

12094 - 2 2613



NOV 15 2005

04BB 324726



150 - 4000
70100

74100

Land Area 1/5

GK-1504-19587

Handwritten signature: *Ra. Anandara*
Cheque No. *150473*
Rs. *4000*
has been paid to *Pratap Kumar Dutta*

Handwritten notes: *7/45*, *25/11/05*

Printed text on the left side of the document, partially obscured by handwriting.

Handwritten list of numbers: *7.40*, *A. 8129*, *E 7*, *D. 55*, *85*, *8220*

ADDITIONAL REGISTRAR OF
ARBITRATION NO. 1, KOLKATA

THIS INDENTURE made this 23rd day of November, 2005

BETWEEN PRATAP KUMAR DUTTA son of Rabindra Nath Dutta, deceased, Hindu land-holder, residing at No.5A, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, P.S. Bhawanipore, Kolkata - 700025, within the municipal limits of Kolkata, in the District of

Handwritten list of numbers: *A 8129*, *E 7*, *D 55*, *8220*

Handwritten signature: *Pratap Kumar Dutta*

Handwritten signature: *Ra. Anandara*
Cheque No. *150473*
Rs. *4000*
has been paid to *Pratap Kumar Dutta*

No. 70... 18936
 Title to... L.K. Estate (P) Ltd.
 No. 189 - Muktesam Babu St
 Val. Katak?

Stamp Duty...
 Year...

Date... 16/11/2005

4 x 15,000 = 60,000
 1 x 10,000 = 10,000
 1 x 100 = 100

Presented for Registration 1.45 pm
 at Kolkata Registration Office

on the 29th day of Nov 2005
 by Suresh Kr Das

Stamp Duty...
 Stamp Duty...

79,100

ADDITIONAL REGISTRAR OF
 ASSURANCES-1, KOLKATA. 23.11.05

(SURESH KUMAR DAS)

L.K. Estate Pvt. Ltd.
 Director

Suresh Kr Das Director
 of L.K. Estate Pvt Ltd.
 of 189 Muktesam Babu St
 P. S. Gariahaty Kal-23
 Road of 120 Delta 310 Palisade
 with Delta of 5A Chandrahat
 Chatterjee St also known as
 Chandra Chatterjee St P. S.
 Bhowanipore Kal-25

Attest

2
 Suresh Kr Das
 310 Palisade Kr Das
 5 Chandrahat Chatterjee
 St - Kal 25 (Service)

Indrajit Das
 310 Palisade Kr Das
 5 Chandrahat Chatterjee
 Street Kal-25 (Service)

ADDITIONAL REGISTRAR OF
 ASSURANCES-1, KOLKATA.
 23.11.05



04BB 324727

2.

24-Parganas (South), hereinafter referred to as "the VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators and representatives) of the ONE PART AND L. K. ESTATES PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 and having its registered office at No.189,

No. 18936
L. K. Estate (P) Ltd.
1895 Mukteswar Babu St.
Kolkata-2

Registered
DOWRY

[Signature]

16/11/2005

4 x 15000	=	60000
1 x 10000	=	10000
1 x 100	=	100
		<hr/>
		70100



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA.



04BB 324728

3.

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. 18936

Lik. Estate (P) Act
1895 Muktaram Bakshi
Vol. 7

Kolkata
Treasurer


Treasurer

Date 16/11/55

4 x 15000	=	60,000
1 x 10000	=	10,000
1 x 100	=	100
		<hr/>
		70,100



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA



04BB 324729

4.

