

0.5640 8-119 1-03248/2005



Handwritten notes on the left side of the page:

- 0/1578
- 22/9/05
- M.V. = 44,96,500/-
- 10,00,000
- 2344
- 10,00,000
- A 12/12/05

vc 920 for 2003 03DD 075824
 July 2500
 200 150
 100
 1000
 1.00 000

Certified That the deficit Stamp duty
 Rs. 2,49,650 by Bank Draft dt. 19.9.05
 No. 366705 Pat. Ballygunge Avenue
 From M. S. Ma

Addl. Dist Sub-Registrar,
 Alipore South 24 Parganas

Deficit Regn. fees. 22/9/05
 Rs. 38,467.00 Realised
 As per M.R. No. ...
 dt. 22/9/05

Addl. Dist Sub-Registrar,
 Alipore South 24 Parganas
 22/9/05

Signature under Rego Rule
 Duty stamped under The Indian Stamp
 Act 1899 as amended by Act III of 1982
 And section 4 of the Indian Improvement
 Act 1911 and section 4 of the Indian
 Stamp Act 1899 as amended in 1979
 Additional duty on ...
 Kolkata Improvement Act - 1911
 Rs. ... Exp. ...
 Total Rs. ... Paid ...

Addl. Dist Sub-Registrar,
 Alipore South 24 Parganas
 22/9/05

THIS DEED OF CONVEYANCE made this 22nd day of September, Two thousand Three A.D. BETWEEN SMT. BISHNUPRIYA TALUKDAR, wife of Sri Amit Talukdar, daughter of Late Mukul Kumar Bose, by religion - Hindu, by occupation Housewife, presently residing at Suite No.5, Block E, 44, Ironside Road, Police Station- Ballygunge Kolkata-700019 hereinafter called and referred to as the "V E N D O R" (which term or expression shall unless excluded by or repugnant to the subject or context or meaning thereof be deemed to mean and include her heirs, executors, administrators and legal representatives) of the ONE PART;

22353

Smt. Manjusree Dutta

Flat No. - 2/3 Tilottama Apt
1C Richie Road Kolkata 19



Presented to Registrar
at _____ A.M./P.M on the _____
day of _____ 2003
25000 X 4 = 100000
Rupees One Lakh Only
Sub-Registrar Office
at Alipore, South 24-Parganas
Executant/
one of the executant/
Agent for
under a power of
Attorney No. _____ for 2003
Verified by the _____
Registrar of _____
Bishnupriya Talukdar

Bishnupriya Talukdar
Mishra Anur
Talukdar of
Cute PO, Block E
Ward 2, Gandhi
Ballygunge
Case - Hindu
Wata No Anil
Datta. dt 29/13
P. No. 1, Garden
Rel Nungumbakkam
P. No. Nungumbakkam
Chennai 600068 P.O.
Debabrata Choudhury
Adv.



Bishnupriya Talukdar

Manjusree Dutta.

Stamp impression
Blatished with

Sub-Registrar
Alipore, South 24-Parganas

Nitara Dutta 22/9/03

Identified by me
Debabrata Choudhury
Advocate





0300 075825

A N D

SMT. MITRA DUTTA, wife of Sri Amal Dutta and daughter of Late Murarimohan Chatterjee by religion – Hindu, by occupation Social Worker, presently residing at TF – 4 Corddel Apartment, 29/13, Pycrofts Garden Road, Numgumbakkam, Police Station Numgumbakkam, Chennai-600006 and SMT. MANJUSRI DUTTA, wife of Sri Asish Dutta and daughter of Sri Umakanta Sarkar by religion – Hindu, by occupation Housewife, presently residing at Flat No. 2/3, Tilottama Apartment, 1C

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Smt. Manjusee Datta

Flat No: 2/3 Tilottama Apt,
1C Ritchie Road

Kolkata - 19.

