

00971/011

2-1416/4

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

F 911046

Rekad for  
Sumitris Roy  
Sharmistha Oher

Pro senta Karmar

Souvik Kumar Dutt

Sraboni Dutta

(L.T.I. of Smt. Jha Mullick)

**DEED OF COVEYANCE**

**THIS DEED OF CONVEYANCE** made this **28<sup>th</sup>** day of **JANUARY, TWO**  
**THOUSAND ELEVEN (2011)**

Certified that the Document is admitted to  
Registration. The Signatures and the  
endorsement shall be the part of the Document

Contd...2

05.02.11

TARACHAN & SONS PVT. LTD.

Pradeep Kumar Singh

Director

Jul 250  
Jul 400  
650

B.D. Regn for 24/1/2011

Addl. Registrar of Assurances  
Kolkata.  
28.01.11

179280  
Bosante Kumar Das

504

Proccute Khoran Das

505

LT1 of Ina Mullick  
by the paw of  
Sudhira Ky. Das, Adv.

506

Souvik Kumar Dutt

507

Sraboni Dutta

Identified by me  
Sudhira Ky. Das  
Advocate  
City Civil Court  
Gate Assn. Room No. 3.  
2 & 3, K. S. Roy Road,  
Kolkata-700001.



NAME.....  
ADD/ADV.....  
RS.....  
10 JAN 2011  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kolkata

10  
20 JAN 2011

## 2 ##

Deepak Basu

**BETWEEN**

Prasanta Kumar Dutt

Souvik Kumar Dutt

Sraboni Dutt

Sumitra Roy,

Sharmistha Dhar

(LTS of Smt. Ira Mullick)

(1) **SRI. DEEPAK BASU**, son Late Dr. Jogesh Chandra Bose, by faith - Hindu, by occupation, Advocate, practicing in the Hon'ble High Court at Calcutta, residing at 528, Jodhpur Park, Kolkata - 700 068, the Receiver appointed by an Order dated 24<sup>th</sup> day of January, 1973 passed by the Hon'ble High Court at Calcutta in Partition and Partition and Administration Suit No. 373 of 1971 (Smt. Ira Mullick & Anrs. -Vs- Smt. Dalim Kumari Roy & Ors.) hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include his successors and / or successors-in-office and / or interest) or the **FIRST PART.**

**AND**

(2) (i) **SMT. IRA MULLICK**, wife of Sri Hari Charan Mullick, by faith - Hindu, by occupation - Housewife, residing at 10/1, Sarat Bose Road, Kolkata - 700 026,

(ii) **SHRI PRASANTA KUMAR DUTT**, son of Late Sadhan Chandra Dutt, by faith - Hindu, by occupation - Business, residing at 39C, Abdul Halim Lane, Kolkata - 700 016,

508C

Sumitna Roy.

509C

Sharmistha Dhar

510C

Pipak Basu  
DIPAK BASU

511C

TARACHAND ESTATES PVT. LTD.

Radeep Kumar Singh  
Director

Sudhiv K. Das  
Advocate  
City Civil Court

28 JAN 2011



Ref. No. 3

Prasanta Kumar Dutt  
Souvik Kumar Dutt  
Sraboni Dutta  
Sumitra Roy,  
Sharmistha Dhar

(LTI of Smt. Jha Muklick)

(iii) **SOUVIK KUMAR DUTT**, son of Prasanta Kumar Dutt, by faith – Hindu,

by occupation – Business, residing at 39C, Abdul Halim Lane, Kolkata – 700 016,

(iv) **SMT. SRABONI DUTTA** alias **SMT. SUJATA DUTTA**, daughter of

Prasanta Kumar Dutt, by faith – Hindu, by occupation – Student, residing at 39C,

Abdul Halim Lane, Kolkata – 700 016,

(v) **SMT. SUMITRA ROY**, wife of Kashinath Roy, deceased, by faith – Hindu,

by occupation – Housewife, residing at 2A, Gopal Chandra Lane, Kolkata – 700

073,

(vi) **SMT. SHARMISTHA DHAR**, alias **SMT. SHARMISTHA ROY** wife of

Samir Kumar Dhar, by faith – Hindu, by occupation – Housewife, residing at 16E,

Sachin Mitra Lane, Kolkata – 700 003, hereinafter collectively referred to as the

**"CONFIRMING PARTY"** (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators and legal representatives) of the

**SECOND PARTY**

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(iii) SHARAD KUMAR DUTTA son of Shri. K. K. Dutt, by birth - Hindu  
by occupation - Government servant, residing at 150, Ashok Mohan, New Market - 700 016  
(iv) SMT. SHARAD KUMAR DUTTA wife of Shri. K. K. Dutt, by birth - Hindu  
by occupation - Housewife, residing at 150, Ashok Mohan, New Market - 700 016  
(v) SMT. SHARAD KUMAR DUTTA wife of Shri. K. K. Dutt, by birth - Hindu  
by occupation - Housewife, residing at 150, Ashok Mohan, New Market - 700 016



20 JAN 2011  
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## 4 ##

Pradeep Kumar Singh  
AND

Representative Kumar Singh  
Souvik Kumar Bhatt  
Sudhoni Dutta  
Sumittra Roy,  
Sharmistha Dhar

(LTI of Smt. Smt. Mullick)

M/S TARA CHAND ESTATES PVT. LTD., a registered company under Companies Act, having its registered office at Room no. 5A, 4, B. B. D. Bag (East), Kolkata - 700 001, represented by its Director, Sri. Pradeep Kumar Singh, hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors and / or successor-in-interest) of the

THIRD PART.


