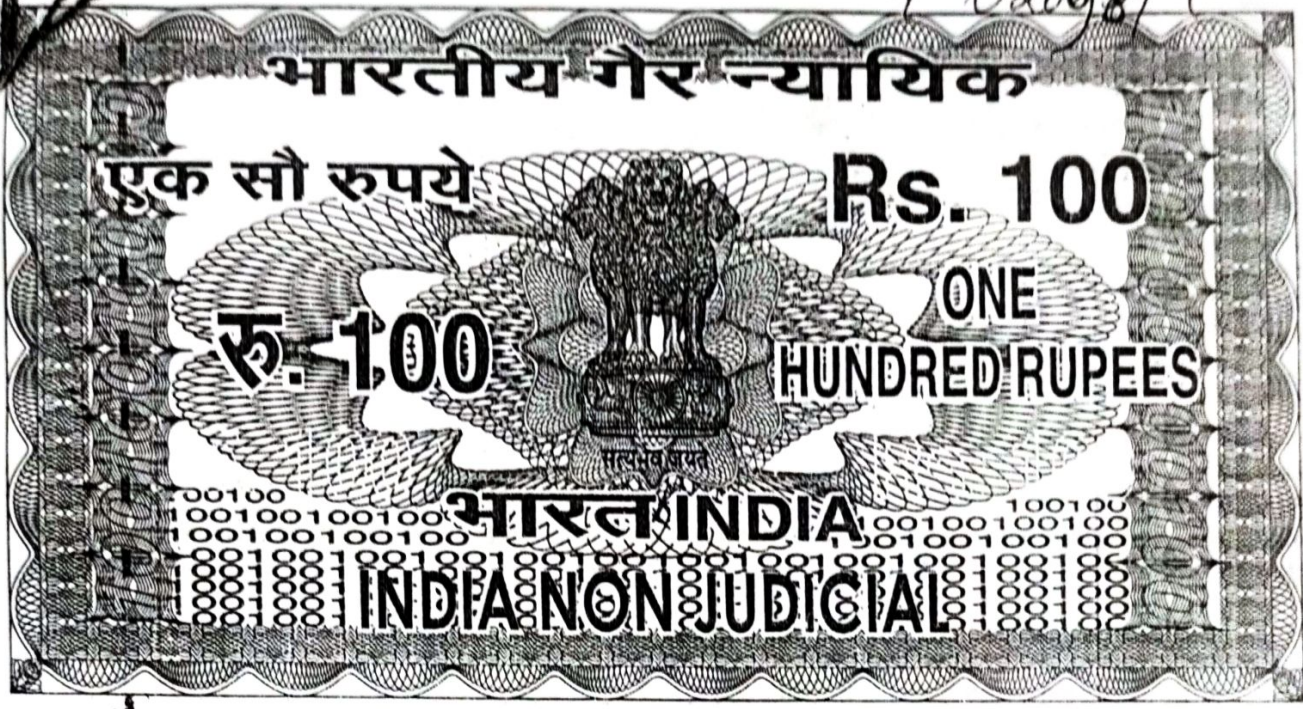


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Anirban Bhaumik /- 02098/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

16 APR 2021

DEED OF CONVEYANCE

THIS INDENTURE OF SALE made on this the ¹⁸ 16 day April of Two Thousand and Twenty one (2021)

Niloy Prokash Gangoli
Gautam Deu

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constituta Attorney of
ANIRBAN BHAUMIK

BETWEEN

Advocate

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam Deu
Partner

001723

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

13 APR 2021
13 APR 2021

D.K. Misra.
ADVOCATE
HIGH COURT, CALCUTTA

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



31

DISTRICT SUB REGISTRAR - V
SOUTH 24 PGS., ALIPORE
16 APR 2021

~~Soumitra Chanda~~
~~Advocate~~
Him
[Signature]

SMT. SAMITA LAHA, (PAN – AFCPL4260N), (Aadhaar No.695330494952), wife of Late Sambhunath Laha, by faith : Hindu, Occupation : Housewife, by Nationality : Indian, residing at 43, New Santoshpur Main Road, P.S. Survey park, P.O. Santoshpur, Kolkata – 700 075, hereinafter called and referred to as the “VENDOR” (which expression shall unless excluded by or repugnant to the context be deemed to include his representative heirs, executors, administrators and assigns) of the
ONE PART

AND

SRI ANIRBAN BHAUMIK, (PAN - AFSPB6803K), (Aadhaar No.7124 8370 7544), son of Late Manabendra Narayan Bhaumik, by Occupation – Business, by faith – Hindu, by Nationality – Indian, residing at P-44, Dr. Sundari Mohan Avenue, P.O. Entally, P.S. Beniapukur, Kolkata – 700 014, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include his representative heirs, executors, administrators and assigns) of the
SECOND PART.

