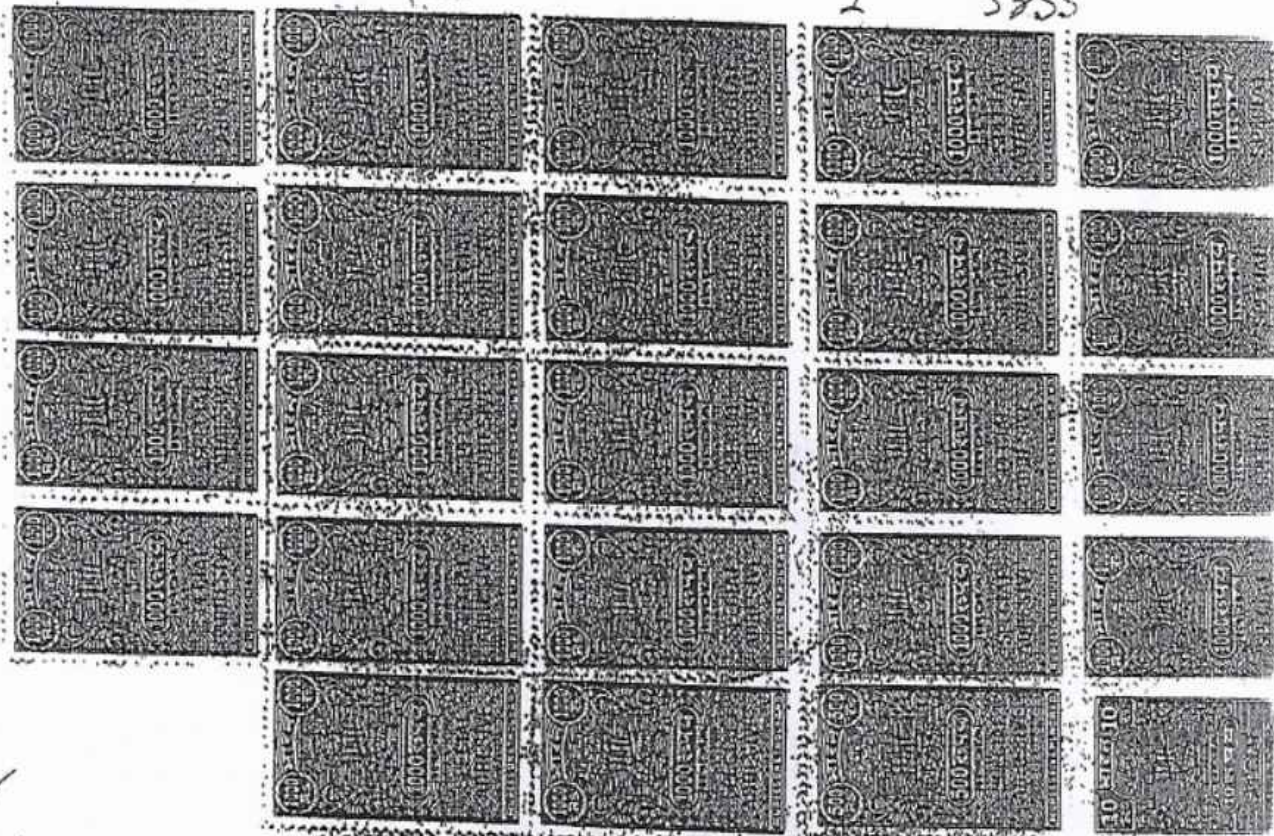




Stamp affixed to the ...
4/8 5(1), 11/11 W B L K. Apt 1855, July

Stamped ... from ... not
require ... under the Ind
Stamp ... 1896

Schedule 1A No ... 2.8.74

Fee paid ... A 4929

... made in QP ...

STAMP AFFIXED BY

STAMP SUPERINTENDENT,
SALGOTTA COLLECTORATE

... District ...
... (Salt Lake)

1-7-97

193451-

Bay

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... Stamp duty ...

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DEED OF SALE

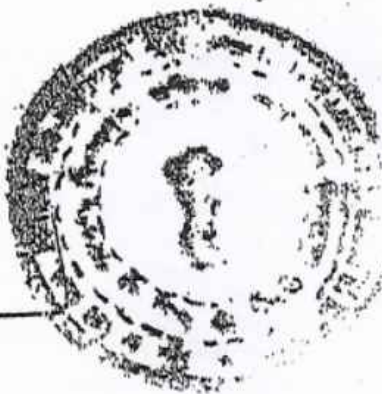
12-8

...

