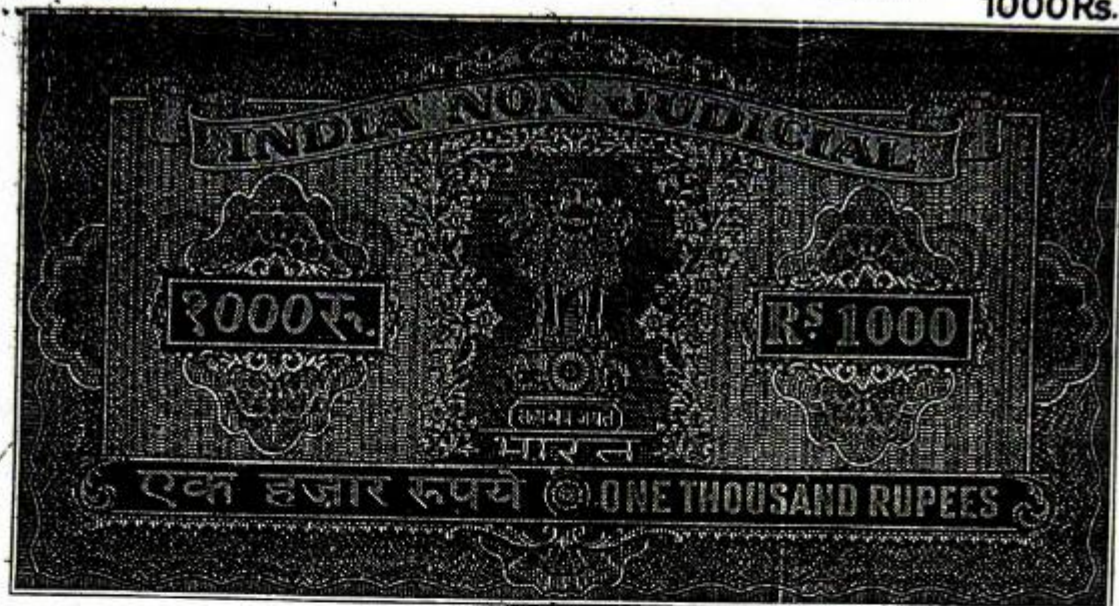


1078

1464

1000Rs.



1258

Pradhan
D.D. no. 1568/92
15/05/92

Stamp Duty on the India
Stamp Act 1899 is levied at the rate of 5%
on the market value of the property.
Act 1899, Sec. 23+4
Additional Stamp Duty on the
Sale of Immovable Property Act, 1911
Total Rs.

U/S 9 (8) of the W. B. prevention of under
Valuation of Instruments Rule 1994
Market Value Assessed Rs. 1,22,500
Stamp Duty of Rs. 5075/-

District Sub-Registrar III
Mugur 24 Parganas (South)

17/5/92
D. S. D. Rs. 5100/- paid vide
D.D. no. 181-237 dt. 19.5.92

D. A. 803/-

THIS DEED OF CONVEYANCE made this 15th day of

March, One thousand nine hundred ninety nine BETWEEN
SMT. SHYAMALI GHOSH wife of Sri Amar Ghosh, by occupation
Housewife, at present residing at 148, Serampore Road,
Garia, Calcutta-84, hereinafter referred to as VENDOR
(which expression shall unless excluded by or repugnant
to the context be deemed to include her heirs, executors,
administrators, representatives and assigns) of the
FIRST PART.

