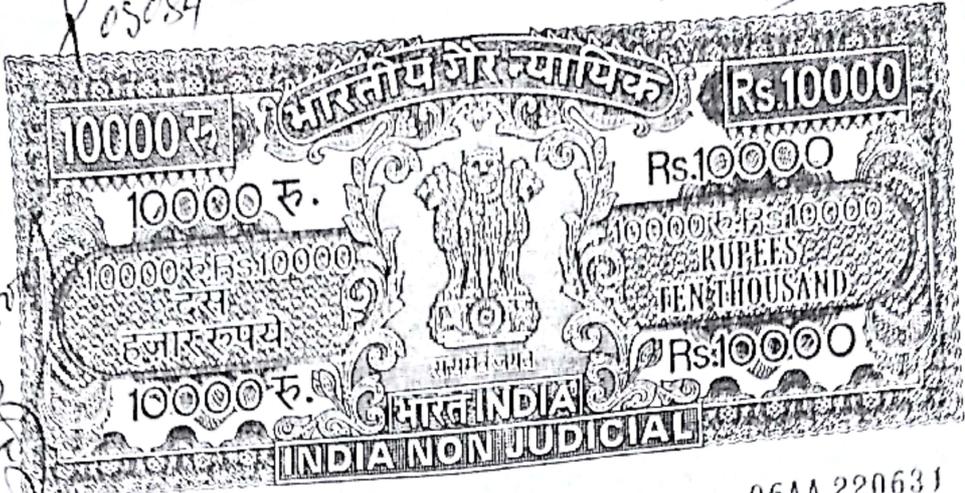


R 05084

I- 01463

1/1/1  
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20/1/05



06AA 220631

Suman

60/1/05

23+4+4  
A 1221  
E 14  
H 28  
M 4  
R 67

13600/-  
846.94/-  
27/02/06  
1496/-

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made on this 31st day of May, Two Thousand Five BETWEEN SRI UTTIYA CHOWDHURY son of Sri Nani Gopal Chowdhury by caste Hindu by occupation Business residing at Chowdhury Park, 6, Suburban Hospital Road, Kolkata - 700 020 under P.S. Bhowanipore in the District of 24 Parganas hereinafter called the VENDOR (which expression shall unless otherwise excluded by or repugnant to the context be deemed to include his heirs, legal representatives and assigns) of the ONE PART, being represented by his

13600/-  
1496/-  
28/02/06

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38400/-  
27170/-  
28/02/06

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

017799

: : 2 : :

Constituted Attorney namely SRI SUSMIT BASU, son of Late Sisir Chandra Basu, by faith Hindu, by Occupation Service, residing at 8, Ashton Road, P.S. Bhowanipur, Kolkata-700020, by a General Power of Attorney, Regd. in the office at A.D.S.R. Alipore, vide Book No.IV, Volume No.14, Pages 92 to 99, Deed No. 00431, for the year 2004.

A N D

SRI GOPAL CHANDRA MONDAL son of Sri Bholanath Mondal by caste Hindu, by occupation Business, residing at 11 Lake West Road, Santoshpur Kolkata-700 075 under P.S. Purba Jadavpur, in the District of 24 Parganas (S) hereinafter called the PURCHASER (which expression shall unless otherwise excluded by or repugnant to the context be deemed to include his heirs, legal representatives and assigns) of the OTHER PART.

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पश्चिम बंगाल न्यायपालिका WEST BENGAL

00AA 216081

: : 3 : :

WHEREAS one Suburban Agricultural Dairy Fisheries Ltd., having its Registered office at 75, Badridas Temple Street, Gouribari, Police Station Manicktola, Kolkata, filed a suit for Partition against Kumud Krishna Mondal and others before the 3rd Court of Subordinate Judge at Alipore being Title Suit No.16 of 1941 in respect of the property situated under Mouza Nayabad under Khatian No. 117 and 118, Dag No. 195 and 196, Police Station Kasba now Purba Jadavpur in the District of 24 Parganas (S) along with other properties.

