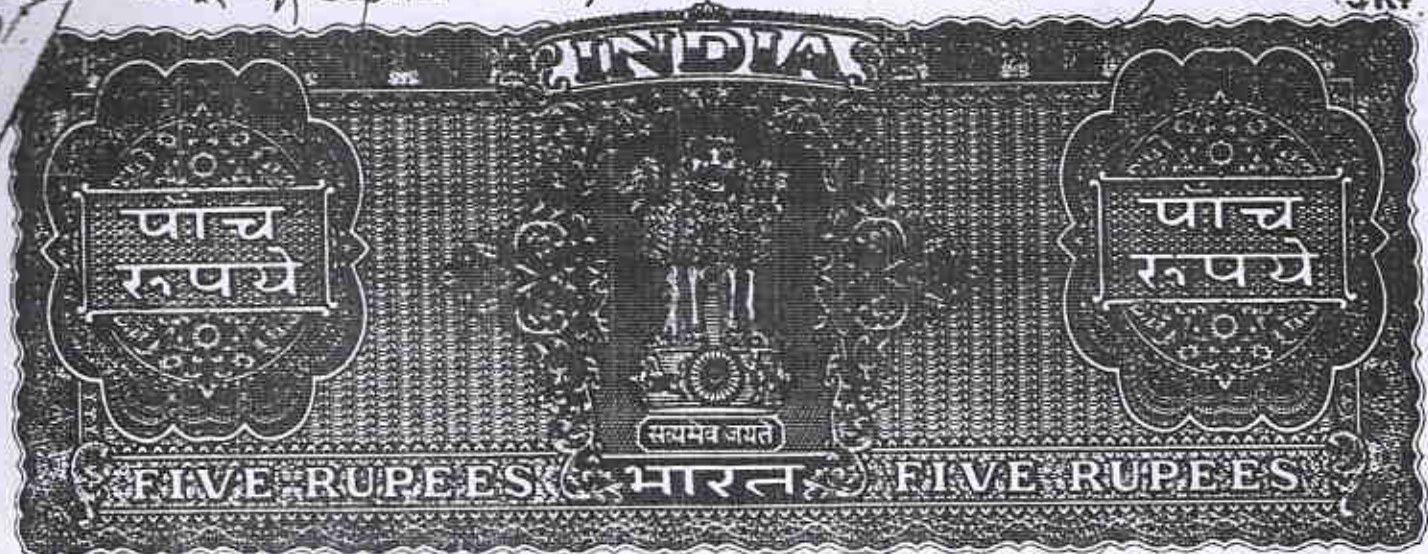


DR. Before - 1981- Dec No. 11425 & 30.9.81. 5RS



Cash 35

TTC 11425

Postage adhesive 5000/-

21	21	5000/-
21	21	1000/-
21	21	1000/-
21	21	1000/-
21	21	500/-
21	21	300/-
21	21	300/-
21	21	60/-

Stamp affixed by
sd. Diligible.

Stamp Superintendent
Calcutta Collectorate.

Serial No of Copy... 9623
Fee Paid... 19.95
G. a... 19.50
C. a... 6.00

43.45

3

9

30/11/81

TTC Produce

THIS DEED OF CONVEYANCE is made on the

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

BETWEEN

SOURIN SEN Alias SOURINDRA NATH SEN Alias SOURINDRA 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

15918 15/10/81

Sold to S. N. Bhattacharya - Adm. of 98 Rorkh
ST - Fing R.O. Col-29

[Signature]

2.00
39.45
3.00
1.15
4.75
58.60

Proposed by P. Sinha

9623
30/11

18/12/81

at Premises No.6 (Six), Skdalia Place, within the Police Station - Ballygunge and Post Office - Ballygunge, Calcutta - 700 019, District - 24-Parganas within the Municipal Limits of Corporation of Calcutta and hereinafter 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

A N D

GOURI BANERJEE, wife of Sri Bhadesh Chandra Banerjee, aged about 43 years, by faith Hinduism, by occupation Housewife, residing at Christampetty, Post Office - Newgong, within the Police Station - Newgong, District - Newgong, Assam, and now residing at Premises No.97-A, Kanakula 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 her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