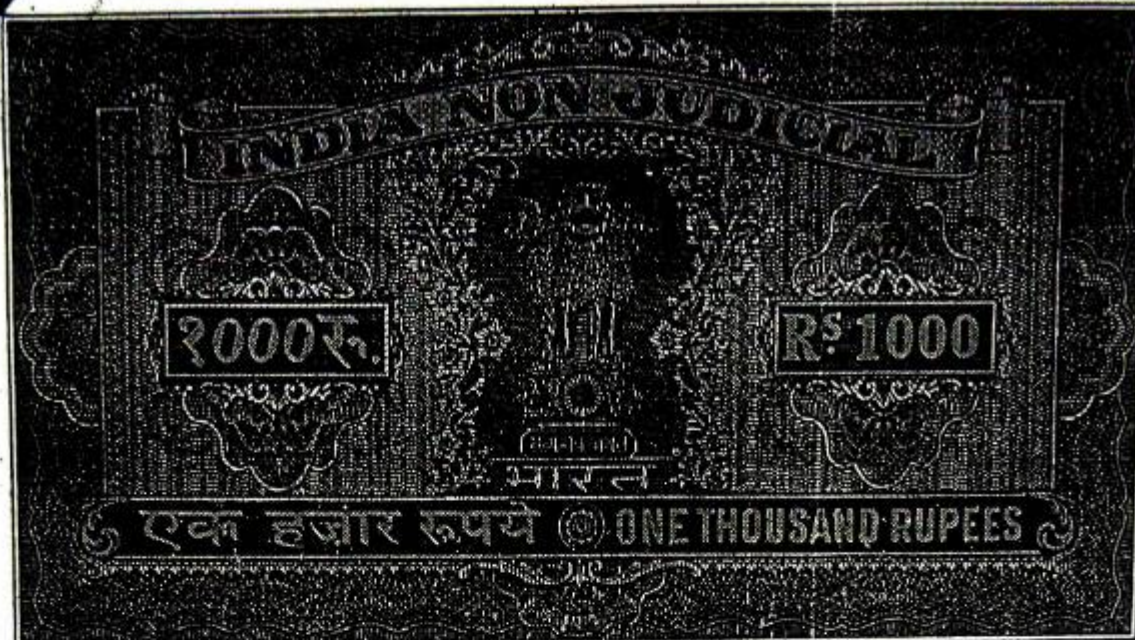
A N D

contd...

contd..

Handwritten calculations:
5000
2324
3372
7
28
4
78

A 539/-
14 28/-
E 7/-
M 4/-
578/-



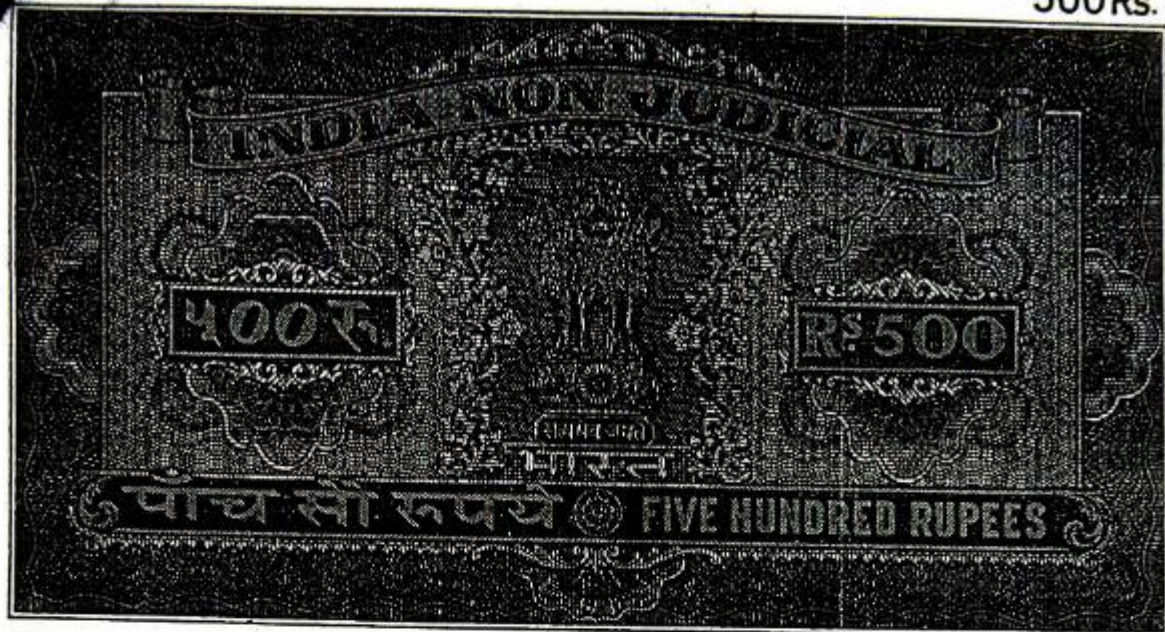
- 2 -

SRI RAM SHIREST THAKUR son of Sri Ram Kant Thakur, by occupation-service, at present residing at 25/1/1, Darga Road, Calcutta-700017, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS Sri Surya Kumar Pal son of late Sarat Chandra Pal, Sri Surendra Chandra Pal and Sri Narayan Chandra Pal both are son of late Jagat Chandra Pal and Sri Kanai Ranjan Chakraborty son of late Nalini Mohan Chakraborty were the absolute owner of land measuring about 2 cottahs 30 sq.ft. lying and situated at Touzi no.56,

contd...

contd..



