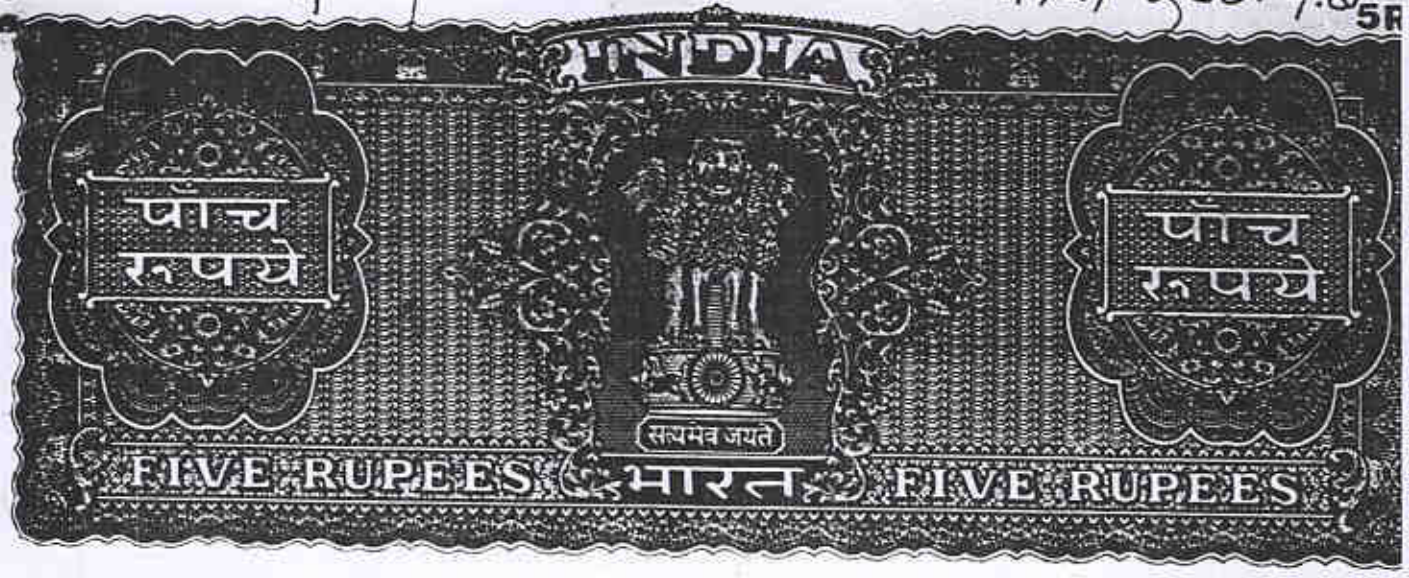


DR. Ali Fare - 1981 - D. No 11424 & 30.9.81 5R



Cash 35

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13560	00

Serial No. of Copy 9621
Fee Paid 19.95
G. a. 19.95
G (b) 19.50
Plan Charge 4.00
Total Rs 43.45
No. of C. F. per. 3
Date 30/11/81

THIS DEED OF CONVEYANCE is made on the 30th day of September, 1981 A.D. (One Thousand Nine Hundred Eightyone A.D.)

BETWEEN

SOURIN SEN alias SOURENDRA NATH SEN alias SOURENDRA NATH SENGUPTA, son of Late (Dr.) Surendra Nath Sen alias Surendra Nath Sengupta, aged about 47 years, by faith Hinduism, by occupation - Landholder, residing at Premises No.6(Six), Ekdalia Place, within the Police Station - Ballygunge, Post Office - Ballygunge, Calcutta - 700 019,

af

cp

St-Denis

Ho. Cal-25

2

2.00
 2.95
 2.00
 1.15
 2.60

2.60 Superficially + 11.60' 0

952
20/11

18-12-81

Admissible under Section 11
 duty stamp is under the Indian
 Act 18-9 as amended by
 Act III of 1911 and Section 82
 of the Calcutta Improvement
 Act 1911. Schedule A no 23
 stamp duty paid under the
 Indian Act 18-9 as
 amended 2 of 1911 Rs 1155-00
 Add home duty paid under the
 Calcutta Improvement Act
 1911 Rs 2000-00
 Rs 1355-00

A	989	50
H	25	00
M	4	00
N	8	40
		10-00

3220
 32 F. G. Mukherjee
 Registrar
 248 J. 30
 30. 9. 31

- 121 -

Calcutta - 700 019, District - 24 Parganas within the
 Municipal Limits of Corporation of Calcutta and hereafter
 for brevity's sake be referred to as "THE SAID VENDOR HERETO"
 (which terms/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

A N D

SRI BHABESH CHANDRA BANERJEE, son of Late(Dr.) Jitendranath
 Banerjee, aged about 58 years, by faith - Hinduism, by
 occupation Traders, residing at Christanpatty, Post Office -

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presented for reconstruction
at 4.30 p.m. on the 30th day
Sept 1981. at the Sadar
District office along
24 parganas by Souman Sen
alias Soumandra Nath Sen
alias Soumandra Nath
Sengupta

by Souman Sen.
Souman Sen alias
Soumandra Nath Sen
alias Soumandra Nath Sengupta
S.D. P. G. Muzumdar
District Sub Registrar
at along 24 Parganas
30.9.81.

