

STAMP AFFIXED BY.

No. 229/6 8196

STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE

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Sub-Registrar
Bansipore-Dum Dum

THIS INDENTURE made this 22nd day of September
in the year of Christ One Thousand Nine Hundred and Sixty-five
BETWEEN SRI NEMAI CHARAN BAG (SARKAR) son of late Bepin
Behari Bag and SM. ASHIMA BALA BAG (SARKAR) wife of late -
Akshay Kumar Bag by faith Hindu Mahishya by occupation landhol
der and service and landholder and Grihasthali respectively -
residing at Garul, Police Station Dum Dum in the District of -
24 Parganas hereinafter called "the VENDORS", (which expression

unless



unless repugnant to or contrary to the context be deemed to include each of them and their respective heirs executors administrators representatives) of the ONE PART AND - -
ART UNION PRINTING WORKS PRIVATE LIMITED a private limited -
company under the Companies Act, having its registered office and
place of business at premises No.165 Sri Arabinda Sarani - -
formerly known as premises No.80/15 Grey Street, P.S. Shampukur
in the town of Calcutta hereinafter called "the PURCHASER"
(which term shall unless excluded by or repugnant to the - -
subject or context be deemed to include its successor or - -
successors and assigns) of the OTHER PART WHEREAS the said -
Bepin Behari Bag of Garui, P.S. Dum Dum was the Makarari -
Mourashi tenant in respect of one acre of land at Mouza -
Garui, P.S. Dum Dum, Sub-Registry Office Cossipore Dum Dum
under the landlords Srees Jitendra Nath Bose, Surendra - -
Nath Bose and Nripendra Nath Bose of Cossipore and was
sufficiently seized and possessed of the same and was paying
rent in respect of the said land to the said landlords - -
AND WHEREAS the said Bepin Behari Bag a Dayabhaga Hindu died
intestate in the year 1915 leaving him surviving two sons - -

Akshay

Akshay Kumar Bag and Nemai Charan Bag on whom the property - -
 devolved and they being in possession and enjoyment of the said
 property paid the annual rent thereof to the said landlords and
 became the recorded tenants under them in Makarari Mourashi - -
 right and used to get Dakhlao in their names from them (the -
 said landlords) AND WHEREAS the said Akshay Kumar Bag a Dayabhaga
 Hindu died intestate in the year 1930 leaving him surviving his
 wife the said Ashima Bala Bag without any issue as his sole - -
 heiress and legal representative AND WHEREAS the said Ashima Bala
 Bag and the said Nemai Charan Bag having been in khas possession
 of the said land paid the annual rent thereof to the said land-
 lords upto 1361 B.S. AND WHEREAS the said Nemai Charan Bag and -
 the said Ashima Bala Bag have been recorded as Raiyat Makarari
 in Revenue Survey Held in the year 1931 and as Raiyat Dakhali -
 Sattya in R.S. held in the year 1954 and each of them has been -
 recorded therein as having eight annas share in the undivided -
 one acre of land at Mouza Garui, Police Station Dum Dum, Sub-
 Registration Office Cossipore Dum Dum being in Dag Nos. 416, 417
 recorded in Khata No. 51 of Mouza Garui comprised in J.L. No. 16,
 R.S. No. 21 appertaining to Touzi Nos. 164, 63 of the Alipore - -

Collectorate

Collectorate, 24 Parganas, P.S. Dum Dum Sub-Registration Office Cossipore Dum Dum in the District of 24 Parganas an annual rent whereof is Rs.6-26 paise payable to the State Government, West Bengal through the Collector, 24 Parganas since the West Bengal Estates Acquisition Act came into force - -