WHEREAS one singhee Charan Dutta was the original owner of Premises No. 263, Bipin Behari Gangully Street, Kolkata - 700 012 (hereinafter referred to as the "said property").

AND WHEREAS by an Indenture dated 2<sup>nd</sup> October, 1907, Gopeswar Dutta, Brijeshwar Dutta and Parmeswar Dutta, all sons of the said Singhee Charan Dutta divided and partitioned their joint properties.

AND WHEREAS under the said Indenture, Gopeswar Dutta was allotted and

TARACHAND ESTATES PVT. LTD. Contd...5

Pradeep Kumar Singh  
Director



28 JAN 2011



## 5 ##

Pradeep Kumar Singh  
Sourik Kumar Singh  
Sraboni Dutta  
Sumittra Roy,  
Shobanisha Dhar

(LTI of Smt. Smt. Mullick)

became the absolute owner of the said property being premises No. 263, B. B. Ganguly Street, Kolkata – 700 012.

**AND WHEREAS** the said Gopeswar Dutta before his death executed a Will under which the said property was bequeathed in favour of his wife Smt. Jarat Kumari Dasi and after the death of the said Gopeswar Dutta, the said Will was duly probated by the Hon'ble High Court at Calcutta.

**AND WHEREAS** the said Smt. Jarat Kumari Dasi died childless on or about 12<sup>th</sup> April 1957 after having duly made and published her last will and Testament dated 19<sup>th</sup> July, 1952.

**AND WHEREAS** the said. Jarat Kumar Dasi by the said Will appointed her sister Smt. Hemanta Kumari Dasi two sons Radha Kishore Roy and Mohan Kishore Roy to be the Executors of her last Will and Testament and bequeathed the said property jointly in their favour.

**AND WHEREAS** the said Radha Kishore Roy and Mohan Kishore Roy as the

Contd...6

TARACHAND ESTATES PVT. LTD.  
Pradeep Kumar Singh  
Director



File # 6 #

Ramesh Kishore Dms  
Sewik Kumar Dutt  
Sraboni Dutta  
Sumitro Roy  
Shashintha Dhar

(LTS of Smt. Ira Mullick)

Executors duly applied for grant of Probate of the said Will and Testament and on or about 3<sup>rd</sup> February, 1960, the said Executors duly obtained the Probate of the said Will and became the absolute owners of the said property jointly.

**AND WHEREAS** on or about 23<sup>rd</sup> November, 1961, Radha Kishore Roy, one of the Executors died intestate leaving behind him surviving his wife, Smt. Rani Bala Dassi and his two daughters Smt. Ira Mullick and Smt. Dhira Dutta as his heiresses and legal representatives under the Hindu Law.

**AND WHEREAS** on or about 9<sup>th</sup> August 1972, Smt. Rani Bala Dassi died intestate leaving behind her surviving Smt. Ira Mullick and Smt. Dhira Dutta as her heiresses and legal representatives under the Hindu Law.

**AND WHEREAS** on or about 8<sup>th</sup> November, 1972, the said Mohan Kishore Roy died interest leaving behind him surviving Smt. Balim Kumar Roy, as his wife and Kashinath Roy as his only son as his heir, heiress and legal representatives under the Hindu Law.

**AND WHEREAS** on or about 31<sup>st</sup> August, 1978, the said Kashinath Roy died

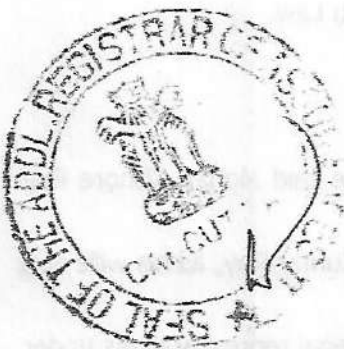
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TARACHAND ESTATES PVT. LTD.  
Pradeep Kumar Singh  
Director

(Sample and for party)

...the said will and became the absolute owner of the said property jointly  
...on or about 31 January 1951, the said Executors duly assigned the Probate of  
...the said will and became the absolute owner of the said property jointly  
...AND WHEREAS on or about 31 January 1951, when the said will was  
...the Executors did not leave any estate and nothing to be paid to any  
...and his two daughters, the said Mabel and Mrs. Joan Davis as the  
...and legal representatives under the said will.

...AND WHEREAS on or about 31 August 1952, when the said will was  
...the Executors did not leave any estate and nothing to be paid to any  
...and legal representatives under the said will.



20 JAN 2011

...AND WHEREAS on or about 11 August 1952, the said Executors duly assigned

Radha  
## 7 ##

Pradeep Kumar Singh  
Souvik Kumar Dutt  
Sraboni Dutta  
Sumitra Roy  
Sharmistha Dhar

(LTS of Smt. Sra. Mullick)

intestate leaving behind him surviving Smt. Dalim Kumari Roy as his mother, Smt. Sumitra Roy as his wife and Smt. Sharmistha Roy, alias Smt. Sharmistha Dhar as his daughter as his heiress and legal representatives under the Hindu Law.

**AND WHEREAS** on or about 19<sup>th</sup> November, 2001, Smt. Dalim Kumari Roy died intestate leaving behind her surviving Smt. Sumitra Roy as her daughter-in-law and Smt. Sharmistha Roy alias Smt. Sharmistha Dhar as her grand-daughter as her heiresses and legal representatives under the Hindu Law.

**AND WHEREAS** on or about 10<sup>th</sup> June, 2004, Smt. Dhira Dutta died intestate leaving behind her surviving Prasanta Kumar Dutt, her husband, Souvik Kumar Dutt, her only son and Smt. Sraboni Dutta, alias Smt. Sujata Dutta, as her only daughter as her heirs, heiress and legal representatives under the Hindu Law.