Execution is Admitted
Souman Sen alias
Soumandra Nath Sengupta
Soumandra Nath Sengupta
Soumandra Nath Sengupta
Soumandra Nath Sengupta
alias Soumandra Nath Sengupta
to 6 Ekdalia Place
Shome Ballygunge Cal. 19.
by order of
former Landholder.

P. G. M. 11377.

Souman Sen
Souman Sen alias
Soumandra Nath Sengupta
Soumandra Nath Sengupta - 131 -

Post Office - Howgong, within the Police Station - Howgong,
District - Howgong, Assam and also now residing at
Premises No. 97A, Kankulia Road, within the Police Station -
Tollygunge, Post Office - Rash Behari Avenue, Calcutta - 700 0
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/
expressions shall, unless expressly excluded by or repugnant

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Identifying
 Hemant for Goswami
 son of Kripaswami Goswami
 ~ 18148. Ferta Road
 Thane Ballygunge C-19.
 by civil Hindu.
 ~ from Pentel Surfer.
 33 Hemant for Goswami

33 P. F. Mungier
 Registrar WLS 7(2)
 before 20.9.87.
 30.9.87.

- 14 -

to the subject and/or context, always mean, deed and include
 his heirs, executors, administrators, legal representatives
 and assigns) of the OTHER PART

WHEREAS the said Vendor hereto of the One Part, his elder
 brother, Sri Sailendra Nath Sen and his sister-in-law (brother's
 wife), Srimati Sujata Sen, wife of said Sri Sailendra Nath Sen,
 are now as the beneficial owners in possession jointly and
 lawfully owned, held, seized and possessed of and/or are

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- : 5 : -

are otherwise well and sufficiently entitled to ALL THAT
PIECE AND PARCEL of the messuages, hereditaments, lands and
premises situate lying and being now known and numbered as
the Calcutta Corporation Premises No.6(Six), Hkdalia 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), Hkdalia
Road, Calcutta - 700 019 and prior to that Plot No.6-B(Six-B)
of Scheme-VII(Roman Seven) of the Hindusthan Co-Operative

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Insurance Society Limited within Police Station - Ballyunge,
Calcutta - 700 019, District - 24 Parganas), Sub-Registry
Office - Alipore, District Registration Office at Alipore,
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 TOGETHERWITH
One partly 2 (Two) Storied and partly 3 (Three) Storied
brick-built pucca buildings and structures standing therein or
thereon TOGETHERWITH all other brick-built buildings and

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and structures standing therein or thereon TOGETHERWITH all fittings, fixtures, instalations, drains pipes sewers, privies etc. as an absolute and indefeasible estate 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 as 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,

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free from all Attachments, Seizures, Proclamations, Proceedings including Certificate and Liquidation proceedings, Acquisitions, Requisitions, Power of Attorneys, Debentures, Endowments, Wills, Liens, Trusts, Lispendans, Leases, Licences, Leave and Licences, Gifts, Hibas, Settlements, Mortgages, Agreements for sale or lease or otherwise, Thika Tenancy, Charges, Interests, Claims 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 elder brother, Sri Sailendra Nath Sen and his sister-in-law, Srimati Sujata Sen, wife of said Sri Sailendra Nath Sen have now undivided 12/21st (Twelve Parts out of Twentyone Parts) share, 5/21st (Five parts out of Twentyone Parts) share and 4/21st (Four Parts out of Twentyone Parts) share respectively 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 Chandré Dasm and Akhil Chandra Mukherjee ALL THAT PIECE AND PARCELS 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), Eldalia Road, Premises No. 2 (Two) and 2/1 (Two by One), Uluberia Second Lane and/or Uluberia Lane and Premises No. 22/2, (Twentytwo By Two), 22/4 (Twentytwo by Four

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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 Datta and Abhil Chandra Mukherjee therein jointly described as the Vendors of the One Part A. N. D. 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. 20, Pages 93 to 103, Being No. 434 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 absolutely and for ever free from all encumbrances whatsoever at a consideration mentioned therein.

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) contained 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 purpose.

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.

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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 26.7.1929 A.D. from the said Hindusthan Co-Operative Insurance Society Limited ALL THAT PIECE AND PART of one of the aforesaid building sites or plots of land known and numbered at that time as Plot No. 6-B (Six-B) of Scheme of 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 One Part AND the said Surendra Nath Sen therein described as the Purchaser of 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 the Vendor A N D 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 Mortgagor 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

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to the said Mortgagor, Surendra Nath Sen by the said Mortgagee 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 aforementioned two Deeds of Indenture by way of Sale as well as by way of Mortgage both dated 26.7.1929 and delineated in the Map or Plan annexed with the aforementioned Deeds of Indenture as part of the said two Deeds of Indenture both dated 26.7.1929 A.D. and has also been 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) storied and partly 3(Three) storied brick-built puuca buildings and/or structures TOGETHERWITH all other buildings and/or structures as mentioned described and set out in the Schedule written hereunder and delineated by red-line in the Map or Plan annexed hereto, were/are constructed and/or built in the said building site or plot of land from time to time by the said Surendra Nath Sen A N D the said building site or plot of land, the said buildings and the said structures collectively hereinafter for brevity's sake be referred to as the "The said Property".

