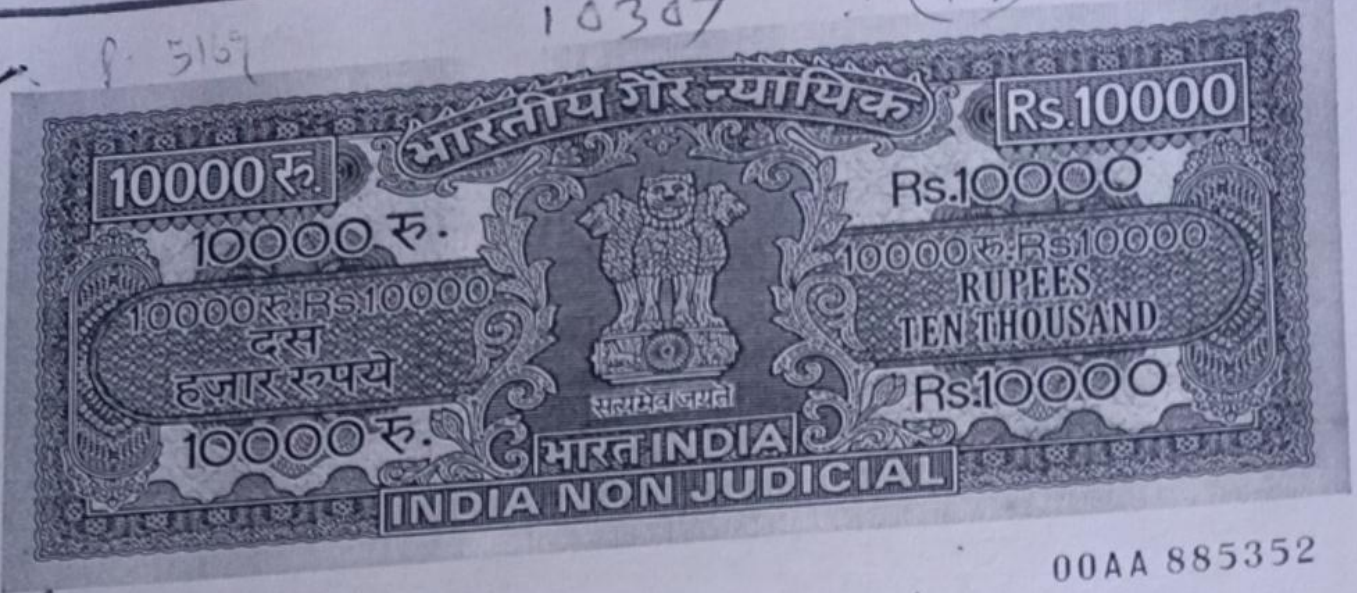


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 D.D. No. 126552
 21.10.57

DEED OF SALE

THIS DEED OF SALE made this the 26th day of September, One thousand Nine hundred and Ninety Seven; **BETWEEN** SRI UPENDRA KUMAR LODH, son of Late Nishi Kumar ~~Lodh~~, by religion - Hindu, by occupation - Retired, residing at 189, Mahatma Gandhi Road, Police Station - Thakurbukur, Calcutta - 700 082, District South 24-Parganas, hereinafter called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

Contd... P/2

23
 A 2189
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...ment rights thereon the said property

Contd D/6



- 2 -

A N D

(1) DR. CHANDA NAHA, Wife of Sri Ashim Kumar Naha, by religion - Hindu, by occupation - Service and (2) SHRI ASHIM KUMAR NAHA, son of Late Satyendra Nath Naha, by religion - Hindu, by occupation - Service, both are residing at 396, Anwar Shah Road, Police Station - Lake, Calcutta - 700 045, both hereinafter called and referred to as the 'PURCHASERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, representatives, administrators and assigns) of the OTHER PART.

Contd.. P/3

easement rights therein the said property.

Contd.. P/6



- 3 -

W H E R E A S Sri Montosh Kumar Lodh, son of the present Vendor, purchased all that piece and parcel of Bastu land measuring more or less 5 Cottahs 10 Chittaks and 20 Sft. along with the land being used for common passage measuring an area of 1 Cottah 13 Chittaks and 40 Sft. lying and situated at Mouja Barakhola, J.L. No. 21, C.M.C. Premises No. 1433, Mukundapur, Calcutta - 700 078, R.S. No. 40, Collectorate Touji Nos. 159 and 169, comprised in Dag No. 143 under R.S. Khatian No. 147, Police Station - Kasba, District South 24-Paraganas (formerly P.S. Jadavpur, within Jadavpur Municipality) now within the limits of the Calcutta Municipal Corporation Jadavpur Unit, bearing plan plot No. 86, from the then owner one Sri Kanailal Mondal, son of Sri Tarapada Mondal

Contd.. P/4

easement rights therein the said property.