*Sujoyit Baran*

*[Handwritten signature]*

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पश्चिम बंगाल, पश्चिम बंगाल WEST BENGAL

00AA 216082

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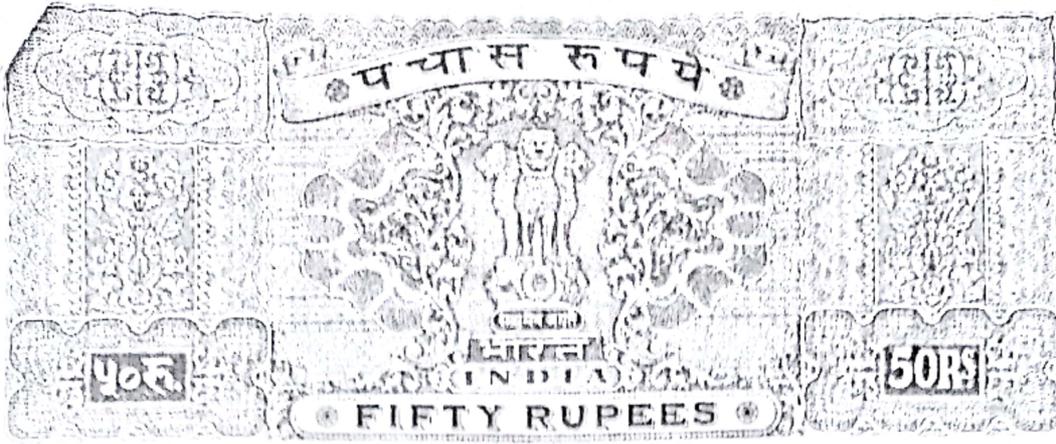
AND WHEREAS after hearing both the parties the Learned Court was pleased to decree the suit in preliminary form and thereafter final decree was drawn on the basis of the Learned Commissioner's report and the necessary allotments by demarcation were made among the parties and on the basis of respective allotments the parties in suit were in possession.

AND WHEREAS by virtue of the Partition Smt. Kamala Bala Mondal and Sri Gorachand Mondal being the legal heirs of Late Bholanath Mondal who was the Defendant No. 4 of the said Partition suit at present residing at No. 81/3, Tollygunge Road under Police Station Tollygunge, Kolkata - 700 033 were allotted and demarcated 20 Bighas of Sali Land along with other properties and the same has been morefully described in the Schedule "MORDHENNCNA" of the said final decree in Title Suit no. 16 of 1941.

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50 Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 458685

: : 5 : :

AND WHEREAS on the basis of the Partition decree the said Smt. Kamala Bala Mondal and Sri Gora Chand Mondal being siezed possessed and enjoyed the said property after mutating their names in the office of the Municipality and paying the taxes regularly.

AND WHEREAS said Sri Gora Chand Mondal son of Late Bholanath Mondal made a registered General Power Of Attorney in favour of his mother Smt. Kamala Bala Mondal of 81/3, Tollygunge Road under Police Station Tollygunge, Kolkata - 700 033 for sale, gift, mortgage or any kind of transfer on his behalf as he is living in Canada working for gain in respect of his immovable properties.

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A N D W H E R E A S by virtue of the said Power of Attorney and for his necessities said Smt. Kamala Bala Mondal made an Agreement for Sale on 11.10.1980 of their 20 Bighas of Sali Land in respect of their respective shares in the property with Sri Sasanka Sekhar Chowdhury son of Late Kali Krishna Chowdhury of 5/21, Bijaygarh under Police Station Jadavpur, Kolkata-700 032 and Sri Dharendra Nath Moitra son of Sri Bhuban Mohan Moitra of 2/65, Gandhi Colony, Police Station Tollygunge, Kolkata - 700 040 for valuable consideration.

