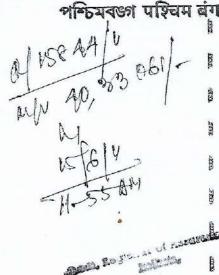
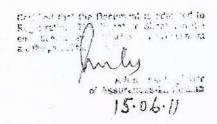


পশ্চিম্বঙগ पश्चिम बंगाल WEST BENGAL

A 166207







Deed Of Conveyance

THIS INDENTURE made on this 15th day of Jure Two

Thousand Eleven (2011)

BETWEEN

1 3 JUN 2017

Ratnanka. Saha. ZANR.

ADD. FA-38 Navayantalalus.

AMT. 5000H(Five Thomand) Baguiati Kot-59.

MOUGUTA CHOSEN
LICENSED STAMP VENDOR
KOLKATA REGISTRAVION CAR

Ashim Mondal.

S/o-Parasha noth Mondal.

H/E-II Baguiati

Baguipara Kol-59.

Sarviske.

P.S. - Baguiati

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. 06842 / 2011, Deed No. (Book - I , 07502/2011)

signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ratnanka Saha			Extramar Sala 15/06/11
e and a second	15/06/2011	15/06/2011	

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dr. Uttam Kumar Saha Address -Prantik, 105, Baguiati Road, 1st Floor, Kol, District:-Kolkata, WLST BENGAL, India, P.O.:- Pin :-700028	Self		LII	Uttam Rumes Sele
			15/06/2011	15/06/2011	
2	Ratnanka Saha Address -F A- 38, Narayantala (West), Baguiati, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Deshbandhunagar Pin :-700059	Self	15/06/2011	LTI 15/06/2011	Rathanoon Sal
3	Ramit Saha Address -F A- 38, Narayantala (West), Baguiati, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India. P.O. :-Deshbandhunagar Pin :-700059	Self	15/06/2011	LTI 15/06/2011	Ramil-Sala

Name of Identifier of above Person(s)

Ashim Mondal

H / E- 11, Baguiati, Baguipara, Kol, Thana:-Baguiati, District:-North 24-Pargamas, WEST BENGAL, India,

P.O. :- Pin :-700059

Signature of Identifier with Date

Ashim Mondal. 15/06/11

(Sudhakar Sahu) 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 - 07502 of 2011 (Serial No. 06842 of 2011)

On

Payment of Fees:

On 15/06/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1/4 Article number : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 44454/-, on 15/06/2011

(Under Article: A(1) = 44363/, E = 7/, I = 55/, M(a) = 25/, M(b) = 4/ on 15/06/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the door has been assessed at Rs.-4033061/-

Certified that the required stamp duty of this document is Rs.- 282325 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 277325/- is paid99947413/06/2011State Bank of India, PRAFULLA KANAN received on 15/06/2011

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

Presented for registration at 12.09 hrs on :15/06/2011, at the Office of the A. R. A. - IL KOLKATA by Ratnanka Saha , one of the Claimants.

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

Execution is admitted on 15/06/2011 by

- Dr. Uttam Kumar Saha, son of Late Jitendra Nath Saha, Prantik, 105, Baguiati Road, 1st Floor, Koi, District:-Kolkata, WEST BENGAL, India, P.O.: - Pin: -700028, By Caste Hindu, By Profession Professionals
- Ratnanka Saha, son of Radha Gobinda Saha, F A- 38, Narayantala (West), Baguiati, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O.:-Deshbandhunagar Pin :-700059, By Caste Hindu, By Profession: Business

A.C.

my

(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 2

15/06/2011 12:48:00



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

Endorsement For Deed Number : I - 07502 of 2011 (Serial No. 06842 of 2011)

3. Ramit Saha, son of Radha Gobinda Saha , F A- 38, Narayantala (West), Baguiati, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O.:-Deshbandhunagar Pin :-700059 , By Caste Hindu, By Profession : Business

Identified By Ashim Mondal, son of Parasha Nath Mondal, H / E- 11, Baguiati, Baguipara, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700059, By Caste: Hindu, By Profession: Service.

