

P
1799

DATED THIS 13th DAY OF MARCH, 2002

Between

SRI SUPRAKASH CHANDRA ROY
& ORS.

... Vendors / Landlords

And

SRI TAPAN GHOSH

... Purchaser

DEED OF CONVEYANCE

Gouri Guha
Advocate,
Alipore Judges Court,
Calcutta - 700027.
Ph. No. - 425 2583 (R)



12-12
 1799
 219500
 15440
 2409
 7
 28
 4
 2448

Stamp duty paid under the Stamp Act, 1899 of Amendment in 1904 Rs. 23440
 Additional duty paid under the Stamp Improvement Act-1911 Rs. 15440
 Total Rs. 38880

01BB 924178
 U.S. 9 (4) of the W. S. prevention of under
 Section 4 of Instruments Act 1908
 Stamp V. Jus Assessed Rs. 219500
 Deficit Stamp Duty of Rs. 115

[Signature]
 Dist. Sub-Registrar II
 Alipour, South 24-Parganas

[Signature]
 Dist. Sub-Registrar III
 Alipour, South 24-Parganas
 17/3/12

13/3/12
 A = 2409
 E = 7
 H = 28
 4 = 4
 2448

THIS DEED OF CONVEYANCE made this 13th day of March Two Thousand Two BETWEEN (1) SRI SUPRAKASH CHANDRA ROY, son of Late Manish Chandra Roy, (2) SMT. SUJATA ROY wife of Sri Suprakash Chandra Roy, both by faith - Hindu, by occupation - Service, residing at 5/6 Rifle Range Road, P.S. - Karaya, Calcutta - 700019, presently residing at 12, Anil Moitra Road, P.S. - Gariahat, Calcutta - 700019 (3) SRI ASOK KUMAR SINHA, son of Late Chandi Sinha, by faith - Hindu, by occupation - Retired Person, residing at - 15/1, Ekdalia Place, Flat No.3, P.S. Gariahat, Calcutta -



700019, hereinafter called and referred to as the **VENDORS/LANDLORDS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) or the **ONE PART**.

AND

✓
SRI TAPAN GHOSH, son of Late Upendra Nath Ghosh, by faith Hindu,
by occupation – Service, residing at Jadavpur Police Quarter, KB-16, 3rd floor P.S.



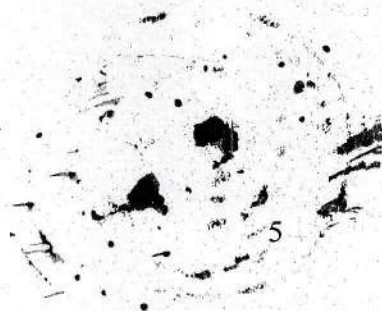
– Jadavpur, Calcutta – 700032, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) or the **OTHER PART**.

WHEREAS ALL THAT land mentioned below in different Khatian within the District of South 24 Parganas, Pargana Khaspur within P.S. previously



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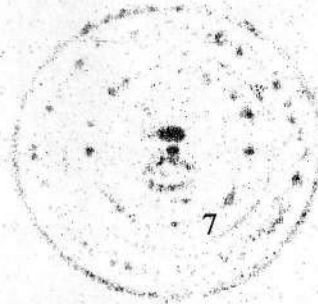
Sadar Tollygunge of present Kasba Sub-Registry office Alipore at present Sealdah, District Registrar Office Alipore, R.S. No.3, J.L. No. 25 with Mouza Nayabad within the District Collector's Touzi No.56 appertaining to District Settlement Khatian No.5 & 6, R.S. Khatian No.112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 of Mourashi Mekarari Pattah within C.S. Dag No.102, R.S. Dag 191 & 194 had been absolute property of Nabakishore Mondal, since deceased Pravash Chandra Mondal, Jugal Charan Mondal of Bawali, at Garia, had been in recorded absolute Owner title holder of their all that properties.



AND WHEREAS the said Nabakishore Mondal, since deceased Pravash Chandra Mondal, Jugal Charan Mondal and also other Co-sharer of the said Mondal family (who had acquired the said property and also out of the said properties) had been in possession and enjoying the said property by a permanent settlement by four Mourashi Mokalari Patta in favour of said Nagendra Nath Dey Sarkar and others the predecessors of Jnanendra Nath Dey Sarkar of Baishnabhata after receiving the said land i.e. enter marketable consideration price.



