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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

203394

**Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.**

Addl. District Sub-Registrar  
Behala, South 24 Parganas

15 FEB 2008 / DEED OF CONVEYANCE

THIS INDENTURE made this 15<sup>th</sup> day of  
February Two Thousand Eight (2008)

## BETWEEN

(1) SRI NRIPENDRA NATH RANJAN and (2)  
SRI DWIPENDRA NATH RANJAN both are sons of Late  
Shib Krishna Ranjan and residing at 30, Jyotish Roy Road.

Attested -  
On 22 18/02/2008

Sukumar Das  
Ex. Private Secretary  
Department of Atomic Energy  
Atomic Energy  
Research Centre, Govt. of India  
Tatibandh, Hooghly, Calcutta-34

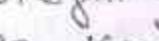


Far and in full. **UJJAL ADDY**  
SALIL BAKR, TANVI GUPTA, ANITA KHATE, RAJKESH KARNA, PREMAMITRA  
DEY, BISWAL DEY, MEENAKSHI MAMTA, BIDYUT KAL MUKUL, POONAM  
PALLOCH, SHARADDA, UJJAL ADDY, CHIRI, SURESH JASWAL,  
GURUJIT SINGH, JESSIE SAWHIE, RAKHI, JUNIOR RAMDAS, CHODI  
De Comptoirs **UJJAL ADDY**

For M/s. UJJAL AUDDY

Proprietor

Proprietor

228 7/10/1988 500/-  
Name... Bidgert Ks Hallik & others  
Address... 82 Kailash Purit Lane  
Vendor...  Ks 1-53

R. K. DAS  
Banned Story Vendor,  
Alipore Circular Ghat.



Pannalal Halder,  
11. Panch Halder, Business,  
26/50, T. C. Rd, Kot. 53.

Registrar  
24 Parsons.  
FEB 2008

Attached - 18/02/2008  
J.W.D.

For Mrs. UJJAL AUDDY  
Mrs.  
Proprietor

Proprietary



Kolkata-700053, P.S. Behala, by faith Hindu; (3) SMT. MAYA ROY, wife of Sri Gopal Roy, (4) SMT. REKHA HALDAR, wife of Sri Pannalal Haldar and (5) SMT. KALPANA MONDAL, wife of Sri Rabi Mondal; Item-3 to 5 all are daughters of Late Shub Krishna Ranjan, by faith Hindu; Item-3 presently residing at 26/4, Tollygunge Circular Road (Saheb Mahal), Kolkata-700053, P.S. Behala; Item-4 presently residing at 26/50, Tollygunge Circular Road (Saheb Mahal), Kolkata-700053, P.S. Behala and Item-5 presently residing at 28, Deshapran Sasmal Road (Sikari Para), Kolkata-700033, P.O. & P.S. Charu Market; hereinafter called and referred to as the VENDORS/OWNERS (which term or expression shall unless excluded by or repugnant to the context, mean and include their heirs, executors, administrators, successors, representatives and assigns) of the ONE PART

AND

1) SRI BIDYUT KUMAR MALLICK and 2) SMT. DOLA MALLICK, both are by faith Hindu, by occupation- Service, both are son and daughter of Late Prokash Kumar Mallick and both are residing at 82, Kailash Pandit Lane, Kolkata-700053.

For M/s. UJJAL AUDDY

Proprietor

W. S. DHALA, AUDDY  
Jewz,  
Proprietor



Signature of Registrar  
Pargans.

15 FEB 2008

Attested.  
DkD 18/02/2008

For Mrs. UJJAL AUDDY  
Proprietor

Subi Kumar De  
Ex-Principal of Atomic Energy  
C. Corporation of India  
11AF, Bidhan Nagar, Kolkata-64  
Smt. DOURHAR DEB MAMTA MONI DEB DIVYASHREE HILLOCK DOLA  
MALL POL, AVARAJEELA, POHAKULI, JAGATSINGHPUR, JHARKHAND  
DADHIKARITA, ASHIM SAKTIPUR, JHARKHAND  
JHARKHAND  
S. No. UJJAL AUDDY  
M.  
Proprietor



P.O. New Alipore, P.S. Behala, Kolkata-700053, hereinafter called and referred to as the PURCHASERS (which term or expression shall unless excluded by or repugnant to the context mean and include their heirs, executors, administrators, successors representatives and assigns) of the OTHER PART.

