

SR. Alipore. 1981- Deed NO. 11422 30.7.81 5RS



Carb. 35 →

11422

st	f	25	5000-00
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st	f	25	500-00
st	f	25	200-00
st	f	25	100-00
st	f	25	50-00
st	f	25	6-00
st	f	25	201
			80

10856-201

stamp affixed by

Sub. 21/11/81 289.81  
 stamp Superintendent  
 Calcutta Collectorate

Admin. Stamps under Rule 21.  
 duly stamped under the Indian  
 Stamp Act 1899, as amended by  
 Act III of 1922, and Section 82  
 of the Calcutta Improvement  
 Act 1911. Schedule I. A No: 23  
 stamp duly paid under the Indian  
 Stamp Act 1899, as amended in 1976  
 Addition & duly paid under the

THIS DEED OF CONVEYANCE is made on the 3-11-

Day of September 1981 A.D. (One Thousand Nine Hundred Eightyone A.D.)

Calcutta Improvement Act 1911.  
 Rs 1666-00

10846-68

A	829-50
H	25-00
M	4-00
T	8-40
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	866-90

Sub. P.C. Mukherjee  
 Registrar 24/8/81 30.9.81

Sort 9622  
 Fee 19.95-  
 G (b) 1.9.50  
 Plan Charge 4-  
 43.45  
 3  
 80  
 20/11/81

BETWEEN

SATISH GUPTA

15916 157.421

Sold To S. N. Bhattacharya Adv. of 98 Kankaria

57-De-11

RD. Cal 25

*[Signature]*

General Stamp Vending  
Jointa Registration Office

2.00  
33.45  
5.00  
11.50  
4.00  
5-00 60

Perforated Sixty 2

9622  
20/11

18-12-8



SAILENDRA MATH SEN alias SAILENDRA MATH SEN alias SAILENDRA MATH SENGUPTA,

son of Late (Dr.) Surendra Nath Sen alias Surendra Nath Sengupta,

aged about 56 years, by faith Hinduism, by occupation Service (Commissioner

Of Income Tax, West Bengal), residing at Flat No. 3 (Three) of Premises

No. 26 (Sixteen), Dover Lane, within the Police Station - Ballygunge,

Post Office - Ballygunge, Calcutta - 700 019, District - 24-Parganas and

also of Premises No. 6 (Six), Khadia Place, within the Police Station

and Post Office - Ballygunge, Calcutta - 700 019, District - 24-Parganas,

both within the Municipal Limits of Corporation of Calcutta and hereinafter

after for brevity's sake be referred to as "THE SAID VENDOR HERETO"

(which terms and expressions shall, unless expressly excluded by or

repugnant to the subject and/or context, always mean, deem and include

his heirs, executors, administrators, legal representatives and assigns)

of the ONE PART

AND

ALOKE KUMAR BANERJEE alias ALOKE BANERJEE, son of Late (Dr.) Jitendra

Nath Banerjee, aged about 44 years, by faith Hinduism, by occupation -

Medical Practitioner, residing at Premises No. 97-A, Kankulia Road,

within the Police Station - Tollygunge, Post Office - Rash Behari Avenue,

Calcutta - 700 029, District - 24-Parganas, within the Municipal Limits

of Corporation of Calcutta and hereinafter for brevity's sake, be

referred to as "THE SAID PURCHASER HERETO" (which terms and expressions

shall, unless expressly excluded by or repugnant to the subject and/or

context, always mean, deem and include his heirs, executors, administrators,

legal representatives and assigns) of the OTHER PART.

WHEREAS the said Vendor hereto of the One Part along

with his wife Brinasti Sujata Sen alias Sujata Sengupta and his only

younger brother, Sri Soumendra Nath Sengupta alias Soumen Sen, is

now as the beneficial owners in possession jointly and lawfully owned,

held, gained and possessed of and/or are otherwise well and sufficiently

entitled



entitled to ALL THAT PIECE AND PARCEL of the messuages, tenements, hereditaments, lands and premises situate lying and being now known and numbered as the Calcutta Corporation Premises No. 6 (Six), Ekdalia Place, within the Police Station - Ballygunge, Calcutta - 700 019, -- District - 24-Parganas, [Formerly known and numbered as Calcutta Corporation Premises No. 6/3 (Six By Three), Ekdalia Road, Calcutta - 700 019, and prior to that Plot No. 6-B (Six-B) of Scheme-VII (Roman -- Seven) of the Hindusthan Co-operative Insurance Society Limited within the Police Station - Ballygunge, Calcutta - 700 019, District - 24-Parganas, Sub-Registry Office - Alipore, District Registration Office at Alipore, 24-Parganas, measuring an area of 7 (Seven) Cottaks 13 (Thirteen) Chittocks And 1 (One) Square Foot Revenue-Free Land, be the same a little more or less TOGETHER WITH One partly 2 (Two) Storeyed and partly 3 (Three) Storeyed brick-built pucca buildings and structures standing therein or thereon TOGETHER WITH all other brick-built buildings and structures standing therein or thereon TOGETHER WITH all fittings, fixtures, -- installations, drains, pipes, sewers and privies, etc. as an absolute and inalienable estate in possession in fee simple and/or an estate equivalent thereto in possession and the said lands, buildings and structures collectively hereinafter for brevity's sake be referred to as "The said Property", more particularly, fully and correctly, mentioned described and set out in the Schedule written hereunder and delineated by red line in the Map or Plan annexed hereto as part of this Deed of Conveyance free from all encumbrances whatsoever, that is to say, free from all attachments, seizures, proclamations, proceedings including Certificate and Liquidation proceedings, Acquisitions, requisitions, Power of Attorneys, debentures, endowments, Wakfs, Liens, Trusts, Dispendens, Leases, Licences, Leave and Licences, Gifts, Hibas, Settlements, Mortgages, Agreements for Sale or Lease or otherwise, thika tenancy, charges, claims, interests and demands whatsoever collectively hereinafter for brevity's sake be referred to as "Free from all encumbrances whatsoever".



AND WHEREAS the said Vendor hereto, his said wife, Srimati Sujata Sen and his said younger brother, Sri Soumen Sen have now undivided  $\frac{5}{21}$ st (Five Parts out of Twentyone Parts) share,  $\frac{4}{21}$ st (Four Parts out of Twentyone Parts) share and  $\frac{12}{21}$ st (Twelve Parts out of Twentyone Parts) share in or upon the said property, more particularly fully and correctly mentioned, described and set out in the Schedule written hereunder and delineated by red line in the Map or Plan annexed hereto as part of this Deed of Conveyance having acquired the said property in the manners and ways mentioned hereunder.

AND WHEREAS originally the said Hindusthan Co-Operative Insurance Society Limited, a Joint Stock Company incorporated and registered under the Indian Companies Act, purchased on 15-2-1919 A.D. from one Kirti Chandra Dasm and Akhil Chandra Mukherjee ALL THAT PIECE AND PARCEL of messuages, tenements, hereditaments, lands and premises situate lying and being known and numbered at that time as Premises No. 6 (Six), 7 (Seven) and 8 (Eight), Skdalia Road and also Premises No. 2 (Two) and 2/1 (Two By One), Uluberia Second Lane and/or Uluberia Lane and also Premises No. 22/2, (Twentytwo By Two), 22/4 (Twentytwo By Four), 22/5 (Twentytwo By Five) and 23/2 (Twentythree By Two), Fern Road, all within the Police Station - Ballygunge, Calcutta - 700 019, District - 24-Parganas by and under an Indenture of Sale made and executed on the said 15th Day of February, 1919 A.D. (One Thousand Nine Hundred Nineteen A.D.) by and between the said Kirti Chandra Dasm and Akhil Chandra Mukherjee therein jointly described as the Vendors of the One Part AND the said Hindusthan Co-Operative Insurance Society Limited therein described as the Purchaser of the Other Part and the said Indenture of Sale was registered in the Alipore Registry Office and recorded in the Book No. I, Volume No. 29, Pages 93 to 103, Being No. 454, For the Year 1919 of the said Office, more particularly, fully and correctly mentioned, described and set out in the Schedule to the said Indenture at a consideration mentioned therein absolutely and forever free from all encumbrances whatsoever.

