

Drawn - 4478

Yield: 203

10Rs.



5982 ————— 2746 ————— 1515

02
 4478/02
 5.30
 7.50
 13.20

4.00
 20.00
 25.50

 49.50

7 y/m/mo
 2946/03
[Signature]
 13.05.03

[Signature]

1986

12 MAY 2003
12 MAY 2003

No. _____
Sold To: **WIGMORE & ADVOCATES**
BRD. FLOOR.
Add. **5, OLD POST OFFICE STREET**
CALCUTTA - 700001

10/

L. S. VENKAT
HIGH COURT CLERK



Adcl. Registrar of Assurances
Adcl. Registrar of Assurances
Calcutta

No. 4022
Phalguni Bag
Adocate
3 O' Post Office Street,
3rd. floor,
Kolkata 700 001.

Date 23/5/01



REGISTERED BY POST OFFICE
6:15 P.M.
Day of May 23/01

Pradip Kumar Ghosh

24 Mathur post box No. 47, Pathuri
Chal, Calcutta
Pradip Kumar Ghosh
and of the Secy
Genl. Registrar of Assurances
23/5/01 C. Calcutta

Pradip Kumar Ghosh

Pradip Kumar Ghosh is
late Jidebhu Krishna
Ghosh and Smt. Krishna
Ghosh is late Gopindhu
Krishna Ghosh and
Smt. Indrani Mitter wife
late Mithu Mitter.

Guril Krishna, Jhark.

Smriti Ram Mittal

Srieman Mukherjee, Ady
H.C. Cal.

Srieman Mukherjee Adocate
High Court Calcutta.

Amrita
Genl. Registrar of Assurances
Calcutta
23/5/01

Stre
Jite
Stre

Genl. Registrar of Assurances
Calcutta

1000Rs.



[1A]

Street, Kolkata and (2) PRADIP KUMAR GHOSH son of Late Jitendra Krishna Ghosh, residing at No. 47, Parthurlaghata Street, Kolkata 700006, both being the executors in respect

Sa. No. 4082

Rbalguni Bag.
Advocate
8, Old Post Office Street,
3rd. floor,
Kolkata 700 001

Calcutta, West Bengal,
Treasury
Value Rs. 1000

Dr. Karn

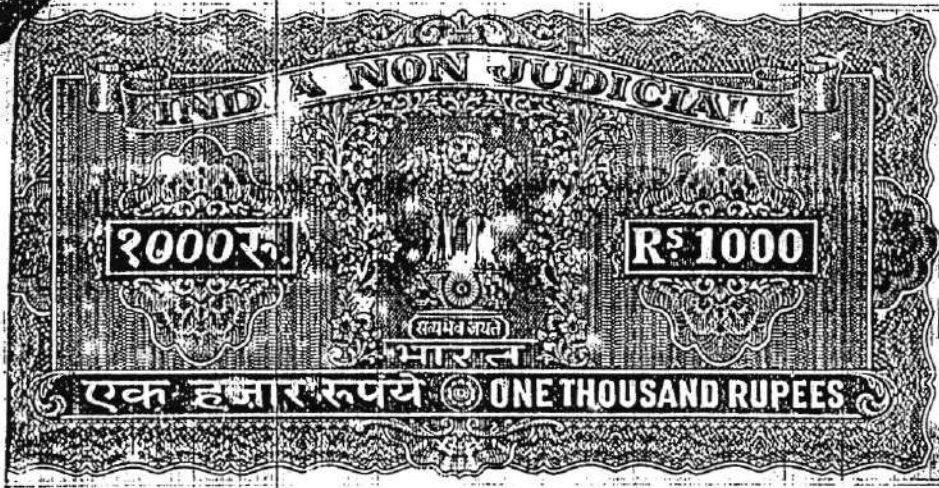
100 25000
100 10000
100 5000
100 3000
100 500
100 2500

STAMP



23/5/10

1000Rs.



[1B]

of the estate of Late Asit Kumar Ghosh under the Last Will and Testament dated 28th September, 1994, hereinafter jointly and/or collectively called "THE EXECUTORS/VENDORS."

