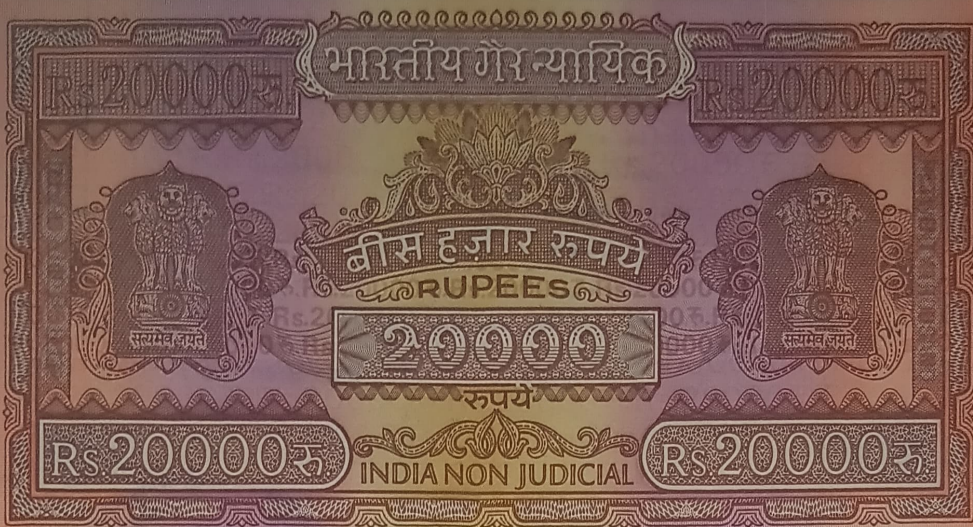


I 5416



C-2 ✓

2010/10

23 Dec

220
4,000,000

41
AA389
JQ 7

2 78
13961 This Indenture of Conveyance made this 22nd day
of September Two thousand Between Shrimati Subhra Roy
wife of Shri Javanta Roy by faith Hindu by Profession
Housewife residing at 351, Dum Dum Park, Police Station
Lake Town, Calcutta - 700 055 in the District of North
24 Parganas, hereinafter referred to as the Vendor (which
expression shall unless excluded by or repugnant to the
context be deemed to mean and include her heirs,
executors, administrators, representatives and assigns)
of the One Part.

where as Rs. 35850 Rupees
has been paid by N. Samant

35.858

7,171,000

57887

25/9/22

A-7887/
realisation
25-9-2000

[illegible]

Utah. Western Salt-Roads
Bureau. (Salt Lake City)

22 SEP 2000

Whereas Rs. 3585/- Rupees
has been paid by N. Sana at
through Bank Draft No. 28272 Dt. 25.12.20
at Branch. Certified that
Proper Stamp duty has been paid in the document

Collector U/S 41/100
44 Stamp Act

Contd...P/2

25A, 25B

Serial No. 15488

Sold to Mr. Narayan Saha

of 114/11 Canal Road

Cal-48

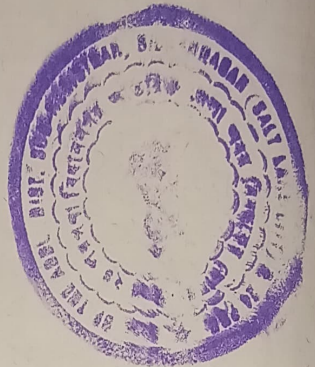
Calcutta Collectorate,

Treasury

Dated

22

B 10



12-09 22nd
my of left 2000 Siddan Nagore
Narayan --- Gaba
authenticated & co.

Narayan Saha

2

Manager, (Salt Lake City)

22 SEP 2000

30/2

Subho Ray

Subho Ray
W/o Jayanta Ray
of 351 Dumdum Park
P.S. Lake Town
Cal-55
H wife

Uma Das
S/o Monoranjan Das
85, E. Deb. Road.
Patipukur, Amalengharden
Cal-48
(Business)

Uma Das
S/o Monoranjan Das
85, S.K. Deb. Road
Patipukur
Cal-48
Boring

22 SEP 2000



:: 2 ::

Shri Narayan Saha son of Late Phanindra Chandra Saha by
 faith Hindu by Profession Business residing at 114/1,
 Canal Road, Police Station Lake Town, Calcutta - 700 048
 in the District of North 24-Parganas hereinafter referred
 to as the Purchaser (which expression shall unless
 excluded by or repugnant to the context be deemed to
 include his heirs executors, administrators representatives
 and assigns) of the Other Part.

