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05892/014

5980/14



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

16AA 611241

8.14.108/14
 11-12
 [Signature]
 19/5/14
 M.V. 172-45960
 Asst. Registrar of Assurances II
 Kolkata



[Faint official stamp]
 [Signature]
 19/5/14

DEED OF CONVEYANCE

THIS INDENTURE OF SALE made on this 19th day of May. Two Thousand and Fourteen, in Christian Era.

Contd P/2.



Prof. Busbars
 P.S. Bidhargarh (P.S.)
 Post Code: 751009
 E-10/4, Kanuamoyee.
 S/o. Late. N.M. Choudhary.
 Prof. Busbars.



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25 APR 2014
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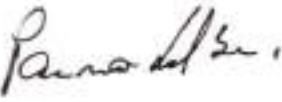



2313 16-574 no 1

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 05892 / 2014, Deed No. (Book - I , 05980/2014)

I. Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|--|---|---|--|
| Avijit Singha Roy Nawapara (Roy Para), Kol, Thana:-New Town, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157 |  19/05/2014 |  LTI 19/05/2014 |  19/5/14 |

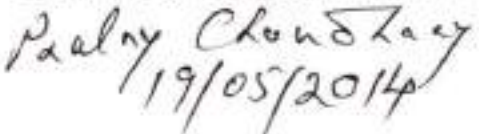
II. Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|---|--------|--|---|--|
| 1. | Panna Lal Sen Address -47/1, Guru Prasad Chowdhury Lane, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700006 | Self |  19/05/2014 |  LTI 19/05/2014 |  |
| 2. | Avijit Singha Roy Address -Nawapara (Roy Para), Kol, Thana:-New Town, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157 | Self |  19/05/2014 |  LTI 19/05/2014 |  |

Name of Identifier of above Person(s)

Pralay Choudhury
E- 10/4, Karunamoyee , Salt Lake, Kol, Thana:-East
Bidhannagar, District:-North 24-Parganas, WEST
BENGAL, India, Pin :-700091

Signature of Identifier with Date


19/05/2014





 (Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05980 of 2014
(Serial No. 05892 of 2014 and Query No. 1902L000014106 of 2014)

On 19/05/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 1,89,709/- paid online on 16/05/2014 12:53PM with Govt. Ref. No. 192014150002234121 on 16/05/2014 12:47PM, Bank: State Bank of India, Bank Ref. No. IK49397412 on 16/05/2014 12:53PM, Head of Account: 0030-03-104-001-16, Query No:1902L000014106/2014

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,72,45,968/-

Certified that the required stamp duty of this document is Rs.- 1207238 /- and the Stamp duty paid as Impresive Rs.- 20/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs 12,07,238/- paid online on 16/05/2014 12:53PM with Govt. Ref. No. 192014150002234121 on 16/05/2014 12:47PM, Bank: State Bank of India, Bank Ref. No. IK49397412 on 16/05/2014 12:53PM, Head of Account: 0030-02-103-003-02, Query No:1902L000014106/2014

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11.12 hrs on :19/05/2014, at the Office of the A.R.A. - II KOLKATA by Sri Avijit Singha Roy ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

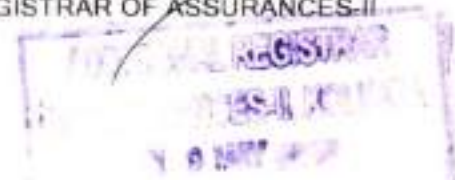
Execution is admitted on 19/05/2014 by

1. Panna Lal Sen, son of Late Duniya Chand Sen , 47/1, Guru Prasad Chowdhury Lane, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business
2. Sri Avijit Singha Roy, son of Late Ganesh Chandra Singha Roy , Nawapara (Roy Para), Kol, Thana:-New Town, P.O :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste Hindu, By Profession : Business

Identified By Pralay Choudhury, son of Late N N Choudhury, E- 10/4, Karunampyee , Salt Lake, Kol, Thana:-East Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700091, By Caste: Hindu, By Profession: Business.



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES - II



ADDITIONAL SECRETARY
OFFICE OF THE SECRETARY
GOVERNMENT OF INDIA

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201415-000223412-1 Payment Mode Online Payment
GRN Date: 16/05/2014 12:47:15 Bank: State Bank of India
BRN: IK49397412 BRN Date: 16/05/2014 12:53:43

DEPOSITOR'S DETAILS

Id No. : 1902L000014106/1/2014

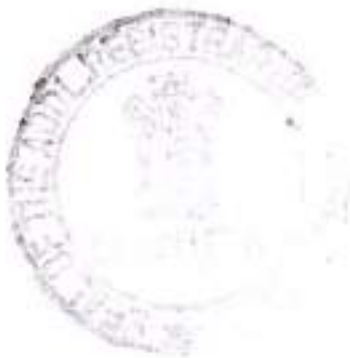
[Query No./Query Year]

