10892 — 2 — 9306

15000रु. भारतीय गैर न्यायिक 15000रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 भारत INDIA Rs 15000

NV 2 # 2977000/- 02BB

7-10-05

23+5(07)

8-10-05

Land 1/3 Share

A 12650
E 7
7 55
25
4
(274)

182216 Sh Tw. 49570
182217 " " 49,000
182218 " " 48,000
182219 " " 40,000
177,570/-

5K - 6Ch - 10Sft
1K - 14Ch - 0Sft
7K 4Ch - 10Sft

11,51,000

THIS INDENTURE made this 7th day of october 2005 BETWEEN SM. NUPUR DUTTA widow of Bimal Kumar Dutta, deceased, Hindu house-wife, residing at No.5A, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street, P.S. Bhawanipore, Kolkata - 700025, within the municipal

19536/- 11,60,000

Challan No. 1665
Paid to M/S L.K. Estate Pvt Ltd.
at 189, Muktaram Babu Street
Kolkata - 700007

Kolkata Collectorate
Treasury

Treasurer

Dated 4/10/2005

15,000 x 7 Pcs = 1,05,000
10,000 x 1 " = 10,000
100 x 2 " = 200

Total 1,15,200

11.25 pm.

4th October 2005

Nupur Dulla.

by Nupur Dulla on the behalf.

7.10.05

13827

Nupur Dulla.

13828

By K. [illegible]

(SURESH KUMAR GOEL)

Rakesh Singh
S/o U.Y.N. Singh
13B, Block-C
Bangur Avenue
Kol-55

Nupur Dulla W/o Lt Bimal Kr Dulla of 5A Chandra Nath Chatterjee St P.S Bhowanipore Kol.25 Suresh Kumar Goel Director for L.K. Estates Pvt Ltd of No 189 Muktaram Babu St P.S Jorasanko Kol.73

Rakesh Singh S/o Lt U.N. Singh 13B Block C Bangur Avenue Kol-55

7.10.05

10892

15000रु. भारतीय गैर न्यायिक 15000रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 भारत INDIA Rs.15000

02BB

THIS INDENTURE made this 7th day of october 2005 BETWEEN SM. NUPUR DUTTA widow of Bimal Kumar Dutta, deceased, Hindu house-wife, residing at No.5A, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street, P.S. Bhawanipore, Kolkata - 700025, within the municipal

No. 16657
Sold to M/S L.K. Estate Pvt Ltd.
at 189, Muktaram Babu Street
Kolkata - 700007

Kolkata Collectorate
Treasury

Treasurer

Dated 4/10/2005

15,000 x 7 Pcs = 1,05,000
10,000 x 1 " = 10,000
100 x 2 " = 200

Total 1,15,200

11.25 pm.
2005

Nupur Dulla.

by Nupur Dulla as the ends.

7.10.05

Nupur Dulla.

Nupur Dulla
Nupur Dulla W/o Lt Bimal Kr Dulla of 5A Chandra Nath Chatterjee St P.S Bhowanipore Kol.25 for Suresh Kumar Goel Director for L.K. Estates Pvt Ltd of No 189 Muktaram Babu St P.S Jorasanko Kol.73

(SURESH KUMAR GOEL)

Rakesh Singh
S/o Lt. Y.N. Singh
130, Block-C
Bangur Avenue
Kol-55

Rakesh Singh S/o Lt Y.N. Singh
130 Block C Bangur Avenue
Kol-55

7.10.05

02BB 747164

limits of Kolkata, in the District of 24-Parganas (South) hereinafter referred to as "the VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators and representatives) of the ONE PART AND L. K. ESTATES PRIVATE LIMITED, a Company incorporated under the Companies Act,

Sl. No. 14657

Sold to M/S. L.K. Estate Pvt Ltd.

of 189, Muktaram Baber Street.

Kolkata - 700007

Kolkata Co...

