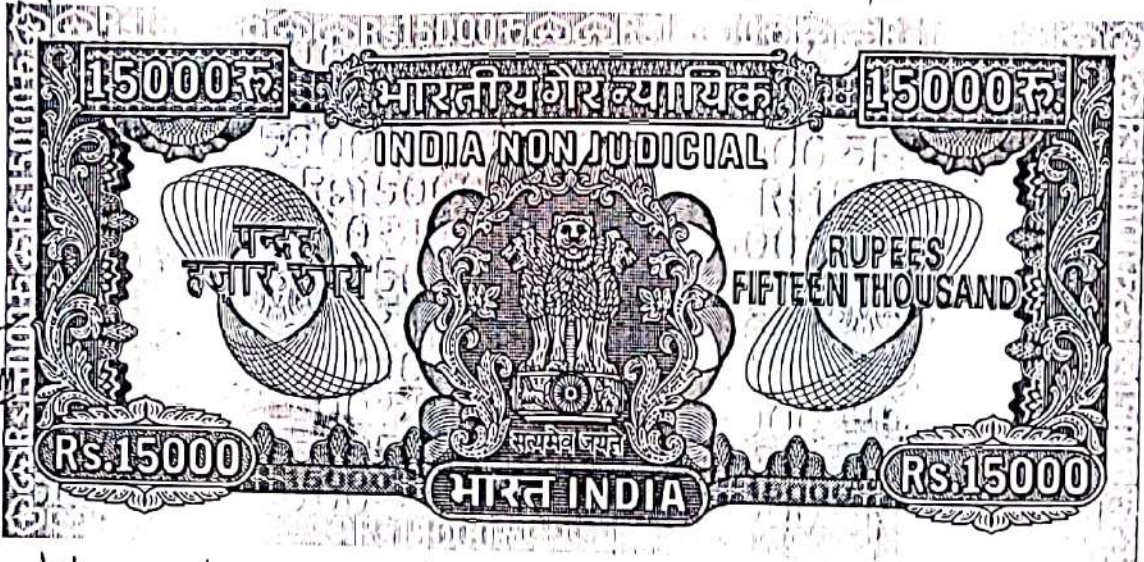


4622

Lo 3276



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Tee
4-42 PM
27/11

22/11
17,65,000/- 400,000/-
PO-95510/-
Ch. 28050/-

00BB 748835

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A 4389.00
E 7.00
4396.00

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20-11-96
21-11-96

T H I S INDENTURE made this the 20th day of
November one thousand nine hundred and ninety six
B E T W E E N SHRI SANJAY KUMAR DEY son of Late Sarbeswar
Dey faith Hindu by occupation retired and SMT. SREELA DEY ,

1365000/-
6825000/-
2730000/-
9555000/-
27/11/96

① 48000/-
① 117510/-
95510/-

SHRI
From: Newayyan Chandra Kumbha
Date: 26/12/96
① 117510/-
① 117510/-
27/11/96

18702
 Narayan ch. Kundu
 P-214, e.g.T. Scheme II



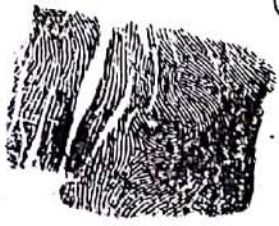
16.10.96

1c 15000
 1c 10000
 3c 3000
 1c 500
 28050

20th NOV 4-42 pm
 96.
 at his private residence 12, Dr
 Sundari Mahan Avenue civil 14,
 PS Benic Jankar

20-11-96
 1) Sanjay Kumar Dey & Smt
 Sarbeswar Dey (2) Sreela
 Dey w/o/t Sanjit K Dey
 (3) Biswajit Dey & Smt
 Sanjit K Dey
 All of 12 Dr Sundari Mahan
 Avenue civil 14,
 PS Benic Jankar
 (1) P.D. (2) H. w/o
 (3) Bussan

Sanjay Kumar Dey



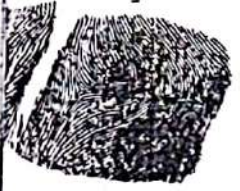
✓ e.T.
 848

Sanjay Kumar Dey



✓ e.T.
 849

Sreela Dey



✓ e.T.
 850

Biswajit Dey

Subhendu
 s/o Sri Subodh ch. De
 150 E, Manick Jala
 Main Road. Cal-54

Subhendu De

90 Subodh ch. De
 150 E, Manick Jala
 Main Road civil 54

20.11.96



00AA 609137

- : 2 : -

SHRI BISWAJIT DEY widow and son respectively of Late Sanjib Kumar Dey both by faith Hindu by occupation housewife and business respectively all residing at 12, Dr. Sundari Mohan Avenue, Calcutta - 700 014 hereinafter jointly called as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the ONE PART A N D SHRI NARAYAN CHANDRA KUNDU son of Late Gopal Chandra Kundu by faith Hindu by occupation business residing at P - 214, C.I.T. Scheme No. VII - M, Calcutta - 700 054 hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives...