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 or on part whereof the same are erected and built

No. 18936
L.K. Estate (P) Ltd.
189 - Mukhbaram Bazar St.,
Kolkata 7

Kolkata
Treasury

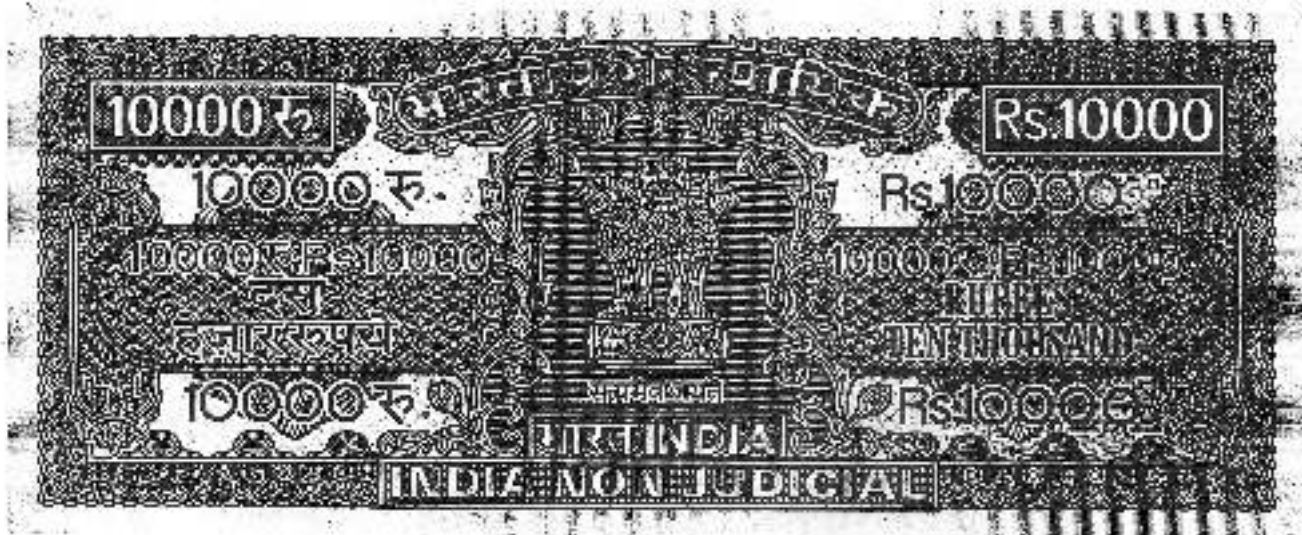

Treasurer

Date 16/11/2005

4 x 15000	=	60,000
1 x 10000	=	10,000
1 x 100	=	100
		<hr/>
		70,100



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



06AA 276836

5.

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 Chatterjee 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

No. 18936

Sold to L.V. Estate (P) Ltd.

189, Mukhaman Babu St.

Kolkata - 2

Collector
Treasury

[Signature]

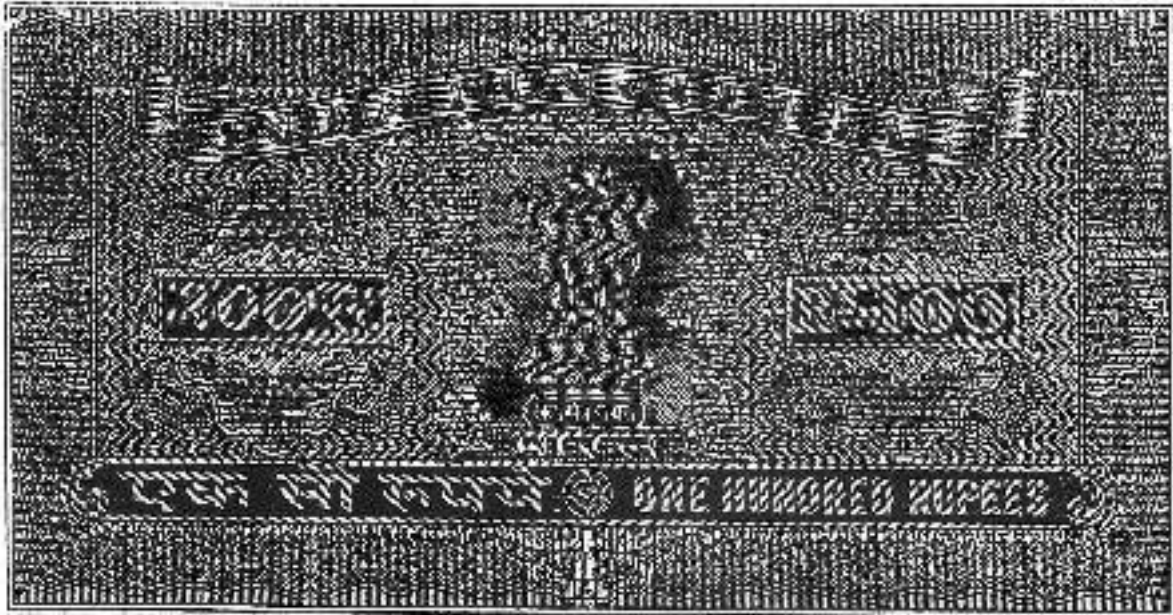
[Faint handwritten text]

