

I. 445

150 Rs.



Admissible under Rule 21.
also under sec 12, 18, 24
of the B. T. Act duly Stamped
under the Indian stamp Act
1899, schedule I, A. No
Fee Paid

23

SUB REGISTRAR
Coimbatore, Dum Dum

A 102/-
N. 1/-
103/-
25/16.

THIS INDENTURE made this 20th day of January,
in the year of Christ One Thousand Nine Hundred and Sixty-one
BETWEEN ARUN KUMAR DUTT son of Sri Bisweswar Dutt residing
at No. 2B, Lake Temple Road, within the Municipal limits of
Calcutta Hindu Landholder hereinafter called "the VENDOR"
(which expression shall unless excluded by or repugnant to the
context be deemed to include his heirs executors administrators
and representatives) of the ONE PART AND CASTINGS AND METAL
PRODUCTS PRIVATE LIMITED a Company incorporated under the -

Indian

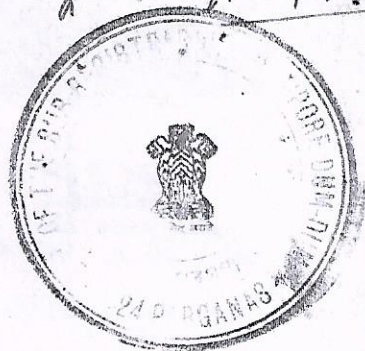
9879
9879

M/s. S. E. Roy Choudhury & Co. 506
10, Old Post Office St. Cal.

18/1/61

22 150/- 300/-
10 75/-
375/-

18.1. 61



Presented for Registration at
21 A.M/P.M on the 20th
day of Jan 1961 at the
Cossipore Dum Dum Sub Registry
Office by Arun Kumar Datta
Executant/one of the Executants
Claimant/one of the Claimants
Attorney to
Executant or Claimant under a
Power of Attorney No. 201/61
for 1961 authenticated by the
Sub-Registrar of

SUB REGISTRAR
Cossipore, Dum Dum

Arun Kumar Datta
Son of B. K. Datta
19/10, Lake Camp Bk
Thana
District 24 Parganas
by Caste
Signature

Arun Kumar Datta

T. I. DISPENSED WITH

Arun Kumar Datta

Bijay Krishna Bose
of Baidya Parua
19, Old Post Office St.
District 24 Parganas
by Caste
by Profession

SUB REGISTRAR

Cossipore, Dum Dum

Bijay Krishna Bose



Indian Companies Act having its registered office at No. 122, Barrackpore Trunk Road, Police Station Baranagore Sub Registration Office Cossipore Dum Dum within the District of 24 Pergannahs hereinafter called "the PURCHASER" (which expression shall unless excluded by or repugnant to the - context be deemed to include its successors and/or successors in office and assigns) of the OTHER PART WHEREAS the Vendor is absolutely seised and possessed of or otherwise well and sufficiently entitled to the land and premises No. 122, Barrackpore Trunk Road in the suburbs of the town of Calcutta hereinafter fully mentioned and described and intended to be hereby conveyed as and for an absolute and indefeasible estate of inheritance in fee simple in possession or an estate - - equivalent thereto free from all encumbrances whatsoever AND WHEREAS the vendor hath agreed with the Purchaser for the absolute sale to the Company of the said land and premises No. 122, Barrackpore Trunk Road in the suburbs of the town of Calcutta more fully mentioned and described in the Schedule hereinafter written and inheritance thereof free from all encumbrances at or for the price of Rs. 25,000/- (Rupees Twenty-five Thousand) only NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of

75Rs.



Vendor paid by the Purchaser 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 and of and from the same and every part thereof release and - discharge the Purchaser as also the said land and premises - hereby conveyed or intended so to be) HE the vendor doth hereby grant transfer sell and convey unto the purchaser ALL THAT the piece or parcel of rent paying Rayat Mokrari Sthitiban Bastu land measuring .4300 Decimals corresponding to One Bigha Six Cottahs be the same a little more or less situate lying at and being premises No. 122 (formerly 54) Barrackpore Trunk Road within the Baranagore Municipality appertaining to Alipore - Collectorate Touzi No. 3027 and comprised in Cadastral Survey Settlement Plot Nos 403, 404 and 405 of Khatian No. 41 of Mouza Bon Hooghly J.L. No. 6 R.S.No. 5Pergannah Kalikata Police - station Baranagore Sub Registration Office Cossipore Dum Dum and in the District of 24 Pergannahs and butted and bounded in the manner following, that is to say, on the NORTH by the Passage leading to Haridhan Daw's Garden, on the EAST by the premises No. 121 B. T. Road, Calcutta 35 formerly the garden of Nemai Dutt on the SOUTH by the premises No. 117 B. T. Road, Calcutta-35

