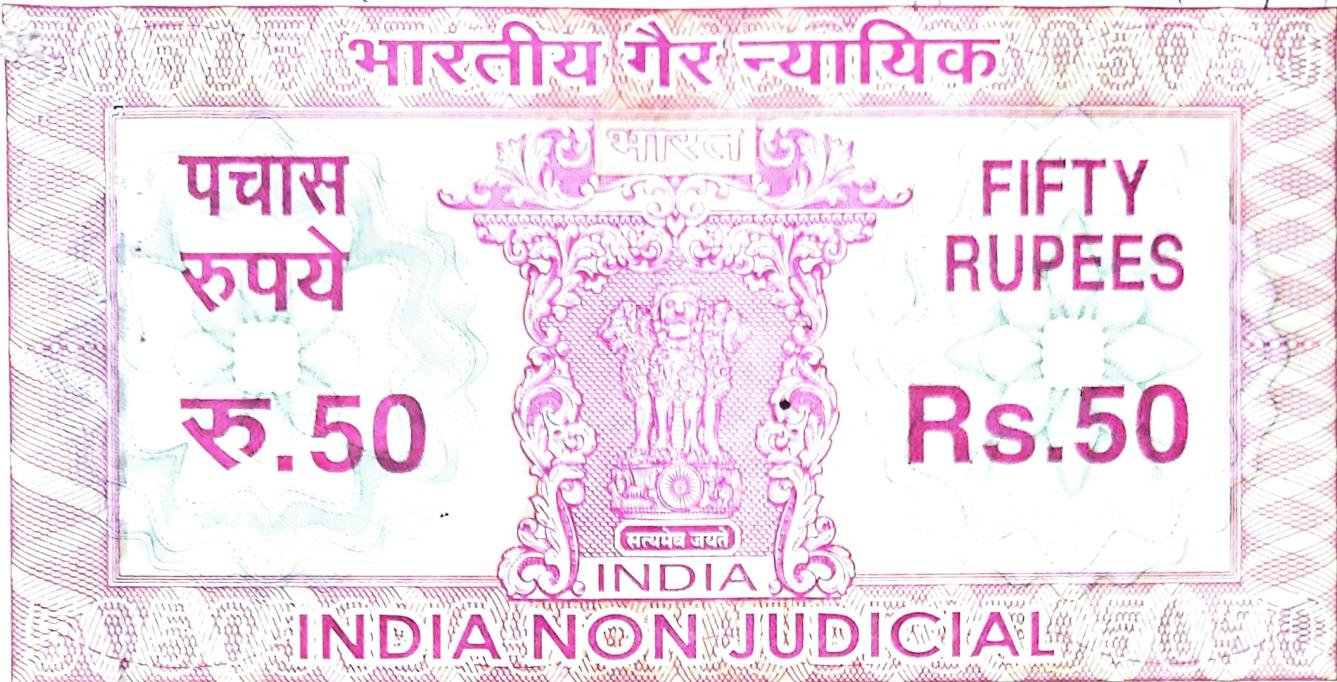


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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

D 859334

At 09.00 P.M.
Dated 09.4.09
R. No - 5341/09

9.4.09 478

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances, Kolkata
11/4/09

THIS CONVEYANCE made this 9th day of April 2009 BETWEEN
(SMT.) RAMA GOSWAMI, wife of Late Rashbehari Goswami, residing at C/O. Prity Chakraborty of
18A, Seven Tanks Lane, Kolkata - 700 030, hereafter called "the VENDOR" (which expression
shall include her successors-in-interest and/or assigns) of the ONE PART AND PRADIP
GOENKA, son of Late Jwala Prasad Goenka, residing at 8, Mahanirvan Road, Kolkata - 700 029,
hereafter called "the PURCHASER" (which expression shall include his successors-in-interest
and/or assigns) of the OTHER PART:

No. 23 Date 01/4/2009 Star
Name S. R. Basak MVR
Address Alipore, Alipore

VENDOR: MAMATAJ UDDIN GAZI
ALIPORE JUDGES' COURT
KOLKATA-700027

Signature of Vendor

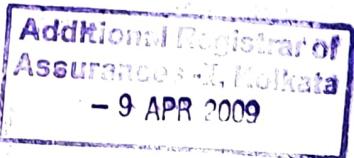
— Pradip Goenka


1442

— Pradip Goenka


1443

— Rama Seswami



Amit Basak (SERVICE)
(Amit Basak)
S/o - CATE RAMEN BASAK

12 - M.N. RD

KOL - 29

WHEREAS:

