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under the Indian Stamp Act  
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D. Fee... 13,196 f

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Addl. District Sub-Register  
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A-13,679 f  
realised on 14/10/03.

(1) 13,189 f  
13,196 f  
A-22,210,239,15/10/03  
= Rs. 40,000  
A-22,210,239,15/10/03  
= Rs. 39,620  
74,620  
74,620

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made on 14th day of June  
Two Thousand Two A.D.

**BETWEEN**

- 1) **SMT. SABITRI RANI SAHA** wife of Sri Sunil Kumar Saha,  
by Religion - Hindu, by Occupation - Housewife, and
- 2) **SRI SUNIL KUMAR SAHA**, son of Late Surendra Nath Saha, by  
Religion - Hindu, by Occupation - Business, both residing at 525,  
Basunagar, Madhyagram, District - North-24-Parganas,  
hereinafter jointly called to the "VENDORS" (which terms or  
expression shall unless excluded by or repugnant to the context  
be deemed to mean and include their heirs, executors,  
administrators, legal representatives and assign) of the **ONE PART.**

Contd...P/2.

3/12  
74,620  
24,37,000  
A-13,679  
14/10/03



8999  
to: M/s Poddar Associates  
Construction Private Limited  
P-69 Lake Town Block B  
Cal-9

Calcutta Collection to,  
Presented for Registration at... AM/PM  
on the 14th day of June, 2002  
at the Bahannagar (Salt Lake City)  
Addl District Sub-Registry Office  
by Sanjay Saha  
Executive/Claimed

Sm



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2m  
20

1) Sanjay Saha,  
as constituted attorney for  
Sabitri Kanti Saha & Sunil Kumar Saha  
2) Susanta Poddar,  
Managing Director, for  
" Poddar Associates  
Construction Pvt Ltd.

Sanjay Saha  
Addl. District Sub-Registry  
Bahannagar (Salt Lake City)  
14 JUN 2002



8615

Sanjay Saha

DEED OF CONVEYANCE

As constituted attorney  
behalf of Smt. Sabitri Kanti Saha  
& Sunil Kumar Saha.



8624

Poddar Associates Construction Pvt. Ltd.  
Susanta Poddar  
Managing Director

Manik Lal Sen

Manik Lal Sen  
Advocate  
Dist. 24 Parganas North by Gasta  
Hindu/Muslim by prof Service  
Business/H-Wife/Culture

Identified by me  
Manik Lal Sen  
Advocate  
High Court, Calcutta

Addl. District Sub-Registry  
Bahannagar (Salt Lake City)

14 JUN 2002





02CC 236817

2

**A N D**

**M/S. PODDAR ASSOCIATES CONSTRUCTION PRIVATE LIMITED**, a private Limited Company, in-corporated and registered under the Companies Act, 1956, dealing in building projects, inclusive of promotion of properties as well, having its registered office at P-69, Lake Town, Block - 'B', Police Station - Lake Town, Calcutta - 700 089, represented by its Managing Director, SRI SUSANTA PODDAR, hereinafter referred to and called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its executor, administrator, successor or successors-in-office, legal representatives and assigns) of the **OTHER PART**.

Contd...P/3.





8999  
M/s. Poddar Associates  
Construction Private Limited  
P-8 Lake Town Block B.  
Calcutta

Calcutta Collectorate,  
Treasury

13-6-02

JM

6000  
1000  
2000  
72000

M/S. PODDAR ASSOCIATES CONSTRUCTION PRIVATE LIMITED, a private limited company registered under the Companies Act, 1956, dealing in building projects, inclusive of promotion of projects, as well, having its registered office at P-8, Police Station Lake Town, Calcutta - 700 089, represented by its Managing Director, SRI SUSANTA PODDAR, hereinafter referred to and called the "PURCHASER" (which term expression shall unless excluded by or referred to in the context or subject be deemed to mean and include the proprietor, administrator, successor or successors-in-office, legal representatives and assigns) of the OTHER PART.