Niloy Prokash Gangoli
Gautam De
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

WHEREAS one Bholanath Barui took a Settlement in respect of a big plot of land measuring 8.11. Sataks including the aforesaid property comprising in C.S. Dag No. 306/313, under C.S. Khatian No. 156 of Mouza- Kalikapur, J.L. No.20 by a registered Patta Dated 09.09.1925 from the then Jaminder Bankim Chandra Safui.

AND WHEREAS while in peaceful possession in the said land in question said Bholanath Barui died intestate leaving behind his two sons namely Khagendra Nath Barui and minor Sudhir Chandra Barui who jointly inherited the total property left by said Bholanath Barui.

AND WHEREAS by a registered Deed of Sale, registered in the Office of Alipore District Registration Office and entered into Book No.1, Volume No. 50, Pages No. 229 to 231, Deed No. 2034 for the year 1936 the said property was sold in favour one Smt. Pipula Mani (Dasi) Pramanick for a valuable consideration as mentioned therein.

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

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NS CONSTRUCTION

Gautam De
Partner



91

**DISTRICT SUB REGISTRAR - I
SOUTH 24 PGS., ALIPORE**

16 APR 2021

Niloy Prokash Gangoli
Gautam Dey

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constituted Attorney of
ANIRBAN BHAUMIK

3

AND WHEREAS thereafter when the said minor son namely Sudhir Chandra Barui was major, he executed a registered Nadabi-Patra without any demand and claim in respect of his share of the said property in favour of said Pipulamani (Dasi) Pramanick and the said Deed of Nadabi Patra was registered in the Office of Alipore District Registration Office and entered into Book No.1, Volume No. 103, Page No. 226 to 227, Deed No. 6680 for the year 1952.

AND WHEREAS thereafter Revisional Settlement Operation was done by the Government of West Bengal in the year 1956 and said Pipulmoni (Dasi) Pramanick then recorded her name in the R.S. Record of Right as a recorded Rayati Tenant in respect her total purchased land and R.S. Record of Right was then published in the name of said Pipulmoni (Dasi) Pramanick in respect of the aforesaid land and property.

AND WHEREAS while in peaceful possession in the part of the said land and property she transferred her said property in favour of one Sri Sanku Prasad Mitra, son of Late Nanda Lal Mitra of Bagnan, Howrah by a registered Deed of Sale dated 14.07.1975 registered in the Office of District Registrar at Alipore and entered into Book No.1, Volume No. 163, Page No. 78 to 84, Deed No. 6617 for the year 1975 and also other part of land in favour of one Smt. Latika Rani Basu Mallick, wife of Late Panchanan Basu Mallick of 20, New Road, Batra, Dasnagar, District- Howrah by a registered Deed of Sale 14.07.1975 registered in the said District Registration Office at Alipore and entered into Book No. 1, Volume No. 178, Page No. 46 to 53, Deed No. 6616 for the year 1975.

AND WHEREAS one Ajit Kumar Deb of 17B, Bapuji Nagar, Police Station- Jadavpur, Kolkata - 700 092 purchased the said property from Smt. Latika Rani Basu Mallick dated 21.09.1984, registered in the Office of District Registrar at Alipore by a two Nos. of Sale Deed and entered into Book No.1, Volume No.119, at Pages 196 to 205, Deed No. 11961 and another one entered into Book No.1, Volume No.119, at Pages 196 to 205, Deed No.11980 for the year 1984.

Ajit Kumar Deb NS

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Partner

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Gautam Dey
Partner

AND WHEREAS after purchase the aforesaid land and property said Ajit Kumar Deb had been peacefully enjoying the said property without any interruption and divided the said property into different plots of land and sold most of the property in his life time.