(Sudhakar Sahu) ADDL. REGISTRAR OF ASSURANCES-II



hul

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 2 of 2

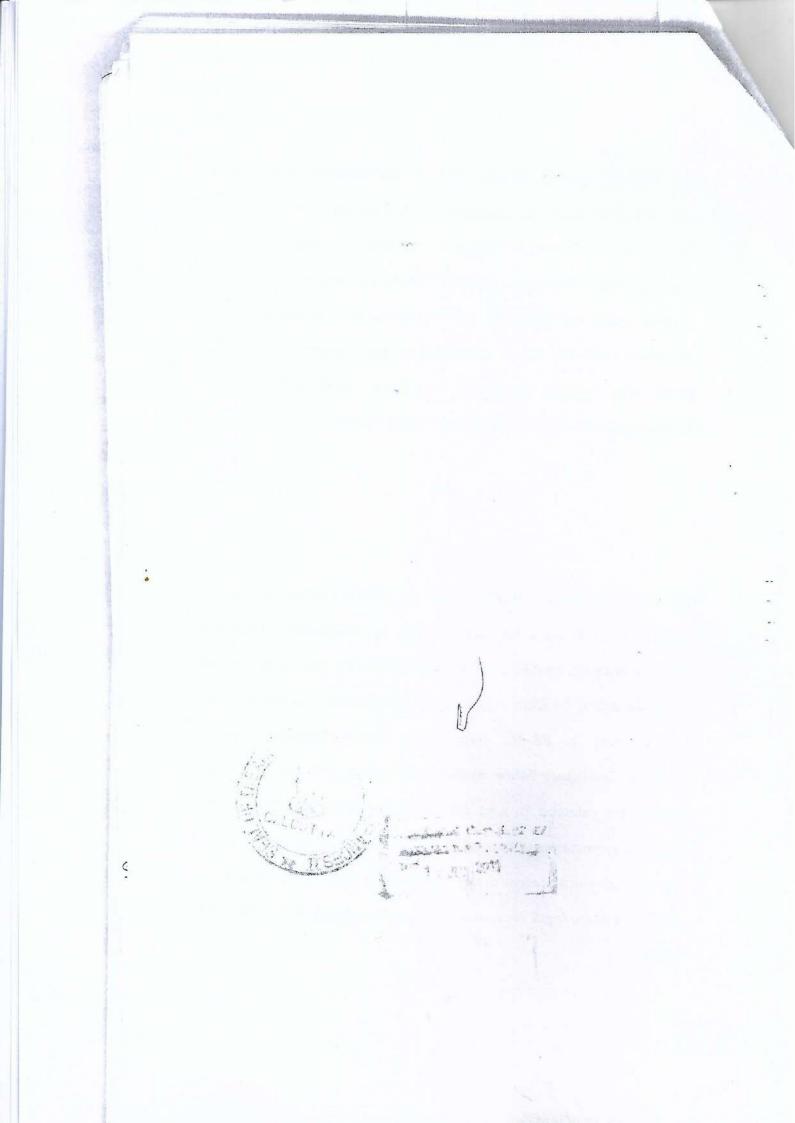
Restrantos bela

DR. UTTAM KUMAR SAHA, (PAN No.AIYTS8059B) Son of Late Jitendra Nath Saha, by Nationality - Indian, by faith Hindu, by Occupation - Medical Practitioner, residing at "PRANTIK", 105, Baguiati Road, First floor, Kolkata - 700 @28, hereinafter referred to and called as VENDOR (which terms or expression unless otherwise exclusive by or repugnant to the context shall unless mean and include his heirs, executors, administrator, legal representatives and assigns) of the FIRST PART.

Worm Komer Sale

AND

(1) SRI RATNANKA SAHA, (PAN No.AVWPS1045A) son of Sri Radha Gobinda Saha, by faith – Hindu, by occupation – Business (2) SRI RAMIT SAHA, (PAN No.AVYPS2254H) son of Sri Radha Gobinda Saha, by faith – Hindu, by occupation – Business, both are residing at FA-38, Narayantala (West) Baguiati, Post – Deshbandhunagar, Police Station – Baguiati, Kolkata – 700059, hereinafter referred to and called as the PURCHASERS (which terms or expression unless otherwise excluded by or repugnant to the context shall always mean and include their heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