- 3 -

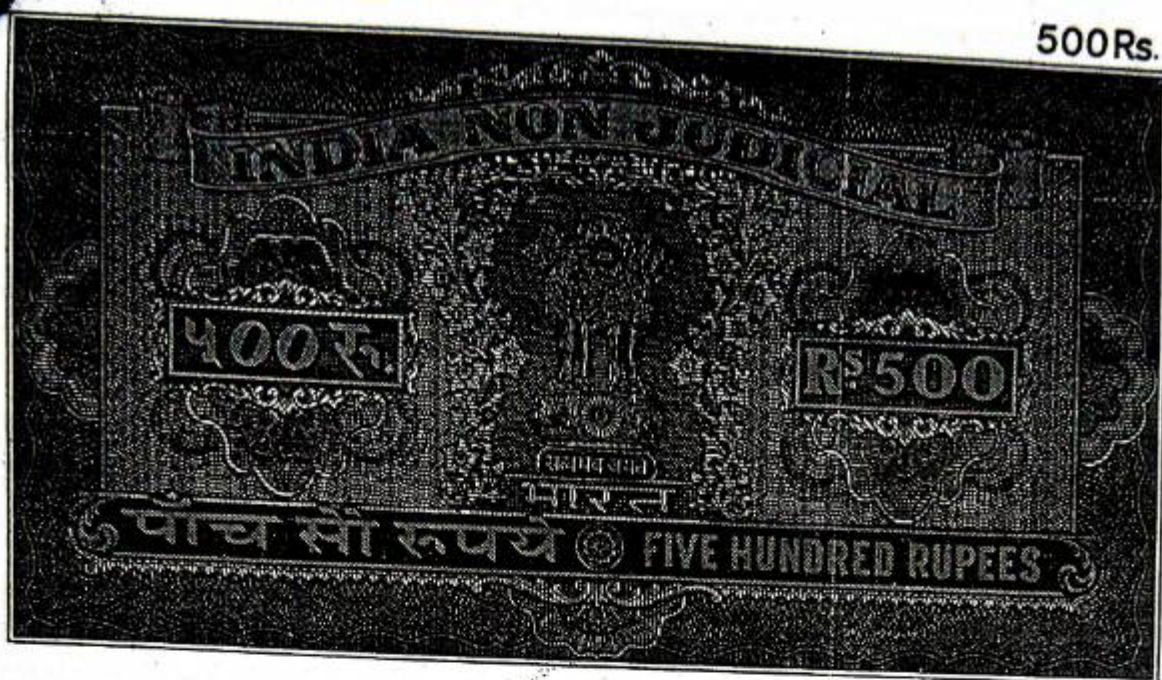
R.S.No.3,J.L.No.25,Mouza Nayabad,Khatian nos.115,117,119,
129,130 under The Calcutta Municipal Corporation Ward
No.109 (hereinafter called the said land).

AND WHEREAS by a deed of Conveyance which was duly
executed and registered in the office of the D.R.O.
Alipore, copied in Book no. I, being no.15650 dated 25.9.1992,
one Smt. Shyamali Ghosh the vendor hereinabove was the
absolute owner of the said land.

AND WHEREAS the said Shyamali Ghosh mutated her name
in the books of Calcutta Municipal Corporation as absolute
owner of the said land.

contd...

contd..



AND WHEREAS the Vendor hereinabove has developed the said land time to time which is collectively called the said property.

AND WHEREAS the Vendor hereinabove being seized and possessed of or otherwise well sufficiently entitled to the said property has decided to sell the said property TOGETHER WITH ALL rights, titles, claims, interest attached to the said property free from all encumbrances.