Name : Avijit Singha Roy
Contact No. : Mobile No. : +91 9831054091
E-mail : onthehouseprivatelimited@gmail.com
Address : Nowapara Roypara, P.O- Hatiara, Kolkata - 700157
Applicant Name : Pralay Chowdhury
Office Name : A.R.A. - II KOLKATA, Kolkata
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 1902L000014106/1/2014 | Property Registration- Stamp duty | 0030-02-103-003-02 | 1207238 |
| 2 | 1902L000014106/1/2014 | Property Registration- Registration Fees | 0030-03-104-001-16 | 189709 |

In Words : Rupees Thirteen Lakh Ninety Six Thousand Nine Hundred Forty Seven only
Total 1396947



REGISTRAR OF COMPANIES
OF ASSURANCES IN INDIA
IN 2 MAY 1974

ADDITIONAL REGISTRAR

BETWEEN

PANNA LAL SEN, son of Late Duniya Chand Sen, by faith Hindu, by occupation Business, presently residing at 47/1, Guru Prasad Chowdhury Lane, Kolkata-700 006, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded or is repugnant to the context shall mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART** :

AND

SRI AVIJIT SINGHA ROY, son of Late Ganesh Chandra Singha Roy, by faith Hindu, by occupation Business, having **PAN NO.- ADHPR3364C**, presently residing at Nawapara (Roy Para), P.O.-Hatlara, P.S. New Town, Kolkata-700 157, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded or is repugnant to the context shall mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART** :

WHEREAS one Sm. Hembala Dassi, since deceased, the mother of Gunindra Mohan Bosu the deceased abovenamed was at all material times the absolute owner of various properties including a vacant plot of land hereditaments and premises No.-65, Cornwallis Street (now known as No.-65, Bidhan Sarani) in the town of Calcutta.

AND WHEREAS by a Deed of Trust made on and bearing dated the 20th September, 1938, between Charu Chandra Bosu & Anr. and Sm. Hembala Dassi Registered in Book No.-I, Volume No.-121, Pages 132 to 140, Being No.-3715 for the year 1938 in the office of the Registrar of Assurances Calcutta the said Sm. Hembala Dassi, since deceased, created a Trust inter-alia in respect of certain properties including the said plot of land and premises No.-65, Cornwallis Street (now known as Premises No.-65, Bidhan Sarani) and by the said Deed of Trust the said Sm. Hembala Dassi since deceased appointed herself as the Sole Trustee in respect of properties mentioned therein with the proviso inter-alia that after the death of the said Trustee Sm. Hembala Dassi the said Plot of Land and Premises No.-65,

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REGISTRAR OF COMPANIES
INDIA

Cornwallis Street, (now known as Premises No.-65, Bidhan Sarani) Calcutta would automatically vest in her eldest son Gunindra Mohan Bosu and his heirs absolutely.

AND WHEREAS by a Kabuliyat or Lease in Bengali language and character bearing date the 13th September, 1947 the said Sm. Hembala Dassi as Lessor granted and demised the said Plot of vacant Land and Premises No.-65, Cornwallis Street, Calcutta (now known as Premises No.-65, Bidhan Sarani) by way of Lease unto one Pannalal Shaw since deceased and one Brindaban Chandra Shaw as Lessees for a term of 8 years commencing from the 1st December, 1951 till November, 1959 at a monthly rent of Rs. 400/- on the terms and conditions particularly mentioned and set forth in the hereinbefore in part recited Bengali Lease, or Kabuliyat dated the 13th September, 1947 and in particular with the right and liberty to construct pucca building or tiled hut on the demised land.

AND WHEREAS Pannalal Shaw one of the two Lessees under the said Lease died some times thereafter leaving a Will whereby and whereof he the said Pannalal Shaw since deceased appointed his nephew Ganesh Chandra Shaw as his sole Executor.

AND WHEREAS Probate of the said Will was granted to the said Ganesh Chandra Shaw on or about the 18th July, 1948 by the High Court at Calcutta in its Testamentary and Intestate jurisdiction **AND WHEREAS** on or about the 11th January, 1957 the said Sm. Hembala Dassi died whereupon, the said Gunindra Mohan Bosu became the sole and absolute owner of the said land and hereditament No.-65, Cornwallis Street, Calcutta (now known as Premises No.-65, Bidhan Sarani, Calcutta) free from any Trust as provided under the terms of the said Deed of Trust dated 20th September, 1938.

AND WHEREAS in the events which happened the said Brindaban Chandra Shaw and the said Ganesh Chandra Shaw as successor-in-interest of the said Pannalal Shaw deceased as such Lessees became the tenants under the succeeding Lessor the said Gunindra Mohan Bosu for the unexpired term of the Lease granted by the said Sm. Hembala Dassi the mother and predecessor-in-interest of the said Gunindra Mohan Bosu.

AND WHEREAS the said lease expired on the 30th November, 1959.

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REGISTERED
OFFICE OF THE REGISTRAR
OF COMPANIES
CALCUTTA

AND WHEREAS disputes and differences arose between the said parties and the said Gunindra Mohan Bosu as owner of the said Plot of Land and premises started several proceedings for eviction of the said Brindaban Chandra Shaw and Ganesh Chandra Shaw as the ex-lessee and for possession of the land with the structures and buildings and for damage and mesne profits.