AND WHEREAS by virtue of a registered Deed of Sale dated 28th September, 1984 registered with the District Registrar at Alipore being recorded in Book No.1, Volume No. 123, at pages 451 to 460, Being No. 12496 for the year 1984, one Smt. Usha Rani Das and her husband Kumaresh Chandra Das, since deceased, jointly purchased one plot of land measuring an area of 3 (Three) Cottahs 09 (Nine) Chittacks 19 (Nineteen) Sq.ft. more or less being Scheme plot No. 3 situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, K.M.C. Premises No.295, Kalikapur, P.S. Purba Jādvapur, Kolkata – 700 099, from said Sri Ajit Kumar Deb, son of Late Brajaraj Deb for a valuable consideration as mentioned therein and recorded their Purchaser property in the record of K.M.C. known as Premises No. 295, Kalikapur.

Niloy Prokash Gangoli
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& GAUTAM DEY
As a Constituted Attorney of
ANIRBAN BHAUMIK

AND WHEREAS the said Kumaresh Chandra Das, died intestate on 7th April, 1995 leaving behind his wife namely Smt. Usha Rani Das, and one son namely Sri Dipak Kumar Das and two daughters namely Smt. Lipika Das and Smt. Samita Laha, as his only heirs and successors and they jointly succeeded as per Hindu Succession Act, 1956 the half share of said Kumaresh Chandra Das in the said property and thus the said Smt. Usha Rani Das has become the owner of undivided un-demarcated five-eighth share of the said property and the said Sri Dipak Kumar Das Smt. Lipika Das and Smt. Samita Laha, have become the Owners of undivided un-demarcated there eighth share of the said property.

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Niloy Prokash Gangoli
Partner

AND WHEREAS by virtue of a registered Deed of Gift dated 07.07.2004, registered in the Office of A.R.A. I, Kolkata and recorded into Book No. 1, Volume No.1, at Pages 1 to 12, Deed No.5136 for the year 2004, the land OWNER herein obtained undivided 7/8th share of the property out of 3 (Three) Cottahs 09 (Nine) Chittacks 19 (Nineteen) Sq.ft. more or less being Scheme Plot No. 3 situated in Mouza Kalikapur, J.L. No.20, Touzi Nos.3-5,12, comprising in portion of R.S. Dag No.365,

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5

under R.S. Khatian No.169, known as K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata – 700 099, from said Smt. Usha Rani Das, wife of Late Kumaresh Chandra Das, residing at 19, Mahendra Sarkar Street, P.S. Mucipara, Kolkata – 700012, (2) Sri Dipak Kumar Das, son of Late Kumaresh Chandra Das, residing at 19, Mahendra Sarkar Street, P.S. Mucipara, Kolkata – 700012 and (3) Smt. Lipika Das, wife of Sri Prantosh Ranjan Das, residing at A2/2, Ananda Apartment, Jainnuddin Mistry Lane, Kolkata – 700027 and the OWNER herein is the owner of undivided 1/8th share of the total property out of the total land measuring an area of 3 (Three) Cottahs 09 (Nine) Chittacks 19 (Nineteen) Sq.ft. more or less and after this Deed of Gift, thus the OWNER becomes the absolute owner of the total property i.e. 3 (Three) Cottahs 9 (Nine) Chittacks 19 (Nineteen) Sq.ft.

AND WHEREAS thereafter the present OWNER/VENDOR herein namely SMT. SAMITA LAHA, mutated and recorded her name in the record of B.L. & L.R.O. Kasba vide Reference No. 3206/2005 vide Memo No. 18/529/mut/B.L.L./L.R.O./A.T.M./Kasba/07 dated 23.04.2007 and paid the necessary Khajna in favour of the Authority concerned. The present OWNER has recorded her name in the record of The Kolkata Municipal Corporation in respect of her total land within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109 known as K.M.C. Premises No.295, Kalikapur, and Assessee No.31-109-06-0295-4, P.S. Purba Jadavpur, Kolkata – 700 099.

AND WHEREAS in the mean time L.R. Operation has been done in Kalikapur area and the plot of land has been recorded and published in L.R. Record of Right in the name of the VENDOR herein as Rayat and the said L.R. Khatian No. of the OWNER/VENDOR is 367 comprising in L.R. Dag No.365 of Mouza - Kalikapur, J.L. No.20.

