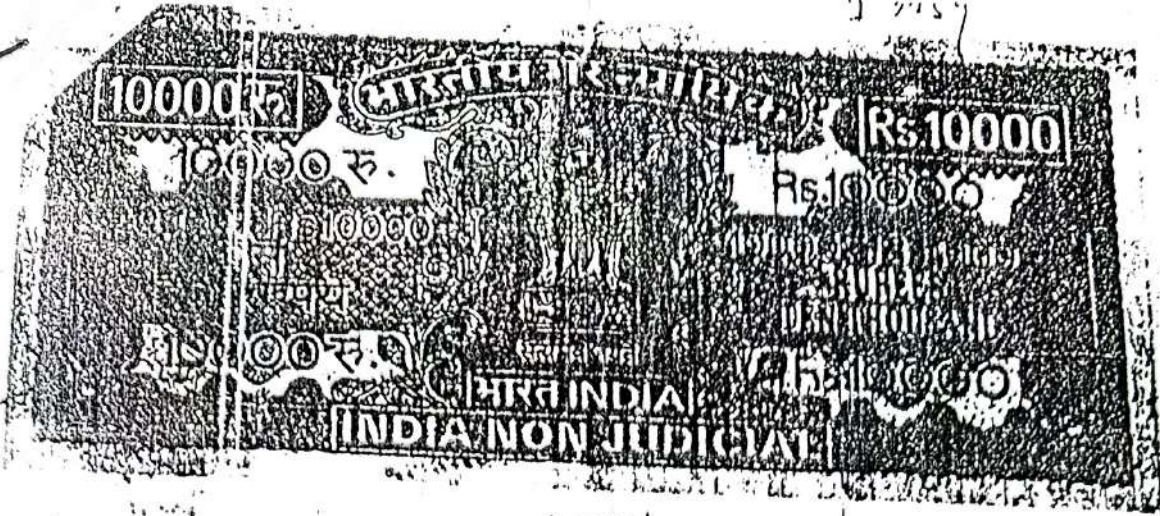




2344

A2189/-

01AA 584533

U/B of the W. B. prevention of undue
Valuation of Instruments Rule 1904
Market Value Assessed Rs. 298.50
Deficit Stamp Duty of Rs. 10.50

Sub Registrar in
Near 24 Parganas (South)
9.5.6.93

27.1.1999 DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE

made this the 23rd day
of June, one thousand nine hundred and ninety nine BETWEEN
SRI SANTOSH KUMAR DEY son of late Keshab Lal Dey, by faith
Hindu, by occupation Service, residing at PODDAR NAGAR,
P.O. Jadavpore, Calcutta-700068, at present residing at 25,
Hind Road, Calcutta-700075, hereinafter called and referred
to as the "VENDOR" (which term or expression shall unless
excluded by or repugnant to the context be deemed to mean and
include his heirs, executors, administrators, representatives
and assigns) of the ONE PART :

p/B

6007 ... Narendra Nath Sur.
 H/E, 19/4, ...
 23.8.94

10,000 x 10 = 10,000

12-02 ...
 23.8.94

4000
 10
 [Signature]

Santosh ...
 14.11.01
 [Signature]

Santosh Mr. Day
 S/o Late Keshab ...
 25, Hindu Road, Cal-75
 [Signature]

23.8.94

[Signature]

Santosh Kumar Day

Pulin Krishna Ray
 S/o Late Indranil Ray
 2, South Avenue
 Modern Park, Cal-75
 Retired.



