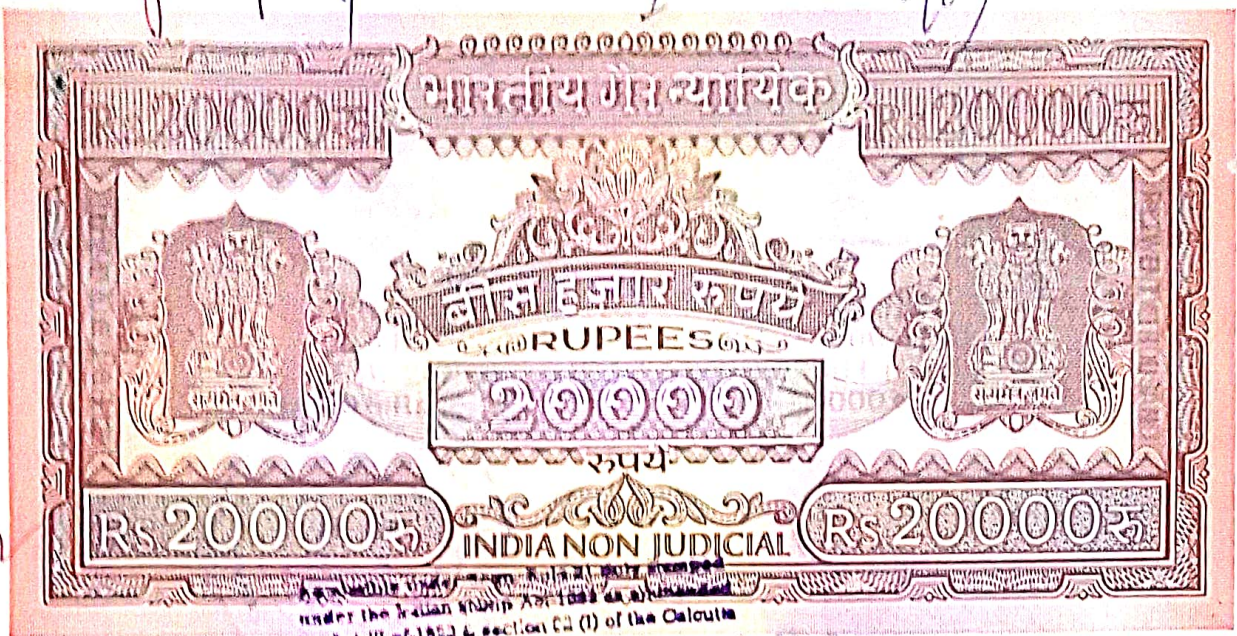




under the Indian Stamp Act 1899 as amended
by Act III of 1923 & section 64 (1) of the Calcutta
Improvement Act-1911 schedule.....
IA.....
Stamp duty paid under the Indian Stamp Act,
1899 as amended in 1923 Rs.....
Additional duty paid under the Calcutta Improv-
ement Act-1911 Rs.....
Total Rs.....

01CC 638621

Dist. Sub-Registrar III
Alipore, South 24-Parganas

THIS INDENTURE OF CONVEYANCE made this 27th day
of July Two thousand one BETWEEN SHRI SUSANTA
KUMAR BASU son of late Benoy Bhusan Basu and SMT. ISHITA
BASU, wife of Shri Susanta Kumar Basu, both are by caste
Hindu, by occupation service, and Business, respectively,
both are at present residing at 63/A, Tanupukur Road,
Dhakuria, Kolkata-700031, hereinafter referred to and
as called the VENDORS (which term or expression shall
unless excluded by or repugnant to the subject or context
be deemed to mean and include their respective heirs,

A = 3289
E = 7
H = 28
W(8) = 4
3328

Sold to Sukumar Chandra S. Sen
of 189 C/A, B. B. Chatterjee Rd.
..... Kol-42

Date: 24.10.2001



Received by [unclear] 8000 // 27th
12/22/2016 at 10:00 AM
dec 22 July 11 10:00 2016
the [unclear] Commemorative Office
Alpine South of Fargahay by
Executive of [unclear] as one of
the Executive of Climate
[unclear] to [unclear]

17) Swanton L. Plot —
Stox - Benay Plot —

2) White-Basil

Name.....
 D/o. W/o. D/o. Supanto 14, Boat
 both caste 63/1 Tonk parkas roof
Dharmika kal 31
Dist South of Parganas
by Caste Hindu Muslim
by Profession Dharmika

- Swartz K. D.