AND WHEREAS the present VENDOR herein is the absolute owner of the said plot of land measuring an area of 3 (Three) Cottahs 09 (Nine) Chittacks 19 (Nineteen) Sq.ft. more or less alongwith two tile sheds standing thereon each measuring an area of 100 (one hundred) Sq.ft. more or less situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, Scheme Plot No. 3 comprising in portion of R.S. Dag No.365, under R.S. Khatian

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Partner

Gautam Dey
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Partner

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& GAUTAM DEY
As a Constitutive Attorney of
ANIRBAN BHAUMIK
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No.169, corresponding to L.R. Dag No.365, under L.R. Khatian No.367, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata - 700 099 as described in the SCHEDULE below.

AND WHEREAS the VENDOR herein has taken physical measurement of her total property and it is found that actual land area as per present physical measurement is 3 (Three) Cottahs 6 (Six) Chittacks 30.866 (Thirty Point Eight Six Six) Sq.ft. and the land area measuring 2 (Two) Chittacks 33.134 (Thirty Three Point One Three Four) Sq.ft. has been decreased due to extension of adjacent road and also encroachment of neighboring plot holders and two Nos. of tile shed are standing on the actual existing land each having measurement of 100 (One hundred) Sq.ft. each and the total area of land and also the existing two Nos. of tile sheds have been described in the SCHEDULE - A below.

AND WHEREAS by virtue of a registered Deed of Sale dated 30.03.2021, registered at D.S.R. III, Alipore South 24 Parganas and recorded into Book No.1, Deed No. 2782 for the year 2021, the VENDOR herein sold, conveyed, transferred, assigned and granted part of the demarcated proportion of the Bastu land measuring 1 (One) Cottah 11 (Eleven) Chittacks 15.433 (Fifteen Point Four Three Three) Sq.ft. out of total net land area of 3 (Three) Cottahs 6 (Six) Chittacks 30.866 (Thirty Point Eight Six Six) Sq.ft. more or less as per present physical measurement alongwith one Tile shed measuring an area of 100 (One hundred) Sq.ft. out of two Nos. of tile sheds standing thereon each measuring an area of 100 (one hundred) Sq.ft. more or less situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata - 700 099 in favour of the PURCHASER herein for a valuable consideration as mentioned therein.

AND WHEREAS after selling the said plot of land the present VENDOR herein is the absolute Owner of the remaining plot of land measuring 1 (One) Cottah 11 (Eleven)

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Niloy Prokash Gangoli
NS CONSTRUCTION
Partner

Sanmita Laha

Gautam Dey
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& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

7

Chittacks 15.433 (Fifteen Point Four Three Three) Sq.ft. as per present physical measurement alongwith one Tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, Scheme Plot No. 3 comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, known as part of the K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata – 700 099.

AND WHEREAS THE VENDOR doth hereby covenant :

- i) Since acquiring the right title interest in the said land and hereditament the VENDOR is in physical possession of the said land and hereditament.
- ii) The VENDOR has not received any notice from any authority for acquisition or requisition and declare that the said land and hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.
- iii) Save as mentioned herein above, since acquiring the right title interest of the said land and hereditament the VENDOR has not at any time done or executed or knowingly suffered or been made parties or done any act, deed, matter or thing whereby the said land and hereditament can or may be impeached, encumbered or affected or defective in title.
- iv) The VENDOR has now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all in respect of the said land and hereditament.
- v) The said land and hereditament is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, usages debutters, trusts, prohibitions, Income Tax attachments, financial institution charges and liabilities whatsoever or howsoever made or suffered by the VENDOR or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the VENDOR

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Partner

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Gautam Deu
Partner

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& GAUTAM DEY
As a Constituted Attorney of
ANIRBAN BHAUMIK

or the **VENDOR** predecessor in title. Further the said land and hereditament is not affected by or subjected to any personal security for securing any financial accommodation.