AND WHEREAS

AND WHEREAS the said Vendor hereto, his said wife, Srinati Sujata Sen and his said younger brother, Sri Soumen Sen have now undivided  $\frac{5}{21}$ st (Five Parts out of Twentyone Parts) share,  $\frac{4}{21}$ st (Four Parts out of Twentyone Parts) share and  $\frac{12}{21}$ st (Twelve Parts out of Twentyone Parts) share in or upon the said property, more particularly fully and correctly mentioned, described and set out in the Schedule written hereunder and delineated by red line in the Map or Plan annexed hereto as part of this Deed of Conveyance having acquired the said property in the manners and ways mentioned hereunder.

AND WHEREAS originally the said Hindusthan Co-Operative Insurance Society Limited, a Joint Stock Company incorporated and registered under the Indian Companies Act, purchased on 15-2-1919 A.D. from one Kirti Chandra Datta and Akhil Chandra Mukherjee ALL THAT PIECE AND PARCEL of messuages, tenements, hereditaments, lands and premises situate lying and being known and numbered at that time as Premises No. 6 (Six), 7 (Seven) and 8 (Eight), Ekdalia Road and also Premises No. 2 (Two) and 2/1 (Two By One), Uluberia Second Lane and/or Uluberia Lane and also Premises No. 22/2, (Twentytwo By Two), 22/4 (Twentytwo By Four), 22/5 (Twentytwo By Five) and 23/2 (Twentythree By Two), Fern Road, all within the Police Station - Beliugunge, Calcutta - 700 019, District - 24-Parganas by and under an Indenture of Sale made and executed on the said 15th Day of February, 1919 A.D. (One Thousand Nine Hundred Nineteen A.D.) by and between the said Kirti Chandra Datta and Akhil Chandra Mukherjee therein jointly described as the Vendors of the One Part AND the said Hindusthan Co-Operative Insurance Society Limited therein described as the Purchaser of the Other Part and the said Indenture of Sale was registered in the Alipore Registry Office and recorded in the Book No. I, Volume No. 29, Pages 93 to 103, Being No. 454, For the Year 1919 of the said Office, more particularly, fully and correctly mentioned, described and set out in the Schedule to the said Indenture at a consideration mentioned therein absolutely and forever free from all encumbrances whatsoever.

AND WHEREAS



AND WHEREAS after the said purchase, the lands comprised in the above recited Indenture and/or Conveyance had been parcelled out into a Scheme called as the said Hindusthan Co-Operative Insurance Society Limited Scheme No. VII (Roman Seven) containing several building sites or plots of land which had been separately numbered and distinguished in the Maps or Plans made and prepared by the said -- Hindusthan Co-Operative Insurance Society Limited for the said purposes.

AND WHEREAS thereafter the said Hindusthan Co-Operative Insurance Society Limited sold the said building sites or plots of land to different purchasers by different Indentures of Sale.

AND WHEREAS One Surendra Nath Sen (since deceased), son of late Mathura Nath Sen and also the father of the said Vendor hereto purchased on 25-7-1929 A.D. from the said Hindusthan Co-Operative Insurance Society Limited ALL THAT PIECE AND PARCEL of one of the aforesaid building sites or plots of land known and numbered at that time as Plot No. 6-B (Six By B) of Scheme-VII (Roman Seven) of the said Hindusthan Co-Operative Insurance Society Limited by and under an Indenture of Sale made and executed on the said 26th Day of July, 1929 A.D. (One Thousand Nine Hundred Twentynine A.D.) by and between the said -- Hindusthan Co-Operative Insurance Society Limited therein described as the Vendor of the One Part AND the said Surendra Nath Sen therein described as the Purchaser of the Other Part And the said Indenture of Sale was registered on the said 26th Day of July, 1929 A.D. at Alipore Sadar Registration Office, 24-Parganas and recorded in the Book No. I, Volume No. 60, Pages 139 to 146, Being No. 3652, For the Year 1929 of the said office at a consideration mentioned therein absolutely and forever free from all encumbrances whatsoever BUT SUBJECT to mortgage of the said plot of land so purchased for securing payment of Rs. 5,200.00 (Rupees Five Thousand Two Hundred) only being part of consideration money of the said building site or plot of land as payable by the said Surendra Nath Sen as Purchaser to the said Hindusthan Co-Operative

Insurance Society Limited as Vendor and the said Mortgage was made immediately after the execution of the said Indenture of Sale by and under a separate Indenture of Mortgage made and executed on the said 26th Day of July, 1929 A.D. by and between the said Surendra Nath Sen therein described as the Mortgager of the One Part and the said -- Hindusthan Co-Operative Insurance Society Limited therein described as the Mortgagee of the Other Part with power and liberty of redemption and to re-convey the said property under mortgage to the said Mortgager, Surendra Nath Sen by the said Mortgagee, the Hindusthan Co-Operative Insurance Society Limited and the said Indenture of Mortgage was registered on the said 26th Day of July, 1929 A.D. at Alipore Sadar Registration Office, 24-Parganas and recorded in the Book No. I, Volume No. 63, Pages 116 to 121, Being No. 3653, For the Year 1929 A.D. of the said Office.

AND WHEREAS the said building site or plot of land so purchased had been more particularly, fully and correctly mentioned, described and set out in the Schedule written in the said two Deeds of Indenture by way of Sale as well as by way of Mortgage both dated 26-7-1929 A.D. and delineated in the Map or Plan annexed with the afore-mentioned two Deeds of Indenture as part of the said two Deeds of Indenture both dated 26-7-1929 A.D. and has also been more particularly, fully and correctly mentioned, described and set out in the Schedule written hereunder and delineated by red line in the Map or Plan annexed hereto as part of this Deed of Conveyance.

AND WHEREAS after the purchase of the said building site or plot of land, the afore-mentioned one partly 2 (Two) storeyed and partly 3 (Three) storeyed brick-built pucca buildings and/or structures TOGETHER WITH all other buildings and structures as mentioned, described and set out in the Schedule written hereunder and delineated by red line in the Map or Plan annexed hereto are/were constructed and/or built in the said building site or plot of land from time to time by the said Surendra Nath Sen and the said building site or plot of land and the said buildings and the said structures collectively hereinafter for brevity's sake be referred



and correctly mentioned, described and set out in the Schedule written hereunder and the above-named heirs and heiresses of the said late Surendra Nath Sen inherited, amongst other properties, the said property, that is to say, the said Premises No. 6 (Six), Ekdalia Place, Calcutta-700 019, in equal share, that is to say, each having inherited undivided  $1/7$ th share (One-Seventh Share) of the said property.

AND WHEREAS Srimati Sarala Bala Sen, (since deceased) the mother of the said late Surendra Nath Sen died in the month of September, 1937 A.D. (One Thousand Nine Hundred Thirtyseven A.D.), that is to say, long before the death of the said Surendra Nath Sen.

AND WHEREAS the said Surendra Nath Sen at the time of his death had/had no other heirs and/or heiresses except his aforesaid wife, sons and married daughters named above.