WHEREAS predecessor-in-interest and father of the Vendors Late Shib Krishna Ranjan purchased a plot of bastu Land ( as per record of rights), described in the schedule below, from one Upendra Nath Chakraborty of Behala through two Registered Deeds – one for the land measuring 1 cottah 12 chchataks in the Office of the Sub-Registrar, Behala which was entered in Book No.1, Vol. No.12, in pages 193 to 194 and being No. 688 of 1934 (Dag No.206 & Khatian No.156/12) and other for the land measuring 1 cottah 12.5 chchataks in the office of D.R. Alipore which was entered in Book No.1, Vol. No. 20, in pages 277 to 278 and being No.803 of 1934 (Dag No.206 & Khatian No.152GA (i.e. in Bengali ১৫২>১২৫)).

Attestad.  
Dated 18/02/2004

Self Binder Co  
15, B.B.D. Bagh  
11th Floor, Model Colony  
Opp. Central Bus Stand  
Kolkata-700053

AND WHEREAS after purchase of the schedule land in the aforesaid manner predecessor-in-interest and father of the

Vendors Late Shib Krishna Ranjan started to live there with his  
sons  
MALLICK, ANANDROOP, TORA, RAZA, ALI, JAFAR, CHOWD, MOHAMMED, ABDUL,  
GULAM, SABURO, ASHOK, SANTHIL, HIRU, KALAM, KALIKA & RANGIR KHAN,  
As Commercial Name

Mrs. UJJAL AUDDY

Proprietor

For Mrs. UJJAL AUDDY

Ujjal  
Proprietor

family members in an existing house made of hogla leaves, bamboos etc as per record of rights. In the meantime Shib Krishna Ranjan sold a portion of land measuring 11 chhataks 35 sq.ft. from the total land he possessed measuring 3 kottahs 8.5 chhataks. Afterwards he owned, possessed and enjoyed the rest of the landed property measuring 2 cottahs 12 chhataks 32 sq.ft. (approx.) uninterruptedly and without any hindrance for long 26 years.

AND WHEREAS said Shib Kumar Ranjan while possessing and enjoying the said property died intestate in 22.09.1960 leaving the following as his legal heirs and no other :

*Attested  
Dk Dr 18/02/2008*

- (1) Sri Nripendra Nath Ranjan (Son)
- (ii) Sri Dwipendra Nath Ranjan (Son)
- (iii) Smt. Maya Roy (Daughter)
- (iv) Smt. Rekha Haldar (Daughter)
- (v) Smt. Kalpana Mondal (Daughter)

AND WHEREAS the Vendors, aforesaid, after inheriting

*For M/s. UJJAL AUDDY*  
 THE schedule property owned, possessed and enjoyed the  
 DEY, KISHOR DEY, MADAN MOHAN DEY, MOYUL DEY, MALLICK, DUL  
 MALLICK, ASHAR ADDA, HIRAK HAZRA, KALYAN GHOSH, SUBIR GHOSH,  
 GAUTAM DASGupta, ASHIM SANTHA, BIDYUTA SANTHA, KALYAN CHOWDHURY  
 & C. Choudhury  
 M/s. UJJAL AUDDY

*Ujj.*  
 For M/s. UJJAL AUDDY  
 Proprietor

*Ujj.*  
 M/s. UJJAL AUDDY  
 Proprietor

property with a dilapidated structure of old house since 1960 till date for more than 47 years uninterrupted and without any hindrance from any quarter.

AND WHEREAS the Vendors being thus exclusively  
owning and possessing the bastu land as above and as  
mentioned in the schedule below and also being in need of  
necessary expenses for some legal needs declared the intention  
for the sale of said land in their possession.

AND WHEREAS the Purchasers after coming to know of this fact proposed to purchase the said land measuring about 2(two) cottahs and 12(twelve) chhataks 32(thirty two) sq.ft. at a price of Rs.4,80,000.00 (Rupees four lacks eighty thousand only) and the owners considering the said price being as the highest market value Vendors agreed to transfer and convey the said land to the Purchasers for the said consideration.

