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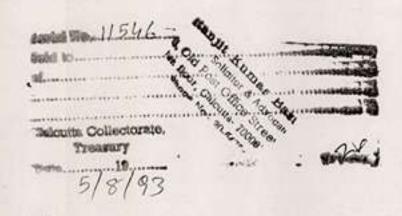


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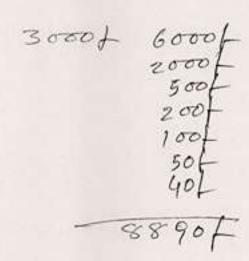
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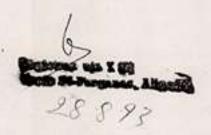
(which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, and/or assigns) of the ONE PART A N D SHRI SANDIP GHOSH by faith Hindu, by occupation business, residing at 215,

Prince ...









Prince An to as "th excluded be deemed

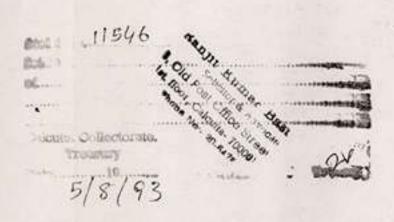


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Prince Anwar Shah Road, Calcutta, hereinafter referred to as "the <u>PURCHASER</u>" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors,

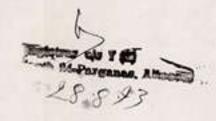
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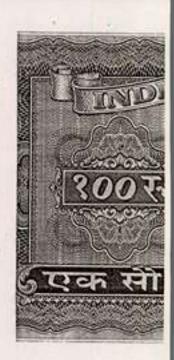
administrators, legal representatives and/or assigns) of the OTHER PART.

W H E R E A S One Kailash Chandra Dey
after installing the Sri Sri Lakshmi Janardhan

Thakur ...







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Thakur, ! Sri Kaila in Mouza in the D:

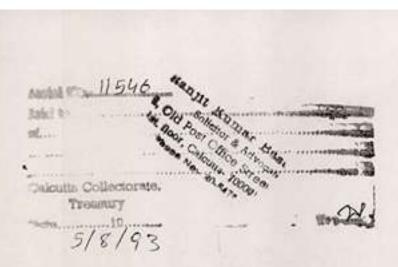


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Thakur, Sri Sri Bhairabaswar Shib Thakur and Sri Sri Kailash Nath Shib Thakur in his native place in Mouza Jagatdal within the Police Station-Sonarpur in the District of 24-Parganas, sometimes in the

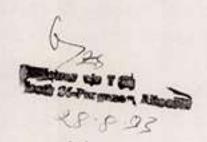
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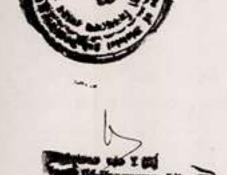
1981 absolutely dedicated all his lands and immoveable properties a including the property fully mentioned in the Schedule "A" hereunder written unto and in favour

of the ...





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of the said deities by a Deed of Arpannena and/or endowment dated 11.4.1903 whereby he was appointed as the FIRST TRUSTEE.

contd. ...



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Haridas De
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in 1909 and

leaving his Dey and Kus became shell of the said of Arpannas

in 1937 le

and/or Endowment dated 11.4.1903 the said Kailash
Chandra Dey appointed One Haridas Dey as a shebayet
and provided that Kaloshashi the minor son and his
grand-daughter Radharani will also on attainment of
majority, become shebayet to act along with the said
Haridas Dey and after their death, the sons and grandsons of the said Haridas Dey and of the said Kalosashi
Dey would be appointed as Joint shebayets of the said
deities.

AND WHEREAS the said Kailash Chandra Dey died in 1909 and thereafter the said Haridas Dey and Kalosashi Dey become the Joint Shebayets of the said Deities.

AND WHEREAS the said Haridas Dey died in 1915

leaving him surviving his two sons namely, Kanailal

Dey and Kumar Krshna Dey alias Krishna Kumar Dey, who

became shebayets of the said deities in place and stead

of the said Haridas Dey deceased, as per the said Deed

of Arpannama/Endowment.

AND WHEREAS the said Kalosashi Dey also died in 1937 leaving him surviving his three sons, Rohit



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AND WHEREAS subsequently by an order passed by
Hon'ble High Court, Calcutta on the 20th March, 1980
Girindra Krishna Dutta, the Receiver herein was appointed
as the Receiver over the said Debuttar Estate and the
said Receiver duly took possession of the said Estate.

AND WHEREAS in the said Administration Suit
No.3491 of 1948 a preliminary decree was passed by the
Hon'ble High Court, Calcutta on July 24th, 1948, whereby Kanailal Dey, Kumar Krishna Dey alias Krishna Kumar
Dey, Rohit Kumar Dey, Saroj Kumar Dey and Ranjit Kumar
Dey were appointed as Shebayets of the said Debuttar
Estate in terms of the said Deed of Arpannama and/or
Endowment dated 11th April, 1903.

AND WHEREAS the said Kanailal Dey died on or about 12th October, 1964 leaving him surviving his sons Kriti Chandra Dey, Gobinda Chandra Dey, Nemai Chandra Dey, Kala Chand Dey, who became shebayets of the said Debuttar Estate in place of the said Kanailal Dey deceased.

AND WHEREAS the said Kumar Krishna Dey alias Krishna Kumar Dey also died on or about 7th October, 1974 leaving him surviving his son, Deba Prosad Dey,



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for the purpose of completing the purchase in respect of the said land divided the same into seven plots being Lot "A", Lot "B", Lot "C", Lot "D", Lot "E", Lot "F" and Lot "G" shown and delineated in the map or plan annexed hereto and therein respectfully marked A , B, C, D, E, F AND G .

AND WHEREAS a letter dated the 25th day of
July, 1981 written by Messrs. Leslie Khettry and Co.,
Solicitors and Advocates on behalf of the said Shri
Ajit Kumar Dutta addressed to the said Receiver, the
said Shri Ajit Kumar Dutta nominated SUSHILA KEDIA,
SANGEETA TRUST, MADAN MOHAN LAL AGARWAL, CHANDRA MOHAN,
SAVITRI AGARWAL, VISHVENDRA KUMAR AND YOGENDRA KUMAR
GUPTA as his nominees to complete purchase in respect
of the said Lot "A", Lot "F", Lot "E", Lot "C", Lot "D"
Lot "B" and Lot "G".

AND WHEREAS the said Receiver duly accepted the said nomination made by the said Shri Ajit Kumar Dutta.

AND WHEREAS the said Sri Chandra Mohan the Vendor herein as per the said nomination purchased



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all that piece or parcel of plot of land an area of 6 kt. more or less herein after referred to as " the said plot of land " being the portion of Dag No.3019 under Khatian No.1026 in Nouza Jagatdal District: 24-Parganas now South 24-Parganas shown and delineated herein in brown border in the map or plan thereto, annexed and marked therein as Lot "C" (hereinafter referred to as the said plot of land) by a registered Deed of Conveyance executed on 18.9.1981 and the said Deed was registered at the Register of Assurance, Calcutta and recorded in Book No.I, Volume No.374, Pages 191 to 214 Being No. 7950 for the year 1981.

AND WHEREAS the said Shri Chandra Mohan by
virtue of the Deed of Conveyance executed on 18th September
1981 registered at the Office of Registrar of Assurance,
Calcutta and recorded in Book No.I, Volume No. 372, Pages
No. 91 to 112, Being No. 7952 for the year 1981 has been
enjoying the said Plot of Land as "OWNER" thereof.

AND WHEREAS on being approached by the Vendor
the Purchaser has agreed to purchase all that piece and
parcel of plot of land containing by estimation an area



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lying and comprise in and being portion of Dag No.3019,

Khatian No.1026, Mouza Jagatdal, P.S. Sonarpur,

District: South 24-Parganas shown and delineated in

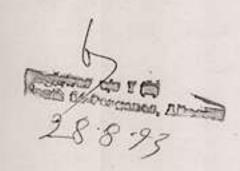
the map or plan annexed hereto and bordered with

GREEN

colour "REDD" at and for a consideration of Rs.72,000/
[Rupees seventy thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid Agreement and in consideration of a sum of Rs.72,000/- (Rupees Seventh two thousand only) paid by the purchaser to the vendor (the receipt whereof the Vendor doth hereby admit and acknowledge) and of and from the same and every part thereof doth hereby acquit, release for ever discharge the purchaser as also the said plot of land and in consideration of the premises, the Vendor doth absolutely and indefeasibly assign, assure , convey confirm, grant, release sell and transfer unto and in favour of the purchaser free from all encumbrances charges, liens, lispendense, claims, demands, liabilities, acquisitions, requisitions and trust whatsoever. ALL THAT piece or pareel of plot of Raiyat Stithiban Land containing by measurement an area of 6 cottahs be the same a little more or less





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situate lying in a portion of Dag No.3019, under

Khatian No.1026, Mouza Jagatdal, District: South

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24-Parganas delineated in bordered "RED" " in the

plan annexed herewith and therein marked as Lot "C"

and more fully described in Schedule "B" hereunder

written and hereafter for the sake of brevity referred

to as "the said Plot of Land".

OR HOWSOEVER OTHERWISE the said plot of land now is or are or heretofore was or were situated butted and bounded called known numbered described and distinguished AND TOGETHER WITH all and all manner of ancient and/or former and/or other lights ways paths passages drains walls sewers areas, gardens, trees, fences hedges, ditches, waters water course and all benefits and advantages thereof and all manner of ancient and/or other rights liberties easements privileges profits appendages and appurtenances whatsoever thereunto belonging or held or occupied therewith which the same now are or is or heretobefore were or was usually held used occupied or enjoyed or accepted known or reputed to belong or be appurtenant thereto and/or as part or parcel or member thereof.

AND TOGETHER WITH benefits and advantages

of any and all covenants heretofore executed in respect

of or in any manner relating to the said Plot of Land.



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AND THE REVERSION AND REVERSIONS REMAINDER

OR REMAINDERS rents issues and profits thereof and

of any and every part thereof.

AND ALL THE ESTATE RIGHT, TITLE, INTEREST inheritance use trust possession property daim and demand whatsoever both at alaw and in equity of the vendor into upon or any in manner concerning the said plot of land or any and every part thereof.

AND TOGETHER WITH all deeds pattahs muniments writings and evidences of title exclusively relating to or concerning the said plot of land and all and singular the premises hereby conveyed or sold or any part or parcel thereof and which now are or hereafter shall or may be in the custody power possession or control of the Vendor and/or any person or persons from whom the same can or may be procured without any action or suit.

TO HAVE AND TO HOLD the said plot of land and all and singular the premises hereby assigned conveyed granted released sold and transferred or otherwise assured and confirmed or expressed or intended so to be with all their rights members and appurtenances unto



28-8-93

and to the use of the purchaser absolutely and for ever as and for an absolutely indefeasible and perfect estate analoguous and equivalent to an estate of inheritance in fee simple in possession without any manner of condition use trust and other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, claims, charges, attachments trust liens and lispendens whatsoever.

AND THE VENDOR doth hereby confirm in manner following :-

THAT notwithstanding anything and/or any act deed matter or thing whatsoever had made done committed or willingly or knowingly suffered to the contrary, the estate right, title and interest in the said plot of land and all and singular the premises which the Vendor professes to transfer subsist and him Self the Vendor now have in houself good right and indefeasible title.

AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold possessed and enjoy the said plot of land and all and singular



28-8-93

the premises hereby assigned conveyed granted and transferred or expressed or intended so to be and receive the rents issues and profits thereof and every part thereof without any hindrance lawful eviction interruption claim and demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming any estate or things interest or right in the said plot of land from under and in Trust for the Vendor.

AND THAT free and from and by and at the costs and expenses of the Vendor freely and clearly and absolutely freed and discharged acquitted exone-rated and released or otherwise discharged and well and sufficiently defended kept harmless and indemnified of from and against all and all manner of former and/or assurance estate rights title claim charges liens judgements debts attachments executions and encumbrances whatsoever had made created done executed occassioned or suffered by the vendor or any other person or persons whatsoever lawfully equitably or rightfully claiming or to be claimed as aforesaid.

AND THAT the Vendor and all other persons
having or lawfully or equitably or rightfully claiming



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any estate right, title , interest trust property claim and demand whatsoever into upon or out of or in any way concerning the said plot of land and all and singular the premises hereby assigned, conveyed sold and transferred or any and every part thereof shell and will from time to time and all times hereafter upon every reasonable request and at the costs and expenses of the purchaser make do execute and perfect or cause to be done executed and performed all such other or further acts assurances deeds and things whatsoever for further better and more effectually perfectly conveying confirming and granting the said plot of land and all and singular the premises hereby sold and conveyed and any and every part thereof unto and to use of the purchaser in the manner aforesaid or as shall or may be reasonably required.

SCHEDULE "A" ABOVE REFERRED TO :

ALL THAT pieces or parcels of plots of Reiyat Danga Stithiban Land containing by measurement an area of 2 (two) Bighas 6 (six) cottahs , 10 (ten) Chittacks and 6 (six) Square Feet be the same a little more or



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Ouchan

Dag Nos. 3019, and No. 3489/3019 in Mouza Jagatdal
within the Police Station - Sonarpur, Sub-Registration
used for agriculture
Office Sonarpur in the District of South 24-Parganas/
and shown and delineated in AMESCON bordered in the map
or plan annexed hereto and butted and bounded in the
manner as follows:-

ON THE NORTH: Partly by Ramchandra Dey Street and Partly by R.S. Dag No.3489/

ON THE SOUTH : By Dag No.3017 ;

ON THE EAST : By School Road ;

ON THE WEST : By Dag No.3021 ;

SCHEDULE "B" ABOVE REFERRED TO

ALL THAT piece or parcel or plots of Raiyat
Danga
Stithiban Land containing by measurement an area of
6 (six) cottahs be the same a little more or less

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Dembour

Nos. 3019 and 3489/3019 Khatian No.1026 in Mouza

Jagatdal, P.S. Sonarpur, Sub-Registration Office Sonarpur used for agriculture and within the District of South 24-Parganas/shown and delineated in RED Border in the map or plan annexed hereto and therein marked as Lot "C" and butted and bounded in the manner as follows:-

ON THE NORTH : By Portion of Dag No. 3019 being Lot "D" ;

ON THE SOUTH : By Dag No. 3018 ;

ON THE WEST : By Portion of Dag No. 3019 being Plot 'B';

ON THE EAST : By Portion of Dag No. 3021 ;

IN WITNESS

·90;



28-8-93

IN WITNESS WHEREOF the Vendor, and the Purchaser hereto have hereunto set and subscribe their respective hands the day, month and year firstabove written.

SIGNED, SEALED AND DELIVERED

by the "VENDOR" abovenamed at 1 Ohanha Whan

calcutta in the presence of :- 0

Sionhiel Street

Cel -19.

Sundeep Kedia

5/20, Serak Baidya Street,

Calcutta - 700029.

by the <u>PURCHASER</u> abovenamed 9
at Calcutta in the presence of: 0

Subata Enu 215. B. A.S. Rud Calcuto . 33

Drafted by me:
Rample & Barn.
Advicate,
High Court,
Colculta -700 001.



Purchaser the within mentioned sum of 5.72,000/-(Rupees seventy two thousand)only being the full consideration as per memo below :-

15. 72,000/-

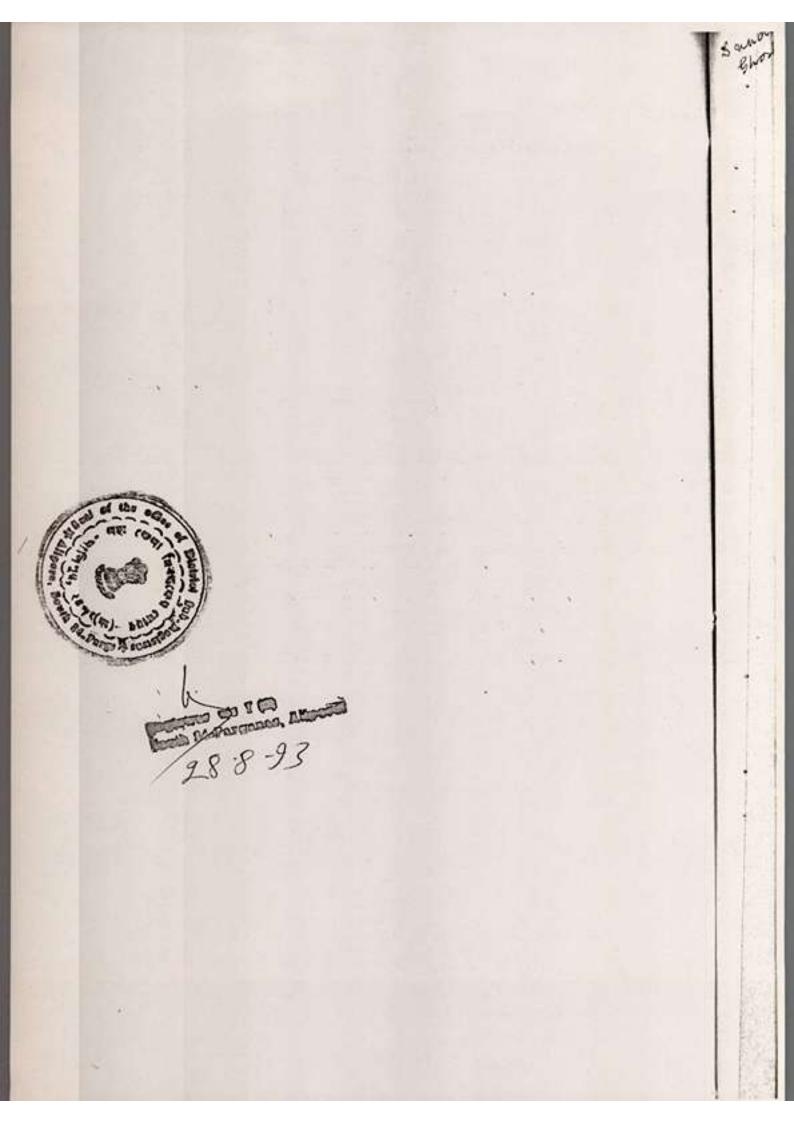
MEND OF CONSIDERATION

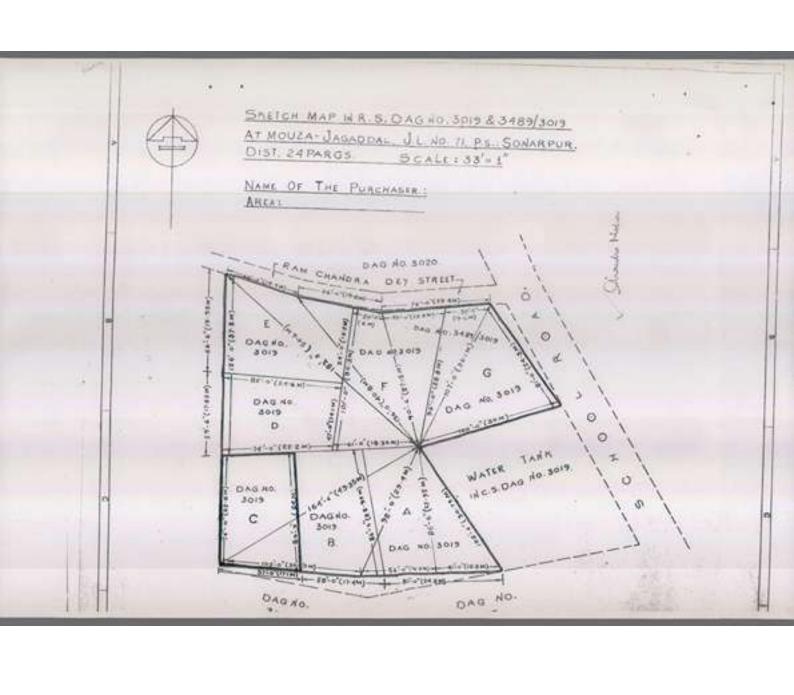
By Pay Order being No.-ANZ-CL-020446, dated-30/7/93, drawn on ANZ Grindlays Bank, 41, Chowringhee Road, Calcutta-700 071, in favour of Chandra Monan for No.72,000/-(Rupees seventy two thousand) only.