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within Police Station - Ballygunge, Calcutta - 700 019, District 24 Parganas within Municipal Limits of Corporation of Calcutta, more particularly fully 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 1/7th share(One-seventh Share) of the said property.

AND WHEREAS Srimati Saralabala Sen (since deceased) the mother of the said 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/has no other heirs and/or heiresses except his aforesaid wife, sons and married daughters named above

AND WHEREAS the said Srimati Benu 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 1/7th (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 Soumen Sen (the said Vendor hereto) and (3) her sister-in-law (brother's wife), the said Srimati Sujata Sen, wife of Sri Sailen Sen in equal share, that is to say, each acquired 1/21st (One Part out of Twentyone Parts) share absolutely and forever free from all

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AND WHEREAS after payment of the said sum of Rs.5,200.00 with interest to the said Mortgagee by the said Mortgagor, the said Mortgagee, the Hindusthan Co-Operative Insurance Society Limited released, granted, re-conveyed and re-transferred the said property on the 21st day of December, 1943 A.D. (One Thousand Nine Hundred Fortythree A.D.) in favour of and unto the said Mortgagor, Surendra Nath Sen by and under an Indenture made and executed on the said 21st day of December, 1943 A.D. (One Thousand Nine Hundred Fortythree A.D.) by and between the said Hindusthan Co-Operative Insurance Society Ltd., therein described as Mortgagee of the One Part AND the said Surendra Nath Sen, therein described as the Mortgagor of the Other Part and registered on the said 21st day of December, 1943 A.D. (One Thousand Nine Hundred Fortythree 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 of the said Office absolutely and forever free from all encumbrances whatsoever.

AND WHEREAS the said Surendra Nath Sen died intestate on the 30th Day of October, 1962 A.D. leaving him surviving his only wife, Amiyabala Sen Alias Amiyabala Sengupta (since deceased), his two sons namely, (i) Sri Sailendra Nath Sen alias Sri Sailen Sen alias Sailendra Nath Sengupta and (ii) Sri Soumendra Nath Sen alias Soumen Sen alias Sri Soumendra Nath Sengupta (the said Vendor hereto) and his 4 (Four) daughters, all married namely (1) Srimati Renu Dasgupta, wife of Sri (Dr.) Annada Prasad Dasgupta, (2) Srimati Anima Roy, wife of Sri (Dr.) Nirmal Kumar Dasgupta and (3) Srimati Mina Dasgupta, wife of Sri Biresh Chandra Dasgupta (since deceased) as his only heirs and heiresses of the entire estate left by him at the time of his death including the said property at Premises No. 6 (Six), Ekdalia Place,

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all encumbrances 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 Harn Dasgupta therein described as the DONOR of the One Part A H D the said Aniya Bala Sen, Sri Soumen Sen (the said Vendor hereto) and Srimati Sujata Sen, therein jointly described as the DONEES of the Other Part A H D the said Deed of Gift was 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 Hresh Chandra Dasgupta (since deceased) and the married daughter of the said Late Surendra Nath Sen, gifted on the 22.11.1964 A.D. (One Thousand Nine Hundred Sixtyfour 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), Erdalia 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 (the said Vendor hereto) and (3) her sister-in-law (Brother's wife), the said Srimati Sujata Sen, the wife of Sri Sailen Sen 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 encumbrances 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 Hashi Dasgupta therein described as DONOR of the One Part A H D the said Aniya Bala Sen, Sri Soumen Sen (the said Vendor hereto) and Srimati Sujata Sen therein jointly

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described as the DONORS 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 Anmay Roy, wife of Sri Sudhir Chandra Roy (since deceased) and married daughter of the said Late Surendra Nath Sen, gifted on 7.4.1965 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), Rdalia Place, Calcutta - 700 019 as inherited by her from her said father UNFO (1) her mother, the said Aniya Bala Sen alias Sengupta (since deceased), (2) her brother, the said Sri Soumen Sen (the said Vendor hereto) and (3) her sister-in-law (brother's wife), the said Srimati Sujata Sen, wife of Sri Sailen Sen 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 Anima Roy therein described as the DONOR of the ONE PART and the said Aniya Bala Sen, Sri Soumen Sen (the said Vendor hereto) and Srimati Sujata Sen, therein jointly described as the DONORS 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.

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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 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), 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 Soumen Sen(the Vendor hereto) and (3) her sister-in-law (brother's wife), the said Srimati Sujata Sen, wife of Sri Sailen Sen in equal share, that is to say, each acquired undivided 1/21st (One Part out of Twentyone part) 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 (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(the said Vendor hereto) and Srimati Sujata Sen therein jointly described as the DONKEE 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.3721 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 (the said Vendor hereto) and Srimati Sujata Sen had/have jointly acquired undivided 4/7th (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

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and each of them including the said Vendor hereto had/has acquired undivided 4/21st (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 said afore-mentioned 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 1/7th (One Part out of Seven parts) share TO un-divided 7/21st (Seven parts out of Twentyone parts) share and that of the said Sri Soumen Sen (the said Vendor hereto) had/has also been increased from undivided 1/7th (One Parts out of seven parts) share TO undivided 7/21st (Seven parts out of Twenty-one Parts) share.