14 JUN 2002







02CC 236818

3

**WHEREAS** by a Registered Bengali Cobala, dated 11th day of July, 1994, Vendor herein namely SMT. SABITRI RANI SAHA, purchased ALL THAT a piece or parcel of bastu land with structure, measuring an area about 1 (one) cottahs or a little more or less, out of 5 (five) cotthas 1 (one) chittaks 23 (twenty three) square feet, lying and situate at plot No.11, Block - 'D', in Municipal Holding No.571, Bangur Avenue, Police Station - Lake Town, Calcutta - 700 055, in Mouza - Krishnapur, J.L. No.17, Resa No.180, Touzi No.228 and 229, C.S. Dag No.2528/2529, C.S. Khatian No.33/46, within the jurisdiction of the South Dum Dum

Contd...P/4.





No. 8989

M/s. Reddy Associates  
of Construction Private Limited  
P-69 Lake Town Block B

Calcutta Collectorate,  
Treasury

13/6/02

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WHEREAS by a... dated 11th day  
of July, 1994, Vendor... BARTI RANI SAHA,  
purchased ALL THAT a piece of land with structure,  
measuring an area about 1 (one) cottahs or a little more or less,  
one of 5 (five) cottahs 1 (one) chittaks 23 (twenty three) square  
feet lying and situate at plot No. 11... in Municipal  
Holding No. 271, Bangun... Station - Lake Town,  
Calcutta - 700 025, in... J.L. No. 17, Rese  
No. 180, Town No. 238 and 229, C.S. No. 2528/2529, C.S.  
Khatian No. 33\46, within the jurisdiction of the South Dum Dum

Sub-Registrar  
Salt Lake

14 JUN 2002

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5000Rs.



4

Municipality, District - North 24-Parganas, from Sri Bhanwar Lal Jalan, the Vendor therein, which was duly registered at the office of the Sub-Registrar, Bidhannagar, Salt Lake City, 24-Parganas (N), recorded in Book No.I, Volume No.102, Pages No.169 to 176, Deed No.4724, for the year 1994, for valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written.

**AND WHEREAS** by another Registered Bengali Cobala, dated 8th day of July, 1994, Vendor herein namely SRI SUNIL KUMAR SAHA, purchased ALL THAT a piece or parcel of bastu land with structure, measuring an area about 1 (one) cottahs, or a little more or less, out of 5 (five) cotthas 1 (one) chittaks 23 (twenty

Contd...P/5.

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No. 8989  
M/S Godded Associates  
Construction Private Limited  
P.O. Lake Town Block B.  
Calcutta

Calcutta Collectorate,  
Treasury

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Municipality, District North 24 Parganas, from Sri Bhanwar Lal  
Jahan, the Vendor herein, which was duly registered at the office  
of the Sub-Registrar, District North 24 Parganas, Salt Lake City, 24 Parganas  
(N), recorded in Book No. 1, Volume No. 102, Pages No. 159 to 176,  
Deed No. 4734, for the year 1994, for valuable consideration  
mentioned therein, more fully and particularly described in the  
Schedule hereunder.  
AND WHEREBY another Registered Bengal Copula, dated  
8th day of July, 1994, Vendor herein namely SRI SUNIL KUMAR  
BAHA, purchased ALL THAT lot or parcel of bazar land with  
structure, measuring an area about 1 (one) cottahs, or a little  
more or less, out of 2 (five) cottahs 1 (one) chittaks 23 (twenty

Sub-Registrar  
District North 24 Parganas

14 JUN 2002





5

three) square feet, lying and situate at plot No.11, Block - 'D', in Municipal Holding No.571, Bangur Avenue, Police Station - Lake Town, Calcutta - 700 055, in Mouza - Krishnapur, J.L. No.17, Resa No.180, Touzi No.228 and 229, C.S. Dag No.2528/2529, C.S. Khatian No.33/46, within the jurisdiction of the South Dum Dum Municipality, District - North 24-Parganas, from Sri Bhanwar Lal Jalan, the Vendor therein, which was duly registered at the office of the Sub-Registrar, Bidhannagar, Salt Lake City, 24-Parganas (N), recorded in Book No.I, Volume No.102, Pages No.177 to 184, Deed No.4725, for the year 1994, for valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written.

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8989  
M/S. Paddar Associates  
Construction Private Limited  
P-69 Lake Town Block B.