18702
Narayan ch. Kundee
P-214, C.S.T.
Scheme II M.
Cal-54

16.10.96

| | |
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| 10 | 15000 |
| 10 | 10000 |
| 30 | 3000 |
| 10 | 500 |
| | <hr/> |
| | 28000 |



201196



- : 3 : -

representatives, administrators and assigns) of the
OTHER PART.

WHEREAS at all material time Jiban Krishna Dey, Mrityunjay Dey and Sarbeswar Dey were jointly seized and possessed of the messuage lands, hereditaments and premises containing an area of two bighas fourteen cottahs eight chhitacks and thirty five square feet more or less situate lying at and being portion of premises No. 150, Manicktala Main Road, Police Station Manicktala, Calcutta - 700 054 within the municipal limits of Calcutta Corporation each having undivided one third share therein.

18702
Narayan ch. Kundee
P-214, C.S.T.
Scheme II M.
Cat-54

16.10.96

| | |
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| 1C | 15.000 |
| 1C | 10.000 |
| 3C | 3.000 |
| 1C | 500 |
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| | 29050 |



Dist. Milk Producers' Cooperative Societies Union
District of Parganas (West Bengal)

201196

1000Rs.



- 4 -

AND WHEREAS on 7th day of October, 1955 said Jiban Krishna Dey died intestate leaving him surviving his widow Smt. Mandakini Dey and his only son Murari Mohan Dey as his heirs and legal representatives and also leaving amongst others the said undivided one third share of the said message land and hereditaments and premises being portion of premises No. 150, Manicktala Main Road, Calcutta-700 054.

AND WHEREAS the said Murari Mohan Dey on or about 22nd December, 1966 died intestate leaving him surviving his widow Smt. Annapurna Dey, three daughters, namely ,
Smt.....

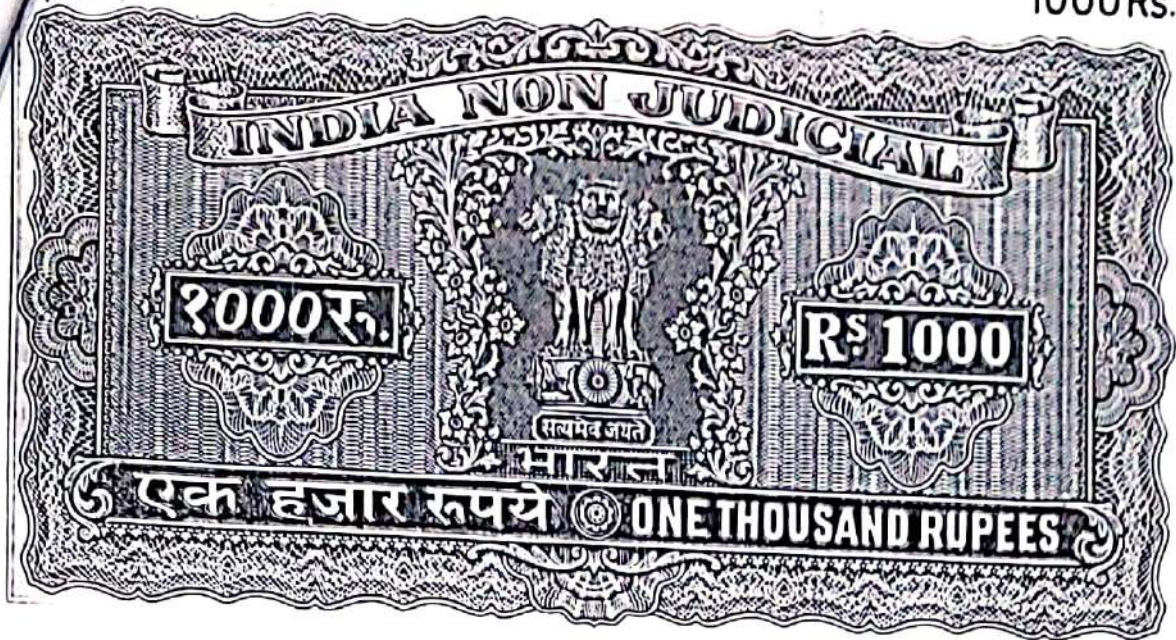
S. No. 18702
Narayan ch. Kundu
P-214, C.S.T.
Scheme II M.
Cat-54