NOW THIS INDENTURE WITNESSETH that in  
pursuance of the said Agreement and in consideration of the  
said sum of Rs.4,80,000.00 (Rupees four lacks eighty thousand  
only) truly and duly paid by the Purchasers to the Vendors (the  
Receipt whereof the Vendors doth hereby release, acquit and

For M/s. UJJWAL GUDDY

W.T.  
Proprietor

property fully described in the schedule below, and the Vendors thereof doth hereby absolutely and indefeasibly sale, transfer, grant, convey and assign TO AND UNTO the said Vendees/ Purchasers free from all encumbrances whatsoever.

ALL THAT a piece and parcel of bastu land measuring about 2 cottahs, 12 chhataks and 32 sq.ft. and in actual measurement within Kolkata Municipal Corporation (S.S.

Unit), Ward No. 117, premises No. 63, Kailash Pandit Lane, Kolkata-700053, P.S. Behala, Dag No. 206 Under Khatian Nos. 156/12 and 152GA (i.e. in Bengali ১৫৬/১২ & ১৫২GA) of Mouja: Punja Sahapur, District: South 24-Parganas fully described in the schedule below and shown in the map delineated and marked in red border and annexed hereto together with 6 feet(approx.) wide common passage vide approach with drain and all easement rights and to bring electric light, gas pipe, water pipe, telephone connection and all liberties, privileges, profits whatsoever concerning and touching with the said scheduled property hereditaments and premises belonging or in any wise appertaining thereto or usually held or enjoyed

therewith and estate right, title, interest, claim and demand

As Constituted Attorney

Ujjal Auddy

Proprietor

Attestd.  
On the 18/02/2008



For M/s. UJJAL AUDDY

Ujjal  
Auddy

7

whatsoever of the Vendors into and upon the said land  
hereditament and premises and all Deeds and evidence of title  
and writings relating to or touching or concerning the said  
schedule property which now are or hereafter shall or may be in  
the possession, power or control of the Vendors TO HAVE  
AND TO HOLD the said land measures hereditaments and  
tenements hereby sold and conveyed and intended or expressed  
to be sold and conveyed UNTO AND THE USE of the said  
Vendees heirs, successor and assign absolutely and for ever,  
AND the Vendors doth hereby covenant with the Vendees that  
they have not previously transferred or encumbered in any way  
the said property or any portion thereof nor has the same been  
sold in execution of any decree of any court, not any suit is  
pending in any court relating to the said property; AND THAT  
the said property is not affected by any scheme for acquisition  
by the Government of any Public or Local Body nor any notice  
to that effect has ever been served upon the Vendors and the  
Vendors further declare that no Will, registered or unregistered  
concerning this property executed by them stands cancelled by  
forfeit of this Deed and that the said property is free from all

For M/s. UJJAL AUDDY  
For M/s. UJJAL AUDDY  
Proprietor  
Proprietor

For M/s. UJJAL AUDDY  
For M/s. UJJAL AUDDY  
Proprietor  
Proprietor



For M/s. UJJAL AUDDY

Proprietor

Proprietor

hath now good right, title and full power to grant convey,  
 transfer and dispose of the property, hereby grant and conveyed  
 or intended or expressed so to be unto the THE USE OF  
 VENDEES/ PURCHASERS in the manner aforesaid and the  
 Vendors doth hereby further covenant with the Purchasers that  
 the Vendees/Purchasers shall and may at all times hereafter  
 peaceably, quietly possess and enjoy the said property together  
 with all the rights or common passage and all other easement  
 rights AND FURTHER the Vendors and their heirs, and  
 successors shall and will from time to time and all times  
 hereafter at the request and cost of the Vendees or their heirs  
 and successors, do and execute or cause to be done executed all  
 such acts, deed and things whatsoever as required under law for  
 further and more perfectly assuring the said property  
 hereditaments and premises and every part thereof UNTO AND  
 TO THE USE of the Purchasers in the manner aforesaid as shall  
 or any be reasonably required without charging or claiming any  
 monetary consideration thereof.