A N D W H E R E A S being refused to sell by Smt. Kamala Bala Mondal, Sri Sasanka Sekhar Chowdhury and Sri Dharendra Nath Moitra filed a suit for specific performance of contract in the Court of the Learned 3rd Court of Subordinate Judge at Alipore, being Title Suit No. 264 of 1982 against said Smt. Kamala Bala Mondal and Sri Gora Chand Mondal. And the said suit was decreed on 29.3.84 in favour of Sri Sasanka Sekhar Chowdhury and Sri Dharendra Nath Moitra with a direction to deposit the balance amount in Court.

A N D W H E R E A S after such judgement of Mr. B. K. Lala the Learned 3rd Court of Subordinate Judge at Alipore and in compliance with the direction Sri Sasanka Sekhar Chowdhury and Sri Dharendra Nath Moitra deposited the balance amount of Rs. 59, 000 /- (Rupees Fifty Nine Thousand) only in court vide Challan No. 20670 (V) on 1.8.84 and after full satisfaction of the Learned Court the sale Deed was made on 12.12.84 and executed and registered in favour of Sri Sasanka Sekhar Chowdhury and Sri Dharendra Nath Moitra through Court.

A N D W H E R E A S being-in-need of money Sri Sasanka Sekhar Chowdhury and Sri Dharendra Nath Moitra jointly sold out their lands to different Purchasers out of which the Vendor herein Sri Amal Chakraborty son of Sri Indu Bhusan Chakraborty of 153, Seth Bagan Road, Kolkata - 700 030 under Police Station Dum Dum, in the District of 24 Parganas of these presents purchased a land which is

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demarcated fully therein and since being enjoyed as exclusive owner in respect of the property so purchased, vide Registered Deed No. 219 and 220 Dt. 15/1/85.

A N D W H E R E A S subsequently said Sri Amal Chakraborty by one deed of conveyance dated 28.02.1986 sold, transferred and conveyed the said land measuring about 2 Cottahs 12 Chataks and 36 sq.ft. after deducting the area of common passage to Sri Uttiya Chowdhury herein for valuable consideration mentioned. Said Deed of Conveyance was registered in the office of registrar U/S7 (2) Alipore 24 Paraganas and recorded in Book No. 1 Volume No. 94, Pages 184 to 198, Being No. 4701 for the year 1986. The said plot is laying and situated in portion of R.S. Dag No. 195 under R.S. Khatian No. 117 and 118 in Mouza Nayabad, P.S. Purba Jadavpur within the K.M.C. Ward No. 109.

A N D W H E R E A S since such purchase the vendor herein is now seized and possessed or otherwise well and sufficiently entitled to the said land as absolute owner by raising Kuchha structure there on measuring about (10' X 10') = 100 sq.ft. more or less for his own purpose.

A N D W H E R E A S being in need of cash money for his legal necessities the Vendor herein declared for absolute sale of said land measuring about 2 Cottahs 12 Chataks and 36 sq.ft. be the same and/or a little more or less with structure thereon at Mouza Nayabad, P.S. Purba Jadavpur, R.S. Dag No. 195 under R.S. Khatian No. 117 and 118 District 24 Praganas under K.M.C. ward No. 109 morefully and particularly described in the schedule hereunder written at or for the total consideration

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of Rs.1,12,000 /- (Rupees One Lakhs Twelve Thousand) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs. 1,12,000 /- (Rupees One Lakhs Twelve Thousand) only of the lawful money to the said Vendor paid by the Purchaser at or before the execution of these presents (receipt of which the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof acquit, release and discharge the Purchaser, his heirs, representatives and assigns and every one of them) and also the said property whether Vendor the lawful owner doth indefeasibly grant, sell, convey and transfer assign and assure unto the Purchaser his heirs, executors, representatives and assigns ALL THAT the said piece and parcel of land measuring more or less net measurement land 2 Cottahas 12 Chitaks and 36 Square Feet now known as UBI DPK Housing Complex being Plot No. 10, Kolkata – 700 075 under Police Station Purba Jadavpur in Mouza Nayabad within K.M.C. Ward No. 109, in the District of 24 Parganas and which is specifically mentioned morefully in the Schedule hereunder written OR HOWSOEVER otherwise the same is or are heretofore was or were situated, butted, bounded, called, known numbered described and distinguished TOGETHER WITH all areas, paths, passages, drains, water, water course, yards and all manner or rights, liberties, privileges, easement appendages and appurtenances walls, yards, court-yards and benefit and advantage or ancient and other lights whatsoever belonging or in any way appertaining in the said together with all the document of title exclusively relating to the said plot of land which are now or hereafter may be in the custody or power of the Vendor without any action in law A N D the reversion, remainder or remainders, rents, issues and profits thereof and of every part thereof A N D all the estate, right,