No 4022

Address: Ebalguni Bag, Ad locale, 8, Old Post Office Street, 3rd floor, Kolkata 700 001

City: Kolkata

Date: 01/01/2001

Treasurer

1e	25.0000	_____
1a	1.0000	_____
1a	5000	_____
3a	3000	_____
1e	27	_____
	28850	_____



10/12/01

1000Rs.



[10]

(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors in office

No. 4022

Phalguni, Bag

A. 1/2 mile

8, Old Post Office Street,

3rd. floor,

Kolkata 700 00.

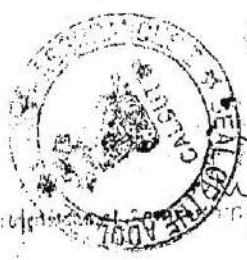
Calculation of ...

Treasury

DATE: 01/10/2008

Treasurer

1st	25.0000	_____
to	1.0000	_____
10	5000	_____
30	3000	_____
10	500	_____
	<u>208500</u>	_____



01/10/2008

1000Rs.



[10]

and assignee) of the FIRST PART AND BMT. SMRITIRANI MITTER,
wife of Late Dr. Mitter Mitter, residing at No. 34, Shyampu-
kur Street, Kolkata, and PRADIP KUMAR GHOSH son of Late

No. 4022

Khalguni Bag
Advocate
8, Old Post Office Street,
3rd. floor,
Kolkata 700 00.

Call: _____

Date: 20/07/2008

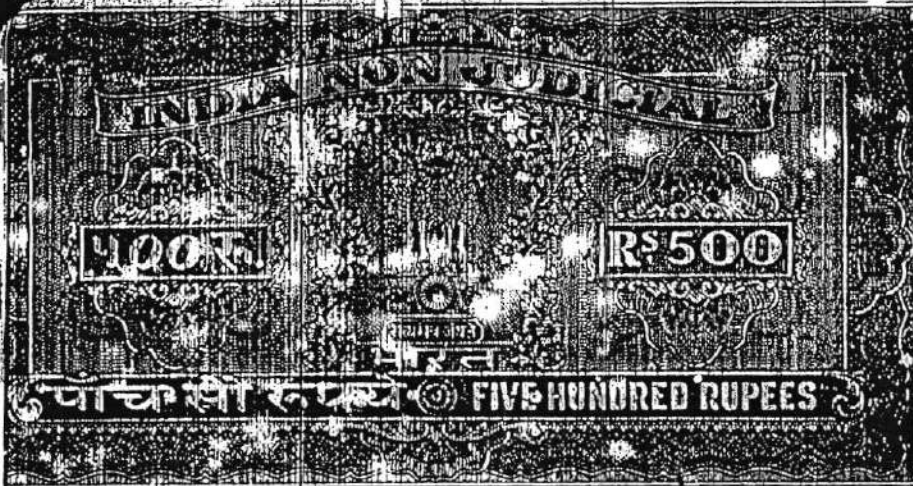
Handwritten signature

100	25.000	_____
100	1.000	_____
100	500	_____
300	300	_____
100	50	_____
Total		28.850



10/10

500^{rs.}



[1E]

Jitendra Krishna Ghosh, residing at No. 47, Parthuriaghata Street, Kolkata 700 006, hereinafter jointly called the "CONFIRMING PARTIES" (which term or expression shall unless

No. 4022

Bhalguni Bag
Advocate
8, Old Post Office Street,
3rd. floor,
Kolkata-700 001.

