



27/9/96

250,000/-

STAMP AFFIXED BY  
 19/9/96  
 STAMP SUPERINTENDENT,  
 CALCUTTA COLLECTORATE

9-12500/-  
 C-5000/-  
 Ex-20  
 17500/-

A-2739.00  
 B-7.00  
 2746.00

2354

Handwritten notes and signatures on the left side of the document.

C O N V E Y A N C E 30/10/96

THIS INDENTURE is made on this 27<sup>th</sup> day of September  
 One Thousand Nine Hundred Ninety Six BETWEEN

M/S. LOTUS PROJECTS (P) LTD. having its registered  
 office at 78/A, Amherst Street, P.S. Amherst Street,  
 Calcutta - 700 009, represented hereby its Director  
 named Sri Parasram Bachhawat, hereinafter called and  
 referred to as "the VENDOR" of the Party of FIRST  
 PART.

AND

SRI JOYDEEP ROYCHOWDHURY, son of Sri Tejonoy  
 Roychowdhury, residing at CD-214, Salt Lake,  
 Calcutta - 700 064, hereinafter called and

referred to as "the PURCHASER" of the Party of

SECOND PART.

deficit  
 A = 862500

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785000/-  
 7-392500/00  
 2-15700/00  
 5495000

549500/-  
 819981

30.10.96

30.10.96

UJAN REALTY PVT. LTD.  
 Jayendra Bose  
 Director

As Constituted Attorney on Behalf  
 of Smt. Manju Roychowdhury,  
 Sri Joydeep Roychowdhury  
 & Sri Indradeep Roychowdhury

27/9/76  
27th Sep 1976  
Parasram Bachhawat

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Parasram Bachhawat  
DIRECTOR

Parasram Bachhawat  
as Director for M/s  
Lotus Projects (P) Ltd  
of 78/A Amberst St.  
Sec of P.S. Amberst St.  
Dist. Cal-9  
By Caste  
for profession

5076

Parasram Bachhawat  
DIRECTOR

Handwritten signature

Shankar Ray  
Advocate  
P.S.

Shankar Ray  
Advocate  
Cal. High Court  
Dist. Cal-9  
By Caste  
for profession

UJAN REALTY PVT. LTD.  
Jayant Bose  
Director

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As Constituted Attorney on Behalf  
of Smt. Manju Roychowdhury,  
Sri Joydeep Roychowdhury  
& Sri Indradeep Roychowdhury



WHEREAS terms or expression of the above stated words the "VENDOR" and "the PURCHASER" shall, unless excluded by or repugnant to the context, be deemed to include their respective heirs, executors, administrators and legal representatives and assigns.

AND WHEREAS :

1. By a registered Deed of Partition dated 11.10.1947 One Handa Dulal Sreenany, out of the total ancestral properties, was allotted a plot of revenue free land measuring more or less 11(eleven) cottahs with structure wherein having the present municipal No. 194C, Satin Sen Sarani (Old Manicktolla Main Road), Calcutta - 700 054.
2. Through an Indenture of Lease dated 6.10.1975, being duly registered in the office of Registrar of Assurances, Calcutta and being duly recorded in Book No.I, Volume.231, Pages 121-130, Sl.No. 5856 for the year 1975, the said Handa Dulal Sreenany, (as absolute Owner-Lessor therein) renewed the lease for another 21 years in favour of Janaki Jiban Mallik and Others as Lessees therein under certain terms and conditions, as stipulated therein.
3. The said Lessee let out the leasehold property to few persons who, except one tenant named M/s. Lyka Engineering Works, have surrendered their respective right of Tenancy to the vendor under separate written Instruments.

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UJAN REALTY PVT. LTD.

*Jayanta Bose*  
Director

As Constituted Attorney on Behalf  
of. Smt. Manju Roychowdhury,  
Sri Joydeep Roychowdhury  
& Sri Indradeep Roychowdhury



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*Jayant Bose*

Director

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Sri Joydeep Roychowdhury  
& Sri Indradeep Roychowdhury

4. That the said lessee had also transferred their Leasehold right upon the said property in favour of the Vendor.
5. The said Manda Dulal Sreemany being absolute owner of the Property, created a Trust under written instrument being duly registered in the Office of Registrar of Assurances, Calcutta, in the year 1991, wherein he was settlor and his grand-daughter Sm. Mitali Pal, was sole beneficiary Trustee.
6. Through the said Deed of Trust, said Settlor conveyed, transferred granted, assigned some of his properties into the said Trust with includes the property under said Indenture the premises being No. 194C, Satin Sen Sarani (old Manicktolla Main Road), Calcutta - 700054 (details described in attached scheduled) which was leased out under Lease Deed as stated hereinbefore.
7. Said Sm. Mitali Pal was appointed by Settlor as the Sole Beneficiary Trustee with a right to sale the property under said trust.
8. By virtue of the aforesaid Trust, the aforesaid Sole beneficiary Trustee i.e. Sm. Mitali Pal got absolute right to sell the property, which was under absolute possession of her since the day of creation of aforesaid Trust.