3455

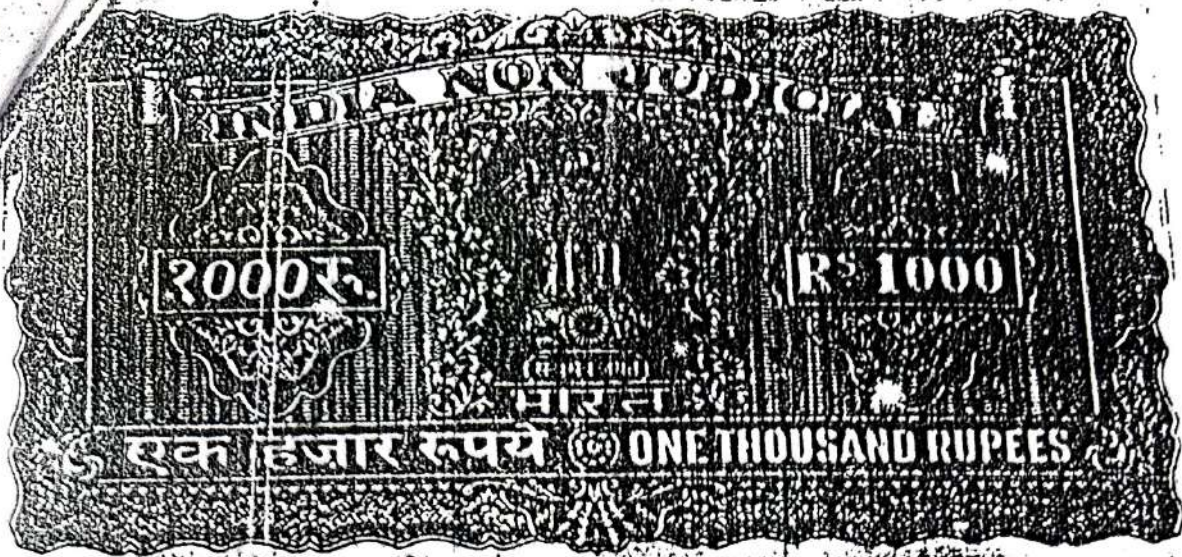
Santosh Kumar Day



Pulin Krishna Ray
 S/o Late Indranil Ray (Retired Person)
 2, South Avenue
 Modern Park
 Calcutta, 700075

Retired.
 23.8.94

for name



11211

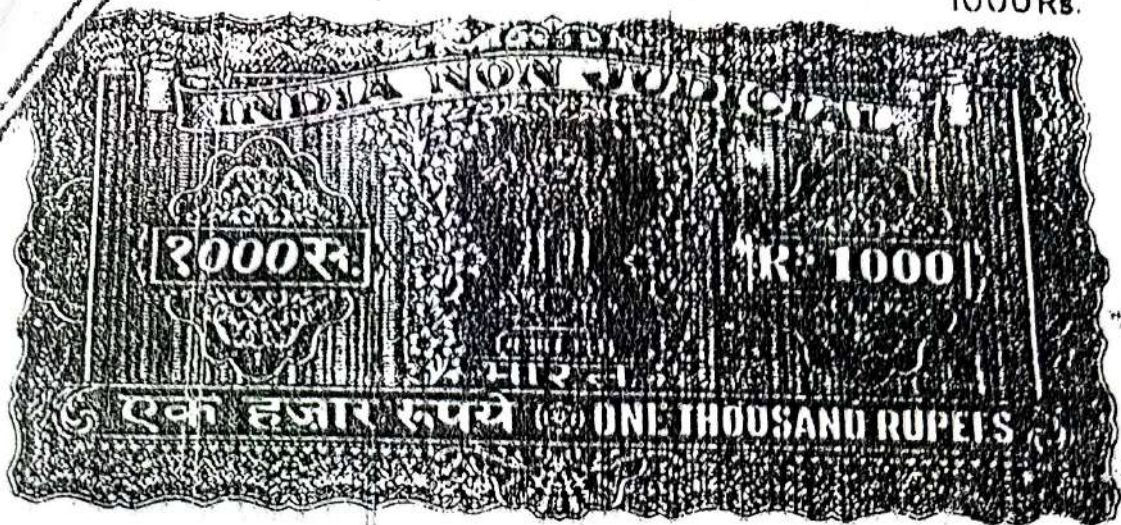
AND

SRI NARENDRA NATH SUR son of late Debendra Nath Sur,
by faith Hindu, by occupation Retired Govt. Officer, residing
at H/E, 19/4, Sachindra Lal Sarani, P.O. Aswininagar, Baguiati,
P.3. Rajarhat, Calcutta- 700059, hereinafter called and referred
to as the 'PURCHASER' (which term or expression shall unless
excluded by or repugnant to the context be deemed to mean and
include his heirs, executors, administrators, representatives
and assigns) of the OTHER PART :

WHEREAS one Sri Raj Satyendra Mitra and others was
the absolute owners and possessors of a plot of land measuring

... p/3

1000Rs.