**AND WHEREAS** disputes and differences started between the two groups of Radha Kishore Roy and Mohan Kishore Roy and their legal representatives and wherein a suit was instituted in this Hon'ble Court at Calcutta by Smt. Rani Bala

Contd...8

TARACHAND ESTATES PVT. LTD.

Pradeep Kumar Singh  
Director



(Copy to be kept by the Registrar)



20 JAN 2011

Page 8

Shamshat Dhar  
Pradeep Kumar Singh  
Savit Kumar Dutt  
Sudhakar Dutt  
Sumit Roy.

(LTS of Smt. Ira Mullick)

Dassi and her two daughters Smt. Ira Mullick and Smt. Dhira Dutta against Smt. Dalim Kumari Roy and Kashinath Roy being Suit No. 373 of 1971 (Smt. Ira Mullick & Anrs. -Vs- Smt. Dalim Kumari Roy & Ors.) claiming, inter alia, administration of the estate of Smt. Jarat Kumari Dassi, deceased, declaration that the Plaintiffs are jointly sole and absolute owners of the half share of and in the said property, partition of the said property by metes and bounds, rendition of accounts and Receiver, Injunction etc.

**AND WHEREAS** in the said suit on an Interlocutory Application made by the Plaintiffs therein namely, Smt. Rani Bala Dasi and her two daughters, namely, Smt. Ira Mullick and Smt. Dhira Dutta against the other group of Co-shares representing Mohan Kishore Roy and by an order dated 24<sup>th</sup> January, 1973, the Hon'ble Justice Ramendra Mohan Dutta was pleased to appoint. Mr. Dipak Basu, Advocate of this Hon'ble Court as Receiver over the suit property with power to collect rent, issues and profits and after defraying all expenses towards repair and outgoings and commission, balance thereof was directed to be distributed amongst the two groups of co-shares representing Radha Kishore Roy and Mohan Kishore Roy in equal half share.

Contd...9



20 JAN 2011

## 9 ##

Sharmistha Dhar Roy  
Prasanta Kumar Dutt  
Souvik Kumar Dutt  
Sraboni Dutta  
Sumitra Roy.

(LTI of Smt. Ira Mullick)

**AND WHEREAS** by several orders passed by this Hon'ble Court, the deaths of Smt. Rani Bala Dassi, Kashinath Roy, Smt. Dalim Kumari Roy and Smt. Dhara Dutta were recorded.

**AND WHEREAS** ultimately by an order dated 6<sup>th</sup> May, 2009 passed by the Hon'ble High Court at Calcutta, the deaths of Smt. Dhira Dutta and Smt. Dalim Kumari Roy were recorded and their legal heirs and representatives were substituted and brought-on-record and leave was granted to amend the cause title and body of the plaint of the said Partition Suit.

**AND WHEREAS** by reason of the deaths of various co-sharers and / or their predecessors-in-interest in the aforesaid Partition Suit, the shares of the present Co-shares who had become the absolute owners of the undivided 1/4<sup>th</sup> share each in the suit property are namely, (i) Smt. Ira Mullick - 1/4<sup>th</sup> share (ii) Prasanta Kumar Dutt (Husband), (iii) Souvik Kumar Dutt (son) (iv) Smt. Sraboni dutta (daughter) alias Smt. Sujata Dutta - jointly 1/4<sup>th</sup> share, (v) Smt. Sumitra Roy - 1/4<sup>th</sup> share (vi) Smt. Sharmistha Roy alias Smt. Sharmistha Dhar - 1/4<sup>th</sup> share.

Contd...10

TARACHAND ESTATES PVT. LTD.

Roadeep Kumar Singh  
Director

(unpublished)

AND WHEREAS by a writ of habeas corpus issued by the High Court, the custody of  
Smt. Raju Bai Datta, Kanchan Bai, Smt. Datta Kanchan Bai and Smt. Datta  
Datta were released.  
AND WHEREAS by an order dated 6th May 2009 issued by the  
Hon'ble High Court at Calicut, the custody of Smt. Datta Datta and Smt. Datta  
Kanchan Bai were restored and their legal heirs and representatives were  
admitted and proper orders and leave was granted to amend the cause  
file and copy of the plaint of the said parties.



20 JAN 2011



Page 10

## 10 ##

Shovitha Dhar  
Prasanta Kumar  
Souvik Kumar  
Seaboni Dutta  
Sumitra Roy.

(171 of 24. Shree Mukherjee)

**AND WHEREAS** the said premises had been in occupation of various tenants occupiers and trespassers on a 15 cottahs, 13 chittacks plot of land more or less with a partly two storied and partly three storied building situate at a prominent place on Bow Bazar Street in the heart of Kolkata.

**AND WHEREAS** the said premises is free from encumbrances, charges, mortgage, requisition, acquisition, lispendences, attachment, claims and demands whatsoever, the Receiver and the Confirming Party held a meeting on March 2009 wherein it was interalia agreed that the said premises should be sold on "**as is where is basis**" to the best available Purchaser subject to final approval of all the parties being the confirming party herein.

**AND WHEREAS** the Purchaser herein approached the Confirming Party for purchase of the premises and made an offer to purchase the same on "as is where is basis" condition at a total price of Rs. 75/- Lakhs (Rupees Seventy five Lakhs) only free from encumbrances, mortgage, requisition and acquisition, claims and demands whatsoever.

**AND WHEREAS** on being approached by the Purchaser, Vendor and all the

TARACHAND ESTATES PVT. LTD.