4 x 15000	=	60,000
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1 x 100	=	100
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		70100



ADDITIONAL REGISTRAR OF ASSURANCES-1, KOLKATA

100Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

01AA 496523

6.

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 or less situate lying at and being premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee 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

No. 18936
Sold to L.K. Estate (P) Ltd.
at 189- Muktagam Babu Street
Kolkata - 700007

Calcutta Collection
Treasury

[Signature]

Dated... 16/11/2005

4 X 15000	=	60,000
1 X 10000	=	10,000
1 X 100		100
		<hr/>
		70,100



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

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 Chatterjee Street, within the municipal 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 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.

- 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



REGISTRAR OF ASSURANCES-1, KOLKATA

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



NATIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

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 $8/24^{\text{th}}$ 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 mother the said Sailabala Dutta, deceased, who became jointly entitled to the same in equal shares absolutely and forever.



REGISTRAR OF ASSURANCES-1, KOLKATA

- 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 Day 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.



REGISTRAR OF ASSURANCES-1, KOLKATA

- 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



NATIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

Mitra, Sri Barun Kumar Mitra, Sri Swapna 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 therein named 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



REGISTRAR OF ASSURANCES-1, KOLKATA.

estate 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.B was exclusively allotted to the said Reba Rani Dutta, Prabir



REGISTRAR OF ASSURANCES-1, KOLKATA.

14: The said Lot No. B allotted to the said Keda Rani Datta, Prabhakar Kumar Datta, Pranab Kumar Datta, Pratap Kumar Datta, Sm. Manju Rani Bose and Sm. Manju Rani Bose being 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 6 cottahs 15 Chittacks and 19 sq. ft. be the same or 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 Chatterjee Street, within the municipal limits of Kolkata and hereinafter as well as hereinafter referred to as the "Lot No. B" free from all encumbrances and liabilities whatsoever.

Kumar Datta, Pranab Kumar Datta, Pratap Kumar Datta, Sm. Manju Rani Bose and Sm. Manju Rani Bose and more particularly described in Schedule "Ga" thereunder written and delineated in the map or plan thereto annexed and thereon bordered yellow absolutely and forever free from all encumbrances and liabilities whatsoever.



REGISTRAR OF
ASSURANCES-1, KOLKATA

- 15) The said Sm. Reba Rani 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 7th day of September, 1994 leaving behind the proportionate share, right, title and interest of and in the said Lot No.B and leaving behind her three sons, namely, Prabir Kumar Dutta, Pranab Kumar Dutta, Pralap Kumar Dutta and two daughters, namely, Sm. Anju Rani Bose and Sm. Manju Rani Bose as her heiresses and heirs her surviving who became jointly entitled to the said undivided proportionate share, right, title and interest of and in the said Lot No.B absolutely and forever free from all encumbrances and liabilities whatsoever.
- 16) The said Pranab 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 the 15th day of January, 2000 leaving behind the proportionate share, right, title and interest of and in the said Lot No.B and leaving behind Sm. Bharati Dutta and Sm. Shovana Dutta, his widows and his two sons, Prasenjit Dutta and Devjit Dutta and his two daughters Sm. Sharmisha Ghosh Dastidar and Sm. Paramita Dutta as his heiresses and heirs him



REGISTRAR OF
ASSURANCES-1, KOLKATA.

surviving who became jointly entitled to the right, title, interest and share of the said Pranab Kumar Dutta deceased of and in the said Lot No.B absolutely and forever free from all encumbrances and liabilities whatsoever.