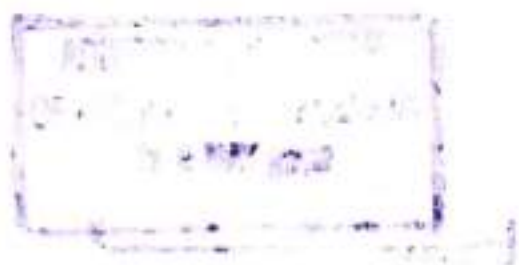
AND WHEREAS the said proceedings were contested by the said Brindaban Chandra Shaw and Ganesh Chandra Shaw.

AND WHEREAS further litigations were subsequently started in the Hon'ble High Court at Calcutta as off shoot from the said Gunindra Mohan Bosu as owner against the said Brindaban Chandra Shaw and Ganesh Chandra Shaw as ex-Lessees on or about the April, 3, 1963 in the Hon'ble High Court at Calcutta being Suit No.-606 of 1963 (Gunindra Mohan Bosu - vs- Brindaban Chandra Shaw & Anr.) wherein the said Gunindra Mohan Bosu was the Plaintiff and the said Brindaban Chandra Shaw and the said Ganesh Chandra Shaw were the defendants; for a Decree for recovery of Khas vacant possession of Premises No.-65, Cornwallis Street, Calcutta for mesne profits and / or damages and for several other reliefs as particularly mentioned in the Plaint filed in the said Suit.

AND WHEREAS the said Suit came up for hearing before His Lordship the Hon'ble Mr. Justice Bijayesh Mukherjee one of the Judges of the Hon'ble High Court at Calcutta on or about the 7th, 11th, 15th, 16th, 18th February, 1966 and 25th August, 1966.

AND WHEREAS on the 25th August, 1966 the said Suit No.-606 of 1963 (Gunindra Mohan Bosu -vs- Brindaban Chandra Shaw & Anr.) was by consent, decreed in accordance with the terms of Settlement filed in the said Suit. The said consent Decree provided that Brindaban Shaw and Ganesh Chandra Shaw would in the first instance grant transfer and convey unto and to the said Gunindra Mohan Bosu all their right, title and interest in the buildings and structures erected by them and standing on the land Premises No.-65, Cornwallis Street, Calcutta (now known as Premises No.-65, Bidhan Sarani, Calcutta) belonging to the said Gunindra Mohan Bosu by Deed of Conveyance in consideration of the sum of Rs. 30,000 to be paid by the said

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Gunindra Mohan Bosu as Purchaser to the said Brindaban Chandra Shaw and Ganesh Chandra Shaw as Vendors and that by virtue of such transfer and conveyance the said Gunindra Mohan Bosu as such Purchaser would be entitled to possession of the said structures and become solely entitled to receive and realize all rents issues and profits which have accrued due and payable by the tenants inducted thereon by the said Brindaban Chandra Shaw and Ganesh Chandra Shaw on and from the 1st day of May, 1966 and also that the other terms and conditions set forth in the said terms of settlement being annexure to the consent Decree dated 25th August, 1966 would be implemented and given effect to as contemplated therein and a Decree would be passed accordingly.

AND WHEREAS by a Conveyance made between Brindaban Chandra Shaw, Ganesh Chandra Shaw and Gunindra Mohan Bosu dated 24th day of August, 1966 Registered in Book No.-1, Volume No.-144, Pages from 97 to 108, Being No.-4577 for the year 1966 in the office of the Registrar of Assurances of Calcutta the said Brindaban Chandra Shaw and Ganesh Chandra Shaw pursuant to the said Agreement as set forth in the Terms of Settlement as hereinbefore recited and for the consideration therein mentioned sold, transferred, conveyed to the said Gunindra Mohan Bosu all that the pucca buildings and structures erected and built by Brindaban Chandra Shaw and Ganesh Chandra Shaw more fully described in the Schedule thereunder written and standing on the land hereditaments and premises of Gunindra Mohan Bosu known as Premises No.-65, Bidhan Sarani in the town of Calcutta (formerly known as Premises No.-65, Cornwallis Street) together with all right, title to and interest whatsoever of the said Brindaban Chandra Shaw and Ganesh Chandra Shaw in the said buildings and structures and all appurtenances thereto and thereunto belonging **AND WHEREAS** the said Gunindra Mohan Bosu thus became the absolute owner being seized and possessed of or otherwise well and sufficiently entitled to the said tenanted Premises No.-65, Bidhan Sarani, in the town of Calcutta (formerly known as Premises No.-65, Cornwallis Street, Calcutta) including the buildings and structures thereon more fully described in the Schedule "A" hereunder

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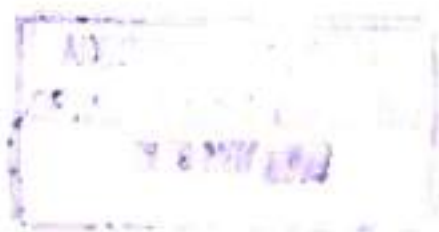
written for an estate equivalent to an absolute estate of inheritance in fee simple in possession free from all encumbrances, charges, liens, leases, wakf, debutter, trust, lispensens.

