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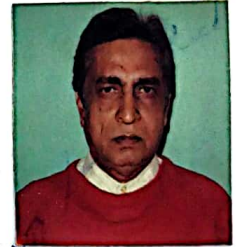


W/S
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570614
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/s and the endorsement are attached with this document into the part of the document.

W/S
Addl Dist Jt Registrar
Alipore, South 24 Parganas
9 JUN 2009



Vic
929

THIS DEED OF CONVEYANCE made this the 8th day of June Two Thousand Nine BETWEEN SRI NIRMALENDU MASCHARAK, Son of Late Kalipada Mascharak, by faith-Hindu, by occupation-Retired Person, residing at 23, Ballygunge Garden, 3rd floor, P.S.Gariahat, Kolkata-700 019, herein-after 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, successors, administrators, legal representatives and assigns) of the ONE PART :

A N D

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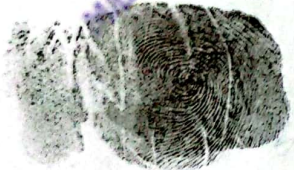
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20/8

Name: Himadri Chatterjee
 Address: 19 Janak Rd
 P.S. Tally gung
 Dist. 33

District B.A. Dept
 Alipore Police Court
 Dist-33

Nirmalendu Kacharuk.



V.E.T. 1
 2410

Nirmalendu Kacharuk.

Certified to be a true and correct copy of the original document as shown to me by the person whose name is written above.

District Sub-Registrar
 Alipore South 24 Parganas

POOS NUL e

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Surajit Kundu,
 51-1st T.P. Kundu
 2/32, Chanda Naha Chatterjee St.,
 Kolkata-25
 Business.



District Sub-Registrar
 Alipore, South 24 Parganas
 8 JUN 2009

(2)

A N D

SRI HIMADRI CHATTERJEE, Son of Late Himangshu Chatterjee, by faith-Hindu, by occupation- Service , residing at 19, Janak Road, P.S. Tollygunge, Kolkata-700 029, hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the OTHER PART :

WHEREAS the property having an area of 05 Cottahs 07 Chittaks 20 Sft., more or less previously known as Plot No.65 of the Surplus land in improvement Scheme No.XV (B) out of the Portion of 113, Russa Road South, 119, Dhakuria Road (and then called Lake Road) being Part of Holding No.71/72, 72 & 75, Sub-Division-R, Division-VI, Dehi Panchannagram, District : 24-Parganas, Police Station Tollygunge, at present known as being Premises No. 19, Janak Road, Kolkata-700 029, purchased by One Anath Bandhu Chatterjee on 4th day of August, 1927 from Trustees for the Development of Calcutta by virtue of a Deed of Sale, registered in the Office of Alipore, Sub-Registry Office and recorded in Book No.I, Volume No.77, Pages from 172 to 174, Being No.4318, for the year 1927.

AND WHEREAS the said Anath Bandhu Chatterjee possessing the above said land by mutating his name before the Municipal Records and raised a Three Storied Building for his use and occupation.

AND WHEREAS the said Anath Bandhu Chatterjee died intestate on 18th day of May, 1944, leaving behind his Widow namely Santilata Chatterjee and Four Sons namely Himangshu Chatterjee, the Father of the Purchaser herein, Bimal Kumar Chatterjee, Arun Kumar

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Chatterjee and five daughters namely Amiya Mascharak nee Chatterjee, Taru Chatterjee, Shova Chatterjee, Renuka Chatterjee and Rita Chatterjee.

AND WHEREAS after the death of said Anath Bandhu Chatterjee, his property devolved upon his Widow namely Santilata Chatterjee and Four Sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee, who became the absolute joint owners of the property having undivided 1/5th share each.

AND WHEREAS the said Santilata Chatterjee and her four Sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee, while enjoying their above said property jointly the said Santilata Chatterjee died intestate on 26th October, in the year 1987 and her undivided 1/5th share devolved upon her four Sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee and Five Daughters namely Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherji nee Chatterjee and Rita Chatterjee according to Hindu Succession Act, 1956.

AND WHEREAS the said Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee and their five sisters namely Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherji nee Chatterjee and Rita Chatterjee while enjoying their above property according to their respective undivided shares, said Himangshu Chatterjee died intestate on 25th day of July, 1996, and his respective undivided share devolved upon his Widow namely Mukul Chatterjee and two sons namely Sri Himadri Chatterjee, the Purchaser herein and Phalguni Chatterjee according to Hindu

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Alipore, South 24 Parganas
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Succession Act, 1956.