Calcutta Collectorate,  
Treasury

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Schedule thereunder written.  
mentioned therein, more fully and particularly described in the  
to 184. Deed No. 4735, for the year 1994, for valuable consideration  
Parganas (N), recorded in Book No. 1, Volume No. 102, Pages No. 177  
office of the Sub-Registrar, Bhatnagar, Salt Lake City, 24-  
Lal Jahan, the Vendor, which was duly registered at the  
Municipality, District - North 24 Parganas, from 84 Bhanwar  
Khatian No. 33/46, within the jurisdiction of the South Dum Dum  
Besa No. 180, Town No. 328 and 329, C.S. Dag No. 2528/2529, C.S.  
Town, Calcutta - 700 085, in Mouza - Krishnapur, J.L. No. 17,  
Municipal Holding No. 87, Avenue, Police Station - Lake  
three) square feet and situated at Plot No. 11, Block - 'D', in





**AND WHEREAS** by another Registered Bengali Cobala, dated 8th day of July, 1994, Vendor herein namely SRI SUNIL KUMAR SAHA, purchased ALL THAT a piece or parcel of bastu land with structure, measuring an area about 1 (one) cottahs 11 (eleven) chittaks, or a little more or less, out of 5 (five) cotthas 1 (one) chittaks 23 (twenty three) square feet, lying and situate at plot No.11, Block - 'D', in Municipal Holding No.571, Bangur Avenue, Police Station - Lake Town, Calcutta - 700 055, in Mouza - Krishnapur, J.L. No.17, Resa No.180, Touzi No.228 and 229, C.S. Dag No.2528/2529, C.S. Khatian No.33/46, within the jurisdiction

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8989  
 Sold to M/s. Poddar Associates  
Construction Private Limited  
Plot - 69, Lake Town Block - B.  
Cat - 8F

Calcutta Collectorate,  
 Treasury

13-6-02

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AND WHEREAS by another Registered Bengal Copala, dated 8th day of July, 1994, Vendor herein namely SRI SUNIL KUMAR SAHA, purchased ALL THAT a piece or parcel of bastu land with structure, measuring an area of (one) cottahs 11 (eleven) chittaks, or a little more, out of 5 (five) cottahs 1 (one) chittaks 23 (twenty three) square feet lying and situate at plot No. 11, Block - 'D', in Municipality No. 571, Bangur Avenue, Police Station - Lake Town, Calcutta - 700 052, in Mouza - Krishnapur, J.L. No. 17, Resa No. 180, Toral No. 228 and 229, C.S. Dag No. 2528/2529, C.S. Khatian No. 33/46, within the jurisdiction

*2002 JUN 14*  
*14 JUN 2002*

Contd. P. 7.







7

of the South Dum Dum Municipality, District - North 24-Parganas, from Sri Dipak Chandra Neogi, the Vendor therein, which was duly registered at the office of the Sub-Registrar, Bidhannagar, Salt Lake City, 24-Parganas (N), recorded in Book No.I, Volume No.102, Pages No.185 to 192, Deed No.4726, for the year 1994, for valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written.

Contd...P/8.





No. 8988

M/s. Goedda Associates,  
Construction Private Limited  
B-68, Lake Town, Block-B,  
Calcutta 88.

Calcutta Collectorate,  
Treasury

Date 13.6.2002

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of the South Dum Dum Municipality, District - North 24-Parganas,  
from Sri Dipak Chandra Neogi, the Vendor therein, which was duly  
registered at the office of the Registrar, Bidhanagar, Salt  
Lake City, 24-Parganas (W), recorded in Book No. 1, Volume No. 102,  
Pages No. 185 to 192, Deed No. 194, for the year 1994, for valuable  
consideration mentioned therein, morefully and particularly  
described in the Schedule thereunder written.

2002 JUL 14  
Registrar, Bidhanagar, Salt Lake City

Contd. P/8







... and ...  
 ... written ...  
 ... by another Registered Bengali ...  
 ... Vendor herein namely SMT. SABITRI RANI SAHA, purchased ALL THAT a piece or parcel of bastu land with structure, measuring an area about 12 (twelve) chattaks, or a little more or less, out of 5 (five) cotthas 1 (one) chittaks 23 (twenty three) square feet, lying and situated at plot No.11, Block - 'D', in Municipal Holding No.571, Bangur Avenue, Police Station - Lake Town, Calcutta - 700 055, in Mouza - Krishnapur, J.L. No.17, Resa No.180, Touzi No.228 and 229, C.S. Dag No.2528/2529, C.S. Khatina No.23, ... within the jurisdiction of the ... Municipal ... North ... the ... which was ... registered at the office of the ...