AND WHEREAS on the 28th day of November, 1971 the said Gunindra Mohan Bosu who was a Hindu Governed by Dayabhaga School of Hindu Law died intestate leaving him surviving Sm. Basanti Bosu and Amal Kumar Bosu as his widow and only son as his heir, heiress and legal representatives.

AND WHEREAS by virtue of a Deed of Conveyance dated 9th day of October, 1974 duly registered in the Office of the Registrar of Assurances, Calcutta in Book No.-I, Volume No.-222, Pages from 272 to 290, Being No.-6200 for the year 1974, the said Basanti Bosu and Amal Kumar Bosu of P-79, Lake Road in the town of Calcutta indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece and parcel of Bastu land containing by estimation an area of **7 Cottahs 8 Chittacks** be the same a little more or less together with two storied kutch/pucca tenanted structures thereon measuring about 8400 Sq. Ft. be the same a little more or less including all easement rights and appurtenances thereto lying situate at Premises No.-65, Cornwallis Street (now known as Premises No.-65, Bidhan Sarani) in the north division of town of Calcutta, within the limits of Calcutta Municipal Corporation, particularly mentioned and described in the Schedule "A" thereunder written unto and in favour of Smt. Usharani Sen, since deceased, Sri Uday Sankar Sen and Sri Pannalal Sen therein free from all encumbrances whatsoever and the said Smt. Usharani Sen, since deceased, Sri Uday Sankar Sen and Sri Pannalal Sen duly mutated their names in the records of Calcutta Municipal Corporation as recorded owners.

AND WHEREAS while seized and possessed the said tenant occupied property at Premises No.-65, Bidhan Sarani, one of the co-owner namely Usharani Sen died intestate leaving behind her surviving legal heirs, heiress, namely (1) **UDAY SHANKAR SEN**, son of Late Duniya Chand Sen, by faith Hindu, by occupation Business, presently residing at CD-202, Sector-I, Salt Lake City, Kolkata-700 064, (2) **PANNA LAL SEN**, son of Late Duniya Chand

Contd.....P/7



Sen, by faith Hindu, by occupation Business, presently residing at 47/1, Guru Prasad Chowdhury Lane, Kolkata-700 006, (3) **MOUSHUMI SEN**, wife of Late Swapan Kumar Sen and daughter-in-law of Late Duniya Chand Sen, presently residing at 65/A, Satish Mukherjee Road, Kolkata-700 026, (4) **PRIYANKA SEN**, daughter of Late Swapan Kumar Sen and ^{grand}daughter-in-law of Late Duniya Chand Sen, presently residing at 65/A, Satish Mukherjee Road, Kolkata-700 026, (5) **SAMAR KUMAR SEN**, son of Late Duniya Chand Sen, presently residing at 27/2/J, Bakul Tala Lane, Kolkata-700 042, (6) **BIDHYUT PARNA DHAR**, wife of Sri Nagendra Lal Dhar and daughter of Late Duniya Chand Sen, presently residing at 205/A, Lake Town, Block-A, Kolkata-700 089, (7) **JHARNA PAUL**, wife of Late Manoranjan Paul and daughter of Late Duniya Chand Sen, presently residing at Building No.-12, Flat Nos.-1205 & 1206, Indradarshan II, Osihwors, Andheri West, Mumbai-400 053, (8) **ARCHANA DHAR**, wife of Sri Rohini Ranjan Dhar and daughter of Late Duniya Chand Sen, presently residing at P-53, Unick Park, Near Debalaya, Kolkata-700 038 and (9) **ALPANA DHAR**, wife of Sri Ranjit Kumar Dhar and daughter of Late Duniya Chand Sen, presently residing at Kabitirtha Sarani, Kolkata, who had inherited the property mentioned above as per Law of Inheritance.

AND WHEREAS the aforesaid legal heirs, successors of the said Usharani Sen inherited the undivided share of the property in the following manner:

UDAY SHANKAR SEN: undivided 3/8th share representing 2 Cottahs 13 Chittacks together with undivided share of two storied fully tenanted building measuring about 3150 Sq. Ft. more or less

PANNA LAL SEN: undivided 3/8th share representing 2 Cottahs 13 Chittacks together with undivided share of two storied fully tenanted building measuring about 3150 Sq. Ft. more or less

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- MOUSUMI SEN:
AND
PRIYANKA SEN** jointly undivided 1/28th share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less
- SAMAR KUMAR SEN:** undivided 1/28th share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less
- BIDHYUT PARNA DHAR:** undivided 1/28th share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less
- JHARNA PAUL:** undivided 1/28th share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less
- ARCHANA DHAR:** undivided 1/28th share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less
- ALPANA DHAR:** undivided 1/28th share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less