AND WHEREAS the said Bimal Kumar Chatterjee, Arun Kumar Chatterjee, Subhas Chandra Chatterjee, Amiya Mascharak nee Chatterjee, the Mother of the Vendor herein, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherji nee Chatterjee, Mukul Chatterjee, Himadri Chatterjee and Phalguni Chatterjee while enjoying their above property according to their respective undivided shares, said Arun Kumar Chatterjee died intestate on 17th March, 1998 and his respective undivided share devolved upon his Widow namely Arati Chatterjee and one Son namely Shibaji Chatterjee and one daughter Purnima Chatterjee, according to Hindu Succession Act, 1956.

AND WHEREAS the said Bimal Kumar Chatterjee, Subhas Chandra Chatterjee, Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherji nee Chatterjee, Rita Chatterjee, Mukul Chatterjee, Himadri Chatterjee, Phalguni Chatterjee, Aarati Chatterjee, Shibaji Chatterjee and Purnima Chatterjee while enjoying their above property according to their respective undivided shares, said Bimal Kumar Chatterjee died intestate on 25th October, 2003 and his respective undivided share devolved upon his Widow namely Basana Chatterjee and One Son Sri Rajib Chatterjee and One Daughter Smt. Rupa Bagchi, according to Hindu Succession Act, 1956.

AND WHEREAS the said Subhas Chandra Chatterjee, Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Chatterjee, Rita Chatterjee, Mukul Chatterjee, Himadri Chatterjee, Phalguni Chatterjee, Aarati Chatterjee, Shibaji Chatterjee, Purnima Chatterjee, Basana Chatterjee, Rajib Chatterjee and Rupa Bagchi, while enjoying their above property

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[Handwritten Signature]
Additional District Sub-Registrar,
Alipore, South 24 Parganas
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according to their respective undivided shares, said Amiya Mascharak nee Chatterjee died intestate on 13th March, 1996 and his respective undivided share devolved upon her two Sons namely Sri Nirmalendu Mascharak, the Vendor herein, Sankar Mascharak and only Daughter namely Smt. Ruby Ganguly as her only legal heirs and successors according to Hindu Succession Act, 1956.

AND WHEREAS after demise of the said Amiya Mascharak, her Two Sons Sri Nirmalendu Mascharak, the Vendor herein, Sankar Mascharak and only Daughter Smt. Ruby Ganguly thus became the absolute lawful Owners of undivided 1/135th share each in piece and parcel of Bastu land measuring 05 Cottahs 07 Chittaks 20 Sft., more or less together with very Old dilapidated Three Storied Building standing thereon, having an area of 850 Sft., on the Ground floor, 850 Sft., on the First floor and 725 Sft., on the Second floor, altogether measuring 2425 Sft., more or less lying at and being the said Premises No.19, Janak Road, P.S.Tollygunge, now within the limits of the Kolkata Municipal Corporation, Ward No.87, Kolkata-700 029, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS the Vendor herein is in peaceful and uninterrupted possession of Undivided 1/135th share of the said property morefully described in the Schedule hereunder written and exercising the all exclusive Ownership right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Vendor herein for various reasons declared for absolute Sale of the said undivided 1/135th share of the said Bastu land measuring 5 Cottahs 7 Chittaks 20 Sft., more or less together with Old dilapidated Three Storied Building containing

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Alipore, South 24 Parganas**
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2425 Sft., more or less lying at the said Premises No.19, Janak Road, P.S. Tollygunge, now within the limits of the Kolkata Municipal Corporation, Ward No.87, Kolkata-700 029, free from all encumbrances morefully and particularly described in the Schedule hereunder written at or for a total price or Consideration of Rs.1,00,000/- (Rupees One Lac) only and the Purchaser herein agreed to purchase the said property at the said Consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in Consideration of the said sum of Rs.1,00,000/- (Rupees One Lac) only being the full Consideration money of the said property, well and truly paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge the same as per Memo of Consideration hereunder written and the Vendor doth hereby acquit, release and discharge the Purchaser and the said property hereby sold) the Vendor doth hereby grant, transfer, convey, sell, assign unto the Purchaser ALL THAT Undivided 1/135th share in piece and parcel of Bastu land measuring 5 Cottahs 7 Chittaks 20 Sft., more or less together with Old dilapidated Three Storied Building standing thereon having an area of 850 Sft., on the Ground floor, 850 Sft., on the First floor and 725 Sft., on the Second floor, altogether measuring 2425 Sft., more or less, previously known as Plot No.65 of the Surplus land in Improvement Scheme No.XV (B) out of the Portion of 113, Russa Road South, 119, Dhakuria Road and then called Lake Road being Part of Holding No. 71/72, 72 & 75, Sub-Division-R, Division-VI, in Dihi Panchannagram, District 24-Parganas (South), P.S. Tollygunge at present known and numbered as Premises No.19, Janak Road, Ward No.87 of the Kolkata Municipal Corporation, Kolkata-700 029, morefully and