11311

more or less 10(ten) bighas, eastern side land out of 60(sixty) Bighas land of which 9 acres 80 decimals land in R.S. Dag No. 356/406 and 18 decimals of land in R.S. Dag Nos. 354, 355, 359, 367 under R.S. Khatian No. 18, relating to Khanda Khatian Nos. 256, 353 and 9 acres 79 decimals of land in R.S. Dag No. 356/406 under R.S. Khatian No. 153/1 to which relating to Khanda Khatian No. 276 now 361, totalling to an area 19 acres 71 decimals more or less 60 Bighas of which 45 Bighas of landed property.

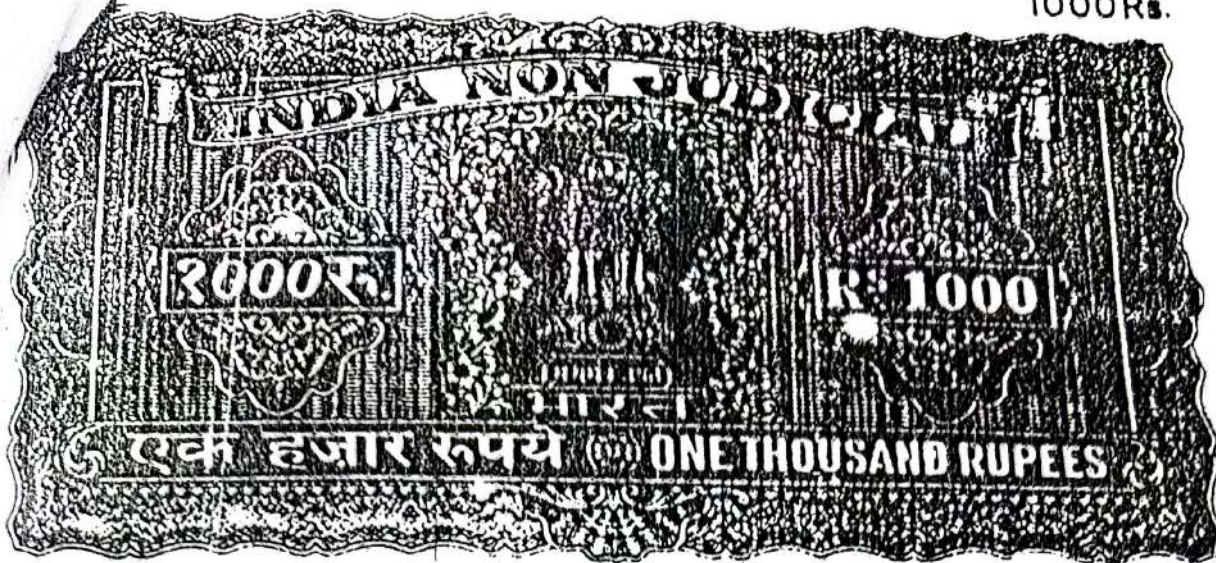
And 2 acres 45 decimals of land in R.S. Dag No. 356/406 and .03 decimals of land in R.S. Dag No. 354, 359 under R.S. Khatian No. 259 now 356. And 2 acres 43 decimals of land in R.S. Dag No. 356/406 under R.S. Khatian No. 278 now 361 situate and lying at Mouza Kalikapur, J.L. No. 20, Taluqa No. 3, 4, 5, and 12, Pargana Khaupur, P.S. Sadar Tollyganje then Jadavpore and now P.S. Kambu, District 24-Parganas now