Calculation
Treasurer
Date: 20/10/2008

[Signature]
Treasurer

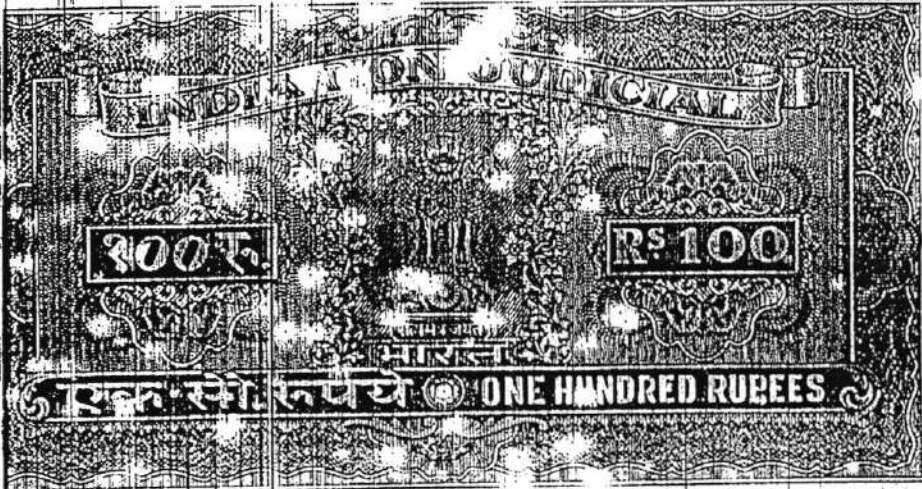
100	25.0000	_____
100	1.00	_____
100	1.00	_____
300	3.00	_____
100	50	_____
	<u>29.850</u>	_____



[Signature]

20/10/2008

100Rs.



[1F]

excluded by or repugnant to the subject or context be deemed to mean and includes their respective heirs legal representatives executors administrators and assigns) of the

No. 4089

of
of
of

Bhalguni Bag
Advocate
8, Old Post Office Street,
3rd. floor,
Kolkata 700 00

Cash
Treasury

Treasurer

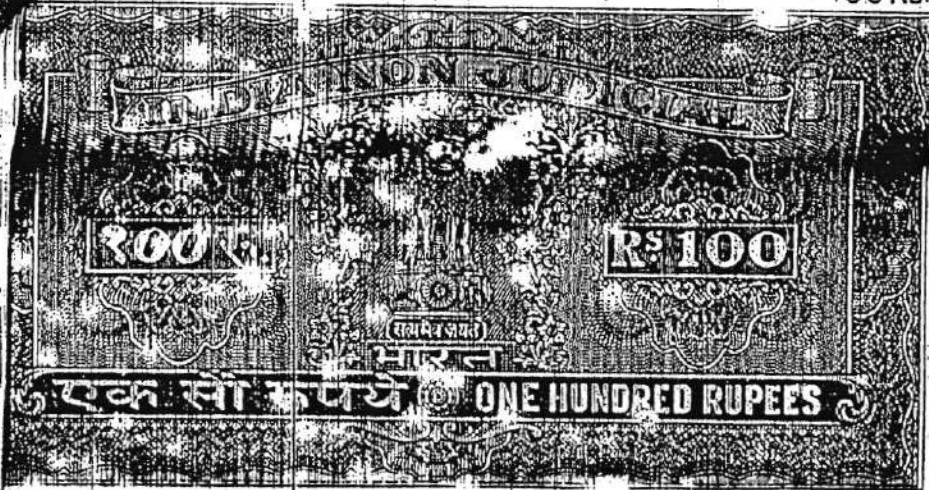
Date: 12/12/2008

100 - 25.000
100 - 1.000
100 - 500
300 - 300
100 - 50
29850



23/12/08

100Rs.



[16]

SECOND PART AND COM-TEL LEASING & FINANCE (P) LTD. an
existing Private Limited company incorporated within the
meaning of the Companies Act, 1956 and having its registered

No. 4022

Rbalguni Bag
Advocate
18, Old Post Office Street,
3rd. floor,
Kolkata 700 00

Calcutta

Date: 21/11/2009

[Signature]

100	25.000	_____
100	1.000	_____
100	500	_____
300	300	_____
100	50	_____
	28.350	_____

[Faint handwritten text]

[Faint handwritten text]

[Faint handwritten text]

00Rs.