Pradeep Kumar Singh  
Director

Contd...11



20 JAN 2011

Page 11

Sharmistha Dhar  
Prosecutor Kumar Dutt  
Souvik Kumar Dutt  
Sudhoni Dutta  
Sumittra Roy.

(LTI of Smt. Jara Mollia)

Confirming Parties herein have unanimously agreed for an outright sale of the property of 263, Bipin Behari Ganguly Street, Kolkata – 700012 being a part of the Estate of Smt. Jara Kumari Dassi, deceased at a total consideration price of 75 laskhs (Rupees seventy five lakhs) only on **"as is where is basis"** free from all encumbrances whatsoever.

**AND WHEREAS** in view of what is stated hereinabove, two of the Co-sharers filed an application being G. A. No. 1198 of 2009 in Suit No. 373 of 1971 in the Hon'ble High Court at Calcutta praying inter alia for recording the deaths of share of the Parties and for leave be given to the Receiver to sell the property being Premises No. 263, Bipin Behari Ganguly Street, Kolkata – 700 012 in favour of the Purchaser herein on **"as is where is basis"** condition.

**AND WHEREAS** the said application being G. A. No. 1198 of 2009 in Suit No. 373 of 1971 was allowed by the Hon'ble Justice Nadira Patherya of the High Court at Calcutta by an order dated — June, 2009 whereupon the Receiver and the Confirming Party were granted leave to accept the offer of the Purchaser herein and to convey and transfer by way of sale the said premises unto and in favour of the Purchaser herein on **"as is where is basis"**.

TARACHAND ESTATES PVT. LTD.

Randeep Kumar Singh

Director

Contd...12

(Printed and signed by the Registrar)

Continuing Parties have been previously agreed for an original sale of the property of 203, High Street, London, E.C. 4, being a part of the estate of late John Robert Smith, deceased, at a total consideration price of 75 pounds (pounds seventy five) only for "as is where is basis" (see item 11 of the schedule of assets).

AND WHEREAS in view of what is stated in the schedule of assets, and of the fact that an application being made to the Court in 1981 in the matter of the estate of late John Robert Smith, deceased, for the appointment of a Receiver of the property of 203, High Street, London, E.C. 4, being a part of the estate of late John Robert Smith, deceased, at a total consideration price of 75 pounds (pounds seventy five) only for "as is where is basis" (see item 11 of the schedule of assets).



20 JAN 2011  
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## 12 ##

Sharmista Dhar  
Prasanta Kumar Dhar  
Souvik Kumar Dhar  
Seaboni Dutta  
Sumitranagar

(LTI of Ent. Shree Mukherjee)

**AND WHEREAS** the Vendor and the Confirming Party have represented to the Purchaser that the Receiver being the Vendor herein is receiving the entire consideration amount stated hereinabove for and on behalf of all the Co-sharers and beneficiaries of the estate of the said Smt. Jarat Kumari Dassi deceased and payment of consideration amount to the Receiver shall discharge the Purchaser from the obligation of making payment of the consideration amount for sale of the said premises to the Confirming Party herein and the Confirming Party are fully satisfied in respect thereof. The Receiver along with the Confirming Parties shall transfer the said premises/property in the name of Purchaser with a month from the date of passing the order for Sale, specifically described therein in G. A. No. 1498 of 2009, the Partition and Administration Suit No. 373, Hon'ble High Court. The Purchaser has purchased the said property with all tenants and occupiers, morefully and particularly described in the Schedule herein below.

**AND WHEREAS** in view of what is stated hereinabove, the Purchaser has agreed to purchase and the Vendor and Confirming Party have agreed to sell ALL THAT piece and parcel of land, measuring an area of 15 (fifteen) Cottahs, 13 (thirteen) chitacks and 7 (seven) Square Feet be the same a little more or less

Contd...13

TARACHAND ESTATES PVT. LTD.

Pradeep Kumar Singh  
Director





Ref. No. 13

Shamistha Dhar  
Prasanto Kumar Dhar  
Souvik Kumar Dhar  
Sraboni Dutta  
Sumitra Dhar

(LTI of S.H. Mulla)

together with partly two and partly three storied building and other structures built up thereon situated and lying at 263, Bipin Behari Ganguly Street, Kolkata - 700 012, P. S - Bowbazar morefully described in the Schedule stated hereunder at a total price of Rs. 75 Lakhs (Seventy five Lakhs) only on "as is where is basis" free from encumbrances, charges, mortgages, acquisitions, requisition, attachments, lispendenses, claims and demands whatsoever and however as stated hereunder.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 75 Lakhs (Rupees Seventy five Lakhs) only of 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 (the receipt whereof the Vendor and Confirming Party do hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser and the said Premises) the Vendor and Confirming Party do hereby convey transfer by way of sale, grant, assign and assure unto the Purchaser ALL THAT piece and parcel of land, measuring an area of 15 (fifteen) Cottahs, 13 (thirteen) Chitacks and

Contd...14

TARACHAND ESTATES PVT. LTD.  
Prasanto Kumar Singh

together with the... and the party...  
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...of the... and the party...

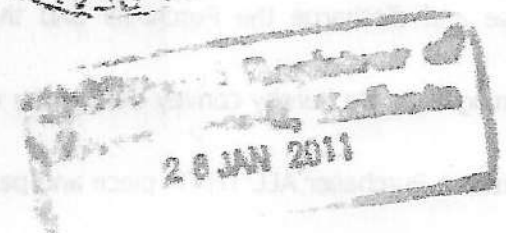
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Ref. No.