11411

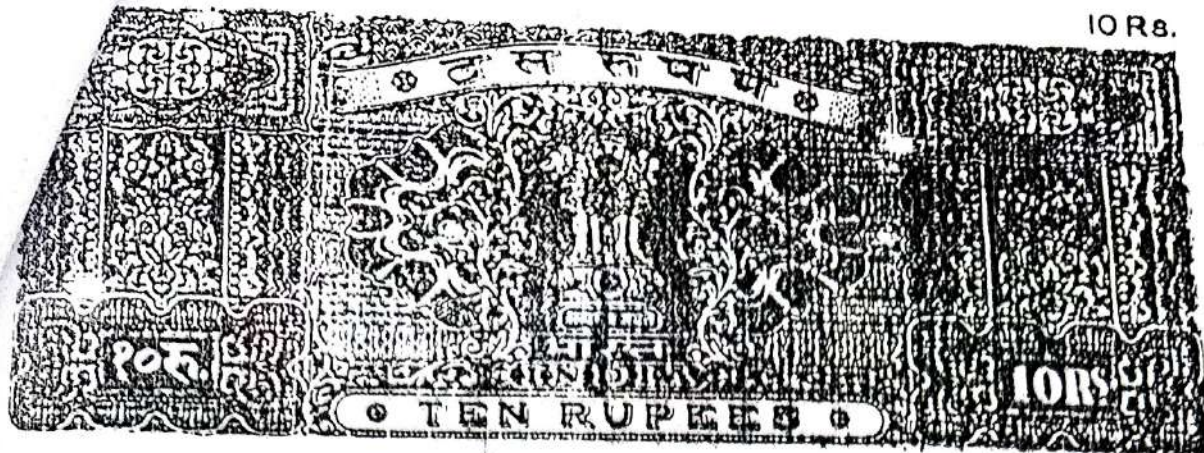
24-Parganas(S), they the said SriRaj Satyendra M'tra and others sold, conveyed and transferred 10 (ten) Bighas of land as mentioned earlier in favour of Sri Kartiok Chandra Paik, son of Sri Haran Chandra Paik of Garfa P.S. Jadavpur, P.O. Balu, Dist. 24-Parganas on 02.05.1970 and by a registered, Deed of Conveyance registered at the office of the Alipore District Registrar, and was recorded in Book I, Deed No. 1409 for the year 1970.

AND WHEREAS thus the said Sri Kartiok Chandra Paik became the owner of the said plot of land measuring more or less 10 (ten) Bighas and he seized and possessed the said purchase land and due to legal necessity he subdivided the same into several small plots by layout a scheme plan with demarcating passage, possession for dispose the said plots to the intending purchasers.



11511

AND WHEREAS the said Sri Kartick Chandra Paik sold and transferred 2.5.1970 the said land measuring more or less 6 (six) cottahs 12 (twelve) chittaks 15 (fifteen) khat 3ft. including the passage area in the said part of R.S. Dag No. 356/406 under R.S. Khatian No. 357 356, 361, 362 in Mouza Kalikapur, J.L.No.20, in the said layout scheme Plan plot No. P-29 forming out over the scheme in favour of Smt. Genta Banyal wife of K.K. Banyal of 65A, Shova Bazar Street, P.B. Jorabagan, Calcutta-70000 by a registered Bengali Conveyance Deed and the said deed was recorded in Book I, Vol.No. 45, Pages from 100 to 111 Being No. 2029 for the year 1970 at Joint Sub-Registrar of Alipore at Alipore, Sadar, 24-Parganas.



10Rs.

11611

AND WHEREAS thus the said Smt. Geeta Sanyal became the owner of the said plot of land measuring more or less 6 cottahs 12 chhattaks 15 Sft. as Scheme Plot No. P-29 and she seized and possessed the said purchase land without the interruption by the other and on 09.12.1981 she sold and transferred the said plot of land by a registered Deed of Sale in favour of the present Vendor, Sri Santosh Kumar Dey and the said Sale Deed was duly recorded in Book I, Vol. No. 337, Pages from 134 to 142 Being No. 13285 for the year 1981 at D.S.B. Alipore.