AND WHEREAS the said Sallen Sen, son of the said Late Surendra Nath Sen gifted on the 21.2.1973 A.D. his 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), Ekdalia Place, Calcutta - 700 019, as inherited by him from his said father UNTO her 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 the said 21st Day of February, 1973 A.D. (One Thousand Nine Hundred Seventythree A.D.) by and between the said Sri Sallen Sen therein described as the DONOR of the One Part AND the said Aniya Bala Sen therein described as the DOONEE 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 162 to 166, Being No.1033 For the year 1973 of the said Office.

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AND WHEREAS by virtue of the aforesaid transfer by and under afore-mentioned Registered Deed of Gift, the Individual share of the said Aniya 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 10 undivided 10/21st (Ten parts out of Twentyone parts) share.

AND WHEREAS the said Aniya Bala Sen alias Aniya Bala Sengupta died on 15th day of October, 1973 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 (One Thousand Nine Hundred Seventy-two 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 Aniya Bala Sen alias Aniya Bala 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 Sailendra Nath Sengupta alias Sailendra Nath Sen alias Sailen Sen and (2) Sri Soumendra Nath Sengupta alias Soumendra Nath Sen alias Soumen Sen (the said Vendor hereto) 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 Last Will and Testament of the said Aniya Bala Sen, the said Sri Sailendra Nath Sengupta and Sri Soumendra Nath Sengupta(the said Vendor hereto), 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

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 Vendor hereto, Sri Soumen Sen in or upon the said Property, that is to say, in the said Premises No.6, (Six), Erdalia Place, Calcutta - 700 019 had/has been further increased from undivided 7/21st (Seven Parts out of Twentyone Parts) share 10 undivided 12/21st (Twelve Parts out of Twentyone Parts) share,

AND WHEREAS the said Vendor hereto, his elder brother the said Sri Sailendra Nath Sen and his sister-in-law (Brother's wife), the said Srimati Sujata Sen, wife of the said Sri Sailendra Nath Sen have at present undivided 12/21st (Twelve Parts out of Twentyone) share, 5/21st (Five Parts out of Twentyone Parts) share and 4/21st (Four Parts out of Twentyone Parts) share respectively in or upon the said property that is to say, the said premises No.6(Six), Erdalia 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 hereunder

AND WHEREAS the said Vendor hereto with the consent of his aforesaid two co-owners and/or co-sharers of the said property as named above has transferred to-day, the 30th day of September, 1981 A.D. by way of sale UNTO one Srimati Gouri Banerjee, the wife of Sri Bhabesh Chandra Banerjee (the said Purchaser hereto) ALL THAT PIECE AND PARCEL of remaining 50% share (Fifty percent 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

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undivided 6/21st (Six Parts out of Twentyone parts) right, title, interest, claim, demand 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, by and under a sepearte Deed of Conwyance dated the 30th day of September, 1981 A.D. made and executed by the said Vendor hereto 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 with the consent of the said vendor hereto, the aforesaid Sri Sailendra Nath Sen and Srimati Sujata Sen, the other two co-owners and/or co-sharers of the said property, that is to say, the said premises No.6(Six), Ekdalia Place, Calcutta - 700 019 have also transferred to-day, the 30th day of September, 1981 A.D. by way of Sale UNTO One Sri Aloke Kumar Banerjee and Srimati Sibani Banerjee separately ALL THAT PIECE AND PARCEL of their aforementioned un-divided 6/21st (Five Parts out of Twentyone Parts) share and 4/21st (Four Parts out of Twentyone Parts) share respectively in or upon the said property, that is to say, the said Premises No.6(Six) Ekdalia Place, Calcutta - 700 019 by and under the two separate Deed of Conveyance, both made and executed to-day, the 30th day of September, 1981 A.D., by and between the said Transferor and Transferee named above absolutely and forever free from all encumbrances at the two separate considerations mentioned in the said two Deeds of Conveyance.

AND WHEREAS by virtue of a MEMORANDUM OF AGREEMENT made and executed on 20th day of February, 1981 A.D. by and between the

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the said Vendor hereto and the said Purchaser hereto, the said Vendor hereto agreed to sell and the said Purchaser hereto agreed to purchase 50% (Fifty Per Cent) 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 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.1,00,000.00 (Rupees One Lac) only absolutely and forever free from all encumbrances whatsoever as stated hereinabove and hereinafter 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 to the said Agreement and in consideration of the said consolidated price of Rs.1,00,000.00 (Rupees One Lac) only paid to the said Vendor hereto by the said Purchaser hereto in at or immediately before the execution of these presents as per Memorandum of Consideration hereunder written, the receipt whereof, the said Vendor hereto DOTH hereby acknowledge and admit and of and from the same 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 and every part and parcel thereof HE, the said Vendor hereto as Joint, legal, absolute, beneficial and 12/21st (Twelve parts out of Twentyone parts) co-sha and/or co-owner of the said property DOTH hereby by these presents indefeasibly grant, sell, transfer, convey, assign and assure UNTO the said Purchaser hereto 50% share (Fifty percent share) of said