AND WHEREAS while seized and possessed of the said undivided share of the property by the Vendor herein namely Panna Lal Sen decided to sell the said undivided share of the property **ALL THAT** piece and parcel of land containing by estimation an area of 2 Cottahs 13 Chittaks be the same a little more or less out of total land measuring an area of 7 Cottahs 8

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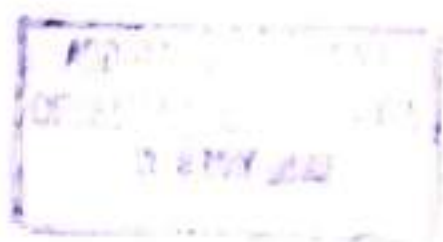


Chittacks more or less together with undivided share of two storied fully tenanted building measuring an area of 3150 Square Feet be the same a little more or less out of the total two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at or being Municipal Premises No.-65, Bidhan Sarani, Kolkata-700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No.-16, within the jurisdiction of Additional Registrar of Assurances-II, Kolkata, more fully and particularly described in the First Schedule herein absolutely and forever free from all encumbrances and on learning about the intention of the Vendor, the Purchaser herein after being satisfied with the right, title and interest of the First Schedule Property on inspecting all original title deeds and papers and documents and causing necessary searches in the registration offices and other competent authority, approached the Vendor and expressed its intention and offered to purchase the said First Scheduled Property at or for the **full and final consideration of Rs. 37,49,996/- (Rupees Thirty Seven Lakhs Forty Nine Thousand Nine Hundred and Ninety Six) only as per Memo of Consideration appended below.**

AND WHEREAS the Vendor herein declare as follows:-

- a) That the Vendor has a good and marketable title in respect of the said Property particularly mentioned and described in the Schedule hereunder written.
- b) That the said Property is free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trust, debottor, business, staff, tax, mortgage, loan or any seen / unseen liabilities whatsoever or howsoever.
- c) That excepting the Vendor and none else has/have any right, title and interest, claim or demand whatsoever or howsoever in respect of the said Property, described in the Schedule.
- d) That there is no bar or impediment legal or otherwise of the Vendor selling and transferring of the said Property.

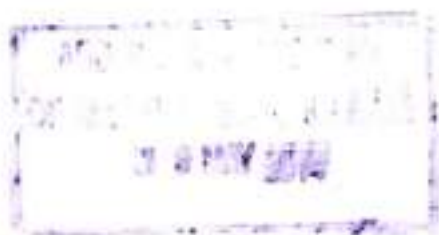
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- e) That there are no acquisitions or requisition to the knowledge of Vendor or the Vendor has not been served with any notice of acquisition or requisition in respect of said Property till date.
- f) That the said property is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Income-Tax Authority or other Government Authorities under Public Demand & Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceedings against the Vendor for realization of arrears of Income Tax or other taxes or dues or otherwise under the Public Demand Recovery Act and / or any other Acts for the time being in force in respect of the said Property.
- g) That there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendor to grant transfer, convey, assign and assure the said scheduled property unto the Purchaser in the manner aforesaid.
- h) That the Vendor shall pay all arrears of rates and taxes of the Kolkata Municipal Corporation upto the date of execution of these presents.

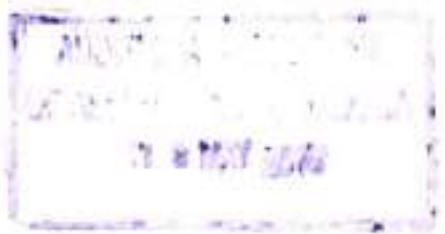
NOW THIS DEED WITNESSETH that is pursuance of the offer and acceptance and in consideration of the sum of reserved consideration of Rs. 37,49,996/- (Rupees Thirty Seven Lakhs Forty Nine Thousand Nine Hundred Ninety Six) only paid before execution of this presents by the said Purchaser to the Vendor herein being the full and final consideration for the entire property comprising of **ALL THAT** piece and parcel of land containing by estimation an area of 2 Cottahs 13 Chittaks be the same a little more or less out of total land measuring an area of 7 Cottahs 8 Chittacks more or less together with undivided share of two storied fully tenanted building measuring an area of 3150 Square Feet be the same a little more or less out of the total two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at or being Municipal Premises No.-65, Bidhan Sarani,

