



STAMP AFFIXED BY
[Signature]
STAMP OFFICE
CALCUTTA

23/9 6360
1230
7760
Taxes Rs. _____

Stamp & Register
27/7/91

THIS INDENTURE made this 17th day of ~~July~~ One thousand Nine hundred and Ninetyone BETWEEN (1) SM. BIVABARI KUNDU CHOWDHURY, widow of late Jiban Krishna Kundu Chowdhury, Hindu lady, (2) ASIM KUNDU CHOWDHURY, (3) ASIT KUNDU CHOWDHURY, both sons of late Jiban Krishna Kundu Chowdhury, Hindu Landholders all residing at No.3, Gobha Bazar Street, Calcutta, (4) BIMAL KRISHNA KUNDU CHOWDHURY son of late Sarat Chandra Kundu Chowdhury, Hindu Landholder, residing at No.24, Radha Kanta Jew Street, Calcutta, (5) BALENDRA KRISHNA KUNDU CHOWDHURY, son of late Bharat Chandra Kundu Chowdhury, Hindu Landholder, residing at No.123, Radha Kanta Jew Street, Calcutta, (6) SM. BIMALA KUNDU CHOWDHURY, widow of late Gailendra Krishna Kundu Chowdhury, Hindu lady, (7) SM. MONIKA MITRA, wife of Jagannath Mitra and daughter of late Gailendra Krishna Kundu Chowdhury, Hindu lady, (8) RAMJIT KUNDU..

Presented for Registration

at 2/5/2018 27/5/18

day of May 1007/18

by Bimal Krishna Kundu Choudhury

and others

and others



Bimal Krishna Kundu Choudhury

Presented for Registration

27/5/18

3318

Bimal Krishna Kundu Choudhury
Self and as continued Attorney for

Sm Bivabati Kundu Choudhury
Asim Kundu Choudhury
Asit Kundu Choudhury

Balendra Krishna Kundu Choudhury
Sm Bimala Kundu Choudhury

Sm Manika Miller
Ranjit Kundu Choudhury
Tadib Kundu Choudhury

Sm Bhaktimoyee Kundu Choudhury
Rajib Kundu Choudhury

Sm Sanchalata Kundu Choudhury
Prabir Kundu Choudhury

Prasen Kundu Choudhury

Sm Mridula Paul.

Sm Minati Paul.

Sm Charnda Paul

Alok Kundu Choudhury

Jayanta Kundu Choudhury

Sm Suatha Kundu Choudhury

Sm Malabika Paul

Bimal Krishna Kundu Choudhury
Sarat Chandra Choudhury
of 24 Parda Kumbhari
Street Calcutta by Act
Hindu by British Law
by the above

Bimal Krishna Kundu Choudhury
as Attorney for (i) Bivabati
Kundu Choudhury (ii) Asim
Kundu Choudhury (iii) Asit
Kundu Choudhury (iv)

Balendra Kundu Choudhury
(v) Bimala Kundu Choudhury
(vi) Manika Miller
(vii) Ranjit Kundu Choudhury
(viii) Tadib Kundu Choudhury
(ix)

Bhaktimoyee Kundu Choudhury
(x) Rajib Kundu Choudhury
(xi) Sanchalata Kundu Choudhury
(xii) Prabir Kundu Choudhury
(xiii) Prasen Kundu Choudhury
(xiv) Mridula Paul
(xv) Minati Paul
(xvi) Charnda Paul
(xvii) Alok Kundu Choudhury
(xviii) Jayanta Kundu Choudhury
(xix) Suatha Kundu Choudhury
(xx) Malabika Paul