AND WHEREAS the said Srimati Ramu Dasgupta, wife of Sri (Dr.) Annada Prasad Dasgupta and married daughter of the said late Surendra Nath Sen gifted on 22-11-1964 A.D., amongst other properties, her said undivided  $1/7$ th (One-seventh) right, title, interest, claim, demand and share of the said property, that is to say, the said Premises No. 6 (Six) Ekdalia Place, Calcutta - 700 019, as inherited by her from her said father UNTO (1) her mother, the said Aniya Bala Sen alias Sengupta (since deceased), (2) her brother, the said Sri Souman Sen and (3) her sister-in-law (brother's wife), Srimati Sujata Sen, wife of Sri Sailan Sen (the said Vendor hereto) in equal share, that is to say, each acquired undivided  $1/21$ st (One Part out of Twentyone Parts) share absolutely and forever free from all encumbrance whatsoever by and under a Registered Deed of Gift made and executed on the said 22nd Day of November, 1964 A.D. (One Thousand Nine Hundred Sixtyfour A.D.) by and between the said Srimati Ramu Dasgupta therein described as the DONOR of the One Part and the said Aniya Bala Sen, Sri Souman Sen and Srimati Sujata Sen, therein jointly described as the DONEES of the Other Part And the said Deed of Gift was

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registered



registered on the 2nd Day of January, 1965 in the Office of the Registrar of Calcutta and recorded in the Book No. I, Volume No. 36, Pages 8 to 14, Being No. 39, For the Year 1965 of the said Office.

AND WHEREAS the said Srimati Hashi Dasgupta, wife of Sri Bireesh Chandra Dasgupta (since deceased) and the married daughter of the said late Surendra Nath Sen, gifted on the 23-11-1964 A.D., amongst other properties, her said Undivided  $1/7$ th (One-Seventh) right, title, interest, claim, demand and share of the said property, that is to say, the said Premises No. 6 (Six), Skidalia Place, Calcutta - 700 019, as inherited by her from her said father UNTO (1) her mother, the said Aniya Bala Sen alias Sengupta (since deceased), (2) her brother, the said Sri Soumen Sen and (3) her sister-in-law (brother's wife), the said Srimati Sujata Sen, the wife of Sri Sailen Sen (the said Vendor hereto) in equal shares, that is to say, each acquired Undivided  $1/21$ st (One Part out of Twentyone Parts) share absolutely and forever free from all encumbrances whatsoever by and under a Registered Deed of Gift made and executed on the said 2nd Day of November, 1964 A.D. (One Thousand Nine Hundred Sixtyfour A.D.) by and between the said Srimati Hashi Dasgupta therein described as DONOR of the One Part and the said Aniya Bala Sen, Sri Soumen Sen and Srimati Sujata Sen therein jointly described as the DONES of the Other Part and the said Deed of Gift was registered on the 2nd Day of January, 1965 A.D. (One Thousand Nine Hundred Sixtyfive A.D.) in the Office of the Registrar of Calcutta and recorded in Book No. I, Volume No. 36, Pages 1 to 7, Being No. 38, For the Year 1965 of the said Office.

AND WHEREAS the said Srimati Anina Roy, wife of Sri Sudhir Chandra Roy (since deceased) and married daughter of the said late Surendra Nath Sen gifted on 7-6-1965 A.D., amongst other properties, her said Undivided  $1/7$ th (One-seventh) right, title, interest, claim, demand and share of the said property, that is to say, the said Premises No. 6 (Six), Skidalia Place, Calcutta - 700 019, as inherited by her from



her said father UNTO (1) her mother, the said Aniya Bala Sen alias Bengupta (since deceased), (2) her brother, the said Sri Soumen Sen and (3) her sister-in-law (brother's wife), the said Srimati Sujata Sen, wife of Sri Sallen Sen (the said Vendor hereto) in equal share, that is to say, each acquired Undivided 1/21st (One Part out of Twentyone Parts) share absolutely and forever free from all encumbrances whatsoever by and under a Registered Deed of Gift made and executed on the said 7th Day of April, 1965 A.D. (One Thousand Nine Hundred Sixtyfive A.D.) by and between the said Srimati Anima Roy therein described as the DONOR of the One Part and the said Srimati Aniya Bala Sen, Sri Soumen Sen and Srimati Sujata Sen, therein jointly described as the DOREES of the Other Part And the said Deed of Gift was registered on the 27th Day of May, 1965 A.D. (One Thousand Nine Hundred Sixtyfive A.D.) in the Office of the Registrar of Calcutta and recorded in Book No.I, Volume No.107, Pages 208 to 213, Being No.3457, For the Year 1965 of the said Office.

AND WHEREAS the said Srimati Mina Dasgupta, wife of Sri (Dr.) Nirmal Kumar Dasgupta and the married daughter of the said late Surendra Nath Sen gifted on the 26-5-1965 A.D., amongst other properties, her said Undivided 1/7th (One-Seventh) right, title, interest, claim, demand and share of the said property, that is to say, the said Premises No. 6 (Six) Ekdelia Place, Calcutta - 700 019, as inherited by her from her said father UNTO (1) her mother, the said AniyaBala Sen alias Bengupta (since deceased), (2) her brother, the said Sri Soumen Sen, and (3) her sister-in-law (brother's wife), the said Srimati Sujata Sen, wife of Sri Sallen Sen (the said Vendor hereto) in equal share, that is to say, each acquired Undivided 1/21st (One Part out of Twentyone Parts) share absolutely and forever free from all encumbrances whatsoever by and under a Registered Deed of Gift made and executed on the said 26th Day of May, 1965 A.D. (One Thousand Nine Hundred Sixtyfive A.D.) by and between the said Srimati Mina Dasgupta therein described as the DONOR



of the One Part And the said Aniya Bala Sen, Sri Soumen Sen and Srimati Sujata Sen therein jointly described as the DONORS of the Other Part And the said Deed of Gift was registered on the 7th Day of June, 1965 A.D. (One Thousand Nine Hundred Sixtyfive A.D.) in the Office of the Registrar of Calcutta and recorded in Book No.I, Volume No.121, Pages 119 to 124, Being No.2721, For the Year 1965 of the said Office.

AND WHEREAS by virtue of the afore-mentioned 4 (Four) Registered Deeds of Gift, the said Aniya Bala Sen alias Sengupta (since deceased), Sri Soumen Sen and Srimati Sujata Sen had/have jointly acquired Undivided  $\frac{4}{7}$ th (Four Parts out of Seven Parts) share in or upon the said property, that is to say, the said Premises No. 6 (Six), Ekdalia Place, Calcutta-700 019, and each of them had/has acquired Undivided  $\frac{4}{21}$ st (Four Parts out of Twentyone Parts) share individually in or upon the said property by and under the afore-mentioned 4 (Four) Registered Deeds of Gift.

AND WHEREAS by virtue of the aforementioned acquisitions by and under the aforesaid 4 (Four) Registered Deeds of Gift, the individual share of the said Aniya Bala Sen alias Sengupta (since deceased) in or upon the said property, that is to say, the said Premises No.6 (Six), Ekdalia Place, Calcutta - 700 019, had /has been increased from Undivided  $\frac{1}{7}$ th (One Part out of Seven Parts) share To Undivided  $\frac{7}{21}$ st (Seven Parts out of Twentyone Parts) share and that of the said Sri Soumen Sen had/has also been increased from Undivided  $\frac{1}{7}$ th (One Part out of Seven Parts) share to Undivided  $\frac{7}{21}$ st (Seven Parts out of Twentyone Parts) share.

AND WHEREAS the Vendor hereto, the said Sailen Sen gifted on the 21-2-1973 A.D. his said Undivided  $\frac{1}{7}$ th (One-Seventh) right, title, interest, claim, demand and share of the said property, that is to say, the said Premises No.6 (Six), Ekdalia Place, Calcutta - 700 019, as inherited by him from his said father UNTO his mother, the said Aniya Bala Sen alias Sengupta absolutely and forever free from all encumbrances whatsoever by and under a Registered Deed of Gift made and executed on

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the said 21st Day of February, 1973 A.D. (One Thousand Nine Hundred Seventythree A.D.) by and between the said Sri Sailen Sen therein described as the DONOR of the One Part AND the said Amiya Bala Sen therein described as the DONOR of the Other Part And the said Deed of Gift was registered on the 21st Day of February, 1973 A.D. -- (One Thousand Nine Hundred Seventythree A.D.) in the Office of the Registrar of Assurance, Calcutta, and recorded in Book No.I, Volume No.53, Pages No.162 to 166, Being No.1033, For the Year 1973 of the said Office.