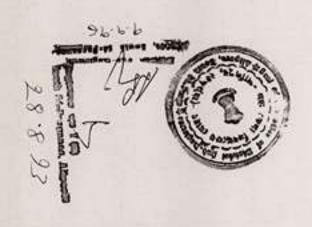
72,000/-

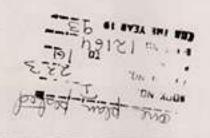
V Dhandra Hohan

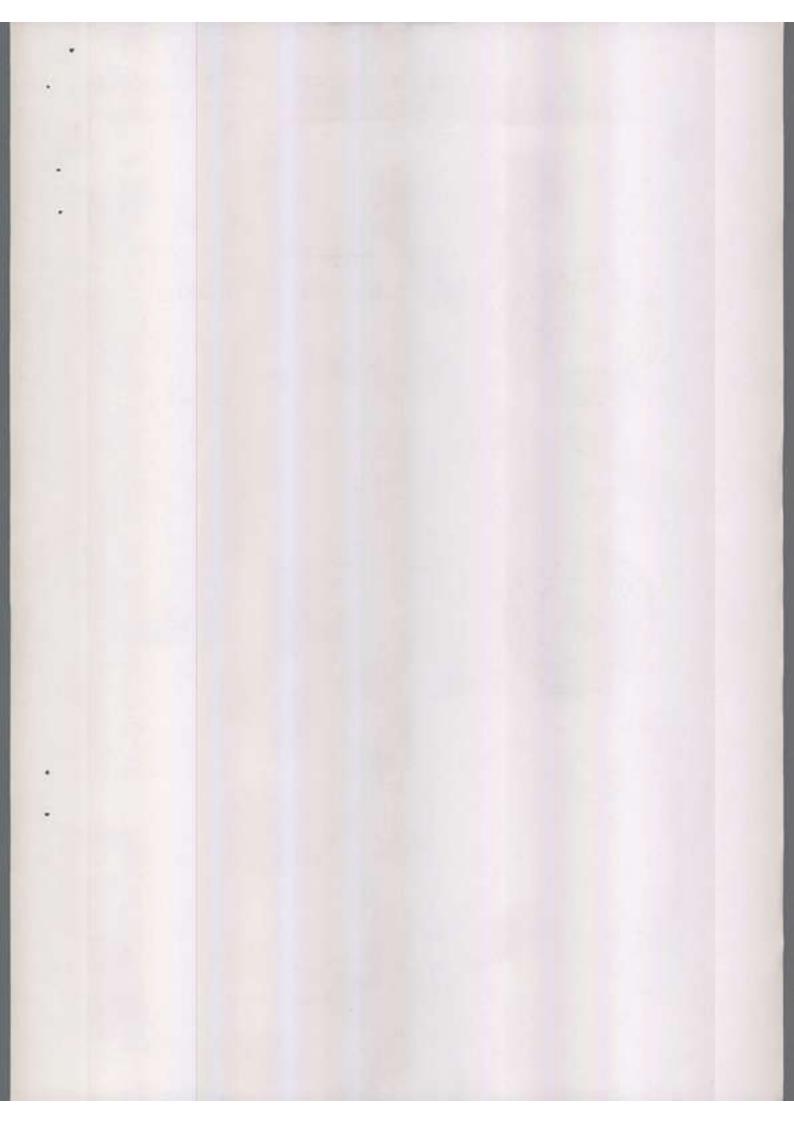
Advocate;
High donA,
Calentha - 700 001.











DATED THIS 27 DAY OF AUGUST, 1



BETWEEN

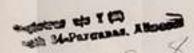
CHANDRA MOHAN ...

VENDO

AND

SHRI SANDIP GHOSH

PURCHASI

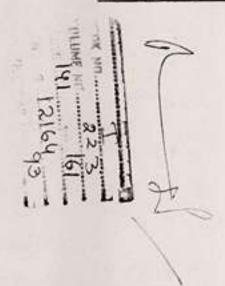




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66.V

CONVEYANCE



MR. RANJIT KUMAR BASU, SOLICITOR & ADVOCATE, 8, OLD POST OFFICE STREET 1ST FLOOR, CALCUTTA-700 001.