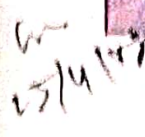
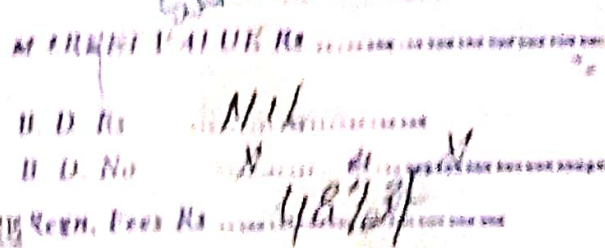
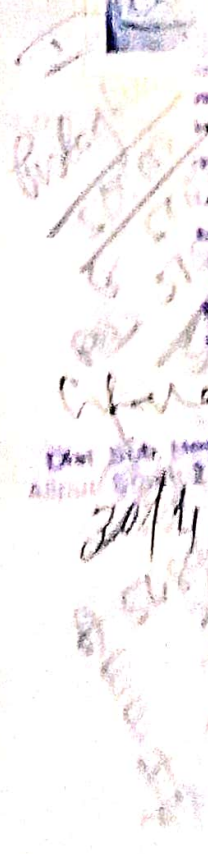


1192512



10/2/2009

FILED D.D. No. 187116-2
187116-2 of 26-6-2016



DEED OF CONVEYANCE Regn. Fee Rs 400/-

THIS INDENTURE made on this 25th day of April, 1908 (two thousand eight) A.D. B_E_T_W_E_E_N ONE DIFAK MUKHERJEE, son of Jagabandhu Mukherjee, by faith Hindu, by occupation Service, by Nationality-Indian, residing at 8, Besh Behari Avenue,

No. 5078 Rs. 5000 Date 19-09-08.

Name Sukumar Chandra & Son

Address 189 C/101 B. B. Chatterjee Rd.

Vender Sri Subhankar Das.

Alipore Collectory

24 Parganas (South)

SUBHANKAR DAS

Stamp Vender

Alipore Police Court

Kat-27



Kat-42.

Dipak Mukherjee

11-0-25th
A.M. P.M. 2008
at the Sub-Registration Office
Alipore South 24 Parganas by
Executant/Claimant or one of
the Executant Claimant or
Legal Heir

Dipak Mukherjee



6036

Infarant Dipak Mukherjee

Dist Sub-Register - III
Alipore South 24 Parganas

Dipak Mukherjee



6031

25 APR 2008

S/o Joga-Bandhu Mukherjee

15, Park Behari Avenue
P.S. Kalighat

Sri Sukumar Chandra Sanyal

Sigal Kishore Chandra
P.T.O.

Sukumar Chandra

6032



Sripavimal Sanyal

Sikha Chandra

Sripavimal Sanyal

S/o Nirmal Sanyal
6/A-119 Mukundapur,
Kat-99.

Business.

S/o. W/o. D/o. Nirmal Sanyal

6/A-119 Mukundapur

Dist South 24 Parganas

by Hindu/Muslim.

Infarant

Dist Sub-Register - III
Alipore South 24 Parganas

25 APR 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 4842 to 4857
being No 02542 for the year 2008.



(Rajendra Prasad Upadhyay) 17-June-2011
DISTRICT-SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R.-III SOUTH 24-PARGANAS
West Bengal

★ **Dist. Registrar - III**
South 24 Parganas

17 JUN 2011

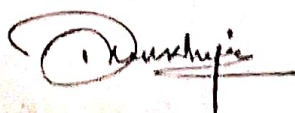
// 2 //

Avenue, Police Station Kalighat, Kolkata - 700026, hereinafter called and referred to as the "V E N D O R" (which expression shall unless otherwise repugnant to the context be deemed to mean and include his heirs, executors, representatives, administrators and assigns) of the "ONE PART" :

A N D

(1) SRI SUKUMAR CHANDRA, son of Sri Jugal Kishor Chandra by faith Hindu, by occupation Business, by Nationality Indian AND
(2) SMT. SIKHA CHANDRA, wife of Sri Sukumar Chandra, by faith Hindu, by occupation House-Wife, by Nationality-Indian, both are residing at 189C/1A, B.B.Chatterjee Road, P.S. - Kasba, Kolkata - 700042, hereinafter referred to as the "PURCHASERS" (which expression shall unless otherwise repugnant to the context be deemed to mean and include their respective heirs, executors, representatives, administrators and assigns) of the "OTHER PART" :