W H E R E A S 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 the 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 otherwise well and sufficiently 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), Skdalia 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), Kkdalia 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) Chittaks 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 indefeasible 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, Lienspenders, 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 said sister-in-law, Srimati Sujata Sen,

wife

wife of the said Sri Sallendra 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 Chandra Datta and Akhil Chandra Mukherjee ALL THAT PLOTS 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), Ekdalia 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), 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 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 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 26-7-1929 A.D. from the said Hindusthan Co-Operative Insurance Society Limited ALL THAT PLACE 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 Twenty-nine 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 144, 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 building site or 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

land as payable by the said Surendra Nath Sen as Purchaser to the said Hindusthan Co-Operative Insurance Society Limited as the 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 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 afore-mentioned 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 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) storeyed and partly 3 (Three) storeyed brick-built pucca buildings and/or structures TOGETHER WITH all other building 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

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and/or

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, the said buildings and the said structures collectively hereinafter for brevity's sake be referred to as "The said property".

AND WHEREAS after payment of the said sum of Rs.5,200.00 with interest to the said Mortgagee by the said Mortgager, 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 Mortgager, 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 Limited therein described as Mortgagee of the One Part And the said Surendra Nath Sen therein described as the Mortgager 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 262, 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, Aniyabala Sen alias Aniyabala Sengupta (since deceased), his two sons, namely, (1) Sri Sailam Sen alias Sri Sailendra Nath Sen alias Sri Sailendra Nath Sengupta and (2) Sri Soumen Sen alias Sri Soumendra Nath 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 Sudhir Chandra Roy (since deceased), (3) Srimati Mina Dasgupta, wife of Sri (Dr.) Niraj Kumar Dasgupta and (4) Srimati Hashi Dasgupta, wife

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of

of Sri Birendra 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, within the Police Station - Ballygunge, Calcutta - 700 019, District - 24-Parganas within the Municipal Limits of Corporation of Calcutta, more particularly, fully and correctly mentioned, described and set out in the Schedule written hereunder and the abovesaid 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 Saralabala Sen (since deceased), the mother of 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 daughters named above.

AND WHEREAS the said Srimati Renu 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 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 $1/21$ 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 12th day of --

November,

November, 1964 A.D. (One Thousand Nine Hundred Sixtyfour A.D.) by and between the said Srimati Kesu Dasgupta therein described as the DONOR of the One Part And the said Srimati Aniya Bala Sen, Sri Soumen Sen (the said Vendor hereto) and Srimati Sujata Sen, therein jointly described as the DONEES of the Other Part And 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 5 to 14, being No.39, For the Year 1965 of the said Office.

AND WHEREAS the said Srimati Hashi Dasgupta, wife of Sri Biranchi 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 1/7th (One-seventh) right, title, interest, claim, demand and share of the said property, that is to say, the said Premises No.6 (Six), Ekadalia 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 Sailam 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 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 AND 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 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.

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AND WHEREAS

AND WHEREAS the said Srimati Anima 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), Shdalia Place, Calcutta - 700 019, as inherited by her from her said father INTO (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 DONEES 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.1, Volume No.10W, Pages 209 to 213, Being No.3457, For the Year 1965 of the said Office.

AND WHEREAS the said Srimati Nina Dasgupta, wife of Sri (Dr.) Kirmal 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), Shdalia Place, Calcutta - 700 019, as inherited by her from her said father INTO (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,

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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 Brinatti 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 Brinatti 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. 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 Brinatti 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), Badalia Place, Calcutta - 700 019, 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 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), Badalia Place, Calcutta - 700 019, had/has been increased from undivided $1/7th$ (One Part out of Seven Parts) share TO undivided $7/21st$ (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 Part out of Seven Parts) share TO undivided $7/21st$ (Seven Parts out of Twentyone Parts) share.

