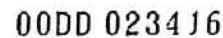


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defect stamp duty v. 5. 5. 5. Total Rs 749/-

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S R Chakravarty Adv
City Court Bar Association
1223 K. S. Roy Road

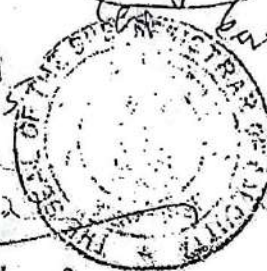
1-12-95

presented for registration on 12/10
to Calcutta Registration Office
on the 12th day of Dec 1995

Nilima Mukherjee

Add. Registrar of Assurances
Calcutta - 1

26-6-12-95



Nilima Mukherjee
70 C. S. Dal Mohan
Mukherjee 7-276/6
Joothpur Park Cal.
As counsel attorney for
Rajendra Chakravarty

50.00.00
4.00.00
54.00.00

-Nilima Mukherjee

-Nilima Mukherjee
As Counsel & Attorney for the respondent
Smt. Rajendra Chakravarty

2024

S. R. Chakravarty
Advocate

S. R. Chakravarty
Advocate

Add. Registrar of Assurances
Calcutta - 1

6-12-95

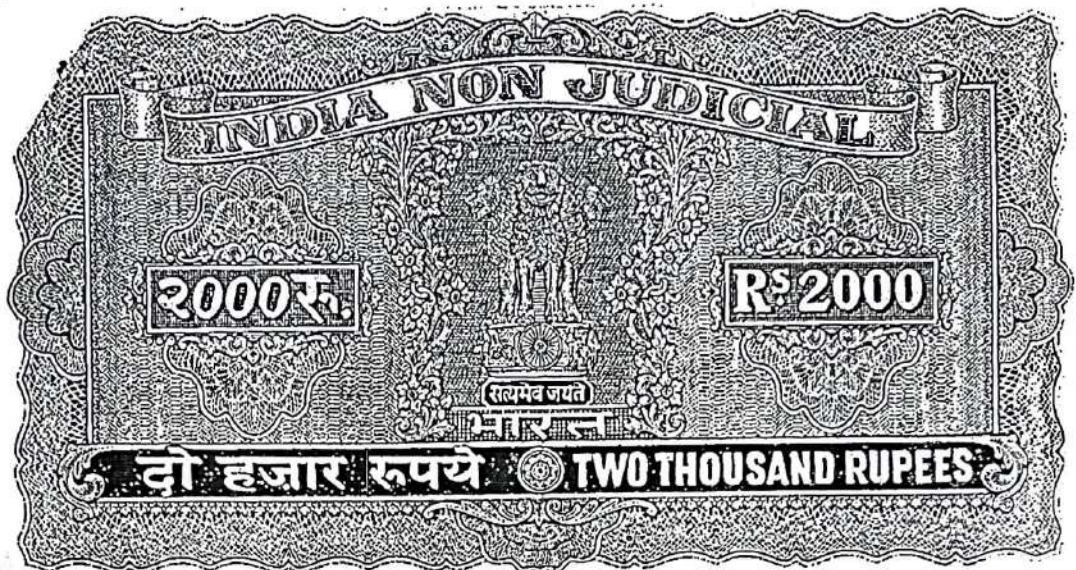


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:- Page 2 :-

heirs, executors, administrators and assigns) of the ONE PART
A N D Sri Pradeep Paul, son of Late Sishir Kumar Paul,
 residing at B-322, Lake Town, Block- 'A', Flat No. 8, P.S.
 Lake Town, Calcutta- 700089, hereinafter called the PURCHASER
 (which expression shall unless excluded by or repugnant to
 the context be deemed to include his heirs, executors,
 administrators and assigns) of the OTHER PART AND WHEREAS
 the land measuring 7 Khattas 1 Chattak and 15 Sqft., comprised
 in Dag No. 4297, Khatian No. 340, P.S. Kasba, Municipal Holding
 No. 215, Purbachal Kalitala Road, under the Calcutta Municipal
 Corporation with a small tiles shed structure thereon as fully
 described in the Schedule " A " hereunder written was originally
 owned and/or possessed by one Fakir Chandra Paramanik and
 after his demise, his legal heirs jointly inherited the said
 property and were in exclusive possession thereof by

2000Rs.
2000Rs.