...

THIS INDENTURE is made on this the 1st day
of July, ONE THOUSAND NINE HUNDRED AND NINETY SEVEN
of the Christian Era BY AND BETWEEN (1) SRI SANTANU KUMAR
MUKHERJEE son of Late Sushil Kumar Mukherjee, by faith
Hindu, by Occupation - Retired Dy. Director, Central

Contd.



RECEIVED AT [unclear] 1897
97 BY R. H. [unclear]
OFFICE OF THE SECRETARY OF THE ARMY
[unclear] - [unclear]

Santana Kumar Mahapatra
 District and Sessions Judge
 District Court (Salt Lake)
 1797

1. Bantamu kum buntup.
~~Sikar, Surohik bar buntup~~
2. Surohik kum buntup.
~~Sikar, Surohik bar buntup~~

Sangat Kurang Pendidikan
Maka, jika kita lihat kembali
di SD-SK dan SMP...
dan Laki-laki - Laki-laki
yang akan masuk ke...
dan pada waktu itu...

Santanu Kumar Bhattacharya.

W312 ✓
L. Smith Keenan Treacy

Laut Kumar Lushchyn

Prayer Book
No. 1
of High Court
No. 1
No. 1
No. 1

[Handwritten signature]
Asstt. Director
6-7-87
P.T.

Sericul
(2) SRI
Mukherjee
Deputy
(3) SRI
Mukherjee
all res
Town, C
wife of
Sushil
Housewife
700 026
Ranjan
by faith

- : 2 : -

Sericulture Research Institute, Behrampur, Murshidabad.

(2) SRI SURATH KUMAR MUKHERJEE son of Late Sushil Kumar Mukherjee, by faith Hindu, by Occupation - Formerly

Deputy Director, Central Drug Research Institute, Lucknow

(3) SRI SANAT KUMAR MUKHERJEE son of Late Sushil Kumar Mukherjee, by faith Hindu, by Occupation - Retired Teacher

all residing at 66, S. K. Deb Road, Police Station - L. S. Town, Calcutta - 700 048, (4) SRIMATI SURAMA CHATTERJEE

wife of Sri Arun Kumar Chatterjee and daughter of Late Sushil Kumar Mukherjee, by faith Hindu, by Occupation - Housewife, residing at 76, Sarat Bose Road, Calcutta -

700 026 and (5) SRIMATI PURNIMA BANERJEE wife of Sri S. Ranjan Banerjee and daughter of Late Sushil Kumar Mukherjee, by faith Hindu, by Occupation - Housewife, residing at

Contd...3

Sarona Chatterjee



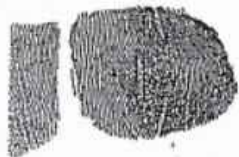
U314

Purnima Banerjee



U315

Vidya Bajaj



U317

Deepak Bajaj



U318

4. Sarona Chatterjee
Wp. Arun K. Chatterjee
of 76 Sarat Boz Rd. Cal-26.

5. Purnima Banerjee
Wp. Siris Ranjan Banerjee
of 3 Kharat Balu Ram Cal-37

6. Vidya Bajaj
Wp. Govind Prasad Bajaj
of Deepak Bajaj
Wp. Govind Prasad Bajaj
less of 19 Anant Singh
to Purnima Banerjee Cal-1

~~by~~ ~~Wp.~~ ~~Govind Prasad Bajaj~~
Wp. Harp, same

Identified by —

Praya Lal Datta
Advocate

High Court, Calcutta.