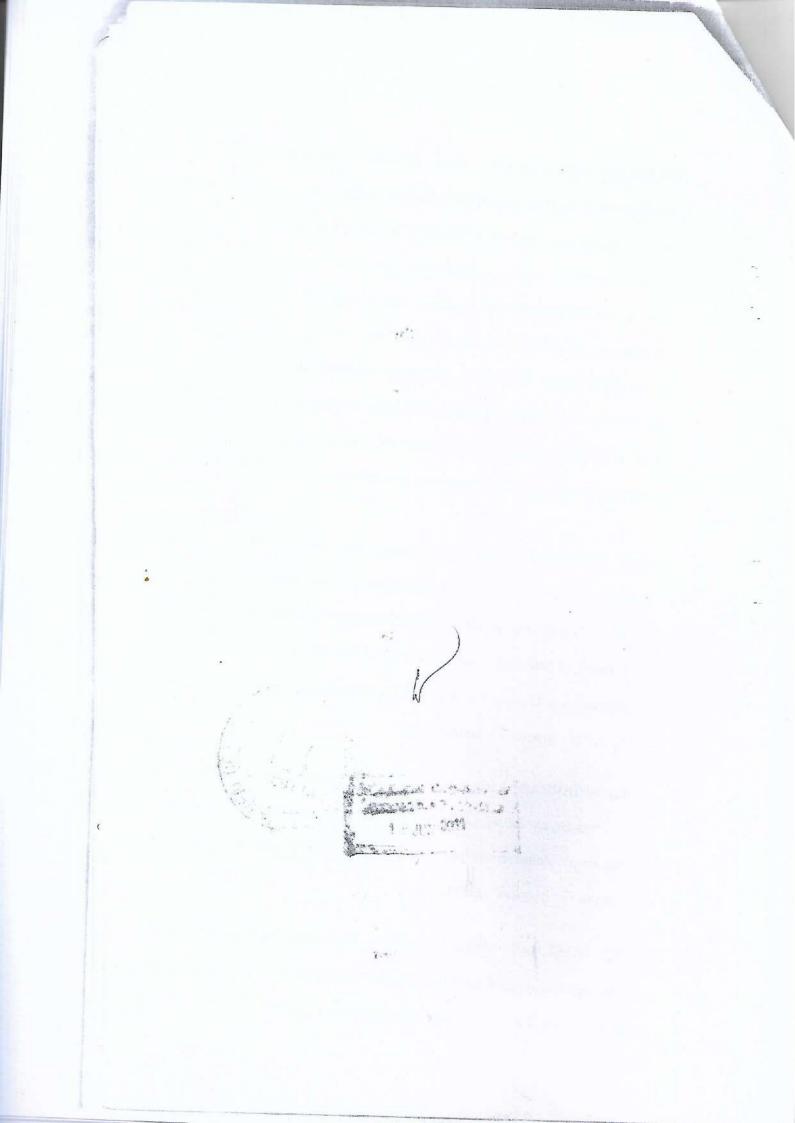


whereas one Debendra Nath Bakshi, was well seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area 5 Bigha 3 Cottahs more or less comprised under C.S. Khatian No.14 and 340 at an annual rent of Rs.2.44 only alongwith other properties at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Touzi No. 160, P.S. Dum Dum in the District of North 24-Parganas as rayata in place of the then Zamindar namely Radhika Prasanna Bandopadhyay and has been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS during enjoyment, the said Debendra Nath Bakshi sold transferred and conveyed to said Radhika Prasanna Bandopadhyay the aforesaid land measuring 5 Bighas 3 Cottahs by a Deed of Sale vide Book No. I, Deed No. 2222 for the year 1937 registered at Cossipore Dum Dum Sub-Registration Office free from encumbrances whatsoever.

AND WHEREAS during enjoyment, the said Radhika Prasanna Bandopadhyay developed the said land by dividing the said land with small residential plots by constructing roads and common passage for ingress and egress.

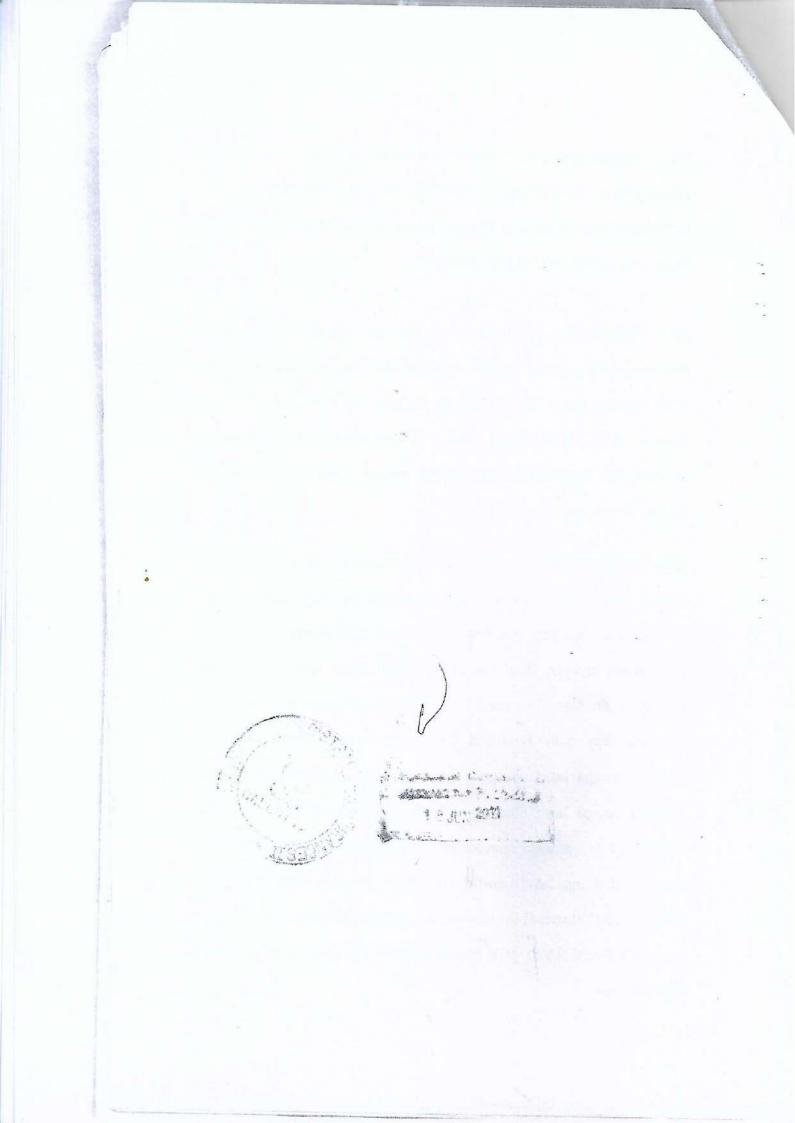
AND WHEREAS during enjoyment, the said Radhika Prasanna Bandopadhyay sold transferred and conveyed a plot measuring an area 6 Cottahs out of his aforesaid total land in favour of one



Sanjib Kumar Basu by a Deed of Sale vide Book No. I, Vol. No. 9, Pages 141 to 143, being No. 320 for the year 1938 registered at Cossipore Dum Dum Sub-Registration Office at Mourasi Mokarari Right at a yearly rent of Rs.2.44 only.