8

**AND WHEREAS** by another Registered Bengali Cobala, dated 11th day of July, 1994, Vendor herein namely SMT. SABITRI RANI SAHA, purchased ALL THAT a piece or parcel of bastu land with structure, measuring an area about 12 (twelve) chattaks, or a little more or less, out of 5 (five) cotthas 1 (one) chittaks 23 (twenty three) square feet, lying and situate at plot No.11, Block - 'D', in Municipal Holding No.571, Bangur Avenue, Police Station - Lake Town, Calcutta - 700 055, in Mouza - Krishnapur, J.L. No.17, Resa No.180, Touzi No.228 and 229, C.S. Dag No.2528/2529, C.S.

Contd...P/9.

Contd...P/10.





Ch. No. 8999  
Sold to Mrs. Podda Associates  
at Construction Private Limited  
P-69, Lake-Town Block  
Col. 88

Calcutta Collectorate,  
Treasury

13.6.02

*[Signature]*

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AND WHEREAS by another Registered Bengal Copala, dated 11th day of July, 1994, Vendor herein namely SMT. SABITRI RANI SAHA, purchased AND THAT a piece or parcel of bastu land with structure, measuring an area of 12 (twelve) chittaks, or a little more or less, out of 2 (two) chittaks 23 (twenty three) square feet, lying and situate at plot No. 11, Block - 'D', in Municipal Holding No. 571, Bangur Avenue, Police Station - Lake Town, Calcutta - 700 055, in Mouza - Krishnapur, J.L. No. 17, Resa No. 180, Touzi No. 228 and 229, C.S. Dag No. 2528/2529, C.S.

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Khatian No. 33/  
Municipality  
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Khatian No.33/46, within the jurisdiction of the South Dum Dum Municipality, District - North 24-Parganas, from Sri Dilip Kumar Saha, the Vendor therein, which was duly registered at the office of the Sub-Registrar, Bidhannagar, Salt Lake City, 24-Parganas (N), recorded in Book No.I, Volume No.102, Pages No.233 to 242, Deed No.4732, for the year 1994, for valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written.

**AND WHEREAS** by another Registered Bengali Cobala, dated 8th day of July, 1994, Vendor herein namely SRI SUNIL KUMAR SAHA, purchased ALL THAT a piece or parcel of bastu land with structure, measuring an area about 12 (twelve) chattaks, or a little more or less, out of 5 (five) cotthas 1 (one) chittaks 23 (twenty three) square feet, lying and situate at plot No.11, Block - 'D', in Municipal Holding No.571, Bangur Avenue, Police Station - Lake Town, Calcutta - 700 055, in Mouza - Krishnapur, J.L. No.17, Resa No.180, Touzi No.228 and 229, C.S. Dag No.2528/2529, C.S. Khatian No.33/46, within the jurisdiction of the South Dum Dum Municipality, District - North 24-Parganas, from Sri Dilip Kumar Saha, the Vendor therein, which was duly registered at the office of the Sub-Registrar, Bidhannagar, Salt Lake City, 24-Parganas (N), recorded in Book No.I, Volume No.102, Pages No.243 to 252, Deed No.4733, for the year 1994, for valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written.