AND WHEREAS by virtue of the enactment of the Hindu Succession Act 1956 the said Sm. Ashima Bala Bag became the absolute owner AND WHEREAS the Vendors are sufficiently seised and possessed of and have been enjoying uninterrupted khas possession of the same in their own right for a pretty long time and have paid the annual rent of Rs.6-26 paise in respect of thereof to the Collector, 24 Parganas of the State Government, West Bengal since 1362 B.S. upto 1371 B.S. and have demarcated it by pillars AND WHEREAS the Vendors have contracted with the Purchaser by a registered agreement dated the 24th day of May 1965 to sell the said plot of land together with a passage of 23 feet wide from the Road to the land in the South East ^{End} to North West direction for ingress and egress to and from the said plot of land more fully and particularly described in the Schedule hereunder written free from all encumbrances -

and

and limpondonoo and attolments and easements at a price -
of Rs.45,000/- (Rupees Forty Five Thousand) only whereout the
sum of Rs.5,001/- (Rupees Five Thousand and One) only were paid
on the 24th day of May 1965 to the Vendors as earnest money and
in part payment of the purchase money AND WHEREAS the said - -
contract provided inter alia that the Vendors would execute -
and register the necessary conveyance in favour of the Purchaser
on receipt of the balance of the purchase money of Rs.39,999/-
(Rupees Thirtynine Thousand Nine Hundred and Ninety-nine) only
and deliver vacant possession of the said property (land) toge-
ther with the passage of 23 feet wide carved out of their own
land in Dag No.425 at Mouza Garui, P.S. Dum Dum to the Purchaser
at the time of execution of these presents NOW THIS INDENTURE
WITNESSETH that in pursuance of the said agreement and the - -
premises and in consideration of the sum of Rs.45,000/- (Rupees
Forty Five Thousand) only paid to the Vendors by the Purchaser
at or before the execution of these presents (the receipt - -
whereof the Vendors do and each of them doth hereby as well as
by receipt hereunder written admit and acknowledge and of and
from the same and every part thereof do and doth hereby acquit
release

release and discharge the Purchaser as well as property
stated hereunder and intended to be hereby sold and conveyed
the Vendors do and each of them doth hereby grant convey -
transfer sell assign and alienate absolutely and for ever -
unto the Purchaser free from all encumbrances attachments and
dispendances and unaffected by any scheme of the Government
of West Bengal or of any Public Body or of Corporation or of
local Union Board or Panchayat ALL THAT THE PIECE OR PARCEL
OF LAND measuring one acre be the same a little more or less
together with the 23 feet wide passage carved out of their
land in Dag No. 425 for ingress to and egress from the said
plot of land, a plan or map whereof is annexed hereto and shown
and delineated within the border "Red" thereon subject to payment
of an annual rent of Rs. 6-25 paise payable to the Collector, -
24 Parganas of the State Government of West Bengal for the -
aforesaid land lying situate at Mouza Garui P.S. Dum Dum, -
Sub-Registration Office Cossipore Dum Dum being in Dag Nos. -
416, 417 recorded in Khatian No. 51 of Mouza Garui comprised -
in J.L. No. 16, R.S. No. 21 appertaining to Touzi Nos. 164, 63 of
the Alipore Collectorate 24 Parganas and more fully and parti-
cularly described in the Schedule hereunder written and a map -

or

or plan whereof is annexed hereto and shown and delineated within the border "Red" thereon together with muniments Dakhilana - -

Parchas and rent receipts of rent paid to the Collector 24 Panchas of the State Government West Bengal upto 1371 B.S. in - -

