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THIS INDENTURE made this the 24th day of September.

Two Thousand Four BETWEEN (1) SMT. SUPRITI BURMAN, Wife of
Late Bisweshwar Kumar Burman, by faith-Hindu, by occupation-
Housewife, (2) SHRI BIKRAM BURMAN, (3) SHRI BASAB BURMAN, both
Sons of Late Bisweshwar Kumar Burman, both by faith-Hindu,
by occupation-Student, all residing at 45B/1C, Moore Avenue,
P.S. Regent Park, Kolkata-700 040, being represented by
their Constituted Attorney SHRI PARIMAL PAIK, Son of Shri
Bimal Paik, by faith-Hindu, by occupation-Business, residing

0/59(8) of the WB. prevention of under
Valueation of Instruments Rule 1934
Market Value Assessed Rs. 59100
Deficit Stamp of Rs. 9110

~~SAH. B.D. - Registrar - III~~
Ghore South 24 Parganas

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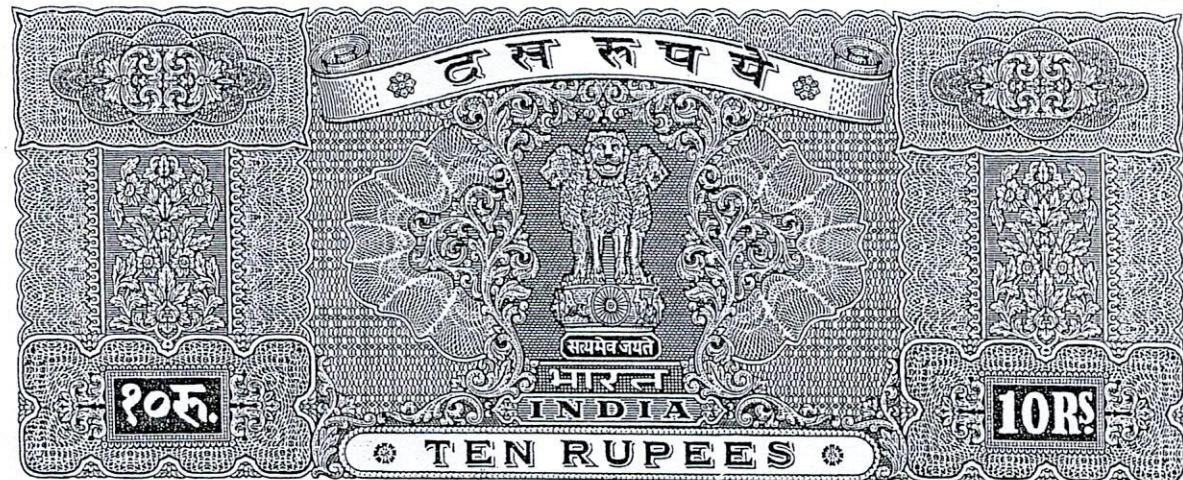
ED-Registrar-III
South 24 Parganas

24 SEP 2004

at 62, Hossainpur, P.O. Haltu, P.S. Tiljala, Kolkata-700 107, duly appointed by a General Power of Attorney registered at the Office of the A.D.S.R. Alipore and recorded in Book No. IV, Volume No. 216, Pages 346 to 353, Being No. 799, for the year 1999, hereinafter referred to as the " VENDORS " (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART :

AND

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(1) SHRI TAPESHWAR PANDIT, Son of Late Paltu Pandit, by faith-Hindu, by occupation-Business AND (2) SMT. CHANDRAVATI PANDIT, Wife of Shri Tapeshwar Pandit, by faith-Hindu, by occupation-Housewife, both residing at 5, Kankulia Road, P.S. Gariahat, Kolkata-700 029, hereinafter referred to as the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, legal representatives, administrators and assigns) of the OTHER PART :

WHEREAS ...