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alias Aniya Bala Sengupta, the deceased, including the said property, that is to say, the said Premises No.6(Six), Hrdalia 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 Aniya Bala 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 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 Aniya Bala Sengupta including of the said property, that is to say, the said Premises No.6(Six), Hrdalia Place, Calcutta - 700 019 were granted to the said two applicants, namely(1) Sri Sailendra Nath Sen and (2) Sri Soumen Sen (the said Vendor hereto) jointly, being the sons and heirs of the said Late Aniya Bala Sen alias Aniya Bala Sengupta by the said District Delegate with the consents of the aforesaid 4(Four) married daughters of the said Late Aniya Bala Sen alias Aniya Bala Sengupta as named above.

AND WHEREAS by and under the aforesaid Last Will and Testament of the said Late Aniya Bala Sen alias Aniya Bala Sengupta, the said Sri Sailendra Nath Sen and Sri Soumen Sen (the said Vendor hereto) 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), Hrdalia Place, Calcutta - 700 019 in equal share absolutely and forever free from all encumbrances whatsoever, each having inherited undivided 5/21st (Five Parts out of Twentyone Parts) share of the said property.

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un-divided 12/21st (Twelve 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, ALL THAT PIECE AND PARCELS of the said un-divided 6/21st (Six parts out of Twentyone Parts) right, title, interest, claim, demand and share of the messuages, tenements, hereditaments, lands and premises situate at an being now known and numbered as the Calcutta Corporation Premises No.6(3ix), Ekdalia Place, within the Police Station - Ballygunge, Calcutta - 700 019, District - 24 Parganas ☒ Formerly known and numbered as Premises No.6/3(Six by Three), Ekdalia Road, Calcutta - 700 019 and prior to that Plot No.6-B(Six-B) of the 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) Chittacks and 1(One) Square Foot Revenue Free Land, be the same a little more or less TOGETHERWITH (one Partly 2(Two) storied and partly 3(Three) storied brick-built pucca buildings and structures constructed and standing therein or thereon TOGETHERWITH all other brick-built buildings and structures constructed and standing therein or thereon TOGETHERWITH all fittings, fixtures, installations, drains, pipes, sweers and privies etc, and the said lands, buildings, 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 Certificates and Liquidation proceedings, acquisitions, requisitions, Power of Attorneys, debentures, endowments, Wakfs, liens, Trusts, Dispendens, leases, Licences, Leave and Licences, gifts, Hibas, Settlements, Mortgages, thicka tenancy, agreements for sale or lease or otherwise, licences, charges, claims, interests and demand whatsoever hereinafter for brevity's sake be referred to collectively as "free from all encumbrances whatsoever" OR WHATSOEVER OTHERWISE the said property and every part and parcel thereof now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH all structures, buildings, houses, out-houses or other buildings, erections, fittings, fixtures, walls, yards, court-yards, compounds, ways, paths, passages, drains, drainages, water, water-courses, sewers, ditches, cisterns, sanitary and water lines, pipes, connections, electrical 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 anyway 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 Estate, right, title, interest, inheritance, use, trust, property, possession, benefit, share, claim, interest and demand whatsoever both at law and in equity of the said Vendor hereto into, out of and the said property and/or every part and parcel thereof AND all vouchers, deeds, documents, pattahs, muniments, writings and other evidences of title which in

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in any way 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 connect drains, water 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 so to be unto and to the use and benefit of the said Purchaser hereto absolutely and forever free from all encumbrances whatsoever as mentioned hereinabove 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 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

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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 Attorney, liens, debatters, endowments, Wakfs, trusts, lispendens, proceedings including Certificate and liquidation proceedings and other proceedings, lease, thicka tenancy, licences, leave and licence, gifts, Hibas, settlements, mortgages, agreements for sale and lease or other kinds of tenancy, charges, claims, interest, demand 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 to-day 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

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hereunder and delineated by 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, licence, 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, arrears, 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

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or otherwise by and at the costs and expenses of the said Vendor hereto his heirs, executors, legal representatives, administrators 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, proclamations, acquisitions, requisitions, Power of Attorney, proceedings including Certificate and Liquidations proceedings and other proceedings, liens, debentures, endowments, Wakfs, Trusts, dispendens, leases, thicka tenancy, gifts, hibas, settlements, mortgages, agreements for sale or lease or other kind of tenancy, licences, leave and licence, charges, claims, interests, demands and any other ways 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 from 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 acts, 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

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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 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, electric bills, rents, assessments, duties, Income Taxes, Capital Gain Taxes, Taxes or 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,

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documents, muniments, writings and other evidence of title which in 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 aforementioned 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 to 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 heirs, executors, administrators, legal representatives and assigns as the case may be and shall produce the said Vouchers, deeds, documents, muniments, writings and other evidence 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 of above persons asking to produce the same AND likewise the said Purchaser hereto for self and his heirs, executors, administrators, legal representatives and assigns doth hereby covenant 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 representative and assigns shall at all reasonable time allow the said Vendor hereto and his heirs, executors, administrators, legal representative and assigns and/or any person lawfully and equitably claiming by, from, through, under or in trust for HIM to inspect the aforementioned 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 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