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Dist. Sub-Registrar
Alipore, South 24-Parganas
27.7.57

- Susanti K Dewi

27.7.57

5374

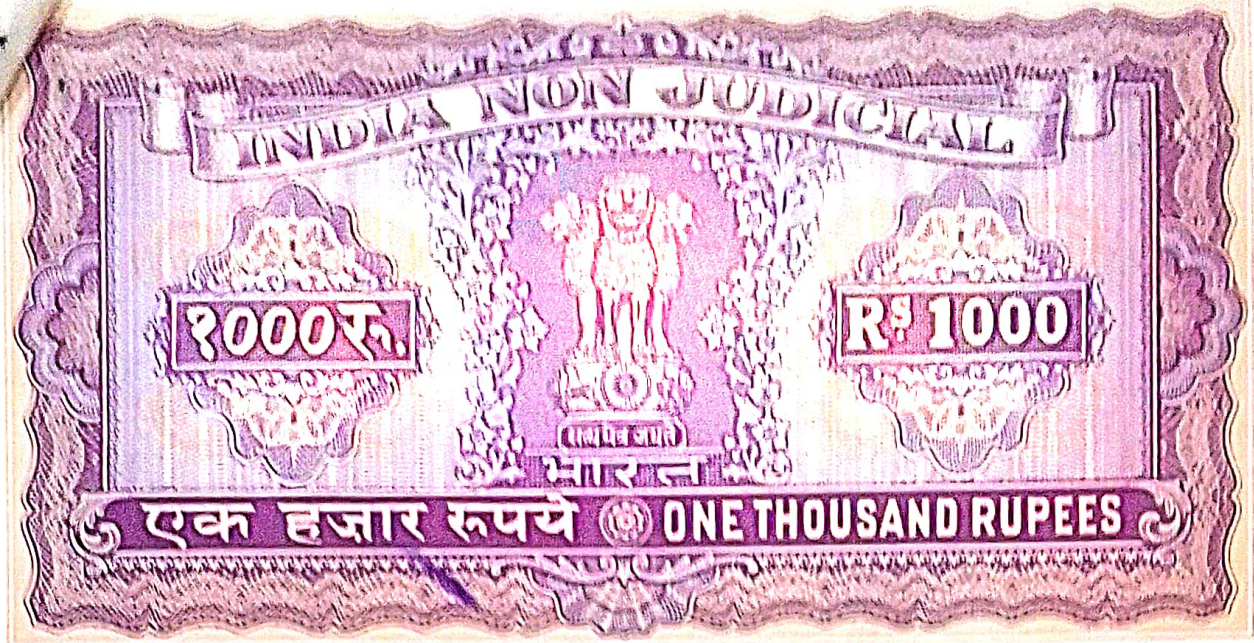
John C. B. B.

Shyamal Das.
30 Sadhan Ch Das.
1896/1 A B B. Chatterjee
for D. K. 62
B. D. Das.

Shyama Day.
Name
S/o B. D. Sathya - Ch. Day
of 1896/1 A. B. Chatterjee
.....
Dist South 21 Parganas
by Caste Hindu/Muslim
by Profession

Dist. Sub-Registrar III
North 24-Parganas

27. 7. 59.



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executors, administrators, representatives and assigns)
of the ONE PART :

A N D

SRI SUKUMAR CHANDRA son of Shri Jugal Kishore
Chandra, and SMT. SIKHA CHANDRA wife of Shri Sukumar
Chandra both by caste Hindu, by occupation business,
and housewife, respectively and both are at present
residing at 189C/1A, B.B.Chatterjee Road, Kolkata-42,
hereinafter referred to and called as the PURCHASERS

...



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(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the OTHER PART :

W H E R E A S :

- A. one Sri Satish Chandra Baidya owned seized and possessed of ALL THAT piece and parcel of land measuring about more or less 3 cottahs 2 chittaks and 28 Sft. together with 7 chittaks 25 Sft. land

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covered in the common passage and other properties lying and situate at Mouza Chak Ganiagachi, J.L.No.24 R.S.Khatian No. 3, R.S.Dag No. 17/43, Police Station Kasha within the District 24-Parganas now under the Calcutta Municipal Corporation area hereinafter referred to as the 'said land'.

B. Said Satish Chandra Baidya died leaving behind Smt. Annakali Baidya, as his wife and Sri Subhash Baidya, Subrata Baidya and Saityabrata Baidya his three sons and Kumari Runu Baidya, Kumari Jhunu Baidya, Smt. Sushama Roy, Smt. Padma Sarkar, Smt. Rekha Mondal, Smt. Krishna Gayen and Smt. Tulu Baidya his seven daughters and all have their one-eleventh undivided share or interest on the said land.