~~by~~ ~~Wp.~~ ~~Govind Prasad Bajaj~~
Wp. Harp, same

3, Khailat Babu Lane, Calcutta - 700 037, hereinafter jointly referred to and collectively called as "THE VENDORS" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART :

- A N D -

- (1) SRI MATI VIDYA BAJAJ wife of Sri Govind Prasad Bajaj, by faith Hindu, by Occupation - Housewife and
(2) SRI DEEPAK BAJAJ son of Sri Govind Prasad Bajaj, by faith Hindu, by Occupation - Service, both residing at 19, Amartolla Street, Police Station - Burrabazar, Calcutta - 700 001, hereinafter jointly referred to and collectively called as "THE PURCHASERS" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the Vendors herein as the owners of land with brick built R.C.C. old building absolutely seized and possessed of as well as sufficiently entitled

Contd.

to an estate free from all encumbrances all that plot of land alongwith two storeyed old building (about ground floor 1200 square feet plus first floor 1200 square feet totalling 2400 square feet) having right, title and interest as absolute owners measuring about by estimation an area of 3 cottahs 0 chittack 23 square feet be the same a little more or less lying and situate at Premises No. 66, S. K. Deb Road, Police Station - Lake Town, Calcutta - 700 048, District North 24-Parganas, Ward No. 23, Dag No. 754, Khatian No. 209, J.L. No. 25, Revenue Survey No. 6, G.D. 1, Division - II, Sub-Division - VI. Holding No. 92, Touzi No. 1298/2833, Mouza - Dakshindari, Additional District Sub-Registration Office Bidhannagar, Salt Lake City, Calcutta within the Municipal limit of South Dum Dum Municipality, morefully mentioned in the schedule written hereunder and hereinafter referred to as the said premises by way of inheritance from the erstwhile owner of the said land namely LATE SUSHIL KUMAR MUKHERJEE who had obtained and purchased the aforesaid land alongwith his two sons namely (1) SRI SANTANU KUMAR MUKHERJEE and (2) SRI SURATH KUMAR MUKHERJEE by way of an outright purchase against valuable consideration from the erstwhile owner namely Sri Loknath Dey by a Deed of Conveyance dated 09.02.1966 and registered with the Sub-Registrar, Cossipore, Dum Dum being recorded therein

Book No.1, Volume No. 30, Pages - 9 to 16, Deed No.1090
for the year 1966.

AND WHEREAS Late Sushil Kumar Mukherjee, Sri Santanu Kumar Mukherjee and Sri Surath Kumar Mukherjee, after the completion of the said purchase of land, have mutated their names in records of the South Dum Dum Municipality as true, lawful and absolute owners thereof and constructed a dwelling house of two storeyed building in the year 1969 for their absolute use and occupation.

AND WHEREAS the said Sushil Kumar Mukherjee died intestate on 18th February, 1983 leaving behind him his legal heirs and heiresses namely (1) SRI SANTANU KUMAR MUKHERJEE, (2) SRI SURATH KUMAR MUKHERJEE, (3) SRI SANAT KUMAR MUKHERJEE, (4) SRIMATI SURAMA CHATTERJEE and (5) SRIMATI PURNIMA BANERJEE who had inherited the undivided share of their father in the said premises clearly mentioned in the schedule herein below.

AND WHEREAS after the death of Sushil Kumar Mukherjee being father of the vendors herein, the vendors are seized and possessed of said land and building and premises as the absolute, true and lawful owners thereof.

Contd....

AND WHEREAS the Vendors herein are in absolute and uninterrupted possession of the said land alongwith old building since after the death of their father, the vendors herein thus are absolutely seized and possessed of or otherwise well and sufficiently entitled to having right, title and interest as absolute owners upon the said land alongwith existing old building standing thereon measuring about 3 cottahs 0 chittack 23 square feet be the same a little more or less lying and situate Premises No. 66, S. K. Deb Road, Police Station - Lake Town, Calcutta - 700 048, District North 24-Parganas, Holding No. 92, Circle No. VIII, Ward No. 23, Dag No. 754, Khatian No. 209, J. L. No. 25, Revenue Survey No. 6, G.D. No. 1, Division - II, Sub-Division - VI, Touzi No. 1298/2833, Mouza - Dakshindari, Additional District Sub-Registration Office Bidhannagar, Salt Lake City, Calcutta within the Municipal limit of South Dum Dum Municipality, hereinafter referred to as "THE SAID PREMISES" morefully and particularly described in the Schedule set out herein below and delineated in the map or plan annexed hereto.

The Vendors have represented to the Purchasers as follows :-

- a) That excepting the Vendors hereinabove nobody else has any right, title, interest, claim or

demand whatsoever or howsoever over and in respect of the said premises.