- A. One Bankubehari Chatterjee and Amulya Charan Chatterjee were jointly the recorded Raiyats of **ALL THAT** the piece and parcel of Sali (Agricultural) Land, admeasuring 1 (One) Bigha 9 (Nine) Cottahs and 13 (Thirteen) Chittacks, more or less, comprised in R.S. Dag No.2527, R.S. Khatian No.539, Mouza Kasba, Police Station Tollygunge, hereafter called "the **MOTHER PREMISES**". Bankubehari Chatterjee having an undivided Ten Annas share in the Mother Premises and Amulya Charan Chatterjee having an undivided Six Annas share in the Mother Premises;
- B. By a Deed of Partition dated 28th July, 1941 between Bankubehari Chatterjee, therein called the First Party of the One Part and Amulya Charan Chatterjee, therein called the Second Party of the Other Part and registered in the Office of the Sub-Registrar at Alipore, in Book No. I, Volume No.71, at Pages 174 to 210, Being No.2372 for the year 1941, the parties thereto mutually partitioned by metes and bounds their joint properties including the Mother Premises and pursuant to such partition, Bankubehari Chatterjee was solely and absolutely allotted and possession of the entirety of the Mother Premises was transferred to him, free from all encumbrances;
- C. By a Deed of Gift dated 17th October, 1947 between Bankubehari Chatterjee, therein called the Donor of the One Part and Jyotish Chandra Chatterjee, therein called the Donee of the Other Part and registered in the Office of the Sub-Registrar at Alipore, in Book No. I, Volume No.63, at Pages 230 to 236, Being No.3344 for the year 1947, the Donor therein, in consideration of natural love and affection towards his son the Donee therein, gifted and transferred to the Donee therein the entirety of the Mother Premises and the Donee therein duly accepted such Gift;
- D. Sometime in the year 1948 Jyotish Chandra Chatterjee constructed a small 2 (Two) storied dwelling house on a portion of the Mother Premises;
- E. By a Conveyance dated 20th July, 1962 between Jyotish Chandra Chatterjee, therein called the Vendor of the One Part and Kali Gopal Mazumder, therein called the Purchaser of the Other Part and registered in the Office of the Sub-Registrar at Alipore in Book No. I, Volume No.96, at Pages 243 to 248, Being No.6231 for the year 1962, the Vendor therein sold, conveyed and transferred to the Purchaser therein out of the Mother Premises **ALL THAT** the 2 (Two) storied dwelling house **TOGETHER WITH** the piece or parcel of land, admeasuring 4 (Four) Cottahs, more or less, situate, lying at and being a divided and demarcated portion of the Mother Premises and such portion of the Mother Premises is

now known and numbered as Municipal Premises Nos.414, Jogendra Garden, Naba Pally, Kolkata - 700 078, Police Station Tollygunge, morefully described in the **FIRST SCHEDULE** hereto and hereafter called "the **PREMISES**", free from all encumbrances and for the consideration therein mentioned;

F. On or about 29th March, 1983, Kali Gopal Mazumder, a Hindu governed by the Daya Bhaga School of Hindu Law, died intestate leaving behind him surviving his widow namely Lila Mazumder, two sons namely Debabrata Mazumder, Nityabrata Mazumder and one daughter namely (Smt.) Rama Goswami, the Vendor herein, who collectively and in equal shares inherited the right, title and interest of Late Kali Gopal Mazumder in the Premises, each having acquired an undivided 1/4th (One - fourth) share and/or interest in the Premises;

G. Some time after March, 1983, (Smt.) Lila Mazumder, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her two sons and one daughter namely Debabrata Mazumder, Nityabrata Mazumder and (Smt.) Rama Goswami, the Vendor herein, who collectively and in equal shares inherited the undivided 1/4th (One - fourth) share and/or interest of Late Lila Mazumder in the Premises, each having acquired an undivided 1/12th (One - twelfth) share and/or interest in the Premises;

H. On or about 14th January, 2002, Debabrata Mazumder, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his widow namely (Smt.) Binita Mazumder, two sons namely Subhra Mazumder and Banibrata Mazumder alias Pulak Mazumder and two daughters namely (Smt.) Padma Mazumder and (Smt.) Sutapa Mandal, who collectively and in equal share inherited the undivided 1/3rd (One - third) share or interest of Late Debabrata Mazumder in the Premises, each having acquired an undivided 1/15th (One - fifteenth) share and/or interest in the Premises;