AND WHEREAS the said Nagendra Nath Dey Sarkar and others the predecessors of Jnanendra Nath Dey Sarkar after that they being as recorded Owner title holder and was recorded in their names in District Settlement Khatian No.5 of Mouza – Nayabad, under Touzi 56 R.S. No.3, J.L. No.25 written under previously P.S. Tollygunge at present Kasba within the District 24 Parganas at present 24 Parganas South.



AND WHEREAS after receiving the said properties the said Jnanendra Nath Dey Sarkar and others after being the absolute owner and title holder and had been in peaceful possession and enjoyment without interference of other, after some day they establishing a Firm namely the Suburban Agricultural Dairy & Fisheries Co. Ltd. and transferred the above referred said land in favour of the said Firm namely the Suburban Agricultural Dairy & Fisheries Co. Ltd.

AND WHEREAS thereafter the said Suburban Agricultural Dairy & Fisheries Co. Ltd. with the object of exclusive and separate possession and enjoyment of the said land acquired by them instituted a title suit the learned 3rd Sub-Judge at Alipore under the District Judge and Session Judge at Alipore and its T.S. No.16 of 1941 as a plaintiff against the co-sharers concerned.

AND WHEREAS after hearing of the said title suit the Ld. 3rd Sub-Judge of the Alipore had declared to be the rightful owners in respect of their shares and Sri Sachindra Nath Koley executor of the Swarnamoyee Dassi Estate the Defendant No.16 was declared to be the rightful owner in respect of his share and the Defendant Nos. 12, 13 and 14 namely Pravash Chandra Mondal, since deceased Jugal Chandra Mondal since deceased and Amarendra Nath Mondal also were declared to be the Joint owners in respect of their shares among the Defendant Nos. 12,13 & 14 the said Pravash Chandra Mondal became the declared owner in respect of his share and other Co-sharers were declared to be owners of the rest share.

In the manner aforesaid, the Defendant No. 12 Pravash Chandra Mondal since deceased became the absolute sixteen annas owner of the said property in the preliminary Decree.

AND WHEREAS during the pendency of the said Title suit the said Land Owner Pravash Chandra Mondal died intestate on 17.4.1968 after leaving behind his wife Smt. Sudhansu Bala Mondal and his two sons Sri Sasanka Sekhar

Mondal, Sri Biswa Sekhar Mondal and four daughters namely Smt. Ashima Rani Ray, Smt. Jamuna Rani Das, Smt. Bimala Rani Mondal (Dalui), Pratima Rani Mondal as the only legal heirs and successors substituted in the said suit in place of deceased Pravash Chandra Mondal the Defendant No.12.

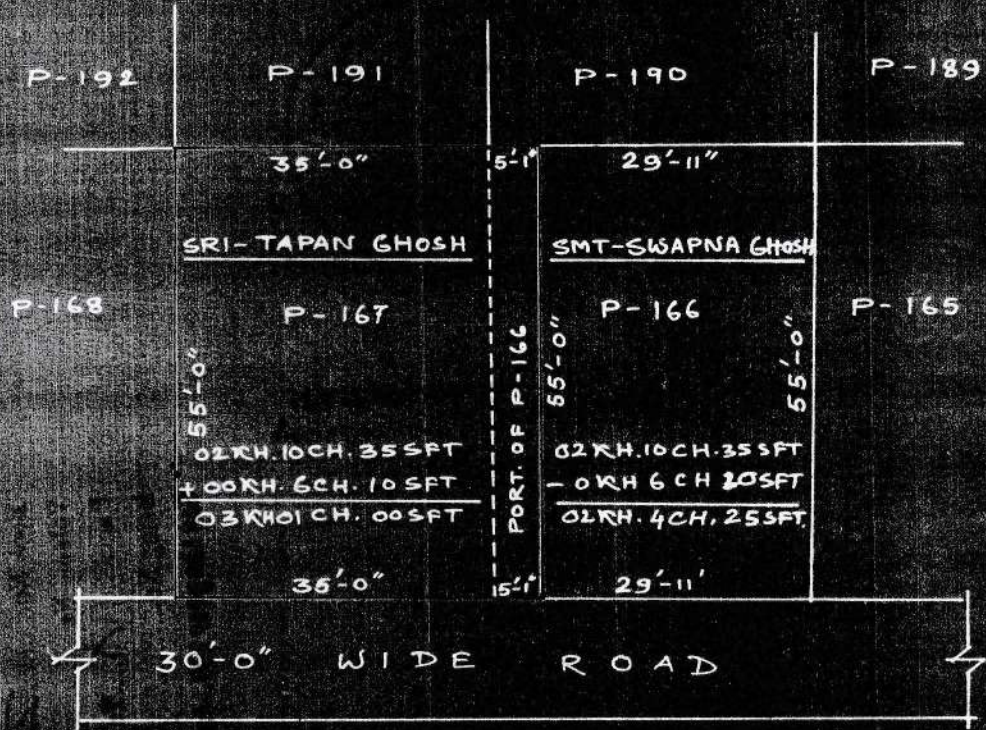
AND WHEREAS the Smt. Jamuna Rani Das, Smt. Bimala Rani Das (Dalui), Smt. Pratima Rani Mondal the said Lessors sold and transferred their right, title and interest by a registered deed of Indenture in favour of Smt. Sudhangsu Bala Mondal wife of Late Pravash Chandra Mondal and Smt. Nilima Rani Mondal wife of Sri Sasanka Sekhar Mondal and the said deed of Indenture dated 25.01.1969 duly registered in the office of the District Registration Office of Alipore and the same was recorded in Book No.I, Being No.275 for the year 1969 and the said Lessors became ceased and destroyed for ever.