WHEREAS One Kali Charan Pramanik and Guiram Pramanik by virtue of purchase became the Owners of 12.87 Acres of land comprising District Settlement Khatian No.133 of District Settlement Dag No.448, corresponding to R.S.Dag No.455, R.S. Khatian No.187, lying and situate at Mouza-Madurdaha, J.L.No.12, R.S.No.212, Touzi No.2998, P.S. formerly Tollygunge then Jadavpur at present Tiljala presently lying within the jurisdiction of the Kolkata Municipal Corporation, Ward No.108, A.D.S.R.Office Seald District 24-Parganas South and their names have duly bee recorded in Revisional Settlement in finally published Records of Rights.

AND WHEREAS the said Kali Charan Pramanik by a Registered Deed of Lease dated 11.08.1950, registered at the Office of the Sub-Registrar Alipore and recorded in Book No.1, Volume No.66, Pages 171 to 175, Being No.3733, for the year 1950, granted lease in respect of 12.87 Acres of land of C.S.Khatian No.133; R.S.Khatian No.187 of C.S. Dag No.448, R.S.Dag No.455 of the said Mouza-Madurdaha, unto and in favour of Guiram Pramanik and Smt. Ekadashi Pramanik, Wife of Kali Charan Pramanik.

AND WHEREAS the said Guiram Pramanik and Smt. Ekadashi Pramanik by a Deed of Sale registered at the Office of Sub-Registrar, Alipore and recorded in Book No.1, Volume No.89, Pages 178 to 182, Being No.4718, for the year 1950 sold, transferred and conveyed a separately demarcated of 6 Bighas of land to one Shri Kumar Singh Chhajar.

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AND WHEREAS while the said Kumar Singh Chhajar enjoyed the said area of land exercising all rights of Ownership thereto died intestate as a Widower and issueless as such after his death under the Dayabhaga School of Hindu Laws by which the said Kumar Singh Chhajar was governed his brother Shri Paban Singh Chhajar inherited the aforesaid land alongwith other landed properties left by the said deceased Kumar Singh Chhajar.

AND WHEREAS while the said Paban Singh Chhajar enjoyed the said landed properties by a Registered Deed of Gift registered at the Office of the Sub-Registrar, Lalbag, Murshidabad and recorded in Book No.I, Volume No.19, Page. 198 to 201, Being No.1576, for the year 1969, granted, transferred, conveyed, assured and assigned the said land properties by way of Gift unto and in favour of his Two Nephews 1) Shri Mihir Kumar Chhajar and 2) Shri Utpal Ku Chhajar who jointly enjoyed the said properties in ejmal rights.

AND WHEREAS thereafter facing various difficulties to enjoy the said properties jointly in equal rights the said two brothers by a Deed of Partition effected Partition and/or division of the said ejmali properties among themselves by metes and bounds and the said Deed was registered at the Office of the Sub-Registrar, Azimgunj and recorded as Deed No.890, for the year 1981. As per the said Partition Mihir Kumar Chhajar was allotted a separately demarcated area of 6 Bighas of land of the said Mouza-Madurdaha absolutely and forever in respect of his Sixteen annas share. . . .

AND WHEREAS the said Mihir Kumar Chhajar thereafter sold, and transferred most of the land out of the said 6 Bighas to different buyers.

AND WHEREAS the said Mihir Kumar Chhajar by an Indenture registered at the Office of the District Sub-Registrar Alipore and recorded in Book No.I, Volume No.111, Pages 83 to 96, Bein No.4848, for the year 1982, sold, transferred and conveyed out of the balance land a piece and parcel of land measuring 3 Cot 7 Chittacks more or less being Plot No.19, comprising R.S.Dag 455 under R.S.Khatian No.187 of the said Mouza-Madurdaha thro' the Constituted Attorney Shri Uttam Kumar Chhajar unto and in favour of B.K.Burman (Bisweshwar Kumar Burman) since deceased the Predecessor of the Present Vendors.

AND WHEREAS subsequently a Portion of land has been left aside for opening 20' ft. Wide Road and in actual survey and measure the said land is found to be a little more or less 3 Cottahs Chittaks 24 Sft., more or less.