AND WHEREAS by virtue of the aforesaid transfer by and under afore-mentioned Registered Deed of Gift, the individual share of the said Amiya Bala Sen (Since deceased) in or upon the said property, that is to say, the said Premises No.6 (Six), Ekdalia Place, Calcutta - 700 019, had/has been further increased from Undivided 7/21st (Seven Parts out of Twentyone Parts) share TO Undivided 10/21st (Ten Parts out of Twentyone Parts) share.

AND WHEREAS the said Amiya Bala Sen alias Sengupta died on 15th Day of October, 1978 A.D. (One Thousand Nine Hundred Seventyeight A.D.) at Calcutta leaving her Last Will and Testament executed by her on the 20th Day of February, 1972 A.D. (One Thousand Nine Hundred -- Seventytwo A.D.) without appointing and/or mentioning the name or names of the executor or executors of her said Last Will and Testament whereby the said Amiya Bala Sen alias Sengupta gave, devised and bequeathed her entire right, title, interest, claim, demand and share in or upon all her properties, both movable and immovable, including the said property, that is to say, the said Premises No.6 (Six), Ekdalia Place, Calcutta- 700 019 UNTO her said two sons, namely, (1) Sri Sailen Sen alias Sri Sailendra Nath Sen alias Sri Sailendra Nath Sengupta (the said Vendor hereto) and (2) Sri Soumen Sen alias Sri Soumendra Nath Sen alias Sri

Soumendra

Soumendra Nath Sengupta in equal share absolutely and forever free from all encumbrances whatsoever.

AND WHEREAS as no name of the executor had/has been named in the said Last Will and Testament of the said late Aniya Bala Sen, the said Sri Sailendra Nath Sengupta (the said Vendor hereto) and Sri Soumendra Nath Sengupta, being her sons and heirs jointly filed an application with the said Will annexed before the District Delegate at Alipore under the Indian Succession Act, 1925 for grant of Letters of Administration to the said entire Estate of the said Aniya Bala Sen alias Sengupta, the deceased, including the said property, that is to say, the said Premises No.6 (Six), Ekdalia Place, Calcutta-700 019.

AND WHEREAS the said application with the said Will annexed for grant of Letters of Administration to the Estate of the said Aniya Bala Sen alias Sengupta was registered as Case No.273 of 1979 under Act No.39 of 1925 (Indian Succession Act, 1925) in the Court of the District Delegate at Alipore and disposed of on 22nd Day of September in the Year of 1980 A.D. (One Thousand Nine Hundred Eighty A.D.) and the said Letters of Administration with the said Will annexed of the properties and credits and of the said entire Estate of the said Aniya Bala Sen alias Sengupta including the said property, that is to say, the said Premises No.6 (Six), Ekdalia Place, Calcutta - 700 019, were granted to the said two applicants, namely, (1) Sri Sailendra Nath Sen (the said Vendor hereto) and (2) Sri Soumen Sen jointly being the sons and heirs of the said Late Aniya Bala Sen alias Sengupta by the said District Delegate with the consents of the aforesaid 4 (Four) -- married daughters of the said Late Aniya Bala Sen alias Sengupta as named above.

AND WHEREAS by and under the aforesaid Last Will and -- Testament of the said Late Aniya Bala Sen alias Sengupta, the said Sri Sailendra Nath Sen (the said Vendor hereto) and Sri Soumen Sen

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Inherited,



inherited, amongst other properties, the said Undivided 10/21st (Ten Parts out of Twentyone Parts) share in or upon the said property, that is to say, the said Premises No.6 (Six), Khadalia Place, Calcutta-700 019, in equal share absolutely and forever free from all encumbrances each having inherited Undivided 5/21st (Five Parts out of Twentyone Parts) share of the said property.

AND WHEREAS by virtue of the said acquisition by way of the said inheritance by and under the said Last Will and Testament of Late Aniya Bala Sen alias Sengupta, the individual share of the said Sri Soumen Sen in or upon the said property, that is to say, in the said Premises No.6 (Six), Khadalia Place, Calcutta - 700 019, had/has been further increased from Undivided 7/21st (Seven Parts out of Twentyone Parts) share TO Undivided 12/21st (Twelve Parts out of Twentyone Parts) share.

AND WHEREAS the said Sailen Sen (the said Vendor hereto), his wife, the said Srimati Sujata Sen and his younger brother, the said Sri Soumen Sen have at present Undivided 5/21st (Five Parts out of Twentyone Parts) share, 4/21st (Four Parts out of Twentyone Parts) share and 12/21st (Twelve Parts out of Twentyone Parts) share respectively in or upon the said property, that is to say, the said Premises No.6 (Six), Khadalia Place, Calcutta - 700 019, more particularly, fully and correctly mentioned, described and set out in the Schedule written -- hereunder and delineated by red line in the Map or Plan annexed hereto as part of this Deed of Conveyance having acquired the said property absolutely and forever in the manners and ways mentioned hereinabove free from all encumbrances whatsoever as stated hereinabove and hereinafter.

AND WHEREAS the said Sri Soumen Sen with the consents of the said Vendor hereto and his said wife, Srimati Sujata Sen, being the co-owners and/or co-sharers of the said property, has transferred today, the 20th Day of September 1981 A.D. by way of Sale UNTQ one

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Sri Bhabesh Chandra Banerjee, son of Late (Dr.) Jitendra Nath Banerjee ALL THAT PIECE AND PARCEL of his 50% (Fifty Per Cent) right, title, interest, claim, demand and share, of the said Undivided 12/21st (Twelve Parts out of Twentyone Parts) right, title, interest, claim, demand and share, that is to say, Undivided 6/21st (Six Parts out of Twentyone Parts) right, title, interest, claim, demand and share in or upon the said property, that is to say, the said Premises No.6 (Six), Ekdalia Place, Calcutta - 700 019, by and under a Deed of Conveyance made and executed today, the 30th Day of September 1981 A.D. by and between the said Sri Soumen Sen, therein described as the Vendor of One Part and the said Sri Bhabesh Chandra Banerjee therein described as the Purchaser of the Other Part absolutely and forever free from all encumbrances whatsoever at a consideration mentioned therein.

AND WHEREAS the said Sri Soumen Sen with, further consents of the said Vendor he etc and his wife, the said Srimati Sujata Sen has further transferred today, the 30th Day of September 1981 A.D. by way of Sale UNTO one Srimati Gouri Banerjee, wife of the said Sri Bhabesh Chandra Banerjee ALL THAT PIECE AND PARCEL of his remaining 50% (Fifty Per Cent) right, title, interest, claim, demand and share of the said Undivided 12/21st (Twelve Parts out of Twentyone Parts) right, title, interest, claim, demand and share, that is to say, remaining Undivided 6/21st (Six Parts out of Twentyone Parts) right, title, interest, claim, demand and share in or upon the said property, that is to say, the said Premises No.6 (Six), Ekdalia Place, Calcutta - 700 019, by and under a separate Deed of Conveyance made and executed today, the 30th Day of September 1981 A.D. by and between the said Sri Soumen Sen therein described as the Vendor of the One Part and the said Srimati Gouri Banerjee therein described as the Purchaser of the Other Part absolutely and forever free from all encumbrances whatsoever at a consideration mentioned therein.

AND WHEREAS the said Srimati Sujata Sen with the consents

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of the said Vendor hereto and the said Sri Soumen Sen has transferred today, the 30th Day of September 1981 A.D. by way of Sale UNTC one Srimati Sibani Banerjee, wife of Sri Aloke Kumar Banerjee, ALL THAT PIECE AND PARCEL her entire 4/21st (Four Parts out of Twentyone Parts) right, title, interest, claim, demand and share in or upon the said property, that is to say, the said Premises No.6 (Six), Ekdalia Place, Calcutta - 700 019, by and under a separate Deed of Conveyance made and executed today, the 30th Day of September 1981 A.D. by and between the said Srimati Sujata Sen, therein described as "the Vendor" of the One Part And the said Srimati Sibani Banerjee therein described as "The Purchaser" of the Other Part absolutely and forever free from all encumbrances whatsoever at a consideration mentioned therein.