AND WHEREAS on 15th day of February in 1969 the said Smt. Jamuna Rani Das, Smt. Bimala Rani Das (Dalui), Smt. Pratima Rani Mondal collectively gifted and transferred their inherited share a short term lease in Rayati right i.e. Sali land within C.S. Dag No. 102, R.S. Dag No. 191 & 194 under C.S. Khatian No. 5 & 6, R.S. Khatian No. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 with Mouza Nayabad by registered Deed of Gift in favour of their two brothers the said Sasanka Sekhar Mondal and Biswa Sekhar Mondal and the said Deed of Gift duly registered in the office of the District Registration at Alipore and recorded in the Book No. I, Volume No.11, Pages 218 to 255, Being No. 271 for the year 1969.

SITE PLAN OF MOUZA - NAYABAD SHEET-1 ; J.L.NO-25 ; R.S. DAG NO - 191 ; R.S. NO-3 ; R.S. KH. NO - 112, 113, 115 TO 123, 126 TO 128, 131 TO 133, P.S - PURBAJADAVPUR ; C.M.C. WARD NO-109 ; DIST- 24 PGS

PLOT NO	AREA OF LAND	TOTAL AREA	PURCHASED BY
167	02 KH. 10 CH. 35 SFT	03 KH. 01 CH. 00 SFT	SRI-TAPAN GHOSH.
PART OF 166	00 KH. 6 CH. 10 SFT		

THE PLOT SHOWN BY RED BORDER LINE. SCALE - 20'-0" = 1"



Sri Tapan Ghosh
Smt Swapna Ghosh
 SIG OF OWNER

DRAWN BY -
 BIBHUTI DAS (D.C.E.)
 11.03.2002

SIG. OF VENDOR

The aforesaid Lessors Sasanka Sekhar Mondal and Biswa Sekhar Mondal the son of Late Pravash Chandra Mondal after receiving the lease had been paying the rents and taxes to the authority and the yearly rent of Rs.1,75 paise.

AND WHEREAS on 3.10.1969 the said Sudhangsu Bala Mondal transferred, conveyed, bestowed, assured and assigned her right title and interest acquired by way of succession and inheritance from her husband and Pravash Chandra Mondal since deceased in favour of her two sons Sasanka Sekhar Mondal and Biswa Sekhar Mondal by a registered deed of gift and the Deed of Gift was duly registered in the office of Joint Sub-Registrar at Alipore & Behala and the same was recorded in Book No.1, Volume No. 65 pages 233 to 276, Being No.4198 for the year 1969. After some days Smt. Sudhangsu Bala Mondal became deceased and disposed thereform.

AND WHEREAS after receiving the aforesaid & lease deed the said Lessor Sri Sasanka Sekhar Mondal and Biswa Sekhar Mondal both are sons of Late Pravash Chandra Mondal jointly became the Owner of 6/7th share of the aforesaid property and one Smt. Ashima Rani Ray daughter of Late Pravassh Chandra Mondal became the one Share of the said property, both brothers and one Sister had become owners by the aforesaid Prayash Chandra Mondal.

AND WHEREAS Said Sasanka Sekhar Mondal and Biswa Sekhar Mondal as the principal Party of the said Title suit No. 16 of 1941 and the plaintiffs had applied before the Ld. 3rd Sub-Judge at Alipore for sale of 1 Ganda 2

Karas being 27/320th share of each of them and after hearing all this matters the Ld. Court granted the said Plaintiff's prayer.