Contd.. P/6



- 4 -

of Garfa, P.S. Jadavpur, District 24-Parganas (South) by virtue of a registered sale deed which was duly registered in the office of the S.R.O. Alimore, recorded as Book No. 1, Volume No. 137, Pages 286 to 290, being No. 5394 for the year 1974, with valuable consideration mentioned therein, and acquired good clear and marketable title thereto the said land.

AND WHEREAS thus while absolutely seized and possessed of the said land, the said Sri Montosh Kumar Lodh, by virtue of a Deed of Gift, registered in the office of the D.R.O. Alipore, vide Deed No. 10659 for the year 1993, transfer his right title interest or possession in respect of the aforesaid land unto and in favour of his father

Contd... P/5

easement rights therein the said property.

Contd.. P/6

Sri Upendra Kumar Lodh, the present Vendor to this Indenture and relinquished all his right title interest or possession over the said property forever.

AND WHEREAS thus the present Vendor Upendra Kumar Lodh became the absolute owner in respect of all that piece and parcel of Bastu land measuring more or less 5 Cottahs 10 Chittaks 20 Sft. comprised in Dag No. 143 under R.S. Khatian No. 147, Mouja Barakhola, J.L. No. 21, C.M.C. Premises No. 1433, Mukundapur, Calcutta - 700 078. now under Kasba police Station, District South 24-Parganas, at present within the territorial limits of the Calcutta Municipal Corporation Jadavpur Unit, Ward No. 109 and have acquired good clear and marketable title over the same having all easement rights thereto and has been possessing enjoying and occupying the same peacefully without any interruption from any corner.

AND WHEREAS now being in urgent need of money the Vendor herein offered to sell the entire land measuring more or less 5 Cottahs 10 Chittaks and 20 Sft. in Dag No. 143 under R.S. Khatian No. 147 of Mouja Barakhola, now under Kasba Police Station (formerly under Jadavpur Police Station within Jadavpur Municipality), District South 24-Parganas and within the limits of the Calcutta Municipal Corporation, Jadavpur Unit, which is more fully and particularly described in the Schedule hereunder written and specifically shown in the annexed plan delineated with 'RED' border, at and for the total consideration money of Rs. 2,00,000/- (Rupees Two lakhs) only being free from all encumbrances liens and attachment along with all easement rights therein the said property.

AND WHEREAS the Purchasers herein accepted the said offer and agreed to purchase of the said land at the above said consideration money which is more fully and particularly described in the schedule hereunder written.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of the said agreement and in consideration of the said sum of Rs. 2,00,000/- (Rupees Two lakhs) only the lawful money paid by the Purchasers to the Vendor as per Memo below (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every part thereof absolutely acquit, release and exonerate the Purchasers as well as the said property) the Vendor doth hereby grant, transfer, sell, convey his right title interest and possession with all sorts of easement rights in the said property to the Purchasers herein, their heirs, executors, administrators, legal representatives and assigns of ALL THAT piece and parcel of Bastu land measuring more or less 5 Cottahs 10 Chittaks and 20 Sft. at Mouja Barakhola, J.L. No. 21, C.M.C. Premises No. 1433, Mukundapore, Calcutta-700 078, Police Station now Kasba, formerly Jadavpur, in the District of 24-Parganas (South) comprised in Bag No. 143 under R.S. Khatian NO. 147, now within the territorial limits of the Calcutta Municipal Corporation Jadavpur Unit (formerly within Jadavpur Municipality), Ward No. 109 and which is more fully and particularly described in the schedule hereunder written and specifically shown in the annexed plan delineated with 'RED' Border or

HOWSOEVER OTHERWISE, the said land, and premises or otherwise belonging or held or occupied therewith and every manner of former and present right title liberties privileges easement advantages app endages and appurtenances whatsoever thereto belonging or in anywise appertaining to usually held used or occupied enjoyed or reputed to belong or to be appertenant thereto and all deeds, pattahs, muniments, writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said land hereby granted conveyed transferred assigned assured and granted or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever as and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments, charges, lispendens, claims, demands, liabilities and trust whatsoever but nevertheless subject to mutation and payment of rates and taxes as applicable;

2. The Vendor doth hereby covenant with the Purchasers as follows :

(a) Notwithstanding any act deed matter or thing whatsoever by the Vendor or his predecessors-in-interest or title done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely entitled to the said land hereby granted transferred or expressed or intended so to be unto and to the use of the Purchasers for a perfect title without any manner of dispute or hindrance or condition or use or trust or other such things to alter encumber or make void the same.