AND WHEREAS by virtue of a Memorandum of Agreement made and executed on 15th Day of July, 1981 A.D. (One Thousand Nine Hundred Eightyone A.D.) by and between the said Vendor hereto and the said Purchaser hereto, the said Vendor hereto agreed to sell and the said Purchaser hereto agreed to purchase ALL THAT PIECE AND PARCEL of the said Undivided 5/21st (Five Parts out of Twentyone Parts) right, title, interest, demand, claim and share of the said Vendor hereto in or upon the said property, that is to say, the said Premises No.6 (Six), Ekdalia Place, Calcutta - 700 019, at or for the consolidated price of Rs.83,334.00 (Rupees Eightythree Thousand Three Hundred Thirtyfour) only absolutely and forever free from all encumbrances whatsoever as stated hereinabove and hereunder and subject to the said Vendor hereto making out good and marketable title in respect of the said property and also subject to the other terms, conditions, stipulations and covenants contained therein and also hereunder.

NOW THIS DEED OF CONVEYANCE WITNESSES that in pursuance of the said Agreement and in consideration of the said consolidated price of Rs.83,334.00 (Rupees Eightythree Thousand Three Hundred Thirtyfour) only

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paid

paid to the said Vendor hereto by the said Purchaser hereto in or immediately before the execution of these presents as per Memorandum of Consideration hereunder written, the receipt whereof, the said Vendor hereto BOTH hereby acknowledge and admit and of and from the sums and every part thereof acquit, release and discharge the said Purchaser hereto and/or his heirs, executors, administrators, legal representatives and assigns and every one of them and also the said property, Id, the said Vendor hereto as joint, legal, absolute, beneficial and 5/21st (Five Parts out of Twentyone Parts) co-sharer and/or co-owner of the said property BOTH hereby by these presents indefeasibly grant, sell, transfer, convey, assign and assure UNTO the said Purchaser hereto the aforesaid Undivided 5/21st (Five Parts out of Twentyone Parts) right, title, interest, claim, demand and share of the said property, that is to say, ALL THAT PIECE AND PARCEL of the said Undivided 5/21st (Five Parts out of Twentyone Parts) right, title, interest, claim, demand and share of the messuages, tenements, hereditaments, lands and premises situate at and being now known and numbered as the Calcutta Corporation Premises No. 6 (Six), Shdalia Place, Calcutta - 700 019, within the Police Station - Ballygunge, Calcutta - 700 019, District - 24-Parganas (Formerly known and numbered as Premises No. 6/3 (Six By Three), Shdalia Road, Calcutta - 700 019, and prior to that Plot No. 6-B (Six-B) of Scheme VII (Roman seven) of the Hindustan Co-Operative Insurance Society Limited within the Police Station - Ballygunge, Calcutta - 700 019, District - 24-Parganas Sub-Registry Office at Alipore, District Registration Office at Alipore, District - 24-Parganas, measuring an area of 7 (Seven) Cottahs 13 (Thirteen) Chittacks and 1 (One) Square Foot Revenue-Free land be the same a little more or less TOGETHER WITH one partly 2 (two) storeyed — and partly 3 (Three) storeyed brick-built pucca buildings and structures constructed and standing therein or thereon TOGETHER WITH all other brick-built buildings and structures standing therein or thereon — TOGETHER WITH all fittings, fixtures, installations, drains, pipes, —



sewers and privies, etc. and the said lands, buildings and structures, etc. collectively hereinafter for brevity's sake be referred to as "the said Property", more particularly, fully and correctly mentioned, described and set out in the schedule written hereunder and delineated by red line in the map or plan annexed hereto as part of this Deed of Conveyance absolutely and forever free from all encumbrances whatsoever, that is to say, free from all attachments, seizures, proclamations, proceedings including Certificate and Liquidation proceedings, acquisitions, requisitions, power of attorneys, debentures, endowments, Wakis, liens, Trusts, liens, leases, licences, leave and license, Gifts, Hibas, settlements, mortgages, thick tenancy, Agreements for Sale or Lease or otherwise, charges, claims, interests and demands whatsoever hereinafter for brevity's sake be referred to collectively as "FREE FROM ALL ENCUMBRANCES WHATSOEVER OR HOWEVER OTHERWISE" the said property and or every part and parcel thereof now or heretofore were or was situate, built, bounded, called, known, numbered, described and distinguished TOGETHER WITH all structures, buildings, houses, outhouses or other buildings, erections, fittings, fixtures, installations, walls, yards, court-yards, compounds, ways, paths, passages, drains, drainages, water, water-courses, sewers, ditches, cisterns, sanitary and water-lines, pipes, connections, electrical, sanitary and other -- installations, fittings and fixtures, trees, plants, rents, arrear rents, issues, profits, fruits, benefits, advantages, rights, claims, demands, interests, benefits and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances WHATSOEVER to the said property and/or every part and parcel thereof belonging or in any way appertaining to or with the said property and/or every part and parcel thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto and the Reversion and Reversions, remainder and remainders, rents, arrear rents, fruits, issues and profits of the said property and/or of every part and parcel thereof AND all the



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estate right, title, interest, inheritance, use, trust, property, possession, benefit, share, claim and demand whatsoever both at law and in equity of the said Vendor hereto into, out of and upon the said property and/or every part and parcel thereof AND all vouchers, deeds, documents, pattahs, numinats, writings and other evidences of title which in anyway relate to the said property and/or every part and parcel thereof and which now are in the custody power and possession of the said Vendor hereto and handed over to the said Purchaser hereto as mentioned, described and set out in the LIST annexed hereto as part of this Deed of Conveyance and which hereinafter shall or may be in the custody, power and possession of the said Vendor hereto from whom, HE, the said Purchaser hereto can or may procure the same without any action or suit at law or in equity AND also the rights of approach and way to the said property and/or every part and parcel thereof with rights to lay and connection drains, water, sanitary and other pipes, electric and other cables, wires and connection and conveniences and all other access through or over the said lands, buildings and structures of the said property and/or every part and parcel thereof AND TO HAVE AND TO HOLD the said property and/or every part and parcel thereof, more particularly, fully and correctly described, mentioned and set out in the Schedule hereunder written and delineated by red line in the Map or Plan annexed hereto as part of this Deed of Conveyance AND all the singular and other the said property and/or every part and parcel thereof hereby granted, sold, conveyed, assigned, assured and transferred or expressed and intended as to be unto and to the use and benefit of the said -- Purchaser hereto absolutely and forever free from all encumbrances whatsoever as mentioned herein-above and hereunder AND HE, the said Vendor hereto for self and his heirs, executors, administrators, legal representatives and assigns doth hereby covenant with the said Purchaser hereto his heirs, executors, administrators, legal representatives and assigns that notwithstanding any act, deed, matter or thing whatsoever, by HIM, the said Vendor hereto and/or by any person or persons lawfully

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or equitably claiming by, from, through, under or in trust for HIM, the said Vendor hereto and/or by from, through, under or in trust of any of his predecessors and ancestors in title and/or any of them made, done, executed or committed or knowingly suffered to the contrary, HE, the said Vendor hereto is now lawfully owned, held, seized and possessed of the said property and/or every part and parcel thereof free from all encumbrances whatsoever, that is to say, free from all attachments, seizures, proclamations, acquisitions, requisitions, power of attorneys, liens, debentures, endowments, Wakfs, trusts, liens, proceedings including Certificate and Liquidation proceedings and other proceedings, loans, thicka tenancy, licences, leave and licences, Gifts, Hibas, settlements, mortgages, agreements for sale or lease or other kinds of tenancy, charges, claims, interests, demands and any other forms and manners of encumbrances, etc. whatsoever or any defects in title whatsoever and that HE, the said Vendor hereto had at all the material time heretofore and now has in himself good, right, title, interest, claim, demand, share, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property and/or every part and parcel thereof hereby granted, sold, conveyed, assigned, assured and transferred or expressed and intended so to be, unto and to the use of the said Purchaser hereto his heirs, executors, administrators, legal representatives and assigns in the manner aforesaid AND THAT the said Vendor hereto has delivered today peaceful and quiet possession of the said property and/or every part and parcel thereof UNTO the said Purchaser hereto partly in khas (vacant) and partly through monthly premises tenants AND THAT the said Purchaser hereto his heirs, executors, administrators, legal representatives and assigns shall and may lawfully, equitably or otherwise from time to time and at all times hereafter peaceably and quietly enter upon, hold, possess, use and enjoy the said property and/or every part and parcel thereof, more particularly, fully and correctly mentioned, described and set out in the Schedule written hereunder and delineated by

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red line in the Map or Plan annexed hereto as part of this Deed of Conveyance with absolute right, power and authority to grant, sell, convey, transfer, assign, assure, trust, charge, lien, gift, settle, endow, mortgage, lease, let out, license, leave and licence and/or transfer in any way, manner and form whatsoever the said property and/or every part and parcel thereof more particularly, fully and correctly mentioned, described and set out in the Schedule written hereunder and delineated by red line in the Map or Plan annexed hereto as part of this Deed of Conveyance AND FURTHER to receive all the dues, rents, arrear rents, issues, fruits, profits, assessments and other dues of the said property and/or of every part and parcel thereof AND FURTHER to mutate THE NAME OF THE said Purchaser hereto with the Corporation of Calcutta, the Government Authority or Authorities and other authority or authorities, body or bodies and to pay separately all the rents, taxes, rates, assessments, dues and duties now chargeable upon the said property and/or every part and parcel thereof as mentioned, described and set out in the Schedule written hereunder and delineated by red line in the Map or Plan annexed hereto as part of this Deed of Conveyance and/or which may become payable in future to the said Corporation of Calcutta, the Government Authority or Authorities or any other Authority or Authorities or body or bodies in respect of the said property and/or every part and parcel thereof AND all the above shall be done and made without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said Vendor hereto and/or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for HIM and/or by from, through, under or in trust for any of his ancestors and/or predecessor-in-title and/or any of them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the cost and expenses of the said Vendor hereto his heirs, executors, administrators, legal representatives and assigns well and sufficiently saved, defended and kept harmless and indemnified of from and against all and all manner



of former and other estates, encumbrances, attachments, seizures, preemptions, acquisitions, requisitions, power of attorneys, proceedings including Certificates and Liquidation proceedings and other proceedings, liens, debentures, endowments, Wakfs, Trusts, mortgages, leases, thicka tenancy, gifts, Hibas, settlements, mortgages, agreements for sale or lease or other kind of tenancy, licences, leave and licences, charges, claims, interests, demand and share and any other forms and manners of encumbrances whatsoever, etc. had, made, executed, occasioned or suffered by the said Vendor hereto and/or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for HIM, the said Vendor hereto and/or by any of his ancestors or predecessors-in-title and/or by any other person or persons lawfully or equitably claiming by from, through, under or in trust for them and/or any of them as aforesaid AND FURTHER that HE, the said Vendor hereto and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property and/or every part and parcel thereof by through, from, under or in trust for HIM, the said Vendor hereto and/or by through, from, under or in trust for any of his predecessors and/or ancestors in title and/or any of them shall and will from time to time and at all times hereafter at the request and cost of the said Purchaser hereto, his heirs, executors, administrators, legal representatives and assigns, do and execute or cause to be done and executed all such further and other lawful reasonable costs, deeds, things, matters and assurances whatsoever for further better and more perfectly granting, selling, conveying, transferring, assigning and assuring the said property and/or every part and parcel thereof as mentioned described and set out in the Schedule hereunder written and delineated by red line in the Map or Plan annexed hereto as part of this Deed of Conveyance UNTO and to the use of the said Purchaser hereto his heirs, executors, administrators, legal representatives and assigns in the manner aforesaid according to the true intent and meaning of this DEED OF CONVEYANCE as shall or may be

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reasonably

reasonably required by the said Purchaser hereto his heirs, executors, administrators, legal representatives and assigns AND FURTHERMORE the said Vendor hereto for self and his heirs, executors, legal representatives and assigns doth hereby covenant with the said Purchaser hereto his heirs, executors, administrators, legal representatives and assigns that HE, the said Vendor hereto his heirs, executors, administrators, legal representatives and assigns, shall pay all taxes, rates, dues, rents, assessments, duties, Income Taxes, Capital Gain Taxes, Taxes on Profits or Gains arising from the transfer of the said property and/or every part and parcel thereof, Wealth Tax, Gift Tax, Estate Duty and other taxes payable under the Direct Tax Acts and/or under any other Act as now due and/or payable to the Corporation of Calcutta and/or to the Government and/or any other Authority or Authorities and/or body or bodies for the said property and/or every part and parcel thereof upto the date of execution and registration of these Indenture AND the said Vendor hereto for self and his heirs, executors, legal representatives and assigns doth hereby further covenant with the said Purchaser hereto, his heirs, executors, administrators, legal representatives and assigns, that HE, the said Vendor hereto his heirs, executors, administrators, legal representatives and assigns, shall at all reasonable time allow the said Purchaser hereto his heirs, executors, administrators, legal representatives and assigns and/or his servants, employees and agents to inspect all the original vouchers, deeds, documents, muniments, writings and other evidences of title which in any way relate to the said property and/or every part and parcel thereof, if any, as are still lying and/or will be lying with the said Vendor hereto and/or with his afore-mentioned two other co-sharers and/or co-owners of the said property and/or with any of their heirs, executors, administrators, legal representatives and assigns with right, power and authority to take copy or copies thereof which should be attested by the said Vendor hereto and/or by his said two other co-sharers and/or co-owners of the said property and/or by any of their

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their heirs, executors, administrators, legal representatives and assigns as the case may be and shall produce the said vouchers, deeds, documents, muniments, writings and other evidences of title, before any Appropriate Authority or Authorities as and when asked for at the cost of the said Purchaser hereto, his heirs, executors, administrators, legal representatives and assigns and/or any of the above persons asking to produce the same AND likewise the said Purchaser hereto for self and his heirs, executors, administrators, legal representatives and assigns also covenants with the said Vendor hereto and his heirs, executors, administrators, legal representatives and assigns that HE, the said Purchaser hereto and his heirs, executors, administrators, legal representatives and assigns shall at all reasonable time allow the said Vendor hereto and his heirs, executors, administrators, legal representatives and assigns and/or any person lawfully and equitably claiming by, from, through, under or in trust for HER to inspect the afore-mentioned 4 (Four) Registered Deeds of Gift separately made and executed by 4 (Four) married sisters of the said Vendor hereto as named and mentioned hereinabove with right, power and authority to take copies thereof and the said Purchaser hereto and his heirs, executors, administrators, legal representatives and assigns shall produce the said 4 (Four) Registered Deeds of Gift before any Authority as and when asked for at the costs of the said Vendor hereto and/or his heirs, executors, administrators, legal representatives and assigns and/or any of the persons asking to produce the same AND likewise that the said Vendor hereto for self and his heirs, executors, administrators, legal representatives and assigns that the said Vendor hereto and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter save, keep harmless, indemnify and keep indemnified the said Purchaser hereto and his heirs, executors, administrators, legal representatives and assigns and also the said property and/or every part and parcel thereof against all manners and forms of encumbrances as mentioned hereinabove including all losses, damages, costs, charges and expenses, if any, borne, suffered

and incurred by the said Purchaser hereto and/or his heirs, executors, administrators, legal representatives and assigns by reason of any defect in title of the said Vendor hereto and/or his ancestors or predecessor-in-title and/or of any one of them in or upon the said property and/or every part and parcel thereof and/or on account of non-payment of afore-mentioned dues, taxes, rates, rents, assessments, duties, etc. Income Tax, Capital Gains Tax, Wealth Tax, Gift Tax, Estate Duty and other taxes payable under the respective Direct Tax Act and/or other Acts, etc. as mentioned hereinabove and payable to the Corporation of Calcutta, Governments and/or Authority or Authorities and/or body or bodies as mentioned hereinabove and/or for any breach of terms, conditions, stipulations and covenants hereinabove contained and/or reserved and/or agreed to be performed and observed by the said Vendor hereto and/or his heirs, executors, administrators, legal representatives and assigns and/or for any wrong and untrue statement and representation, if any, made hereinabove and/or otherwise by the said Vendor hereto.