Collectorate

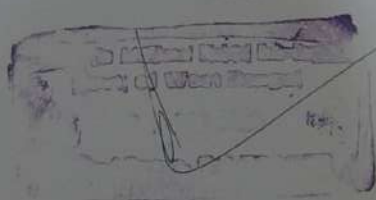
Treasury

16.9.2003

M
~~Treasurer~~

25000 x 4 = 100000/-

③ Manjusee Datta
No Ashis Datta of
Flat no 2/3 - Tilottama
Apartment 1C Ritchie
Road P.S. Ballygunge
Kal - 19 -





03DD 075826

Ritchie Road, Police Station - Ballygunge Kolkata - 700 019 hereinafter jointly called and referred to as the "PURCHASERS" (which term or expression shall unless excluded by or repugnant to the subject or context or meaning thereof be deemed to mean and include each of them and their respective heirs, administrators, legal representatives) of the OTHER PART ;

WHEREAS one Mukul Kumar Basu, son of Sri Dharendra Nath Basu of P - 93, Lake Road, Ballygunge, P.S. Tollygunge, Dist. 24 Parganas, by virtue of a registered Deed

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Sri. Manjusree Dutta

Flat No. 2/3 Tilottama Apt,

1C Richie Road

Kolkata - 19.

Kolkata Collectorate,

Treasury,

Date 16.9.2013



$25000 \times 4 = 100000/-$





03DD 075827

of Sale executed in the year 1943 and duly registered at the Sub-Registration office at Alipur and recorded in its Book No.1, Volume No. I, at Pages from 164 to 172, Being No.274 for the year 1943 purchased from 1) Sri Sailendra Nath Gupta, 2) Sri Biswanath Gupta, 3) Sri Debendra Nath Gupta and 4) Sri Sachindra Nath Gupta, all sons of Late Bijay Lal Gupta, all residing at 254, Panchanantala Road , P.S. & Dist. Howrah. ALL THAT the piece or parcel of land measuring an area of about 4 cottahs 3 chittaks, be the same a little more or less situate lying at and being premises no.150, Bakul Bagan Road, together with partly two stored and partly three storied brick built

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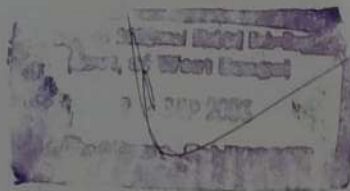
22353
~~22353~~
 sold to Mr. Manjusree Dutta
 of Flat No. 2/3 - Tilottama Apt
1C, Bichie Road, Kolkata - 19.

Calcutta Collectorate,
 Treasury,

date 16.9.2003

M
 Treasury

25000 x 4 = 100000/-



residential building standing thereon, within the municipal limits of the Calcutta Municipal Corporation Ward No. 22, within P.S. Bhawanipur, A.D.S.R. Alipur, in the District of South 24 - Parganas, in Dihi 55 Gram, Division-6, Sub-Division -S, of Mouza - Chakraberia, together with all easement, privileges, right, title, interest, possession and profits whatsoever therein.

AND WHEREAS after such purchase the said Mukul Kumar Basu remained in absolute enjoyment, occupation and possession over and upon his purchased aforesaid total bastu landed property measuring an area of about 4 cottahs and 3 chittaks more or less together with partly three storied and partly two storied residential brick built building standing upon the land of the said premises called and known as premises No.150, Bakul Bagan Road, P.S. Bhowanipur, under C.M.C. Ward No.22, A.D.S.R.O. Alipur, Kolkata-700025, in the District of South 24-Pgs.

AND WHEREAS Sri Dharendra Nath Basu, son of Late Bhut Nath Basu (i.e. the Father of the said Mukul Kumar Basu) by virtue of a registered Will and/or Testament executed and registered before the Joint Sub-Registrar of Assurances of Alipur, at Behala and which had been recorded in its Book No. III, Volume No.I at Pages 32 to 40, being No. 4 for the year 1947 executed and registered and bequeathed all his properties including the said premises No.150, Bakul Bagan Road, called and known as Holding No.429C and 429K, wherein the landed property measuring an area of about 4 cottahs and 3 chittaks more or less, under C.M.C. Ward No.22, within P.S. Bhawanipur, Dist. 24-Parganas, together with the partly two storied building thereon, along with many other properties as mentioned in the Schedule "Kha" of the said Will and/or Testament in favour of his son Mukul Kumar Basu (therein referred to as the Beneficiary) and other landed properties as mentioned and described in the said Will and/or Testament to his wives, other son and daughters and accordingly by the said will executed in 1947 Sri Dharendra Nath Basu confirmed the ownership of the said land at premises No.150 Bakul Bagan Road, in favour of his son Sri Mukul Kumar Basu which had been purchased in 1943 in the name of the said Mukul Kumar Basu as purchaser.