Whereas by a Bengali Deed of Kobala dated 27th
 day of Baisakh 1372 B.S. corresponding to 10th May 1965
 registered with the Sub-Registrar Cossipore Dum Dum in

Contd...P/3

Contd...P/4

Serial No. 15488

Sold to Mr. Narayan Saha

of 114/1, Canal Road

Cal-48

Calcutta Collectorate,

Treasury

Serial No. 15488

N
Treasury



22.8.48
22.8.48

Book No. 1 Volume No. 64 Pages 197 to 203 Being No. 4211 for the year 1965 one Shrimati Konikamoyee Nan by as owner granted sold, conveyed and transferred in favour of one Sankarpada Ghosh as Purchaser therein All That piece and parcel of Rayati Sthitibom land being Premises No. 10/1, Sailendra Krishna Deb Road, together with all right over the common passage.

And whereas by a Deed of declaration executed in 1991 jointly by Shri Khudiram Ghosh and Shri Kailash Nath Ghosh made no objection to the encroachment of land measuring about 2° feet and 91/2" inches towards the eastern side made by Bhankarpada Ghosh and a 4° feet wide passage made making encroachment of the said strip of land.

And whereas the said Sankarpada Ghosh thus seized and possessed well and sufficiently the said land and mutated his name in record of South Dum Dum Municipality and constructed a two storied brick built building on the said plot of land as per sanctioned planed specifications duly sanctioned by The South Dum Dum Municipality.

And whereas by a Deed of Conveyance dated 27th February 1991 and registered with The Addl. District Sub Registrar Bidhannagar (Salt Lake City) in Book No. 1 Volume No. 97 Pages 343 to 354 Being No. 1475 for the year 1991 the said Sankarpada Ghosh as vendor mentioned therein granted said conveyed and transferred the undivided half part on of the said land and premises in favour of Shri Jaydeb Ghosh as Purchaser therein together with

all rights over the common passage in premises No. 10/1 Sailendra Krishna Deb Road, subsequently numbered as premises No. 48/1, S. K. Deb 5th bye Lane and at present premises No. 51 S. K. Deb 5th Bye Lane at a consideration mentioned therein. And whereas thus the said Shri Jaydeb Ghosh became the absolute owner and seized and possessed All That undivided half share of the said land and premises being No. 10/1, Sailendra Krishna Deb Road subsequently known as 48/1, S. K. Deb 5th Bye Lane and at present No. 51 S. K. Deb 5th Bye Lane morefully and particularly described in the schedule therein written.

And whereas by a Deed of Conveyance dated 16th December 1998 registered with the Additional Registrar of Assurances II Calcutta in Book No. I Volume No. 44 Pages 392 to 409 Being No. 1658 for the year 1999 the said Joydeb Ghosh therein described as vendor granted sold conveyed and transferred in favour of Shrimati Subhra Roy therein described as Purchaser All That the undivided half portion of land and premises lying and situated at Mouza Dakshindari P.S. Lake Town in the district of North 24-Parganas within South Dum Dum Municipality comprised in Khatian No. 205 Dag No. 770 Municipal Premises No. 10/1 Sailendra Krishna Deb Road Subsequently premises No. 48/1 S. K. Deb 5th Bye Lane and at present premises No. 51, S. K. Deb 5th Bye Lane together with all fittings and fixtures morefully mentioned and described in the Schedule under written at a consideration mentioned therein.

And whereas the said Shrimati Subhra Roy the Vendor of these presents became the absolute owner and mutated his name with the South Dum Dum Municipality and seized and possessed well and sufficiently entitled the said property free from all encumbrances which is particularly described in the schedule hereunder written (hereinafter referred to as the said property).

S. Roy. And whereas the said ^{Shrimati} ~~Shri Jayanta~~ ^{Subhra} Roy the Vendor of these presents agrees to sell and the Purchaser agrees to Purchase All That the undivided half portion or share of the land and undivided half share measuring 900 Sft. superbuilt area of the premises described in the schedule II. hereunder written for a total consideration of Rs. 4,00,000/- (Rupees four lacs) only free from all encumbrances attachments, charges, liens whatsoever.