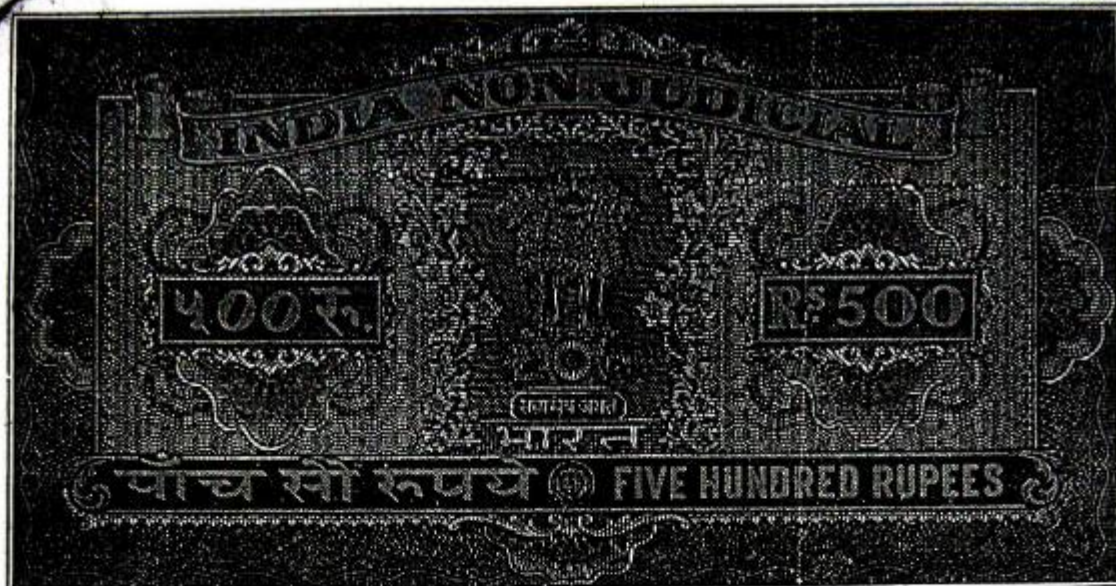
WHEREAS the Vendor has agreed to sell and the purchaser has agreed to purchase the said property.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

In full consideration of sum of Rs. 50,000/- (Rupees Fifty thousand) only of the lawful money of Union of India well and truly paid by the purchaser to the vendor

contd..

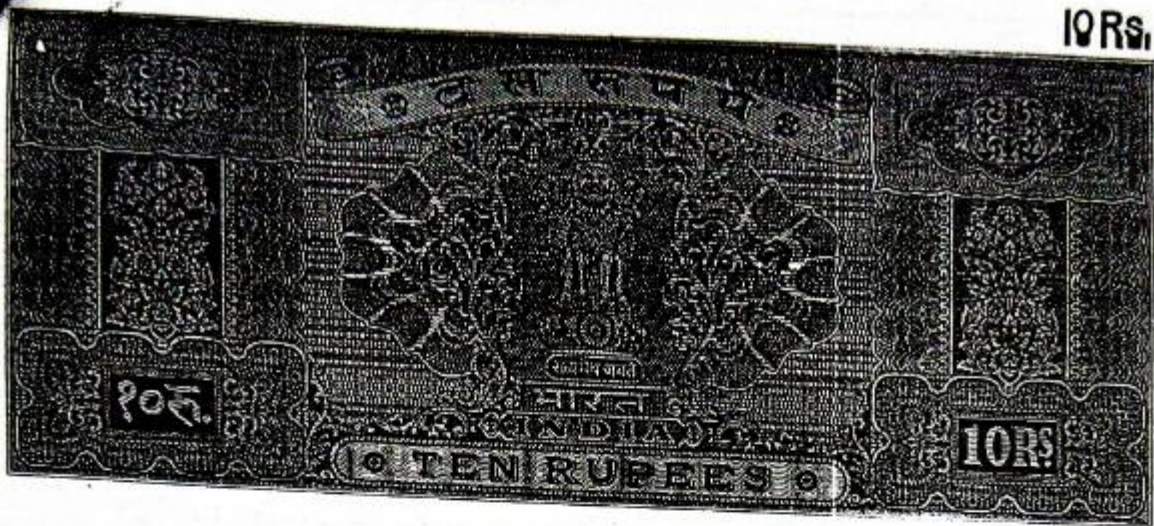
contd..



at or before the execution of this presents, the receipt whereof the vendor hereby admitted and acknowledge hereunder written and of the payment of the same and every part thereof the vendor doth hereby acquit release and forever discharge the said purchaser as well as the said property the vendor doth hereby grant, transfer, convey, sell, assure and assign unto the purchaser ALL THAT said property of the Mouza Nayabad under Calcutta Municipal Corporation Ward no.109 more fully described in the schedule below hereunder written OR HOWSOEVER OTHERWISE the said property is or are or heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all former and ancient rights, titles, liberties, benefits, privileges, advantages, easements appendages and appurtenances and whatsoever to the said belonging to or in anywise appurtenant thereto or usually

contd...

contd..