AND WHEREAS after completion and registration of the said Will and/or Testament the said Dhirendra Nath Basu died, leaving him surviving the above named son, Mukul Kumar Basu, his wives, other sons and daughters as his legal heirs and/or successors and the said registered Will and/or Testament.

AND WHEREAS as per terms and conditions and/or provisions of the said Will and/or Testament, after obtaining Probate of the said Will and/or Testament of Sri Dhirendra Nath Basu the said Mukul Kumar Basu (son of Late Dhirendra Nath Basu) having been absolutely bequeathed the said Premises No.150, Bakul Bagan Road along with various other properties and have been enjoying the same as absolute owner thereof.

AND WHEREAS by way of purchase and also by virtue of the bequeath by the said registered Will and/or Testament the said Mukul Kumar Basu was in uninterrupted and peaceful enjoyment, occupation and possession over and upon the said entire land containing an area of 4 cottachs 3 chittaks more or less on which the said brick built fully tenanted building was constructed, situate lying at and the said premises No.150, Bakul Bagan Road, under Kolkata within the Municipal limits of Corporation of Calcutta P.S. Bhowanipur, Kolkata - 700 025, in the District of South 24-Parganas, along with various other landed properties free from all encumbrances charges and lien.

AND WHEREAS during the uninterrupted and peaceful enjoyment, occupation and possession over and upon those properties, the said Mukul Kumar Basu died intestate on 25.3.91 leaving him surviving his widow Rama Rani Basu who also died intestate on 7.3.96 and said only daughter, the vendor herein, Smt. Bishnupriya Talukdar as his only legal heir and/or successor and/or legal representative and there is no other legal heir and/or successor and/or legal representative of the said deceased Mukul Kumar Basu and by way of inheritance the vendor herein is now absolutely enjoying and possessing the aforesaid fully tenanted property namely, the said premises no.150, Bakul Bagan Road, P. S. Bhawanipur, Kolkata-700 025, under Ward No. 72, A.D.S.R. Alipur, in



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the District of South-24 Parganas, together with residential brick built structures standing upon the land or of the aforesaid premises, free from all sort of encumbrances charges and lien.

AND WHEREAS the abovesaid deeds recited herein relate to the land measuring 4 cottahs 3 chittaks at the said premises no.150 Bakul Bagan Road, but on actual measurement the area of the said land of the said premises no.150 Bakul Bagan Road was found to be containing an area of 4 Cottahs 6 Chittaks that is to say 3 Chittaks of land in excess of the land mentioned in the said registered deed. Besides 6 Chittaks land more are annexed with the above land. This 6 Chittaks land bearing Kolkata Municipal Corporation premises No. 150/1 Bakul Bagan Road. The vendor herein is and her predecessor was in actual physical uninterrupted possession and enjoyment of the said excess 3 Chittaks land at premises no.150 Bakul Bagan Road as well as the said 6 Chittaks land of 150/1 Bakul Bagan Road since the date of execution and registration of the said deed of conveyance registered in 1943.

AND WHEREAS the vendor herein has offered for absolute sale of her said Bastu landed property measuring an area of about 4 cottahs 6 chittaks at premises no.150 Bakul Bagan Road and 6 Chittaks at premises no. 150/1 Bakul Bagan Road be the same a little more or less, together with the residential pucca brick built fully tenanted building standing therein, alongwith all easement, right, title, interest, possession, and all other appurtenances and rights, whatsoever therein which is morefully mentioned and stated in the schedule "A" and Schedule "B" respectively written hereunder and also delineated or shown in the maps or plans annexed herewith and indicated and depicted with Red verge line, for a total price or consideration money of Rs.10,00,000/- (Rupees Ten lacs) only, and the purchasers herein have agreed to purchase the said property hereinafter mentioned and written in the schedules below and also shown, delineated indicated and depicted with the colour RED border lines on the map or plan annexed herewith. The said price or total consideration money offered by the purchasers is the highest price or consideration money for this present.



