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legal representatives and assigns) the party hereto of the <u>FIRST PART A N D DILIP KUMAR DUTT</u>, son of Naba Kumar Dutt, Hindu Businessman, residing at No.8/B, - Jagannath Sur Lane, Calcutta-700006, hereinafter called the "<u>PURCHASER</u>" (which expression shall unless excluded by or repugnant to the context shall deem to mean and include his heirs, executors, administrators, legal - representatives and assigns) the party hereto of the <u>SECOND PART</u>

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WHEREAS by a Conveyance dated 1st July, 1997 and registered in Book No.I, Volume No.166, at pages 383 to 394, Being No.4309, for the year 1997 for the consideration mentioned therein the Vendor herein has purchased from Sm. Shephalika Mitra & Anr. All That two storied brick built dwelling house together with land measuring 14 Chittacks and 13 Sq.ft. more or less lying situate and being premises No.34A, Lake Temple Road, Calcutta,

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fully described written under the schedule of the said Conveyance dated 1st July, 1997 hereinafter referred to as the said premises

AND WHEREAS the Vendor is the absolute owner of the said premises No.34A, Lake Temple Road, Calcutta, free from all encumbrances

AND WHEREAS the Vendor has agreed to sell the said premises No.34A, Lake Temple Road, Calcutta to the Purchaser at or for the price of Rs.4,90,000/- (Rupees four lakh and ninety thousand) only free from all encumbrances

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No. 345, Lake Temple heat, Calcutta Calcutta Color land star of an along the color to the principle of an along the principle of an along the principle of the principl

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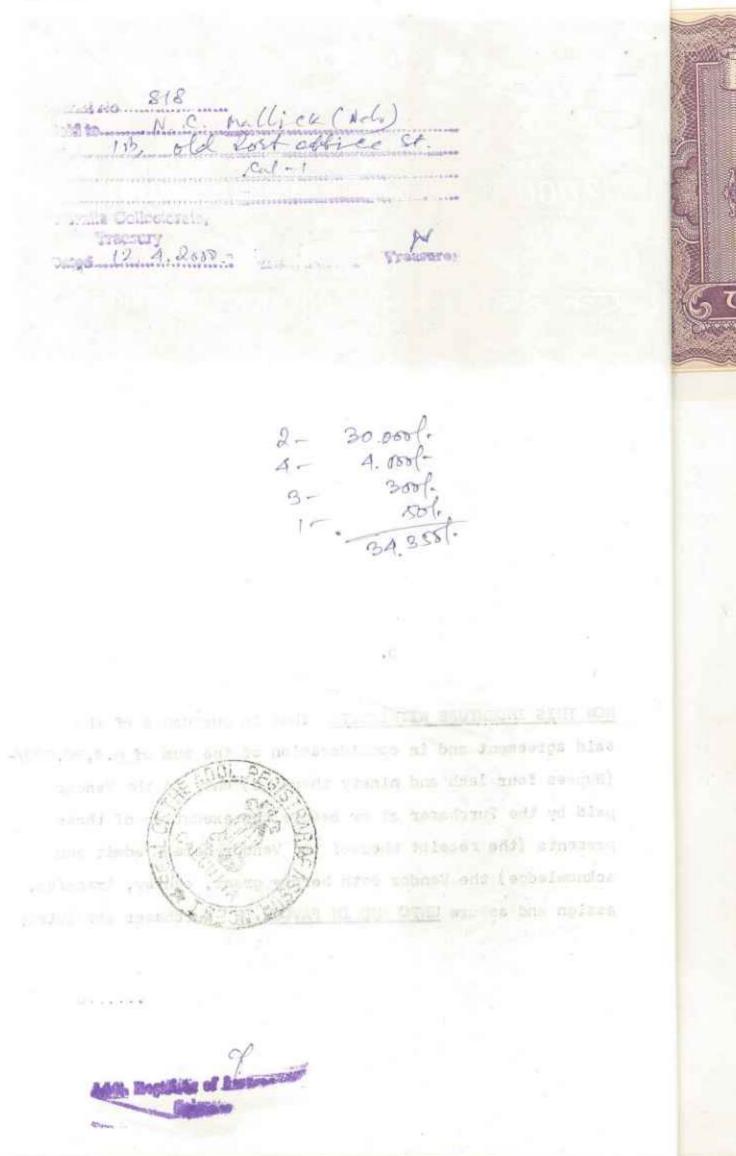
NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of R.4,90,000/(Rupees four lakh and ninety thousand) only to the Vendor paid by the Purchaser at or before the execution of these presents (the receipt whereof the Vendor hereby admit and acknowledge) the Vendor doth hereby grant, convey, transfer, assign and assure UNTO AND IN FAVOUR OF Purchaser absolutely