formerly

formerly the land of Purna Chandra Dutt and on the WEST by the
Up. 1/2 {premise No. B. T. Road and for which an annual rent of
Rs. 2.72 NP is payable to the J.L.R.O. Khardah on behalf of
the Collector of 24 Pergannahs OR HOWSOEVER OTHERWISE the
said land and premises or any part or portion thereof now are
or is or at any time heretofore, were or was situated butted
bounded called known numbered described or distinguished -
TOGETHER WITH all areas, ways, passages sewers, waters, water-
courses AND ALL rights, lights, liberties, privileges, easements,
profits, appendages and appurtenances whatsoever to the said
land and premises or any part or portion thereof belonging or
in anywise appertaining or usually held or enjoyed therewith
or reputed to belong or be appurtenant thereto AND the reversion,
remainder or remainders rents issues and profits thereof AND ALL
the estate right title interest property inheritance use trust
claim and demand both at Law and in Equity whatsoever of the -
vendor into and upon the said land and premises or any part -
thereof AND ALSO ALL deeds papers writings documents muniments
of title relating to the said land and premises in the power and
custody of the Vendor TO HAVE AND TO HOLD the said land and
premises and all and singular other the premises hereby conveyed
or expressed or intended so to be unto and to the use of the
Purchaser absolutely and for ever AND the Vendor hereby covenant
with the Purchaser that HE the Vendor hath good right full power
and absolute authority to grant transfer sell and convey all and
singular the land and premises hereby granted transferred sold and
conveyed or expressed or intended so to be unto and to the use
of the Purchaser in manner aforesaid AND that the Purchaser shall
and may at all times hereafter peaceably and quietly possess
and enjoy the said land and premises and every part or portion
thereof and receive the rents issues and profits thereof for ever

~~5~~ - *ap. 10/11/11*

A N D that the said land and premises hereby granted transferred sold and conveyed or expressed or intended so to be are free from all encumbrances whatsoever AND that the vendor and all persons having lawfully or equitably claiming any estate right title and interest into or upon the said land and premises or any part or portion thereof 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 and executed all such acts deeds things assurances for further and more - - perfectly assuring the said land and premises and every part thereof hereby conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid as shall and may be reasonably required.

IN WITNESS WHEREOF the Vendor hath hereunto set and subscribed his hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED at

Arun Kumar Taluk

Calcutta in the presence of :-

Indir Ch Roy Chaudhuri
Solicitor, Calcutta

By my hand and seal of the Vendor
By my hand and seal of the Purchaser



RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 25000/- (Rupees Twenty-five Thousand) only being the amount of full consideration money as per memo below:-

Rs. 25,000/-

MEMO OF CONSIDERATION

By 250 pieces R.B. Notes of Rs. 100/- each
(Rupees Twenty-five thousand only)

Rs. 25,000/-

Arun Kumar Taluk

DATED this 26th day of January, 1961.

:- BETWEEN :-

ARUN KUMAR DUTT

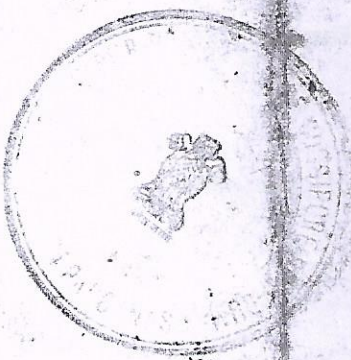
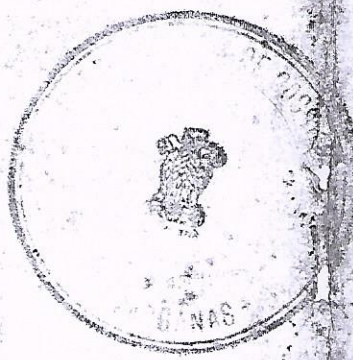
AND

CASTINGS AND METAL PRODUCTS P. LTD

CONVEYANCE

SUB REGISTRAR
Cossipore, Dum Dum

S. C. RAY CHAUDHURI & CO.
Solicitors
10 Old Post Office Street
CALCUTTA



SUB REGISTRAR
Cossipore, Dum Dum

28:1.61

Indication Case No 2290 (A) 61-62

Book No. _____
Volume No. _____
Page No. _____
Being No. _____
of the year 19 _____