KALP CHOWDHURY, (9) TRIDIB KUNDU CHOWDHURY, both sons of Late
 Balendra Krishna Kundu Chowdhury, Hindu Landholders all residing
 at No. 122, Radha Kanta Jew Street, Calcutta, (10) SM. BHAKTIMAYEE
 KUNDU CHOWDHURY, widow of late Rajendra Krishna Kundu Chowdhury,
 Hindu Lady, (11) RAJIB KUNDU CHOWDHURY, son of Late Rajendra
 Krishna Kundu Chowdhury, Hindu Landholder, both residents of No.
 122, Radha Kanta Jew Street, Calcutta, (12) S. SNEHALATA KUNDU
 CHOWDHURY, widow of late Benoy Krishna Kundu Chowdhury, Hindu
 Lady, (13) PRABIR KUNDU CHOWDHURY, (14) PRASAD KUNDU CHOWDHURY,
 both sons of Late Benoy Krishna Kundu Chowdhury, Hindu Landholders
 (15) S. KRIDULA PAUL, wife of Anbar Nath Paul, daughter of late
 Benoy Krishna Kundu Chowdhury, Hindu Lady, all residents of 143,
 Radha Kanta Jew Street, Calcutta, (16) SM. KIRATI PAUL, wife of
 Anbar Paul, (17) SM. CHANDANA PAUL, wife of Babu Paul, both dau-
 ghters of late Gopendra Krishna Kundu Chowdhury, Hindu Landholders,
 (18) ALOK KUNDU CHOWDHURY, (19) JAYANTA KUNDU CHOWDHURY, both sons
 of late Gopendra Krishna Kundu Chowdhury, all residing at No. 123,
 Radha Kanta Jew Street, Calcutta, (20) SM. SUDHA KUNDU CHOWDHURY,
 widow of late Rajendra Krishna Kundu Chowdhury, Hindu Lady, (21)
 S. MALABIKA PAUL, wife of Goutam Paul and daughter of late Rajendra
 Krishna Kundu Chowdhury, Hindu Lady, both residing at No. 122,
 Radha Kanta Jew Street, Calcutta, (22) SOURITRA KUNDU CHOWDHURY,
 (23) ATIN KUNDU CHOWDHURY, all sons of Bipul Krishna Kundu Chow-
 dhury, Hindu Landholders all residents of No. 24, Radha Kanta Jew
 Street, Calcutta, (24) SM. SAILABALA SEET, wife of Dulal Chandra
 Seet, Hindu Lady, (25) SM. INDIRA BARIK, wife of Sundarlal Barik,
 Hindu Lady, (26) SM. ANURAMA PATIHAR, wife of Ujjal Patihar,
 Hindu Lady, (27) SM. KAMALA KUNDU, widow of late Rameswar Kundu,
 (28) SM. SARALA KUNDU, wife of Indu Bhushan Kundu, (29) SM. ANNA
 NANDI, wife of Satya Nandi, (30) SM. MAHAMAYA BISWAS, wife of
 Ram Chandra Biswas, (31) SM. BASANA KUNDU, wife of Krittunjoy
 Kundu, (32) S. SARANA SAHA, wife of Narayan Chandra Saha,
 (33) SM. KALPANA PAL, wife of Kamal Pal, all daughters of late
 Bharat...

Sarmita Kundu Chowdhury
Atin Kanda Chowdhury

Sm Saibalala Selt

Sm Indira Parikh

Sm H. Chana Patihai

Sm Kamala Kundu

Sm Sarala Kundu

Sm Anna Nandi

Sm Mohanaya Biswas

Sm Basana Kundu

Sm Sadhana Saha

Sm Kalpana Paul

Kumari Purna Day

Prasanta Kumar Nandi

Susanta Kumar Nandi

Salim Kumar Nandi

Subhan Kumar Nandi

Ponkaj Kumar Nandi

Subodh Kumar Nandi

Sm Bipali Day

Sm Rupali Day

Sm Samali Kundu

Sm Chitali Paul

Blade Nalla da



(XIV) Mr. Dada Pal (XV)

Minoti Pal (XVI) Chandra

Pal (XVII) Akh Kundu

Chowdhury (XVIII) Jagrata

Kundu Chowdhury (XIX) Susha

Kundu Chowdhury (XX) Mohabala

Pal (XXI) Sumit Kundu

Chowdhury (XXII) Atin Kundu

Chowdhury (XXIII) Subodh

Set (XXIV) Indira Parikh

(XXV) Achala Patihai

(XXVI) Kamala Kundu

(XXVII) Sarala Kundu

(XXVIII) Anna Nandi (XXIX)