**AND WHEREAS** the the said 1) SMT. SABITRI RANI SAHA, 2) SRI SUNIL KUMAR SAHA, after such purchase of the aforesaid property became the joint and absolute owners and jointly seized and possessed being well and sufficiently entitled to ALL THAT two-storied old and delipeated brick built messuage, hereditaments and premises containing covered area worth 500 (five hundred) square feet, on the Ground floor, and 500 (five hundred) square

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**Add. District Sub-Registrar**  
**Gandhinagar (Salt Lake Office)**

14 JUN 2002



feet, on the First floor, thereof, remaining situate being built and/or erected, containing an area about 5 (five) cotthas 1 (one) chittaks 23 (twenty three) square feet, lying and situate at plot No.11, Block - 'D', Bangur Avenue, Municipal Holding No.571, Bangur Avenue, Police Station - Lake Town, Calcutta - 700 055, in Mouza - Krishnapur, J.L. No.17, Resa No.180, Touzi No.228 and 229, C.S. Dag No.2528/2529, C.S. Khatian No.33/46, within the jurisdiction of the South Dum Dum Municipality, District - North 24-Parganas, and, thereafter duly mutated their names as joiny and absolute owners thereof with the South Dum Dum Municipality, herein called the said "**PROPERTY**", morefully and particularly described in the SCHEDULE hereunder written and thereafter subsequently vendors applied and obtained a sanctioned of the building pla vide No.96, dated, 25-05-1999, from the South Dum Dum Municipality.

**AND WHEREAS** the Vendors' herein declare that the aforesaid property is free from all encumbrances, charges, liens and attachments and there is no notice of acquisition or requisition by any Government Authorities, Semi-Govt. Authorities or statutory authorities or any other authorities.

**AND WHEREAS** the purchaser herein has taken inspection of the abstracts of title of the Vendors in respect of the said property and also the said building plan and made themselves fully conversant with the contents hereof, and have fully satisfied itself as to the Title, of the present owner-the vendor and meaning, purport, and spirit of this documents in full.

**AND WHEREAS** the vendors herien jointly executed on 3rd day of September, 1996, A General Power of Attorney, registered at the office of the District Registrar at Barasat, North 24-Parganas, recorded in book No.IV, Being No.946, for the year 1996, in favour of their son SRI SANJOY KUMAR SAHA, authorising to sign and execute any deed of conveyance or conveyances and other terms and conditions therein contained.

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**Addl. District Sub-Register**  
Patna

14 JUN 2002





**AND WHEREAS** the Vendors' herein have agreed to sell and the purchaser herein have agreed purchase ALL THAT two-storied old and delipeated brick built messuage, hereditaments and premises containing covered area worth 500 (five hundred) square feet, on the Ground floor, and 500 (five hundred) square feet, on the First floor, thereof, remaining situate being built and/or erected, containing an area about 5 (five) cotthas 1 (one) chittaks 23 (twenty three) square feet, lying and situate at plot No.11, Block - 'D', Bangur Avenue, Municipal Holding No.571, Bangur Avenue, Police Station - Lake Town, Calcutta - 700 055, in Mouza - Krishnapur, J.L. No.17, Resa No.180, Touzi No.228 and 229, C.S. Dag No.2528/2529, C.S. Khatian No.33/46, within the jurisdiction of the South Dum Dum Municipality, District - North 24-Parganas, herein called the said "**PROPERTY**", morefully and particularly described in the SCHEDULE hereunder written, togetherwith sanctioned of the said sanctioned of the building, at or for the price of Rs.12,00,000/- (Rupees twelve lacs) only, free from all encumbrances

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and consideration of the sum of Rs.12,00,000/- (Rupees twelve lacs) only of true and lawful money of the Union of India well truly paid by purchaser herein to Vendors' at or immediately before the execution of these present the receipt whereof the Vendors' do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchaser, its heirs, executors, administrators, representatives and assigns and everyone of them and also the said "**PROPERTY**" they the Vendors' as beneficial owners do by these presents indefeasibly **GRANT, SELL, CONVEY AND TRANSFER, ASSIGN AND ASSURE** unto the purchaser, its heirs, executors, administrators, representatives and assigns free from all