respect of the said property OR HOWSOEVER OTHERWISE the same or

any part thereof now is or heretofore was situated butted - -

bounded called known numbered described or distinguished free -

from all encumbrances and absolutely and for ever together with

all drains ways paths passages water courses lights ancient and

present drains passages rights liberties privileges easements -

and rights of laying water pipes and electric cables underneath

the said 23 feet wide passage as shown in the map or plan annexed

hereto and of using and enjoying electric telephone and other

connections which may be set up over above and/or underneath -

the said passage and all appurtenances whatsoever to the said -

property or any part thereof belonging or in anywise appurtenant

thereto AND ALL the estate right title and interest claim and

demand whatsoever of the Vendors in to upon or in respect of the

said property or any part thereof TO HAVE AND TO HOLD the said

property hereby granted transferred and conveyed or expressed -

or

Connelly
plate.
Dm Dm

or intended so to be unto and to the use of the Purchaser -
absolutely for ever AND the Vendors do hereby covenant with
the Purchaser that the Vendors are lawfully seized and possessed
of the said property as the absolute owners thereof and
they have good right title and interest and full power to -
grant transfer and convey the said property by these presents
absolutely unto the Purchaser free from encumbrances in the
manner aforesaid AND the Purchaser shall or may at all times
hereafter peaceably and quietly possess and enjoy the said
property and receive the rents issues and profits thereof -
without any lawful eviction interruption claim or demand -
whatsoever from or by the Vendors or any person claiming -
through under or in trust for them or for any one of them -
or under any of their predecessors in title and that the -
same is absolutely freed discharged saved harmless and kept
indemnified against all estates encumbrances claims made -
occasioned or suffered by the Vendors or any of their predecessors
in title or any person lawfully claiming from under or
in trust for them or for any one of them or for any of their
predecessors in title AND FURTHER that the Vendors and every
person having lawfully or equitably claiming any estate or -
interest in the said property or any part thereof from under

or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all such acts - deeds and things whatsoever for further or more perfectly ensuring the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be - - reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece or parcel of land hereditaments tenement measuring one Acre be the same a little more or less lying situate at Mouza Garui, P.S. Dum Dum, Sub-Registration Office - Cossipore Dum Dum in O.S. Dag Nos. 416 and 417 recorded in Khatian No. 51 of Mouza Garui comprised in J.L. No. 16 R.S. No. 21 appertaining to Touzi No. 164, 63 of the Alipore Collectorate 24 Parganas annual rent whereof payable to the Collector 24 Parganas of the State Government West Bengal is Rs. 6-26 paise together with a passage of 23 feet wide carved out of land in Dag No. 425 belonging to the Vendors as entrance and appendage to the said land and running from South-east of the main road to the North-west

410-
of the said land in Dag Nos. 416 and 417 a plan or map whereof
is annexed hereto and shown and delineated within the border
"Red" thereon and buttressed and bounded as follows that is to say
ON THE NORTH by Matkal Mouza No. 15 ON THE EAST by Dag No. 424
and the remaining portion of Dag No. 425 wherefrom a passage -
of 23 feet wide carved out and shown and delineated with the border
"Red" in the map or plan annexed hereto ON THE SOUTH by Dag -
Nos. 410, 411, 414 and 415 and ON THE WEST by Matkal Mouza No. 1

IN WITNESS WHEREOF the Vendors have hereunto set and -
subscribed their respective hands and seals the day month and -
year first above written.

Read over and explained by
Narendranath Roy Pleader
to the Vendors. 22/9/65

Nirmal Chandra Bag (Sircar)

SIGNED SEALED AND DELIVERED

by the Vendors in the presence
of :-

Narendranath Roy
Pleader
71, Jatindra Mohan Sengupta
Cal-5

22/9/65
29/9/65

Nirmal Chandra Bag (Sircar)

Village - Gorum, CAL-28.

Nalin Kishor Gupta
5B, Kisor Munkhyan, Calcutta-6

C.T.I. of Ashima Bela Bag (Sircar)
by the pen of Nirmal Chandra Bag (Sircar)

MEMO

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of
Rs. 45,000/- (Rupees forty five thousand
only as detailed below :-

By earnest money on the 24th
day of May 1965. Rs. 5,001/-

By 29 pieces of Rs. 100/- notes
each of Reserve Bank of
India bearing numbers.