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and forever free from all encumbrances <u>ALL THAT</u> brick built structure erected on a piece and parcel of land measuring 14 Chittacks and 13 Sq.ft. being premises No.34A, Lake Temple Road, Calcutta=700029, more fully and particularly described in the Schedule written hereunder <u>TOGETHER WITH</u> right title and interest in the land on which the building was constructed and known as premises No.34A, Lake Temple Road, Calcutta=700029 morefully

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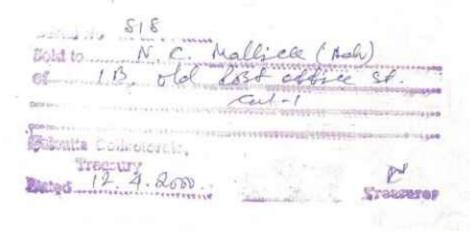
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and particularly described in the Schedule written hereunder AND ALL THAT estate right title interest claim and
demand whatsoever of the Vendor into upon or in respect
of the said land hereditament and premises and every
part thereof And the Vendor shall and will at any time
hereinafter at the request and cost by the Purchaser
produce to him the Deeds and writings for evidencing the

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also furnish to the Purchaser copies of or extracts from the said deeds and writings and shall and will in the meantime keep the same safe, damage by fire or other accident excepted, TO HAVE AND TO HOLD the same inheritance thereof in fee simple in possession absolutely and the Vendor hereby covenants with the Purchaser that NOTWI-THSTANDING any acts, deeds or things by the Vendor or any

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of their predecessor-in-title the Vendor has good right full power and absolute authority to grant, convey and transfer the said right, title and the interest of the said land in the manner as aforesaid and the said Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the same and receive the rents, issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully —

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claiming as aforesaid AND further that the Vendor and all persons having or lawfully claiming any share in the said land hereditaments and premises or any part thereof from, under, in trust for the Vendor or from under any of their predecessor—in—title shall not will at all times hereafter at the request and costs of the Purchaser do execute or caused to be done and executed all such acts, deeds and things whatsoever for further and more perfectly

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assuring in the said land hereditaments and premises and other part thereof upto the Purchaser as the case may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT two storied brick built messuage, tenement, dwelling house land, hereditament and premises measuring a covered space of 200 Sq.ft. together with piece and parcel of land thereunto belonging and/or part whereof the same is erected and built containing by estimation 14 Chittacks and 13 Sq.ft. be the same a little more or less situate lying at and being Municipal premises No.34A, Lake Temple Road, Calcutta-700029, under P.S. Tollygunge in the District of 24-Parganas (South), together with the right over the common passage and delineated in the map or plan annexed hereto and bordered in Red ink and butted and bounded in the manner following that is to say:

On the North : by a building situate at Lake Avenue ;

On the South : by Common passage as entrance ;

On the East : by premises No.30, Lake Temple Road ;

On the West : by premises No.34C, Lake Temple Road;