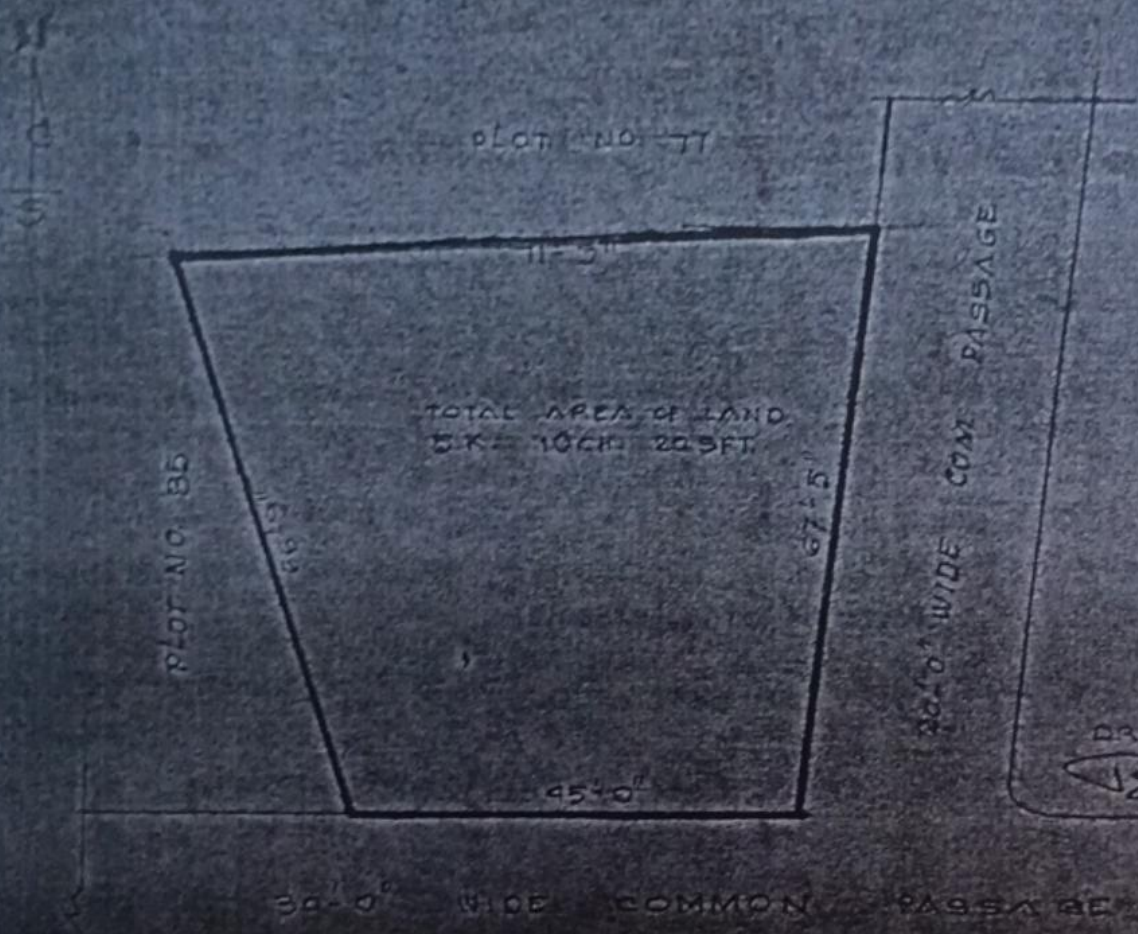
(b) The Purchasers shall and may at all times hereafter peaceably and quietly own possess and enjoy the said land hereby granted conveyed and receive the rents issues claim and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the from or by the Vendor or any person or persons lawfully or equitably claiming any estate from under or in trust for the Vendor.

(c) The Vendor shall keep the Purchasers free and clear, freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and indemnified the Purchasers against all estates, claims, demands, charges, mortgages, lispens, debts, hypothecations, attachments and encumbrances whatsoever made or suffered by the Vendor or any person lawfully or equitably claiming from under or in trust for the Vendor as aforesaid.

(d) The Vendor and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said land hereby conveyed granted or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the requests and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said property unto and to the use of the Purchasers according to the true intent and meanings of these presents as shall or may be reasonably required.

