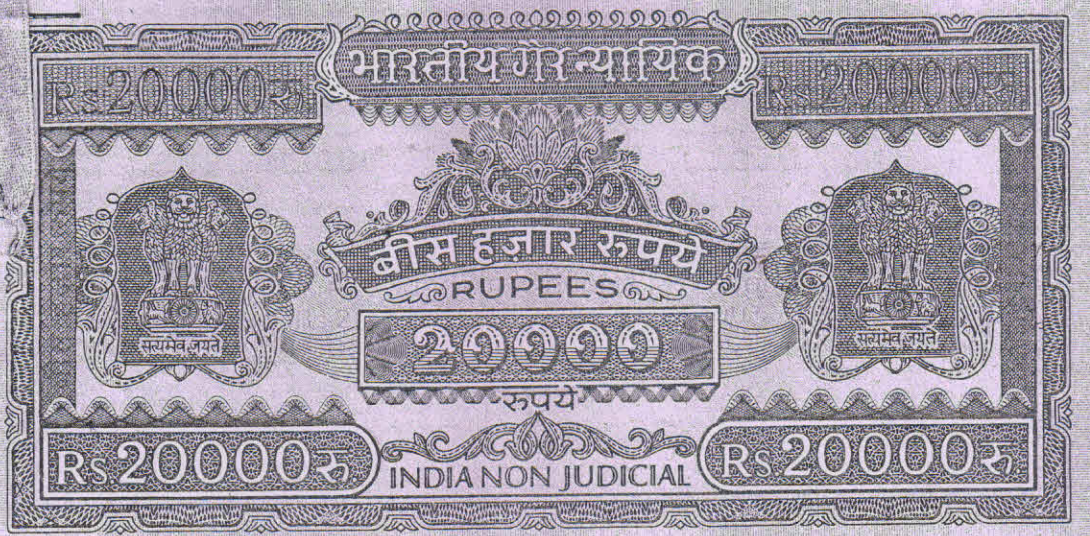


P 7833

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Available under Rule 21 of the S.R.O. 1952
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2344

A 2189.00

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in ef

70 250.00

70 68.00

318.00

du 30.9.05

DEED OF CONVEYANCE

Valued at Rs.2,00,000/- (Rupees two lakhs) only.

THIS DEED OF CONVEYANCE is made this the 21th
 day of October two thousand five BETWEEN (1) SMT. PARUL
DEY wife of Late Madan Mohon Dey, by faith Hindu, by occupation:

Contd...P-2.



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RUL
upation:

Contd...P-2.

Page-2.

Housewife, by Nationality: Indian, (2) **SRI. ANUP KR. DEY**, son of Late Madan Mohon Dey, by faith Hindu, by occupation Business, by Nationality: Indian, (3) **SRI ASHOKE KUMAR DEY**, S/o. Late Madan Mohon Dey, by faith Hindu, by occupation Business, by Nationality: Indian, (4) **KUMARI MEERA DEY**, D/o. Late Madan Mohon Dey, by faith Hindu, by occupation House hold, by Nationality: Indian,