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AND WHEREAS

AND WHEREAS the said Sailen Sen, son of the said late Surendra Nath Sen gifted on 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), Khadalia 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 Sailen Sen therein described as the PURCHASER of the One Part and the said Aniya Bala Sen therein described as the DECEASED 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 Assurances, Calcutta, and recorded in Book No.1, Volume No.53, Pages 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 Aniya Bala Sen (since deceased) in or upon the said property, that is to say, the said Premises No.6 (Six), Khadalia Place, Calcutta - 700 019, has/had 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 Aniya 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 (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 Aniya Bala Sen alias Sengupta gave, devised and bequeathed her

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entire

entire right, title, interest, claim, demand and share in or upon all her properties, both moveable and immovable, including the said property, that is to say, the said Premises No.6 (Six), Ekbalia Place, Calcutta - TCC 012 UNTU her said two sons, namely, (1) Shri 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 said last will and Testament of the said Amiya Bala Sen, the said Sri Sailendra Nath Sengupta 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 Amiya Bala Sen alias Amiya Bala Sengupta, the deceased, including the said property, that is to say, the said Premises No.6 (Six), Ekbalia Place, Calcutta - TCC 012.

AND WHEREAS the said application with the said will annexed for grant of Letters of Administration to the Estate of the said Amiya 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 12nd 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 Amiya Bala Sen alias Amiya Bala Sengupta including of the said property, that is to say, the said Premises No.6 (Six), Ekbalia Place, Calcutta - TCC 012, 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 Amiya Bala Sen alias Amiya Bala Sengupta, by the said District Delegate with the consents of the aforesaid 4 (four) married daughters of the said late Amiya Bala Sen alias Amiya Bala Sengupta as named above.

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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 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), Ekdalia 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.

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), Ekdalia Place, Calcutta - 700 019, has/have 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 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 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, that is to say, the said Premises No.6 (Six), Ekdalia 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.

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AND WHEREAS

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 today, the 30th day of September 1981 A.D. by way of sale UNTO One Sri Bhabesh Chandra Banerjee, the husband of the said Purchaser hereto ALL THAT PLACE AND PARCEL of 50% Share - (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 5/21st (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), Khdalia 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 the said Vendor hereto therein described as the Vendor of the 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 aforesaid Sri Sallendra 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), Khdalia Place, Calcutta - 700 019, with the consent of the said Vendor hereto have also transferred today, 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 PLACE AND PARCEL of their aforesaid undivided 5/21st (Five Parts out of Twentyone Parts) right, title, interest, claim, demand and share and 4/21st (Four Parts out of Twentyone Parts) right, title, interest, claim, demand and share respectively in or upon the said property, that is to say, the said Premises No.6 (Six), Khdalia Place, Calcutta - 700 019, by and under the two separate Deeds of Conveyance, both made and executed today, the 30th day of September 1981 A.D. by and between the said transferor and transferees named above separately absolutely and forever free from all encumbrances whatsoever at two separate considerations mentioned in the said two Deeds of Conveyance.

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AND WHEREAS

AND WHEREAS by virtue of a MEMORANDUM OF AGREEMENT made and executed on 15th day of July, 1981 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 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 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 Lakh) 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 WITNESSETH that in pursuance of the said Agreement and in consideration of the said consolidated price of Rs.1,00,000.00 (Rupees One Lakh) 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 is under written, the receipt whereof, the said Vendor hereto LOTH hereby acknowledge and admit and of and from the same and every part thereof acquit, release and discharge the said Purchaser hereto and/or her heirs, executors, administrators, legal representatives and assigns and every one of them and also the said property, HZ, the said Vendor hereto as joint, legal, absolute, beneficial and remaining 6/21st (Six Parts out of Twentyone Parts) co-sharer and/or co-owner of the said property DOTA hereby by these presents indefeasibly grant, sell, transfer, convey, assign and assure WIKO the said Purchaser hereto the said 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, the said remaining undivided 6/21st (Six Parts out of Twentyone Parts) right, title, interest, claim, demand and share of the said property, that is to say, ALL THAT PIERCE AND PARCEL of the said undivided remaining 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 and being now known and numbered as the Calcutta Corporation Premises No.6 (Six), Ekdaia Place, within the Police Station - Ballygunge, Calcutta - 700 019, District - 24-Parganas [Formerly known and numbered as Premises No.6/3 (Six By Three), Ekdaia Road, Calcutta - 700 019 and prior to that Plot No.6-B (Six-B) of Scheme VII (Roman Seven) of the said 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 Feet 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, 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, wakfs, liens, Trusts, mortgages, leases, licences,