- 17) The said Lot No.B partly is in the occupation, possession and enjoyment of the said Prabir Kumar Dutta, Pratap Kumar Dutta, Sm. Anju Rani Bose, Sm. Manju Rani Bose, Sm. Bharati Dutta, Prasenjit Dutta and Devjit Dutta, Sm. Shovana Dutta, Sm. Sharmistha Ghosh Dastidar and Smt. Paramita Dutta and the remaining part or portion of the said Lot No.B are in the occupation, possession and enjoyment of several monthly tenants.
- 18) In the premises, the said Prabir Kumar Dutta, Pratap Kumar Dutta, Sm. Anju Rani Bose, Sm. Manju Rani Bose, Sm. Bharati Dutta, Prasenjit Dutta and Devjit Dutta, Sm. Shovana Dutta, Smt. Sharmistha Ghosh Dastidar and Smt. Paramita Dutta are thus seized and possessed of or otherwise well and sufficiently entitled to as an absolute estate of inheritance or an estate equivalent to 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 6 Cottahs



REGISTRAR OF
ASSURANCES-I, EOLEKTA.

15 Chittacks and 19 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 Chatterjee Street within the municipal limits of Calcutta, more particularly described in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the "said property" free from all encumbrances and liabilities whatsoever. Each of the said Prabir Kumar Dutta, Pratap Kumar Dutta, Sm. Anju Rani Bose and Sm. Manju Rani Bose, is entitled to an undivided $1/5^{\text{th}}$ part or share of and in the said property and the said Sm. Bharati Dutta, Prasenjit Dutta, Devjit Dutta, Smt. Shovana Dutta, Smt. Sharmistha Ghosh Dastidar and Smt. Paramita Dutta are jointly entitled to the remaining undivided $1/5^{\text{th}}$ part or share of and in the said property.

- 19) 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.
- 20) The Vendor has agreed to sell and the Purchaser has agreed to purchase absolutely ALL THAT the undivided one-fifth part or share of and in ALL THAT the said property more particularly described in the Third Schedule hereunder written



REGISTRAR OF
ASSURANCES-1, KOLKATA.

and hereinafter for the sake of brevity referred to as the "said premises" at or for the price or consideration of Rs.7,40,000/- (Rupees Seven lacs and Forty 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 INSTRUMENT WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.7,40,000/- (Rupees Seven lacs and Forty 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 1/5th 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 6 Cottah 15 Chittacks and 19 Sq.ft. be the same a little more or less situate



REGISTRAR OF ASSURANCES,
KOLKATA.

lying at and being the divided and demarcated part or portion of premises No. 5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street within the municipal limits of Calcutta, more particularly described in the said First Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity 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 said 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, 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, pottaha, muniments, writings and evidences of title which in anywise relating



REGISTRAR OF ASSURANCES-I, KOLKATA.

lying at and being the divided and demarcated part or portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street within the municipal limits of Calcutta, more particularly described in the said First Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity 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 said 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, 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



REGISTRAR OF
ASSURANCES-1, KOLKATA.

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, dispendens, 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 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



REGISTRAR OF
ASSURANCES-1, EOLEATA.

presents free from all encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid and (3) 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 (4) 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, charges, mortgages, pledges, hypothecation, liens, dispendens, debts, attachments (including attachment under any Certificate Cases or Proceedings) executions encumbrances and liabilities whatsoever made or suffered by the Vendor and (5) 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



REGISTRAR OF
ASSURANCES-1, KOLKATA

pending in any Court or Tribunal or any other Competent Authority for acquisitioning or requisitioning the said premises or any part thereof and (6) 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 (7) 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 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.



REGISTRAR OF
ASSURANCES-1, KOLKATA.