SCHEDULE OF THE SAID PROPERTY REFERRED TO ABOVE

ALL THAT PLOT AND PARCEL of messuages, tenements, hereditaments, lands and premises, measuring an area of 7 (Seven) Cottahs 13 (Thirteen) Chittaks and 1 (One) Square Foot Revenue-Free Land, be the same a little more or less, situate lying and being at and now known and numbered as Calcutta Corporation Premises No.6 (Six), Bhialia Place, within the Police Station - Ballygunge, Post Office - Ballygunge, Calcutta - 700 019, District - 24-Parganas, within the Municipal Limits of Corporation of Calcutta, Ward No. VI, Sub-Registry Office - Alipore, District Registration Office at Alipore, 24-Parganas and as shown and delineated by red line in the Map or Plan annexed hereto as part of this Deed of Conveyance and the said Premises No.6 (Six),

of

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Ekdalia Place, Calcutta - 700 019, was formerly known and numbered as Calcutta Corporation Premises No. 4/3 (Six By Three), Ekdalia Road, within the Police Station - Ballygunge, Calcutta - 700 019 and prior to that the said land and premises was known and numbered as Plot No.6-B (Six-B) of the Scheme-VII (Roman Seven) of the said Hindustan Co-Operative Insurance Society Limited, being a portion of Municipal Premises No.6 (Six), 7 (Seven) and 8 (Eight), Ekdalia Road and also Premises No.2 (Two) and 2/1 (Two By One), Uluberia Lane and/or Uluberia Second Lane and also Premises No.22/2 (Twentytwo By Two), 22/4 (Twentytwo By Four), 22/5 (Twentytwo By Five) and 23/2 (Twentythree By Two), Fern Road, Ballygunge, Calcutta, being portion of Holding No.45 (Fortyfive) formerly Holding No.57-A (Fiftyseven By A) in Sub-Division-"K", Division-V, Tonsi No.1298 (One Thousand Two Hundred Ninetyeight), Mouja South Gajahn, Dihi Panahanangra, Khac Bakul in the District of 24-Parganas within the Police Station - Ballygunge, Calcutta - 700 019, within the Municipal Limits of Corporation of Calcutta, Hard No.71, Sub-Registry Office Alipore, District Registration Office at Alipore, 24-Parganas, TOGETHER WITH one partly two-storied and partly three-storied brick-built pucca buildings and structures as constructed in the said plot of land and standing therein or thereon TOGETHER WITH all other brick-built buildings and structures as constructed in the said plot of land and standing therein or thereon free from all encumbrances whatever as aforesaid TOGETHER WITH all fittings, fixtures, installations, drains, pipes, coverages, water-courses, ways, passages, trees and all rights of easements, ancient and other lights, advantages, benefits and privileges attached to the said property and/or every part and parcel thereof as heretofore and bounded as follows at present.

ON THE NORTH : By Premises No.4-B (Four-B), Ekdalia Place, Calcutta - 700 019.

ON THE SOUTH : By Corporation Road known and named as Ekdalia Place, Calcutta - 700 019.

ON THE EAST : By Corporation Road known and named as Ekdalia Place, Calcutta - 700 019.

AND

ON THE WEST : By Premises No.8A (Eight By A), Ekdalia Place, Calcutta - 700 019.

OR HOWEVER

OR HOWEVER the said property and/or every part and parcel thereof are or is heretofore were/has situated, butted, bounded, called, known, numbered, set out, mentioned, described or distinguished.

SPECIALLY PROVIDED AND MENTIONED herein that ALL THAT PIECES AND PARCELS of the aforesaid undivided 5/21st (Five Parts out of Twentyone Parts) right, title, interest, claim, demand and share of the said Vendor hereto in or upon the said entire messuages, tenements, hereditaments, lands and premises more particularly, fully and correctly mentioned, described and set out hereinabove in this Schedule and delineated by red line in the Map or Plan annexed hereto as part of this Deed of Conveyance, be and is hereby granted, sold transferred conveyed assigned and assured by the said Vendor hereto UNTO the said Purchaser hereto by and under this Deed of Conveyance.

IN WITNESS WHEREOF the said Vendor hereto has set and subscribed his hand and seal on this 30th Day of September 1981 A.D. (One Thousand Nine Hundred Eightyone A.D.).

SIGNED SEALED AND DELIVERED

BY THE ABOVE-SIGNED VENDOR

HEREIN IN PRESENCE OF :

WITNESSES :

(1)

1) Hemanta Kumar Goswami  
Dental Surgeon  
18th G. Fort Road  
Calcutta 700019

(2)

2) Sudhindra Nath Bhattacharya  
Advocate High Court at Calcutta  
98 Kankulia Road  
Calcutta 700029

3) Sd Nili Chatterjee  
Barrister  
91A Kankulia Road  
Calcutta 700029.

1) Sd Sailen Sen  
2) Sd Sailendra Nath Sen  
3) Sd Sailendra Nath Sengupta

Sailen Sen alias  
Sailendra Nath Sen alias  
Sailendra Nath Sengupta

4) Sd Sujati Sen Housewife  
Flat No. 3- 16 Dover Lane

5) Sd Soumen Sen (Landlord)  
68 Kalia Place  
Calcutta 19.

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**MEMORANDUM OF CONSIDERATION**  
**REFERRED TO ABOVE.**

Received the sum of Rs. 83,334.00 (Rupees Eightythree Thousand Three Hundred Thirtyfour) only in the following ways and manners from Alok Kumar Banerjee alias Alok Banerjee, the said Purchaser hereto, as and by way of earnest money and also in full and final payment of the Consideration Money of the Undivided 5/21st (Five Parts out of Twentyone Parts) right, title, interest, claim, demand and share of the said property, that is to say, the said Premises No. 6 (Six), Akdalia Place, Calcutta - 700 019, more particularly, fully and correctly described, mentioned and set out in the Schedule to this Deed of Conveyance and hereby granted, sold, transferred, conveyed, assured and assigned by me as the said Vendor hereto in favour and unto the said Purchaser hereto under this Deed of Conveyance :-

- (1) Earnest Money Paid On 15-7-1981 in Cash - Rs. 500.00
  - (2) Full and final payment of the Consideration Money by Banker's Cheque and/or Bank Pay Order -
    - a) No. POS 319192 dated 25-9-1981 for Rs. 42,834.00 issued by the United Industrial Bank Ltd., Ballygunge Branch, Calcutta, in favour of Sri Sailendra Nath Sen, the said Vendor hereto - Rs. 42,834.00
    - b) No. 083156/412/81 dated 25-9-1981 for Rs. 40,000.00 issued by Indian Overseas Bank, Colpark Branch, Calcutta, in favour of Sailendra Nath Sen, the said Vendor hereto Rs. 40,000.00
- Total - Rs. 83,334.00

(Rupees eightythree Thousand Three Hundred Thirtyfour Only).