Treasury

Treasury

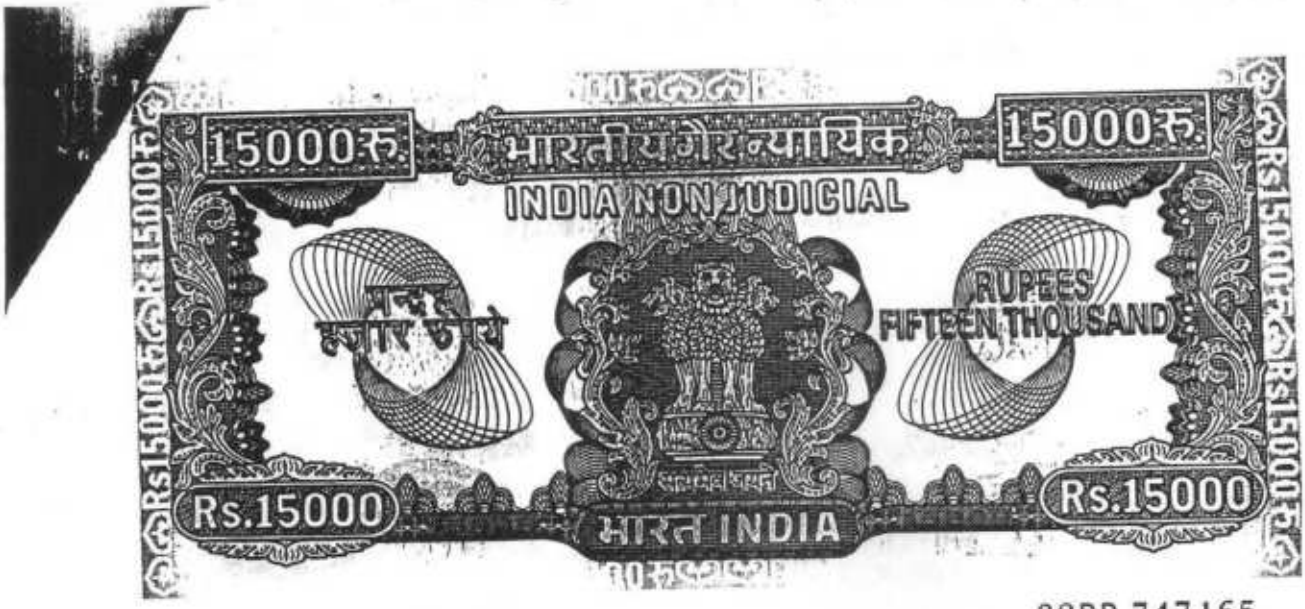
Dated 4/10/2025.

15,000 x 7 Pcs = 1,05,000.

10,000 x 1 " = 10,000

100 x 2 " = 200

Total — 1,15,200



02BB 747165

1956 and having its registered office at No.189, Muktaram Babu Street, P.S. Jorashanko, Kolkata - 700073, hereinafter referred to as "the PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its successor or successors, representatives and assigns) of the OTHER PART :

Challan No. 16457

Sold to M/S. L. K. Estate Pvt. Ltd.

at 189, Muktaram Babu Street.

Kolkata - 700007.

Kolkata Collectorate,

Treasury

Treasurer

Dated 4/10/2025

15,000 × 7 Pcs	=	1,05,000
10,000 × 1 "	=	10,000
100 × 2 "	=	200
Total	—	1,15,200

02BB 747165

1956 and having its registered office at No.189, Muktaram Babu Street, P.S. Jorashanko, Kolkata - 700073, hereinafter referred to as "the PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its successor or successors, representatives and assigns) of the OTHER PART :

No. 16457

Sold to M/S. L. K. Estate Pvt. Ltd.

at 189, Muktaram Babu Street.

Kolkata - 700007.

Kolkata Collectorate,

Treasury

Treasurer

Dated 4/10/2025

15,000 × 7 Pcs	=	1,05,000
10,000 × 1 "	=	10,000
100 × 2 "	=	200
Total	—	1,15,200

02BB 747166

WHEREAS:

1) At all material times and until as hereinafter mentioned one Priyanath Duta was seised and possessed of or otherwise well and sufficiently entitled to as an absolute estate of inheritance or an estate equivalent thereto FIRSTLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon

Sl. No. 77

Sold to M/s. L.K. Estate Pvt Ltd.

of 159, Khurtaram Baker Street.