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NOW THIS CONVEYANCE or Deed of Sale WITNESSETH as follows :

THAT in pursuance of the said price or consideration money of Rs.10,00,000/- (Rupees Ten Lacs) only fully paid by the purchaser hereto to the vendor hereto simultaneously with the execution of this Deed the receipt whereof the Vendor doth hereby as well as by the Memo of consideration below admit and acknowledge the said purchasers as the absolute owners and possessors of the said property doth hereby indefeasibly grant, transfer, sale, convey, assign and assure unto the said purchasers, (which term or expression includes her heirs, executors, administrators, legal representatives and assigns) all that the said property including all its buildings, fittings, fixtures, connections, lights, liberties, privileges with all easement rights whatsoever belonging to the said property or usually held, occupied therewith AND ALL right, title, interest, possession, rents, claims and demands whatsoever of the vendor into or upon the said property and every part thereof TO HAVE AND TO HOLD the said property free from all encumbrances charges and lien hereby sold, transferred, conveyed unto the purchasers (which term includes their heirs, executors, administrators, representatives and assigns) absolutely and forever. AND THAT the vendor doth hereby covenant with the said purchasers that notwithstanding any acts, deeds, things and matters whatsoever done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of or otherwise well and sufficiently entitled to as and for an estate equivalent to an estate of inheritance of free from all encumbrances, attachments, charges liens whatsoever and the said property is not effected by any scheme of the K.I.T. nor by any scheme of the K.M.D.A. and / or by the scheme of the K.M.C. and the said property is not notified to be acquired under the L.A. Collector nor Requisitioned by the Government to the best of her knowledge and belief or any other public body whatsoever and there is no suit or dispute or litigation or case pending in any Court in respect of the said property and the vendor has full power and absolute authority to sell or transfer, the said property in the manner aforesaid .

AND THAT the purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said



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Property as its absolute owners and possessors with absolute right, to sell, transfer, convey, make any gift, mortgage, lease the said property as its absolute owners and possessors without any lawful eviction, claim, interruption, demand whatsoever from the vendor or her heirs, executors, administrators, representatives and assigns or from any person or persons lawfully claiming through or under her.

AND FURTHER THAT the vendor shall at all times hereafter indemnify and keep indemnified the said purchasers, their heirs, executors, administrators, representatives and assigns from or against all encumbrances, losses, damages, charges whatsoever if suffered by reason of any real defect in the title of the Vendor.

AND THAT the vendor doth hereby further covenant with the purchasers that at all reasonable times hereafter at the request and costs of the said purchasers do or execute or cause to be done or executed all such further lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed and the vendor further covenant with the said purchasers that simultaneously with the completion of this deed of conveyance the peaceful possession of the said property shall be made over by the vendor to the purchasers.

AND THAT the vendor doth hereby covenant with the purchasers hereto that if any genuine dispute arises at any time regarding right, title, interest, possession, profits whatsoever in respect of the said property more particularly mentioned and described in the schedule "A" and schedule "B" written below, the vendor shall be responsible for any such dispute and the vendor shall be bound to make good any actual loss sustained by the purchasers.

AND THAT the Vendor hereto further covenant and confirm that all rates, dues, on the said property have been paid by her upto fourth quarter 2001-02 and further covenant that should any

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rates, taxes, dues and duties be found actually payable upto date, the same shall and will be paid by her.