## 14 ##

Sharnistha Dhot  
Prosalet Kumar Arin  
Souvik Kumar Borth  
Sraboni Dutta  
Sumitra Roy.

(LTD of Ent. Sha Mullick)

7 (seven) sq. ft. be the same a little more or less together with partly two and partly three storied building and other structures built up thereon situated and lying at 263, Bipin Behari Ganguly Street, Kolkata – 700 012, P. S – Bow Bazar, morefully and particularly mentioned and described in the Schedule hereunder written and delineated on the map or plan hereto annexed and edged in "RED" and hereinafter referred to as "the said premises" **TOGETHER WITH** all the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said premises or any part thereto belonging or anywise appertaining thereto and usually held, used and enjoyed or reputed or known as part thereof **AND ALL** the estate rights, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Vendor and Confirming Party in to upon or in respect of the said premises hereby conveyed and every part thereof **TOGETHER WITH** ALL deeds, pattahs, writings, monuments and evidences of title whatsoever in anywise relating to or concerning the said premises or any part thereof which now are or may hereafter shall or may be in the possession or custody of the Vendor and the Confirming Party or any person or persons from whom they may procure the same **AND TO HAVE AND TO HOLD** the said

Contd...15

TARACHAND ESTATES PVT. LTD.  
Pradeep Kumar Singh  
Director





## 15 ##

Shamistha Dhar  
Roshni Kumar  
Saurabh Kumar  
Surbhi Datta  
Sumit Singh

(LTD of Est. Ina Mullick)

premises and the inheritance thereof in fee simple in possession on "as is where is basis" condition unto and to use of the Purchaser absolutely and forever.

**THE VENDOR AND CONFIRMING PARTIES DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS –**

(a) **THAT NOTWITHSTANDING** any act, deed, matter or things done or committed by the Vendor and Confirming party or any of their predecessors-in-title, the Vendor and the Confirming party have good right full power and absolute authority to sell grand convey transfer assign and assure the said premises hereby conveyed or intended so to be make and to the use of the Purchaser in the manner aforesaid.

(b) **That** the Purchaser shall and may at all times, hereafter peaceably and quietly enter upon occupy possess and enjoy the said premises hereby conveyed with appurtenance and receive the rents, issues and profits thereof and every part thereof for its own use and benefit without any suit lawful eviction or interruption claim and demand whatsoever from or by the Vendor and Confirming Party or any person or persons having or lawfully claiming or any of their predecessors-in-title.

Contd...16

TARACHAND ESTATES PVT. LTD.

Pradeep Kumar Singh  
Director

11

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NEW ORLEANS, La. (UPI) —

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16

Sharmista Dhar  
Present: My Mrs. Dhar  
Souvik Kumar Dutt  
Seaborn Dutt  
Sumitra Dutt

(LT1 of Ent. Jha Mullick)

(c) **That** the Purchaser shall hold the said premises free and clear and freely and clearly and absolutely acquitted exonerated and forever released and discharge or otherwise by Vendor and Confirming Party and well and sufficiently kept harmless and indemnified of from and against all former and other estates title charges and encumbrances made executed occasioned and suffered by the Vendor and Confirming Party or any of their predecessor-in-title or any person or persons having or lawfully claiming as aforesaid.

(d) **That** the Vendor and Confirming Party and all persons having lawfully claiming hereby conveyed or any part thereof by from under or in trust for the Vendor and Confirming Party or any of their predecessor-in-title shall and will of all times hereafter at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring and granting the said premise and every part thereof unto and to the use of the Purchaser as may be reasonably required.

(e) **That** the Vendor and confirming Party do hereby covenant and assure the Purchaser that they have not encumbered the said premises in any way and

Contd...17

VARACHAND ESTATES PVT. LTD.

Pradeep Kumar Singh



26 JAN 2011

(e) That the Vendor and continuing

Page ## 17 ##

Sharnietha Dhar  
Prasanta Kumar Dhar  
Souvik Kumar Dhar  
Seaboni Dutta  
Sumitra Roy

(LTI of Ent. Ika Mullick)

have full power and absolute authority to sell the same in the manner aforesaid  
AND the Vendor and the Confirming Party shall indemnify the Purchaser in  
respect of the said premises hereby sold, transferred and conveyed to the  
Purchaser.

(f) **THAT** the Vendor and Confirming Party shall and will make such affidavits  
and sign all such papers and documents as may be necessary for the purpose of  
effecting mutation of the Purchaser's name in the records of the authorities  
concerning thereto.

(g) **THAT** the Vendor and the Confirming Party shall and will pay all  
outstanding Municipal rates and taxes and/or all other impositions whatsoever  
due and payable by the Confirming Party or any of their Predecessor-in-title in  
respect of the said premises upto the date of these presents.

(h) **THAT** the Vendor and the Confirming Party undertake to hand over to the  
Purchaser original title deeds in respect of the said premises as and when  
available without any time, claim and demands whatsoever.

Contd...18

TARACHAND ESTATES PVT. LTD.