PLAN OF R.S. KHATIAN NO 147 PART OF THE R.S. DAG
 143, S.L. NO. 21, MOUZA - BARAKHOLA, R.S. NO. 40, P.S.
 BADA DISTRICT - 24 PARGANAS, (SOUTH) IN PRE. NO 1133 MUKUNDA
 FILE = 1" = 20'-0" INCH. PDR

AREA SHOWING IN RED MARKED
 AREA OF THE LAND = 5 K = 10 CH = 20 SFT



DRAWN BY
[Signature]
 25-9-97

Wanda K. Ladd

NAME OF LENDER

SIGNATURE OF OWNER

SCHEDULE OF LAND ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring more or less 5 (five) Cottahs 10 (Ten) Chittaks and 20 (twenty) Sft. along with Kancha structure roof tiles measuring 150 Sft. being Scheme Plot No. 86, C.M.C. Premises No. 1433, Kukundapore, Calcutta-700 078, lying and situated at Mouja Barakhola, J.L. No. 21, Collectorate Touzi No. 159 and 169, Pargana Khaspur, Sub-Registry Office at present at Sealdah Police Station - Kasba (formerly Police Station Jadavpur) District South 24-Parganas, R.S. No. 40, comprised in and forming part of Dag No. 143 under R.S. Khatian No. 147, now within the limits of the Calcutta Municipal Corporation Jadavpur Unit, Borough - XII, Ward No. 109, C.M.C. Assessee No. 31-109-07-1433 (formerly within Jadavpur Municipality), specifically shown in the annexed plan delineated with 'RED' Border being butted and bounded as follows :-

ON THE NORTH : Land in Plot No. 77

ON THE SOUTH : 30' ft. wide common passage.

ON THE EAST : 20' ft. wide common passage.

ON THE WEST : Land in plot No. 85 of A. B. Dutta's house.

The annual proportionate rent of .97 paise is payable to the Collector 24-Parganas (South) in favour of the Government of West Bengal.

IN WITNESSES WHEREOF: The Vendor doth hereunto
set and subscribed his hand and seal on this day, month
and year first above written.

WITNESSES:

1. Susamoy Das
Alipore, Cal - 27.

2. Dipankar Chakrabarty
Alipore Palace
Cal - 27.

Ripunde Kumar Lodhi

(SIGNATURE OF THE VENDOR)

MEMO OF CONSIDERATION

R E C E I V E D of and from the within named Purchasers the within mentioned consideration money of Rs. 2,00,000/- (Rupees Two lakhs) only being full and final payment in the following manners:

W I T N E S S E S:

1. *Susamay Das.*
Alipore, Cal-27.

2. *Dipankar Chakrabarty*
Alipore Police Court-
Cal-27

Upenda Kumar Lohit.

(SIGNATURE OF THE VENDOR)

Drafted by me:

Dinush Chandra Sen

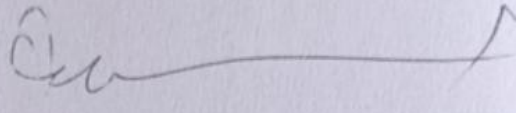
Advocate
Alipore Criminal Court.

Narayan Ch Lohit

Typed by me:

No 10307(h) 24/9/97
 DSC Chandra Naha
 396 A.S. Ad. Cal 45
 1000/-
 S. Mouda 24/9/97
 District Treasury, South B.P.

7-300
 sept. 1000/-
 1000x2 =
 26th
 1997
 1000/-
 Upendra Kr. Lohh
 J.I. hotel



Upendra Kumar Lohh



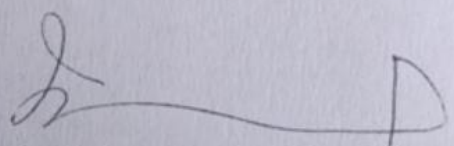
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Upendra Kumar Lohh

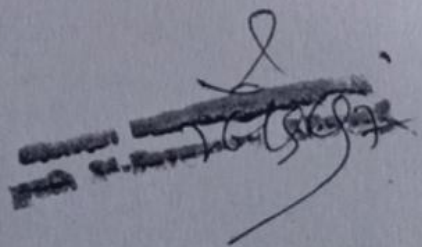
Minakshi De
 wife of Niladri De.
 22/1A Ballygunge Station Rd
 Flat - 27
 Cal - 17
 Artist.



Upendra Kr. Lohh
 Sp. Nishi Kr. Lohh
 189, Mahanagar Road
 Cal 8
 Retired



Minakshi De
 Niladri De
 22/1A, Ballygunge Station Rd
 Cal - 17
 Artist



2. No. 10307(h) dt. 24/9/95
Sent to Sr. Dsc Chandra Naha
No. 396 A S.A. - 4145
2009
S. Naha
24/9/95
Alipur to Treasury - vide 26-10-95



2

District Sub-Register-III
Alipur 24 Parganas (South)



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District Sub-Register-M
Alipur 24-Parganas (South)



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District Sub-Register-M
Alipur 24-Parganas (South)
28-6-2000

Book No. 106
Folio No. 268
Page No. 4087
Being No. 1097 M
For the year 1997-98

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