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UJAN REALTY PVT. LTD.

*Jayanta Bose*  
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As Constituted Attorney on Behalf  
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Sri Joydeep Roychowdhury  
& Sri Indradeep Roychowdhury



~~স্বাক্ষরিত~~  
~~স্বাক্ষরিত~~

2799L

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As Constituted Attorney on Behalf  
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Sri Joydeep Roychowdhury  
& Sri Indradeep Roychowdhury



9. That according to the above mentioned right, with confirmation of the Trustee, Sri Nanda Dulal Sreemany, said Sm. Mitali Pal transferred her all right, title and interest upon the property, measuring more or less 11 Cottahs, situated at 194C, Satin Sen Sarani, Calcutta - 700 054, to the Vendor of this Indenture under two separate Deeds of Conveyance dated 4th August, 1995, wherein the Purchaser was M/s. Lotus Projects (P) Ltd., the Vendor of this Indenture.
10. That both the aforesaid Deeds were registered in office of the Sub-Registrar, Sealdah on 6.9.95 being Sl.No. 1603 and 1604 respectively.
11. That since purchase the Vendor is enjoying the property as absolute Owner and the same is under his possession except 7 Cottahs with structure which is under possession of the said Tenant named M/s. Lyka Engineering Works.
12. That after going through all available records, the Purchaser became satisfied about the title, right, interest and ownership of the Vendor upon the property (as mentioned details in Schedule-B) and thereafter decided to purchase the same.
13. That the Purchaser proposes to purchase one-third undivided share in the land with structure of the

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said tenanted portion of the land for Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only) and the same is accepted by the Vendor as it seems the highest market rate of such incumbered property (details of the property is mentioned in Schedule-B).

14. That the Purchaser hereby pays a sum of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only) in the manner as stated in Memo of Consideration, annexed hereto, as full and final payment towards consideration money receipt of which is hereby acknowledged by the Vendor.

NOW THIS INDENTURE IS BEING WITNESSETH AS FOLLOWS :-

1. That in pursuance of said receipt of agreed consideration money of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only) the Vendor hereby agrees to sell an undivided one-third share in the tenanted portion of the property at 194C, Satin Sen Sarani, Calcutta - 700 054, (details given in attached Schedule-B) and the Purchaser hereby agrees to purchase the same.
2. That on payment of said consideration money by the Purchaser (receipt of which is hereby admitted and acknowledged by the Vendor) THE VENDOR hereby GRANT, SELL, CONVEY, TRANSFER, ASSIGN and ASSURE unto the PURCHASER :-

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& Sri Indradeep Roychowdhury



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2799L

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*Jayanta Bose*

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& Sri Indradeep Roychowdhury

ALL THAT undivided one-third share in the tenanted portion of the Property at 194C, Satin Sen Sarani, Calcutta - 700 054 (as per details in Schedule-B) hereunder written and hereinafter called "the said property".

TOGETHER WITH the all easement and appurtenances standing thereon whatsoever thereunto belonging or held or occupied therewith including easement right.

AND ALL the estate right, title, interest, property claim and demand whatsoever the Vendor into or upon the said property hereditaments and premises and every part thereof and all other rights, and properties herein comprised and hereby granted, sold, conveyed, transferred, assigned and assured and/or intended so to be and every part thereof.

AND ALSO all deeds, pottahs, writings, muniments and evidence of title relating thereto or any part thereof which now are or may hereafter be in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity.

AND TOGETHER WITH easement or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said property, being fully let out to M/s. Lyka Engineering Works and as in wherein basis and the Vendor hereby covenants with the Purchaser that the

UJAN ROYCHOWDHURY

Jayanta Bose  
Director

As Constituted Attorney on Behalf  
of Smt. Manju Roychowdhury,  
Sri Joydeep Roychowdhury  
& Sri Indradeep Roychowdhury





*Handwritten signature*  
~~2011-12-15~~  
~~2011-12-15~~

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UJAN REALTY PVT. LTD.  
*Jayanta Bose*  
Director

As Constituted Attorney on Behalf  
of. Smt. Manju Roychowdhury,  
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& Sri Indradeep Roychowdhury

Vendor has good right, full power and absolute authority to grant, convey, transfer, assign and assure the said property (incumbrances and provisions (as stated in Schedule-B)) unto the Purchaser in the manner aforesaid.

TO HAVE AND TO HOLD the said property, as is wherein basis and as fully described in the attached Schedule hereto granted sold, conveyed, transferred, assigned and assured and every party thereof respectively absolutely and forever.

AND FURTHER THAT the Vendor and all persons, having or lawfully or equitably claiming any estate or interest in the property under this indenture or any part thereof free under or in trust for the Vendor, shall and will from time to time and at all times hereafter, at the request and cost of the Purchaser, do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in manner as shall or may be reasonably required.