[14]

office situate at No. 11, Sarat Bose Road, Kolkata 700 020,
hereinafter referred to as "THE PURCHASER" (which term or
expression shall unless excluded by or repugnant to the

No. 1022

Rhaguni Bag
Advocate
B, Old Post Office Street,
3rd. floor
Kolkata 700 001

Calculation
Treasury
Date: 22/10/10

RECEIVED

100	25.0000	—
100	1.0000	—
100	5000	—
300	3000	—
100	500	—
	<u>28.8000</u>	—

Signature
Director of Government

22/10/10

50 Rs.



[11]

subject of this Part shall be deemed to mean and include the
 person or persons in office and assigns) of the THIRD
PART.

No 4022

Chalguni Bag
Advocate
8, Old Post Office Street,
3rd. floor,
Kolkata 700 001.

Chalguni Bag

Treasurer
Date: 02/07/2004

Treasurer

100	250000	_____
100	100000	_____
100	50000	_____
300	30000	_____
100	50000	_____
	285000	_____



WHEREAS :

A Asit Kumar Ghosh (since deceased) who was a Hindu governed by Dayabhaga School of Hindu Law during his life time was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to various immovable properties including the Municipal Premises No. 11 Barat Bose Road, Kolkata 700 020, TOGETHER WITH the buildings and structures situate and standing thereon hereinafter for the sake of brevity referred to as THE ENTIRE PREMISES/PROPERTY).

B During the lifetime of the said Asit Kumar Ghosh a portion of the said premises being premises No. 11 Barat Bose Road, Kolkata 700 020 admeasuring an area of 0.0627 hectare (equivalent to 0.155 acres) has been acquired for CALCUTTA METROPOLITAN DEVELOPMENT AUTHORITY (hereinafter referred to as the CMDA PORTION) which is presently under challenge and the remaining part of the SAID PREMISES is hereinafter referred to as the PREMISES more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and also shown and delineated in the map or plan annexed hereto and bordered in colour "RED" thereon (hereinafter referred to as "THE PREMISES").

C The said Asit Kumar Ghosh died as a bachelor on 18th November, 1994.

D Before his death the said Asit Kumar Ghosh had executed his last Will and Testament dated 28th September, 1994

whereby and whereunder he appointed Pallav Kumar Banerji (since deceased), Smt. Nil Krishna Ghosh and Pradip Kumar Ghosh as his executors and/or trustees and by and under the said Will he gave bequeathed and devised amongst others ALL THAT the said Premises as provided for in the said Will and Testament dated 28th September, 1994.

E The said Will and Testament further provides that after providing for various legatees as provided for in the said will the rest of the properties including the said Premises shall absolutely and forever belongs to Smt. Smtirani Mitter and Pradip Kumar Ghosh, the Confirming Parties herein, in equal shares.

F The entirety of the said Premises EXCEPTING the said CMDA PORTION is under the tenancy of one K. G. Goggar (hereinafter called the said TENANT) and the said tenant at all material times had extensive Powers and authorities including assigning of the tenancy right and/or to make additions and/or alterations into or upon the said Premises at his own cost and certain portions are in illegal and wrongful occupation and the total rent realised or received by the Estate of Late Asit Kumar Ghosh is not exceeding Rs.900/- per month.

G After the death of the said Asit Kumar Ghosh the Executors named in the said WILL AND TESTAMENT filed an application in the High Court at Calcutta in its

Testamentary and Intestate Jurisdiction Being PLA
No.257 of 1997 for grant of probate.

H On 7th December 1999 during the pendency of the said application for Probate, the said Pallav Kumar Banerji (one of the Executors in the said Last Will and Testament dated 28th September 1994) died leaving Sri Sunil Krishna Ghosh and Sri Pradip Kumar Ghosh (the two Executors/Vendors herein) as the only Executors.

I In pursuance of the said application for Probate the Hon'ble High Court at Calcutta was pleased to grant the probate in respect of the said WILL and testament dated 28th September, 1994 and as such all the properties including the said premises remains vested in the said two Executors.

J The Executors have not given their assent in favour of the legatees (being the Confirming Parties herein) in respect of the said premises and they are still in charge of the said Premises/ property.

K During the pendency of the said application for grant of probate, the Hon'ble High Court at Calcutta directed for sale of two of the properties of the Estate of Late Asit Kumar Ghosh but the same could not be sold.