-6-

held, used enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profit thereof and all the estate right, title, interest claim and demand whatsoever both at law and in equity of the vendors with or upon the said property and every part thereof which now are or hereafter shall or may be in the custody, power, control or possession of the vendor or any person or persons from whom the vendor may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said property is to be unto the said purchaser absolutely free from all encumbrances.

AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

1. That notwithstanding any act, thing, deed or matters, whatsoever made done executed or knowingly suffered to the contrary the vendor have good right full power, absolute

contd..

contd..

authority and indefeasible title to grant, transfer, convey, sale the said property hereby sold or expressed or intended so to be unto and to the use of the said purchaser in manner aforesaid.

2. That the purchaser shall and may at all time hereafter peaceably and quitly hold possess and enjoy the said property or every part thereof and pay the rate and taxes to the appropriate authority upon getting her name mutated and/or recorded in the office of the Calcutta Municipal Corporation as well as in the office of the Collector 24-parganas(s) and receive rent issues and profits thereof without any lawful eviction, interruption claim and demand whatsoever or any person/ persons lawfully and equitably claiming from under or intrust of the vendor.

3. And that the vendor shall make and keep the property free and clear and freely and clearly and absolutely acquitted exonerated discharged or released at the cost and expenses of the vendor and also well and sufficiently saved defended kept harmless and indemnified from and against all manner of estate mortgage charges liens, lispendens claims demand attachments debts liabilities and encumbrances whatsoever.

AND THE VENDORS DO TH HEREBY COVENANT AND AGREES WITH THE PURCHASER AND IT FURTHER AGREED AND DECLARE BETWEEN THE PARTIES AS FOLLOWS:-

1. The purchaser shall be liable to pay directly to the authorities towards payment of corporation/municipality taxes and other outgoings in respect of the said property.

contd.,

2. The purchaser shall have full and absolute ownership right such as vendor derives from her title in respect of the said property.

3. The purchaser shall be entitled to sale, transfer, mortgage or otherwise alienate the said property hereby sold to any person or persons without the consent of the vendor.

4. The purchaser hereby agree to pay all the taxes punctually and regularly and upon possession of the said property all taxes levies, duties, outgoings and or any time hereinafter to be assessed or imposed on the said property by the local authorities or C.M.C.

SCHEDULE REFERRED TO ABOVE

*Shyamali
ghose.*

ALL THAT piece and parcel of land measuring about 2(two) cottahs 30(thirty) sq.ft. map annexed showing the land lying and situated at Mouja Nayabad, R.S.No.3, J.L.No.25, ^{Dag No 196.} Touji no.56, Khatian nos.115,117,119,129,130 under the Calcutta Municipal Corporation Jadavpur Unit, Ward no.109, Police Station Kasba butted and bounded as follows:-

On the North- 40' wide Road.

On the South- Plot No.11 of the same scheme.

On the East- Plot No.3 of the same scheme.

On the West- Plot No.1 of the same scheme.

contd..

IN WITNESS WHEREOF the Vendor set and subscribed her hands and seal in presence of the following witnesses on the day month and year first above written.

SIGNED SEALED & DELIVERED

In the presence of:-

WITNESSES

1. Anur. Ghosh.
148, Shrinipone
Road
Cal: 700084

2. Pappu Ghosh
25/11, Darga Rd
C-1-17

Shyamali Ghosh.
SIGNATURE OF THE VENDOR

contd...

MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of Rs.50,000/- (Rupees Fifty thousand) only by Bank Draft No. 224561 drawn on Allahabad Bank dated- 13.3.99.

Shyamali Ghose.

SIGNATURE OF THE VENDOR

WITNESSES

1. Anwar Ghosh.
148. Shrinagar Road.
Cal. 700084
2. Preeti Ghosh.
25/11 Durga Rd
Cal-17

Drafted by-

K. Moullick.
(TAPASH MOULICK).
Alipore Cr. Court,
Calcutta-27.

Typed by-

K. Manna.
Alipore Cr. Court,
Calcutta-27.



District Sub-Registrar in
Palmyra 24 Parganas (South)

15.3.49



Book No. 7
Volume No. 41
Pages 129 to 138
Being No. 1464
For the year 1949

District Sub-Registrar in
Palmyra 24 Parganas (South)
10.8.49