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title, use, inheritance, trust, property claim and demand whatsoever both at law and in equity that the Vendor into and upon the said property or every part thereof AND all Deeds, paths, writings and evidence on title which in any wise relate to the said property or any parcel thereof and which now are or hereafter shall or may be in the custody, power, and possession of the Vendor and his heirs, executors, administrators and representatives or any person or persons from whom he or they can or may procure the same or without action or suit or at law and equity TO HAVE AND TO HOLD the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, numbers and appurtenances unto and to the use of the Purchaser his heirs, executors, administrators and assigns for ever AND the Vendor do hereby for his heirs, executors, administrators, representatives and assigns THAT notwithstanding any act deed or thing whatsoever by the Vendor or by any of his Predecessors and ancestors in title, done or executed or knowingly suffered to the contrary he the Vendor had at all material times heretofore and now has good rights, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the Purchaser and his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for his or from or under any of her ancestors or predecessors-in-title AND THAT from and clear and freely and clearly and absolutely acquitted, exonerated and released to otherwise by and at the cost and expenses of the Vendor well and sufficiently indemnified or from and against all and all manner or claims, liens, charges, debts attachments and encumbrances whatsoever or made or suffered by the Vendor or any of her ancestors or predecessor-in-title or any person or persons lawfully or equitably claiming and aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming

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any estate or interest whatsoever in the said property or any part thereof from under or intrust for him the Vendor or from or under any of her ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser his heirs, executors, administrators, representatives and assigns do and executive or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this Deed as shall or may be reasonably required AND FURTHER THAT the Vendor and all his executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser his heirs and executors, administrators, assigns, against loss, damages, cost charges and expenses if any suffered by reason or any defect in the title of the Vendor or any breach of the covenants hereinunder contained.

SCHEDULE ABOVE REFFERRED TO

ALL THAT piece or parcel of Bastu land measuring more or less 2 Cottahas, 12 Chittaks and 36 square feet situated being Plot No. 11 lying in Mouza Nayabad under Dag No. 195, R.S. Khatian No. 117 & 118 J.L. No. 25 Touzi-56, with kuncha structure with tile shade having an area of (10' x 10') = 100 sq.ft. under Police Station Purba Jadavpur within the Kolkata Municipal Corporation Ward No. 109, Kolkata - 700 099 in the District of 24 Parganas and which is butted and bounded in the following manner that is to say :-

ON THE NORTH BY : 30' 0" WIDE ROAD  
ON THE SOUTH BY : PLOT NO. 21  
ON THE EAST BY : PLOT NO. P-10  
ON THE WEST BY : PLOT NO. 12 (LAKE)

The land hereby sold has been shown by RED border lines in the Plan annexed hereto. And proportionate annual rent of Rs. .75 is payable to the Collector, Government Of West Bengal.

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IN WITNESS WHERE OF the Vendor has hereunto set and subscribed his hand and seal this the day month and year first above written :-

in the presence of :-

WITNESSES :

1. Raju Chakraborty  
DRK Housing Complex,  
Nayabad,  
Kolkata-700099.

2. Nilu Mondal  
Ari Pone  
Col 28

Sumanit Basu as  
Soleited attorney for  
Uttiya Choudhury.