Kolkata - 700007.

Kolkata Collectorate,
Treasury

Treasurer

Dated 4/10/2010

15,000 x 7 Pcs. = 1,05,000

10,000 x 1 " = 10,000

100 x 2 " = 200.

Total = 1,15,200

02BB 747167

or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street, within the municipal limits of Kolkata; SECONDLY ALL THAT the brick

No. 16657.

Paid to M/s. L. K. Estate Pvt Ltd.

at 189, Muktaram Babu Street.

Kolkata - 700007.

Kolkata Collectorate,
Treasury

Treasurer

Dated 4/10/07 2007.

15,000 x 7 Yes = 1,05,000.

10,000 x 1 " = 10,000

100 x 2 " = 200.

Total - 1,15,200.

02BB 747168

built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 8 Cottahs 13 Chittacks and 19 Sq.ft. be the same a little more

Sl. No. 16657.

Sold to M/s. L.K. Estate Pvt. Ltd.

of 189, Muktaram Baban Street.

Kolkata - 700007.

Kolkata Collectorate,

Treasury

Treasurer

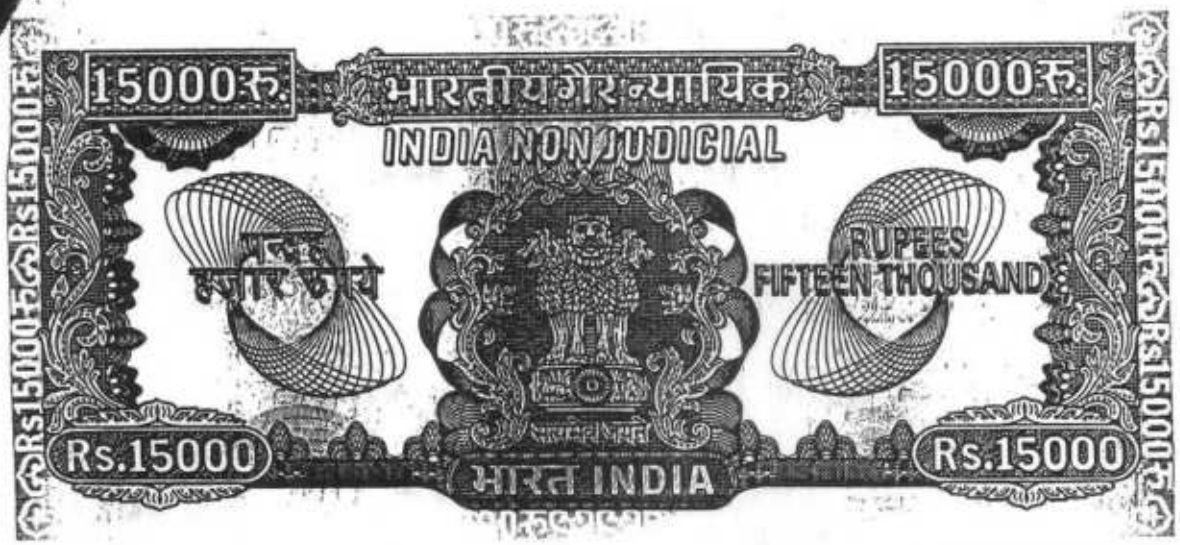
Dated 4/10/05

15,000 x 7 Pcs = 1,05,000.

10,000 x 1 " = 10,000.

100 x 2 " = 200.

Total - 1,15,200



02BB 747169

or less situate lying at and being premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street, within the municipal limits of Kolkata; AND THIRDLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue

Challan No. 16657.

Paid to M/s. L.K. Estate Pvt. Ltd.

at 189, Muktaram Babu Street.

Kolkata - 700007.

Kolkata Collectorate,

Treasury

Treasurer

Dated 4/10/ 2005.

15,000 X 7 Pcs = 1,05,000.

10,000 X 1 " = 10,000.