*Attested:*  
*On 16/02/2008*  
 Sunil Kumar Das  
 Sr. Private Secretary  
 Department of Atomic Energy  
 Committee, Govt. of India  
 14 Jan Bagan, Kolkata-700014

For Ms. UJJAL AUDDY

  
 Proprietor



Form No. 100  
 TANIRAMA, BABULALRAO, ANITA DAITY, BISWAJITRA, BHABANISHA  
 DE, CHIRAG DEE, RADHAKRISHNA DAS, RUPESH K. DASGUPTA, DOKA  
 KALYAN, ANURADH, LISHA NEERA, ALIJOHN RAY, SURESH JAGDISH,  
 SHUBHAM BANERJEE, KALYAN SUTHAR, RUPALI DUTTA, S. NARASIMHAN,  
 Dr. Gopinath Karmay

Ms. UJJAL AUDDY

  
 Proprietor

### SCHEDULE OF THE PREMISES SOLD

All that part and parcel of bastu land consisting of a R.T. Shed in dilapidated condition measuring about 80 sq.ft and land measuring about 2(two) Cottahs 12(twelve ) Chittaks 32( thirty two) sq.ft in actual measurement lying and situated in Mouja: Punja Sahapur, J.L. No.9, R.S. No. 180, Touji No.93, Khatian Nos.156/12 and 152GA (i.e. in Bengali ১৫২১২১২), C.S. Dag No.206(Part), District 24-Parganas, presently South 24-Parganas, and land measuring about 2 cottahs, 12 chhataks and 32 sq.ft. in actual measurement, in Ward No. 117 of Kolkata Municipal Corporation, premises No. 63, Kailash Pandit Lane, Kolkata-700053, P.S. Behala and the said land shown in the annexed plan border line marked red and butted and bounded

..: by

North : House of Sri Ranjit Mallick

South : 6 ft Common Passage

East : House of Manmathanath Manna i.e. 76, Kailash Pandit Lane, Kol-53.

West : House of Bijoy Kumar Polley i.e. 80, Kailash Pandit Lane, Kol-53 & House of Lalit Mohan

For M/s. UJJAL AUDDY

*by*  
Proprietor

Attested-  
Dated 18/02/2008  
Smt. Kumar De  
Dr. Private Secretary  
Department of Atomic Energy  
V.P. C. Councillor, Govt. of India  
Kolkata, West Bengal, India-700053



For M/s. UJJAL AUDDY  
Smt. Kumar De  
Dr. Private Secretary  
Department of Atomic Energy  
V.P. C. Councillor, Govt. of India  
Kolkata, West Bengal, India-700053

For M/s. UJJAL AUDDY

*by*  
Proprietor

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

Witnesses:

1. *Purnachandra Haldar*  
26/50, T.C. Road,  
Saheb Mahal, Kolkata-53

1. *Narendranath Ray*

2. *Moses*  
68, Kailash-Pandit Lane  
Kolkata-53

2. *Dulbendra Nath Ray*

L.T.I. of Maga Roy  
By the Pen of  
P. Hallick

3.

L.T.I. of Roshan Haldar  
By the Pen of  
P. Hallick

4.

5.