- b) That the said premises is free from all encumbrances charges, liens, lispendans, scheme, alignment, attachments, trusts, whatsoever or howsoever.
- c) That the Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- d) That the Vendors have not entered into any agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said premises.
- e) That the Vendors have no bar legal or otherwise to obtain the permission and/or certificate under Section 230(1)(a) of the Income Tax Act, 1961 if so required or necessary.
- f) That the said premises is not subject to any notice of acquisition or requisition.

Relying on the aforesaid representations and believing the same to be true the Purchasers have agreed

to purchase and acquire and the Vendors have agreed to sell and transfer ALL THAT 1/2(one half) undivided share of ownership upon the said premises free from all encumbrances, charges, liens, lispendens, attachments, trust whatsoever or howsoever at or for a total consideration of Rs.4,50,000/- (Rupees Four lacs Fifty Thousand) only the Vendors hereby confirm the same by signing this Deed of Conveyance hereof forever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said representations, declarations and confirmations of the vendors and in consideration of sum of Rs.4,50,000/- (Rupees Four Lacs Fifty Thousand) only of true and lawful money of the Union of India in the hands of the Vendors paid by the Purchasers at or before the execution of these presents the receipt whereof the vendors doth hereby admit and acknowledge from the payment of the same and every part thereof and by signing the memo of consideration admit, acknowledge, release and forever discharge the purchasers the receipt of the said total amount of consideration money, the vendors doth hereby grant, convey, transfer, sell confirm and assign unto the Purchasers ALL THAT piece or parcel of 1/2 (one half) undivided share of land having right, title and interest of whatsoever in nature alongwith 1/2 (one half) undivided interest in two storeyed existing old building measuring about 3 cottahs @ chittack 23 square

feet be the same a little more or less lying and situate at Premises No. 66, S. K. Deb Road, Police Station - Lake Town, Calcutta - 700 048, District North 24-Parganas, Holding No. 92, Circle No. VIII, Ward No. 23, within the limit of South Dum Dum Municipality TOGETHER WITH all paths ways passages water courses drains compounds sewers court yards and all manner of former and other rights liberties easements privileges advantages appendages and appurtenances whatsoever to the said premises or any part thereof belonging or in anyway appertaining thereto or which the same or any part therefor usually held occupied used or enjoyed or reputed to belong or to appertaining thereto and the REVERSION OR REVERSIONS REMAINDER OR REMAINDERS AND ALL THE rents issues and profits thereof AND ALL THE ESTATE RIGHT TITLE INTEREST inheritance use property possession claim and demand whatsoever both at law and in equity of the vendor into upon and in respect of the said premises and every part thereof herein comprised and hereby granted sold transferred and conveyed and every part thereof.

TO HAVE AND TO HOLD in respect of 1/2 (one half) undivided share of the said premises being Premises No. 66, S. K. Deb Road, Police Station - Lake Town, Calcutta - 700 048, District North 24-Parganas, Holding No. 92, Circle No. VIII, Ward No. 23, Mouza - Dakshindari.

morefully described in the Schedule hereunder thereby sold conveyed transferred and assigned or otherwise assured or intended so to be unto and to the use of the Purchasers absolutely and forever THE VENDORS doth hereby covenant with the PURCHASERS as follows :-

- a) That notwithstanding any act deed or thing done committed or knowingly suffered by it to the contrary the vendors are lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said premises alongwith existing old building hereby sold conveyed transferred and assigned as an absolute and indefeasible estate equivalent thereto free from all encumbrances whatsoever and that the vendors have full power and absolute and indefeasible right and authority to sell grant convey and transfer 1/2 (one half) undivided share of the said premises unto the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.
- b) That it shall be lawful for the Purchasers at all times hereafter peacefully and enjoy the said premises and receive the rents issues and profits

thereof without any hindrance interruption disturbances claim or demand whatsoever by the vendors or any person or persons claiming any estate right, title and interest from under through or in trust for the vendors and freely and clearly and absolutely acquainted exonerated and forever discharges or otherwise by the vendors well and sufficiently saved defended kept harmless and indemnified of and from against all charges and encumbrances whatsoever made done executed or occasioned by the Vendors.