100 X 2 " = 200

Total - 1,15,200

RARUK ASSURANCES & REAL ESTATE PVT. LTD. CALCUTTA

भारतीय गैर न्यायिक

10000 रु. Rs.10000

10000 रु. Rs.10000

10000 रु. Rs10000 दस हजार रुपये

10000 रु. Rs10000 RUPEES TEN THOUSAND

10000 रु. Rs.10000

भारत INDIA

INDIA NON JUDICIAL

04AA 897039

free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 2 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.3/3, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street, within the municipal

Challan No. 16657

Deposited by M/s. L.K. Estate Pvt Ltd.

at 189, Muktaram Babu Street.

Kolkata - 700007.

Kolkata Collectorate,

Treasury

Date 14/10/2025.

Treasurer

15,000 x 7 Pcs = 1,05,000

10,000 x 1 " = 10,000

100 x 2 " = 200

Total - 1,15,200

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 01AA 191204

limits of Kolkata and hereinafter for the sake of brevity collectively referred to as the "Entire Property" free from all encumbrances and liabilities whatsoever.

2) The said Priyanath Dutta who was in his life time and at the time of his death a Hindu governed by

Ch. No. 16657

Sold to M/S. L.K. Estate Pvt Ltd.

of 189 Muktaram Babu Street.

Kolkata - 700007.

Kolkata Collectorate,
Treasury

Treasury

Dated 4/10/2025.

15,000 X 7 Pcs = 1,05,000.
10,000 X 1 " = 10,000
100 X 2 " = 200

Total = 1,15,200

100Rs.

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 01AA 191205

the Bengal School of Hindu law died intestate on or about the 21st day of December, 1931 leaving behind his sole widow Sm. Sailabala Dutta, his three sons, namely, Rabindra Nath Dutta, Bimal Kumar Dutta and Nirmal Kumar Dutta and four daughters, namely, Sm. Kamala Ghosh, Sm. Susama Ghosh, Sm. Mira Rani Mitra and Sm. Shanti Neogi and leaving behind the said Entire Property.

Sh. No. 16657

Sold to M/s. L.K. Estate Pvt Ltd.

at 159 Mukteram Babu Street

Kolkata - 700007

Kolkata Collectorate,
Treasury

Treasurer

Dated 4/10/2025.

15,000 × 7 Pcs = 1,05,000.
10,000 × 1 " = 10,000.
100 × 2 " = 200

Total = 1,15,200/-.

3) The said Sm. Sailabala Dutta, the said Rabindra Nath Dutta, the said Bimal Kumar Dutta and the said Nirmal Kumar Dutta were entitled to the said Entire Property in equal shares absolutely and forever.

4) The said Rabindra Nath Dutta who was in his life time and at the time of his death a Hindu governed by the Hindu Succession Act died intestate on or about the 15th day of July, 1967 leaving behind his sole widow Sm. Reba Rani Dutta, his three sons, namely, Pranab Kumar Dutta, Prabir Kumar Dutta, Pratap Kumar Dutta, his two daughters, namely, Sm. Anju Rani Basu and Sm. Manju Rani Basu and his mother the said Sm. Sailabala Dutta as his heiresses and heirs him surviving and leaving behind an undivided 1/4th part or share of and in the said Entire Property who became jointly entitled to the same in equal shares absolutely and forever.

5) The said Sm. Sailabala Dutta who was in her life time and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on or about the 4th day of July, 1971 leaving behind her two sons, Bimal Kumar Dutta, Nirmal Kumar Dutta and four daughters, Sm. Kamala Ghosh, Sm. Susama

Ghosh, Sm. Mira Rani Mitra and Sm. Shanti Neogi and Sm. Reba Rani Dutta her daughter-in-law being the widow of her predeceased son the said Rabindra Nath Dutta, deceased and her three grand-sons, namely, Pranab Kumar Dutta, Prabir Kumar Dutta and Pratap Kumar Dutta being her grand-sons being the sons of her predeceased son the said Rabindra Nath Dutta, deceased and her two grand-daughters, namely, Sm. Anju Rani Basu and Sm. Manju Rani Basu being the daughters of her predeceased son the said Rabindra Nath Dutta, deceased and leaving behind an undivided 8/24th part or share of and in the said Entire Property who became jointly entitled to the same according to the shares prescribed in the said Hindu Succession Act.