Contd...P-3.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

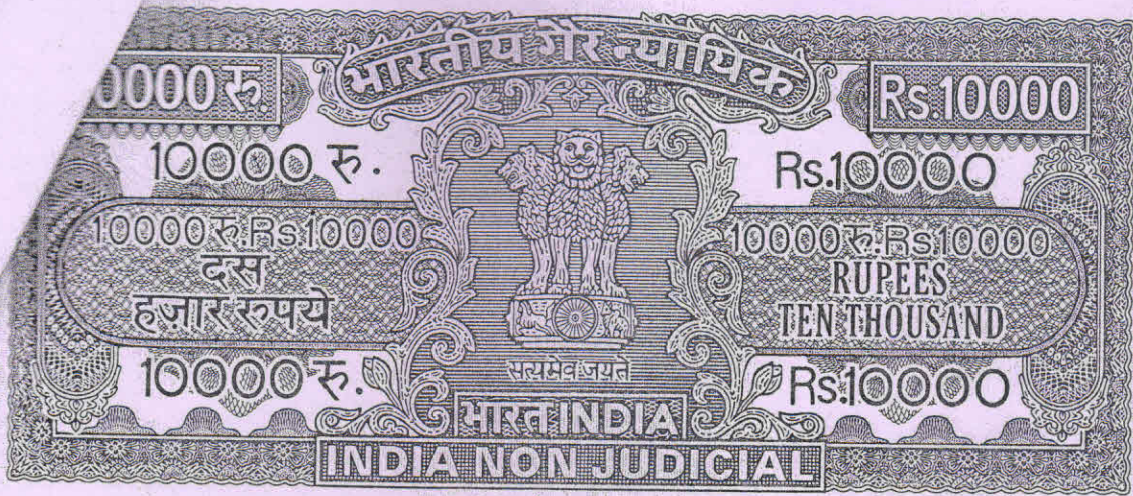
162451

Page- 4.

Indian, residing at 98, Raja Joy Krishna Street, P.O. Uttarpara, District- Hooghly, hereinafter called and referred to as the “ VENDORS ” (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, assigns and representatives) of the ONE PART.

Contd...P-5.

Contd...P-7.



04AA 903656

Page-3.

all the four persons residing at 13-F, Raja Raj Krishna Street, Kolkata – 700 006. and (5) **SMT. IRA DEB**, wife of Sri. Panchkari Deb, by faith: Hindu, by occupation: Housewife, by Nationality: Indian, residing at Raja Road, Sukchar, Raja Bagan, P.S. Khardha, District- North 24 Parganas and (6) **SMT. MANDIRA DUTTA**, wife of Sri. Bhabani Prasad Dutta, by faith: Hindu, by occupation: Housewife, by nationality:

Contd...P-4.

Contd...P-7.



गणितद्वारा पश्चिम बंगाल WEST BENGAL

02AA 781510

Page-5.

AND

(1) **SRI SATYABRATA SINHA** son of Late Shyam Mohan Sinha, by faith: Hindu, by occupation: Business, by Nationality: Indian, (2) **SMT. SNIGDHA SINHA** wife of Sri Satyabrata Sinha, by faith: Hindu, by occupation: Housewife, by nationality- Indian, both residing at Ashoke Sen Nagar, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700 111, hereinafter referred to as the "**PURCHASERS**" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, assigns and representatives) of the **OTHER PART.**

Contd...P-6.

WHEREAS by a Bengali kobala bearing date 24.05.1957 made between Makhan Lal Chattopadhyaya, and Balai Lal Chattopadhyay (a lunatic represented by certificated guardian, Makhan Lal Chattopadhyay) both S/o. Late Rai Bahadur Dr. Gopal Ch. Chattopadhyaya, therein described as the VENDORS and Madan Mohon Dey, S/o. Late Guin Ram Dey, therein described as the PURCHASER for the consideration mentioned therein the said Makhan Lal Chattopadhyaya and Balai Lal Chattopadhyay granted, transferred, sold, conveyed, assigned and assured to and unto and in favour of the said Madan Mohon Dey, all that piece and parcel of vacant land measuring an area of 1.77 Decimals be the same little more or less comprised in and being formed out of Dag. No. 3392 (p), and 3393 (p) appertaining to Khatian No. 137 and Dag No. 3394 appertaining to Khatian No. 138 (in Dag No. 3392-1.39 decimals, Dag. No. 3393-0.22 decimals and Dag No. 3394-0.16 decimals more or less) all of Mouza – Sukchar, J.L. No. 9, Touzi No. 156 P.S. Khardha, Sub-Registry office Barrackpore within the limit of Panihati Municipality, Holding No.461, Ward No.-2 Dist.24 Pgs (N) as more fully and particularly mentioned and described in the schedule thereunder written, and the said instrument was registered at the office of District Register, Alipore and recorded in book No.1 Vol. No. 57 at pages 136 to 141 being No.2448 for the year 1957.