- c) The Vendors and all persons claiming any right title or interest in the said premises through from under or in trust for the vendors shall and will from time to time hereafter at the request and cost of the Purchasers do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever or further and more perfectly conveying and assuring the said Premises and every part thereof hereby granted unto the Purchasers as may be reasonably required according to the true intent and meaning of this deed and it shall be lawful for the Purchasers at all times hereafter to move all kinds of vehicle to pass and repass leading to and out of the said Premises and lay

down, drains, sewers, gas, electric, telephone lines, water connection pipes in and under the said Premises.

THE VENDORS doth hereby further covenant with the Purchasers that the Vendors shall hand over the original title deed and original Municipal Tax receipt for the purpose of completion of sale of the said premises to the Purchasers for their true, scope, information, effect and record thereof for proving the bonafide title of the Vendors in all respects whatsoever in nature. It is made clear herein that the vendors shall upon receipt of the said consideration of Rs. 4,50,000/- (Rupees four lacs fifty thousand) only and after the sale of 1/2 (one half) undivided share of the said premises to the Purchasers have no further claim and demand whatsoever and the Purchasers shall be treated as the true lawful and absolute owners in respect of the said Premises after the registration of this present deed of conveyance.

The Purchasers doth hereby covenant with the Vendors that after registration and transfer of peaceful possession of the said Premises to the Purchasers, the Vendors shall be relieved of any liabilities towards the Purchasers or any third person/persons in respect of the said Premises forever and shall have no further obligations

to the Purchasers or any other person/persons forever in respect of the said premises hereinafter.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of revenue free Bastu Land having 1/2 (one half) undivided share in respect of right, title and interest of whatsoever in nature in the land alongwith two storayed existing old building (about ground floor 1200 square feet plus first floor 1200 square feet totalling 2400 square feet of pacca structure) measuring about 3 cottahs @ chittack 23 square feet be the same a little more or less lying and situate at Premises No. 66, S. K. Deb Road, Police Station - Lake Town, Calcutta - 700 048, District North 24-Parganas, Holding No. 92, Circle No. VIII, Ward No. 23, Dag No. 754, Khatian No. 209, J.L. No. 25, Revenue Survey No. 6, G. D. 1, Division - II, Sub-Division - VI, Touzi No. 1298/2833, Mouza - Dakshindari, Additional District Sub-Registration Office Bidhannagar, Salt Lake City, Calcutta within the Municipal limit of South Dum Dum Municipality which is butted and bounded as follows :-

ON THE NORTH : By 16' feet wide common passage.
ON THE SOUTH : By house of Mr. S. K. Roy.
ON THE EAST : By 20' feet wide S. K. Deb Road.
ON THE WEST : By the land of Ashutosh Pal.

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

SIGNED, SEALED AND DELIVERED
AT CALCUTTA IN THE PRESENCE OF:

WITNESSES:

- | | |
|---|--|
| 1. Kunal Chandra Ghose
Advocate, High
Court Cal
40 T. C. Ray's Bldg.
Solicitors
6 Old Post Office St
3rd floor Cal - 1. | Santanu Kumar Mukherjee
Sudath Kumar Dasgupta
Sarat Kumar Mukherjee
Sarama Chatterjee
Purnima Banerjee |
| 2. Manjusree Mukherjee
66, S. K. Das Road
Cal - 48 | |

THE VENDORS

Vidya Bajaj
Deepan Bajaj

THE PURCHASERS

Drafted and Identified by me:

Priya Lal Datta
Advocate.
Bar Association, Room No. 1.
High Court, Calcutta.

Admitted and acknowledged by the
Vendors hereto that the within
mentioned sum of Rs. 4,50,000/-
(Rupees four lacs fifty thousand)
only have been received by within
named Vendors in the manner mentioned
within from the manner mentioned within
from the within named PURCHASERS being
the consideration money in full and
final as per Memo below :-

MEMO OF CONSIDERATION

- | | | |
|-------------|---|-----------------|
| 1. | By Cheque No. 082554 dated 14.05.1997
drawn on State Bank of Mysore,
Bentick Street Branch, Calcutta. | Rs. 1,00,000.00 |
| 2. | By Cheque No. 082557 dated 24.06.1997
drawn on State Bank of Mysore,
Bentick Street Branch, Calcutta. | Rs. 12,500.00 |
| 3. | By Draft No. 575387 dated 21.06.1997
drawn on State Bank of Mysore,
Bentick Street Branch, Calcutta. | Rs. 1,12,500.00 |
| 4. | By Draft No. 451799 dated 21.06.1997
drawn on Vijaya Bank, Rabindra
Sarani, Calcutta. | Rs. 1,12,500.00 |
| 5. | By Draft No. 451798 dated 21.06.1997
drawn on Vijaya Bank, Rabindra
Sarani, Calcutta. | Rs. 1,12,500.00 |
| T o t a l : | | Rs. 4,50,000.00 |

(Rupees Four Lacs Fifty Thousand only).