Calcutta # 121823, Calcutta # 024290
Bombay # 664017, Bombay # 996617,
Bombay # 987393, Bombay # 693321,
Bombay # 615188, Bombay # 882011,
Bombay # 886173, Bombay # 923387,
Bombay # 618980, Delhi # 108229,
Delhi # 023877, Delhi # 023880,
Madras # 179600, Madras # 196630,
Madras # 179599, Madras # 196632,
Madras # 196629, Madras # 196631,
Madras # 195517, Madras # 196635,
Kampur # 078239, Kampur # 078239,
Kampur # 078237, Kampur # 078236,
Kampur # 078223, Kampur # 075678,
Kampur # 075684. Rs. 29,000/-

By 109 pieces of Rs. 100/- notes each
of Reserve Bank of India ... Rs. 10,900/-
By small notes of Reserve Bank of India. Rs. 99/-

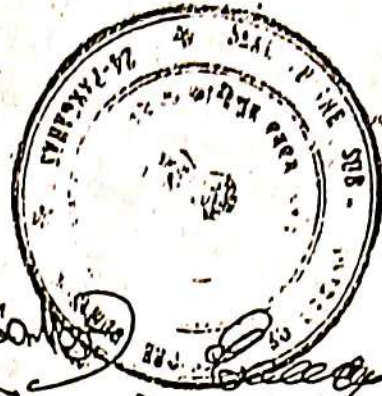
Rs. 45,000/-

Rupees forty five thousand only
Kamau Chuan Bag (Sireau)

Witness
Name of Buyer
Name of Seller

21/05/65 200231

1025
 19...
 Nema...
 Bag (S...)



Nema...
 Sub-Registrar,
 Cochin-Dam Dam

1) Nema...
 2) ...
 3) ...
 4) ...
 5) ...
 6) ...
 7) ...
 8) ...
 9) ...
 10) ...

Nema...
 (S...)

Ashima...
 by the pen of Nema...
 Bag (S...)



Nema...
 Bag (S...)

1) ...
 2) ...
 3) ...
 4) ...
 5) ...
 6) ...
 7) ...
 8) ...
 9) ...
 10) ...

Sub-Registrar,
 Cochin-Dam Dam



ART DESIGN PRINTING WORKS LTD.
Delip Kumar
Director





GOVERNMENT OF INDIA



Dilip Kumar Roy

DOB: 01/04/1937
MALE



2166 4940 6603

मेरा आधार, मेरी पहचान

Dilip Kumar Roy



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Ajit Kumar Roy, 165
ARAVINDA SARANI, Beadon
Street, Kolkata,
West Bengal - 700006

2166 4940 6683



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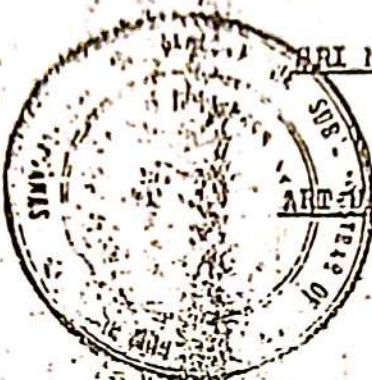
DATED THIS 22nd DAY OF September

From

SRI NEMAI CHARAN BAG (BAIKAR) & CO

To

ARTISTION PRINTING WORKS PRIVATE LTD



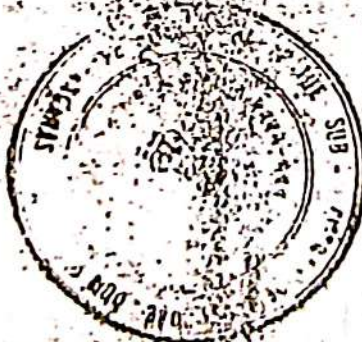
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CONVEYANCE

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Handwritten notes:
Book No. 114
Page No. 120
Date 13.5.55

NARENDRA NATH
Pleader
71, Jatindra Mohan
Calcutta

Handwritten signature:
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