C. By a registered Deed of Conveyance dated 27th May, 1987, registered in the office of the District Registrar, 24-Parganas in the Office of the District Registrar, 24-Parganas South at Alipore and recorded in Book No.I, Volume No. 172, Pages 154 to 170 Being No. B608 for the year 1987 the said legal heirs of Satish Chandra Baidya therein referred to as the Vendors duly sold and conveyed the said land measuring 3 cottaks 2 chittaks 28 Sft. unto and in favour of Sri Krishna Lal Das and Sri Anil Kumar Das both the sons of

...

Sri Khudiram Das therein referred to as the Purchasers at a consideration made therein.

D. By a registered Deed of Conveyance dated 26th July, 1993 registered in the office of the District Registrar South 24-Parganas at Alipore in Book No. I, Being No. 10251 for the year 1993 the said Anil Kumar Das and Sri Krishna Lal Das, therein referred to as the Vendors duly sold and conveyed the said land measuring about 3 cottaks 2 chittaks and 23 Sft. together with 7 chittaks 25 Sft. land covered in the common passage along with structure thereon in favour of Sri Susanta Kumar Basu son of late Bancy Bhushan Basu and Smt. Ishita Basu wife of Sri Susanta Kumar Basu therein referred to as the Purchasers herein referred to as the Vendors at a consideration made therein.

Since after purchase the said Vendors mutated their names and the property is identified as Premises No. 1658, Mukundapur, Ward No. 109, and paying rents and taxes thereof as Assessee No. 31-109-07-1653-71 C.M.C.

E. The Vendors agreed to sell and the Purchasers have agreed to purchase free from all encumbrances, charges, liens, lispendens, attachments, requisitions, acquisitions trusts of whatsoever in nature all that the said land

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at and for a consideration of sum of Rs.3,00,000/-
(Rupees Three lakhs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of a sum of Rs. 3,00,000/- (Rupees Three lakhs) only paid of the lawful money of the Union of India well and truly paid by the purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors and each one of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchasers and the said land) the Vendors and each one of them doth hereby grant, transfer, convey assure and assign unto and in favour of the Purchasers ALL THAT the piece and parcel of land having an area of 3 cottahs 2 chittaks and 28 Sft. together with 7 chittaks 25 Sft. land covered in the common passage, appertaining to R.S.Dag No. 17/43, R.S.Khatian No. 3, J.L.No. 24, situated at Mouza Chakganigachi, Police Station Kasba, District South 24-Parganas morefully and particularly described in the Schedule hereunder written (hereinafter referred to as the said land) OR HOWSOEVER OTHERWISE the said land hereditaments messuage, tenements house and

...

and premises or any part thereof now is or are or heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all the ditches, ways, paths, passages, common passages, fences, common fences and hedges, wells common walls, tube wells, water common water courses, grounds tanks fruits, use, fructs and solid thereof light, ancient lights, right, liberties, privileges, easements and appurtenances belonging to or appurtenant thereof and the reversion or reversions, remainder or remainders, rents, issues and profits all covenants and indemnities heretofore executed in respect of and in favour of in any manner relating to the said conveyed land and also together with all rights advantages benefits privileges, liberties in respect of the said land hereditaments and premises hereby conveyed or intended so expressed so to be and all the estate, right, title, interest, claims and demands whatsoever of the Vendors into or upon the said land hereditaments and premises or any part thereof together with all deemed pattahs and muniments of title exclusively relating to or concerning the said land and premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit and all the benefits of any covenant for production of documents contained in any documents TO HAVE AND TO HOLD the land hereditaments messuage tenements house and premises hereby granted or expressed or intended so to be unto and to the use

of the Purchasers absolutely and forever, free from all encumbrances and the Vendors doth hereby covenant with the Purchasers that NOTWITHSTANDING any act, deed or thing by the Vendors or any of their predecessors and ancestors in title done executed or knowingly suffered to the contrary the Vendors are now lawfully righteously and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments messuage, tenements house and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate equitablenent thereto without any manner or consideration use trust or other things whatsoever to alter defect encumber or make void the same and NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the Vendors hath now in themselves good right full power and absolute authority to grant, convey, sell, transfer the said land and premises hereby granted to expressed so to be unto and to the use of the Purchasers in the manner aforesaid and that the Purchasers their successors and assigns shall and may at all times hereafter peaceably or equitably possess and enjoy the said land premises and receive the rents issues and profits and interest thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them and free and clear and freely and clearly and absolutely acquitted, exonerated discharged

by the Vendors and well and effectively saved kept harmless and indemnified of from and against all demands matters, estate right, title and interest lien charges and encumbrances whatsoever erected done suffered, occasioned or made by the Vendors or any of their predecessors and ancestors in title of any person or persons, lawfully or equitably claiming from under or in trust for them and further the Vendors and all person or persons having lawfully or equitably any estate or interest in the said land hereditaments messuage, tenements house and premises or any of them or any part thereof from under or in trust for the Vendors or any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the purchasers do and execute or cause to be done or executed all such acts and things whatsoever for further better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the purchasers in the manner aforesaid as shall or may be reasonably required.