L The buildings and structures situated at the said premises are more than 100 years old and are in a dilapidated condition and is presently in occupation of the

said Tenant having extensive powers and authorities and also for the purpose of payment of various amounts to be disbursed in the manner provided for in the said Will and Testament dated 28th September, 1994 and with the consent and concurrence of the Confirming Parties herein (being the legatee) entitled to the said Premises under the said Will and Testament dated 28th September, 1994 the Vendors/Executors each of them respectively have agreed to sell and transfer with the consent and concurrence of the Confirming Parties ALL THAT the Constructed Space (Unit) admeasuring an area of 658 sq.ft. (be the same a little more or less) in the first floor of the main building at the said Premises having a separate and independent entrance (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in "BROWN" thereon) more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written AND ALSO the undivided 1/12th share in the land comprised in the said Premises No. 11 Sarat Bose Road, Kolkata 700 020 (but including the said CMDA portion) situation of the said Premises shown and delineated in the map or plan annexed hereto and bordered in "RED" thereon (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written AND ALSO TOGETHER WITH the undivided one fourth share in the roof of the said building AND TOGETHER WITH undivided one fourth share in the balconies leading to the first floor of the main building and also in the lobby and other common

parts of the main building AND ALSO TOGETHER WITH the proportionate share in all pathways, common passages and entrances and also TOGETHER WITH the undivided 1/12th share in all other parts and portions water reservoirs, installations at the said premises AND ALSO the right to use in common with the other co-owners the passage way leading from the Main Road to the said Premises free of all encumbrances and charges for the consideration hereinafter appearing. The said Constructed space (Unit) and the rights equities and benefits attached therewith are hereinafter collectively referred to as THE DEMISED PORTION AND THE PROPERTIES APPURTENANT THERETO.

M At or before the execution of the Deed of Conveyance, the Vendors/ Executors and the Confirming Parties and each one of them respectively have assured and represented to the Purchaser herein that there is no legal bar or impediment in the Vendors/ Executors selling and/ or transferring the said Demised Portion or any part thereof and THAT EXCEPTING for the right of the said Tenant AND EXCEPTING THE SAID CMDA PORTION the Premises is free from all encumbrances and charges and the Vendors/ Executors are fully competent to execute the Deed of Conveyance or Transfer in respect of the said Demised Portion.

NOW THIS INDENTURE WITNESSETH as follows :

I. In pursuance of the said Agreement AND in further consideration of the sum of Rs.4,25,000/- (Rupees Four Lacs twenty five thousand) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors/ Executors at or before the execution of these presents (which amount the Vendors/ Executors and the Confirming Parties do and each of them respectively doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser and the said Demised Portion hereby intended to be sold and transferred) the Executors/Vendors and each of them respectively with the consent and concurrence of the Confirming Parties and each of the said Vendors and Confirming Parties respectively do hereby sell grant transfer convey assure and assign ALL THAT the Constructed Space (Unit) measuring an area of 558 sq.ft. (be the same a little more or less) in the first floor of the main building at the said Premises having a separate and independent entrance (more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written and also shown and delineated in the map or plan annexed hereto and bordered in "BROWN" thereon) also TOGETHER WITH the undivided 1/4th (one-fourth) share or interest into upon the Roof of the said main building and also TOGETHER WITH the undivided 1/12th (one-twelfth) share in the entirety of the