AND WHEREAS the said Madan Mohon Dey after purchase had mutated his name concerning the aforesaid property in the assessment record of the Panihati Municipality and paid taxes to the authority concern regularly .

AND WHEREAS the said Madan Mohon Dey died intestate on 6th Jan.1971 leaving behind him surviving his wife Smt. Parul Dey, three

sons namely Anup Kr. Dey, Ashok Kr. Dey, Arun Kr. Dey, and three daughters namely Ira Deb, Mondira Dutta and Meera Dey who jointly inherited the estate left by said Madan Mohon Dey (now deceased) since the said deceased Madan Mohon Dey was a member of Hindu family in the school of Dyabhaga.

AND WHEREAS out of said legal heirs of late Madan Mohon Dey, his one of the sons bachelor Sri. Arun Kr. Dey has been missing since 06.06.1997 from his residence at 13F, Raja Raj Krishna Street, Kolkata – 700 006 and to that effect several searches were made and also a missing diary was lodged before Baratalla P.S. Vide G.D. E. No. 605 on that very day of missing i.e., 06.06.1997 and the said Arun Kr. Dey missing since 06.06.1997 could not be traced inspite of best searching efforts rendered by his relatives and has not been heard of for the period of more than last seven years by any of those who would naturally have heard of him had he been alive, leading to the legal presumption that he has suffered death and his property as such devolved upon his mother Smt. Parul Dey, W/o. Late Madan Mohon Dey. However with a view to having a comprehensive document the vendors hereto have filed a case in the matter of said missing person Arun Kumar Dey before the competent court of law for an appropriate declaration under Section 108 of the Evidence Act.

AND WHEREAS by virtue of the aforesaid events the Vendors are now seized and possessed of and/or otherwise well and sufficiently entitled inter alia to all that entire landed property measuring an area of 1.39 Acre be the same or little more or less comprised in and being Holding No. 71 Ward No. 2 within the limit of Panihati Municipality, 24 Pgs. (N) as the absolute owners thereof as the joint owners of the afore-

said property by virtue of inheritance by class I legal heirs and heir-esses under the provision of Hindu Succession Act 1956 after the demise of the beloved father of Vendor No- 2 to No. 6 and loving husband of Vendor No. 1 above, since the vendors herein belong to the school of Dayabhaga group of Hindu Law.

AND WHEREAS the Vendors agreed to sale and the purchaser has agreed to purchase 3 cottahas 14 Chittacks 36 Sq.ft. more or less of Bagan land togetherwith all easements rights appertaining thereto, identified by Plot No.16, lying and situate at at Mouza Sukchar, J.L. No. 9, R.S. No.14, Touzi No. 156 of the Collector of North 24 Parganas, comprised and contained R.S.Dag No. 3392(P), under Khatian No.137 OUT OF total land under Dag No.3392 (P) more or less 1.39 Decimal, within the jurisdiction of Panihati Municipality being Municipal Holding No.71 of Raja Road, under Ward No.2, under P.S. Khardah, Dist.North 24 Parganas, shown in the annexed site plan by RED bordered boundary line, which is morefully and particularly described in the schedule hereunder written, hereinafter referred to as the " SAID PROPERTY" at or for the price of Rs.2,00,000/- (Rupees two lakhs) only, free from all sorts of encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.2,00,000/- (Rupees two lakhs) only of true and lawful money of the Union of India in hand of the Vendors well and truly paid by the Purchasers at or before the execution of these presents (the receipt whereof the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the sum and every part thereof doth hereby acquit release and forever discharge the Purchas-