AND WHEREAS after purchasing the said land the said Bisweshwar Kumar Burman mutated his name in the Office of the Kolkata Municipal Corporation, Ward No.108, being Premises No.760, Madurdaha, being Assessee No.31-108-05-0760-8, in respect of the area of land.

AND WHEREAS while the said Bisweshwar Kumar Burman enjoyed the said land died intestate on 14.03.1998, leaving behind his Wife Smt. Supriti Burman and Two Sons namely 1) Shri Bik Burman and 2) Shri Basab Burman the Vendors of these present as his only legal heirs who inherited the said property in equal share.

AND WHEREAS the Vendors are lawfully seized and possessed of or otherwise well and sufficiently entitled to the said

land morefully described in the Schedule hereunder written having unfettered right, title or interest thereto and free from all charges, encumbrances and attachments whatsoever.

AND WHEREAS the Vendors agreed to sell the said piece and parcel of land measuring 3 Cottahs 4 Chittaks 24 Sft., more or less free from all encumbrances at a fixed price or Consideration of Rs.3,00,000/- (Rupees Three Lacs) only and the Purchasers herein agreed to purchase the said plot of land at the said Consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in Consideration of the said sum of Rs.3,00,000/- (Rupees Three Lacs) only well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the payment of the same and every part thereof the Vendors do hereby acquit, release and forever discharge the said Purchasers as well as the said land hereby sold) the Vendors do hereby grant, transfer, convey, sell, assure and assign unto the Purchasers ALL THAT piece and parcel of land measuring 3 Cottahs 4 Chittaks 24 Sft., more or less being Plot No.19, lying and situate at Mouza-Madurdaha, J.L.No.12, R.S.No.212, under Touzi No.2998, comprising C.S. Dag No.448, R.S. Dag No 455 appertaining to C.S.Khatian No.133, R.S.Khatian No.187, P.S. formerly Tollygunge then Jadavpur at present Tiljala under the Kolkata Municipal Corporation (Jadavpur Unit), Ward No.108, being Premises No.760, Madurdaha, A.D.S.R. Office at Sealdah, District 24-Parganas (South),

...

morefully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and shown 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 TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, bushes, water, water-courses and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reported to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title whatsoever relating to or concerning said land and every part thereof which now are or hereafter shall or may be in the custody, power, control or possession of the Vendors or any person or persons from whom the Vendors may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land so to be unto at the use of the Purchasers absolutely forever free from encumbrances.

AND the Vendors do hereby covenant with the Purchasers as follows :-

...

That Notwithstanding any act, thing, deed, matters whatsoever made done executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey and sell the said land hereby sold or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid and delivered vacant possession of the said land to the Purchasers simultaneously with the execution of these presents.

AND the Purchasers shall and may at all times hereafter jointly peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof and pay the rents and taxes to the Appropriate Authorities upon getting their names mutated in the Office of the Kolkata Municipal Corporation and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever or any person or persons law or equitably claiming from under or in trust for the Vendor or any of their Predecessors-in-title and that free and clear, freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the Purchasers indemnified from or against all charges, estates, encumbrances created by the Vendors or any of their Predecessors-in-title and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons law or equitably claiming as aforesaid.

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(10)

FURTHER the Vendors and all persons having lawfully or equitably claiming any estate or interest into or upon the said land or any part thereof from under or in trust for Vendors shall and will from time to time or at all times hereafter at the costs and request of the Purchasers 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 all unto the said Purchasers as shall or may be reasonably required.

IF any of the statements or covenants made hereinbefore by the Vendors is found to be false, untrue or any defect in title is detected hereafter the Vendors shall be liable for the same.

THE Vendors also declare that the land hereby sold has not been previously leased, mortgaged sold nor in any way transferred by the Vendors and there is no charge, lien, lispendens, encumbrances or any litigation nor any Case, Suit or Proceeding is pending before any Court of Law against the said land. The Vendors sold the said land while having good, clear and marketable title therein and free from all encumbrances.