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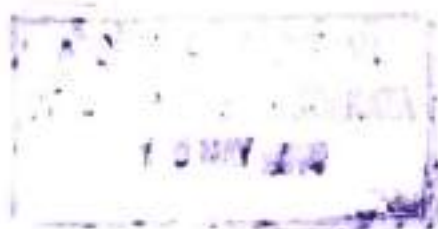
Kolkata-700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No.-16, within the jurisdiction of Additional Registrar of Assurances-II, Kolkata, more fully and particularly described in the First Schedule hereunder written (the receipt whereof and that the same is in full for the price of the said schedule property, the Vendor do hereby as well as by the receipt hereunder written admit and acknowledge of and for the payment of the same, and every part thereof do acquit, release, and discharge the Purchasers), the Vendor do hereby grant, transfer, sell, convey, release and confirm unto and in favour of the Purchaser and his respective heirs, successors, executors, administrators, legal representatives and assigns **ALL THAT** piece and parcel of land containing by estimation an area of 2 Cottahs 13 Chittaks be the same a little more or less out of total land measuring an area of 7 Cottahs 8 Chittacks more or less together with undivided share of two storied fully tenanted building measuring an area of 3150 Square Feet be the same a little more or less out of the total two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at or being Municipal Premises No.-65, Bidhan Sarani, Kolkata-700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No.-16, within the jurisdiction of Additional Registrar of Assurances-II, Kolkata, more fully and particularly described in the First Schedule hereunder written, now under occupation, possession and use of the said Vendor **OR HOWSOEVER OTHERWISE** the demised land now are or heretobefore were or was situate and comprised in premises which butted and bounded called and numbered, described or distinguished in the First Schedule hereunder, **TOGETHER WITH** all benefits and advantages of former and other rights ways, paths, common or other passages, drain water-course and all manner of former and other rights and liberties easements, privileges, profits, appendages and appurtenances whatsoever to the said demised property belonging or at any time heretofore held used occupied or enjoyed with its and every of its appurtenances **AND** the reversion and reversions, reminder

Contd.....P/12



or reminders, rents issues and profits of and in the said demised property and every part thereof **AND** all the estate right, title, interest inheritance reversion use trust possession property claim and demand whatsoever both at law and in equity of the Vendor unto out of and upon the said demised property and every part thereof **TO HAVE AND TO HOLD** the said demised scheduled property hereby granted, transferred, sold, conveyed, released and confirmed or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances subject to the taxes and assessments payable in respect of the said demised schedule **AND** the Vendor **WHO IS ABSOLUTE OWNER OF THE SAID UNDIVIDED 3/8th SHARE OF THE DEMISED** schedule land and premises do hereby covenant with the Purchaser that not withstanding any act or deed matter or things by the Vendor made done or executed or knowingly suffered to the contrary the Vendor now has good right, title and interest, full power and absolute authority to grant, sell, transfer, convey, release and confirm the said demised scheduled land and premises hereby granted, sold, transferred, conveyed, released and confirmed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and subject to the terms hereinafter stated **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said demised scheduled property and each and every part thereof and receive the rents and profits thereof without any lawful eviction interruption claim or demand from or by the Vendor or its nominees or successors or any person claiming right, title and interest under or through the Vendor **AND** free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully and equitably claiming from or under or in trust under the Vendor or any person or persons lawfully or equitably any estate or inheritance in the said demised scheduled property or any part thereof from or under or in trust from them, the Vendor further covenant with the Purchaser that he 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

Contd.....P/13



and execute all such further and other acts and deeds and things for further and more fully and perfectly assuring the said scheduled property and every part thereof unto and to the use of the Purchaser its successors, executors, administrators, legal representatives and assigns as may be reasonably required and further more the Vendor at all times hereafter indemnify and shall keep the Purchaser indemnified against all loss and damages if any suffered consequent to claim of any charge or interest or defect in title of the Vendor in respect of the said demised scheduled property in the said Premises **AND** if any error or omission is found in this Deed in future the Vendor shall at the costs and request of the Purchaser do and execute or cause to be done and executed any sort of Declaration / Rectification or any Supplementary Deed in favour of the Purchaser in order to establish the right, title and interest of the Purchaser in the said property.

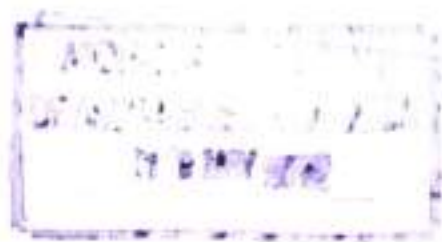
FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the Property hereby conveyed)

ALL THAT the undivided $1/3^{\text{th}} + 1/24^{\text{th}} = 3/8^{\text{th}}$ estimation an area of land measuring **2 Cottahs 13 Chittaks be the same a little more or less** out of total land measuring an area of 7 Cottahs 8 Chittacks more or less together with **undivided share of two storied fully tenanted building measuring an area of 3150 Square Feet be the same a little more or less** out of the total two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at or being Municipal **Premises No.-65, Bidhan Sarani, Kolkata-700 006**, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No.-16, within the jurisdiction of Additional Registrar of Assurances-II, Kolkata. The entire property with municipal Premises No.-65, Bidhan Sarani, Kolkata-700 006 is marked in **RED** in the Map annexed herewith and is butted and bounded by:

| | | |
|------------------------|---|---------------------|
| ON THE NORTH BY | : | 66, Bidhan Sarani ; |
| ON THE SOUTH BY | : | Beadon Street ; |
| ON THE EAST BY | : | 47, Beadon Street; |
| ON THE WEST BY | : | Bidhan Sarani ; |

Contd.....P/14



SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT the following tenants are occupied in the undivided 3/8th share of the two storied building mentioned in the First Schedule heretobefore :

- | | |
|----------------------|----------------------------|
| 1. Chiranjit Saha | : Rent Rs. 200/- Per Month |
| 2. Sagarika Pandey | : Rent Rs. 500/- per Month |
| 3. Santa Pandey | : Rent Rs. 134/- per Month |
| 4. Ashoke Kumar Show | : Rent Rs. 150/- per Month |
| 5. Arun More | : Rent Rs. 500/- per Month |
| 6. Rajesh Agarwal | : Rent Rs. 500/- per Month |

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals on the day month and year first above written.