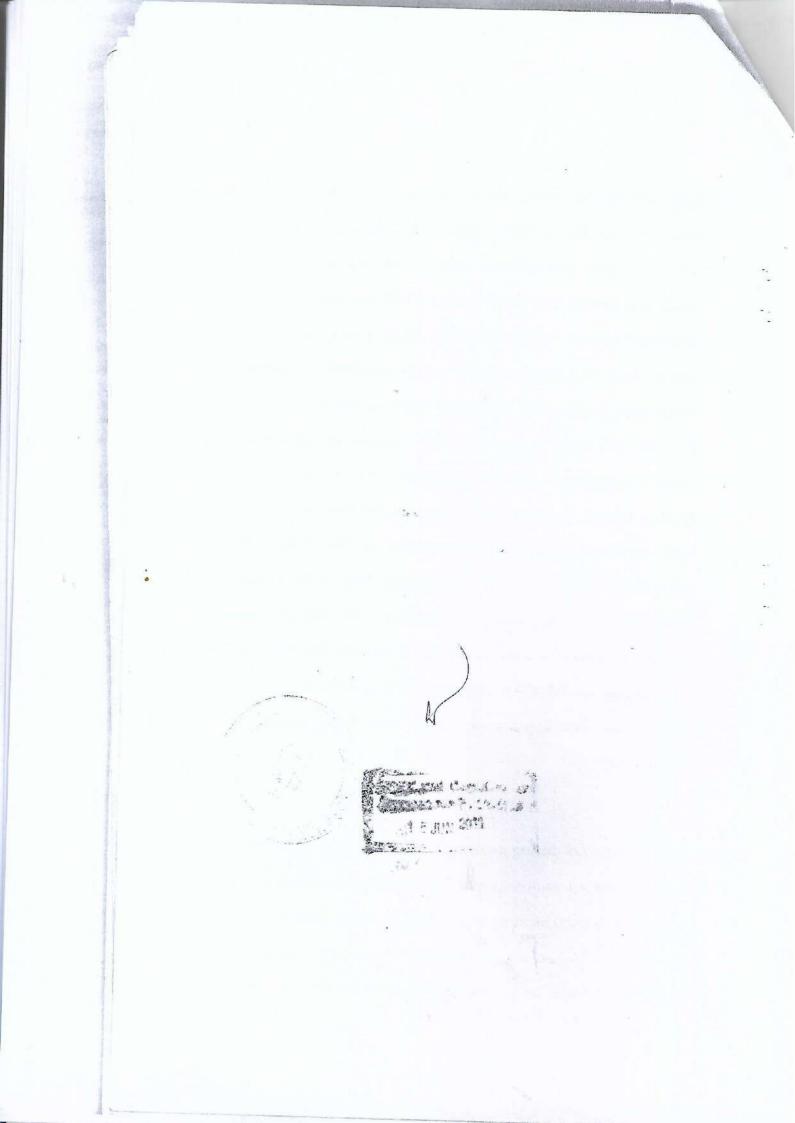
AND WHEREAS during enjoyment, the said Sanjib Kumar Basu died intestate leaving behind him his three Sons namely (1) Sri Arun Kumar Basu, (2) Sri Tarun Kumar Basu and (3) Sri Dilip Kumar Basu as his legal heirs and successors who afterwards became the absolute owners of the property left by said Sanjib Kumar Basu, the deceased.

AND WHEREAS thus by virtue of inheritance, the said (1) Arun Kumar Basu, (2) Tarun Kumar Basu and (3) Dilip Kumar Basu became the absolute owners of the land measuring 06 Cottahs Comprised in C.S. Dag Nos.2443, 2445, 2446 and 2449 under C.S. Khatian Nos. 14 and 340 and during Revisional Settlement Records they duly recorded their names in respect of .0035 decimal danga land comprised in R.S. Dag No.6549 and .0043 decimal danga land comprised in R.S. Dag No.6550 and .0229 decimal of danga land comprised in R.S. Dag No. 6555 and .0714 decimal of danga land comprised in R.S. Dag No. 6556/6637 i.e. in total .1021 decimal (in aforesaid 4 Dags) all under R.S. Khatian Nos. 1569 and 1570 at a yearly rent of Rs. 2.44 only in equal three shares.



AND WHEREAS during enjoyment, the said Sri Arun Kumar Basu, and Sri Tarun Kumar Basu and Dilip Kumar Basu jointly sold transferred and conveyed their .0035 decimal of Danga land comprised in R.S. Dag No.6549 and .0043 decimal of Danga land comprised in R.S. Dag No.6550 and .0229 decimal of Danga land comprised in R.S. Dag No. 6555 and .0714 decimal of Danga land comprised in R.S. Dag No. 6556/6637 all under R.S. Khatian No.1569 and 1570 i.e. in total .1021 decimal or equivalent to 6 Cottahs approx. at Mouza - Satgachi, P.S. Dum Dum being Holding No. 26, Baguiati Road, now Baguiati 2nd Lane within the Limit of South Dum Dum Municipality in the District of 24-Pårganas (North) to Smt. Jhini Sengupta, Wife of Sri Premankar Sengupta of 48A, Baguiati Road, Kolkata - 700 028 by a Deed of Sale dated 19.06.1970 vide Book No. I, Vol. No. 70, Pages 117 to 120, Being No. 4535 for the year 1970 registered at Cossipore Dum Dum Sub-Registration Office free from encumbrances whatsoever.