Foradeep Kumar Singh  
Director

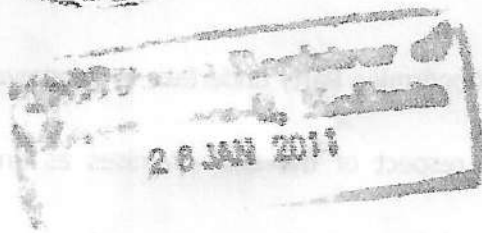


have full power and authority to sell the same in the manner aforesaid  
AND the Vendor and the Contracting Party shall indemnify the Purchaser in  
respect of the said premises hereby sold, transferred and conveyed to the

Purchaser

THAT the Vendor and Contracting Party shall and will sign such notices  
and sign all such papers and documents as may be necessary for the purpose of  
effecting registration of the Purchaser's name in the records of the authorities  
concerning therein

THAT the Vendor and the Contracting Party shall and will pay all  
outstanding municipal taxes and local charges in full and will pay the  
one and payable by the Contracting Party in and to the  
respect of the said premises and the date of these



THAT the Vendor and the Contracting Party shall and will  
Purchaser against all debts and demands whatsoever  
incurred without any one claim and demands whatsoever

By ## 18 ##

Shamistha Dhar  
Parvatha Kumar Pruthi  
Sourav Kumar Pruthi  
Sraboni Pruthi  
Sunita Pruthi

(LTD of S. S. Mullick)

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land and hereditaments measuring an area of 15 (fifteen) Cottahs, 13 (thirteen) Chittacks, 7 (seven) Sq. ft. be the same a little more or less together with partly two and partly three storied building and other structures built up thereon new numbered distinguished declared and identified as Premises no. 263, Bipin Behari Ganguly Street, Police Station – Bowbazar, Kolkata – 700 012 in Ward no. 44 within the limit of Kolkata Municipal Corporation delineated in colour "Red" in the annexed plan and butted and bounded as follows:

ON THE NORTH : By building Premises no. Bipin Behari Ganguly Street,  
Kolkata,

ON THE SOUTH : By 80 feet wide passage,

ON THE EAST : By building Premises no. Bipin Behari Ganguly Street,  
Kolkata,

ON THE WEST : By building Premises no. Bipin Behari Ganguly Street,  
Kolkata,

Contd...19

**TARACHAND ESTATES PVT. LTD.**

Pradeep Kumar Singh  
Director

28 JAN 2011

Bl a da

## 19 ##

Shomintha Dhar  
Prasanta Kumar Das  
Souvik Kumar Bhatt  
Sraboni Dutta  
Sumittra Roy.

(LTI of Est. Shra. Mulli)

**THE SCHEDULE ABOVE REFERRED TO**

**LIST OF TENANTS**

<b>Name of Tenants</b>	<b>Amount of Rent</b>
1. Dinesh Raja Singh	Rs. 1,800/-
2. Sri. Shib Sankar Das	Rs. 300/-
3. Smt. Lakshmi Debi	Rs. 200/-
4. Sri. Bijoy Singh	Rs. 75/-
5. Md. Afzal	Rs. 130/-
6. Ashia Begum	Rs. 200/-
7. Sri. Ganga Prasad Biswas	Rs. 195/-
8. Ply Plaza	Rs. 300/-
9. Anwari Begum	Rs. 200/-
10. Parvez Khan & Md. Rashid Khan	Rs. 600/-
11. Md. Parvez Khan	Rs. 200/-
12. Smt. Shiv Kumari	Rs. 200/-
13. Sri. Sandip Kumar Lohia	Rs. 200/-
14. Bengal Small Arms & Co.	Rs. 99/-
15. Smt. Meena Singh	Rs. 200/-

Contd...20

**TARACHAND ESTATES PVT. LTD.**

Pradeep Kumar Singh  
Director

THE ACCOUNTS ABOVE REFERRED TO

**LIST OF TENANTS**

Name of Tenants	Amount of Rent
1. Dinesh Kish Singh	Rs. 1,200/-
2. Smt. Smt. Smt. Smt.	Rs. 300/-
3. Smt. Smt. Smt. Smt.	Rs. 300/-
4. Smt. Smt. Smt. Smt.	Rs. 300/-
5. Smt. Smt. Smt. Smt.	Rs. 300/-
6. Smt. Smt. Smt. Smt.	Rs. 300/-
7. Smt. Smt. Smt. Smt.	Rs. 300/-
8. Smt. Smt. Smt. Smt.	Rs. 300/-
9. Smt. Smt. Smt. Smt.	Rs. 300/-
10. Smt. Smt. Smt. Smt.	Rs. 300/-
11. Smt. Smt. Smt. Smt.	Rs. 300/-
12. Smt. Smt. Smt. Smt.	Rs. 300/-
13. Smt. Smt. Smt. Smt.	Rs. 300/-
14. Smt. Smt. Smt. Smt.	Rs. 300/-
15. Smt. Smt. Smt. Smt.	Rs. 300/-
16. Smt. Smt. Smt. Smt.	Rs. 300/-
17. Smt. Smt. Smt. Smt.	Rs. 300/-
18. Smt. Smt. Smt. Smt.	Rs. 300/-
19. Smt. Smt. Smt. Smt.	Rs. 300/-
20. Smt. Smt. Smt. Smt.	Rs. 300/-
21. Smt. Smt. Smt. Smt.	Rs. 300/-
22. Smt. Smt. Smt. Smt.	Rs. 300/-



20 JAN 2011



**IN WITNESSES HEREOF THE PARTIES** have hereunto set and subscribed

their respective hands and seals on the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

**BY VENDOR At CALCUTTA**

in the presence of :