SIGNED AND DELIVERED by the **VENDOR**

At KOLKATA in the presence of :

WITNESSES :

1. Prady Choudhary
E-10/H, Kankarapally
West date, KOL-91

2.

Ramesh Chandra - (A3HPS9936L)

SIGNATURE OF THE VENDOR

SIGNED AND DELIVERED by the **PURCHASER**

At KOLKATA in the presence of :

WITNESSES :

1. Prady Choudhary
E-10/H, Kankarapally
West date, KOL-91

2.

Anirjit Singha Roy

SIGNATURE OF THE PURCHASER

Drafted by me

Jaydeep Das

Advocate

High Court, Calcutta

Typed by : *JD*

Contd.....P/15



RECEIPT

RECEIVED of and from within-named Purchaser the within-mentioned sum of Rs. 37,49,996/- (Rupees Thirty Seven Lakhs Forty Nine Thousand Nine Hundred Ninety Six) only being the full and final Consideration Money for the scheduled property.

MEMO OF CONSIDERATION

| Sl. No. | Chq. No. | Date. | Branch. | Amount. |
|---------|-----------------------------|------------|-----------------------------------|-------------|
| 1) | 205896 | 23/9/2013 | S. B. I Chhapanak, Ruganhat | 14,50,000/- |
| 2) | 655034 | 19/05/2014 | Do. | 10,00,000/- |
| 3) | Paid in Cash: R. B. I Note. | | | 12,99,996/- |

Total

Rs. 37,49,996.00

(Rupees Thirty Seven Lakhs Forty Nine Thousand Nine Hundred Ninety Six) only

WITNESSES :-

1. Paolay Choudhary.
E-10/4, Kanaganoyce.
Sect. 10, K. P. 91

2.

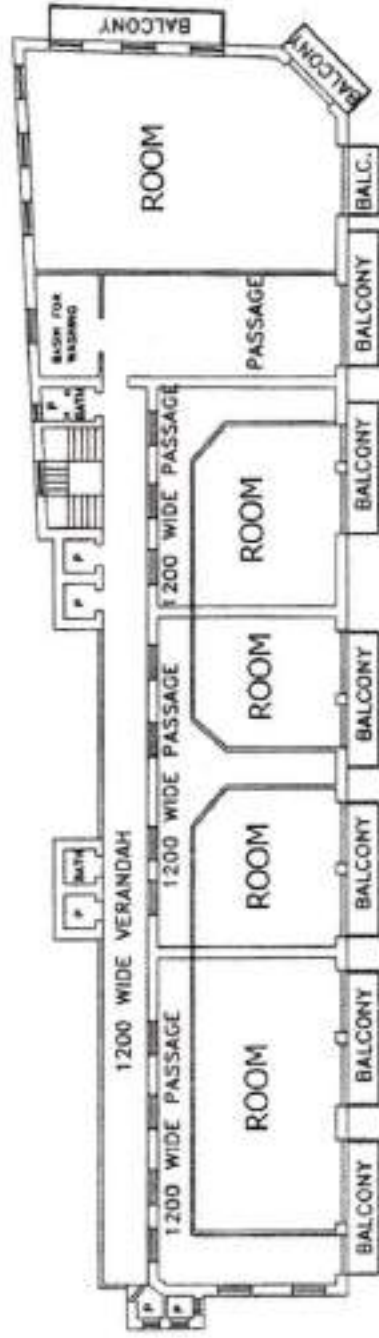
[Signature]

SIGNATURE OF THE VENDOR



PLAN SHOWS THE EXISTING STRUCTURE OF THE PREMISES NO.=65, BIDHAN SARANI, KOLKATA=7000 06, IN WARD NO.=16, BOROUGH NO.=II, UNDER THE KOLKATA MUNICIPAL CORPORATION.

AREA OF LAND=07KOH.-08CH.-0SQFT.(MORE OR LESS)