SIGNATURE OF THE VENDOR

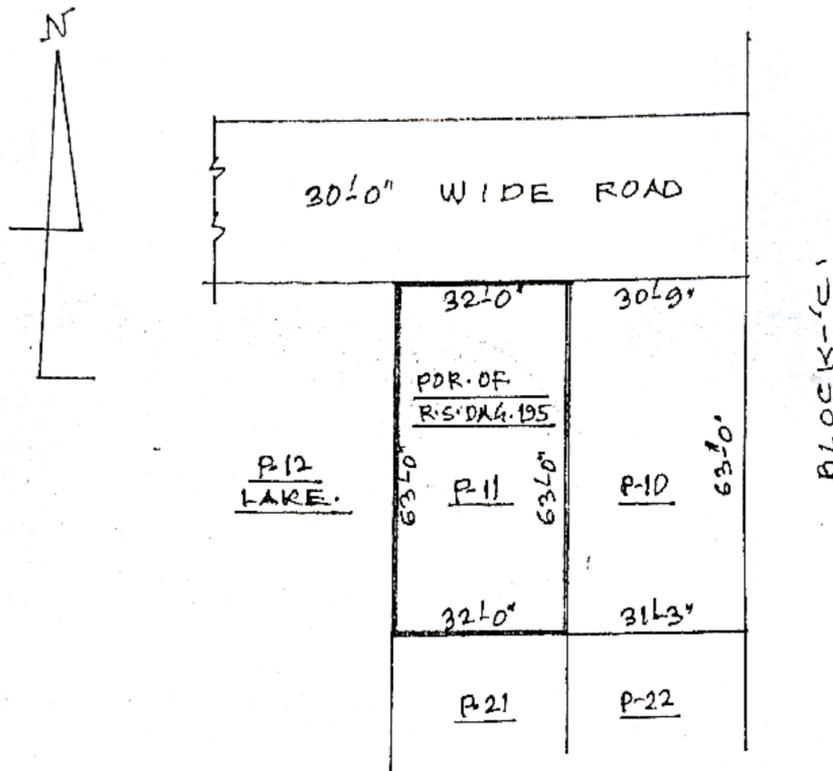
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THE PLAN AT SCHEME PLOT NO. P-11. OF BLOCK 'A'  
 ON PORTION OF R.S. DAG. NO. 195. P.S. KHATIAN NOS.  
 117 & 118. SITUATED IN MOUZA - NAYABAD. J.L. NO. 25.  
 UNDER P.S. PURBA JADABPUR. DIST. SOUTH 24 PRGS.  
 UNDER WARD NO. 109. K.M.C. (J. UNIT)

SCALE:  $33\frac{1}{2}'' = 1''$

NOTE: AREA OF LAND, (P-11) :- 2 KT 12 CH. 36 SFT.  
 SHOWN BY BORDER RED

NAME OF PURCHASER :- SRI. GOPAL CHANDRA MODAL



*Sumit Bana  
 as certified attorney for  
 Uttiya - hoodhury*

Drawn by:  
 SKG.  
 01/5/05

SIG. OF VENDOR.

PHOTO

hand			
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MEMO OF CONSIDERATION

RECEIVED a sum of Rs.1,12,000 /- (Rupees One Twelve Thousand) only from the purchaser towards the consideration money on the day, month and year of first above written.

<u>Bank</u>	<u>Branch.</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Amount</u>
-------------	----------------	-------------------	-------------	---------------

By Cash in R.B.I. Notes .....	RS .	1,12,000.00		
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(Rupees One Lakh Twelve Thousand Hundred)

WITNESSES :

1. Raj's Chauraboty  
Dpk Housing Complex,  
Nayabad,  
Kolkata-700099.
2. Vidya Mondal  
Ari prae  
Col 27

Drafted by me  
Rabin Sana,  
Lead, waiter of CIPore school  
Registered dia, Lon ST  
Typed by me

Sangita pal  
15/4/2005  
Kolkata-700099-

Susmita Bane  
as constituted attorney for  
Uttiya Choudhury.

VENDOR



Sub Registrar - IB  
Jember, Sebit 24 Permana

20 JUN 2005



No. 1  
 Volume 4  
 No. 4141  
 No. 1463  
 No. 4180  
 Per 20 Jun 2005

A. Sub Registrar - IB  
 Jember, Sebit 24 Permana  
 28/21/05