L.T.I. of Kalpana Mondal  
By the Pen of  
P. Hallick

*Attached  
Dr. M. 18/02/2008*



Signature of the Vendors

For M/s. UJJAL AUDDY  
Proprietor  
M/s. UJJAL AUDDY  
Proprietor

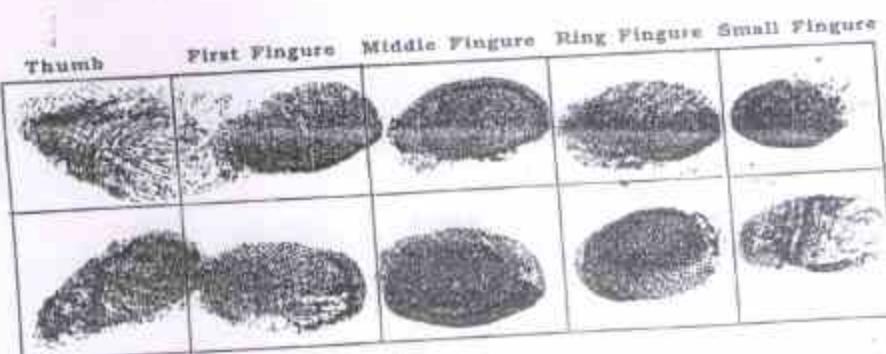
For M/s. UJJAL AUDDY

*My  
Proprietor*

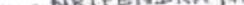
*My  
Proprietor*



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Hand

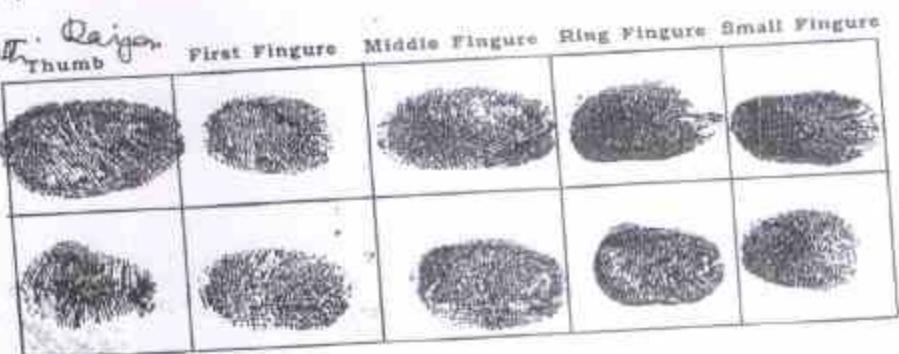


Name : NRI PENDRA NATH RANJAN

Name : NRI PENDRA NATH  
Signature :  Deigaonkar



**Left  
Hand**

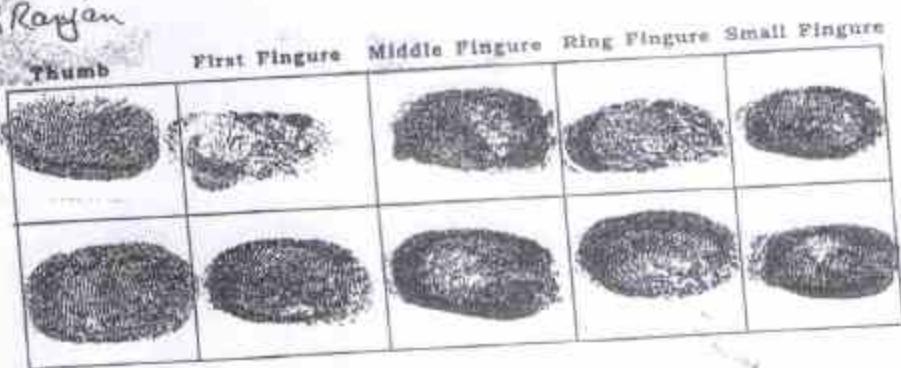


Name : DWIPENDRA NATH RANJAN

Name : DWIPENDRA MATH RAJAN  
Signature : Dwipendra math Rajan



Left  
Hand

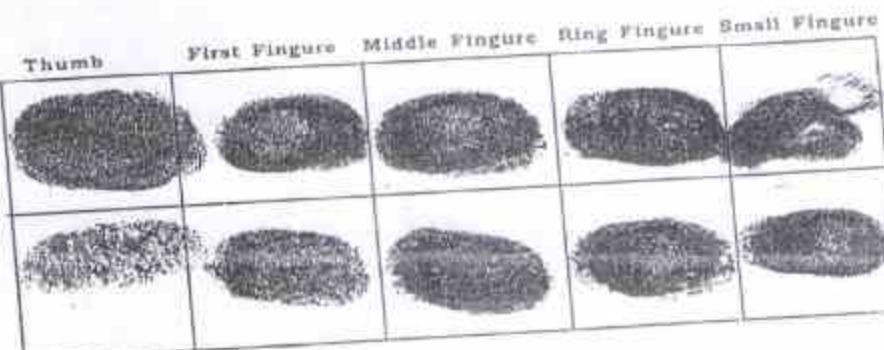


NAME: MARYA ROY

Signature:



Left  
Hand



Name : REKHA HALDAR



Altestadt

18(02/2508)  
2008

For M/s. UJJAL AUDDY

Mr.  
Proprietor

Miss MARY AUDLEY, 18, of 10, Grosvenor Gardens, London, W.1, is engaged to be married to Mr. RICHARD H. BROWN, 25, of 10, Grosvenor Gardens, London, W.1.

leas

## Prevention

### MEMO OF CONSIDERATION

Received from Purchasers, the sum of Rs. 4,80,000/- (Rupees four lakhs and eighty thousand only) being the full and final consideration money for purchasing the schedule property from the within mentioned owners/ Vendors in the manner hereunder written.