Now This Indenture Witnesseth that in pursuance of the contract dated X and in consideration of the sum of Rs. 4,00,000/- (Rupees four lacs) only paid by The Purchaser on or before the execution of these presents the receipt whereof the vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby release and for ever discharge them the Purchaser as well as the said messages, tenements, dwelling house, lands hereditaments and premises hereby granted conveyed, sold and transferred or expressed or intended so to be) the vendor doth hereby grants, conveys sells transfers, assigns free from all encumbrances, mortgages, charges, liens, trust, lispendens, attachments and or

other encumbrances whatsoever unto the Purchaser all and Singular the said messanges, tenements, dwelling houses, lands, hereditaments and premises being the undivided half share of premises No. 51, S. K. Deb 5th Bye Lane (formerly known as 10/1 Sailendra Krishna Deb Road and thereafter 48/1, S. K. Deb 5th Bye Lane) P.S. Lake Town, Calcutta - 48 set for the and in the Schedule II hereunder written and delineated and shown in the map or plan thereto annexed and thereon bordered "Red" together with all fittings and fixtures and all other right over the common passages bordered with colour "yellow" on the said plan (for the sake of brevity) hereinafter referred to as the said hereditaments and premises) OR Howsoever otherwise the said hereditaments and premises or every or any part thereof now are or is or heretofore were or was situated, tenanted butted bounded called known numbered described or distinguished together with all houses, out houses or other fittings, fixtures, erections, yards, courtyards, areas, sewers, drains, benefits and advantages of ancient and other lights, ways paths passages common fences walls, waters, water courses, electricity and all manner of former or other rights, liberties, privileges, easements, appendages and appurtenances whatsoever to the said hereditament and premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held or enjoyed there with on reputed to belong or to be appurtenant thereof. And the reversion or reversions, remainder or remainders, rents, issues and profits thereof and of any or every part

thereof and all the legal incidents thereof And all the estate right, title, interest, property claim and demand whatsoever both at law and inequity of the Vendor into or upon the said hereditaments and premises or any part thereof together with all deeds, pathahs, and muniments, writings and evidences of title whatsoever exclusively relating to or concerning the said hereditaments or premises or any part thereof which now are or were at any time as hereafter shall or may be in the possession custody or power or control of the vendor or any other person or persons from whom he or they or any of them may procure the same without any action or suit To Have And To Hold the said hereditaments and premises hereby granted conveyed sold and transferred or expressed or intended so to be unto and to the use of The Purchaser and/or his heirs, executors, administrators, representatives and assigns absolutely and for ever free from all encumbrances whatsoever And The Vendor doth hereby Covenants with the Purchaser That Notwithstanding any act deed or thing by The Vendor done executed or knowingly suffered to the contrary he the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said hereditaments and premises hereby granted conveyed, sold and transferred or expressed by intended so to be and every part thereof for a perfect and indefeasible estate of inheritance infer simple in possession or an estate analogons thereto freefrom all encumbrances without any manner of condition use true or otherthing whatsoever to alter defect encumber or

make void the same And That Not Withstanding any such act deed or thing whatsoever as aforesid the Vendor has now in himself has good right full power and absolute authority to grant convey, transfer sell assign and assure the said hereditaments and premises hereby granted or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and according to the true intent and meaning of these presents. And the Purchaser shall and may at all times hereafter peaceably and quietly enter into and upon and hold occupy possess and enjoy the said hereditaments and premises and every part thereof and receive the rents, issues and profits thereof without any lawful eriction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or requitably claiming from under or intrust for him or from under or intrust from any of his ancestors in title And That free and clear, freely and clearly and absolutely discharged, saved harmless acquitted exonerated and released or otherwise by and at the costs of the Vendor well and sufficiently kept indemnified of and from all manner of claims charges, liens, debts, lispensens, attachments and encumbrances whatsoever and against all estates and encumbrances created by the Vendor or any person or persons lawfully and equitably claiming from under or in trust for him or from under or in trust for any of his ancestors in title And Further that the Vendor and all person or persons having or lawfully or equitably claiming any estate or interest into and upon the said hereditaments and premises or any of them or any part thereof from under or in trust for the Vendor or from

under or in trust for the Vendor or from under or in trust for any of his ancestors 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 execute or cause to be done or executed all such acts, deeds, assurances and things whatsoever for further better and more perfectly assuring the said her ditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be required.