**WITNESSES**

1. Debabrata Adhikary  
12/1A Ram Rajan Basu Lane  
Cal-4

2. Probodh Sare  
528, Jodh Park  
Cal-700068

*Ripak Bm*  
PAN-ADXPB 5265C  
**SIGNATURE OF VENDOR**

**SIGNED SEALED AND DELIVERED**

**At CALCUTTA** in the presence of :

**WITNESSES**

1. Hari Charan Mukherjee  
10/1, Sarat Bose Rd  
Cal-20

2. Raj Kanan Mukherjee  
10/1, Sarat Bose Rd  
Cal-20

FORM-60  
1. (LTI of Lt. J. K. Mukherjee) by the per  
prosecute / Kumar Arun of Sub. Adv.  
PAN-ACSPD 6076P  
2. Souvik Kumar Bhatt  
FORM-60  
3. Sraboni Dutta  
FORM 60  
4. Sumitra Roy  
PAN-AJOPR 6759A  
5. Sharmistha Dhar  
PAN-AJVPD 3207A

**SIGNATURE OF CONFIRMING PARTIES**

Contd...21

*Read over & explained by me*  
*Sudhish K. Das*  
*Adv.*

14 05 11

IN WITNESS WHEREOF, THE PARTIES have hereunto set and subscribed

their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

BY VENDOR AT CALCUTTA

IN THE PRESENCE OF

WITNESSES

*[Faint handwritten notes and signatures]*

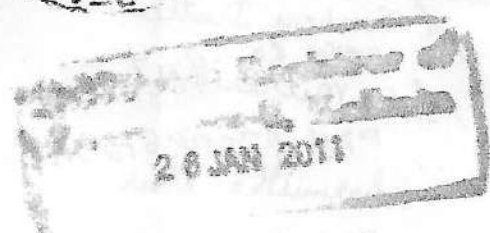
SIGNATURE OF VENDOR

*[Handwritten signature]*  
SIGNED SEALED AND DELIVERED

AT CALCUTTA IN THE PRESENCE OF

WITNESSES

*[Faint handwritten notes and signatures]*



SIGNATURE OF COMPLAINANT PARTIES

*[Faint handwritten notes and signatures]*

*[Signature]*

## 21 ##

Sharmistha Dhar  
Prasanta Kumar Das  
Souvik Kumar Datta  
Sraboni Datta  
Sumitra Roy,

(LTI of Est. Ina Mullie)

**SIGNED SEALED AND DELIVERED**

**VENDOR At CALCUTTA**

in the presence of :

**WITNESSES**

1. *[Signature]*  
21 Khosra Mitra Lane, Sankha  
Howrah-6
2. *[Signature]*  
4. B. B. D. Bag (C)  
KOLKATA-1

PAN-ARSPS9969D

TARACHAND ESTATES PVT. LTD.

*[Signature]*

**SIGNATURE OF PURCHASER**

**RECEIVED** by the Vendor of and from

Within named Purchaser, the within mentioned

Sum of Rs. 75,00,000/- (seventy five lakhs) only

Being the full consideration money as per Memo below:

**MEMO OF CONSIDERATION**

1. Demand Draft, being no. 126843, dated 30.07.2010 for Rs. 7,50,000/- (seven lakhs fifty thousand) only, payable at Punjab & Sind Bank, N. S. Road Branch, Kolkata.
2. Cheque, being no. 798954, dated 31.12.2011 for Rs. 67,50,000/- (sixty seven lakhs fifty thousand) only, payable at HDFC Bank, Stephen House Branch, Kolkata.

(continued on p. 2)

SIGNED, SEALED AND DELIVERED

VENDOR AT CALCUTTA

In the presence of

WITNESSES

FOR WITNESSES  
TAKING RETAINERS  
SIGNATURE OF PURCHASER

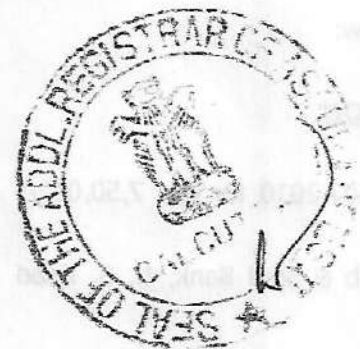
RECEIVED BY THE VENDOR AND FROM

Within named Purchase for which work was

Sum of Rs. 25,00,000 (Twenty five lakhs) only

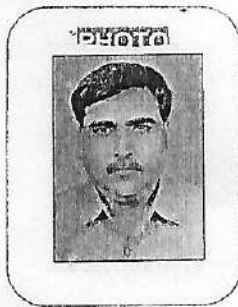
being the full consideration money as per Memo below

MEMO OF CONSIDERATION



20 JAN 2011

# SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

Right Hand

Name

Signature Pradeep Kumar Singh

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Right Hand

Name Sraboni Dutta

Signature Sraboni Dutta

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Right Hand

Name Sumitra Roy

Signature Sumitra Roy

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Right Hand

Name Sharmistha Dhar

Signature Sharmistha Dhar



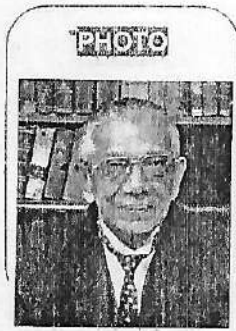
SEAL OF THE ADDL REGISTRAR OF ISLAMABAD  
CALCUTTA

28 JAN 2011



28 JAN 2011

# SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

Right Hand

Name \_\_\_\_\_  
Signature [Signature]

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger
Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Right Hand

Name \_\_\_\_\_  
Signature [Signature]

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Right Hand

Name \_\_\_\_\_  
Signature [Signature]

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Right Hand

Name Souvik Kumar Kutt  
Signature Souvik Kumar Kutt



## 22 ##

**SIGNED SEALED AND DELIVERED**

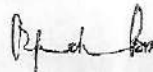
**BY VENDOR At CALCUTTA**

in the presence of :

**WITNESSES**

1. ~~Seabrook~~ Alhikany

2. Paulabh Lane



-----  
**SIGNATURE OF VENDOR**

**SIGNED SEALED AND DELIVERED**

**At CALCUTTA in the presence of :**

**WITNESSES**

1. Hasi Charan Mullick

2. Rai Charan Mullick

1.