Mohanaya Biswas (XXX)

Sadhana Saha (XXXI) Kalpana

Paul (XXXII) Purna Day

(XXXIII) Prasanta Nandi

(XXXIV) Susanta Nandi

(XXXV) Salim Nandi (XXXVI)

Subhan Nandi (XXXVII) Ponkaj

Kundu (XXXVIII) Subodh Nandi

(XXXIX) Bipali Day (XL)

Rupali Day (XLI)

Samali Kundu (XLII)

Chitali Paul (XLIII)

Ministry Sub Regt.
of Muzrai

27/5/91

[illegible]

AND WHEREAS Sm. Bivabati Kundu Chowdhury & Others being the Vendors of these presents are the heirs and legal representatives of the said Bholanath Kundu Chowdhury, since deceased.

AND WHEREAS Santimoy Kundu Chowdhury and Kantimoy Kundu Chowdhury for selves and as executors to the Will of Sm. Sallabala Kundu Chowdhury, since deceased, and as the heirs and legal representatives of the said Manabendra Kundu Chowdhury, deceased, along with Radhanath Kundu Chowdhury instituted in the Hon'ble Calcutta High Court a suit being Partition & Administration Suit No. 978 of 1935 against Sm. Ranibala Kundu Chowdhury & Others being the Co-owners of the said property for a declaration of the share of the Co-owners in the said property being the joint estate and for partition and appointment of a Receiver thereon and also for other reliefs.

AND WHEREAS as per the final decree and order passed by the Hon'ble Mr. Justice A.K. Sarkar (as he then was) of the Hon'ble High Court at Calcutta in its Ordinary Original Civil Jurisdiction in the said partition and administration suit no. 978 of 1935, the heirs and legal representatives of each of the said three main branches of the said Brojonath Kundu Chowdhury, Sitanath Kundu Chowdhury and Bholanath Kundu Chowdhury became entitled to one-third share in the properties being the subject matter of the partition amongst the co-owners.

AND WHEREAS the Vendors herein being the heirs and legal representatives in the branch of late Bholanath Kundu Chowdhury are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to one-third share in the said property.

AND WHEREAS by an Indenture of Lease dated 19th day of September, 1953 made between Pulin Behari Kundu Chowdhury and Others as the Lessors of the First Part, Pulin Behari Chowdhury as the executor to..

to the estate of Rash Behari Kundi Chowdhury, deceased of the Second Part, Shiva Prasad Kundi Chowdhury, Jiban Krishna Kundi Chowdhury, Gopendra Krishna Kundi Chowdhury as the Receivers of the Third Part and Britania Building & Iron Company Limited as the Lessee of the Fourth Part and registered in Book No.1, Volume No.99, pages No.126 to 127 being Deed No.3845 for the year 1952 at the Calcutta Registration Office, the Lessors and the Receivers in terms of the order dated 3rd day of September, 1952 passed by the Hon'ble High Court at Calcutta thereby granting permission to grant the lease in favour of the Lessee and in consideration of the solami or premium mentioned therein paid by the Lessee to the Receivers and in consideration of the rent thereby reserved and of the covenants and conditions therein contained and on the part of the Lessee to be paid, observed and performed, granted and demised unto the Lessee the said property being ALL THAT brick-built messuage, tenement, hereditaments and premises TOGETHER WITH the piece or parcel of land and the said Britania Building & Iron Company Limited has made structures over the said land on the entire area.

AND WHEREAS upon expiry of the period of lease under the aforesaid registered indenture of lease dated 19.9.1952 the said Britania Building & Iron Company Limited vacated the said property and made over vacant possession thereof to the Lessors and after obtaining vacant possession from the Lessee the Vendors of these presents made amicable partition and got their respective share as per this indenture.