I. On or about 9th April, 2003, (Smt.) Binita Mazumder, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her two sons and two daughters namely Subhra Mazumder, Banibrata Mazumder alias Pulak Mazumder, (Smt.) Padma Mazumder and (Smt.) Sutapa Mandal, who collectively and in equal shares inherited the undivided 1/15th (One - fifteenth) share and/or interest of Late Binita Mazumder in the Premises, each having acquired an undivided equal share of 1/60th (One Sixtieth) share and/or interest in the Premises;

J. Thus, the following persons became the owners of the Premises, each having the following specified undivided share therein:

1)	(Smt.) Rama Goswami	...	1/3 rd (One third) share;
2)	Nityabrata Mazumder	...	1/3 rd (One third) share;
3)	(Smt.) Padma Mazumder	...	1/12 th (One Twelfth) Share;
4)	Subhra Mazumder	...	1/12 th (One Twelfth) Share;
5)	Banibrata Mazumder alias Pulak Mazumder...	...	1/12 th (One Twelfth) Share;
6)	(Smt.) Sutapa Mandal	...	1/12 th (One Twelfth) Share;

K. Thus, (Smt.) Rama Goswami, the Vendor herein has become the owner of an undivided 1/3rd (One - third) share and/or interest in the Premises described in the **FIRST SCHEDULE** hereto, free from all encumbrances;

L. Sometime in the year 2005, (Smt.) Padma Mazumder, Subhra Mazumder, Banibrata Mazumder alias Pulak Mazumder and (Smt.) Sutapa Mandal filed a Partition Suit against Nityabrata Mazumder and (Smt.) Rama Goswami for partition of the Premises by metes and bounds in the Court of the Ld. 5th Civil Judge (Senior Division) at Alipore being Title Suit No.79 of 2005, (Smt. Padma Mazumder & Ors. – Versus - Nityabrata Mazumder & Anr.), hereafter called "the **PARTITION SUIT**", and the said Partition Suit is still pending;

M. During the pendency of the Partition Suit, the Vendor has agreed to sell and the Purchaser has agreed to purchase **ALL THAT** an undivided 1/3rd (One - third) share and/or interest, more fully described in the **SECOND SCHEDULE** hereto and hereafter called 'the **SAID SHARES**' in the Premises described in the **FIRST SCHEDULE** hereto, in the manner and for the consideration mentioned hereunder;

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the premises and in consideration of a sum of Rs,3,50,000/- (Rupees Three Lac and Fifty Thousand) only paid by the Purchaser to the Vendor at or before the execution of these presents (receipt whereof the Vendor doth hereby, as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof, forever acquit, release and discharge the Purchaser and the Said Share), the Vendor doth hereby grant, sell, transfer, convey, assign and assure unto the Purchaser the Said Share i.e., **ALL THAT** an undivided 1/3rd (One-third) share and/or interest more fully described in the **SECOND SCHEDULE** hereto, in the Premises i.e., **ALL THAT** the 2 (Two) storied old and dilapidated dwelling house **TOGETHER WITH** the piece or parcel of land, admeasuring 4 (Four) Cottahs, more or less, situate, lying at and being Municipal Premises Nos.414, Jogendra Garden, Naba

Pally, Kolkata - 700 078, Police Station Tollygunge, morefully described in the **FIRST SCHEDULE** hereto and delineated on the Map or Plan annexed hereto and bordered with "RED" colour thereon, and such Said Share of the Vendor in the Premises hereby intended to sale and/or transfer is described in the **SECOND SCHEDULE** hereto and hereinbefore as well as hereafter called "the **SAID SHARE**", **SUBJECT TO** the pendency of the Partition Suit, otherwise free from all encumbrances **OR HOWSOEVER OTHERWISE** the Said Share in the Premises now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and/or distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, crops, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages, appurtenances benefits and advantages whatsoever belonging to the Said Share in the Premises or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents, issues and profits thereof and all and every part thereof hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the Said Share in the Premises or any part thereof **AND** all deeds, pattas, muniments, writings and evidences of title relating to the Said Share in the Premises or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the Said Share in the Premises and all and singular the lands, hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser, absolutely and forever, free from all encumbrances, trusts, liens, lis pendens, charges, attachments, claimants, requisitions, acquisitions and alignments whatsoever;