THE Vendors also undertake to execute and register any Deed of Rectification/Declaration or any Supplementary Deed in case any error or omission is found to have taken place in this Deed in future unto and in favour of the Purchasers at their costs and expenses.

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(11)

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring 3 Cottahs 4 Chittaks 24 Sft., more or less being Plot No.19, lying at situate at Mouza-Madurdaha, J.L.No.12, R.S.No.212 under Touzi No.2998, comprising C.S.Dag No.448, R.S.Dag No.455 appertaining to C.S.Khatian No.133, R.S.Khatian No.187, P.S. formerly Tollygunge then Jadavpur at present Tiljala under the Kolkata Municipal Corporation (Jadavpur Unit), Ward No.108, being Premises No.760, Madurdaha, A.D.S.R. Office Sealdah, District 24-Parganas (South), with right to take electric, tap water, gas, telephone etc., connections through the 20' ft. Wide Road adjacent to the said Plot of land and the said land delineated in the Map or Plan annexed hereto and depicted by RED border lines, being butted and bounded by :-

On the North : Part of R.S.Dag No.455.
Scheme Plot No.21.

On the South : Part of R.S.Dag No.455.
Scheme Plot No.17.

On the East : Part of R.S.Dag No.455.
Block—"C".

On the West : 20' ft. Wide Road.

Proportionate Annual Rent of 0.30 Paise payable to the Collector, 24-Parganas (South), for the State of West Bengal.

The said land is used for the purpose of Agriculture.

IN WITNESS WHEREOF ...

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

In presence of :-

1) Bangajit Mondal
18/3 Kali Bazar, Kol-99

2) Manoj Pandit
5 Kankuria Road
Kol-29

.....
As the Constituted Attorney
of 1) Smt. Supriti Burman,
2) Shri Bikram Burman and
3) Shri Basab Burman, the
Vendors herein.

Memo ...

Contd...

CHITTAJARU PAPER MILL ISSUE NO 444 CONCERNING
THE PURCHASE OF STATIONERY AND EQUIPMENT
FOR THE WORKING OF THE STATIONERY
DEPARTMENT OF THE CHITTAJARU PAPER MILL
IN THE INDEPT.

1. PURCHASE OF STATIONERY
2. PURCHASE OF EQUIPMENT

PART OF R.S.DAG
NO 455

SCHEME PLOT NO 21

567

PART OF R.S.DAG NO 455

SCHEME PLOT NO 9

NET AREA 3K-402-24477

560

PART OF R.S.DAG NO 455

SCHEME PLOT NO 17

per sq. feet

At the Concluded Day of
Sat 15th Dec 1960
In Bikaner Bikaner
In Radob Karmal

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Memo of Consideration

RECEIVED from the within-named Purchasers the within-mentioned sum of Rs.3,00,000/- (Rupees Three Lacs) only being the full Consideration money in the following manner :-

1. By A/c. Payee Draft ... Rs.1,50,000.00.
 No. 043098, dtd. 21/09/2004,
 drawn on Canara Bank
 Gariahat Br., Kol-19.

2. By Demand Draft No. ... Rs.1,50,000.00.
 979515, dtd. 22/09/2004,
 drawn on P.N.B.,
 Ballygunge Br., Kolkata.

Total : Rs.3,00,000.00.

(Rupees Three Lacs) only.

WITNESSES.

1) Ranjit Mondal
18/3 KaliKapur. Kol-99

2) Manej Pandit
5 Kankulia Road
Kot-29

As the Constituted Attorney of 1) Smt. Supriti Burman, 2) Shri Bikram Burman and 3) Shri Basab Burman, the Vendors herein.

Drafted by me :

Drafted by me .
Amal Kumar Das
Advocate
WB / 378/81.

Advocate
Alipore Police Court
Kolkata-27.

Typed by :

Jayanta Sinha
Jayanta Sinha.