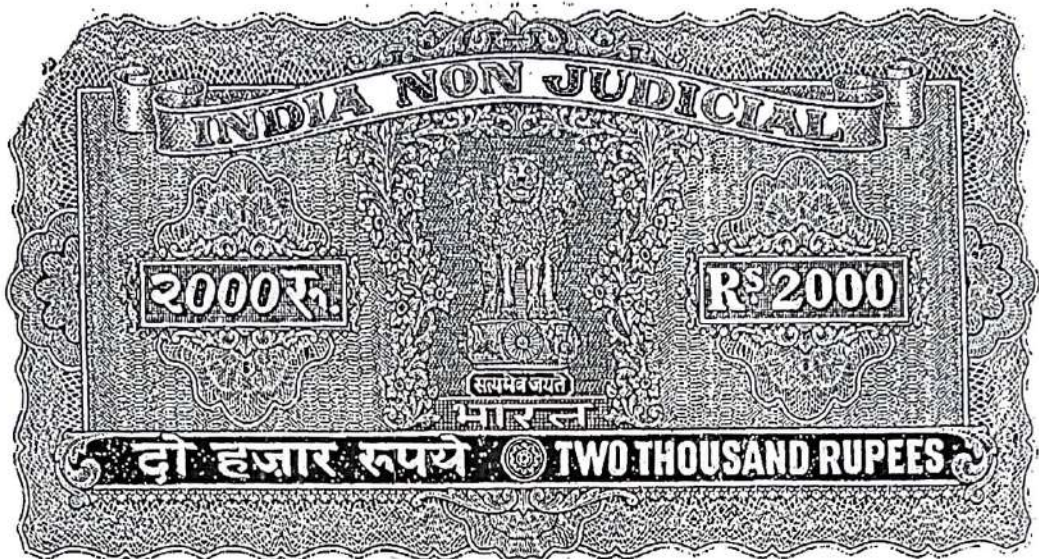


: - Page 3 :-

by exercising absolute ownership in all respects and thereafter the said plot of land was mutually partitioned between the Co-Owners for their individual enjoyment AND WHEREAS a certain portion of the said land was acquired by the West Bengal Government for Panchanan Gram Canal and Eastern Metropolitan Bye-pass and the rest of the balance land was 1.22 Dec. which was enjoyed by the joint owners AND WHEREAS for urgent necessities, the legal heirs of the aforesaid Fakir Chandra Paramanik sold and transferred land measuring 30 Khattas 1 Chattak to one Sri Ranjit Kumar Ghosh and Smt. Pratima Ghosh by a Sale Deed duly executed and registered as recorded in Book No. 1, Volume No.92, Pages 45 to 54, Being No. 3562 for the year 1979 in the then Office of the Sub-Registrar at Alipore and a major portion of the said land was sold to different persons by several Sale Deeds AND

Contd. Page 4.

2000Rs.



:- Page 4 :-

AND WHEREAS the aforesaid owners for urgent necessities sold lands to Dr. Arun Kumar Das and Smt. Subhra Das as fully described in the Schedule hereunder written by registered Sale Deeds as recorded in Book No. I, Volume No. 374, Pages 192 to 200, Being No. 12040 for the year 1981 on 4-11-1981 in the Office of the then Sub-Registrar at Alipore, and by another Deed of Sale duly registered as recorded in Book No. I, Volume No. 294, Pages 71 to 78, Being No. 8233 for the year 1982 on 18-6-1982 in the Office of the then Sub-Registrar at Alipore AND WHEREAS the said Dr. Arun Kumar Das and Smt. Subhra Das for urgent necessity sold the plot of land as fully described in the Schedule hereunder written to the VENDOR herein therein called the PURCHASER by a Sale Deed duly executed and registered recorded as Deed No. 13948 for the year 1989 on 17-10-1989 in the Office of the District Sub-Registrar, South 24-Parganas AND WHEREAS after the said

Contd. page 5.

:- Page 5 :-

said Purchase the Vendor has constructed a small tile shed thereon for the purpose of keeping a watchman there for looking after the said plot of land AND WHEREAS the Vendor for urgent necessity has decided to sale the aforesaid plot of land and the Purchaser hereunder has agreed to Purchase the same at and for the highest market value of Rs. 4,50,000/- (Rupees Four Lakhs and Fifty thousand) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that the Vendor in terms of the aforesaid agreement and in consideration of the payment of the said sum of Rs. 4,50,000/- (Rupees Four Lakhs and Fifty Thousand only) paid by the Purchaser to the Vendor, the Vendor doth hereby grant, convey, transfer, sell unto the Purchaser, the property as fully described in the Schedule hereunder written together with all easements, appenuages and ~~appur~~ appurtenances whatsoever to the said property belonging or in anywise appurtaining thereto And all estate, right, title, claim, interest and demand whatsoever into and upon the said property after the execution of this Deed of Conveyance shall vests unto and to the use of the Purchaser absolutely and for ever subject nevertheless to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and the VENDOR doth ~~he~~ hereby covenant with the Purchaser that Notwithstanding any Act, Deed or things by the VENDOR, done made or executed or knowingly suffered to the contrary, the VENDOR now hath good right and

: - Page 6 :-

or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid And that the Purchaser shall, and may at all times hereafter ~~get~~ peacefully and quietly possess and enjoy the said property and every part thereof and receive the rents and profits thereof without any eviction, interruption, claim, demand whatsoever from or by the Vendor or by any person or persons lawfully or equitably claiming from under or in trust from her And that free from all encumbrances And further that any claim after the execution of this Deed by the Vendor and all persons lawfully or equitably any estate or interest in the said property or any part thereof from under or in trust for the Vendor shall and will from time to time be declared void and illegal by all Courts And the Vendor doth hereby declare that the property mentioned in the Schedule is not included in the Master Plan nor there has been any notice for acquisition or requisition by the Government and/or by any other authority And the Vendor hereby declare that she is seized and possessed of and has not in any way encumbered or charged or cause to be encumbered or charged the property to be conveyed by this Deed of Conveyance And the Vendor hereby further covenant that if it transpires that the property hereby ~~xxx~~ conveyed and possession delivered by the Vendor is not free from all encumbrances as hereinbefore stated by her, the Vendor hereby undertakes to indemnify to make good any loss to be sustained by him and that the Vendor hereby further covenant with the Purchaser that at all times hereafter at the request and cost of the Purchaser,

N.M

: - Page 7 :-

Purchaser, the Vendor will do and execute or cause to be done and executed all such acts and deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

SCHEDULE " A " PROPERTY.

ALL THAT Piece and parcel of land measuring more or less 7 (Seven) Khattas 1 (One) Chattak and 15 (Fifteen) Square Feets and 10' X 8' Tiled Shed thereon comprised in Mouza- Kasba, J.L. No. 13, Touzi No. 145, R.S.No. 233, Khatian No. 340, Dag No. 4297, P.S. Kasba, Holding No. 215, Purbachal Kalitala Road, under Calcutta Municipal Corporation, Annual rental Rs. 3.50 paise in the District of South 24-Parganas, Butted and bounded as follows:-

ON THE NORTH:- Dag No. 4295;

ON THE SOUTH:- DAG No. 4297;

ON THE EAST:- Eastern Metropolitan Bye-Pass; AND

ON THE WEST :- Dag No. 4295.

MEMO OF CONSIDERATION

Rs. 100/- X 4500 = Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand only).

:- Page 8 :-

IN WITNESSES WHEREOF the Vendor hereto put her
signature at Calcutta on the day, month and year first
above written.