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hereto and/or his heirs, executors, administrators, legal representatives and assigns and/or of the person asking to produce the same AND FURTHERMORE THAT the said Vendor hereto for self and his heirs, executors, administrators, legal representatives and assigns do hereby covenant with the said Purchaser hereto 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/or parcel thereof against all ways, 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 his heirs, executors, administrators, legal representatives and assigns by reasons 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 aforementioned dues, electric bills, 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 his heirs, executors, administrators, legal representatives and assigns and/or

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any wrong and untrue statement and representation, if made, herein-
above and/or otherwise by the said Vendor hereto.

SCHEDULE OF THE SAID PROPERTY REFERRED TO ABOVE

ALL THAT PIECE AND PARCEL of messuages, tenements, hereditaments,
lands and premises, 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, situate lying and being at and now known and
numbered as Calcutta Corporation Premises No.6(Six), Ekdalia Place,
within Police Station - Ballygunge, Post Office - Ballygunge,
Calcutta - 700 019, District 24 Parganas, within the Municipal Limits
of Corporation of Calcutta, Ward No.71, 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), Ekdalia
Place, Calcutta - 700 019 was formerly known and numbered as Calcutta
Corporation premises No.6/3(Six By Three), Ekdalia Road, within 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 Hindusthan 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 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 a portion of Holding No.45(Fortyfive) formerly Holding
No.57-(Fiftyseven by 1) in Sub-Division 'K', Division-V, Touzi No.
1298(One Thousand two hundred ninetyeight), Mouja South Gajsha, Dihi
Panchannagram, Khas Mahal in the District of 24 Parganas within Police
Station - Ballygunge, Calcutta - 700 019, within Municipal Limits of
Corporation of Calcutta, Ward No.71, Sub-Registry Office - Alipore,

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District Registration Office at Alipore, 24 Parganas TOGETHERWITH 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 TOGETHERWITH all other brick-built buildings and structures as constructed in the said Plot of Land and standing therein or thereon free from all encumbrances whatsoever as aforesaid TOGETHERWITH all fittings, fixtures, instalations, drains, pipes, sewerages, water-courses, ways, passages, trees and all rights of ancient lights other lights and easements, advantages, benefits and privileges attached to the said property and/or every part and parcel thereof as butted 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 Ekdali 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 HOWSOEVER the said property and/or every part and parcel thereof are or is heretofore were/was situated, butted, bounded, called, known numbered, set out, mentioned, described or distinguished.

SPECIALLY PROVIDED AND MENTIONED herein that ALL THAT PIECE AND PARCEL of the said Un-divided 50 (Fifty percent) share of the said Un-divide 12/21st (Twelve parts out of Twentyone parts right, title, interest, claim, demand and share, that is to say, the said un-divided 6/21st (Six Parts out of Twentyone Parts) right, title, interest, claim, demand and share of the said Vendor hereto in or upon the said entire

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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 20th day of September, 1931 A.D. (One Thousand Nine Hundred Eightyone A.D.).

3) Souman Sen.
3) Soumandra Nath Sen.
3) Soumandra Nath Sengupta

(SOUMEN SEN alias SOUMENDRA NATH
SEN alias SOUMENDRA NATH SENGUPTA).

**SIGNED, SEALED AND
DELIVERED BY THE
SAID VENDOR HERETO**

WITNESSES

(1) 3) Hanant Kumar Goswami
Dental Surgeon.
1814 G. Lane D. D. Calcutta 700019.

(2) 3) Sudhindra Nath Bhattacharya
Advocate - High Court at Calcutta.
98 Kanakulata Road Calcutta 700029

(3) 3) Bala Chatterjee
Service
91. H. Kanakulata Road
Calcutta 700029

(4) 3) Surala Sen Housewife
Flat No. 3 Dever Lane
Calcutta 700029.

(5) 3) Balendra Nath Sen
Govt Service
Flat No. 3. (6 Dever Lane
Calcutta 700029.

MEMORANDUM OF CONSIDERATION REFERRED TO ABOVE

Received the sum of Rs.1,00,000.00 only (Rupees One Lac) only in the following ways and manners from Sri Bhabesh Chandra Banerjee, the said Vendor hereto as and by way of earnest money and also in full and final payment of the consideration money of the undivided 6/21st (Six Parts out of Twentyone Parts) right, title, interest, claim, demand and share of said property, that is to say, the said premises No.6 (Six), Erdasia Place, Calcutta- 700 019 more particularly fully correctly mentioned described 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 of and unto the said Purchaser hereto under this Deed of Conveyance:-

(1) Earnest Money paid on 20.2.1981 Rs. 22,014.00
in cash.