(LTI of Smt. Jha Mullick)

2. Pooran Kumar Arora

3. Souvik Kumar Dutta

4. Seaboni Dutta

5. Sumittra Roy,

6. Sharmistha Dhar

Drafted by:



**Advocate**

High Court, Calcutta

-----  
**SIGNATURE OF CONFIRMING PARTIES**

SIGNED, SEALED AND DELIVERED

BY VENDOR AT CALCUTTA

IN THE PRESENCE OF

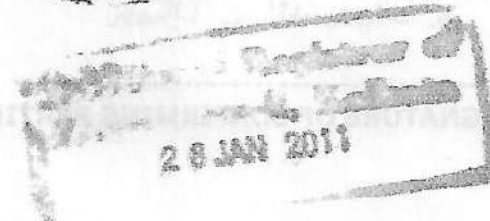
WITNESSES

SIGNATURE OF VENDOR

SIGNED, SEALED AND DELIVERED

AT CALCUTTA IN THE PRESENCE OF

WITNESSES







**Government Of West Bengal**  
**Office Of the A. R. A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 01416 of 2011**  
**(Serial No. 00971 of 2011)**

**On 28/01/2011**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18.50 hrs on :28/01/2011, at the Private residence by Prasanta Kumar Dutt , one of the Executants.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 28/01/2011 by

1. Deepak Basu, son of Late Dr. Jogesh Chandra Bose , 52 B, Jodhpur Park, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700068 , By Caste Hindu, By Profession : Advocate
2. Smt Ira Mullick, wife of Hari Charan Mullick , 10/1, Sarat Bose Road, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : House wife
3. Prasanta Kumar Dutt, son of Late Sadhan Chandra Dutt , 39 C, Abdul Halim Lane, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Business
4. Souvik Kumar Dutt, son of Prasanta Kumar Dutt , 39 C, Abdul Halim Lane, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Business
5. Smt Sraboni Dutt Alias Smt Sujata Dutta, daughter of Prasanta Kumar Dutt , 39 C, Abdul Halim Lane, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Student
6. Smt Sumitra Roy, wife of Late Kashinath Roy , 2 A, Gopal Chandra Lane, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 , By Caste Hindu, By Profession : House wife
7. Smt Sharmistha Dhar Alias Smt Sharmistha Roy, wife of Samir Kumar Dhar , 16 E, Sachin Mitra Lane, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700003 , By Caste Hindu, By Profession : House wife
8. Sri Pradeep Kumar Singh  
 Director, M/s. Tara Chand Estates Pvt Ltd, 5 A, 4, B B D Bag ( East ), Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .  
 , By Profession : Business

Identified By Sudhir Kumar Das, son of City Civil Court, Bar Association, Room - 3, 2 & 3, Kiron Sankar Roy Road(Hastings Street), Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

( Sudhakar Sahu )  
 ADDL. REGISTRAR OF ASSURANCES-II

**On 29/01/2011**



*(Signature)*

( Sudhakar Sahu )  
 ADDL. REGISTRAR OF ASSURANCES-II





**Government Of West Bengal**  
**Office Of the A. R. A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 01416 of 2011**  
**(Serial No. 00971 of 2011)**

**Payment of Fees:**

Amount By Cash

Rs. 82496/-, on 29/01/2011

( Under Article : A(1) = 82489/- ,E = 7/- on 29/01/2011 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-7500000/-

Certified that the required stamp duty of this document is Rs.- 525010 /- and the Stamp duty paid as:  
Impresive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid05642528/01/2011State Bank of India, DALHOUSIE SQUARE, received on 29/01/2011
2. Rs. 49000/- is paid05642628/01/2011State Bank of India, DALHOUSIE SQUARE, received on 29/01/2011
3. Rs. 49000/- is paid05640628/01/2011State Bank of India, DALHOUSIE SQUARE, received on 29/01/2011
4. Rs. 49000/- is paid05640828/01/2011State Bank of India, DALHOUSIE SQUARE, received on 29/01/2011
5. Rs. 49000/- is paid05641628/01/2011State Bank of India, DALHOUSIE SQUARE, received on 29/01/2011
6. Rs. 49000/- is paid05640928/01/2011State Bank of India, DALHOUSIE SQUARE, received on 29/01/2011
7. Rs. 49000/- is paid05640428/01/2011State Bank of India, DALHOUSIE SQUARE, received on 29/01/2011
8. Rs. 49000/- is paid05642728/01/2011State Bank of India, DALHOUSIE SQUARE, received on 29/01/2011
9. Rs. 49000/- is paid05642328/01/2011State Bank of India, DALHOUSIE SQUARE, received on 29/01/2011
10. Rs. 49000/- is paid05642428/01/2011State Bank of India, DALHOUSIE SQUARE, received on 29/01/2011



**( Sudhakar Sahu )**  
**ADDL. REGISTRAR OF ASSURANCES-II**



**Government Of West Bengal**  
**Office Of the A. R. A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 01416 of 2011**  
**(Serial No. 00971 of 2011)**

11. Rs. 35100/- is paid 05/02/2011 State Bank of India, DALHOUSIE SQUARE, received on 29/01/2011

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 05/02/2011**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23,5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 0/-, on 05/02/2011

Exempted ( on 05/02/2011 )

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II



( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 2930 to 2959  
being No 01416 for the year 2011.



(Sudhakar Sahu) 14-February-2011  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal