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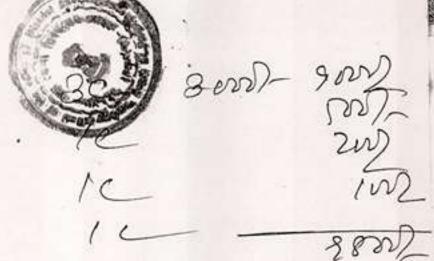
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Calcutta, hereinafter referred to as "the VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives

and/or







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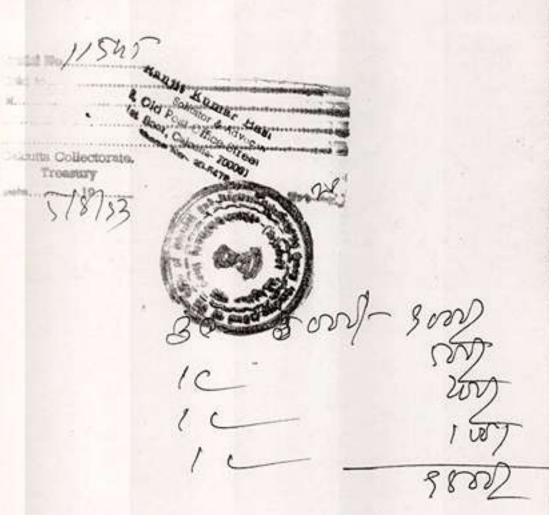
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son of 1 residing of no.5, as *the



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and/or assigns) of the ONE PART A N D DEBASHIS GHOSH son of Debabrata Ghosh, by Faith Hindu, by Occupation residing at 5/20, Sevok Baidya Street, Calcutta and also of no.5/1, Clive Row, Calcutta hereinafter referred to as "the PURCHASER" (which expression shall unless excluded



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> the Sri Sr Shib Thaku

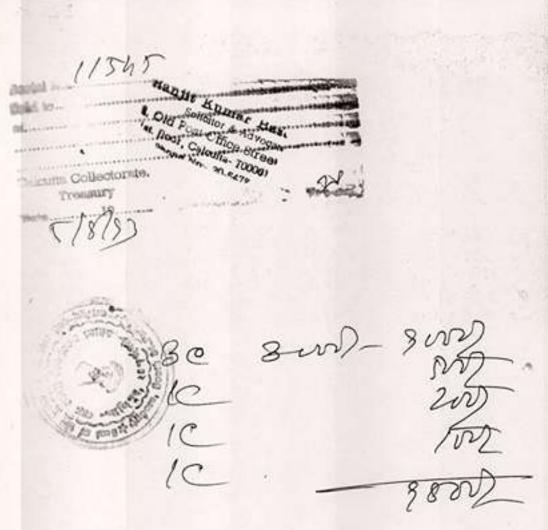


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by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

WHEREAS one Kailash Chandra Dey after installing the Sri Sri Lakshmi Janardhan Thakur, Sri Sri Bhairabaswar Shib Thakur and Sri Sri Kailash Nath Shib Thakur in his native



26-Parganes, Altrestel



native place Sonarpur in the year 198 immoveable p mentioned in

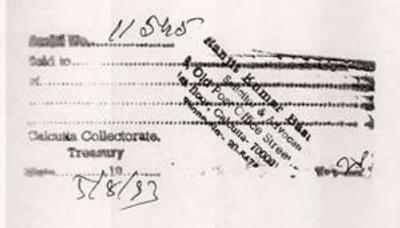


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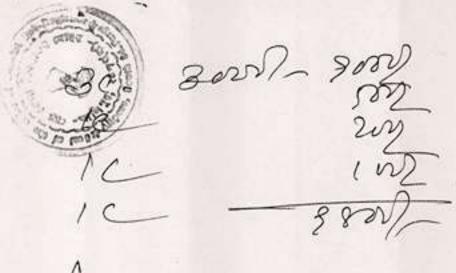
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native place in Mouza Jagatdal within the police station Sonarpur in the District of 24-Parganas, sometimes in the year 1981 absolutely dedicated all his lands and immoveable properties including the property fully mentioned in the Schedule "A" hereunder written unto

and....









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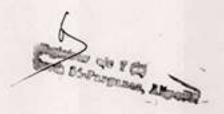
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and in favour of the said deities by a Deed of Arpannama and/or endowment dated 11.4.1903 whereby he was appointed as the First Trustee.