AND WHEREAS on receipt of vacant possession the Vendors herein indicated the Purchaser as a tenant in respect of a portion of the said property delineated in the map or plan hereto annexed and thereon bordered in red (hereinafter referred to as the "said portion") fully described in the Schedule hereunder written TOGETHER WITH the right of use of common passage as shown in the said map or plan hereto annexed and thereon bordered in yellow on the terms

and..

and conditions as mutually agreed by and between them.

AND WHEREAS the Purchaser has approached the Vendors and accordingly the Vendors have agreed to sell their respective shares in the said portion and the Purchaser has agreed to purchase the same at or for the consideration of Rs.62,408.56 paise (Rupees Sixtytwo thousand Four hundred and eight and paise fiftysix) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the premises and in consideration of the sum of Rs.62,408.56 paise (Rupees Sixtytwo thousand Four hundred eight and paise Fiftysix) only paid by the Purchaser to the Vendors (the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the payment of the same and every part thereof forever, release, acquit and discharge the Purchaser and the said portion hereby intended to be sold) the Vendors do and each of them doth hereby grant, convey, transfer, assign and assure unto the said Purchaser, the said portion fully described in the Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered in red TOGETHER WITH the right of use of the common passage as shown in the said map or plan and thereon bordered in yellow comprised in the said property being premises No.286, Grand Trunk Road, Salkia, Howrah, OR WHATSOEVER OTHERWISE the said portion now are or is or at any time heretobefore were or was situate, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all brick-built structures, sheds, rooms, power houses, erected upon the said portion and benefits and advantages of ancient and other rights, ways, paths, drains, water-courses and all manner of former and other rights, liberties, easements, privileges, appendages, appurtenances whatsoever to the said portion or any part thereof now are or at any time heretobefore were held, used, ~~occupied~~ occupied or enjoyed and the reversion or reversions, remainder or remainders, rents,...

rents, issues and profits thereof and every part thereof and all estate, right, title, interest, inheritance, reversion, use, trust property claim and demand whatsoever both at law and in equity of the said Vendors into and upon the said portion and every part thereof AND all deeds, pattahs, muniments and other evidences of title which in anywise relate to the said portion or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors their heirs, executors, administrators or representatives or any person or persons from whom he/she or they or any of them can or may procure the same without action or suit at law or in equity AND together with the Vendors' claim for arrears and otherwise, if any, in respect of the said portion against the said tenant TO HAVE AND TO HOLD the said portion TOGETHER WITH all buildings, C.I. Sheds, Power Houses, Power Rooms standing thereon or on part thereof fully described in the Schedule hereunder written TOGETHER WITH right of use of common passage as aforesaid and hereby granted, transferred, sold, conveyed, expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances and attachments whatsoever AND the Vendors do and each of them doth hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing by the said Vendors or any of their predecessors-in-title made, done, executed or knowingly suffered to the contrary they the Vendors now have good right, full power and absolute authority to grant, sell, transfer, convey, release and confirm the said portion hereby granted, sold, transferred, conveyed, released and confirmed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said portion and every part thereof TOGETHER WITH all brick-built structures, C.I. Sheds, Sheds, Power Houses, Factory Sheds, rooms erected in the said portion and receive the rents..

...and without any lawful eviction,
interruption, claim or demand made by the Vendors or any of them
or any person or persons claiming or claiming to be
or in trust for him, her or them or from under or in trust of their
predecessors-in-title and that free from all attachments or encum-
brances whatsoever made or suffered by the said Vendors or any of
their predecessors-in-title or any person or persons lawfully or
equitably claiming an interest in the said portion and that they the Vendors
and all persons having or lawfully or equitably claiming any interest
or inheritance in the said portion or any part thereof free from or
in trust for the said Vendors or from under or in trust for any of
their predecessors-in-title 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 and executed all such further and other
acts, deeds and things for further and more perfectly securing the
said portion and every part thereof TOGETHER WITH all buildings,
power rooms, power houses, C.I. sheds, factory sheds etc., unto and
to the use of the Purchaser in manner aforesaid as shall or may be
reasonably required AND further the Vendors do and each of them doth
hereby indemnify and agree to keep the Purchaser saved harmless and
indemnified in respect of all claims, demands, damages, costs, expen-
ses and/or proceedings as may arise due to any defect in the title
of the Vendors or any breach of covenants herein contained AND the
parties do hereby covenant with each other that the Vendors shall
not be liable in any manner for any claim on the said portion by
the said tenant or by any failure of the Purchaser in realising
any arrears of rents from the said tenant and further that all
unpaid taxes and other outgoings in respect of the said property
till the date hereof as also for any period hereafter shall be
borne and paid by the Purchaser herein along with the other co-
surers in the said property and the Purchaser herein shall keep
the...

the Vendors saved, harvest and indemnities in respect thereof.