W H E R E A S - one Tarak Nath Baidya, the then Zamindar during his life time seized, possessed and well-occupied all that piece and parcel of landed property lying and situate within then P.S. Tollygunge in Pargana - Khaspur, Touzi No.151, R.S.No.81, J.L. No. 24 of Mouza Chak Ganiagachi, comprised of R.S.Khatian No.3(P), R.S. Dag No. 17/42, which the said Tarak Nath Baidya acquired from one Anath Nath Biswas and Bihari Lal Mondal by virtue of Kabulati & Mourashi Mokrari Patta. And thus the said Tarak Nath Baidya entitled to the said property by 16 annas ownership.



...AND WHEREAS.

SMT Sikha Chandra w/o Sri Sukuman Chandra
Peringatan 1895 / A. B. B. Chatterjee Road, H/wat



[Handwritten signature]

Dist. Sub. Registrar - III
Alipur South 24 Parganas

25 APR 2008

// 3 //

AND WHEREAS - while enjoying the said property by said Tarak Nath Baidya the mother of Anath Nath Biswas namely Binapani Dashi filed a suit against said Tarak Nath Baidya before the Ld. Ist Munsiff at Alipore being Title Suit No.1009 for the year 1948 in respect of cancellation of Kabulati transfer but the said Bina Pani Dashi could not succeed with her plea, and in due course the said Tarak Nath Baidya being the sole owner of the property situated as per the above referred schedule died intestate leaving behind him his 5 sons namely Satish Chandra Baidya, Debendra Nath Baidya, Rajendra Nath Baidya, Jogendra Nath Baidya and Mahendra Nath Baidya who became the joint owners in respect of the said property having inclusion their names as per State Acquisition Act with the records of Revisional Settlement.

AND WHEREAS - while occupying and enjoying the property as mentioned hereinabove for the betterment of Family Settlement the then 5 owners made Partition of the entire property by and between themselves and in such manner one of the said 5 brothers namely - Satish Chandra Baidya recorded his name with the Revisional Settlement in respect of landed property lying and situated in Mouza Chak Ganiapachi, R.S. Khatian No.3 and 40, R.S. Dag No. 17/43 and 40.

AND WHEREAS - in due course of time said Satish Chandra Baidya died intestate on last 1st day of May, 1981 leaving behind him ...his.

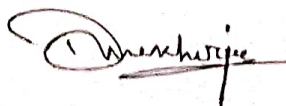


// 4 //

his 3 sons, 6 daughters and only wife namely Subrata Baidya, Subhas Baidya, Satya Brata Baidya, Runu Baidya, Susama Roy, Padma Sarkar, Rekha Mondal, Krishna Gayen, Tulu Baidya and wife - Smt. Annakali Baidya who inherited the entire property of deceased Satish Chandra Baidya jointly as per Hindu Succession Act, 1956.

AND WHEREAS - the then joint owners as named above for the purpose of selling entire property plot-by-plot sold, transferred and conveyed all that piece and parcel of land measuring more or less 3 Cottahs 2 Chittaks 28 Sq.ft. (out of which 2 Cottahs 11 Chittaks 3 Sq.ft. more or less for homestead purpose and 7 Chittaks 25 Sq.ft. for the proposed road) to one Ranjit Kumar Poddar, son of Late Jitendra Nath Poddar of 216, Santoshpur Avenue, Kolkata - 700075 lying and situated within the Mouza Chak Ganiagachi, Khatian No. 3, Dag No. 17/43, being demarcated plot No. 56, by virtue of registered Deed of Sale vide registered on 25/09/1987 and recorded at D.R. at Alipore vide Deed No.14680.

AND WHEREAS - the said Ranjit Kumar Poddar while seized, occupied and well possessed the said property as mentioned above while enjoying the same as sole owner in the latter time for the requirement of urgent need of money sold, transferred and conveyed the land measuring more or less 3 cottahs 2 chittaks 28 Sq.ft. lying and situated at Mouza Chak Ganiagachi, Dag No.17/43 to the present Vendor Sri Dipak Mukherjee, son of Jagabandhu Mukherjee of Rash Behari Avenue, Kolkata - 700026 for consideration ...money.