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

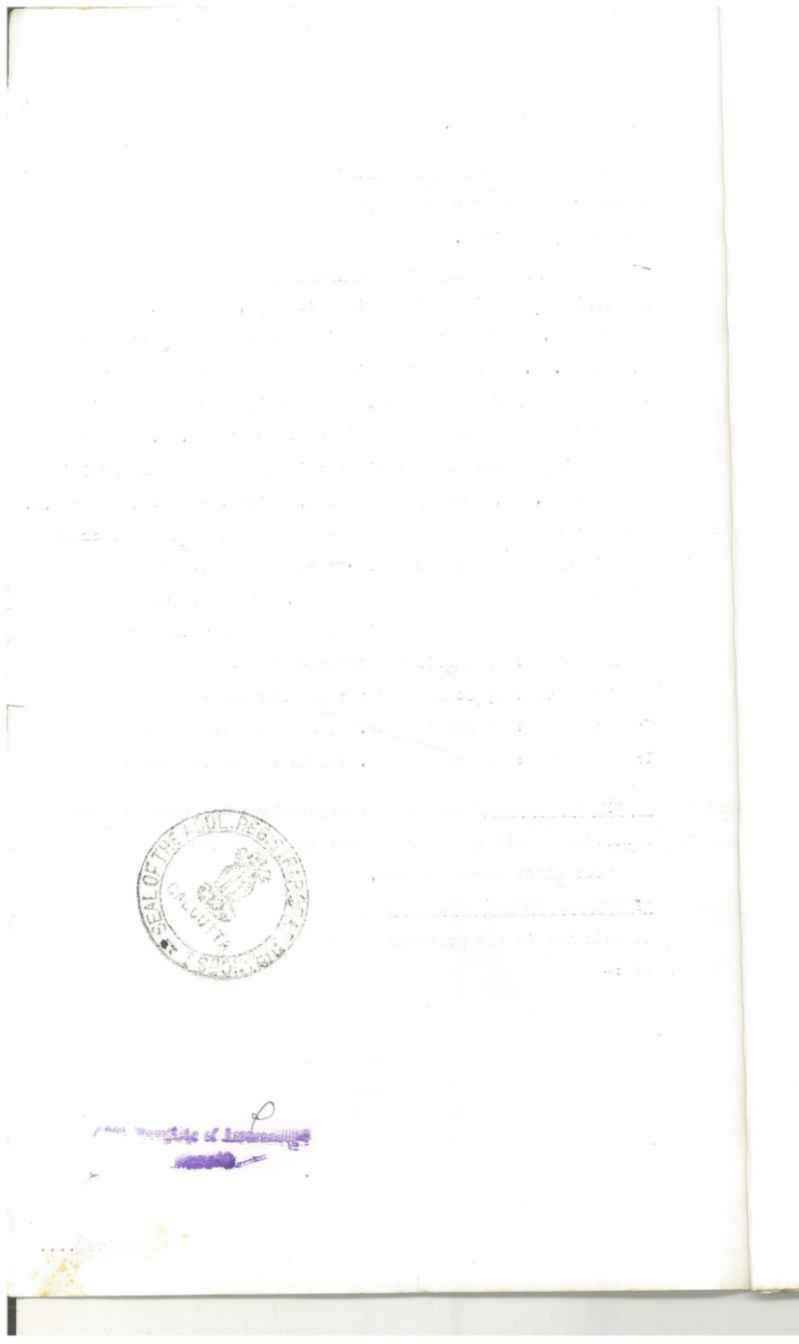
Krishna Ray

SIGNED SEALED AND DELIVERED at Calcutta in the presence

of :-

Netai chenan Mullich. Solice for + Atrocoli 1B, DED Porr Apice Sweet.

Tridil Kr Thandhari 410, Arpan Hog Complex 58 A, N.C. Chardhay Rd Calculta - 700042 Consultant



RECEIVED of and from withinnamed Purchaser the within-mentioned sum of Rs.4,90,000/- (Rupees four lakh ninety thousand) only in full and final settlement for the consideration money, as per memo given below:-

Rs. 4, 90, 000/-

MEMO OF CONSIDERATION

By Bank Draft of State Bank of India,
Southern Avenue Branch, being No.927348
dated 17.04.2000 for R.4,90,000/-,drawn
in favour of the Vendor. ...