**Addl. District Sub-Registrar**  
**Alhannagar Salt Lake Circle**

14 JUN 2002



encumbrances, attachment and other defects in title ALL THAT two-storied old and delipeated brick built messuage, hereditaments and premises containing covered area worth 500 (five hundred) square feet, on the Ground floor, and 500 (five hundred) square feet, on the First floor, thereof, remaining situate being built and/or erected, containing an area about 5 (five) cotthas 1 (one) chittaks 23 (twenty three) square feet, lying and situate at plot No.11, Block - 'D', Bangur Avenue, Municipal Holding No.571, Bangur Avenue, Police Station - Lake Town, Calcutta - 700 055, in Mouza - Krishnapur, J.L. No.17, Resa No.180, Touzi No.228 and 229, C.S. Dag No.2528/2529, C.S. Khatian No.33/46, within the jurisdiction of the South Dum Dum Municipality, District - North 24-Parganas, herein called the said "**PROPERTY**", morefully and particularly described in the SCHEDULE hereunder written, together with said sanctioned of the building plan hereto, **OR HOWSOEVER** otherwise the said "**PROPERTY**" now or heretofore were or was situate, bounded, called, known, numbered, described and distinguished **TOGETHERWITH** with the land or ground whereupon or on part whereof the same is erected and built together further with all houses, out-houses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendors' into and

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**Add. District Sub-Registrar**  
**Channarayana (Salt Lake Circle)**

14 JUN 2002

upon the said "**PROPERTY**" or every part thereof **AND** all deeds, pattas, monuments, writings and evidences of title which in any wise relate to the said "**PROPERTY**" or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors', their heirs, executors, administrators or representatives or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said "**PROPERTY**" and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the purchaser, its heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendors' well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors' from to these presents **AND THE** Vendors' do hereby for themselves, their heirs, executors, administrators and representatives, convenient with the purchaser, its heirs, executors, administrators, representatives and assigns, **THAT NOTWITHSTANDING** any act, deed, or thing whatsoever, by the Vendors' or by and of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary they the Vendors' had at all material times heretofore and now has good right, 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, its heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the purchaser, its heirs, executors, administrators, representatives and assigns shall and may at all

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times hereafter pe  
enjoy the said "PROPE  
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same



**Add. District Sub-Registrar**  
**Channarayana (Salt Lake Circle)**

**14 JUN 2002**

times hereafter peaceably and quietly enter into hold, possess and enjoy the said "**PROPERTY**" and every part thereof, further right to construct the building upon the said property, and receive the rents, from the tenant, if any, be that arrear or otherwise, the same being fully assigned thereto by this presents inclusive of all dues due and payable by such tenants to the vendors; with further right to be substituted in our place and stead in suits and/or proceedings respecting the property hereunder sold or rents issues and profits thereof in fullest sense of the term; and issues and profits, without any lawful eviction, hinderence and interruption, disturbance, claim or demand whatsoever from or by the Vendors' or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or from or under any of their ancestors or predecessors in title **AND THAT FREE AND CLEAR AND FREELY AND CLEARLY** absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors' well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors' or any of their ancestors or predecessors in title or any persons or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendors' and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said "**PROPERTY**" or any part thereof from under or in trust for him the Vendors' or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchaser, its heirs, executors, administrators, representatives and assigns do and execute, 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





~~14 JUN 2002~~

14 JUN 2002

part thereof unto and to the use of the purchaser, its heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHERMORE THAT** the Vendors' and all their heirs, executors, administrators shall at all time hereafter indemnify and keep indemnified the purchaser, its heirs, executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors' or any breach of the covenant hereinunder contained.

**THE SCHEDULE ABOVE REFERRED TO :**

ALL THAT two-storied old and delipeated brick built messuage, hereditaments and premises containing covered area worth 500 (five hundred) square feet, on the Ground floor, and 500 (five hundred) square feet, on the First floor, thereof, remaining situate being built and/or erected, containing an area about 5 (five) cotthas 1 (one) chittaks 23 (twenty three) square feet, lying and situate at plot No.11, Block - 'D', Bangur Avenue, Municipal Holding No.571, Bangur Avenue, Police Station - Lake Town, Calcutta - 700 055, in Mouza - Krishnapur, J.L. No.17, Resa No.180, Touzi No.228 and 229, C.S. Dag No.2528/2529, C.S. Khatian No.33/46, within the jurisdiction of the South Dum Dum Municipality, District - North 24-Parganas, Additional District Sub-Registrar, Bidhannagar, Salt Lake City, and particularly shown in the plan annexed hereto, being bordered in 'RED' colour, which is butted and bounded as follows :—

ON THE NORTH : By 40' feet wide Municipal Road;  
 ON THE SOUTH : By Plot No.44 and 45;  
 ON THE EAST : By 25' feet wide Road;  
 ON THE WEST : By Plot No.10.  
 ( All of Bangur Avenue, Block - 'D')

Contd...P/16.