// 5 //

money by virtue of registered Deed of Sale vide registered in the office of D.R.O. at Alipore, recorded therein as in Book-I, volume No. 93, pages 96 to 106, Deed No.4590 for the year 1988.

AND WHEREAS - after purchasing the same in the aforesaid manner the said Dipak Mukherjee, the Purchaser therein and Vendor herein mutated the same before the A.B.L. & L.R.O. in his favour and paid the relevant rates and taxes in respect of the said property to the said authority.

AND WHEREAS - the vendor herein being entitled to all that piece and parcel of Bill land measuring in total more or less 3 cottahs 2 chittaks 28 sq.ft. but due to encroachment of land for the adjacent common road, the Vendor herein is prevailing absolute right, title and interest over the reduced land measuring more or less 2 Cottahs 11 Chittaks 3 Sq.ft. and prevails the absolute discretion to dispose of the same under his sole will and wish to the intending Purchaser/Purchasers at his decided price.

AND WHEREAS - the Purchasers herein being interested to purchase the said property contacted with the Vendor herein and the Vendor offered to sale the same alongwith common right of the adjacent road to the Purchasers at or for total price of consideration amount of Rs.5,00,000/- (Rupees five-lakhs) only as full and final consideration amount which is accepted by the Purchasers herein as the property is presently ...free.

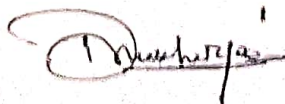


// 6 //

free from all encumbrances and charges alongwith the all common rights as declared by the Vendor herein.

AND WHEREAS - in pursuance to the above offer and acceptance made by and between the Vendor and the Purchasers herein the Vendor received, admit and acknowledge all that full and final consideration price of Rs.5,00,000/- (Rupees five lakhs) only from the Purchasers and transfer, convey, relinquish in favour of the Purchasers herein ALL THAT piece and parcel of Bill recorded land measuring more or less 2 Cottahs 11 Chittaks 3 Sq.ft. being demarcated plot No. 56 alongwith common right of 20'ft. road lying and situated in Mouza - Chak Ganiagachi, Touzi No. 151, R.S. 8 $\frac{1}{2}$, J.L. No. 24, comprised of R.S. Khatian No. 3, R.S. Dag No. 17/43 under present Police Station - Purba Jadavpur, within the limits of Kolkata Municipal Corporation, Ward No. 109, D.R.O. at Alipur and S.R.O. at Sealdah, District South 24-Parganas as per the following contents. _____

NOW THIS INDENTURE WITNESSETH that in pursuance to the said verbal agreement and in consideration of the said sum of Rs.5,00,000/- (Rupees five lakhs) only paid by the Purchasers herein to the Vendor herein, the receipt whereof the Vendor DOETH hereby admit and acknowledge of and for the payment of the same and every part thereof forever release, acquit, exonerate and discharge the Purchasers in respect of the said Bill landed property measuring more or less 2 Cottahs 11 Chittaks and 3 Sq.ft. being demarcated Plot No. 56 alongwith the common _____ ...right.

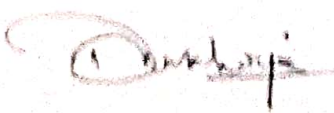


// 7 //

right of 20'ft. road lying and situated in Mouza Chak Ganiagachi, Touzi No. 151, R.S. 8½, J.L. No. 24, comprised of R.S. Khatian No. 3, R.S. Dag No. 17/43 under present Police Station Purba Jadavpur within the limits of Kolkata Municipal Corporation Ward No. 109, D.R.O. at Alipore and S.R.O. at Sealdah, District South 24-Parganas morefully and particularly described and/or mentioned in the Schedule hereunder written, the Vendor DOTH hereby grant, convey, sell, transfer, assign and assure absolutely UNTO the Purchasers ALL THAT the said land morefully and particularly described in the Schedule hereunder written TOGETHER WITH all the easement, right, title, liberties, privileges in any manner pertaining to the said property belong to the estate, right, title interest claim and demand WHATSOEVER and the Vendor unto and upon the said property TO HAVE AND TO HOLD the same absolutely in the manner aforesaid free from all encumbrances, charges, claims, demands whatsoever the property thus purchased by the Purchasers A N D the Purchasers herein shall and will have the right to sell, transfer, gift or dispose off the said land partly and fully in any manner.