6) The said Sm. Shanti Neogi who was in her life and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on or about the 14th day of June, 1973 leaving behind her only son Sri Jayanta Neogi and her two daughters, namely, Sm. Gopa Neogi also known as Gopa Ghosh, Sm. Shampa Neogi alias Swapna Neogi also known as Swapna Ghosh and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by her from her moher the said Sailabala Dutta, deceased, who became

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

REGISTRAR OF ASSURANCES CALCUTTA

jointly entitled to the same in equal shares absolutely and forever.

7) The said Sm. Susama Ghosh, who was in her life time and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on 12th August, 1974 leaving behind her only son Brajendra Nath Ghosh, her three daughters, namely, Ilu Dutta, Ruby Dutta and Lila Bose and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by her from her mother the said Sailabala Dutta, deceased who became jointly entitled to the same in equal shares absolutely and forever.

8) The said Sm. Mira Rani Mitra who was in her life time and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on 26th June, 1976 leaving behind her three sons, Tarun Kumar Mitra, Barun Kumar Mitra and Swapan Kumar Mitra and two daughters, namely, Sm. Karabi Dey and Sm. Purabi Basu and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by her from her mother the said Sailabala Dutta, deceased who became jointly entitled to the same in equal shares absolutely and forever.

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

REGIONAL REGISTRAR OF ASSURANCES, CALCUTTA

9) The said Sm. Kamala Ghosh who was in her life time and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on 11th November, 1978 leaving behind her only son Prabhat Kumar Ghosh and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by her from her mother the said Sailabala Dutta, deceased who became entitled to the same absolutely and forever.

10) The said Nirmal Kumar Dutta who was in his life time and at the time of his death a Hindu governed by the Hindu Succession Act died intestate as bachelor on 28th December, 1991 leaving behind her only brother Bimal Kumar Dutta and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by him after the demise of his parents Priyanath Dutta, deceased and Sailabala Dutta, deceased respectively who became entitled to the same absolutely and forever.

11) By a Bengali Deed of Gift dated the 24th March, 1992 and made between the said Brajendra Nath Ghosh, Sm. Ilu Dutta, Sm. Ruby Dutta, Sm. Lila Bose, Sri Prabhat Kumar Ghosh, Sri Tarun Kumar

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA

THE ADDL. REGISTRAR OF ASSURANCES I
CALCUTTA

Mitra, Sri Barun Kumar Mitra, Sri Swapan Kumar Mitra, Sm. Karabi Dey, Sm. Purabi Basu, Sri Jayanta Neogi, Sm. Gopa Ghosh, Sm. Swapna Ghosh therein collectively referred to as the Donors of the One Part and Bimal Kumar Dutta, Smt. Reba Rani Dutta, Pranab Kumar Dutta, Prabir Kumar Dutta, Anju Rani Basu, Manju Rani Basu and Pratap Kumar Dutta therein collectively referred to as the Donees of the Other Part and registered at the office of the Registrar of Assurances at Kolkata in Book No.I, Volume No.____ at Pages _____ to _____ Being No.6327 for the year 1992 the Donors thereinnamed for the consideration therein mentioned granted, conveyed, transferred as and by way of Gift ALL THAT the undivided 1/7th part or share of and in ALL THAT the said Entire Property more particularly described in Item Nos.1 and 2 of the Schedule thereunder written absolutely and forever free from all encumbrances and liabilities whatsoever.

12) In the premises the said Bimal Kumar dutta, the said Sm. Reba Rani Dutta, the said Pranab Kumar Dutta, the said Sm. Anju Rani Bose, the said Sm. Manju Rani Bose and the said Pratap Kumar Dutta became seised and possessed of or otherwise well and sufficiently entitled to as an absolute estate

ADDITIONAL REGISTRAR
ASSURANCES-I, KOLKA

SUPERINTENDENT OF STAMPS
CALCUTTA

of inheritance or an estate equivalent thereto ALL THAT the said Entire Property (out of which the said Bimal Kumar Dutta became entitled to an undivided proportionate part or share of and in the said Entire Property while the remaining undivided proportionate part or share of and in the said Entire Property became jointly entitled to the said Sm. Reba Rani Dutta, the said Pranab Kumar Dutta, the said Prabir Kumar Dutta, the said Pratap Kumar Dutta, the said Sm. Anju Rani Bose and Sm. Manju Rani Bose) free from all encumbrances and liabilities whatsoever.