16.10.96

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| | 28,000 |



[Signature]
20/10/96

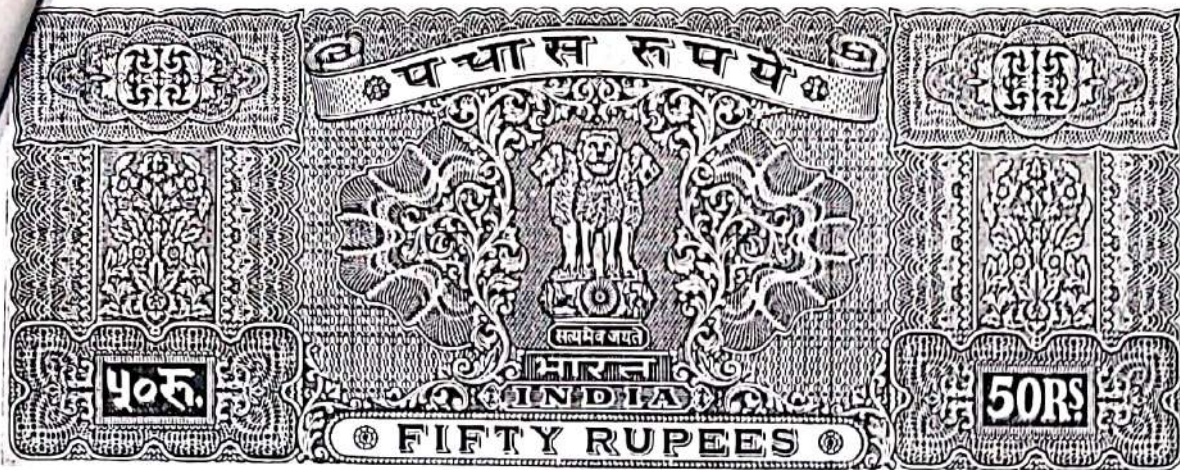


- : 5 : -

Smt. Aparna Dey, Smt. Shibani Seal (nee Dey), and Smt. Kalpana Dey and only son Shri Shankar Nath Dey the last two named being minor under the age of eighteen years, as his heirs and legal representatives.

AND WHEREAS on 17th January, 1968 by an Indenture of conveyance made between the said Smt. Mandakini Dey, Smt. Annapurna Dey, Smt. Aparna Dey, Smt. Shibani Seal (nee Dey), Smt. Kalpana Dey and Shri Shankar Nath Dey, the last two named being minors, represented by their mother mother and natural guardian the said Smt. Annapurna Dey therein jointly described as the Vendors and the said

Mrityunjay.....



- : 6 : -

• Mrityunjay Dey and Sarbeswar Dey therein described as the Purchasers jointly the said Vendors for the consideration therein mentioned granted transferred and conveyed jointly to the said Mrityunjay Dey and Sarbeswar Dey their undivided one third share in the said message lands hereditaments and premises being portion of premises No. 150, Manicktala Main Road, Calcutta - 700 054 fully and particularly described in the Schedule written therein absolutely forever and the said Indenture was registered in the office of the Sub- Registrar at Sealdah in Book No. I, Volume No. 5 pages 188 to 195 Being No. 83 for the year 1968.

AND WHEREAS in the event that happened said
Mrityunjay Dey and Sarbeswar Dey were thus jointly and
absolutely.....

absolutely seized and possessed of the said messuage land hereditaments and premises being portion of the said premises No. 150, Manicktala Main Road, Calcutta - 700 054 in equal shares free from all encumbrances whatsoever.

AND WHEREAS for more convenient and exclusive possession and better enjoyment of the said premises the said Mrityunjay Dey and Sarbeswar Dey had mutually and amicably agreed and decided to have the said property partitioned by metes and bounds into two lots.