AND WHEREAS thus the present vendor Sri Santosh Kumar Dey thus became the owner absolutely the said plot of land measuring more or less 6 cottahs 12 chhattaks 15 Sft. (Nett land area 5 cottahs 11 chhattaks 30 Sft. and passage area 1 cottah 0 chhattak 30 Sft.) in E.B.Dag No. 356/406 under Ex. Khattian No. 353, 356, 361, 368 being Khanda comes from H.S. Khattian No. 18/in Mouza Kalikapur J.L.No.20, P.S. Sabak Badar Tollygunge then Jadavpur now P.S. Kanda, in the Dist.

...

...

24-Parganas now 24-Parganas(South) and since then the Vendor herein is now seized and possessed the said scheme plot No. P-29 without interruption from any other person.

AND WHEREAS the Vendor is in continuous possession, having unfettered right, title and interest in the schedule below property hereunder written after mutated his name in the local settlement Office, Behala, vide Mutation Case No.3174(T) /82-83(IX-II) and the Calcutta Municipal Corporation (Jadavpur Unit) Ward No. 109 as Premises No. 35, Kalikapur and paying taxes regularly.

AND WHEREAS the Vendor being in need of cash money for meeting his various legal necessities declared for absolute sale out of the Next land measuring 5 cottahs 11 chittaks 30 Sft. an area been sold by this Document more or less 2 cottahs 6 chittaks 34 Sft. on the eastern side of the said land as plot No. 29A under R.S.Dag No. 356/400, R.S.Khadan Nos. 353, 356, 361, 362 of Mouza Kalikapur, J.L.No.20, P.S.Kasba, part of Premises No. 35, Kalikapur under C.M.C. Ward No.109 in the District of South 24-Parganas and the purchaser herein proposed to purchase the said land at a fixed price or consideration of Rs. 2,00,000/- (Rupees Two lakhs) only free from all charges, encumbrances and attachments and the Vendor considering the said price as reasonable and acceptable has agreed to sell the said land measuring 2 cottahs 6 chittaks 34 Sft. to the purchaser at the said consideration money of Rs. 2,00,000/- (Rupees Two lakhs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,00,000/- (Rupees Two lakh) only being the lawful money of the Union of India well and truly paid by the purchaser to the vendor on or before the execution of these presents and that being the full consideration money of the said land (the receipt whereof the Vendor do hereby admit and acknowledge as per Memo of consideration hereunder written and of and from the same and every part thereof the Vendor do hereby acquit, release and forever discharge the said purchaser as well as the said land hereby transferred the vendor do hereby grant, transfer, convey, sell, assure and assign unto the said purchaser ALL THAT piece and parcel of land measuring an area more or less 2 cottahs 6 chattaks 34 Sft., part of Scheme Plot No.29 (denoted as 29A) at Mouza Kalikapur, J.L.No.20, P.S. Kaata, R.S.Dag No. 356/406, under R.S.Khatian No. 353,356, 361, 362 more fully and specifically described in the Schedule hereunder written and delineated in the plan or map annexed hereto and depicted by RED border lines or howsoever otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished with all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water courses, all other former and ancient rights, lights, liberties, benefits, privileges, advantages,

easements, appendages and appurtenances whatsoever to the
 said land belonging or in anywise appertaining thereto
 or usually held, used, enjoyed and occupied therewith or
 reputed to belong or be appurtenant thereto and the reversit
 or reversions, remainder or remainders and the rents, issues
 and profits thereof AND ALL The estate, right, title, interest
 claim and demand etc. both at law and in equity of the
 vendore into and upon the said land and every part thereof
 AND ALL the deeds, pattahs, muniments, writings, evidences,
 of title etc. relating to or concerning the said land and
 hereditaments and every part thereof which now are or may
 hereafter be in the custody power, control or possession of
 the vendor or any person or persons from whom the said
 vendor may procure the same without any lawful eviction or
 suit TO HAVE AND TO HOLD the said land and hereditaments so
 to be unto the said purchasers absolutely forever free from
 all encumbrances and the Vendor do hereby covenant with the
 purchaser that Notwithstanding any act, thing, deed, matters
 whatsoever made done now have good right, full power,
 absolute authority and indefeasible title to grant, transfer,
 convey, sell the said land hereby sold or expressed or
 intended so to be unto and to the use of the said purchaser
 in manner aforesaid and delivered vacant and peaceful
 possession thereof simultaneously with the execution of these
 presents AND THAT the Purchaser shall and may at all times
 hereafter peaceably and peacefully and quietly hold, possess
 and enjoy the said land or every part thereof and pay the
 rents to the Collector, South 24-Parganas for the state of