11 THE SCHEDULE ABOVE REFERRED TO 11

ALL THAT piece or parcel of land having an area 3 cottahs 2 chittaks 20 Sft. together with 7 chittaks 25 Sft. of land covered in common passage, and after common passage area nett area comes to 2 cottahs 11 chittaks 03 Sft. along with one R.T. shed structure being covered area more or less 100 Sft. situated at and being part of R.S. Dag No. 17/43, Khatian HO. 3, J.L. HO. 24, in Mouza

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✓
Chakganigachi, under Police Station Kasba now under the Calcutta Municipal Corporation, being its Municipal Corporation Premises No. 1658, Hukundapur, Ward No. 109 in the District of South 24-Parganas, together with all easements rights and benefits of common passages & public road on the north side and west side to the property hereby sold on which the purchasers shall have every right to take all sorts of connections in or underneath the said passage and road. The property has been shown in the red borders into the plan annexed hereto *Plot No. 57* *Plot No. 57* plot No. 57.

Butted and bounded as under :-

ON THE NORTH : 20' ft. wide common passage ;

ON THE SOUTH : Owner of Plot No 58 ;

ON THE EAST : Owner of Plot No. 56 ;

ON THE WEST : 42' ft. wide public road.

IN WITNESS . . .

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IN WITNESS WHEREOF the Vendors hath hereunto set
and subscribed their respective hands and seal the day,
month and the year above written first.

SIGNED, SEALED AND DELIVERED

by the Vendors in the presence
of Witnesses :-

1. Patna Banpur Mukh Kijia
683 Jagendra Gidam
ex. 58.

1) Suresh K. Datta

2. Shyamal Day
189C/1A, B, P. Chatterjee
Road, Calcutta

2) Abul K. Datta

VENDORS.

SITE PLAN OF P. 57 AT MOUZA CHAKANIAGACHI

P. S. NO. 1743, G. L. NO. 24, P. S. KASBA, UNDER MULE

PREMISES NO. 1458 MUKUNDAPUR, UNDER C.M.C.

WARD NO. 109, DIST. 24 PARAGANAS SOUTH, CALCUTTA-76.

SCALE - 50' 0" = 1" INCH., REF. SCHEME PLOT NO. 57,

NET LAND - 2 K. 11 CH. 5 SFT. SHOWN IN RED 57

COM. PASSAGE - 7 CH. 35 SFT.

TOTAL LAND 5 K. 2 CH. 20 SFT.

NAME OF PURCHASER:-

1. SRI SUKUMAR CHANDRA, 2. SMT. SIKHA CHANDRA,



SCALE OF VERGUES

:: 12 ::

RECEIVED of and from the Purchasers a total consideration of Rs. 3,00,000/- (Rupees Three lakhs) only as per Memo given below :

MEMO OF CONSIDERATION

1. By A/c. payee Ch. No. 030805
dt. 17.6.2001 on Bank of India
Ruby Park Branch for Rs. 2,00,000/-

2. By A/C. Payee Ch. No. 030806
dt. 27.6.2001 on Bank of
India, Ruby Park Branch
for Rs. 1,00,000/-.

Rs. 3,00,000/-

(Rupees Three lakhs only).

WITNESSES :

1. *Ratna Ranjan Mukherjee*
683, Jagendra Garden, *Ansula K. Datta*
Calcutta - 789
2. *Shyamal Das*
187/1, B. A. Chatterjee Road
Calcutta - 192

VENDORS.

Drafted by me,
Tyagi Anil Paul
ADVOCATE,
High Court, Calcutta.

Typed by me,
Karnal Kumar Roy
Alipore Police Court,
Calcutta-27.

DATED THIS THE 27th DAY OF July 2001.

DEED OF CONVEYANCE

BETWEEN

SHRI SUSANTA KUMAR BASU.
SMT. ISHITA BASU.

... VENDORS.

AND

SRI SUKUMAR CHANDRA ;
SMT. SIKHA CHANDRA ;

... PURCHASERS .

.....