(2) Full and Final Payment of Consideration Money by Banker's Cheque and/or Bank Pay Order No. 526601/246/81 dated 25.9.1981 for Rs. 71,986.00 (Rupees Seventyone Thousand Nine hundred eighty six) only issued by the Hindustan Commercial Bank Ltd. of 18, Netaji Subhas Road, Calcutta- 700 001. in favour of Sri Soumen Sen, the said Vendor hereto. Rs. 71,986.00

Total: Rs. 1,00,000.00

(Rupees One Lac only).

s) Soumen Sen
s) Soumendra Nath Sen
s) Soumendra Nath Sen wife

(SOUMEN SEN Alias SOUMENDRA NATH SEN alias SOUMENDRA NATH SENGUPTA)

SIGNED SEALED AND DELIVERED BY THE SAID VENDOR HERETO IN PRESENCE OF

WITNESSES

(1) s) Hemanta Kumar Goswami
Dental Surgeon.
18/4-8 from Road Calcutta 700019.

s) Subala Sen Home wife
Flat No 3,
16 Dover Lane,
Calcutta 700029

(2) s) Sudhindra Nath Bhattacharya
Advocate High Court at Calcutta.
98 Kanakuli Road
Calcutta 700029.

s) Sitalendra Nath
Post Service.
Flat No 3 16 Dover
Lane - Calcutta 700029

(3) s) Priya Chatterjee
Service.
91. H. Kanakuli Road
Calcutta 700029.

Sp

LIST OF THE VOUCHERS, DEEDS, DOCUMENTS, PATTAS, MUNDIMENTS, WRITINGS AND OTHER EVIDENCES OF TITLE RELATING TO THE SAID PROPERTY, THAT IS TO SAY, PREMISES NO. 6814, BEHALA PLACE, CALCUTTA - 700 019, TRANSFERRED TO ABOVE HEREBY GRANTED, SOLD, TRANSFERRED, ASSIGNED AND REMISED UNDER THIS DEED OF CONVEYANCE AS REFERRED TO ABOVE AND IN 1979 OVER TO THE SAID PURCHASERS HERETO.

1. Xerox Copies of 8(Eight) Registered Deeds and one Certificate of Letters of Administration to the Estate of Aniya Bala Sen with Will annexed as mentioned described and set out in the LIST of Vouchers, Deeds etc, annexed with as part of Deed of Conveyance executed, to day, the Sri Sallen Sen in favour of Sri Aloke Kumar Banerjee, against Serial Nos.(1) to (9) of the said List of Vouchers, Deeds etc.

sd Soumen Sen.
sd Soumendree Nath Sen
sd Soumendree Nath Sen
anila

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

(SOUMEN SEN alias SOUMENDRA NATH SEN
alias SOUMENDRA NATH SENGUPTA)

WITNESSES:

- (1) sd Hemanta Kumar Goswami
Dentist Surgeon
1814 G fern Road Calcutta 700019.
- (2) sd Sudheendra Nath Bhattacharya
Advocate High Court at Calcutta.
98 Vankul's Road
Calcutta 700029.
- (3) sd Nulu Chatterjee
Service
91-A Vankul's Road
Calcutta 700029.
- sd Subala Sen Housewife
Flat No. 3 16 Dover Lane
Calcutta 700029.
- sd Soumendree Nath Sen
Govt Service
Flat 31 16 Dover Lane
Calcutta 700029.

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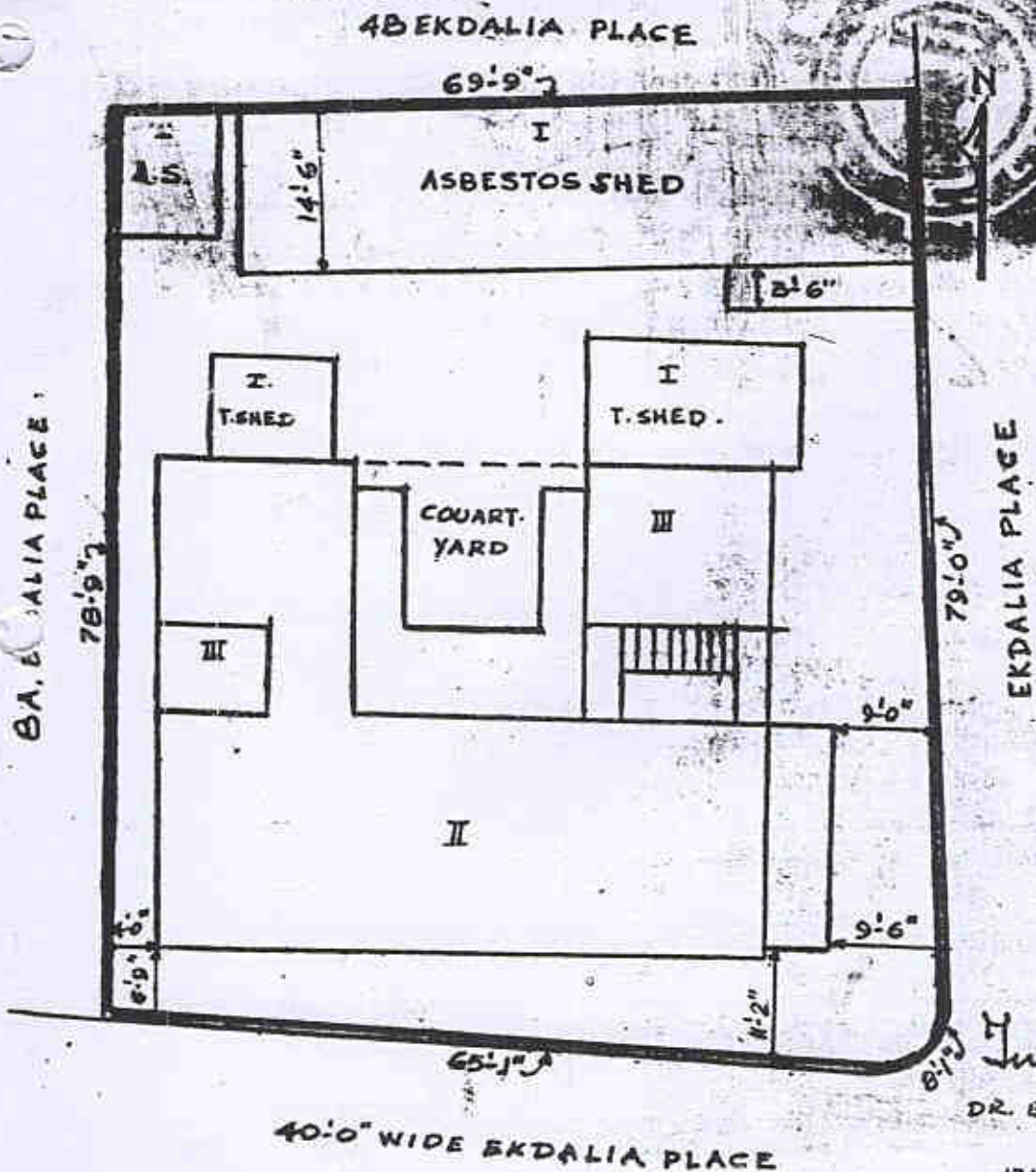
SALE DEED. PLAN OF PREMISES NO- 6 EKDALIA PLACE.