13) By a Bengali Deed of Partition dated the 24th day of March, 1992 and registered at the office of the Registrar of Assurances at Kolkata in Book No.I, Volume No._____ at Pages ___ to ____ Being No.6328 for the year 1992 and made between the said Bimal Kumar Dutta and the said Reba Rani Dutta, Pranab Kumar Dutta, Prabir Kumar Dutta, Pratap Kumar Dutta, Sm. Anju Rani Bose and Sm. Manju Rani Bose, the said Entire Property more particularly described in Schedule "Ka" thereunder written being Item Nos.1 and 2 were divided into two lots bearing Lot No.A and Lot No.B and the said Lot No.A was exclusively allotted to the said Bimal Kumar Dutta and more particularly described in

ADDITIONAL REGISTRAR
CALCUTTA

REGISTRAR OF ASSURANCES
CALCUTTA

Schedule "Kha" thereunder written being Item Nos.1 and 2 and delineated in the map or plan thereto annexed and thereon bordered Red absolutely and forever free from all encumbrances and liabilities whatsoever.

14) The said Lot No.A allotted to the said Bimal Kumar Dutta being FIRSTLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street, within the municipal limits of Kolkata; SECONDLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 14 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of premises No.5, Chandra Nath Chatterjee Street also known as

ADDITIONAL REGISTRAR
CALCUTTA

REGISTRAR OF ASSURANCES
CALCUTTA

Chandra Chtterjee Street, within the municipal limits of Kolkata; THIRDLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 2 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.3/3, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street, within the municipal limits of Kolkata and hereinbefore as well as hereinafter collectively referred to as the "Lot No.A" free from all encumbrances and liabilities whatsoever.

15) The said Bimal Kumar Dutta who was in his life time and at the time of his death a Hindu governed by the Hindu Succession Act died intestate on or about 9th April, 1999 leaving behind the said Lot No.A and leaving behind Sm. Nupur Dutta his sole widow and his only son Sri Sanjay Dutta and his only daughter Dm. Sanchita Das as his heiresses and heir him surviving who became jointly entitled to the said Lot No.A absolutely and forever free from all encumbrances and liabilities whatsoever.

16) The said Lot No.A partly is in the occupation, possession and enjoyment of the said Nupur Dutta, the said Sanjay Dutta and the said Sanchita Das and the remaining part or portion of the said Lot No.A are in the occupation, possession and enjoyment of several monthly tenants.

17) In the premises, the Vendor is thus seised and possessed of or otherwise well and sufficiently entitled to as an absolute estate of inheritance or an estate equivalent to ALL THAT the undivided one-third part or share of and in FIRSTLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street within the municipal limits of Calcutta more particularly described in Part-I of the First Schedule hereunder written AND ALL THAT the undivided one-third part or share of and in SECONDLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto

ADDITIONAL REGISTRAR

REGISTRAR OF ASSURANCES
CALCUTTA

belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 14 Chittacks and 0 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street within the municipal limits of Calcutta, more particularly described in Part-II of the said First Schedule hereunder written and hereinafter for the sake of brevity collectively referred to as the "said property" free from all encumbrances and liabilities whatsoever.

18) The said property is in the occupation, possession and enjoyment of the several monthly tenants, particulars whereof are set out in the Second Schedule hereunder written.

19) The Vendor has agreed to sell and the Purchaser has agreed to purchase absolutely ALL THAT the said property more particularly described in Part -I and Part-II of the First Schedule hereunder written and hereinafter for the sake of brevity collectively referred to as the "said premises" at or for the price or consideration of Rs.11,51,000/- (Rupees Eleven lacs and Fifty-One

REGISTRAR OF ASSURANCES
CALCUTTA

thousand only) free from all encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid, particulars whereof are set out in the Second Schedule hereunder written.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.11,51,000/- (Rupees Eleven lacs and Fifty-One thousand only) paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written, admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release, forever, discharge the Purchaser and the property hereby conveyed) the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser ALL THAT the undivided one-third part or share of and in FIRSTLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street within the municipal limits of Calcutta more particularly described in Part-I of the First Schedule hereunder written AND ALL THAT the undivided one-third part