AND WHEREAS on 20th February, 1968 by a registered Deed of Partition registered in the office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. 48, pages 274 to 285 Being No. 811 for the year 1968 made between the said Mrityunjay Dey therein described as the party of the One Part and the said Sarbeswar Dey therein described as the party of the Other Part the party of the Other Part on amicable partition got absolutely in severalty the Lot " FX " being the demarcated portion of premises No. 150, Manicktala Main Road, Calcutta - 700 054 having an area of thirty six cottahs of land together with structures standing thereon fully and particularly described in the part - III of the Schedule " A " thereunder written and delineated in the map or plan annexed thereto.

AND WHEREAS thereupon on mutating and recording his name in the records of the Calcutta Corporation and on
payment....

payment of all taxes and other impositions in respect of the said Lot " FX " as described in the said Deed of Partition dated 20th February, 1968 the said Sarbeswar Dey was at all material time seized and possessed of and/or otherwise well and sufficiently entitled to the said Lot " FX " being demarcated portion of premises No. 150, Manicktala Main Road, Calcutta - 700 054 which was subsequently allotted a separate premises number as 150D, Manicktala Main Road, Calcutta - 700 054 by the Calcutta Corporation.

AND WHEREAS said Sarbeswar Dey during his life time due to diverse weighty reasons had to charge and/or mortgage the said premises No. 150D, Manicktala Main Road, Calcutta - 700 054 to the United Commercial Bank, 2, India Exchange Place, Calcutta - 700 001 by depositing the Title Deed of the aforesaid premises towards security payment of the principal as well as interest thereon.

AND WHEREAS said Sarbeswar Dey died intestate on 12th January, 1985 leaving him surviving his two sons, namely, Shri Sanjay Kumar Dey and Sanjib Kumar Dey, since deceased, as his heirs and legal representatives who thereupon jointly and absolutely became entitled to the said premises No. 150D, Manicktala Main Road, Calcutta - 700 054 each having undivided half share therein.

AND WHEREAS thereafter on or about 3rd January, 1990 for releasing the said premises from mortgage as aforesaid and also for development of the premises by filling the

ditches...

ditches and protect the same from any sort of encroachment by fencing on all sides the said Shri Sanjay Kumar Dey and Sanjib Kumar Dey, since deceased, therein described as the Parties of the First Part entered into an agreement with Shri Narayan Chandra Kundu therein described as the Party of the Second Part on the following terms and conditions :-

- i) That the Second Party shall pay a sum of Rs. 1,75,000.00 (Rupees one lakh and seventy five thousand) only to the First Parties as loan for releasing the said premises from mortgage as aforesaid.
- ii) That after releasing the said premises from mortgage the Second Party at his own costs and expenses shall develop the said premises by filling the ditches and make the fencing on all sides and submit a detailed accounts for the same to the First Parties.
- iii) That the First Parties will pay off and/or reimburse all sums to the Second Party together with a lump sum interest of Rs. 75,000.00 (Rupees seventy five thousand) only within a period of five years from date.
- iv) That in default of payment as aforesaid the First Parties agreed to transfer by executing and registering a Deed of Conveyance the land the area of which will be calculated at the rate of Rs. 70,000.00 (Rupees seventy thousand) only per cottah

cottah with the sum payable as aforesaid to the
Second Party.

AND WHEREAS upon receiving the said sum as aforesaid
Shri Sanjay Kumar Dey and Sanjib Kumar Dey, since deceased ,
paid to the said United Commercial Bank the due principal
sum together with accrued interest thereon and got the said
premises discharged and/or released from mortgage as
aforesaid.

AND WHEREAS in terms of the said agreement said
Shri Narayan Chandra Kundu, the Purchaser herein, incurred
expenses of a considerable amount of Rs. 1,35,000.00 (Rupees
one lakh and thirty five thousand) only towards the deve-
lopment of the said premises as aforesaid and submitted
accounts for the same to said Shri Sanjay Kumar Dey and
Sanjib Kumar Dey, since deceased, which was duly acknowl-
ged by them as fair and satisfactory.

AND WHEREAS on 16th January, 1995 said Sanjib Kumar
Dey died intestate leaving him surviving his widow Smt.
Sreela Dey and only son Shri Biswajit Dey as his heirs and
legal representatives who thereupon jointly became entitled
to the undivided half share of the said premises No. 150D,
Manicktala Main Road, Calcutta - 700 054.

AND WHEREAS the Vendors are thus jointly and
absolutely seized and possessed of and/or otherwise well
and....

and sufficiently entitled to the said premises No.150D,
Manicktala Main Road, Calcutta -700 054 as owners thereof.