land comprised in the Municipal Premises No. 11 Sarat Bose Road, Kolkata 700 028 (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written situation of the said Premises No. 11 Sarat Bose Road, Kolkata 700 028 also shown and delineated in the map or plan annexed hereto and bordered in "RED" thereon AND TOGETHER WITH undivided one fourth share in the staircases leading to the First Floor of the main building and also in the lobbies and other common parts of the main building AND TOGETHER WITH the proportionate undivided 1/12th share in all pathways, common passages and other parts and also TOGETHER WITH the undivided 1/12th (one twelfth) share in all other parts and portions of the said premises AND ALSO the right in common with other co-owners over and in respect of the Common Passage or passage way running from Sarat Bose Road to the said Premises TOGETHER WITH the uninterrupted right to pass and repass over the same with men materials cars vehicles and carts AND ALSO TOGETHER WITH the uninterrupted right to lay down cables poles water pipes telephone and electric poles over and under the said Common Passage, free of all encumbrances and charges BUT OTHERWISE in "AS IS WHERE IS CONDITION" the said Demised Portion and the rights attached therewith are hereinafter collectively referred to as THE DEMISED PORTION AND THE PROPERTIES APPURTENANT THERETO in "AS-IS-WHERE-IS-CONDITION" AND ALSO the right to receive realise and collect all the rents issues profits and compensation and the respective estate right title interest into or upon the said Demised Portion and the properties appurtenant thereto AND SUBJECT TO THE RIGHTS OF THE SAID TENANT

hereinafter for the sake of brevity referred to as THE SAID PREMISED PORTION and the properties appurtenant thereto at the said Premises No. 11, Sarat Bose Road, Kolkata 700 020, hereby intended to be sold and transferred is hereinafter for the sake of brevity referred to as THE SAID PREMISES/PROPERTY) AND ALSO the right for the men, car and vehicles into or upon ALL THAT the passage running from the Main Road i.e. Sarat Bose Road upto the said premises being Premises No.11 Sarat Bose Road AND ALSO the right for the Purchaser and/or its authorised representative to lay down drains, sewers and other installations on the said passage shown and delineated in the map or plan annexed hereto and bordered in RED THEREON OR HOWSOEVER the said Premises now are or is or at any time or times heretofore were or was situated butted bounded called known numbered described and distinguished together with the right to use in common with the other co-owners and/or occupiers of the said premises all sewers drains ditches paths passages water water courses and all manner of ancient and other rights liberties easements privileges advantages emoluments appendages and appurtenances whatsoever standing thereof or any part or portion thereof or with which the same now are or is or at any times or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or parcel or member or members thereof or appurtenant thereto AND the reversion or reversions remainder or remainders AND all the Estate right title interest claims use inheritance trust possession property or demands whatsoever or howsoever of the said Vendors/ Executors both at law or in equity into or upon the said PREMISES/PROPERTY TO HAVE AND TO HOLD the

said DEMISED PORTION OF THE SAID PREMISES/PROPERTY hereby sold granted conveyed transferred assigned and assured and every part or parts thereof respectively unto and to the Purchaser herein in the manner as aforesaid absolutely and forever free from all encumbrances trusts liens lienspendens attachments trusts whatsoever EXCLUDING the said CMDA PORTION AND SUBJECT HOWEVER to the rights of the said Tenant;

II. THE VENDORS/EXECUTORS AND CONFIRMING PARTIES AND EACH OF THEM BOTH HEREBY COVENANT WITH THE PURCHASER as follow :

- (a) THAT notwithstanding any act deed matter or thing whatsoever done by the Vendors/Executors or any of the Vendors/Executors predecessors in title may have done committed executed or knowingly suffered to the contrary, the Vendors/Executors have good right full power and absolute authority and indefeasible title or otherwise well and sufficiently entitled to grant sell convey transfer assign and assure the said DEMISED PORTION OF THE PROPERTY/PREMISES on "AS IS WHERE IS BASIS" EXCLUDING THE said CMDA PORTION AND SUBJECT TO THE RIGHTS OF THE SAID TENANT unto and in favour of the Purchaser herein in the manner as aforesaid concerning the true intent and meaning of these presents ;
- (b) AND THAT the said Demised Portion of the Property is free of all encumbrances, liens attachments leases restrictions covenants lienspendens uses deb'tar trusts

made or suffered by the Vendors/Executors or the Confirming Parties respectively or any person or persons arising or lawfully rightfully or equitably claiming any estate or interest therein from under or in trust for the Vendor/Executors or the Confirming Parties SUBJECT HOWEVER to the rights of The said Tenant and EXCLUDING the said CMDA PORTION.