ers and the said land hereditaments and premises conveyed hereby and every part thereof) the Vendors doth hereby grant transfer sell convey, assign and assure unto the Purchaser free from all encumbrances ALL THAT vacant land measuring an area of ^{16 Ch.} 3 Cottah ~~Ac~~ Sq.ft. be the same a little more or less, comprised in the Municipal Holding No. 71 under Ward No. 2, P.S. Khardah, within the Municipal limits of the Panihati Municipality in the Dist. 24 Pgs. (N), morefully and particularly mentioned and described in the SCHEDULE hereunder written, shown in the plan or map annexed hereto bordered in red hereinafter referred to as "the said land" hereditaments and premises, OR HOWSOEVER OTHERWISE the said land, hereditaments and premises now are or at any time heretofore were or was situated butted and bounded known numbered called described or distinguished TOGETHERWITH areas, compounds and ground and soil thereof sewers, drains, ways, paths, passages, water, water-courses, lights, rights, benefits of ancient or other lights, liberties, easements, privileges, profits, advantages and appurtenances whatsoever thereto belonging or in anywhere appertaining to or with the same or any part thereof now are or at any times heretofore were held used occupied or enjoy therewith or reputed to belong or deemed taken or known as part parcel or member thereof appurtenant thereto with their and every or their appurtenances AND THE REVERSION AND REVERSIONS REMAINDER AND REMAINDERS AND THE RENTS ISSUES AND PROFITS of and from the sold land, hereditaments and premises hereby granted transferred sold conveyed, assigned and assured or intended so to be and every part thereof AND ALL THE ESTATE RIGHT TITLE INTEREST INHERITANCE USE TRUST POSSESSION PROPERTY CLAIM AND DEMAND whatsoever both at law and in equity of the Vendors into and upon the said land, hereditaments and premises hereby granted transferred sold con-

Amogh Kumar Singh

veyed assigned and assured or intended so to be AND ALSO to the production of and / or inspection for all lawful purposes upon payments of all costs and expenses therefore upon reasonable notice of ALL DEEDS PATTAS MUNIMENTS WRITTINGS AND EVIDENCES OF TITLE whatsoever relating to or concerning the said premises and part thereof which now are or is at any time heretofore were or was may be in the custody possession or power of the Vendor or of any person or persons from whom the Vendor can or may procure the same without any action or suit at law and in equity to the Purchaser TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted transferred sold conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust of other impediments whatsoever to alter defeat encumber or make void the same AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed matter assurance or thing whatsoever by the Vendor made done executed occasioned or suffered to the country the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said land, hereditaments premises hereby granted transferred sold conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of hindrance lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming or to claim from under or in trust for the Vendor AND that free and clear and freely and clearly and absolutely acquitted exonerated or discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of former or other estate encum-

person or persons lawfully or equitably claiming or to claim by from through under or in trust for the Vendor AND further that the Vendor and all persons having or lawfully claiming any estate right, title, interest whatsoever in the said land, hereditaments and premises hereby granted, transferred, sold, conveyed, assigned and assured or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all deeds, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said land, hereditaments and premises hereby granted, transferred, sold, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of a plot of **BAGAN** land measuring about 3 (three) Cottahas 14 (fourteen) Chittacks 36 (thirty six) Sq.ft. be the same a little more or less, identified by Plot No.16, lying and situated at Mouza Sukchar, J.L. No. 9, R.S. No.14, Touzi No. 156 of the Collector of North 24 Parganas, comprised and contained R.S.Dag No. 3392(P), under Khatian No.137 **OUT OF** total land under Dag No.3392 (P) more or less 1.39 Decimal, within the jurisdiction of Panihati Municipality being Municipal Holding No.71 of Raja Road, under Ward No.2, under P.S. Khardah, Dist.North 24 Parganas, shown in the annexed site plan by RED bordered boundary line is hereby sold. The property hereby sold is butted and bounded as under

person or persons lawfully or equitably claiming or to claim by from through under or in trust for the Vendor AND further that the Vendor and all persons having or lawfully claiming any estate right, title, interest whatsoever in the said land, hereditaments and premises hereby granted, transferred, sold, conveyed, assigned and assured or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all deeds, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said land, hereditaments and premises hereby granted, transferred, sold, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of a plot of *BAGAN* land measuring about 3 (three) Cottahas 14 (fourteen) Chittacks 36 (thirty six) Sq.ft. be the same a little more or less, identified by Plot No.16, lying and situated at Mouza Sukchar, J.L. No. 9, R.S. No.14, Touzi No. 156 of the Collector of North 24 Parganas, comprised and contained R.S.Dag No. 3392(P), under Khatian No.137 **OUT OF** total land under Dag No.3392 (P) more or less 1.39 Decimal, within the jurisdiction of Panihati Municipality being Municipal Holding No.71 of Raja Road, under Ward No.2, under P.S. Khardah, Dist.North 24 Parganas, shown in the annexed site plan by RED bordered boundary line is hereby sold. The property hereby sold is butted and bounded as under