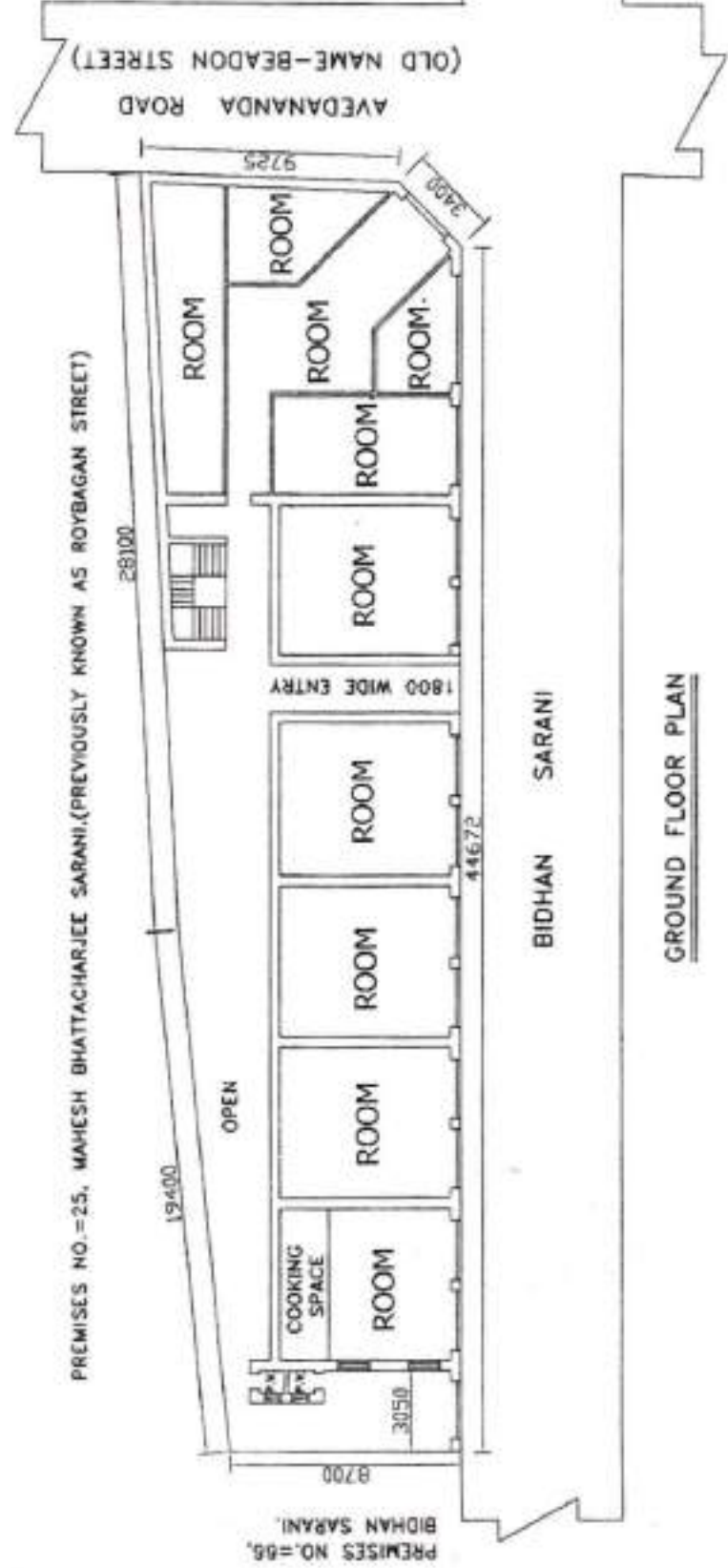
FIRST FLOOR PLAN



SITE PLAN

P. Anand Das
SIGNATURE OF VENDOR

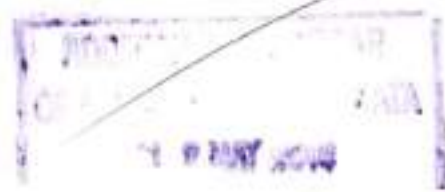
PREMISES NO.=65,
BIDHAN SARANI,



GROUND FLOOR PLAN

Anirjit Singh Roy
SIGNATURE OF PURCHASER


Shyam Sundar Kunau
SIGNATURE OF L.B.S.
SHYAM SUNDAR KUNAU
(CIVIL ENGINEER)
L.B.S.-R.G.M. (A) 57
Rajarhat-Gopalpur Municipality
Daahadrone, Kolkata-700 136



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 27
Page from 3561 to 3582
being No 05980 for the year 2014.




(Mukul chandra saha) 20-May-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

SPECIMEN FORM FOR TEN FINGER PRINTS



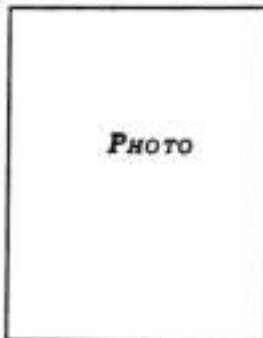
| | | | | | | |
|-----------------|------------|---------------|-------------|---------------|-------------|---------------|
| Arjit Singh Roy | LEFT HAND | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | RIGHT HAND | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |

Signature Arjit Singh Roy



| | | | | | | |
|-----------------|------------|---------------|-------------|---------------|-------------|---------------|
| Parmanand Singh | LEFT HAND | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | RIGHT HAND | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |

Signature Parmanand Singh



| | | | | | |
|-----------|---------------|-------------|---------------|---------------|-------------|
| LEFT HAND | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | RIGHT HAND | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER |

Signature _____



| | | | | | |
|-----------|---------------|-------------|---------------|---------------|-------------|
| LEFT HAND | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | RIGHT HAND | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER |

Signature _____