THE FIRST SCHEDULE ABOVE REFERRED TO

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 6 Cottah 15 Chittacks and 19 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 Chatterjee 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 Chatterjee Street;

ON THE EAST : By portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street allotted to Smt. Nupur Dutta & ors.;

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

And



REGISTRAR OF
ASSURANCES-1, KOLKATA.

ON THE WEST : By premises No.6, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street;

The covered area of the building is 1507 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.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street.

<u>SL. NO.</u>	<u>NAME OF THE TENANTS</u>	<u>AREA OCCUPIED BY THE TENANTS</u>	<u>RENT PER MONTH (Rs.)</u>
1.	Gurudayal Singh.	60 Sq.ft. on the ground floor.	80/-
2.	Harbhajan Singh.	220 Sq.ft. on the ground floor.	220/-
3.	Ranjit Kaur.	60 Sq.ft. on the ground floor.	200/-
4.	Indrajit Barman.	120 Sq.ft. on the ground floor.	600/-
5.	Malati Thakur.	153 Sq.ft. on the ground floor.	350/-
6.	Kharag Singh.	100 Sq.ft. on the ground floor.	300/-
7.	Darshan Singh.	104 Sq.ft. on the ground floor.	195/-
8.	Gurubux Singh.	110 Sq.ft. on the ground floor.	225/-
9.	Tarak Mukherjee.	126 Sq.ft. on the ground floor.	350/-
10.	Ajit Yadav & Uday Jagtap.	93 Sq.ft. on the ground floor.	700/-
11.	Purnachandra Das.	50 Sq.ft. on the ground floor.	75/-



REGISTRAR OF
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12. Sukumar Singh.	50 Sq.ft. on the ground floor.	200/-
13. Fakir Pandit.	77 Sq.ft. on the ground floor.	195/-
14. Ashoke & Babri Pandit.	133 Sq.ft. on the ground floor.	320/-

THE THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT the undivided one-fifth 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 6 Cottah 15 Chittacks and 19 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 Chatterjee 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 Chatterjee Street;

ON THE EAST : By portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee



NATIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA.

Street allotted to Smt. Nupur
Dutta & ors.,

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

And

ON THE WEST : By premises No.6, Chandra Nath
Chatterjee Street also known as
Chandra Chatterjee Street;

The covered area of the building is 1507 Sq.ft. more
or less and the construction of the same was done prior to
1931.

IN WITNESS WHEREOF the PARTIES hereto have executed
these presents the day month and year first above written.

SIGNED SEALED AND DELIVERED by
the VENDOR at Kolkata in the
presence of :

X. [Signature]

Sajid Datta
4, Chandra Nath Chatterjee Street.
Kol - 25. (Moojona).
SIGNED SEALED AND DELIVERED by
the PURCHASER at Kolkata in the
presence of :

L. K. Estate Pvt. Ltd.
[Signature]
Director.

Sajid Datta



REGISTRAR OF
ASSURANCES-1, KOLKATA

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.7,40,000/- (Rupees Seven lacs and Forty 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. 7,40,000/-

MEMO OF CONSIDERATION

By amount paid as account in cash - - - - Rs 40,000/-
 Balance by amount paid by draft no 923703 dated 16/11/05 issued by State Bank of Patiala Canal Street, Calcutta at the instance of the purchaser in favour of the vendor - - - - Rs 7,00,000/-

Total Rs 7,40,000/-
 (Rupees Seven lacs and forty thousand only)

Witnesses:

* *[Signature]*

[Signature]



REGISTRAR OF ASSURANCES-1, KOLKATA.

SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	



REGISTRAR OF
ASSURANCES-1, KOLKATA.

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DATED THIS DAY OF 2005

BETWEEN

PRATAP KUMAR DUTTA

AND

L. K. ESTATES PRIVATE LIMITED



ADDITIONAL REGISTRAR OF ASSURANCES-1, KOLKATA

19/11/06



CONVEYANCE

29.11.06

ADDITIONAL REGISTRAR OF ASSURANCES-1, KOLKATA

S. K. MUKHERJEE,

Advocate,

High Court, Calcutta.

Scanned 19/11/06