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Lease and Licenses, gifts, Hiban, settlements, mortgages, thika
tenancy, Agreements for Sale or Lease or otherwise, licenses, charges,
claims 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, butted, bounded, called, known, numbered,
described and distinguished TOGETHER WITH 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 appurtenances thereto AND the Reversion and Reversions, remainder
and remainders, rents, arrear rents, fruits, issues and profits of the said
property and/or every part and parcel thereof AND all the 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,
muniments, writings and other evidences of title which 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, SHE, the said Purchaser hereto

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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 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 her heirs, executors, administrators, legal representatives and assigns that notwithstanding any act, deed, matter or thing whatsoever by HIM, the said Vendor he etc 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 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, Powers of Attorney, liens, debentures, endowments, takfs, trusts, liens, proceedings including Certificate and Liquidation Proceedings and other proceedings,

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lease, 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 her 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 her 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 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, arrear rents, issues, fruits, profits, assessments and other dues of the said property and/or of every part and parcel thereof

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AND FURTHER

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 her under 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 costs 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 manners of former and other estates, encumbrances, attachments, seizures, proclamations, acquisitions, requisitions, Powers of Attorney, proceedings including Certificate and Liquidations Proceedings and other proceedings, liens, debts, debentures, endowments, wakfs, trusts, liaspandans, lease, thika tenancy, gifts, Hibas, -- settlements, mortgages, Agreements for Sale or Lease or other kind of tenancy, licences, leave and licences, charges, claims, interests, demands 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

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any

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, her 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 UNTIL and to the use of the said Purchaser hereto her 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 her 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 her 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, electric bills, Income Taxes, Capital Gains 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

Acts 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 this 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 her 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 her heirs, executors, administrators, legal representatives and assigns and/or her 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 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 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 evidences of title, before any Appropriate Authority or Authorities as and when asked for at the cost of the said Purchaser hereto, her 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 her 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 SHE, the said Purchaser hereto and her heirs, executors,

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 HIM to inspect the aforementioned 4 (Four) Registered Deeds of Gift as 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 her 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 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 doth hereby covenant with the said Purchaser hereto and her 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 her 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 whatsoever as mentioned hereinabove including all losses, damages, costs, charges and expenses, if any, borne, suffered and incurred by the said Purchaser hereto and/or her heirs, executors, administrators, legal representatives and assigns by reason of any defect in title of the said Vendor hereto and/or his executors or predecessors-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, electric bills, Income Tax, Capital Gains Tax, Wealth Tax, Gift Tax, Estate Duty and other taxes payable under the respective Direct Tax

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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 made, hereinabove 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 the 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 the Police Station - Ballygunge, Calcutta - 700 019 and prior to that the said lands and premises were 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/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

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(Fortyfive)

(Fortyfive) formerly Holding No. 97-4 (Fiftyseven By A) in Sub-Division-
'K', Division-V, Tonsi No. 1298 (One Thousand Two Hundred Ninetyeight),
Mouja South Gajesh, Dahi Panchannagram, Khas Mahal in the District of
24-Pargannas within the Police Station - Ballygunge, Calcutta - 700 019,
within the Municipal Limits of Corporation of Calcutta, Ward No. 71, Sub-
Registry Office - Alipore, District Registration Office at Alipore,
24-Pargannas 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 whatsoever as aforesaid TOGETHER WITH all fittings,
fixtures, trees, installations, drains, pipes, sewerages, water-sources,
ways, passages and all rights of ancient lights and other lights,
easements, advantages, benefits and privileges attached to the said
property and/or every part and parcel thereof as buttad and bounded as
follows at present.