AND WHEREAS thereafter Sri Amarendra Nath Mondal the another Co-sharer of the land which was situated at C.S. Dag No. 102, R.S. Dag 191 & 194 within the Mouza Nayabad along with other lands with the object of exclusive possession and separate enjoyment of the said land and the said Amarendra Nath Mondal had filed an application before the Ld. 3rd Sub-Judge at Alipore and praying inter-alia for partition for his Share in the suit property title suit no. 16 of 1941 which already pending before the said Ld. Judge after hearing the said application then a pleader Commissioner was appointed by the said Ld. Sub-Judge with a view to effect partition and/or division of the said property among the Co-sharers thereof. Accordingly Sri Bibhuti Bhusan Majumder the appointed pleader commissioner after proper survey of the said land prepared a sketch plan and divided the said land amongst its co-sharers (with his survey power basis) and the pleader commissioner submitted his full report along with plan annexed thereof before the said Ld. 3rd Sub-Judge. On the basis of the submitted report the said Ld. Judge passed a final decree dated 14.7.71 over the Title Suit No.16 of 1941 and its order No.546.

AND WHEREAS as per the final Decree which had been passed by the Ld. 3rd Judge at Alipore the final Decree No. 546 after that the Sasanka Sekhar Mondal was absolute owner, title holder of the allotted separate demarcated area of Sali land within the Mouza Nayabad R.S. 3, J.L. No. 25, Touzi No. 56

appertaining to District Settlement Khatian No. 5 & 6, R.S. Khatian No. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 comprising C.S. Dag No. 102, R.S. Dag No. 191 & 194 and since the said Sasanka Sekhar Mondal had been in peaceful possession and enjoyment as the absolute possession and enjoyment as the absolute owner and in severally from other.

AND WHEREAS as per the pleader commissioner submitted report and annexed plan and the Court and also granted the land marked 'OHHA' and 'JHA' of the Sali Land as delineated in that annexed plan and that marker are separate and allotted only for Sri Sasanka Sekhar Mondal and also had been paying the rents rates and taxes to the Authorities after mutating its names.

AND WHEREAS on 14th day of October, 1988 the said Sasanka Sekhar Mondal by a registered deed of Indenture sold, transferred conveyed the above referred land measuring 3 cottahs, 6 chittacks, 20 sq.ft. more or less enter marketable consideration price in the favour of Sri Nrishigha Charaborty, Smt. Smriti Dutta, Smt. Ballari Ghosh and Smt. Prabha Deb Roy and the deed of sale registration in the office of the A.D.S.R. Sealdah within 24 Parganas South and the registration duly registered and duly recorded in the Book No.1, Being No.1299 for the year 1988.

AND WHEREAS Sri Nrishingha Chakraborty, Smt. Smriti Dutta, Smt. Ballari Ghosh, and Smt. Prabha Deb Roy after receiving the landed property become the absolute owner, title holder possessor and they had been in possession

and in occupation and in absolute enjoyment without interference of other and they mutating their names and by paying the rents and taxes to the Authorities.

AND WHEREAS on 22nd day of February, 1989 the said Nrishingha Chakraborty, Smt. Smriti Dutta, Smt. Ballari Ghosh, Smt. Pabha Deb Roy represented by their Constituted Attorney Sri Debdulal Majumdar, Son of Sri Paresh Chandra Majumdar, by faith Hindu, by occupation Service, residing at Panchapota, P.S. Sonarpur, Dist. – South 24-Parganas by a registered Deed of Indenture sold, transferred conveyed the above referred land measuring a little more or less land 3 (three) cottahs 6 (six) Chittacks 20 (twenty) sq.ft. under marketable consideration price in favour of Sri Suprakash Chandra Roy son of Late Manish Chandra Roy and Smt. Sujata Roy, wife of Sri Suprakash Chandra Roy residing at 5/6 Rifle Range Road, P.S. - Karaya, Calcutta – 700019 and the Deed of Sale duly registered in the office of Add. District Sub-Registrar Alipore, and the same was duly recorded in the Book No.-I, Volume No.7, pages 124 to 138, Being No. 242 for the year of 1989.