AND THAT the Vendor shall and will save harmless and keep indemnified the Purchaser against all loss or damages to or deterioration of the said property, under this Deed of Sale they may hereafter appear to have been caused by wilful waste or negligence on the part of the Vendor.

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Jayanta Bose  
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REGISTRAR OF COMPANIES,  
WEST BENGAL, KOLKATA

2799L

UJAN REALTY PVT, LTD.

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As Constituted Attorney on Behalf  
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Sri Joydeep Roychowdhury  
& Sri Indradeep Roychowdhury



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

SIGNED AND DELIVERED  
By the VENDOR at  
CALCUTTA  
IN THE PRESENCE OF :

*R. Reichmann*  
VENDOR

SCHEDULE 'A' AS REFERRED TO

ALL THAT property measuring more or less 11(eleven) cottahs, alongwith structures thereupon, being situated at and known as premises No. 194C, Satin Sen Sarani, (previously known as Manicktolla Main Road) P.S. Manicktolla, Calcutta - 700 084, which is butted and bounded by :-

- ON THE NORTH : 194C, Satin Sen Sarani ;
- ON THE SOUTH : 194B, Satin Sen Sarani ;
- ON THE EAST : 194a, Satin Sen Sarani ;
- ON THE WEST : 20' wide Road.

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As Constituted Attorney on Behalf  
of. Smt. Manju Roychowdhury,  
Sri Joydeep Roychowdhury  
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2011/10/27  
2011/10/27

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UJAN REALTY PVT. LTD.

Jayanta Bose

Director

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of Smt. Manju Roychowdhury,  
Sri Joydeep Roychowdhury  
& Sri Indradeep Roychowdhury

SCHEDULE 'B' AS REFERRED TO

ALL THAT undivided one-third share in the property fully let out to M/s. Lyka Engineering Works, measuring seven Cottahs along with proportionate share in structure thereupon which is being situated as a portion of 194C, Satin Sen Sarani (Old Manicktolla Main Road) under P.S. Manicktolla, Calcutta - 700 054 which is butted and bounded by :

ON THE NORTH : Plot No. 194D, Satin Sen Sarani, Calcutta - 700 054 ;

ON THE SOUTH : Plot No. 194B, Satin Sen Sarani, Calcutta - 700 054 ;

ON THE EAST : Remaining portion of 194C, Satin Sen Sarani, Calcutta - 700 054, measuring more or less 3 Cottahs.

ON THE WEST : C.I.T. Road. 20' W.L.

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UJAN REALTY PVT. LTD.  
*Jayanta Bose*

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Sri Joydeep Roychowdhury  
& Sri Indradeep Roychowdhury

MEMO OF CONSIDERATION

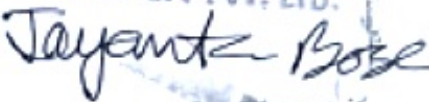
The Consideration Money of Rs.2,50,000.00 (Rupees Two Lakh Fifty Thousand) is being received by me in following manner :-

By Account Payee Cheque  
being no. 442481  
dated. 26.03.96  
drawn upon  
United Bank of India  
New Manikata. Col.5+

Rs. 2,50,000 '00

  
(PARASMAL BACHHWAT)

UJAN REALTY PVT. LTD.

  
Director

As Constituted Attorney on Behalf  
of. Smt. Manju Roychowdhury,  
Sri Jaydeep Roychowdhury  
& Sri Indradeep Roychowdhury



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27/9/15

27/9/15

UJAN REALTY PVT. LTD.

*Jayantz Bose*

As Constituted Attorney on Behalf  
of, Smt. Manju Roychowdhury,  
Sri Joydeep Roychowdhury  
& Sri Indradeep Roychowdhury



DATED 27<sup>th</sup> DAY OF SEPTEMBER, 1996

C O N V E Y A N C E



PROPERTY : Undivided One-third share  
in a tenanted portion  
within premises No. 194C,  
Satin Sen Sarani, Calcu  
- 700 054.

REG. NO. 27996  
REG. DIST. 24 PARANAS DIST.

VENDOR : M/S. LOTUS PROJECTS (P) LTD.

PURCHASER : SRI JOYDEEP ROYCHOWDHURY



Registration No. \_\_\_\_\_  
Book No. \_\_\_\_\_  
Volume No. \_\_\_\_\_  
Page No. \_\_\_\_\_  
Date of Reg. \_\_\_\_\_  
Date of Sale \_\_\_\_\_

SHANKAR ROY  
Advocate

P-8, Beliaghata Main Road,  
Calcutta - 700 085, Phone : 310-5569

Jayanta Bose  
Director

As Constituted Attorney on Behalf  
of Smt. Manju Roychowdhury,  
Sri Joydeep Roychowdhury  
& Sri Indradeep Roychowdhury

13-2-98  
REG. NO. 27996  
REG. DIST. 24 PARANAS DIST.

3/19.9.