- ON THE NORTH : By Premises No. 4-B (Four-B), Ekadalia
Place, Calcutta - 700 019.
- ON THE SOUTH : By Corporation Road known and named
as Ekadalia Place, Calcutta - 700 019.
- ON THE EAST : By Corporation Road known and named
as Ekadalia Place, Calcutta - 700 019.

A N D

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

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

SPECIALLY PROVIDED AND MENTIONED herein that ALL THAT PLOTS
AND PARCELS of the said remaining undivided 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

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claim and share, that is to say, the said remaining undivided 4/11st (Six 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 secured 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

HERETO IN PRESENCE OF :

WITNESSES :

Soumen Sen.

Soumendra Nath Sen

Soumendra Nath Sen Gupta.

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

(1) Hemanta Kumar Gaswami
Dental Surgeon
78/4 G. Fern Road.
Calcutta-19.

(2) Sudhindra Nath Bhattacharya.
advocate High Court at Calcutta.
Calcutta 29

3) Trilu Chatterjee. Service 9/A, Kankulla Road.
Calcutta 29.

4) Sailendra Nath Sen
Govt Service Flat no 3,
16, Dover Lane. Calcutta 29.

5) Sujata sen House wife.
Flat no 3,
16, Dover Lane.

Calcutta-29. 99

MEMORANDUM OF CONSIDERATION
REFERRED TO ABOVE

Received the sum of Rs. 1,00,000.00 (Rupees One Lakh) Only in the following ways and manners from Srinati Gouri 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 remaining 6/21st (Six 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) Ekdalia 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 Bunker's Cheque and/or Bank Pay Order No. 11/414 dated 23 OCT 1981 for Rs. 99,500.00 issued by the Bank of Baroda, Bellachata Branch, Calcutta, in favour of Sri Soumen Sen, the said Vendor hereto - | |
| | <u>Rs. 99,500.00</u> |
| Total - | <u>Rs. 1,00,000.00</u> |

(Rupees One Lakh Only).

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

Witnesses :

1) Hemanta Kumar Gasabmi
Dental Surgeon.
18/4 G Fern Road. Calcutta-19.

2) Sudhindra Nath Bhattacharyya.
Advocate High Court Calcutta
98, Kankulia Road. Calcutta-29.

3) Trilal Chatterjee
91A, Kankulia Road.
Calcutta-29.

4) Sailendra Nath Sen.
Govt Service. Flat no 3
16 Dover Lane. Calcutta-29

Soumen Sen.
Soumendra Nath Sen.
Soumendra Nath Sen Gupta.

Soumen Sen alias
Soumendra Nath Sen alias
Soumendra Nath Sengupta.

5 Sujata Sen House wife.
Flat no 3.
16, Dover Lane.
Calcutta-29

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List of the Vouchers, Deeds, Documents, Pattas, Munimats, Entries and other evidences of title relating to the said property, that is to say, Premises No. 6 (Six), Ekdalia Place, Calcutta - 700 012, hereby granted, sold, transferred, conveyed, assigned and secured by and under this Deed of Conveyance as referred to above and handed over to the said Purchaser hereto :-

1.erox copies of 8 (Eight) Registered Deeds and One Grant of Letters of Administration with Will annexed as referred to above and mentioned, described and set out in the LIST of Vouchers, Deeds, etc. annexed with as part of the Deed of Conveyance executed today by Sri Sallen Sen in favour of Sri Aloke Kumar Banerjee against Serial (1) to (9) of the said List.

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

Witnesses :

Soumen Sen.

Soumendra Nath Sen.

Soumendra Nath Sen Gupta.

Soumen Sen alias
Soumendra Nath Sen alias
Soumendra Nath Sengupta.

Hemanta Kumar Gaswami
Dental Surgeon.
18/4 G. Fern Road.
Calcutta 29.

2) Sudhindra Nath Bhattacharjee.
Advocate High Court at Calcutta.
98, Kankulia Road Calcutta 29.