AND WHEREAS during enjoyment, the said Smt. Jhini Sengupta sold transferred and conveyed her aforesaid purchased property measuring 6 Cottahs more or less to Smt. Sipra Chatterjee, Wife of Sri Nirendra Mohan Chatterjee of Indraloy, 20/3, Baguiati Road, Kolkata - 700 028 by a Deed of Sale dated 29.06.1984 vide Book



No. I, Vol. No. 18, Pages 379 to 396, Being No. 3559 for the year 1984 registered at Cossipore Dum Dum Sub-Registration Office free from encumbrances whatsoever.

and whereas the said Smt. Shipra Chatterjee became the absolute owner of said plot of land measuring about 6 Cottahs be the same little more or less at physical measurement 3 Cottahs 10 Chittacks 16 Sq.ft. be the same a little more or less and during enjoyment Smt. Sipra Chatterjee erected a one storied brick built building thereon having an area 828 Sq.ft. and has been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

Chatterjee sold transferred and conveyed her property i.e. the one storied brick built building having an area 828 Sq.ft. approx. being constructed whereon or part thereof the land measuring 3 Cottahs 10 Chittacks 16 Sq.ft., more or less (as per Physical measurement) comprised in R.S. Dag Nos. 6549, 6550, 6555 and 6556/6637 under R.S. Khatian No 1569, 1570 (part), at Mouza-Satgachi, J.L. No.20, R.S. No.154, Touzi No.160 and 161, P.S. Dum Dum, Kolkata - 700 028 being Premises No. 26, Baguiati 2nd Lane under Ward No. 26 within the Limit of South Dum Dum Municipality in the District of 24-Parganas (North) to Dr. Uttam Kumar Saha by a Deed of Sale dated 08.06.2007 vide Book No. I,

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Vol. No.100, Pages 105 to 112, Being No. 3691 for the year 2007 registered at Cossipore Dum Dum, Addl. Dist. Sub-Registration Office free from encumbrances whatsoever.

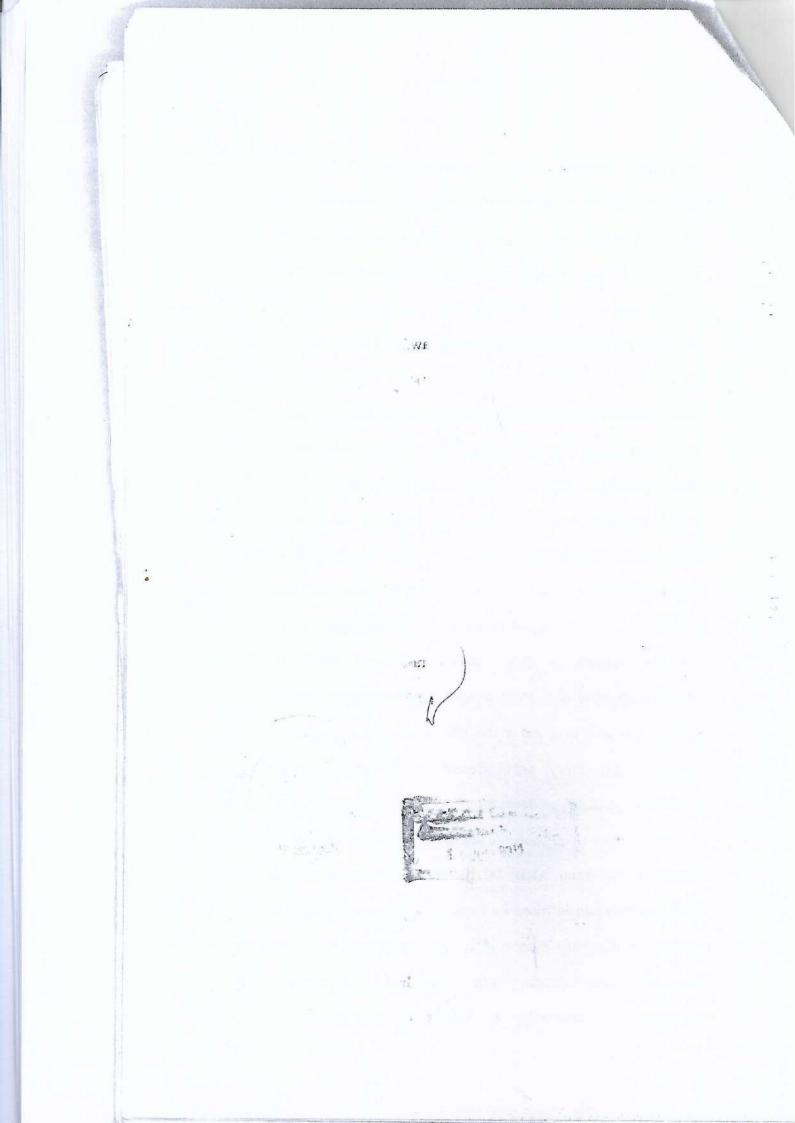
AND WHEREAS thus by virtue of abovementioned purchase, the said Dr. Uttam Kumar Saha became the absolute owner thereof and has been enjoying and possessing the property morefully and particularly described in the Schedule hereunder written by paying the rents and taxes to the concerned Authority free from encumbrances whatsoever.

AND WHEREAS the said Dr. Uttam Kumar Saha, the Vendor herein has agreed to sell his said land measuring about 3 Cottahs 10 Cottahs 16 Sq. ft. be the same a little more or less together with one storied building having an area 828 Sq.ft. super built up being constructed whereon being Premises No.26, Baguiati 2nd Lane, P.S. Dum Dum, Kolkata - 700 028 morefully and particularly described in the Schedule hereunder written at or for the price or Consideration of Rs.40,00,000/- (Rupees Forty Lacs) only and the Purchasers herein have agreed to purchase the said property at the said price free from encumbrances whatsoever and for this, they have entered into an Agreement between themselves on 15th March, 2011, under some terms and conditions set forth therein.