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**Add. Dist. Sub-Registrar,
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8 JUN 2009**

particularly described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said property now is are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, hedges, water, water-courses and all other former rights, liberties, benefits, privileges, advantages, easements, appurtenances whatsoever to the said property belonging to 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 property and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title whatsoever which now are or hereafter may be in the custody, power, control or possession of the Vendor or any person or persons from whom the Vendor may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said property so to be unto the Purchaser absolutely forever free from all encumbrances.

AND the Vendor doth hereby covenant with the Purchaser as follows :-

That Notwithstanding any act, deed, thing, matters whatsoever made done, executed or knowingly suffered to the contrary the Vendor now has good right, full power, absolute authority and indefeasible title to grant, transfer and convey the said property hereby sold or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid.

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**Add. Dist. Sub-Registrar,
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AND the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property or every part thereof and pay the rents to the Collector of the 24-Parganas (South) and the Kolkata Municipal Corporation upon getting his name mutated in the records of the Kolkata Municipal Corporation and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of his Predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the Purchaser indemnified from or against all charges, encumbrances, made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said property or any 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 request 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 property to and unto the said Purchaser as shall or may be reasonably required.

AND the Vendor also declares that the said property hereby sold has not been previously leased, mortgaged sold nor in any way transferred and there is no charge, lien, lispendens or any attachment. There is no case, suit or proceeding pending before any Court of Law. The Vendor sold the said property while having good and marketable title and delivered the vacant possession of the said property to the Purchaser.

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**Add. Dist. Sub-Registrar,
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8 JUN 2009

IF any of the statements or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same.

IF any error or omission is transpired in this Deed in future, the Vendor shall at the costs and request of the Purchaser execute and register any Supplementary Deed or Deeds of Rectification/Declaration in favour of the Purchaser.

THE SCHEDULE AS REFERRED TO ABOVE

ALL THAT Undivided 1/135th share in piece and parcel of Bastu land having an area of 05 Cottahs 07 Chittaks 20 Sft., more or less together with an Old dilapidated Three Storied Building standing thereon, having an area of 850 Sft., on the Ground floor, 850 Sft., on the First floor and 725 Sft., on the Second floor, altogether measuring 2425 Sft., more or less previously known as Plot No.65 of the Surplus Land in Improvement Scheme No.XV (B) out of the Portion of 113, Russa Road South, 119, Dhakuria Road (and then called Lake Road) being Part of Holding Nos.71/72, 72 & 75, Sub-Division-R, Division-VI in Dihi Panchannagram, Police Station-Tollygunge, now lying within the limits of the Kolkata Municipal Corporation, Ward No.87, at present known as being Premises No.19, Janak Road, Sub-Registry/A.D.S.R.Office at Alipore, Kolkata-700 029, District 24-Parganas (South), together with all easement rights and appurtenances thereto which is butted and bounded in the manner following :-

On the North : 26, Sardar Sankar Road & 17, Janak Road.

On the South : 21A, 21B & 23, Janak Road.

On the East : 8, Parasar Road.

On the West : Janak Road.

IN WITNESS WHEREOF ...



Adlt. Dist. Sub-Registrar,
Alipore, South 24 Parganas
8 JUN 2009

IN WITNESS WHEREOF the Vendor herein have hereunto set and subscribed his hand and signature on the day, month and year first above written.

In presence of :-

1. Sreyashi
Slokhi T.P. Kundu
2/3B, Chandra Moh Chitaya St
KOL-25.
2. Sahyogini Das
S/O Bikash Kumar Das
15/A Chunabukur lane
KOLKATA-700012

Nirmalendu Hasechuk

.....
V e n d o r

Memo of Consideration

RECEIVED from the within-named Purchaser the within-mentioned sum of Rs.1,00,000/- (Rupees One Lac) only being the full Consideration money paid by the Purchaser in the following manner :-

(Rupees One Lac) only.

WITNESSES :-

1. Sreyashi
Slokhi T.P. Kundu
2/3B, Chandra Moh Chitaya St.
KOL-25.
2. Sahyogini Das
S/O Bikash Kumar Das
15/A Chunabukur lane
KOLKATA-700012

Nirmalendu Hasechuk
.....
V e n d o r

Drafted by me :

Amal Kumar Das
Advocate 378/811
Alipore Police Court,
Kolkata-27.

Typed by :

Jayanta Sinha
Jayanta Sinha.