AND WHEREAS the Vendor Sri Suprakash Chandra Roy & Smt. Sujata Roy herein presently are the absolute owner title holder and possessor in respect of which has specific demarcated land measuring 3(three) Cottahs, 6 (six) Chittacks 20 (twenty) Sq.ft. more or less along with 30 feet wide (11 chittacks 30 Sq.ft. more or less) common passage in Plot No.167 after receiving the i.e. the said Sri Suprakash Chandra Roy son of Late Manish Chandra Roy and Smt. Sujata Roy, wife of Sri Suprakash Chandra Roy have been in possession and in occupation and

in absolute enjoyment without interference of other and mutated his name as the absolute owner in the recorded in C.M.C. recorded and its C.M.C. premises No. 31 Nayabad and its Assessee No. 31-109-08-0866 dated 21.04.1989 C.M.C. Ward 109 and its comprised Dag No. 191, Khatian No. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 as the absolute owner, title holder and possessor which had been morefully & particularly described in Schedule 'A' hereunder written and by paying the rents and taxes to the proper authorities till today.

AND WHEREAS on 4th day of August, 1990 the said Nrishingha Chakraborty, Smt. Smriti Dutta, Smt. Ballari Ghosh, Smt. Pabha Deb Roy represented by their Constituted Attorney Sri Debdulal Majumdar, Son of Sri Paresh Chandra Majumdar, by faith Hindu, by occupation Service, residing at Panchapota, P.S. Sonarpur, Dist. – South 24-Parganas by a registered Deed of Indenture sold, transferred conveyed the above referred land measuring a little more or less 3 (three) cottahs 6 (six) chittacks 20 (twenty) sq.ft. along with 30 ft. (11 chittacks 30 Sq.ft. more or less) wide common passage out of total land 3 cottahs, 6 chittacks 35 sq.ft. more or less under marketable consideration price in favour of Sri Asok Kumar Sinha son of Late Chandi Das Sinha and the Deed of Sale duly registered in the office of Add. District Sub-Registrar Alipore, and the same was duly recorded in the Book No.-I, Volume No.25, pages 342 to 364, Being No. 453 for the year of 1990.

AND WHEREAS the Vendor Sri Asok Kumar Sinha herein presently is the absolute owner title holder and possessor in respect of which has specific demarcated land measuring 3 (three) cottahs 6 (six) chittacks 20 (twenty) sq.ft. along with 30 ft. wide common passage more or less in Plot No.166 (11 chittacks 30 Sq.ft. more or less) after receiving the i.e. the said Asok Kumar Sinha has been in possession and in occupation and in absolute enjoyment without interference of other and mutated his name as the absolute owner in the recorded in C.M.C. and its C.M.C. premises No. 1306 Nayabad and its Assessee No. 31-109-08-1306 dated 12.02.1991 C.M.C. Ward No. 109 and its comprised Dag No. 191, Khatian No. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 as the absolute owner, title holder and possessor which had been morefully described in Schedule 'A' hereunder written and by paying the rents and taxes to the proper authorities till today.

AND WHEREAS the Vendors for various reasons in urgent need of money declared to sell out their own Two plot, (Plot No. 166 & 167), of land measuring about 2 (two) cottahs, 10 (ten) chittacks, 35 (thirty five) Sq.ft. along with 30 ft. wide common passage each plot. The Purchaser herein agreed to purchase the said plot lands from Plot No. 166, measuring about 6(six) Chittacks 10 (ten) Sq.ft. along with 30ft. wide common passage out of land 3 (three) Cottahs 6 (six) Chittacks 20 (twenty) Sq.ft and from Plot No. 167 the total area of land measuring about 2 (two) Cottahs 10 (ten) Chittacks 35 (thirty five) Sq.ft along with 30ft. wide common passage out of 3 (three) Cottahs 6 (six) Chittacks 20 (twenty) Sq.ft. land offered to the Vendors and both parties agreed the same.

