



DEED OF CONVEYANCE

THIS DEED OF SALE is made this 9th day of October, One Thousand Nine Hundred Ninety six BETWEEN SRIMATI RATNA DEY, wife of Shri Harihar Dey, by faith - Hindu, by occupation - Housewife an inhabitant of 18, Ram Das Nagar, P.O. Jameedpur (Bihar), hereinafter called the VENDOR which expression unless otherwise repugnant to the context shall be deemed to mean and include her heirs, executors,



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administrators, assigns, legal representatives and successors of the one Part.

- A N D -

SHRI SINCHAN SINHA, son of Sri Amal Kumar Sinha, by faith - Hindu, by occupation - Business and (ii) Shrimati SHARMILA SINHA, wife of Shri Sinchan Sinha, by faith - Hindu, by occupation - Housewife, both are residing at 44/2/52, Jheel Road, P.S. : Kasba, Calcutta - 700 075 hereinafter jointly called as purchasers which expression unless otherwise repugnant to the context shall be deemed to include his heirs, executors, administrators, assigns, legal representatives and successors of the OTHER PART :

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WHEREAS the Vendor is lawfully seized and possessed a plot measuring more or less 3 (three) cottahs 8 (eight) Chittacks of residential land situated and lying within the limit of Calcutta Municipal Corporation, Ward No. 109, Borough - XII under Mouza - Nayabad, bearing plot No. 290 of Jadavpur Co-operative Land and Housing Society Limited under J.L. No. 25, Touji No. 56, R.S. Dag No. 87 (in part) R.S. Khatian No. 101, P.S. : Kasba, more fully described in the schedule hereunder and hereinafter referred to as "said plot" ;

AND WHEREAS the Vendor being a share holder member of the Jadavpur Co-operative Land and Housing Society having its office at Jadavpur University, P.S. : Jadavpur,



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got the above allotment of the "said plot" by way of Lottery for purchase of the same and thereby purchased the "said plot" under a Deed of sale registered with the District Registrar of Alipore on 14th day of July 1990 by Deed No. 10654 vide book No. I for the year 1990 in consideration of valued amount mentioned therein.

AND WHEREAS the name of the Vendor has duly been recorded as owner in the Assessment book of Calcutta Municipal Corporation in Ward No. 109 under Assessee No. 31-109-02-1933 Premises No. 1933 Nayabad.

AND WHEREAS the Vendor announced the sale scheduled property for his unforeseen expenditure and the purchasers herein having knowing such announcement of the Vendor offered to purchase the "said plot" abiding

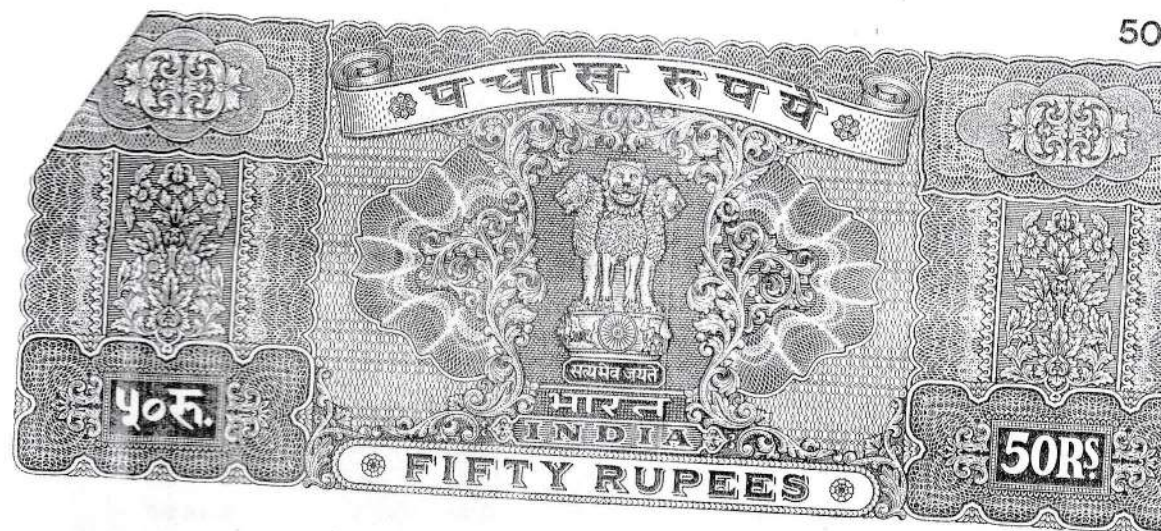


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the Rules and Regulations of the Society in consideration of Rs.1,75,000/- (Rupees one lac seventy five thousand) only.