Assoc. Adv. Sub Registrar,
Alipore, South 24 Parganas
8 JUN 2009

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PHOTO	left hand					
	right hand					

Name SRI NIRMALENDU MASCHARAK

Signature Nirmalendu Mascharak

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name SRI HIMADRI CHATTERJEE

Signature H Chatterjee

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PHOTO	left hand					
	right hand					

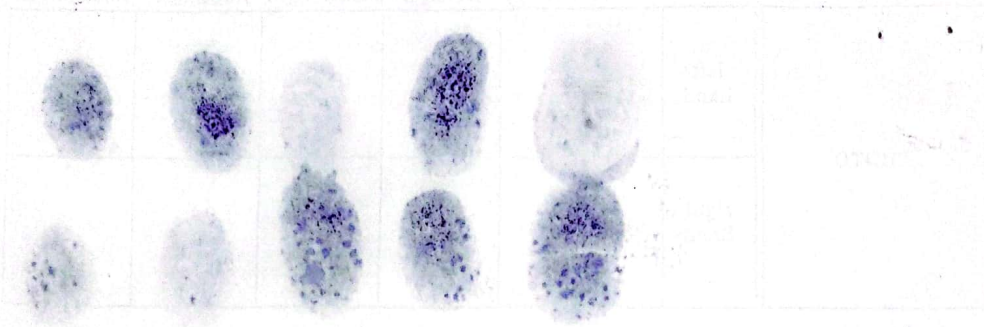
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Signature

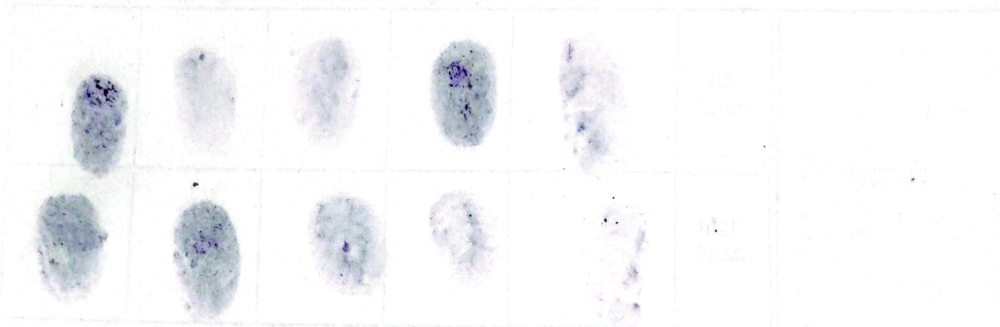
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	right hand					

Name

Signature



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ADD. Insp. B.S. Ghoshan
Alipore, South 24 Parganas
8 JUN 2009

Government Of West Bengal
Office of the A. D. S. R. ALIPORE
ALIPORE
Endorsement For deed Number :I-03379 of :2009
(Serial No. 03708, 2009)

On 08/06/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 17.50 hrs on :08/06/2009, at the Private residence by Nirmalendu Mascharak, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 08/06/2009 by

1. Nirmalendu Mascharak, son of Lt Kali Pada Mascharak ,23 Ballygunge Garden 3rd Floor Kolkata ,Thana Gariahat, Pin 700019, By caste Hindu, by Profession :Retired Person
Identified By Surajit Kundu, son of Lt T. P. Kundu 2/3 B Chandra Nath Chatterjee Stree Kolkata 700025 Thana: ., by caste Hindu, By Profession :Business.

Name of the Registering officer :Utpal Kumar Basu
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/06/2009

Certificate of Admissibility(Rule 43)

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

Payment of Fees:

Fee Paid in rupees under article : A(1) = 1122/- ,E = 14/- on:09/06/2009

Certificate of Market Value(WB PUVI rules 1999)


Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 102131/-

Certified that the required stamp duty of this document is Rs 6148 /- and the Stamp duty paid as: Impresive Rs- 1000

Deficit stamp duty

Deficit stamp duty Rs 5150/- is paid, by the Bankers cheque number 460008, Bankers Cheque Date 08/06/2009 Bank Name State Bank Of India, Alipore Court Treasu, received on :09/06/2009.

Name of the Registering officer :Utpal Kumar Basu
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR


[Utpal Kumar Basu]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF ALIPORE
Govt. of West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 1815 to 1828
being No 03379 for the year 2009.



Utpal Kumar Basu
(Utpal Kumar Basu) 09-June-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE
West Bengal

TS-14305/13
Ebt-2

[Signature]
Office of the Additional District Sub-Registrar
Alipore
South 24 Parganas
17-12-14