AND WHEREAS the Vendors offered to sell out the said Schedule below lands which has free from all encumbrances, charges and attachments and the Purchaser herein above agreed to purchase the said plot of land at the fixed price of consideration of Rs. 40,000/- (Rupees Forth Thousand) only per cottah each plot and the plot No. 167 the total price Rs.1,06,945/- (Rupees One Lac Six thousand Nine hundred Forty five) only from the Vendors 1 & 2 and and the plot No. 166 the total price and the total price of Rs.15,555/- (Rupees Fifteen Thousand Five hundred fifty five) only from the Vendor 3, to all Vendors considering the said price reasonable and acceptable have agreed to sell the said Plot No.166 & 167 to the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement mentioned herein above and in consideration of a sum of Rs.1,06,945/- and Rs.15,555/- all total Rs.1,22,500/- (Rupees One Lac Twenty Two thousand Five hundred) only paid by the abovenamed Purchaser as details in the Memo of Consideration hereunder written to the Vendor hereby admit and acknowledge to have received the Vendor doth in respect of the said doth hereby grant, convey, sell, transfer, assign and assure **UNTO** and in favour of the **PURCHASER** said land including all fittings, fixtures, structures, light, liberties, privileges with all easements rights, whatsoever therein and all common rights utilities, amenities, paths, entrance, vacant place, liabilities and whatsoever belonging to the said land **AND ALL** right, title possession, rents, taxes, claim and demands whatsoever thereof both at law and in equity of the Vendors unto and upto the said Property and deeds, paths, muniments, instruments of title writings and all deeds, evidences

of title which now are or on custody power or possession of the Vendor **TO HAVE AND TO HOLD** the said **SCHEDULE 'A' & 'B'** property free from all encumbrances hereby granted transferred and conveyed hereby and hereunder or expressed or intended so to be with the right, liberties, easements and appurtenances thereto unto and to the use of the Purchaser his heirs, executors, successors, absolutely and forever as absolute and forever as absolute owners right, exclusive possession over the said Land **AND THAT** the Vendors do hereby covenant with the Purchaser his heirs, executors, administrators, representatives and assigns that the property morefully and particularly described in the **SCHEDULE 'A', 'B' & 'C'**, written hereunder hereby granted, transferred, conveyed and sold or expressed and intended so to do and every part thereof free from any encumbrances, liens, charges and the Purchaser shall or may at all time hereafter peaceable and quietly hold, possess the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever equitably claim under or in trusts, claim, demand or other thing whatsoever to alter defect encumber or make void the same **AND THAT** the Vendors have full and absolute power, authority and title to grant, transfer and convey the said Property referred to above and described fully in the **SCHEDULE 'A' & 'B' & 'C'** hereunder written in the manner aforesaid and the Purchaser shall hereinafter the said land and forever with full and absolute properties right and exclusive possession in respect thereof **TOGETHER WITH** the Purchaser will get Schedule 'C' property along with the right of transfer by sale, gift, mortgage and lease or otherwise without any claim demand whatsoever from the Vendor or any person claiming through or under them **AND THAT** the Vendors

or their heirs, executors, administrators and assigns further covenant that they will at the request of the Purchaser his heirs executors, administrators or assigns do or execute to be done or executed all such acts, deeds and things whatsoever further and more perfectly conveying and assuring the property conveyed, sold and transferred hereby and every part thereof in the manner aforesaid to the true intents purpose and meaning of this said **AND FURTHER THAT THE** Purchaser will be liable to pay directly as to the authorities or contribute under his exclusive possession and absolute ownership towards payment of statutory rents, Municipal rates and taxes and other outgoings payable in respect thereof after obtaining mutating of the same in his name with the Calcutta Municipal Corporation **AND THAT** the Purchaser will enjoy the land and the rents tax will be borne by the Purchaser. **ALL THAT** they shall have full complete and unfettered right of user of the structure and vacant land for the purpose of egress and ingress and carrying or bringing in or taking out of the said land of all goods, or furniture or any other movable properties **AND** the Purchaser shall have the absolute right of making such construction additions and alterations and reconstruction the several storied building for his residential and other purpose and the plan must be sanctioned from the Calcutta Municipal Corporation **ALL THAT** the Purchaser shall have right of obtaining telephone connection to the said land with structure as well as the right of fixing Television Antenna at the roof of the said building to connect through the concealed channels provided for the said building and shall have required to obtain electric meter for the said building from CESC in favour of in his own name **AND ALL THAT** the Purchaser shall from time to time and at all times hereby agrees to contribute and pay share with

regards to the cost and expenses towards the maintenance charges, service charges, taxes and impositions and other outgoing charges for repairing and its needed in any other circumstances the Purchaser shall regularly and month by month make payment of the aforesaid sum of any variations as may be fixed as aforesaid individually

THE SCHEDULE 'A' REFERRED TO :

SRI SUPRAKASH CHANDRA ROY AND SMT. SUJATA ROY

(VENDORS)