ON THE NORTH : Plot No.13 & 14.
ON THE SOUTH : 12' ft. wide common passage.
ON THE EAST : 12' ft. wide common passage.
ON THE WEST : Plot No.17.

IN WITNESS WHEREOF the Vendors hereto have hereunto set
and subscribed their hands and seal the day month and year first above
written.

L.T. 05 Pearl Day BY the pen of Arunal
Dutta.



SIGNED, SEALED AND DELIVERED

by the parties in the presence of :

1. Motam Dasg
R.O. Sukele
P.S. Khordha

2. Arunal Dutta
98, J.K. Street
Uttarpada
Hooghly

2 Anup Kumar Dasg

3 Asok Dasg

4 Nisha Dasg

5 Ira Dasg

6 Mandira Dutta.

Signature of the Vendors.

Drafted and prepared by:

Sujoy Kumar Dasg
For sale

Typed by me:

Srinjay Biswas.
(SRI SUBINYO BISWAS)
Purbapally, Road No.-9.
Sodepur, North 24 Parganas.

RECEIVED of and from the within named Purchasers the within-mentioned sum of Rs.2,00,000/- (Rupees two lakhs) only, being the full consideration money of these presents as per Memo below :

MEMO OF CONSIDERATION

L. T. 508 Parul
DEY By the pen of
Arnal Dutta



uti Bank panjab
C/L to Contar - Chyeno 029953
dt. 21.10/05 Rs 1,00,000

Cash -

1,00,000
2,00,000

- 2 Anup Kumar
- 3 Ashok Kumar Dey
- 4 Meera Dey
- 5 Ira Dey
- 6 Mandira Dutta

Signature of the Vendors.

WITNESSES :-

1. Arnal Dutta
98, J. K. street
Uttarpara.

2. Mohan Ganguly
K.O. Sunder

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R. / D.S.R.

Name

Status : Presentant. *L.T.3 of Parul DEY by the pen L.T.3 of Parul DEY by the pen of Arnab Dutta.*



LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

L.T.3 of Parul DEY by the pen of Arnab Dutta.

Signature of the Presentant.

2. Name *Amir Kumar*

Status : Presentent/Executant/Claimant/Attorney/
Principal/Guardian/Testator



Amir Kumar

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Amir Kumar

Signature of the Presentent/Executant/Claimant/Attorney/ Principal/Guardian/Testator

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE A.D.S.R. / D.S.R.

Name Asbome, An Boy-

Status : Presentant.



Asbome, An Boy-

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Asbome, An Boy-

Signature of the Presentant.