AND WHEREAS due to acute financial difficulties
the Vendors herein could not reimburse the said sum with
accrued interest thereon aggregating to a sum of Rs.4,00,000/-
(Rupees four lakh) only to said Shri Narayan Chandra Kundu
the Purchaser herein within the said stipulated period and
as such decided, in terms of the said agreement dated 3rd
January, 1990, to transfer by way of sale an area of five
cottahs and eight chhitacks of land with a dilapidated
structure thereon of the said premises in consideration
and/or by way of reimbursement of the said sum of
Rs.4,00,000.00 (Rupees four lakh) only.

AND WHEREAS in view of the above the Vendors agreed
to sell and the Purchaser agreed to purchase the piece and
parcel of land measuring an area of five cottahs and eight
chhitacks be the same a little more or less together with
an old an dilapidated structure with R.T. shed thereon
situate lying at and being portion of premises No.150D,
Manicktala Main Road, Calcutta - 700 054 together with all
rights and interests of twenty feet wide common passage on
the western side of the said premises and 20' feet wide
common passage on the northern side of the said premises
fully and particularly described in the Schedule hereunder
written and delineated in the map or plan annexed hereto
and for the sake of brevity hereafter referred to as the

' said premises' as well as the other of the premises
 of 11, 12, 13, 14, 15 (known here here) only here here are
 contained in the above and the other premises and
 particularly the said premises and here the premises as described;

And this particular premises shall be intended as
 the said premises and to comprehend all the part of
 11, 12, 13, 14, 15 (known here here) only and here
 situated by the vendors (the parties named the vendors
 both hereby shall and afterwards and of and here the same
 and every part thereof belonging the vendors as well as
 the said premises) they the vendors here hereby grant
 will transfer convey assign and convey unto and to the
 Purchaser the premises fully and particularly described
 in the Schedule hereunder written for purposes and
 the said premises here are or is or at any time heretofore
 were or was situate lying or called known numbered named
 bounded bounded or distinguished therein with all
 appurtenant rights in the said common passages adjoining
 to the said premises and therein with all easements and
 all wells ways paths passages rights water water courses
 waters drains and the ground with thereof and all and
 every manner of rights liberties easements privileges
 advantages emoluments appurtenances and appurtenances thereto
 adjoining or in anywise appertaining thereto and/or any
 part thereof now are or at any time heretofore were or was
 held used occupied or enjoyed or accepted rented leased
 taken or known as part or parcel thereof or appurtenant
 thereto and the reversions and reversions or remainder

of.....

or remainders rents issues and profits thereof and every part thereof AND all the rights title interest property claims and demands whatsoever both at law and in equity of the Vendors into and upon the said premises or every part thereof AND all deeds pattahs muniments writing and evidences of title which in anywise relates to the said premises or any part thereof and which now or hereafter shall or may be in the custody power or possession of the Vendors TO HAVE AND TO HOLD the said premises and every part thereof hereby granted sold conveyed and transferred or expressed or intended so to be with all rights and appurtenances unto and to the use of the Purchaser AND the Vendors doth hereby covenant with the Purchaser that notwithstanding any act deed or thing whatsoever by the Vendors or by any of their predecessors- in - interests done or executed or knowingly suffered to the contrary they the Vendors had at all material time heretofore and now have good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the said premises hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said premises and every part thereof absolutely and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust from them or
any ...

any of their respective predecessors - in - title AND THAT free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all and all manner of claim charge liens debts attachments and encumbrances whatsoever made or suffered by the Vendors or any of their predecessors - in - interest or any person or persons lawfully and equitably claiming as aforesaid AND FURTHER that the Vendors and all persons having or lawfully or equitably claiming an estate or interest whatsoever in the said premises or any part thereof from under or in trust for them the Vendors or from under or in trust of any of their predecessors - in - interest shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said premises or any part thereof and to the use and occupation of the Purchaser according to the true intent and meaning of this Indenture as shall or may be reasonably required AND FURTHERMORE that the Vendors at all times hereafter shall indemnify and keep indemnified the Purchaser against all losses damages claims costs charges and expenses if any suffered by reason of any defect in the title or laches or default of the Vendors or any breach of the Covenants herein and hereunder contained.

WITNESSED AND DONE AT :

ALL THAT ..