NOW THIS INDENTURE WITNESSETH that in consideration of a sum of Rs.1,75,000/- (Rupees one lac seventy five thousand) only paid by the purchasers and the receipt whereof is being acknowledged by the Vendor do hereby grant, convey, sell, transfer, assign and assure all his estate and interest in the scheduled property with all appurtenances AND ALL the estates, right, title, interest claim and demand whatsoever of the Vendor into or upon the same and every part thereof : TO HAVE AND TO HOLD the same unto and to the use of purchasers AND the purchasers will hereafter peaceably and quietly hold the property without any claim or demand from the Vendor. Be it noted that the purchaser shall bear all expenses in the matter of being a member of the said Co-operative Society and

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shall continue to pay all necessary costs to the Society all through his membership in this regards the vendor has concerned whatsoever if there by any dues to the Co-operative Society aforesaid what shall be borne by the purchasers. The Vendor shall have no liability to the Co-operative Society. The Vendor shall hand over all papers relating to the said property and the purchaser gets it, in future the said purchaser shall not aske from the Vendor any paper whatsoever.

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THE SCHEDULE

ALL THAT piece and parcel of residential land measuring more or less 3 (three) cottahs 8 (eight) chhattak situated and lying under Mouza - Nayabad J.L. No. 25, R.S. Dag No. 87, R.S. Khatian No. 101 , P.S. Kasba of the scheme plot No. 290 of The Jadavpur Co-operative Land and Housing Society Limited being scheme within the limits of Calcutta Municipal Corporation, Ward No. 109, Borough No. XII, premises No. 1933 NAYABAD. Calcutta - 700 078 which is butted and bounded by :-

ON THE NORTH BY : 25'-0" wide road,
ON THE SOUTH BY : Plot No. 291,
ON THE EAST BY : 25'-0" wide Road,
ON THE WEST BY : Open space.

And as hown in the annexed plan in red boundary line.

MEMO OF CONSIDERATION

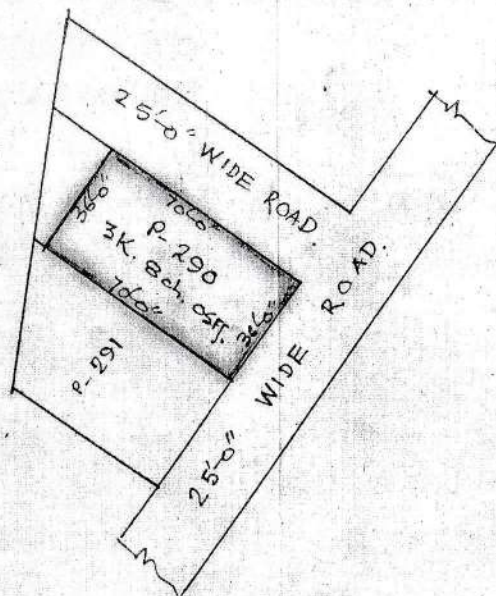
Acknowledge the receipt of and from the within mentioned purchasers the within mentioned sum of Rs.1,75,000/- (Rupees one lac seventy five thousand) only

PHASE I
OF PLOT NO 290 OF THE JADAVPUR CO-OPERATIVE
HOUSING SOCIETY LTD. (REGD NO-116/CAL OF 1965)
ENDING R.S. DAG NO 87 (IN PART) MOUZA - NAYABAD
- 25 P.S. KASBA DIST 24 PARSANAS (S) UNDER
CALCUTTA MUNICIPAL CORPORATION PREM. NO 1933
NAYABAD WARD No- 109 BOROUGH - XII

LAND IN FAVOUR OF
AREA OF LAND

D SINCHAN SINHA & SHARMILA SINHA
LESS OR MORE 3K. 8CH. 0SFT

SCALE 1"=50'-0"



Ratna Dey

DRAWN BY
S. MUKHERJEE
ATABAGAN GARIN.
CALCUTTA
02-10-96

in cash being the full and final consideration money paid by purchasers to the Vendor.

IN WITNESS WHEREOF the V E N D O R has hereto and hereunto set and subscribed his hands and seals on the day, month and year first above written.

SIGNED SEALED & DELIVERED

in the presence of :-

W I T N E S S E S :-

1. *Sanjay Nandy.*
West Kodalia.
West Barabati.
24 P. S. (11)

Ratna Dey.

Signature of the Vendor

2. *Kanak Ballav Saha*
KANAK KUNJA
9808 Vidya Sagar Swam.
Calcutta - 700 063

Drafted by me

Ratan K. Ghilla
Advocate
Alipore
Cal-27

Typed by me.

A. M. Mandal

Alipore Police Court
Calcutta - 700 027

SALE DEED

PURCHASERS : 1. SINCHAN SINHA

- A N D -

2. SHRIMATI SHARMILA SINHA

- O F -

44/2/52, Jheel Road,

Calcutta - 700 075,

P.S. : KASBA.

V E N D O R : SHRIMATI RATNA DEY.

WIFE OF SHRI HARIHAR DEY.

BEING A MEMBER OF THE

JADAVPUR CO-OPERATIVE

LAND AND HOUSING SOCIETY

LIMITED.

SCHEDULED PROPERTY

PLOT NO. 290 OF THE JADAVPUR

CO-OPERATIVE LAND AND HOUSING

SOCIETY LIMITED. MEASURING MORE OR

LESS 3 COTTAS AND 3 CHITTACKS

OF RESIDENTIAL LAND.

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