AND WHEREAS being in need of money the present **VENDOR** has decided for absolute sale the said remaining plot of land measuring an area of 1 (One) Cottahs 11 (Eleven) Chittacks 15.433 (Fifteen Point Four Three Three) Sq.ft. alongwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. more or less situated in **Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, Scheme Plot No. 3** comprising in portion of **R.S. Dag No.365, under R.S. Khatian No.169**, corresponding to **L.R. Dag No.365, under L.R. Khatian No.367**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, known as part of the **K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata - 700 099**, as morefully mentioned in the **SCHEDULE** below and the **PURCHASER** herein has also agreed to purchase the same at or for the consideration price declared by the **VENDOR** and the **PURCHASER** has paid to the **VENDOR** the total consideration sum of **Rs.49,50,000/- (Rupees Forty nine lac Fifty Thousand)** only as full and final consideration money as described in the Memo herein below against **ALL THAT** piece and parcel of land measuring an area of 1 (One) Cottahs 11 (Eleven) Chittacks 15.433 (Fifteen Point Four Three Three) Sq.ft. alongwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. more or less situated in **Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, Scheme Plot No. 3** comprising in portion of **R.S. Dag No.365, under R.S. Khatian No.169**, corresponding to **L.R. Dag No.365, under L.R. Khatian No.367**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, known as part of the **K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata - 700 099**, as morefully mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the annexed Plan/ Map by **RED** borderline which is the part and parcel of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the Agreement and declared consideration of the said sum of **Rs.49,50,000/- (Rupees Forty nine lac Fifty Thousand)** only well and truly paid by the **PURCHASERS** to the **VENDOR** on or

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NS CONSTRUCTION
Niloy Prokash Ganguli
Partner

NS CONSTRUCTION
Gautam De
Partner

*Niloy Prakash Gangoli
Gautam Deo*

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& GAUTAM DEY
As a Constitute Attorney of
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9

before the execution of these presents and that being the full consideration money of the said land, (the receipt whereof the **VENDOR** do hereby admit and acknowledge as per Memo of Consideration here under written and of and from the same and every part thereof the **VENDOR** do hereby acquit, release and forever discharge the said **PURCHASER** as well as the said land hereby conveyed) and the **VENDOR** do hereby grant, transfer, convey, sell, assure and assigns unto the said **PURCHASER ALL THAT** piece and parcel of land measuring an area of 1 (One) Cottahs 11 (Eleven) Chittacks 15.433 (Fifteen Point Four Three Three) Sq.ft. alongwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. more or less situated in **Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, Scheme Plot No. 3** comprising in portion of **R.S. Dag No.365, under R.S. Khatian No.169**, corresponding to **L.R. Dag No.365, under L.R. Khatian No.367**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, known as part of the **K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata - 700 099**, and more specifically described in the **SCHEDULE** hereunder written and delineated in the Map or Plan annexed hereto and depicted by **RED** border lines or **HOWSOEVER** otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the **VENDOR** into or upon the said land and every part thereof and all the deeds, pattahs, muniments writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody, power, control or possession of the **VENDOR** or any person or persons from whom the said **VENDOR** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said plot of land measuring an area of 1 (One) Cottahs 11 (Eleven) Chittacks 15.433 (Fifteen Point Four Three Three) Sq.ft.

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Niloy Prakash Gangoli
NS CONSTRUCTION
Partner

Gautam Deo
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Partner

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& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

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alongwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. more or less known as part of the **K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata - 700 099**, as mentioned in the SCHEDULE below and hereditaments so to be unto the said **PURCHASER** absolutely, forever, free from all encumbrances and the **VENDOR** do hereby covenant with the **PURCHASER** that **NOTWITHSTANDING** any act, thing, deed, matters, whatsoever made, done or executed or knowingly suffered to the contrary the **VENDOR** now have good, right, full, power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be, unto and to the use of the **PURCHASER** in manner aforesaid and deliver vacant and peaceful possession of the said land unto the **PURCHASER** simultaneously with the execution of these presents **AND** the **PURCHASER** shall and may **AT ALL** times hereafter peaceably and quietly will hold, possess, and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting their names duly mutated in the Kolkata Municipal Corporation in place of the **VENDOR** or her predecessors in interest and title and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever by the **VENDOR** or any person or persons lawfully or equitably claiming title from under or in trust for the **VENDOR** or any of her predecessors in title and interest and the **VENDOR** hereby also covenant to keep the **PURCHASER** indemnified from or against all charges, estates, encumbrances, created by the **VENDOR** or any of her predecessors in interest and title and declares the schedule mentioned property is free from all encumbrances whatsoever made or suffered by the **VENDOR** or any person or persons lawfully or equitably claiming under them as aforesaid and **FURTHER** that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest upon the said land or part thereof from under or in trust for the **VENDOR** shall and will from time to time or at all times hereafter at the costs and requests of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further, better and more perfectly assuring and conveying the said land to and unto the said **PURCHASER** as shall or may reasonably be required.