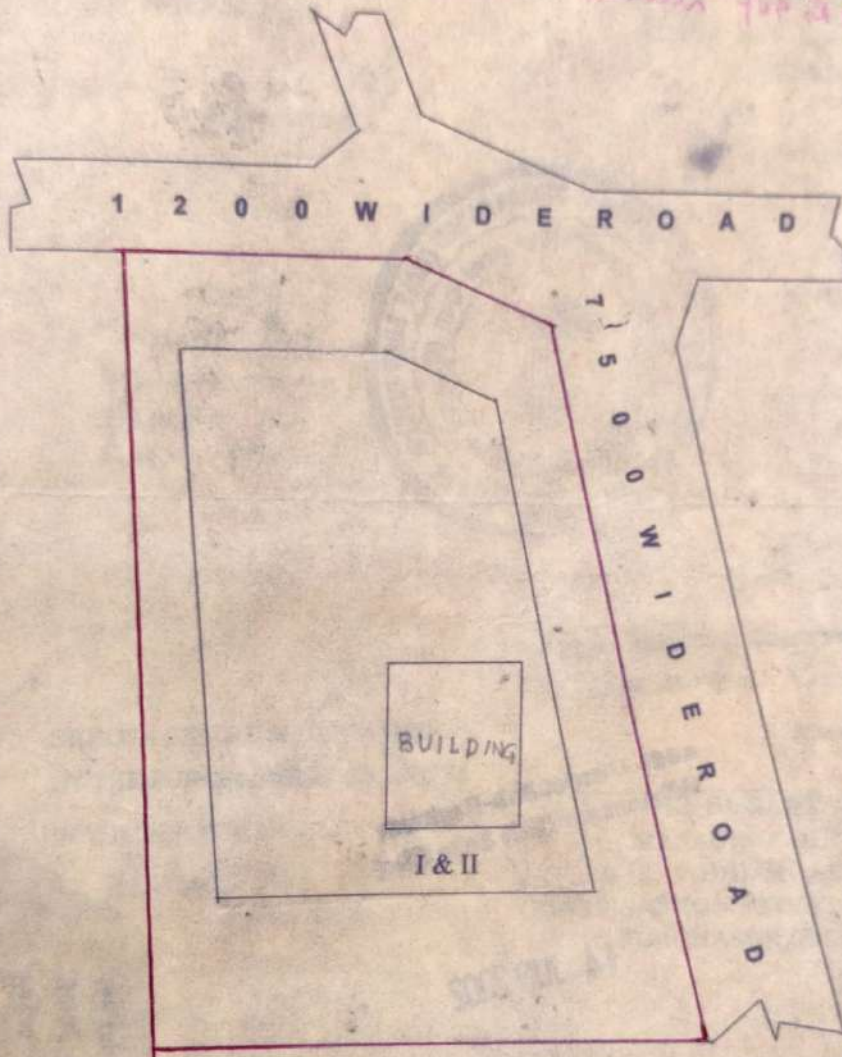


Addl. District Sub-Registrar  
Muzaffarnagar (Sahitya Akademi)

14 JUN 2002

SITE PLAN IN RESPECT OF ALL THAT TWO-STORIED OLD AND DELIPEATED BRICK BUILT MESSAGE, HEREDITAMENTS AND PREMISES CONTAINING COVERED AREA WORTH 500 (FIVE HUNDRED) SQUARE FEET, ON THE GROUND FLOOR, AND 500 (FIVE HUNDRED) SQUARE FEET, ON THE FIRST FLOOR, THEREOF, REMAINING SITUATE BEING BUILT AND/OR ERECTED, CONTAINING AN AREA ABOUT 5 (FIVE) COTTHAS 1 (ONE) CHITTAKS 23 (TWENTY THREE) SQUARE FEET, LYING AND SITUATE AT PLOT NO.11, BLOCK - 'D', BANGUR AVENUE, MUNICIPAL HOLDING NO.571, BANGUR AVENUE, POLICE STATION - LAKE-TOWN, CALCUTTA - 700 055, IN MOUZA - KRISHNAPUR, J.L. NO.17, RESA NO.180, TOUZI NO.228 AND 229, C.S. DAG NO.2528/2529, C.S. KHATIAN NO.33/46, WITHIN THE JURISDICTION OF THE SOUTH DUM DUM MUNICIPALITY, DISTRICT - NORTH 24-PARGANAS.