THAT the Vendor DOTH hereby covenant with the Purchasers as follows :-

NOTWITHSTANDING anything hereto defects done or suffered to the contrary the Vendor has good and absolute right, title and authority to convey the said property free from all encumbrances, charges, liens, dispendences, demands and claims whatsoever particularly described in the absolute hereunder written and all right, privileges and appurtenances thereunto alongwith and hereby
...sold.



// 8 //

sold , conveyed and transferred and that the vendor has not done or knowingly suffered anything whereby the property may be encumbered affected or impeached in estate title or otherwise.

THAT the vendor herein shall and will at all times indemnify and keep indemnified and keep harmless the Purchasers against all claims, demands whatsoever in respect of the said property hereby sold or conveyed and make good the Purchasers of all losses, costs and expenses that may be accrued or be incurred by reason of any defect or deficiency that may be found or detected in right, title and interest in the said property and for getting the same right.

AND THAT the Purchasers shall henceforth peacefully and quietly hold, possess and enjoy the rents, issues and profits desirably from and out of the said property without any hindrances, interruption or disturbances from or by the Vendor or any other person or persons claiming through or under entrust for the vendor and without any lawful let, hindrances and interruption or disturbances by any other person or persons whatsoever.

THAT all the taxes and revenues and other impositions payable in respect of the said land hereby sold have been fully paid by the Vendor and if any portion of such be found to have been remain unpaid for the period unto the date hereof the same shall be decreed to be the liability of the vendor and realisable from the Vendor herein.

...THAT.

[Signature]

// 9 //

THAT the Vendor herein shall at all times do and execute at the costs and expenses of the Purchasers all such further acts, deeds, things and assurances as may be reasonably required by the Purchasers for the better or further affecting and assuring the conveyance hereby sold and conveyed.

-: SCHEDULE OF THE PROPERTY :-

ALL THAT piece and parcel in respect of Bill landed property measuring more or less 2(two) Cottahs 11(eleven) Chittaks 3 (three) Sq.ft. being demarcated by Plot No. 56 alongwith the common right of 20'ft. road lying and situated in Mouza-Chak Ganiagachi, Touzi No. 151, R.S. No. 81, J.L. No. 24, Pargana-Khaspur, comprised of R.S. Khatian No. 3, R.S. Dag No.17/43, under Police Station - Purba Jadavpur, within the limits of Kolkata Municipal Corporation Ward No.109, D.R.O. at Alipore and S.R.O. at Sealdah, District South 24-Parganas, morefully and particularly described in the annexed Site Plan/Map verged in "RED" border which is part and parcel of this Deed. The property is butted and bounded by in the following manner :-

ON THE NORTH : 20'ft. wide road;
ON THE SOUTH : Scheme Plot No. 59;
ON THE EAST : Scheme Plot No. 55;
ON THE WEST : Scheme Plot No. 57.

...IN.



// 10 //

IN WITNESS WHEREOF parties hereto have put their respective signatures on the day, month and year first above written.

WITNESSES:

(1) Nirmal Surken.
510 Nirmal Surken.
6, A. 119 Mukundapur.
Kai- 99, Ps- Furbergadapur.

Dipak Mukherjee
SIGNATURE OF THE VENDOR.

(2) Taraknath Ghara.
Daspara. Mukundapur
P.S. Purba Jailan Pur

1. Sugumar Chandra
.....

2. Sikha Chandra
.....

SIGNATURE OF THE PURCHASERS.

Drafted by :

Debarish Bose Adv.
F397/382 of 1990
Advocate.

Alipur Police Court,
Kolkata - 700027.

Typed by :

Manish Choudhury
Alipur Police Court,
Kolkata - 700027.

...memo.