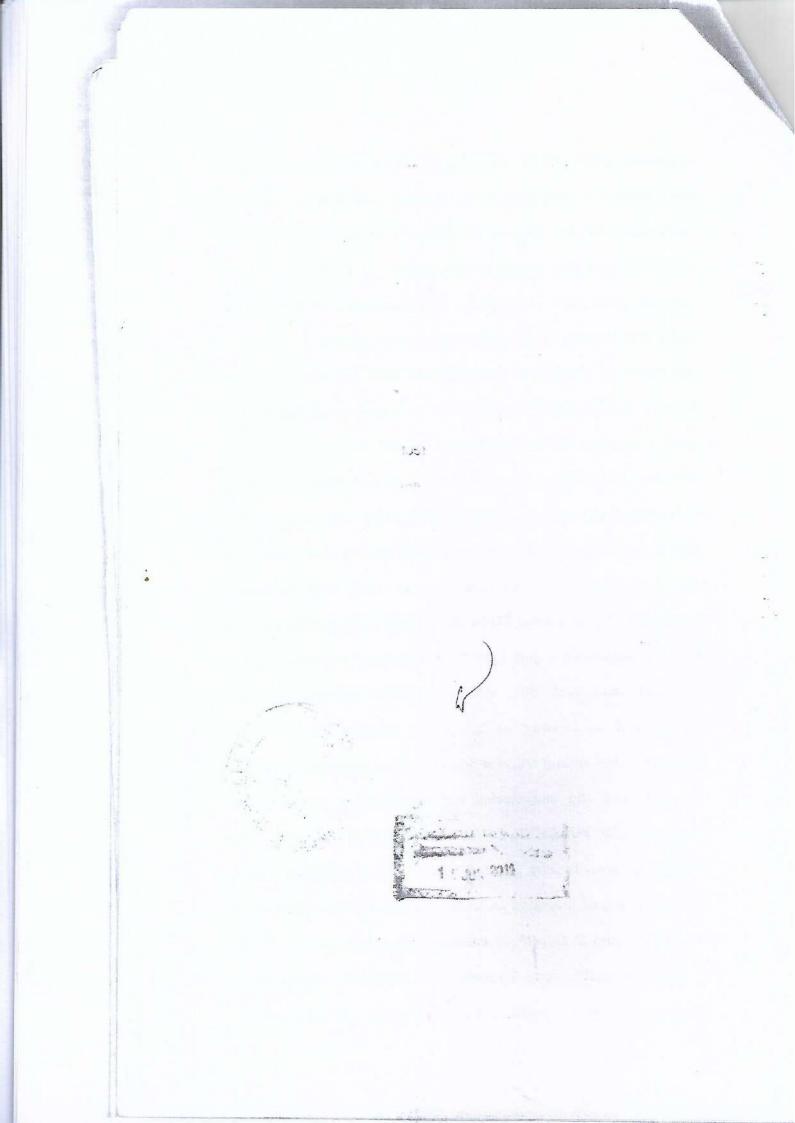
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NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.40,00,000/-(Rupees Forty Lacs) only of the lawful money of the Union of India and well and truly paid by the Purchasers to the Vendor on or before the execution of this Deed (the receipt whereof the Vendor doth hereby and also by the receipt and Memo of Consideration hereunder written admit and acknowledge) and of and from the same and every part thereof for ever release discharge and acquit the Purchasers the said land along with one storied building thereon and benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto the Purchasers the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers ALL THAT piece or parcel of land comprising an area of 3 (Three) Cottahs 10 (Ten) Chittacks 16 (Sixteen) Sq.ft., be the same, a little more or less at present physical measurement along with one storied building thereon having an area of 828 Sq.ft. which is morefully and particularly mentioned and described in the SCHEDULE hereunder written and shown by Red Border on the Annexed Map or Plan AND all manners of rights privileges easements benefits advantages and appurtenances thereunto belonging to anywise appertaining to or with the same or every part thereof usually hold used occupied enjoyed or reputed to belong or be appurtenant thereto or known as part or parcel thereof AND all deeds pattas muniments writings instruments and evidences of title whatsoever

150 Jackson Carlotte exclusively relating to the same which now is or are or hereafter shall or may be in the custody power or possession of the Vendor or of any person or persons from whom they can or may procure the same without action or suit TO HAVE AND TO HOLD the said land along with one storied building thereon and every part thereof hereby granted transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchasers free from all encumbrances whatsoever absolutely and forever AND the Vendor doth hereby covenant with the Purchasers that notwithstanding any act deed or thing by the Vendor made done executed or knowingly suffered to the contrary the Purchasers now have good right and full and absolute power and indefeasible title in the said land and one storied building thereon hereby granted conveyed or expressed or intended so to be unto the Purchasers in the manner aforesaid AND THAT the Purchasers may and shall at all times hereinafter peaceably and quietly possess and enjoy the said land and one storied building thereon and every part thereof without any lawful eviction interruption claim or demand whatsoever from and by the Vendor or any person or persons lawfully or equitably claiming under or in trust for them AND THAT the said land and one storied building thereon is freed and discharged from or otherwise by the Vendor sufficiently indemnified against all and in all manners of whatsoever created demands encumbrances claims and occasioned or made by the Vendor or any person or persons