*Handwritten note in red ink: "Handwritten for 2/12/24"*



SIGNATURE OF :

VENDORS :

*Sanjo Saha*  
 As constituted attorney on  
 behalf of Smt Sakinti Rani Saha  
 & Sunil Kumar Saha.

PURCHASER:

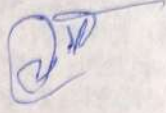
*Poddar Associates Construction Pvt. Ltd.*  
*Susanta Poddar*  
 Managing Director.



Map duty may be assessed  
Rs. 90/- as per my knowledge.

Map duty Rs 90/- allowed.

2  
29/12/05

  
e. Deptt. Sealdah.



~~Addl. District Sub-Registrar  
Mehannagar (Salt Lake City)~~

14 JUN 2002

Registered in I  
Book No ..... 21  
Volume No ..... 57  
Pages .....  
Being No 00391  
for the year 2003

IN WITNESSES WHEREOF the vendors and the purchaser have hereunto set and subscribed their respective hands and the day, month and year first above written.

SIGNED, SEALED & DELIVERED  
BY THE VENDORS AT CALCUTTA  
IN THE PRESENCE OF :

1. *Manik Lal De*  
Advocate

2. *Manash Roy.*  
119 Lake Tower  
Block - B  
Cet - 89.

*Sunil Kumar Saha*  
As constituted attorney at  
law behalf of Smt. Sabitri Rani Saha  
& Sunil Kumar Saha

1) SMT. SABITRI RANI SAHA  
2) SRI SUNIL KUMAR SAHA  
... VENDORS/ONE PART

SIGNED, SEALED & DELIVERED  
BY THE PURCHASER AT CALCUTTA  
IN THE PRESENCE OF :

1. *Manik Lal De*  
Advocate

2. *Manash Roy.*

**Poddar Associates Construction Pvt. Ltd.**  
*Susanta Poddar*  
Managing Director.

SRI SUSANTA PODDAR  
MANAGING DIRECTOR OF  
M/S. PODDAR ASSOCIATES  
CONSTRUCTION PRIVATE LIMITED  
... PURCHASER/OTHER PART.

Drafted and prepared by :

*Manik Lal De*  
**Manik Lal De**  
Advocate,  
High Court, Calcutta.



Rs. 12,00,  
the with



Addl. District Sub-Registrar  
Biharnagar (Salt Lake Office)

14 JUN 2002

**RECEIVED** on and from within name purchaser a sum of Rs.12,00,000/- (Rupees twelve lacs) only towards the consideration for the within conveyance.

**MEMO OF CONSIDERATION**

Cheque No./ Cash/Draft No.	Dated	Drawn on	Amount
173723	19-3-96	ANZ, Grindlays Bank	2,00,000-00
190681	9-7-2001	Shyambazer	1,00,000-00
191986	12-3-2002	Allahabad Bank Lake Town	1,00,000-00
645612	03-6-2002	-DO-	2,00,000-00
645615	11-6-2002	Standard Chartered Bank, Shyambazer,	2,00,000-00
645616	14-6-2002	-DO-	4,00,000-00
<b>TOTAL RUPEES TWELVE LACS ONLY*</b>		<b>TOTAL Rs.</b>	<b>12,00,000.00</b>

WITNESSES

1. *Manish Kumar*  
Advocate

2. *Manash Roy*

*Sunil Kumar*  
As constituted attorney  
behalf of Smt Sabitri Rani Saha  
& Sunil Kumar Saha.

1) SMT. SABITRI RANI SAHA  
2) SRI SUNIL KUMAR SAHA  
... VENDORS/ONE PART





~~Addl. District Sub-Registrar  
Mithannagar (Salt Lake St.)~~

14 JUN 2002



~~Addl. District Sub-Registrar  
Mithannagar (Salt Lake St.)~~

17.1.2003

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