(c) AND THAT the Purchaser shall and may from time to time and at all times hereafter peacefully and quietly enter into hold possess use own and enjoy the said DEMISED PORTION OF THE PREMISES and receive realize and collect all the rents issues and profits thereof without any lawful hindrances eviction interruption disturbance claims or demands whatsoever or howsoever from or by the Vendors/Executors or the Confirming Parties or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors/Executors or the Confirming Parties.

(d) AND THAT the Purchaser free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged from and by the Vendors/Executors or the Confirming Parties and well and sufficiently saved defended kept harmless and indemnified of and from or against all and all manner of former or other rights title interest liens charges and encumbrances whatsoever created made done occasioned and/or suffered

by the Vendors/Executors or the Confirming Parties respectively or any person or persons rightfully claiming through or under or in trust of the Vendors/Executors or the Confirming Parties.

(e) AND THAT the said Demised Portion of the Premises/Property hereby sold, transferred and conveyed is not affected by any attachment including attachment under Certificate case or any proceedings started at the instance of the Income tax Authorities under the Public Demand Recovery Act or any other acts or otherwise whatsoever and that there is no certificate case or proceedings pending against the Vendors/Executors for realisation of arrears of Income tax or other taxes or dues or otherwise under Public Demands Recovery Act and/or any other act for the time being in force and that the said Demised Portion of the Premises/Property hereby sold, transferred conveyed is not affected by any notice or claim of any public or local authority EXCEPTING that a portion of the said premises was acquired by the CMDA (hereinafter referred to as the CMDA PORTION) which is being challenged.

(f) The Vendors/Executors shall at all times shall make do and execute at the expenses of the Purchaser all such further and lawful acts deeds matters and things as may be reasonably required by the Purchaser for better or further effectuating and conveyance hereby made on the title of the Purchaser, in respect of the said Demised

Portion of the said Premises/Property hereby sold transferred and conveyed.

III THE VENDORS/EXECUTORS AND THE CONFIRMING PARTIES AND EACH OF THEM HAVE FURTHER ASSURED AND REPRESENTED TO THE PURCHASER as follows :

- (a) THAT the said Asit Kumar Ghosh (since deceased) was the absolute owner of the said Premises.
- (b) EXCEPTING the said tenancy and the area acquired by the Calcutta Metropolitan Development Authority (hereinafter referred to as the CMDA PORTION) the said Premises is free of all encumbrances and charges.
- (c) THAT the Executors/Vendors with the consent and concurrence of the Confirming Parties and each of them have full power and absolute authority to grant sell and transfer the said Premises and/or any part or portion thereof.
- (d) THAT the original title deeds in respect of the said Premises are not traceable inasmuch as the said Premises has been inherited by the said Asit Kumar Ghosh (since deceased) AND the Vendors/ Executors and also the Confirming Parties and each of them hereby agree to keep the Purchaser and its successor and/or successors in interest and assigns indemnified against all losses, damages and claims which the Purchaser may

suffer or be exposed to because of the non-availability of the Original Title Deeds and from all actions suits proceedings charges and claims or demands in respect thereof the Executors/Vendors and the Confirming Parties and each of them do hereby assure and covenant with the Purchaser that as and when such title deeds and/or documents of title are found or located the Vendors/ Executors or the Confirming Parties shall forthwith deliver the same to the Purchaser and till then unless prevented by fire or some other irresistible accident the Vendors/Executors and the Confirming Parties and each of them respectively shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser produce or cause to be produced to the Purchaser and/or the agent of the Purchaser or at any hearing suit commission examination or otherwise as occasions shall require the original title deeds, documents and writings in respect of the said Premises as and when traced by the Vendors/Executors and the Confirming Parties and the Vendors/Executors and the Confirming Parties and each of them respectively shall keep such documents safe whole unobliterated and uncanceled.

- (e) THAT there is no impediment or legal bar in the Vendors/ Executors or the Confirming Parties selling and transferring the said Premises in favour of the Purchaser herein.

(f) Relying on the aforesaid representations and assurances and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the said Premises/Property in "as-is-where-is condition" (EXCLUDING the said CMDA PORTION BUT SUBJECT TO the rights of the said TENANT).