THE BOUNDARY AND THE BOUNDARY :

ALL THAT one-third share in piece or parcel of land containing an area of 12841 square feet be the same a little more or less TOGETHER WITH brick-built structures, shed, C.I. sheds, factory sheds, power rooms, standing thereon or on part thereof being previous to 286 G.T. Road (N), Kalipanchghara, Howrah delineated in the map or plan hereto annexed and thereon bordered in red TOGETHER WITH right of use of common passage shown in the map or plan and thereon bordered in yellow and butted and bounded in the manner following :

On the North - by 261, Grand Trunk Road ;

On the South - by Structure of Amit Enterprise Private Limited ;

On the East - 261, Grand Trunk Road ; and

On the West - by 261, Grand Trunk Road.

The total area of the said portion is 12841 square feet be the same a little more or less out of which there is no vacant land. The said portion is fully covered with C.I. Shed, office building, machine shop, R.T. shed. The Vendors declare that they have not received any notification from any appropriate authority restraining them from transferring the said portion and the construction of the structures were made long before 1973.

IN

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

SIGNED SEALED & DELIVERED by
the said Vendors abovesigned
at Calcutta in the presence
of :

Dilip Kumar Sinha
Advocate, Calcutta

Sri Raja Acharya
Hons. Const.
Hons. Const.

Purna Krishna Kunder Chaudhary (Srl)

Sm Purnali Kunder Chaudhary

Asim Kunder Chaudhary

Asit Kunder Chaudhary

Balendra Krishna Kunder Chaudhary

Sm Purnala Kunder Chaudhary

Sm Monika Mitra

Rangit Kunder Chaudhary

Tridib Kunder Chaudhary

Sm Bhavitingrai Kunder Chaudhary

Rajib Kunder Chaudhary

Sm Sakalata Kunder Chaudhary

Prabir Kunder Chaudhary

Prasun Kunder Chaudhary

Sm Niridala Paul

Sm Ninali Paul

Sm Chanda Paul

Alon Kunder Chaudhary

Jayanta Kunder Chaudhary

Sm Sudha Kunder Chaudhary

Sm Malabika Paul

Soumitra Kunder Chaudhary

Atir Kunder Chaudhary

Sm Sakibala Sait

Sm Indira Basak

Sm Archana Patil

Sm Kamala Kunder

Sm Sarala Kunder

Sm Annu Nandi

Sm Mahamaya Biswas

Sm Badana Kunder

Sm Sudhaka Saha

Sm Kalpana Pal

Kumari Purna Roy

Prasanta Kumar Nandi

Susanta Kumar Nandi

Sudhanta Kumar Nandi

Susapan Kumar Nandi

Pankaj Kumar Nandi

Susup Kumar Nandi

Sm Dipali Roy

Sm Rajali Roy

Sm Sonali Kunder

Sm Chaitali Paul

Drafted by me
Dilip Kumar Sinha
Advocate

**DEED PLAN OF HOLDING (P) 2ND (P) 3rd ROAD (P)
P.S-MALIPANCH-GHARA, DIST-H.O. 2/12/411
SCALE 1 inch = 50 ft**

SHEET 1 AND SOLD TO RANJIB ROLLERS LTD

SOLD PORTION 1/10th PART
COMMON PASSAGE 1/10th PART

- 1. Ranjib Rollers Ltd
- 2. Ranjib Rollers Ltd
- 3. Ranjib Rollers Ltd
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D(11)
By the way of
Ranjib Rollers Ltd
1/10th Part