2. Name Meera Roy,

Status : Presentent/Executant/Claimant/Attorney/
 Principal/Guardian/Testator



Meera Roy,

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

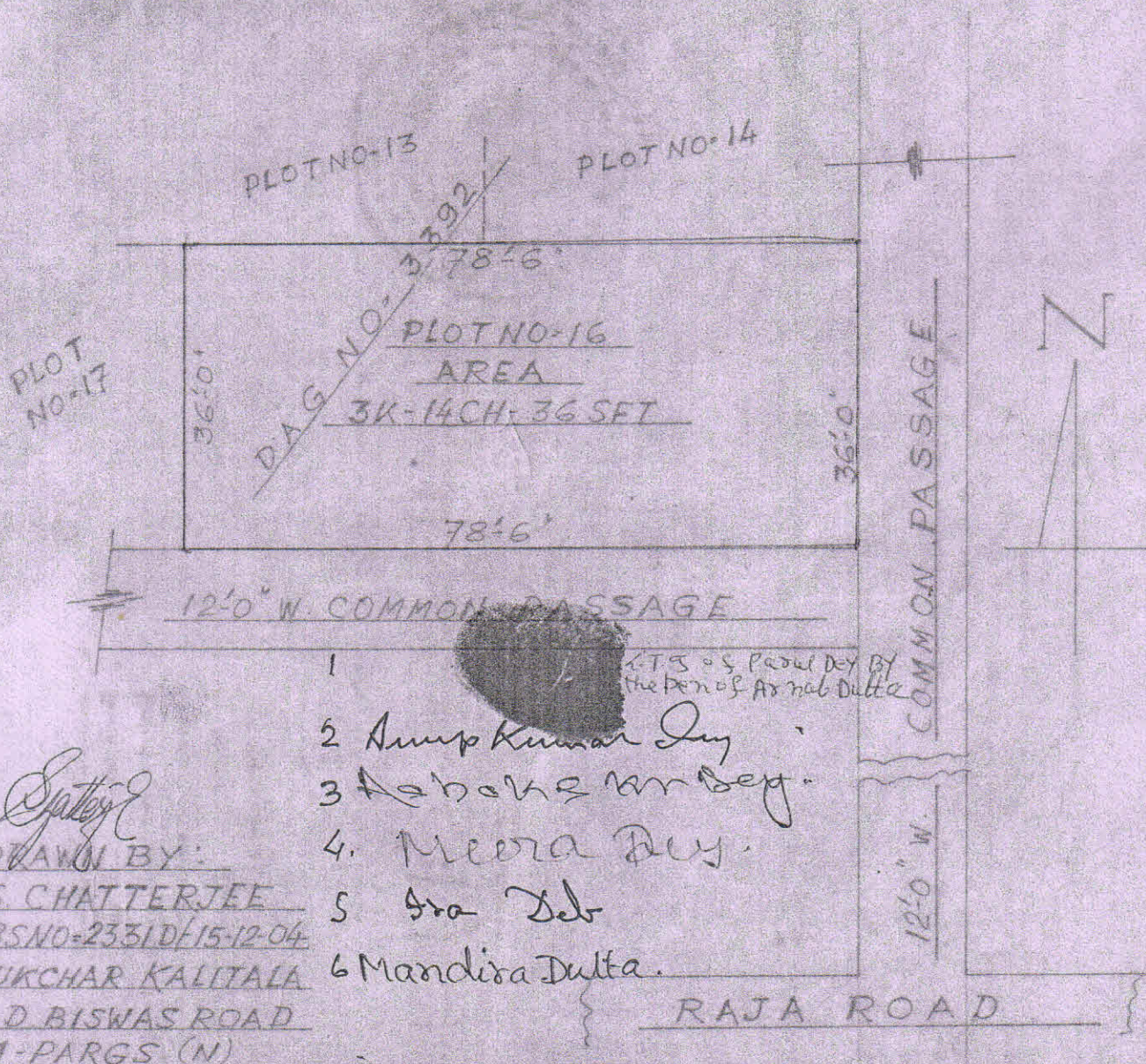
Meera Roy,

Signature of the Presentent/Executant/Claimant/Attorney/ Principal/Guardian/Testator

SITE PLAN

SCALE 20'-0"-1"=1"

IN : MOUZA - SUKCHAR, J.L. NO - 9, R.S. NO - 14, TOLUZI
NO - 156; KHATIAN NO - 137 & 138, DAG NO - 3392 (P)
UNDER PANIHATI MUNICIPALITY AT WARD
NO - 2; HOLDING NO - 71, RAJA ROAD, P.S -
KHARDAH, DIST - 24 PARGS (N)
AREA OF PLOT NO - 16 - 3K-14CH-36SFT.



DRAWN BY:
S. CHATTERJEE
LBS NO - 2331 D/15-12-04
SUKCHAR KALITALA
N.D. BISWAS ROAD
24-PARGS (N)