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring an area of five cottahs eight chhitacks be the same a little more or less together with an old dilapidated R.T. shed structure standing thereon situate lying at and being portion of premises No. 150D, Manicktala Main Road, Police Station Manicktala, Calcutta - 700 054 together with all rights and interest on 20 feet wide common passage on northern and western side of the premises within the municipal limits of Calcutta Municipal Corporation Sub - Registration Office at Sealdah butted and bounded in the manner following that is to say

On the North : By 20 feet wide common passage,
On the South : By 150D, Manicktala Main Road,
On the East : By 150D, Manicktala Main Road,
On the West : By 20 feet wide common passage
and shown in the map or plan annexed hereto and delineated with red colour border.

IN WITNESS

IN WITNESS WHEREOF the Vendors herein have set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Calcutta by the Vendors

in the presence of :-

1. Pradyot Das, Advocate
High Court, Calcutta.
 2. Subhendu De
Sri Subodh Ch. De
150 E, Manick tala
Main Road. Cal-700054
1. Sanjoy Kumar D
 2. Sreela Dey
 3. Biswajit Dey

(VENDORS)

Drawn by : P. Das, Advocate.

Typed by :

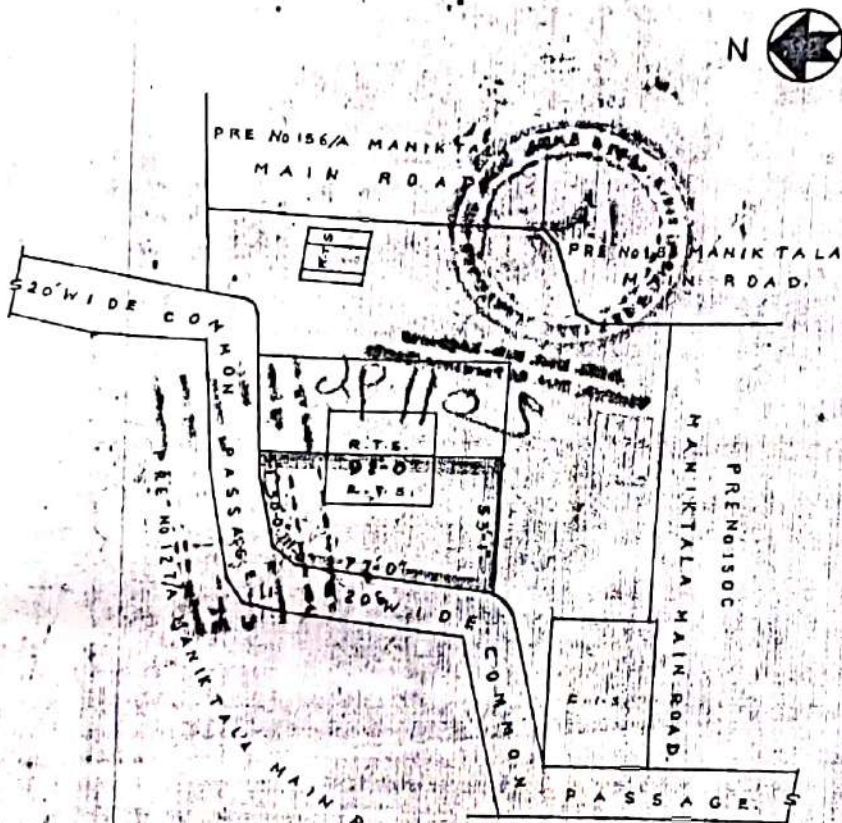
DEED PLAN OF PRE NO 150 D(P) MANIKTALA
MAIN ROAD. CALCUTTA-700 054.

AREA= 5 K- 8 CH- 0SFT MARKED IN COLOUR

SCALE - 1" INCH = 50' FEET

VENDORS - *Panjoy Kumar Dey, Sreela Dey, Biswajit Dey*

PURCHASER - *Narayan Chandra Kundu*



*Panjoy Kumar Dey
Sreela Dey
Biswajit Dey*

DATED THE 20TH DAY OF NOVEMBER 1976

DEED OF CONVEYANCE

BETWEEN

SHRI SANJAY KUMAR DEY
SMT. SREELA DEY
SHRI BISWAJIT DEY

... VENDORS

AND

SHRI NARAYAN CHANDRA KUNDU

... PURCHASER.



Re : Portion of premises
No. 150D, Manicktala Main
Road, Calcutta.

201196

Handwritten notes and signatures on the right side of the document, including the number 201196 and various scribbles.

869-6
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Mr. Pradyot Das,
Advocate
High Court, Calcutta.