[Signature]

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Niloy Prokash Ganguli
Partner

NS CONSTRUCTION

Gautam Deo
Partner

Niloy Prokash Gangoli
Gautam Dey
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constituted Attorney of
ANIRBAN BHAUMIK

11

THE VENDOR do hereby declares that the land hereby sold and fully described in the SCHEDULE B hereunder written has not been previously leased, mortgaged, sold nor in any way transferred. There is no charge, lien, lispendens or any attachments whatsoever. The said land has not been acquired by the State of West Bengal or any Public body nor the VENDOR received any notice for such acquisition in respect of the land hereby sold. There is no case suit or proceeding pending before any court of law in respect of the said plot of land. The VENDOR is selling, the said land while having good, clear and marketable title, free from all encumbrances and deliver vacant and peaceful possession of the said land unto the PURCHASER.

If any error or omission is transpired in future in the recitals of this Deed, the VENDOR shall at the costs and request of the PURCHASER do and execute any supplementary deed or deed of rectification in favour of the Purchasers, its successors, representatives and assigns.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :

1. That in respect of the said land and hereditament as held or enjoyed by the VENDOR and conveyed hereby to the PURCHASER, the VENDOR have good right and title as lawful owners with full and absolute power and authority to convey, transfer, assure and assign the said land and hereditament hereby sold and transferred, every part thereof unto and to the PURCHASER in the manner as aforesaid and the VENDOR further declares that she has not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of their said land and hereditament save and except with the PURCHASER herein.

2. That the PURCHASER shall have the right to mutate his name in the record of B.L. & L.R.O. and also in the record of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owners of the said land and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any

[Signature]

Niloy Prokash Gangoli
Partner
NS CONSTRUCTION

Gautam Dey
Partner
NS CONSTRUCTION

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& GAUTAM DEY
As a Constituted Attorney of
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objection from the **VENDOR** or her legal heirs or any person or persons claiming under them.

3. That it shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents, issues and profits therefrom as to be fetched without any interruption, claims or demand whatsoever by or from the **VENDOR** or any person claiming through, under or in trust arising through or for her.

4. That the said land and hereditament hereby conveyed and transferred is absolutely free, exonerated and discharged from all encumbrances, charges, lispendences, debts, liabilities and the **VENDOR** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify in future for consequences against all manners of encumbrances, charges, liens and demands, claims and other defects in title, if any, whatsoever created and/or occasioned or so arises directly or indirectly, existing or made by the **VENDOR** or any of her predecessors in title or any person claiming or entitled to claim in any manner through, under or in trust for the **VENDOR** or any of her predecessor in title.

5. That the **VENDOR** and every person or persons claiming any estate, right title or interest through the **VENDOR** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** make, do acknowledge execute, register all deeds, documents and papers to make the right, title and interest of the said land more perfect and for assuring the said land hereditament in favour of the **PURCHASER** in a better way and manner and to do and perform all such further or other acts, deeds, matters and things whatsoever for further better and more perfectly assuring their full rights of ownership, free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.

6. That the **PURCHASER** shall and may at all times hereafter peaceably and quietly possess and enjoy as absolute owner the said sold land measuring an area 1 (One) Cottahs

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Partner

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Gautam Dey
Partner

11 (Eleven) Chittacks 15.433 (Fifteen Point Four Three Three) Sq.ft. alongwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. more or less known as part of the **K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata - 700 099**, as described in the SCHEDULE below and shall receive the rent, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.

7. That the **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.

8. That the **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece and parcel of land with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required.

9. That the said **VENDOR** have prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.

10. That the **VENDOR** also declares that she shall give full co-operation for necessary mutation (if required) before the concerned authorities in future in favour of the **PURCHASER**.

[Signature]

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Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam Dey
Partner