AND WHEREAS



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> in 1909 sashi I Deities

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AND NHEREAS by the said Deed of Arpannama and/or Endowment dated 11.4.1903 the said Kailash Chandra Dey appointed One Haridas Dey as a shebayet and provided that Kalashashi 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 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 Heridas 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 tem sons namely, Kanailal Dey
and Kumar Krishna 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 Kumar Dey.

Saroj ...

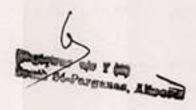
Saroj Kumi shebayets the said of Arpann

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as well a
Kumar De;
and other
Estate b

A Receiver Estate i February

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Saroj Kumar Dey and Ranjit Kumar Dey, who became shebayets of the said deities in place and stead of the said Kalosashi Dey deceased, as per the said Deed of Arpannama/Endowment.

AND WHEREAS an Administration Suit being Suit
No.3491 of 1948 (Sri Sri Lakshmi Janardan Thakur & Ors.

- Versus- Kanailal Dey and Ors.) was instituted in
the Hon'ble High Court, Calcutta by the said deities
as well as by Satyabati Dasi, Rohit Kumar Dey, Saroj
Kumar Dey and Ranjit Kumar Dey against Kanailal Dey
and others inter alias for administration of the Debuttar
Estate belonging to the said Deity and for other reliefs.

AND WHEREAS in the said Suit, the Official
Receiver was appointed as Receiver of the said Debuttar
Estate by an order of the Hon'ble Court, Calcutta dated
February 2, 1949.

AND WHEREAS by several orders of the Hon'ble

High Court, Calcutta being dated 8th February, 1961, 3rd

October, 1972 and 30th August, 1978 Mr. P. C. Sen,

Bar-at-Law, Mr. K. P. Basu Solicitor and Mr. Pramathesh

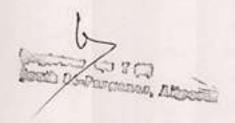
Ghèsh, Advocate, were appointed as Receivers respectively

of the Debuttar Estate in Succession.

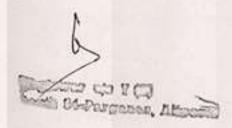


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that the highest offers received by the said Receiver from the intending purchasers in the said meeting will be accepted subject to confirmation by Court and the offers whose highest offer was accepted, will have to deposit 25% of the purchase price by 7th January, 1981 and in default the next offer will be accepted.

AND WHEREAS one Shri Ajit Kumar Dutta of No.

29/1, Andul Road, B. Garden , Howrah , duly offered for purchase of several plots of land including All that pieces or parcel of vacant land in Mouza Jagatdal within the District of 24-Parganas comprised in Khatian No.1026, Dag No.3019 and 3489/3019 covering an area 2 Bighas 6 Cottahs 10 Chittacks and 6 Square feet be the same a little more or less, morefully described in the Schedule "A" hereunder written and delineated in RED border in the map or plan annexed hereto, hereinafter referred to as the 'said Land'.

AND WHEREAS in the said meeting held on the 23rd day of December, 1980 the offer of the said Shri Ajit Kumar Dutt for purchase of the said land at the rate of Rs.1,425/- per cottah was found to be the highest and the same was duly accepted by the said Receiver, subject to deposit of 25% of the said sale price by



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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
SAVIRTI 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.

wife of Sri Sitaram Kedia, (the Vendor herein) as per the said nomination purchased all that piece or parcel of plot of land an area of 6 Kt. 8 Ch. 6 sq. ft more or less being the portion of Dag No.3019, under Khatian No.1026 in Nouza Jagatdal District: South 24-Parganas now South 24-Parganas shown and delineated therein as Lot 'A' (hereinafter referred to as the said plot of land) by a Registered Deed executed on 18.9.1981 and the said Deed was registered at the Registrar of Assurance, Calcutta and recorded in Book No.1, Volume



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No.372, Pages from 71 to 90, being No.7951 for the

AND WHEREAS the said Smt. Sushila Kedia by virtue of the Deed of Conveyance executed on 18.9.1981 registered at the office of Registrar of Assurance, Calcutta and recorded in Book No.I, Volume No.372, Pages 71 to 90, Being No.7951 for the year 1981 has been enjoying the 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 eight Chittak and six sauase Act. an area of 6 cottahs be the same a little more or less situate lying and comprise in and being portion of Dag No. 3019, Whatian No. 1026, Mouza Jagatdal, P.S. Sonarpur, District : South 24-Parganas shown and delineated in the map or plan annexed hereto and bordered with colour " YEELOW " at and for a consideration of Rs.78,096/- (Rupees seventy eight thousand and ninety six) only .

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid Agreement and in consideration of a sum of Rs.78,096/- (Rupees Seventy eight thousand and ninety six) onlypaid by the purchaser to the Vendor (the receipt



Posterior up I (II) Rest St-Parganes, Alipotti whereof the vendor doth hereby admit and acknowledge)
and of and from the said 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 parcel of plot of Raiyat

Stithiban land containing by measurement an area of 6

cottahs 8 chittaks and 6 square feet be the same a

little more or less situate lying in a portion of Dag

No.3019, under Khatian No.1026, Mouza Jagatdal, District:

South 24-Parganas delineated in bordered "YELLOW" in the

plan annexed herewith and therein marked as Lot 'A' 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 numberd described and distinguished AND TOGETHER WITH all and all manner of ancient and/or former and/or other lights ways paths passages



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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

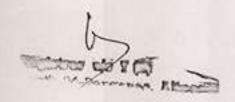
of any and all covenants heretofore executed in respect

of or in any manner relating to the said plot of land.

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 claim and demand whatsoever both at law and in equity of the vendor into upon or in any manner concerning the said plot of land or any and every part thereof.





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 appurtenences unto 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, chims, charges, attachments trusts liens and lispendens whatsoever.

AND THE VENDOR doth hereby confirm in manner following :-



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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 the vendor now have
in herself good right and indefeasible title.

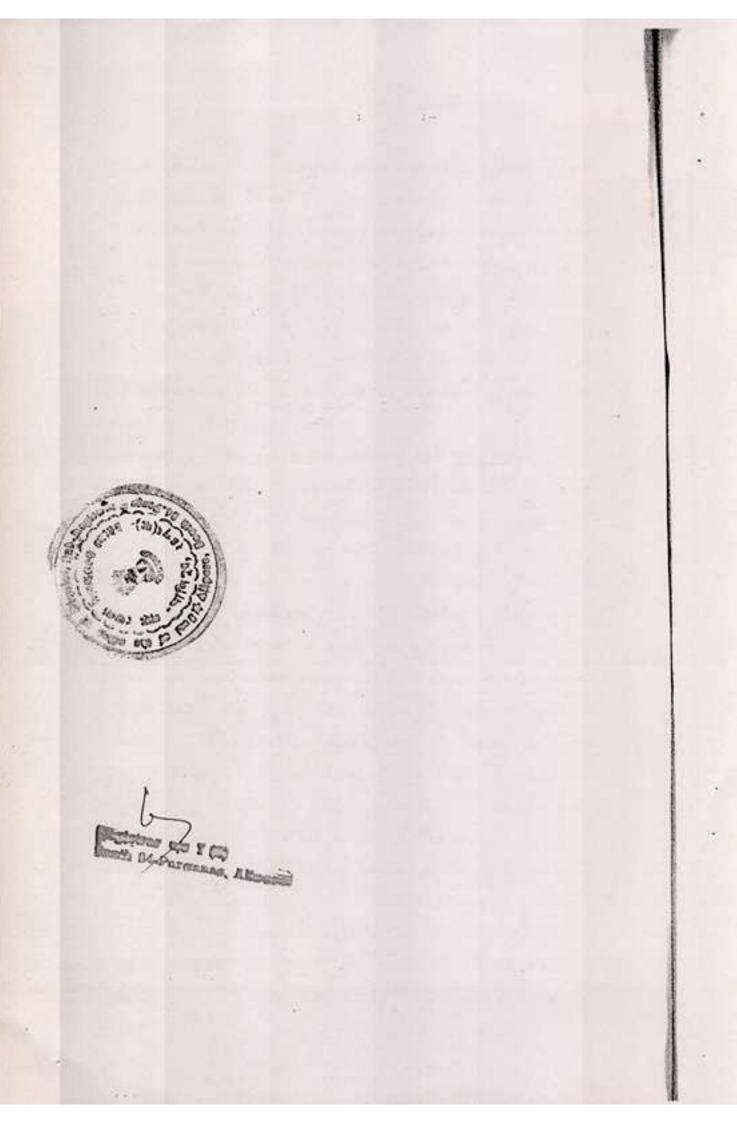
AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold possed and enjoy the said plot of land and all and singular the premises hereby assigned conveyed granted and transferred or expressed or intended so to be and receive the rents issues and profits thereof and every 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 exonerated
and released or otherwise discharged and well and



Deletres of F (2) Books Supercranes, Alternation 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 right fully claiming or to be claimed as aforesaid.

AND THAT the Vendor and all other persons having or lawfully or equitably or rightfully claiming 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 shall 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 or plots of Raiyat

Stithiban Danga Land containing by measurement an area
of 2 (two) Bighas 6 (Six) Cottahs 10 (ten) Chittacks and
6 (six) square feet be thesame a little more or less
situate lying at and comprised in Rhatian No.1026 Dag
Nos. 3019 and No.3489/3019 in Mouza Jagatdal within the
Police Station-Sonarpur, Sub-Registration Office Sonarpur
in the District of 24-Parganas used for agriculture and
shown and delineated in YELLOW Border in the map or plan
annexed hereto and butted and bounded in the manner as
follows:-

ON THE NORTH : Partly by Ramchandra Dey St. and
Partly by R.Dag No.3489/3019.

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 parcels or plots of Raiyat Stithiban Danga Land containing by measurement an area of 6 (six)



Deliver to F (1) both M-Parpanes, Allpools Cottahs 8 (eight) chittak and 6 (six) square feet be the same a little more or less situate lying at and comprised in and portion of Ag Dag Nos.3019 Khatian No.1026, in Mouza Jagatdal , P.S. Sonarpur, Sub-Registration Office Sonarpur, within the District of 24- Parganas (South) ased for agriculture and Zshown and delineated in 'YELLOW' Border in the map or plan annexed hereto and therein marked as Lot "A" and butted and bounded in the manner as follows:-

ON THE NORTH : By Portion or Dag No. 3019

ON THE SOUTH : By Dag No.3019 ;

ON THE WEST : By Water Tank comprised in portion of Dag No.3019 ;

ON THE EAST : By Portion of Dag No. 3019 ;

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

Sushile Keelis

SIGNED, ...



POLICE SA TO

SIGNED, SEALED AND DELIVERED

by the "V E N D O R" abovenamed at Calcutta in the predence of :-

Sucha Agrand Cel -19

Smi Maganthe Mohenty 3A swinter strait cae-99/

SIGNED, SEALED AND DELIVERED

by the PURCHASER abovenamed at Calcutta in the presence

of :-

215, PAS, Frank

Drafted by me: Rampt kom Bru Advocate High Court , Calentta - 700 091

Sushula Kedy



3-9-93

RECEIVED from the withinnamed

purchaser the within mentioned

sum of %.78,000/-(Rupees

seventy eight thousand)only being

the full consideration as per

memo below :-

Ps. 78,000/-

Sushile Kedis

MENO OF CONSIDERATION

By Pay Order being No.-ANZ-C.-02084, dated-6/8/93, drawn on ANZ Grindlays Bank, 41, Chowringhee Rosa, Calcutta-700 071, in favour of zhxux Sushila Kedia for 5.78,000/-(Rupees seventy eight thousand) only.

1. 78,000/-1. 78,000/-

Jushila Kedia

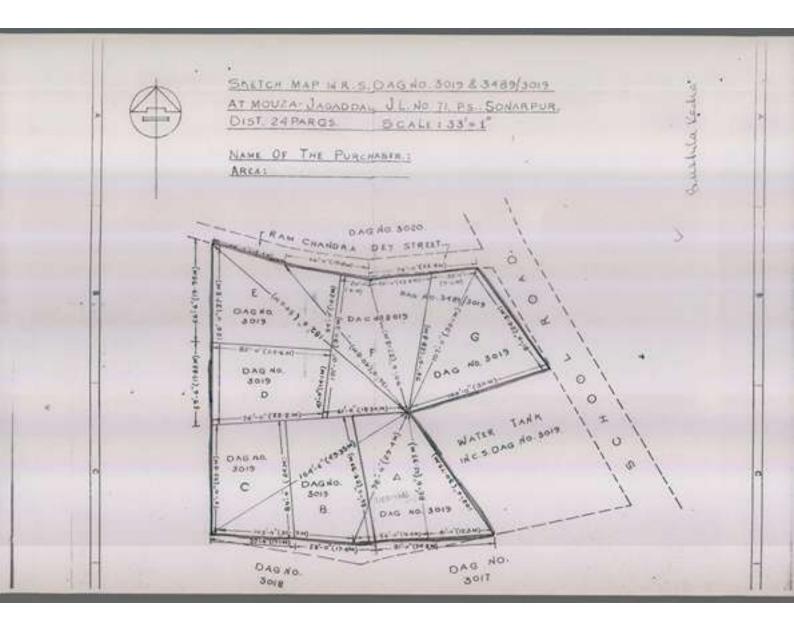
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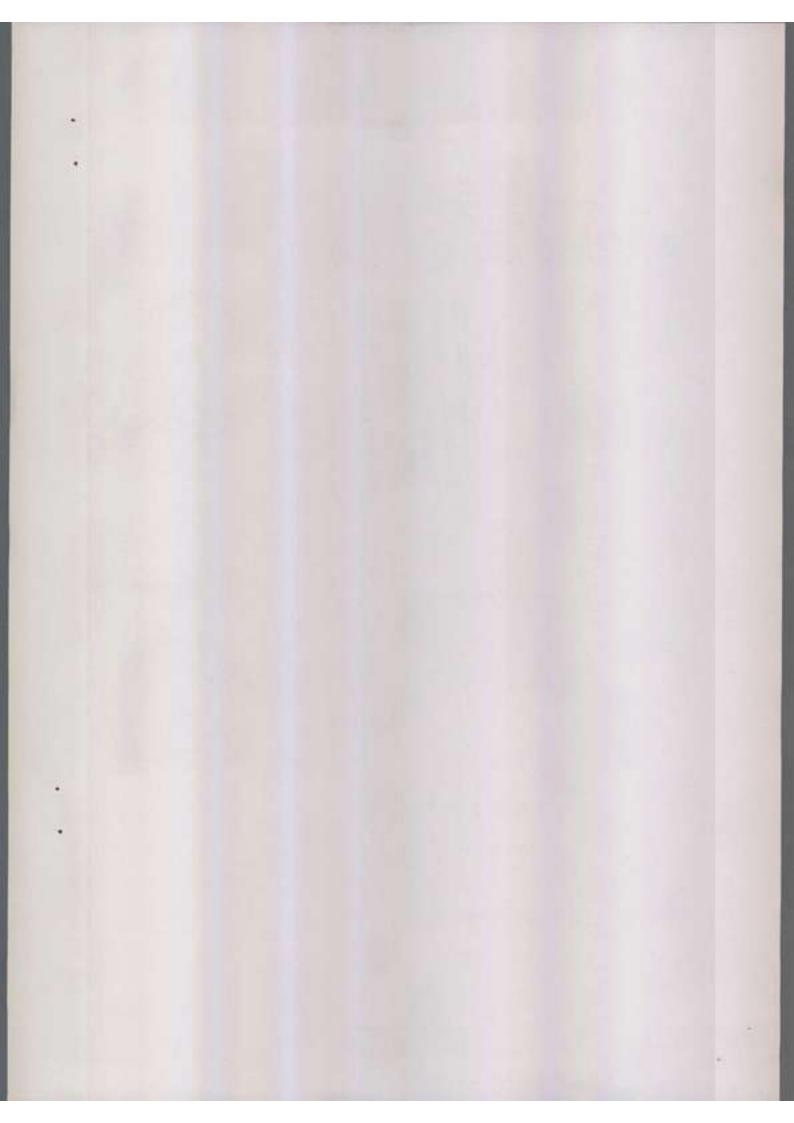
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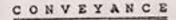
SMT. SUSHILA KEDIA

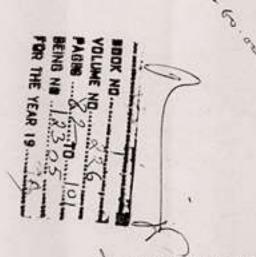
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AND

DEBASHIS GHOSH

... PURC





MR. RANJIT KUMAR BASU, SOLICITOR & ADVOCATE 8, OLD POST OFFICE STREET 9 IST FLOOR), Calcutta-700 001.