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- i) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of her predecessors or ancestors- in- title of the Vendor done, committed, executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to grant, sell, convey, transfer, assign and assure the Said Share in the Premises and all other properties, rights and benefits hereby granted, sold, conveyed,

transferred, assigned and assured unto and to the Purchaser, in the manner aforesaid;

- ii) **AND THAT** notwithstanding any act, deed, matter or thing done as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Share in the Premises and all properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- iii) **AND THAT** the Said Share in the Premises and all other properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances, demands, claims, charges, liens, attachments, leases, lispendens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the Said Share in the Premises from under or in trust for the Vendor;
- iv) **AND THAT** the Vendor has, at or before the execution of this Conveyance delivered the peaceful and vacant possession of the portions of the Premises under her occupation to the Purchaser;
- v) **AND THAT** the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Share of the Premises and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from them;
- vi) **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged from and by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of and from or against all manner of former or other right, title, interest, lien, charge and encumbrance whatsoever made, done, occasioned and/or suffered by the Vendor or any person or persons rightfully claiming through or under or in trust of the Vendor;

- vii) **AND THAT** the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, attachments, lis pendens, uses, debaters, trusts, claims and demands of any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the Said Share in the Premises or any part thereof;
- viii) **AND THAT** the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the Said Share in the Premises or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the Said Share in the Premises and every part thereof and other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;
- ix) **AND THAT** the Vendor has not at any time heretobefore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Share in the Premises and the other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;
- x) **AND ALSO THAT** the Purchaser is entitled to substitute himself in the Partition Suit in place of the Vendor as the co-owner of the Premises and shall also be entitled to any part or portion of the Premises, which may be allotted pursuant to the Decree passed in the Partition Suit towards the Said Share in the Premises;

THE FIRST SCHEDULE:
(The Premises)

ALL THAT the old and dilapidated structures having an area of 1410 (One Thousand Four Hundred And Ten) Square Feet, more or less, **TOGETHER WITH** the piece or parcel of land admeasuring 4 (Four) Cottahs, more or less, situate, lying at and being Municipal Premises Nos.414, Jogendra Garden, Naba Pally, Kolkata - 700 078, Police Station Tollygunge, comprised in R. S. Dag No.2527, R. S. Khatian No.539, Mouza Kasba, J. L. No.13, R. S. No.233, Touzi No.145, District 24 Parganas (South), Sub-Registry Alipore, within Ward No.107 of the Kolkata

Municipal Corporation, more fully delineated and demarcated on the Plan annexed hereto and bordered with colour "RED" thereon and butted and bounded as follows:

ON THE NORTH : By remaining land comprised in R. S. Dag No.2527;

ON THE EAST : By land comprised in R. S. Dag No.2615;

ON THE SOUTH : By land comprised in R. S. Dag No.2613; and

ON THE WEST : By land comprised in R. S. Dag No.2607;

THE SECOND SCHEDULE:
(the Said Share)

ALL THAT the undivided 1/3rd (One - Third) share and/or interest in the Municipal Premises No.414, Jogendra Garden, Naba Pally, Kolkata - 700 078, more fully described in the **FIRST SCHEDULE** hereinabove.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

EXECUTED AND DELIVERED by the

VENDOR at Kolkata in the presence of:

Biswajit Bose
13 Mahanirban Road
Kolkata 700029

Rama Krishnam

Jagadish Baidya.
62A, S. B. B. Road.
Kol-31.

EXECUTED AND DELIVERED by the
PURCHASER at Kolkata in the presence of:

Pranip Ghosh

- ① Biswajit Bose
13 Mahanirban Road
Kolkata 700029
- ② Jagadish Baidya.

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED with thanks from within mentioned Purchaser the within mentioned sum of Rs. 3,50,000/- (Rupees Three Lac and Fifty Thousand) only by way of full and final payment of the Consideration for sale of the Said Share described in the **SECOND SCHEDULE** hereinabove in the premises described in the **FIRST SCHEDULE** hereinabove as per the memo below.

Cheque No.	Date	Banker	Amount
116899	08.04.2009	ICICI Bank	Rs. 3,50,000/-

Rama Goswami

WITNESSES :

Paiswariit Boze
13 Mahanirbhan Road
Kor Kalig 700029

Jagadish Baislye.