3. Nilu Chatterjee. Service.
91A Kankulia Road Calcutta 29.

4) Sailerendra Nath Sen. ⁹ (~~S. S. Sen~~) ⁹
Govt Service
Flat no 3. 16 Dover Lane.
Calcutta 29.

5) Sujata Sen. House wife.
Flat no 3. 16. Dover Lane.
Calcutta 29.

Verified

16/12

By ABN
16/12



Admissible under Regn Rule 21
 duly Stamped under the Indian
 Stamp Act, 1899 as amended by
 Act III of 1922 and Section 87
 of the Calcutta Improvement
 Act, 1911 Schedule.

IA No. 22
 Stamp Duty Paid under the
 Indian Stamp Act, 1899
 Amended in 1926 Rs 11.55.56
 Additional duty Paid under the
 Calcutta Improvement Act 1911.

Rs. 25.56.00 Excess.....
 Rs. 25.56.00

A 989.50
 H 25.00
 ml) 4.00
 TR 8.40
 1026.90

Execution is admitted
 by Soumen sen alias.
 Soumendra nath sen alias
 Soumendra nath sen

Gupta. Son of Dr Surendra
 nath sen alias Surendra
 nath sen Gupta of 6 SK
 dalia Place. Dhana

Ballygunge Cal - 19.

Hindu Land Lord.

T 9 11397

Soumen sen Soumensen
 alias Soumendra nath sen
 alias Soumendra nath
 sen Gupta.

Identified by

Hemanta kumar Goswami
 S/O Lt Kripa Sindhu Goswami

sd P. G. Mukherjee.
 Registrar u/s 7(2) Alipore. 18/4 G Fern Rd.
 24 parganas Ballygunge Cal 19
 30.9.81 Hindu Dental.

Surgent

presented for Registration
 at 2.30 P.M on 20th
 day of Septem 1981 by

Soumendra sen alias Soumendra
 nath sen alias Soumendra
 nath sen Gupta. Executant.

Soumen sen. Soumendra nath
 Soumen sen alias
 Soumendra nath sen alias.
 Soumendra nath sen Gupta.

sd P. G. Mukherjee.
 Registrar u/s 7(2) Alipore
 24 parganas
 30.9.81

Hemanta kumar
 Goswami

sd P G. Mukherjee.
 Registrar u/s 7(2)
 Alipore 24 parg
 30.9.81

9

SALE DEED PLAN OF PREMISES NO 6 EKDALIA PLACE.

CALCUTTA-19. (MD-RED)

AREA OF LAND - 5626.0 SFT. OR - 522.66 SQM.

• SCALE - 1 IN = 16 FT.

4-BEKPALIA PLACE

69-9-2

**I
Y.S**

ASBESTOS SHED

1464

12-6"

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T.MED

T. SHED

COURT.
YARD.

III

NR

III

90°

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05/11

65-1

40'-0" WIDE EKDALIA PLACE

VENDERS SIGNATURE

ΕΚΔΑΤΙΑ ΠΛΑΤΕ

79:01

Insan Kanto Ray B.C.E

Dr. Gy.

T. K. Ray

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

certified to be a copy of the original plan
attached & so camp # 425 for 1981.06.
D. K. Miller
Camp and Dr.
Med. 94407
Box 15-12 81

document number
11425 has not yet
been transcribed
in the Register.

g

Dated the _____ Day of _____

1981 A.D.

DEED OF CONFIDANCE

B S T A N

TOWNSHIP SEN

VALUOR

AND

COURT BARRISTERS - PURCHASER

End Addl. Court of Munsiff Alipore
Sut No. _____ of 1987.
Filed by. Plaintiff/Defendant
Exhibit No. 8

6-12-89.

Copied by -

R. Guha.
14. 12. 81

Compared by
Apar Sen
14. 12. 81

No. : Premises No. 6 (Six)
Bhikha Place,
Calcutta-700 019.

Certified to be a True Copy

Sub-Registrar, Alipore
RECORDS)