CALCUTTA - 19 (MCD BY RED)

AREA OF LAND - 5626.06 SQ. FT. OR 522.66 SQ. M.

SCALE - 1 IN = 16 FT.

SIGNATURE OF VENDOR



certified to be a true copy of the original plan
attached to the deed no. 1424 of 1981 of S. R.
K. R.
Dr. K. R. Ray
14.12.81
14.12.81
(S. R. K. R.)

DR. BY
T. K. RAY,
131/57 N. S. C. Bose Rd.

Serial no. 5682, sold to Bhabesh
Chandra Banerjee at 97A
Kankulua rd Calcutta.
Collectorate Service 26.9.1981.

53 S. Ban Treasury. 20 5000/-
10 5000/- 10 3000/- 10 500/- 10 60/-
10 5/- 10 1/2 // 13566/- Serial no.

5682 sold to Bhabesh Chandra
Banerjee at 97A Kankulua rd
Calcutta Collectorate

Calcutta 26.9.81. 53 S. Ban
Treasury 20 5000/- 10000/- 10
3000/- 10 500/- 10 60/- 10 5/-

10 1/2 // 13566/- Serial no. 5682
sold to Bhabesh Chandra Banerjee
at 97A Kankulua rd Calcutta

Collectorate Treasury 26.
9.1981. 53 S. Ban Treasury
20 5000/- 10000/- 10 3000/- 10

500/- 10 5/- 10 1/2 // 13566/- Serial
no. 5682 sold to Bhabesh Banerjee
at 97A Kankulua rd Calcutta

Collectorate Treasury 26.
9.1981. 53 S. Ban Treasury
20 5000/- 10000/- 10 3000/- 10

500/- 10 5/- 10 1/2 // 13566/- Serial
no. 5682 sold to Bhabesh Chandra
Banerjee at 97A Kankulua rd

Calcutta Collectorate
Treasury 26.9.81. 53 S. Ban
Treasury 20 5000/- 2 10000/-

10 3000/- 10 500/- 10 60/- 10 5/-
10 1/2 // 13566/- Serial no. 5682
sold to Bhabesh Chandra Banerjee

at 97A Kankulua rd Calcutta
Collectorate Treasury.

26.9.1981. 53 S. Ban Treasury
20 5000/- 10000/- 10 3000/- 10

500/- 10 5/- 10 1/2 // 13566/-
Serial no. 5682 sold to Bhabesh
Chandra Banerjee at 97A

Kankulua rd Calcutta
Collectorate Treasury. 26.9.81

53 S. Ban Treasury. 20 5000/-
10000/- 10 3000/- 10 500/- 10 60/-

10 5/- 10 1/2 // 13566/-

And Addl. Court of Munsif Alipore
Sut No. 8(a)
Filed By. Plaintiff
Exhibit No. 8(a)

15.12.81
M.K. Ghosh
15.12.81

DATED DAY OF 1981



SOURIN SEN VENDOR
AND
BHABESH CHANDRA BANERJEE, PURCHASER

NO. 6(11) MURLIA PLACE
CALCUTTA - 700 019

Certified that Document I
11424, has been admitted in
registration but has not yet
been transcribed in the
register

6-12-81
Certified to be a True Copy
Sub-Registrar, Alipore
(RECURS)