 West Bengal upon getting the name duly mutated in the B.L. & L.R.O. and C.M.C. Ward No. 109 concerned in place of the Vendor and receive the rents issues and profits thereof without any lawful ~~eviction~~ interruption, claim and demand etc. further that the Vendor and all persons having or lawfully or equitably claim in any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the purchaser to do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said purchaser as shall or ~~may~~ may reasonably be required.

The said land has not been acquired by the State Government, C.M.D.A. or any other authority nor the Vendor received any notice for acquisition or requisition of the said land or any part thereof.

If any of the representations or covenants made hereinbefore by the Vendor is subsequently found to be false or any fraud is detected hereafter the Vendor shall be liable to compensate the loss if sustained by the said purchaser.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land measuring more or less 2(two) cottahs 6(six) chhattaks 34(thirty four) sft. of eastern side of Previous lay out scheme Plot No. P-29 (denoted as P-29A) situated and lying at Mouza Kalikapur J.L.No.20, P.S. Kasba, R.S.No. 2 Collectorate Touzi No. 3,4,5,12, Pargana Khaspur, comprised under R.S.Dag No.356/406 appertaining to R.S.Khatian No. 353, 356, 361, 362 now under the Calcutta Municipal Corporation (Jadavpur Unit) Ward No. 109 ~~km~~, O.M.C. Premises No. 35, Kalikapur(part) in the District of South 24-Parganas togetherwith all rights privileges and/or easements of ingress and egress of the 20'-0" wide common passage on the Southern side of the property adjoining thereto. The Purchaser shall have every right to bring all sorts of connections in or undernoted the said passage, as shown and delineated in the map or plan demarcated and bounded by RED border lines which forms to be the part and parcel of this document under all circumstances. The nature of the said land is 'sali' and used as agriculture purpose. The proportionate rent of Rs. 38 paise being payable to the Collector of District 24-Parganas(South) on behalf of the Government of the State of W.B. which is butted and bounded as follows :-

ON THE NORTH : Ratan Nandi and Manik Nandi(scheme plot No. P-28) ;

ON THE SOUTH : 20' ft. wide road ;

ON THE EAST : Scheme plot No. 37A (land of Dipika Majumdar) ;

ON THE WEST : Scheme Plot No.29(Rest land of the Vendor).

IN WITNESS WHEREOF the Vendor hereto have set and subscribed his hand and seal the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor at Calcutta in the presence of :-

1. Kimalendu Paul
459, Chakraborty St.,
Calcutta

Santosh Kumar Das.

SIGNATURE OF THE VENDOR.

2. Sipra B. Maitra
C/O Secy. & Assistant
V.P. Mandal Calcutta 59

3. Kama Bapal Sanyal
Kankarpokh Calcutta 58

MEMO OF CONSIDERATION:

Received of and from the within named purchaser the within mentioned the sum of Rs. 2,00,000/- (Rupees Two lakhs) only being the full and entire consideration money of this Indenture :

Memo:-

Pay Order No. 785597 dated 22-6-99
on United Bank of India,
B-Quart, Branch, Cal-59.

Rs. 2,00,000/-

Rs. 2,00,000/-

(Rupees Two lakhs only).

WITNESSES:

1. Kamalendu Choudhury
159, Parkside, Cal-75

2. Dipak K. Thakur
Police S
C. K. Thakur
V.P. Road Cal-70059.

Sushil Kumar Dey.

SIGNATURE OF THE VENDOR.

3. Chaitanya Sarkar
Drafted by me, Calcutta
Sankar Das
Advocate.

Alipore Police Court,
Typed by me,

Kamal Kumar Dey
Alipore Police Court,
Calcutta-27.



24/7/99