to Dhirendra Nath Dutt;

ON THE EAST : By drain of which is land belonging to the Holders;



24 NOV 2024



\* The plant and machinery, furniter & fixture & all movable items on the said premises are the property and assets of the tenants exclusively and we have no right in the same, the tenant shall take it with them in the event of vacating the premises.

*Shrey*

*Shrey*

ON THE WEST : By Panditia Road.

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THE SECOND SCHEDULE ABOVE REFERRED TO:

(List of Tenant)

1. Shri Santanu Mitra, proprietor of M/s. Castle Gravure.
2. M/s. V.S.P. Export (P) Ltd.
3. M/s. Magnum Enterprises

Note. \*

IN WITNESS WHEREOF the parties have set and subscribed their respective hands on the day month and year first written above.

SIGNED AND DELIVERED BY THE VENDORS IN PRESENCE OF :

*Sushanta Ghosh*

*[Signature]*  
(GANTAM GHOSH)

Nonnita Mitra.

*[Signature]*  
(Consolidated Agency of Kalyan Ghosh)

*[Signature]*  
(SHYAMUL KUMAR GHOSH)

S. K. Saha  
*[Signature]*  
(VENDORS)

1. *Buyer Kishor Chakraborty*  
5/2 Rup Chandra Sengupta Lane  
Kolkata-25

Signed and delivered by the Purchasers in Presence of :

① Nitul Kalitad.  
7/1A Hazra Road  
Kot. 26.

②

PRAGATI AGENCY (P) LTD.

*[Signature]*  
Director

SUNRISE DEALER (P) LTD.

*[Signature]*  
Director












CALPATARU AGENCY (P) LTD.

*[Signature]*  
Director

(PURCHASERS)














NOV 1980











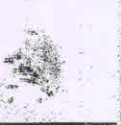
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	right hand					

Name ..... Sushanta Ghosh  
 Signature ..... Sushanta Ghosh








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	right hand					

Name ..... Gautam Ghosh  
 Signature ..... Ghosh

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	left hand					
	right hand					

Name ..... SANJOY KUMAR MITRA  
 Signature ..... Sanjoy K. Mitra

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	right hand					












Name ..... Namita Mitra  
 Signature ..... Namita Mitra

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D. 11





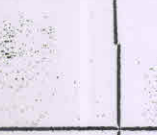








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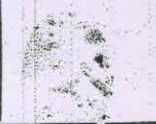


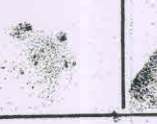

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	left hand					
	right hand					












Name Mananti Ghosh  
 Signature Mananti Ghosh Constable Aling  
D. Kalyan Ghosh

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	left hand					
	right hand					

Name SHYAMAL KUMAR MITRA  
 Signature S. K. Mitra

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	left hand					
	right hand					

Name SHYAMAL KUMAR GHOSH  
 Signature Shyamal Kumar Ghosh

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name HARI PRASAD SHARMA  
 Signature Hari Prasad