WITNESSES:

1. Rakul Das,
110 K.W. Sen Road,
Calcutta - 700028.

2. S. K. Sengupta
23/A, K.N. Sen ~~Sen~~ Rd.
Calcutta - 700028

N.M. Nilima Mookerjee
W/o Late Late Harekrishna Mookerjee
27/6, Jyoti Park, Cal-68
Vendor.
Confidential Attorney for the Vendor.

Prepared by me in my Office.

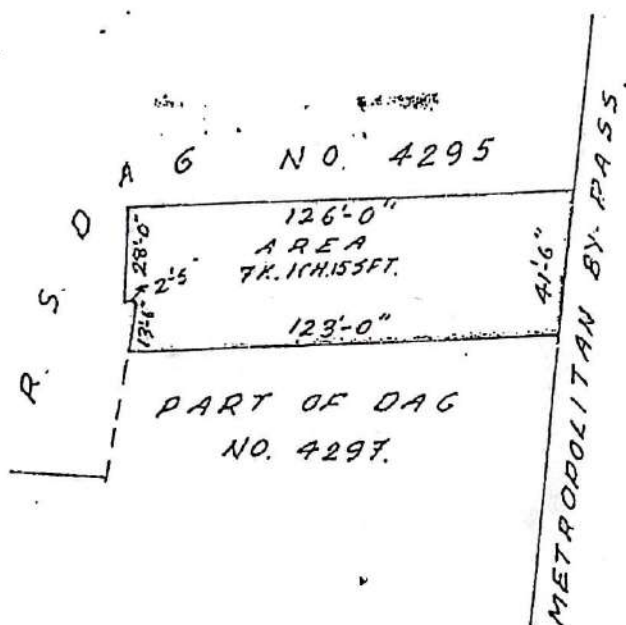
A. R. Chakravarty
Advocate.

T. N. Das
Typed by:- T.N.Das.

DEED PLAN OF R.S. DAG NO. 4297, IN PART OF MOUZA-KASBA
J.L. NO. 13, R.S. NO. 233, TOUZI NO. 145, KHATIAN NO. 340
P.S.-KASBA, DIST-24-PARGANAS (S), NOW UNDER CALCUTTA
MUNICIPAL CORPORATION, JADAVPUR UNIT.

SCALE-1"=50'-0"

REF: LAND TO BE SOLD MEASURING AN AREA
MORE OR LESS- 74.1 CH. 15 SFT. SHOWN THUS.



Verified to be a true copy of the original
 Plan submitted to the Government No. 13, 14, 15
 for the purpose of the above
 Registered by



DRAWN BY:-
 S. Chatterjee.
 S. K. Chatterjee.
 15-10-89.

6281 District Survey Office
 (15/10/89) 24.10.1989

SIGNATURE OF THE VENDOR

BOOK No. 130
Volume No. 130
Pages 129 to 138
Being No. 4993
for the year 1995

DATED THE 6th DAY OF DECEMBER, 1995.

S A L E D E E D

B E T W E E N

1) SMT. RANJANA MUKHERJEE.....

VENDOR,

- A N D -

2) SRI PRADEEP PAUL.....

PURCHASER.

Addl. Registrar of Assurances
Calcutta - 1

24/7/96

Addl. Registrar of Assurances
Calcutta - 1

6.12-95

SRI SANTOSH RANJAN CHAKRABORTY,

ADVOCATE,

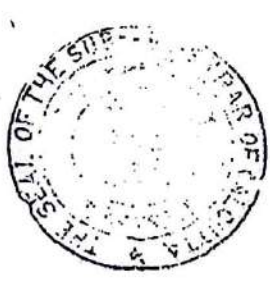
110, KABI NABIN SEN ROAD,

CALCUTTA - 700028.

Phone Resi:- 59-1194.

S. R. Chambers & Son
City Court Box Association
223 N. S. Ray Road
Cal - 1
4.12.95

2012 - 50,000/-
4.020/-
54,020/-



6
Addl. Registrar of Companies
Madras