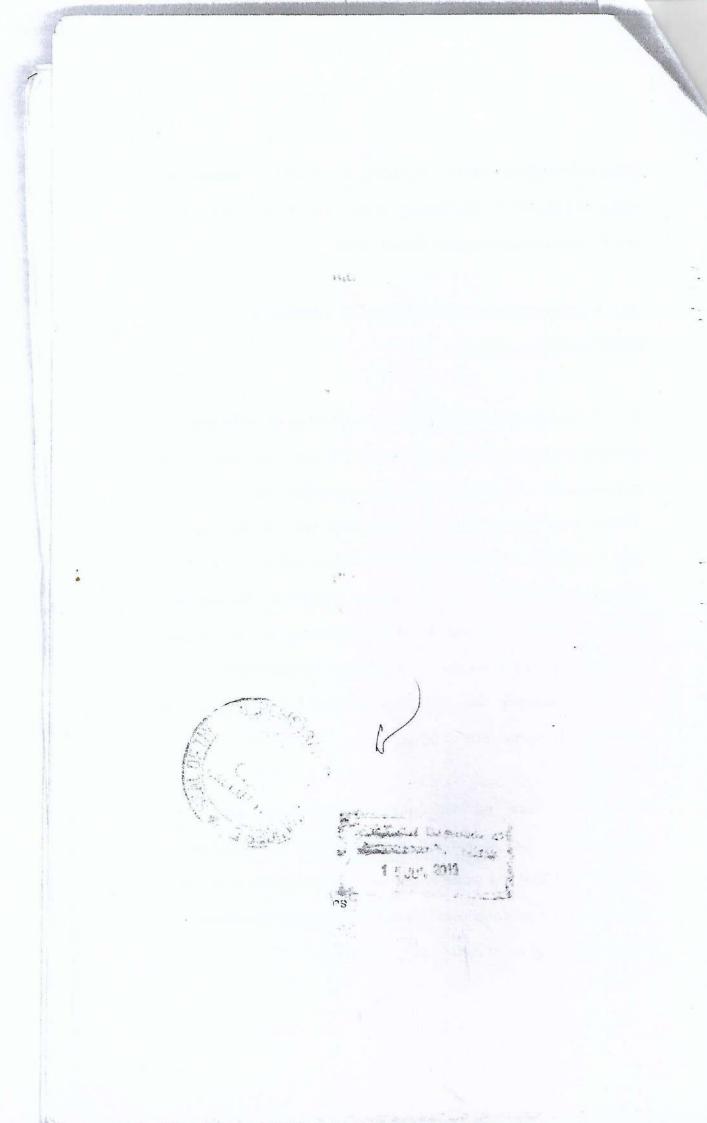
howsoever AND THAT the Vendor shall at the cost of the Purchasers give and render all facilities and assistances to the Purchasers for the purpose of and join in all applications and documents for the purpose of mutation and/or for any other purposes as may be required by the Purchasers AND FURTHER THAT the Vendor or any persons lawfully or equitably claiming any estate or interest in the said land and one storied building thereon shall and will from time to time and at all times at the request and cost of the Purchasers do and execute and cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land and one storied building thereon and every part thereof unto and to the use of the Purchasers as shall or may form time to time be reasonably required AND THAT the Vendor doth hereby covenant with the Purchasers that they have not done anything whereby the said land and one storied building thereon has been encumbered in anyway or by reason whereof the Vendor is prevented from selling transferring conveying assuring or granting the said land and one storied building thereon in the manner aforesaid AND FURTHER THAT the said land and one storied building thereon hereby granted sold conveyed assigned assured and expressed or intended so to be now does not suffer from any Trust, Uses and Debuttar, Prohibition, attachment or any scheme of financial institutions charges and habilities whatsoever or howsoever made or suffered by the Vendor or any reason or



reasons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and his predecessors-in-interest and title.

THE OWNER/VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:-

- 1) Notwithstanding anything heretofore done or suffered to the contrary the vendor have good and perfect right title and interest and authority to convey the said land measuring about 3 Cottahs 10 Chittacks 16 Sq. ft. be the same little more or less together with one storied building covering in a area 828 Sq.ft. appox. as described in the schedule hereunder written are hereby sold, conveyed and transferred to the purchasers in the manner aforesaid and that the vendor has not done or knowingly suffered anything whereby the said property may be encumbered or impeached in estate, title or otherwise.
- 2) There are no encumbrances, charges, trust, lien, attachments, claim or demand whatsoever nor subsisting on the property and that the same is not the subject matter of any suit, litigation or proceedings and has not been offered and security or otherwise to any court or Revenue Authorities.



3) The vendor shall at all time indemnify and keep indemnified and save harmless the purchasers against all claims and demands whatsoever in respect in the said property hereby sold conveyed and transferred and make good to the purchasers all losses, cost, expenses, if he may be put to or oblige to incur or suffer by reason of any defect or deficiency in title of the vendor to the said property to any mistake or other particulars of the said property.