REGISTRAR OF ASSURANCES
CALCUTTA

or share of and in SECONDLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 14 Chittacks and 0 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street within the municipal limits of Calcutta, more particularly described in Part-II of the said First Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity collectively referred to as the "said premises" OR HOWSOEVER OTHERWISE the said premises or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished Together With all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the aid premises belonging or in anywise appertaining or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto respectively AND the reversion or reversions, remainder or remainders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest,

ADDITIONAL REGISTRAR
ASSURANCES-I, CALCUTTA

THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said premises and every part thereof herein comprised and hereby granted and transferred and every part thereof AND all deeds, pottahs, muniments, writings and evidences of title which in anywise relating to the said premises or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said premises AND ALL AND SINGULAR other the premises herein comprised and hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be Together With all other rights, interests, members and appurtenances belonging thereunto and every part thereof respectively unto and to the use of the Purchaser absolutely and forever free from all mortgages, charges, liens, lispendens, encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid.

2. The Vendor doth hereby covenant with the Purchaser (1) that the Vendor is absolutely seised and possessed of or otherwise well and sufficiently entitled to the said premises free from all encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid and (2) that the Vendor has good right, full

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power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure ALL AND SINGULAR the said premises hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid and (3) that the Vendor shall remain liable for all rents, rates, taxes and all other out-goings and impositions payable in respect of the said premises upto the date of these presents and the Vendor shall keep the Purchaser saved harmless and indemnified in this respect and (4) that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted, sold, conveyed and transferred and receive and enjoy the rents, issues and profits thereof and every part thereof without any lawful let, suit, trouble, eviction, interruption, disturbance, claim or demand whatsoever from of or by the Vendor or any other person or persons whosoever lawfully or equitably claiming from through under or in trust for the Vendor and (5) that free and clear and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all estates,

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charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any Certificate Case or Proceedings) executions encumbrances and liabilities whatsoever made or suffered by the Vendor and (6) that the Vendor doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendor for acquisition and/or requisition of the said premises or any part thereof and that the said premises or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings are pending in any Court or Tribunal or any other Competent Authority for acquisitioning or requisitioning the said premises or any part thereof and (7) that the Vendor doth hereby further covenant with the Purchaser that the Vendor has not at anytime done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said premises is or may be impeached, charged, encumbered or affected by reason whereof the Vendor may be prevented from conveying the said premises in manner as aforesaid and (8) FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest property claim and demand whatsoever into or upon the said premises hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from

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time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting, transferring and assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO

PART - I

ALL THAT the undivided 1/3rd part or share of and in ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street, within the municipal limits of Kolkata, P.S. Bhawanipore, Sub-Registry office Alipore, District Registration Office Alipore, Pin Code - 700025 in the District of 24-Parganas (South), Kolkata Municipal Corporation Ward No.71 and butted and bounded in the manner following, i.e. to say :

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ON THE NORTH : By premises No.5B, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street;

ON THE EAST : By 12 feet wide common passage;

ON THE SOUTH : By Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street;

And

ON THE WEST : By the divided and demarcated Portion of Lot No.A being the divided and demarcated portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street allotted to the Vendor and Sm. Sanchita Das and Smt. Nupur Dutta;

The covered area of the building is 3900 Sq.ft. more or less and the construction of the same was done prior to 1931.

Nupur Dutta.

PART - II

ALL THAT the undivided one-third part or share of and in

ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 14 Chittacks and 0 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of premises No.5,

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Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street, within the municipal limits of Kolkata, P.S. Bhawanipore, Sub-Registry office Alipore, District Registration Office Alipore, Pin Code - 700025 in the District of 24-Parganas (South), Kolkata Municipal Corporation Ward No.71 and butted and bounded in the manner following, i.e. to say :

ON THE NORTH : By premises No.5B, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street;

ON THE EAST : By premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street allotted to the Vendor and Sm. Sanchita Das and Smt. Nupur Dutta;

ON THE SOUTH : By Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street;

And

ON THE WEST : By Lot No.B being the divided and *demarcated portion of premises* No.5, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street allotted to Sm. Reba Rani Dutta & others;

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The covered area of the building is 1200 Sq.ft. more or less and the construction of the same was done prior to 1931.