ALL THAT piece and parcel of land measuring more or less 3 cottahs 6 chittacks 20 sq.ft. including area of 30 ft. common passage/road measuring about 11 chittacks 03 Sq.ft. and after deducting the area of common road net land 2 cottahs 10 chittacks 35 Sq.ft. more less being Plot No. 167 in the District of South 24 Parganas, Pargana Khaspur within P.S. previously Sadar Tollygunge, at present Purba Jadavpur, Sub-Registry office Alipore and Sealdah, District Registrar Office Alipore, R.S. No.3, J.L. No. 25 within Mouza Nayabad within the District Collector's Touzi No.56 appertaining to District Settlement Khatian No.5 & 6, R.S. Khatian No.112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 within C.S. Dag No.102, R.S. 191 and 194 under C.M.C. Ward 109 with all easement rights over the 30' ft wide common passage/road as delineated in the Map or plan annexed hereto and depicted by RED border lines and the said plot of land is butted and bounded in the following manner :-

ON THE NORTH : Plot No.191 ;
 ON THE SOUTH : 30' ft. wide common passage;
 ON THE EAST : Partly Plot No.166 ;
 ON THE WEST : Plot No.168 .

THE SCHEDULE 'B' REFERRED TO :

SHRI ASOK KUMAR SINHA (VENDOR)

ALL THAT piece and parcel of land measuring more or less 3 cottahs 6 chittacks 20 sq.ft. including area of 30 ft. common passage/road a part plot measuring 1 chittack 31 Sq.ft. and after deducting the area of common road net land 6 chittacks 10 Sq.ft. more less being Plot No.166 in the District of South 24 Parganas, Pargana Khaspur within P.S. previously Sadar Tollygunge, at present Purba Jadavpur, Sub-Registry office Alipore and Sealdah, District Registrar Office Alipore, R.S. No.3, J.L. No. 25 within Mouza Nayabad within the District Collector's Touzi No.56 appertaining to District Settlement Khatian No.5 & 6, R.S. Khatian No.112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 within C.S. Dag No.102, R.S. 191 and 194 under C.M.C. Ward 109 with all easement rights over the 30'ft wide common passage/road as delineated in the Map or plan annexed hereto and depicted by **RED** border lines and the said plot of land is butted and bounded in the following manner :-

ON THE NORTH : Plot No.190 ;
 ON THE SOUTH : 30' ft. wide common passage;

ON THE EAST : Part portion 166 and other Plot No.165 ;

ON THE WEST : Plot No.167 .

THE SCHEDULE 'C' REFERRED TO :

ALL THAT piece and parcel of land measuring more or less 3 cottahs 6 chittacks 20 sq.ft. including area of 30 ft. common passage/road measuring about 11 chittacks 03 Sq.ft. and after deducting the area of common road net land 2 cottahs 10 chittacks 35 Sq.ft. more less being Plot No. 167 and other piece and parcel of land more or less 3 cottahs 6 chittacks 20 sq.ft. including area of 30 ft. common passage/road a part plot 1 chittack 31 Sq.ft. and after deducting the area of common road net land 6 chittacks 10 Sq.ft. more less being Plot No.166 the District of South 24-Parganas, Pargana Khaspur within P.S. previously Sadar Tollygunge at present Purba Jadavpur, Sub-Registry office Alipore and Sealdah, District Registrar Office Alipore, R.S. No.3, J.L. No. 25 within Mouza Nayabad within the District Collector's Touzi No.56 appertaining to District Settlement Khatian No.5 & 6, R.S. Khatian No.112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 within C.S. Dag No.102, R.S. 191 and 194 under C.M.C. Ward 109 with all easement rights over the 30' ft wide common passage/road as delineated in the Map or plan annexed hereto and depicted by **RED** border.

ON THE NORTH : Plot No.190 & 191 ;

ON THE SOUTH : 30' ft. wide common passage;

ON THE EAST : Part portion 166 and other Plot No.165 ;

ON THE WEST : Plot No.168 .

IN WITNESS WHEREOF, the Vendors have hereunto set and subscribed their respective hands and seals, the day month and year first above written.

SIGNED AND DELIVERED by the VENDORS at Calcutta in the presence of :

- 1. সুপ্রকাশ চন্দ্র রায়
 বিলা মৃত মনোমোহন চন্দ্র রায়ের
 স্ত্রী/১৪ নং কলকাতা জুটবুল্ডিং
 এলা- পূর্বমাধ্যমপুর, কলকাতা-৭০০০১৯
- 2. Bisabodatta Sinha
 wife of
 ASOK KUMAR SINHA
 Flat No-3, 15/11 Ekdaha
 Place, Kolkata - 700019

Suprakash Chandra Roy
Sri Suprakash Chandra Roy

Sujata Roy
Smt. Sujata Roy

Asok Kumar Sinha
Sri Ashok Kumar Sinha
Vendors

SIGNED SEALED AND DELIVERED by the PURCHASER at Calcutta in the presence of :

- 1. তাপন গুহ
 বিলা মৃত বিজয় গুহের
 নম্বর ২ নং, সীটে
 পো: পূর্বমাধ্যমপুর, এলা- পূর্বমাধ্যমপুর-
 কলকাতা- ৯৪.
- 2.