**SIGNED, SEALED AND DELIVERED**  
**BY THE SAID VENDOR-HERETO**  
**IN PRESENCE OF :**

**WITNESSES :**

- 1) Haranath Kumar Goswami  
Dental Surgeon.
- 2) G. Ram Das Calcutta 700019.
- 3) Subinidra Nath Bhattacharya  
Advocate High Court Calcutta  
98 Kankuria Road Calcutta 700029.
- 4) Nitya Chatterjee Sen  
91A Kankuria Road  
Calcutta 700029.
- 5) Sajal Sen Housewife  
Flat no. 3. 16 Dover Lane

- 52) Sailen Sen
- 53) Sailendra Nath Sen
- 54) Sailendra Nath Sen  
Supt

Sailen Sen alias  
Sailendra Nath Sen alias  
Sailendra Nath Sengupta

5. 58 Soumen Sen (Land Lord)
- 6 Akdalia Place  
Calcutta 19.

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List of the Vouchers, Deeds, Documents, Pattas, Muniments, Writings and other evidences of title relating to the said property, that is to say, Premises No.6 (Six), Khadalia Place, Calcutta - 700 019, hereby granted, sold, transferred, conveyed, assigned and assured by and under this Deed of Conveyance as referred to above and handed over to the said Purchaser hereto :-

(1) One Original Deed of Indenture by way of Sale made and executed on 26-7-1929 A.D. by and between the Hindusthan Co-Operative Insurance Society Ltd. therein described as the Vendor of the One Part and Surendra Nath Sen therein described as the Purchaser of the Other Part and registered on 26-7-1929 A.D. in the Office of Alipore Sadar Registration Office Alipore (24-Parganas) and recorded in Book No.I, Volume No.60, Pages 139 to 146, Being No.3652 For the Year 1929 of the said Office.

(2) One Original Deed of Indenture by way of Mortgage made and executed on 26-7-1929 A.D. by and between the Surendra Nath Sen therein described as Mortgagor of the One Part and the Hindusthan Co-Operative Insurance Society Ltd. therein described as the Mortgagee of the Other Part and registered on 26-7-1929 A.D. in the Office of Alipore Sadar Registration Office (24-Parganas) and recorded in Book No.I, Volume No.63, Pages 116 to 121, Being No.3653, For the Year 1929 A.D. of the said Office.

(3) One Original Deed of Indenture by way of release and/or re-conveyance made and executed on 21-12-1943 A.D. by and between the said Hindusthan Co-Op. Insurance Society Ltd. therein described as the Mortgagee of the One Part and Surendra Nath Sen therein described as the Mortgagor of the Other Part and registered on 21-12-1943 A.D. in the Office of the Sub-Registrar of Sealdah and recorded in the Book No.I, Volume No.33, Pages 260 to 263, Being No.1989 For the Year 1943 A.D. of the said Office.

(4) One Original Deed of Gift made and executed on 22-11-1964 A.D. by and between Srisati Penu Dasgupta therein described as the DONOR of the One Part and Amiya bala sen, Soumen Sen and Sujata Sen, therein jointly described as the DONORS of the Other Part and registered on 2-1-1965 A.D. in the Office of the Registrar of Calcutta and recorded in the Book No.I, Volume No.36, Pages 8 to 14, Being No.39, For the Year 1965 of the said Office.



(5) One Original Deed of Gift made and executed on 23-11-1964 A.D. by and between Kushi Dasgupta therein described as the DONOR of the One Part and Aniya Bala Sen, Soumen Sen and Sujata Sen therein jointly described as the DONEES of the Other Part and registered on 23-1-1965 A.D. in the Office of the Registrar of Calcutta and recorded in the Book No. I, Volume No. 36, Pages 1 to 7, Being No. 38, For the Year 1965 of the said Office.

(6) One Original Deed of Gift made and executed on 7-4-1965 A.D. by and between Aniya Roy therein described as the DONOR of the One Part and Aniya Bala Sen, Soumen Sen and Sujata Sen therein jointly described as the DONEES of the Other Part and registered on 7-5-1965 A.D. in the Office of Registrar of Calcutta and recorded in Book No. I, Volume No. 107, Pages 208 to 213, Being No. 3437, For the Year 1965 of the said Office.

(7) One Original Deed of Gift made and executed on 26-3-1965 by and between Nina Dasgupta therein described as the DONOR of the One Part and Aniya Bala Sen, Soumen Sen and Sujata Sen therein jointly described as the DONEES of the Other Part and registered in the Office of the Registrar of Calcutta and recorded in Book No. I, Volume No. 121, Pages 119 to 124, Being No. 3721, For the Year 1965 of the said Office.

(8) One Original Deed of Gift made and executed on 21-2-1973 A.D. by and between Sailen Sen therein described as the DONOR of the One Part and Aniya Bala Sen, therein described as the Donee of the Other Part and registered on 21-2-1973 A.D. in the Office of the Registrar of Assurance, Calcutta, and recorded in Book No. I, Volume No. 53, Pages 162 to 166 For the Year 1973 A.D. of the said Office.

(9) Original Letters of Administration to the Estate of the said Aniya Bala Sen with the Will annexed granted on 22-9-1960 A.D. to Sri Sailendra Nath Sen and Sri Soumen Sen jointly by the District Delegate at Alipore in Case No. 273 of 1979 under Act No. 39 of 1925 (the Indian Succession Act, 1925).

Signed Sealed And Delivered  
by the said Vendor hereto  
in presence of :

5) Sailen Sen  
5) Sailendra Nath Sen  
5) Sailendra Nath Sen  
    emph

Witnesses :

1. 5) Hemant Kumar. Goswami  
Dental Surgeon.  
1814. G. farm Road Calcutta 700019.
2. 5) Sudhindra Nath Bhattacharjee  
Advocate High Court at Calcutta.  
98 Kanakulia Road Calcutta 700029
3. 5) Trilok Chatterjee Senia  
91 A Kanakulia Road  
Calcutta 700028
4. Sujata Sen House wife  
Flat no 3, 16 Pover Lane  
Calcutta 700019

Sailen Sen alias  
Sailendra Nath Sen Alias  
Sailendra Nath Sengupta

5. 5) Soumen Sen  
Land Lord
6. Madelia Place  
Calcutta 19.



# SALE DEED PLAN OF PREMISES NO-6 EKDALIA PLACE.

CALCUTTA-19 (MKD BY RED)

AREA OF LAND - 5626.05 FT. OR 522.66 SQM.

SCALE - 1 IN = 16 FT.

48 EKDALIA PLACE

69'-9"

I  
A.S.

14'-6"

I  
ASBESTOS SHED

18'-6"

I  
T. SHED

II  
T. SHED

COURT.  
YARD

II

III

II

9'-0"

9'-6"

11'-2"

65'-1"

40'-0" WIDE EKDALIA PLACE.

VENDERS SIGNATURE.

EKDALIA PLACE  
Sd/- Sailendra Nath Sen  
Sd/- Sailendra Nath Sen  
Sd/- Sailendra Nath Sen  
Gupta

certified to be a true copy of the original plan  
attached to document no. 11422 of 198100.  
Sd/-  
Company  
Sd/-  
Sd/-  
Sd/-

Tushar Kant Ray B.C.F

DR BY.

T. K. RAY

131/50 N.S.C. Bose Rd.



Dated the            Day of

1981 A.D.

*Verified.*  
*H. R. R. R.*  
*18/12/81*



DEED OF CONVEYANCE

B.S.T.C. 2H

SAIL-IN NO.

- VENDOR

A.F.P.

ALONG KUTAR BARRIERS - PURCHASER



End Advt. Court of Municipal Officers  
Suit No.             
Filed by. Plaintiff             
Exhibit No. 8(b)

Re. : Previous No. 6 (SIX)  
Chdalia Place,  
Calcutta-700 019.

certified that document no I 11427  
has been admitted to registration  
but has not yet been transcribed  
into the register

6-12-81

*G. P. Chatterjee*  
*15.12.81*

*M. K. Ghosh*  
*15.12.81*

Certified to be a True Copy

*[Signature]*  
Sub-Registrar, Alipore,  
(RECORDS)

*[Signature]*