Rs.4,90,000/-

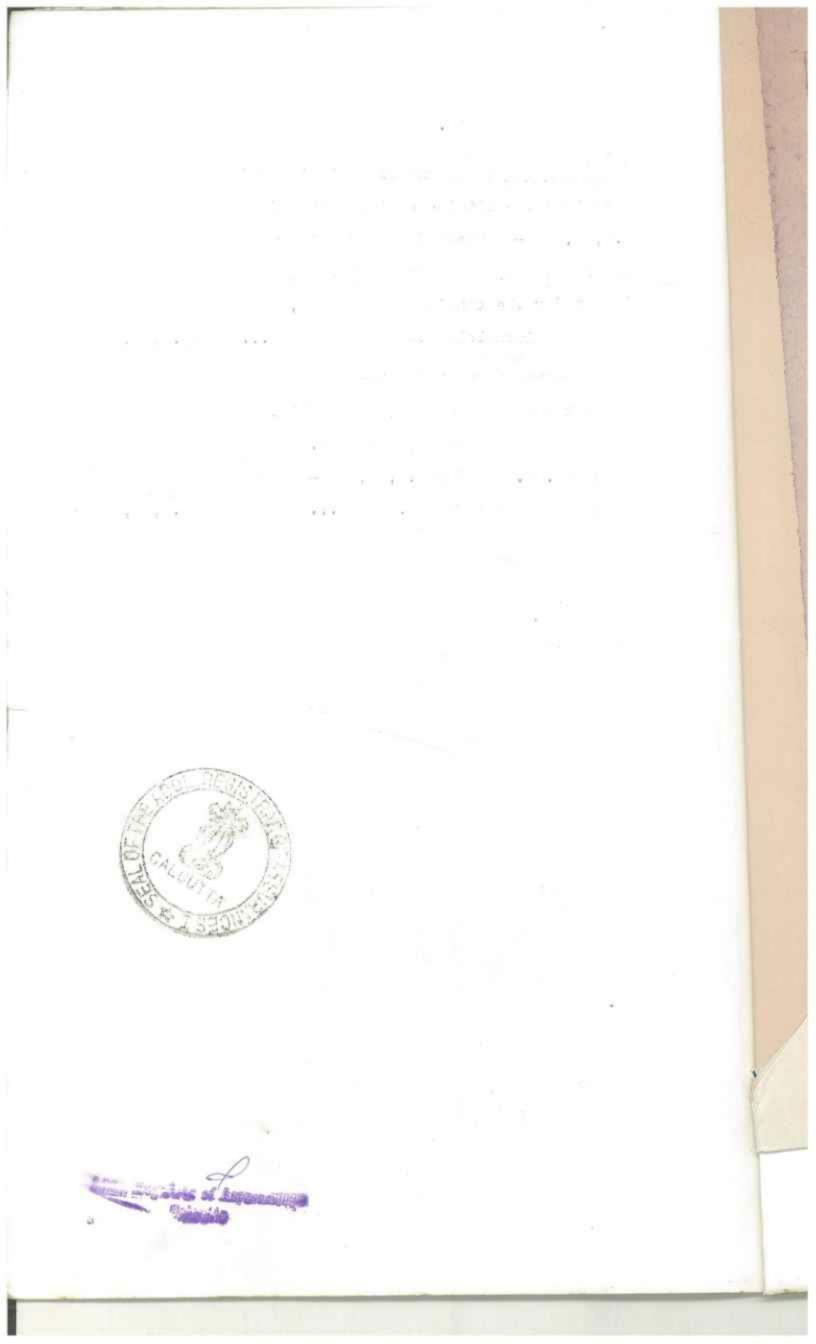
Knishna Ray

Witness:-

Netericharan Mullide.

Tridil Kemer Thandhure

Dorford by Me Netori charan Mullich-Salveto + Ainte.



SITE PLAN OF REMISES NO. DYA, LAKE TEMPLE ROAD. CALCUTTA- 700029. SCALE: 1: 100 1:200. Knishna Roy Neteri donau Mullid. Thudib Kemar Chardha T. 685mt TWO STOREYS EXISTING BUILDING THE PRE INDIA SAME COMMONTASSAGE TWO STOREYP EXISTING BUILDING. PRE. NO. 34 A LAKE TEMPLE LAND NO. 34C. SCALE . 1: 100 . STAIRGSE M PRE LAKE 15 PRE-NO 34B, LAKE TEMPLE ROAP. SCALE. 1: 200 . Z - 3.13×t→ PRE. NO. 36. LAKE TEMPLE ROAP SCALE - 1: 200 . 4 ROAX AKP TEMPL

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DATED THIS 19 DAY OF April 2000

BETWEEN

SM. KRISHNA ROY

Ven

And

DILIP KUMAR DUTT ... Purch



CONVEYANCE

com, Branch of Lancacing

26-12-2000



Chief of Lowersey.

19.4.2000

Mr. N. C. Mullick, Solicitor & Advocate, 1B, Old Post Office Street, Calcutta-700001.