In Cash dated 04.01.07 & 09.02.08.	Rs. 1,27,010/-
By A/c payee Cheque Nos. 480540, 480541, 480542 of Oriental Bank of Commerce, T.C. Road, New Alipore Branch, Kolkata - 53, dated 15.02.2008	Rs. 1,21,330/- Rs. 1,08,330/- Rs. 123,330/-
Rs. 4,80,000/-	

( Rupees Four Lakhs Eighty Thousand) only

Witnesses:

*Purna Lal Haldar.*

1. 26/50, T. C. Road  
Sahib Mahal, Kolkata - 53

*M. Haldar*

2. 68, Kailash Pandit Lane  
Kolkata - 53

*Dwipendra Nath Ray*

1. *L.T.I. of Major Ray*  
By the Pen of  
P. Haldar

2. *L.T.I. of Major Ray*  
By the Pen of  
P. Haldar

3. *L.T.I. of Major Ray*  
By the Pen of  
P. Haldar

4. *L.T.I. of Major Ray*  
By the Pen of  
P. Haldar

5. *L.T.I. of Major Ray*  
By the Pen of  
P. Haldar

Signature of Vendors

Drafted by me:-

*Gour Charan Banerji*

Gour Charan Banerji  
Advocate

Computer typed by:-

*Thumro Begum*  
Alipore Judges Court  
Kol - 27,

Gulf of Bengal  
Ex. Private Secretary  
Department of Atomic Energy  
W.T.O. Centre, Govt. of India  
Bhawan Nagar, Kolkata - 700 009

For M/s. UJJAL AUDDY

*UJJAL AUDDY*  
Proprietor



*UJJAL AUDDY*  
Proprietor

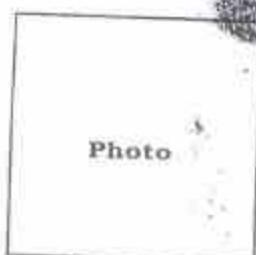


Left  
Hand

Right  
Hand

Name : KALPANA MONDAL

**Signature**



Left  
Hand

## Right Hand

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

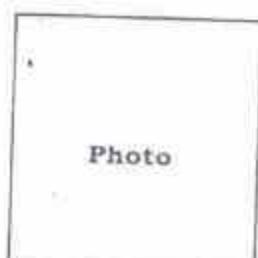


### Left Hand

## Right Hand

Name: \_\_\_\_\_

Signature :



**Left  
Hand**

## Right Hand

Name: \_\_\_\_\_

Signature :