Drafted by :
M. K. Surana
Advocate

**SITE PLAN PREMISES NO. 414, JOGENDRA GARDEN NABAPALLY, C. S. DAG NO. 2527 [PORTION] OF K. H. NO. 539,
J. L. NO. 13, MOUZA KASBA, P.S. KASBA, WARD NO. 107, KOLKATA 700 078 UNDER BOROUGH XII [K.M.C.]**

LAND AREA : (MORE OR LESS) 04 K - 00 CH. - 00 SQ.FT. i.e. 2880 SQ.FT. i.e. 267.558 SQ.M.

C. S. DAG NO. 2615
30475 [100']

7015 [23']

23462 [77']

C. S. DAG
NO. 2614

80'X 100'
11425 [37'-6"]

100'

PLOT NO. G
AREA

04 K - 00 CH. - 00 SQ.FT.

(MORE OR LESS)

i.e. 2880 SQ.FT.

i.e. 267.558 SQ.M.

C. S. DAG
NO. 2613

80'

100'
11575 [38']

SITE PLAN

Date : 07.04.2009

Architects & Designers **archisan work**
02, LAKE ROAD [BESIDE LAKE MARKET], GROUND FL, KOLKATA 700 029
phone: (033) 6416 7575, e-mail: archan_work@rediffmail.com

SCALE : 1:100

ALL DIMENSIONS ARE IN MM.
UNLESS OTHERWISE MENTIONED



Rama Goswami

6.100 METER i.e. 20'-0" WIDE ROAD

4261 [14']

C. S. DAG NO. 2607
27425 [90']

Pradip Goswami

Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number :I-04098 of :2009
(Serial No. 02565, 2009)

On 09/04/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 21.00 hrs on :09/04/2009,at the Private residence by Pradip Goenka,Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 09/04/2009 by

1. Rama Goswami, wife of Lt Rashbehari Goswami ,C/o, Prity Chakraborty 18 A, Seven Tanks Lane Kolkata-30 Thana, By caste Hindu,by Profession :House wife
2. Pradip Goenka, son of Lt Jwala Prasad Goenka ,8, Mahanirvan Road Kolkata-29 ,Thana, By caste Hindu,by Profession :Others

Identified By Amit Basak, son of Lt Ramen Basak 12, M. N. Rd Kolkata-29 Thana:, by caste Hindu,By Profession Service.

Name of the Registering officer :Dines Kumar Mukhopadhyay
Designation :A. R. A. -I KOLKATA

On 11/04/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23.5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 10945/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on:11/04/2009

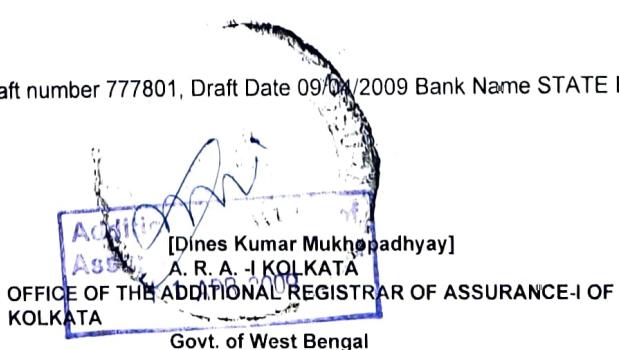
Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 995478/-

Certified that the required stamp duty of this document is Rs 59749/- and the Stamp duty paid as: Impresive Rs- 50

Deficit stamp duty

Deficit stamp duty 1.Rs 19750/- is paid, by the draft number 777801, Draft Date 09/04/2009 Bank Name STATE BANK OF INDIA



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 2732 to 2747
being No 04098 for the year 2009.



DK
(Dines Kumar Mukhopadhyay) 16-April-2009
A. R. A. - I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal

RIGHT HAND

Front	Fore	Middle	Ring	Little
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FORM FOR EXECUTION & FINGER PRINTS

NAME :

Pradeep Goenka.

EXECUTION & SIGNATURE



Description :-

Status :-

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				

Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				

NAME :

Rama Goswami

EXECUTION & SIGNATURE



Description :-

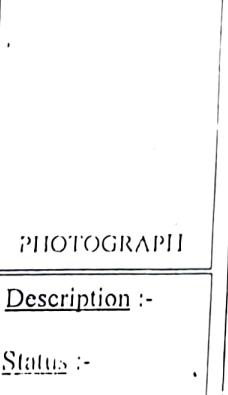
Status :-

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				

Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				

NAME :

EXECUTION & SIGNATURE



PHOTOGRAPH

Description :-

Status :-

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				

Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				