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE:

ALL THAT piece and parcel of Bastu land measuring an area 3 (Three) Cottahs 10 (Ten) Chittacks 16 (Sixteen) Sq.ft., TOGETHER WITH an one storied building measuring a covered area of 828 sq. ft. more or less situated at Premises No.26, Baguiati 2nd Lane, within Police Station – Dum Dum, Kolkata – 700 028, comprised in Mouza – Satgachi, C.S. Dag No.2443 corresponding to the R.S. Dag No.6550, 6549, 6555, 6556/6637, appertaining to the C.S. Khatian No.14, 340 corresponding to the R.S. Khatian No.1569 and 1570 (Part), Pargana Kalikata, J.L. No.20, R.S. No.154, Touzi No.160 and 161, Sub Registration office Cossipore Dum Dum, within the local limits of South Dum Dum Municipality, Ward No.26, District North 24 Parganas, which is butted and bounded as follows:-

4 -TEUR MA !,

ON THE NORTH BY : Land of Smt. Kamala Rakshit

ON THE SOUTH BY : Plot No. 47 and three storied building.

ON THE EAST BY : Baguiati 2^{mu} Lane

ON THE WEST BY : Building of others;

LIST OF TITLE DEEDS/CHAIN OF TITLE

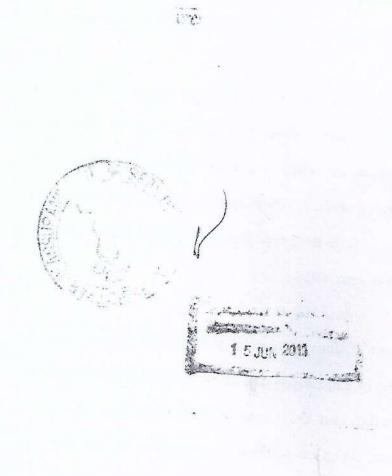
- Deed of Sale (Bengali Kobala) dated 19.06.1970 made between Sri Arun Kumar Basu & Ors. as joint vendors and Smt. Jhini Sengupta wife of Sri Pramankur Sengupta as purchaser registered at the office of Sub-Registrar Cossipore Dum Dum vide being 4535 for the year 1970.
- Deed of Sale (Bengali Kobala) dated 29.06.1984 made between Smt. Jhini Sengupta wife of Sri Pramankur Sengupta as seller and Smt. Shipra Chatterjee wife of Sri Nirendra Mohan Chatterjee as purchaser registered at the office of Sub-Registrar Cossipore Dum Dum vide being 3559 for the year 1984.
 - 3) Deed of Conveyance dated 08.06.2007 made between Smt.

 Shipra Chatterjee wife of Sri Narendra Mohan Chatterjee as

 vendor and Dr. Uttam Kumar Saha son of Late Gitendra

 Nath Saha as purchaser registered at the office of ADSR

 Cossipore Dum Dum vide being 3691 for the year 2007.



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

SIGNED, SEALED AND DELIVERED by the PARTIES at KOLKATA in the presence of: WITNESSES:

(1) Ashim Mondal. H/E-II Baguiati Baguipasa Kol-59.

Uttam Kumur Sole

SIGNATURE OF THE VENDOR

(2) Chandon Day 22/H/71, Raja Marinden Road Kal-37

Radrama Sala. Ramit Solo

17.7

SIGNATURE OF THE PURCHASER

Drafted by:

Siddhartha Chakraborty
Advocate
C/o, D.S. Mullick
Advocate
6, Old Post Office Street,
Room No. 59, First floor,
Kolkata - 700 001.

Computer Print by:

NEW VIJAYA 10, Old Post Office Street, Kolkata – 700 001. 110

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1 5 JUA 2010

__t1,

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.40,00,000/- (Rupees Forty Lacs) only being the total Consideration Money as per Memo below:

MEMO OF CONSIDERATION

SL. NO.	PARTICULARS	AMOUNT (RS.)		
1.	By Cheque 775896 dated 10.03.2010			
	Drawn on Axis Bank, Baguihati, Branch.	1,00,000/-		
2.	By Cash on 14.04.2011	1,00,000/-		
3.	Demand Draft No.034625 dated 13.06.2011 on Axis Bank, Baguihati Branch.	4,50,000/-		
4.	Bankers Cheque No.012191 dated 14.06.2011 on Allahabad Bank, Tallygunge Branch	33,50,000/-		
	TOTAL	40,00,000/-		

(Rupees Forty Lacs) only

WITNESSES

(1) Ashim Mondal.

(2) Chandan Dry,

Ultam Kumer Sole.

SIGNATURE OF THE VENDOR



SPECIMEN FORM FOR TEN FINGERPRINTS

			Left Hand	Little Finger	Ring Finger	Middle I	Finger Fo	ore Finger	Thumb
			manu						
	рното		Thumb		Fore	Fore Finger		Ring Finger	Little Finger
			Right Hand			e compensor alse	Finger		
				Little Finger	Ring Finger	Middle I	inger Fo	ore Finger	Thumb
		Kumus Saha	Left Hand			IVIÇE			
	义。			Thumb	Fore	Finger	Middle Finger	Ring Finger	Little Finger
th	am Komes Sol	Uttam	Right Hand	* 446.5					
		Salai	Left Hand	Little Finger	Ring Finger	Middle I	Finger Fo	ore Finger	Thumb
	R A		Thumb	Fore	Finger	Middle Finger	Ring Finger	Little Finge	
Ro	odromke Cala.	aghan	Right Hand						
				Little Finger	Ring Finger	Middl	inger Fo	ore Finger	Thumb
	Sola Calo		Left Hand			7			
Ramil-Sal		4		Thumb	Fore	Finger	Middle Finger	Ring Finger	Little Finge
		Rown	Right Hand						