The Schedule Above referred To :
(Description of the Total Property)

All That piece and parcel of Ravati Dakhali land measuring Two Cottahs Six Chittacks and thirty nine square feet be the same a little more or less together with partly Two storied and partly Three storied brick build dwelling house admeasurement of 1800 eighteen hundred) square feet super built area together with fittings and fixtures lying and situate at Mouza Dakshindari Police Station Lake Town in the District of North 24 Parganas, Additional District Sub Registry Office Bidhannagar (Salt Lake City) within the limits of South Dum Dum Municipality Pargana Dihi Panchannagram Touzi No. 1298/2833 J.L. No. 25 R. S. No. 6 Sub-Division VI Division I Corresponding to Khatian No. 205 Dag No. 770 Municipal Premises No. 51, S. K. Deb 5th Bye Lane (Previously known as 10/1 Sailendra Krishna Deb Road and

thereafter 48/1, S. K. Deb 5th Bye Lane circle No. 8 Ward No. 34 which is butted and bounded as follows :-

On the North	:	By Common Passage occupied by Vendors and Amal Deb
On the South	:	Washerman Bustee (Jhupri)
On the East	:	House of Amar Deb
On the West	:	By Courtyard with boundary wall of Patipukur Girls High School.

The Schedule II Above Referred to ~
(Description of Property transferred)

All That undivided 50% share or interest of the land and building two storied and partly Three storied including undivided 50% share i.e. 900 (Ninehundred) square feet super built up area of the said two storied and partly three storied building within the limits of South Dum Dum Municipality Parganas Dihi Panchannagram Touzi No. 1298/2833 J. L. No. 25 R.S. No. 6 Sub Division VI Division I in Khatian No 205 Dag No. 770 Mouza Dakshindari Municipal premises No. 51a S. K. Deb 5th Bye Lane (Previously known as 10/1, Sailendra Krishna Deb Road and thereafter 48/1, S. K. Deb 5th Bye Lane) under Ward No. 34 Circle No. 8 Police Station Lake Town, Additional District Sub Registry Office Bidhannagar (Salt Lake City) in the District of 24 Parganas (North and delineated in the map

or Plan annexed with the Vendor's Purchase Deed mark
'Red' and the common Passage marked colour Yellow :

In witness whereof the Vendor has hereunto set
and subscribed his hand and day month and year first
above written.

Signed sealed and Delivered
by the Vendor in the
presence of :-

1. Bhupal Chakrabarti
142, Green Park, Block 'A'.
Calcutta. 700055

Sukhra Ray.
Signature of the Vendor

2. *[Signature]*
H/O 41.
H's Court. Calcutta.

Drafted and Prepared
By

P. Bhattacharjee.

(P. Bhattacharjee)
Advocate
Sealdah Court Complex.

Memo of Consideration

Received of and from the within named Purchaser
the sum of Rs. 4,00,000/- (Rupees Four lacs only) as
per memo below :-

M e m o

~~Paid as earnest money for~~

~~Rs. 1,00,000.00~~

~~House No. 11.~~

~~Dated~~

Paid on the date ^{This day}
~~Banker's Cheque~~
by Bank draft/Pay order
being No. "017359"

4,00,000.00

Rs. 4,00,000.00

dated 21.09.2000 on Central
Bank of India,
Barabani, Calcutta-700007

Total - Rs. 4,00,000.00

(Rupees Four lacs only)

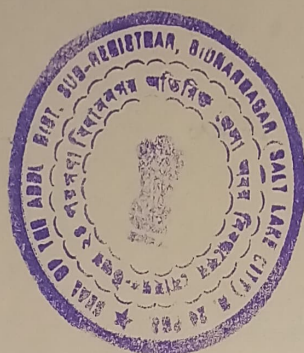
Witnesses :-

1. Bhupal Chakraborty

2. *JPB*
H. W.
W. B. Lalit

Lulaha Ray,
Signature of The Vendor

Lulaha Ray,



Sub-Registrar, Bidhanagar, (Salt Lake City)

22-8-2000

Handwritten signature/initials



Sub-Registrar, Bidhanagar, (Salt Lake City)
26/8/2000

Handwritten notes and calculations:
 $\frac{I}{136}$
 $62 \times 5316 = 76$
 2000

Dated the 22nd day of Sept' 2000

Between

Shrimati Subhra Roy

Vendor

And

Shri Narayan Saha

Purchaser

Deed of Conveyance

Drafted and Prepared

By

P. Bhattacharjee

Advocate

Sealdah Court Complex