// 11 //

MEMO OF CONSIDERATION

RECEIVED on and from the within named Purchasers the within mentioned sum of Rs.5,00,000/- (Rupees five lakhs) only in respect of full and final consideration amount against the Schedule mentioned property in the following manner :-

i) By A/c Payee Cheque vide
No. "009038" dt. 22/04/2008
On Bank of India, Rubi Park
Branch, Kolkata-700042. ... Rs.3,00,000/-

ii) By A/c Payee Cheque vide
No. "009039" dt. 22/04/2008
On Bank of India, Rubi Park
Branch, Kolkata - 700042. ... Rs.2,00,000/-

T O T A L ... Rs.5,00,000/-
=====

(Rupees five lakhs) O n l y.

WITNESSES:

(1) *Parimal Sarkar.*

S/o *Nirmal Sarkar.*

6, A. 119 Mukam do pur
Kai- 99. Ps- Purnagadar Pur.
(2) *Taraknath Shera.*

Dar Para Mukunda Pur

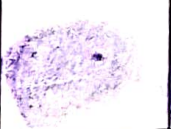
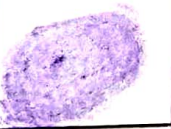
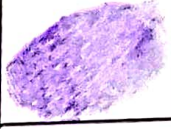
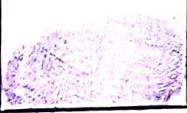
P.S. Purnagadar Pur.

Dipak Mukherjee
SIGNATURE OF THE VENDOR.

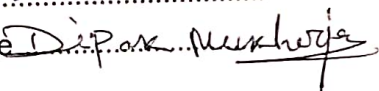
		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

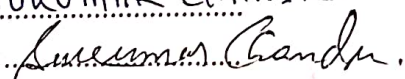
		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

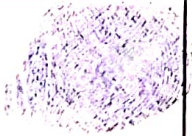
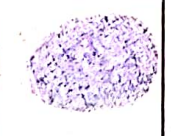
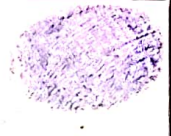
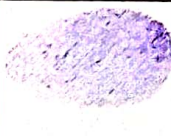
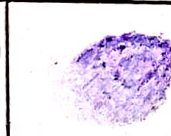
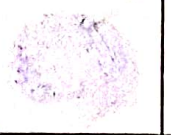
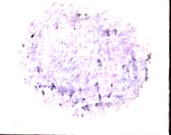
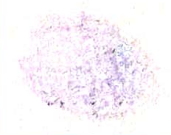
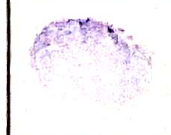
Name ...DIPAK MUKHERJEE

Signature 

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name ...SUKUMAR CHANDRA

Signature 

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name ...SMT. SIKHA CHANDRA

Signature



[Handwritten signature]

Dist Sub. Registrar - III
Alipuri South 24 Parganas

25 APR 2008



Book No.....
Volume No.....
Pages..... To.....
Being No.....
For the year 200.....

Dist Sub. Registrar - III
Alipuri South 24 Parganas

SITE PLAN OF PLOT NO. 56, OF MOUZA CHAKGANIAGACHI, PART OF R.S. DAG NO. 43, TOUZI NO. 151, R.S. NO. 8 1/2, J.L. NO. 24, IN KHATTIAN NO. 3, P.S. KASBA, UNDER THE K.M.C. WARD NO. 109, DIST. 24 PARGANAS (SOUTH) AREA OF LAND: 24-11 CH-3 SF (MORE OR LESS) SHOWN IN RED LINES. SCALE 50'-0" / 1" CH

Then P.S. Kasba, now P.S. - purabajadaipur

Dipak Mukherjee

NAME OF PURCHASER:

- 1) SRI SUKUMAR CHANDRA AND
- 2) SMT. SIKHA CHANDRA

N

42'-0" WIDE PUBLIC ROAD

20'-0" WIDE ROAD

34'-0"	34'-0"	34'-6"
P-57	P-56	P-55
34'-0"	34'-0"	34'-0"
P-58	P-59	P-60

TRACED BY
D. CHAKRA
B. N. S.

Dipak Mukherjee
DIPAK MUKHERJEE



[Handwritten signature]

Dist. Sub. Registrar - III
Alipur, South 24 Parganas

12.5 APR 2008