IV. AND it is hereby further agreed and declared by and between the parties hereto that in the event of any amount being payable on account of arrears of Rates and Taxes (hereinafter referred to as "RATES AND TAXES") the same shall be paid and discharged by the Purchaser to the extent of the share sold and transferred in favour of the Purchaser herein and the Purchaser has agreed to keep the Vendor/Executors and the Confirming Parties and each of them respectively indemnified against all actions suits proceedings demands costs charges and expenses in respect thereof.

V. AND it is hereby further agreed and declared that by acquiring the said Undivided 1/12th share in the land at the said Premises the Purchaser along with the other Co-purchasers of the remaining undivided 11/12th share in the land comprised in the said Premises shall be entitled to hold possess and enjoy the entirety of the said Premises in proportion to the share hereby transferred and exclusive right over the Demised Portion/ Unit hereby sold and transferred.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the Municipal Premises No. 11 Sarat Bose Road, Kolkata 700 020 containing by admeasurement an area of 37 Cottahs 13 Chittacks and 12 1/2 ft. (be the same a little more or less) TOGETHER WITH the buildings, and other out-houses and structures situated and standing thereon (the situation of the Premises has been shown and delineated in the map or plan annexed hereto and bordered in "RED" thereon) within Police Station Bhowanipore, Dist. Registration office Alipore, in the District of 24 Parganas (South), Under Ward No. 70 and within the limits of The Calcutta Municipal Corporation and butted and bounded as follows :

ON THE EAST : Partly by Premises No.9 Sarat Bose Road and partly by Premises No. 11/1 & 11/2 Sarat Bose Road, Kolkata.

ON THE WEST : By South Club.

ON THE SOUTH : Partly by Premises No. 11/3, Sarat Bose Road and Common Passage.

ON THE NORTH : By the Premises No. 231/1 A J C Bose Road, Kolkata belonging to the Estate of Late Asit Kumar Ghosh (Calcutta Nursing Home).

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT the Constructed Space unit admeasuring 538 sq.ft. (be the same a little more or less) in the first floor of the building at the said Premises having a separate and independent entrance situation whereof is shown and delineated in the map or plan annexed hereto and bordered in "DROWN" therein and ALSO TOGETHER WITH undivided 1/12th

share in the land comprised in the said premises as mentioned in the First Schedule hereinabove written AND ALSO undivided one fourth share in the roof of the main building and also the Staircases, landings and lobbies of the main building AND ALSO TOGETHER WITH undivided 1/12th share or interest in the common pathways passages staircases and other common parts and portions and other open spaces of the said premises.

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

SIGNED AND DELIVERED by the VENDORS/EXECUTORS at Kolkata in the presence of :

Sunil Krishna Ghosh
Pradip Kumar Ghosh

Sreeram Mukherjee Advocate
High Court Calcutta

Shalguni Bag Advocate

SIGNED AND DELIVERED by the CONFIRMING PARTIES at Kolkata in the presence of :

Smriti Irami Mitra
Pradip Kumar Ghosh

Sreeram Mukherjee Advocate
High Court Calcutta

Shalguni Bag Advocate
High Court Calcutta

RECEIVED of and from the withinnamed
PURCHASER the withinmentioned sum of
Rs. 4,25,000/- (Rupees Four lacs twenty
five thousand) only being the consi-
deration money payable under these
presents as per memo below :

Rs. 4,25,000.00

MEMO OF CONSIDERATION

By Pay Order No. 472021 dated 18.05.2001
drawn on Standard Chartered Bank Ltd
Branch
Kolkata in favour of the Executors/
Vendors.

Rs. 4,25,000.00

Total - Rs. 4,25,000.00

(Rupees Four lacs twenty five thousand only)

WITNESSES :

Witness from the Origin of the
High Court, Calcutta

Shalguni Bag
Adv.

Sunit Krishna Ghosh
Preeto Kumar Ghosh
Smita Rani Mitter

DRAFTED AND PREPARED in my
Office

Shalguni Bag
PT. LOUNI BAG
ADVOCATE
HIGH COURT, CALCUTTA