W I T N E S S E S :

1. Keshab Chandra
Ghose Advocate
Hill Court - Cal.
6. 1st Post Office St
Cal. 3rd Floor.
2. Manjuresh Mishra
66. S. K. dev Road
Cal - 48

Santana Kumar Mukherjee
Parath Kumar Bhattacharya
Santana Kumar Bhattacharya
Santana Chatterjee
Rumina Banerjee

SIGNATURE OF THE VENDORS.

SITE
TOP OF
242' AND
WITHIN

TOTAL 1232

SIGNATURE

SIGNATURE



cc: District Sub-Registrar,
Mithamunagar (Salt Lake)



103-28-97

903
89-
1083

97

Reed Jones

SITE PLAN OF THE PREMISES NO. 66, S.K. DEB ROAD, P.O. - LAKE TOWN
 700 QAS, HOLDING NO. 186, CIRCLE NO. 18, WARD NO - 23 DAG
 KHATIAN NO. - 209, J.L. NO. - 25, TOUZI NO. - 1288/2893 MOUZA - DAK
 WITHIN THE LIMIT OF SOUTH DUM DUM MUNICIPALITY IN THE DISTRICT - N

TOTAL AREA OF LAND WITH BUILDING = 3 COTTAGE 0 CHITTACK 25 SQUARE

SIGNATURE OF VENDORS :-

Testam Kumar Mukherjee
Rusali Kumar Mukherjee
Charan Kumar Mukherjee
Pran Chatterjee
Ramesh Banerjee

SIGNATURE OF PURCHASER :-

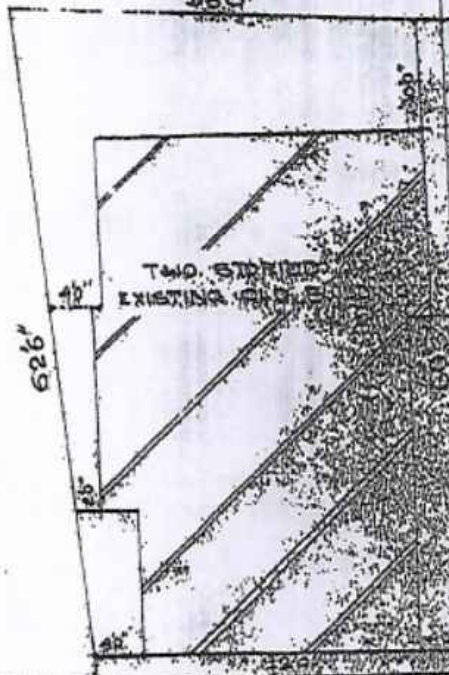
Vijaya Raju
Dimple Bhat



HOUSE OF
 SRI S.K. DEB

LAND OF
 ASHUTOSH PAL

385"



COMMON PASSAGE

200" WIDE S.K. DEB ROAD

Debi J. Deb
Debi J. Deb

Debi J. Deb

Debi J. Deb

1. The ...
 2. The ...
 3. The ...



for

Dist. Registrar
 Meharwar (Salt Lake)

Serial I
 Volume No. 903
 No. 167
 3955
 97

DATED THIS 12th DAY OF July 1987

B E T W E E N

SRI SANTANU KUMAR MUKHERJEE & RS.

... THE VENDORS

A N D

SRI MATI VIDYA BAJAJ

A N

SRI DREPAK BAJAJ

... THE PURCHASERS

C O N V E Y A N C E

Re : 1/2 (one half) undivided share of the Premises 66, S. K. Deb Road, Post Station - Lake Town, C

MR. PRIYA LAL DUTTA, ADVOCATE
BAR ASSOCIATION, ROOM No. 1,
HIGH COURT, C. A. D. C. B. T. A.