BE IT FURTHER STATED BY THE VENDOR that the purchasers (which term include their heirs, executors, administrators, representatives and assigns) shall be entitled to enjoy all rights of ingress and egress with all easement right, title, interest, possession, profits whatsoever to the common passage/road adjacent to the said premises and shall have got every right and liberty to arrange all the electrical connections, water pipe connections, drainage system, telephone connections through such common passage / road.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of the total bastu landed property measuring an area about 4 cottahs 6 chittaks be the same a little more or less together with the residential brick build, ^{two storied} fully tenanted pucca structure standing thereon ^{measuring about 2400 Sq. ft. approximate more or less} at present known as the premises No.150 Bakul Bagan Road, under Kolkata Municipal Corporation formerly Ward No.22, at present under Ward No. 72, within police Station – Bhowanipur, Kolkata 700025, within A.D.S.R.O Alipur, in the District of South 24 Parganas, also being formerly Holding No.429C and 429K, Division-6, Sub-division-S, within District Collectorate's Touzi 55 Gram, of Mouza – Chakraberia, along with all easement rights, title, interest, possession, profits whatsoever therein, shown in the map or plan annexed herewith by coloured RED border lines therein, butted and bounded by :

- ON THE NORTH :- Bakul Bagan Road
- ON THE SOUTH :- Bakul Bagan Road
- ON THE EAST :- 149A Bakul Bagan Road and 39A Townshend Road
- ON THE WEST :- Bakul Bagan Road

SCHEDULE "B" ABOVE REFERRED TO

ALL THAT piece and parcel of the total bastu landed property measuring an area about 6 Chitraks



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be the same a little more or less at premises No.150/1, Bakul Bagan Road , P.S. Bhowanipore, Kolkata- 700025, under Kolkata Municipal Corporation formerly Ward No.22, at present under Ward No.72, within A.D.S.R.O Alipur, in the District of South 24 Parganas adjacent to the land described in the schedule "A" hereinbefore, with all easement right, title interest, possession profits whatsoever therein, shown in the map or plan annexed herewith by coloured RED border lines therein butted and bounded by :

ON THE NORTH :- Bakul Bagan Road

ON THE SOUTH :- Bakul Bagan Road

ON THE WEST :- Bakul Bagan Road

ON THE EAST :- 150 Bakul Bagan Road

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

SIGNED SEALED AND DELIVERED

In the presence of :

WITNESSES:

1. *[Signature]*

2. *[Signature]*

[Signature]
SIGNATURE OF THE VENDOR

1. *Mitra Dutta*
2. *Manjusrî Dutta*

SIGNATURE OF THE PURCHASER



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Sethi



Left Hand

Right Hand

Pachompriga Talwada
Purchas



Left Hand

Right Hand

Manjuresi Dutta

Purchas



Left Hand

Right Hand

Mitra Dutta



কেন্দ্রীয় বিজ্ঞান কেন্দ্র
কলকাতা

22 SEP 2003

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MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers, the within mentioned Sum of Rs.10,00,000/- (Rupees Ten Lakhs) only by the within named vendor being the full consideration money as per memo hereunder written :-

<u>DRAFT / CHEQUE NOS.</u>	<u>DATE</u>	<u>DRAWN ON</u>	<u>AMOUNT</u>
101237	18.9.03.	ICICI Bank Ltd.	Rs. 50,000/-
469182	19.9.03.	Chowringee Branch	4,50,000/-
018458	18.9.03.	State Bank of India R.B. Avenue Standard Chartered Bank Chowringee Branch	5,00,000/-
TOTAL :			Rs. 10,00,000/-

(Rupees Ten Lacs) Only

WITNESSES:-

- Shivaji Talukdar
84 ND Block 'E'
New Alipura
- 1) Shivaji Talukdar
 - 2) ASIS H DATTA
Flat 2/3
Tilottama Apartment
1-C Ritzline Road
Kolkata - 700 019

Pishnu Prasad Talukdar
SIGNATURE OF THE VENDOR

Drafted by me and prepared in my office :-

Debabrata Chowdhury

Debabrata Chowdhury
Advocate
Alipore judges Court
Kolkata - 700 027

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22 SEP 2003
West Bengal



REGISTRATION NO. J
JOB No. 228
Welding No. 138
Paye No. 119
Savy No. 02248
on the order of S

addl. P.H.E. sub. Registrar
Alipore South 24-Paraganas
26/9/05