For M/s. UJJAL AUDDY

Mr.  
Proprietor

Altstad

204

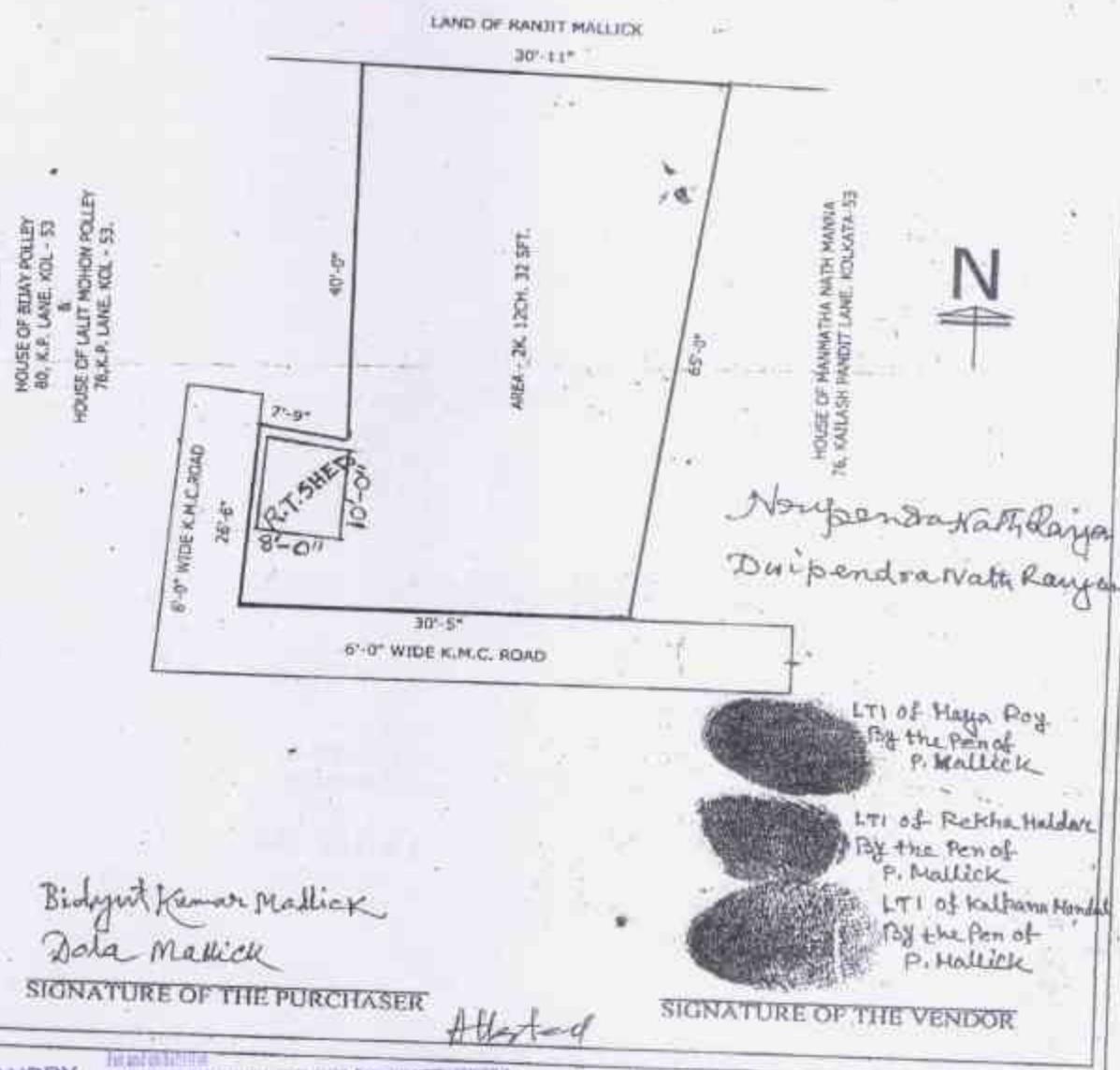
191013018

27 JAN 1949  
Dr. J. C. Gandy  
Professor of Chemistry  
University of Texas

M. UJJAL AUDDY  
Proprietor

**SITE PLAN OF LAND OF MOUZA - PUNJASAHAPUR. J. L .  
NO.-9, R.S.NO. -180,TOUZI NO.- 93, KHATIAN NO.- 156/12,  
& ১৫২/১ PART OF C. S. DAG NO.- 206, AT MUNICIPAL  
PREMISES NO.- 63, KAILASH PANDIT LANE. UNDER KMC  
WARD NO.- 117. P.S. BEHALA. DISTRICT- SOUTH 24  
PARGA NS.**

AREA OF THE LAND = 2K. 12CH. 32SFT (SHOWN IN RED BORDER)  
SCALE:- 1" = 15'-0"



For Mrs. UJJAL AUDDY

Proprietor

**SIGNATURE OF THE VENDOR**

181021 20218





Attested

On 18/02/2008.

Addl. District Sub-Registrar  
Behala, South 24 Parganas.

15 FEB 2008



For M/s. UJJAL AUDDY

*Sur*

Proprietor

Business Unit  
SAC, BABA, BALEKURIA, FAZI BATE, RAJAMUNNA, BILKUJHA  
CSE, POORISH SAXI, KAMAL KUMAR, SUDHAKAR MALLICK, SUDHA  
VALU, CHIR KUMAR, CHIRALOK, KALI SINGH, DEEPAK JATTA,  
SANTOSH KUMAR, AMIT SINGH, KEDAR SINGH & MILIND KUMAR  
At Chittagong City

M/s. UJJAL AUDDY

*Sur*

Proprietor