Tapan Ghosh
Sri Tapan Ghosh
Purchaser

MEMO OF CONSIDERATION

RECEIVED from the within mentioned Purchaser the within mentioned sum of Rs.1,06,945/- (Rupees One Lac Six Thousand Nine hundred Forty Five) only paid by the Purchaser as the full consideration money herein through the Confirming Party as per memo below:-

MEMO

- | | |
|---|-------------------------------|
| 1. On Agreement dated 16 th September, 2001
Banker's Cheque No. 033144 dated 15.09.2001
on the Bank of Baroda, Jodpur Park Branch,
Calcutta - 700068. | Rs. 50,000/- |
| 2. On the date of Registration
Banker's Cheque No. 033668 dated 09.03.2002
on the Bank of Baroda, Jodpur Park Branch,
Calcutta - 700068. | Rs. 30,000.00 |
| 3. Balance amount paid in cash | Rs. 26,945.00 |
| Total : | <u>Rs. 1,06,945.00</u> |

(Rupees One Lac Six Thousand Nine Hundred Forty Five only)

WITNESSES :

1. **SUJATA ROY**
Wife of Suprakash Ch. Roy
12, Anil Maistra Road
Calcutta - 700019

Suprakash Chandra Roy

SUPRAKASH CHANDRA ROY
VENDOR

2.

Tapan Ghosh

TAPAN GHOSH
PURCHASER

RECEIVED from within mentioned Purchaser the within mentioned sum of Rs.15,555/- (Rupees Fifteen Thousand Five hundred Fifty Five) only paid to the Purchaser as the full consideration money herein through the Confirming Party as per memo below:-

MEMO

- | | |
|---|-----------------------------|
| 1. On Agreement dated 16 th September, 2001
Banker's Cheque No. 718932 dated 15.09.2001
on the United Bank of India, Alipore Branch,
Calcutta - 700027. | Rs. 7,273.00 |
| 2. Amount paid in Cash | Rs. 8,283.00 |
| Total : | <u>Rs. 15,556.00</u> |

(Rupees Fifteen Thousand Five Hundred Fifty Six only)

WITNESSES :

1. *Bisabodatta Sinha*
wife of
Asok Kumar Sinha
Flat No - 3, 25/1 Ekdalia
Place, Kolkata - 700019

2. *Suparna Roy*
wife of
Suprakash C. Roy
12, Anil Maithra Road
Calcutta - 700019

Drafted By :

Gouri Guha
Gouri Guha,
Advocate,
Alipore Judges Court,
Calcutta - 700027.

Typed by :

Tapas Kumar Ghosh
Tapas Kumar Ghosh
10, Old Post Office Street,
Calcutta - 700001.

Asok Kumar Sinha

ASOK KUMAR SINHA
VENDOR

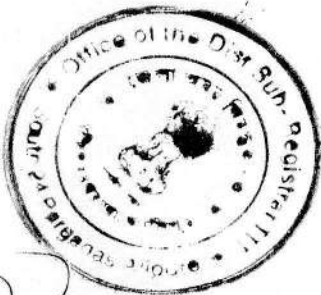
Tapas Kumar Ghosh

TAPAN GHOSH
PURCHASER



ds
Dist. Sub-Registrar III
Alipore, South 24-Parganas

13.3.22



ds
Dist. Sub-Registrar III
Alipore, South 24-Parganas

14/3/22

ds
Book No.
Volume No. *38*
Pages *1* To *30*
Being No. *1564*
For the year 200 *2*

7

DATED THIS 13TH DAY OF MARCH 2002

BETWEEN

SUPRAKASH CHANDRA ROY & ORS.

....VENDORS/LANDLORDS

AND

TAPAN GHOSH

....PURCHASER

**DEED OF
CONVEYANCE**

Gouri Guha

Advocate,
Alipore Judges Court,
Calcutta - 700027
Phone No.- 425 2583®.

(M-5)