THE SECOND SCHEDULE ABOVE REFERRED TO

(LIST OF TENANTS)

RE: Premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street.

SL. NO.	NAME OF THE TENANTS	AREA OCCUPIED BY THE TENANTS	RENT PER MONTH (Rs.)
1.	Gurjit Kaur.	1 room on the ground floor measuring 100 Sq.ft.	121/-
2.	Gurjit Kaur.	1 room on the ground floor measuring 100 Sq.ft.	230/-
3.	Rupnarayan Agarwal.	1 shop on the ground floor measuring 150 Sq.ft.	250/-
4.	Nirmal Singh.	3 rooms on the ground floor measuring 800 Sq.ft.	1,080/-
5.	Krishna Shaw.	1 shop on the ground floor measuring 150 Sq.ft.	350/-
6.	Priyabala Das.	3 rooms on the ground floor measuring 400 Sq.ft.	450/-
7.	Sambhu Nath Mondal.	1 shop on the ground floor measuring 200 Sq.ft.	200/-

RE: Premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chtterjee Street.

8.	Ranjit Kaur.	1 room on the ground floor measuring 120 Sq.ft.	200/-

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.11,51,000/- (Rupees Eleven lacs and Fifty-One thousand only) being the within mentioned consideration money expressed to have been paid by the Purchaser to the Vendor as per Memo of Consideration below : **Rs.11,51,000/-**

MEMO OF CONSIDERATION

By cheque No 798955 dated 19/09/2005 on State Bank of Patiala Canac Street Branch, Kol Kata - 700017 drawn by the purchaser in favour of the vendor — — — — — — — — Rs 51,000/-

By another cheque No 798956 dated 20/09/2005 on State Bank of Patiala, Canac Street Branch, Kol Kata - 700017 drawn by the purchaser in favour of the vendor — — — — — — Rs 3,50,000/-

By Banker's cheque No 923453 dated 6/10/2005 issued by State Bank of Patiala, Canac Street Branch, Kol Kata - 700017 at the instance of the purchaser in favour of the vendor — — — — — — Rs 71701/-

By another Banker's cheque No 923454 dated 6/10/2005 issued by State Bank of Patiala, Canac Street Branch, Kol Kata - 700017 at the instance of the purchaser in favour of the vendor — — — Rs 2,78,299/-

By another Banker's cheque No 923455 dated 6/10/2005 issued by State Bank of Patiala Canac Street Branch, Kol Kata - 700017 at the instance of the purchaser in favour of the vendor — — — — — — — — Rs 2,00,000/-

Balance by another Banker's cheque No 923456 dated 6/10/2005 issued by State Bank of Patiala, Canac Street Branch, Kol Kata - 700017 at the instance of the purchaser in favour of the vendor — — Rs 2,00,000/-

Total Rs 11,51,000/-
(Rupees Eleven lacs and fifty one thousand only)

witnesses :-

Rakesh Singh.

Sanjay Dulli.

Nupur Dulli.

Drafted by me.

Sukhendu Kumar Mukhopadhyay
Advocate
High Court
Calcutta

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OF ASSURANCES-I, KOLKATA

THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

SPECIMEN FORM FOR TEN FINGERPRINTS

Nuhu Dulla

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Omar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

DATED THIS 7th DAY OF October 2005

REGD. IN
BOOK NO. I
VOLUME NO. I
PAGE NO. 1 TO 43 (1-43)
DEED NO. 9306
YEAR 2005

BETWEEN

SM. NUPUR DUTTA

AND

L. K. ESTATES PRIVATE LIMITED

ADDITIONAL REGISTRAR OF ASSURANCE-I, KOLKATA
14/10/05

CONVEYANCE

ADDITIONAL REGISTRAR OF ASSURANCE-I, KOLKATA

Scanned 14/10/05

S. K. MUKHERJEE,
Advocate,
High Court, Calcutta.