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5-9-03

Stamp Act, 1899
Stamp Amendment Act, 1903
Stamp Amendment Act, 1908

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THIS INDENTURE OF SALE made this the 4th day of February

Two Thousand and Three BETWEEN SM. NEERAJA RATERIA, wife of Sri Poonam Rateria, by Occupation - Medical Practitioner, by religion - Hindu, residing at 5, Abdul Rassul Avenue, Kolkata - 700 026, hereinafter called the "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, executors and/or legal representatives and assigns) of the ONE PART

Suman
600000

Sl. No. 32874
 Sent to Amarendra K. Mitra Adv.
 of 10, old P.O. St.
 KOL-1

Calcutta Collectorate,

Date 22/11/2003

[Signature]
 Treasurer

1- 25000-
 1- 20000-
 3- 3000-
 1- 10-

 48010-

Presented for Registration of 1200
 to Calcutta Registration Office
 on 22/11/2003

[Signature]
 Jay Neeraja Bhatnagar
 Secy. Cal.

Additional Registrar of Assurance
 Calcutta

Neeraja Bhatnagar

[Signature]
 Neeraja Bhatnagar
 Poonam Bhatnagar
 & Abdul Rasul Ave-
 nue Cal.

Neeraja Bhatnagar

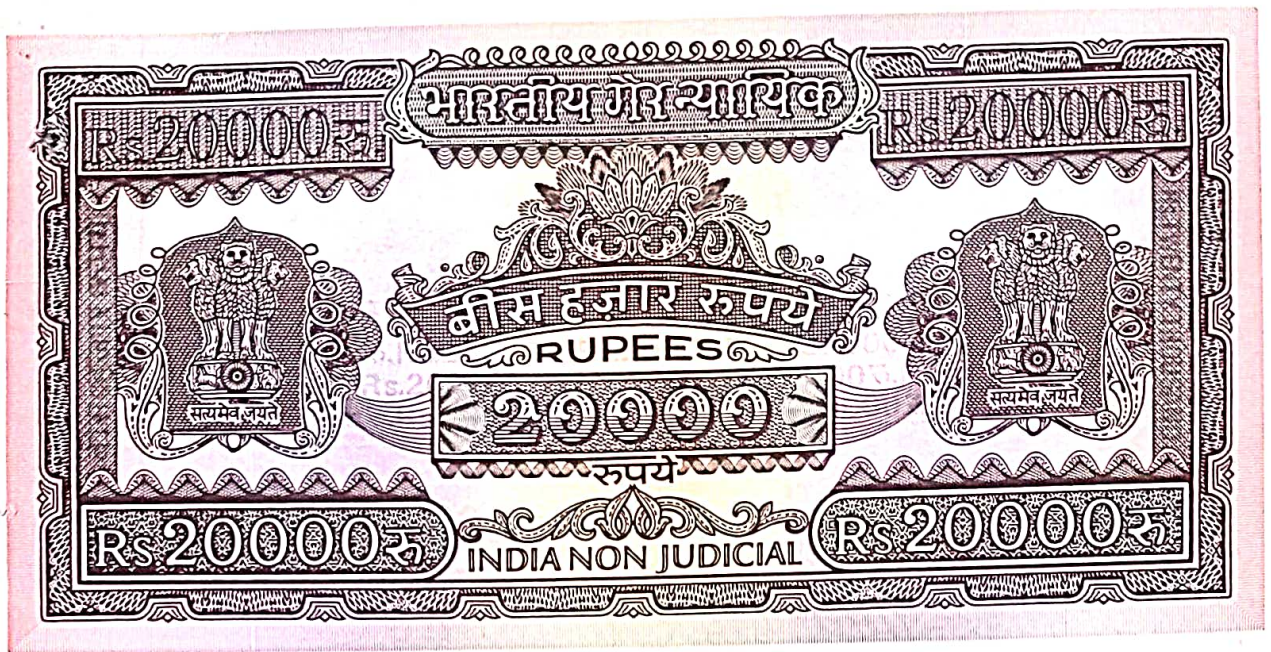


— Kunal Kumar Ray
 S/O Late Gopal Ch. Ray
 occupation - Business -
 1 Ram Mohan Ray Road
 Kolkata 700009

[Signature]
 Kunal Kumar Ray
 S/O Late Gopal Ch Ray
 1 Ram Mohan Ray Road
 Business

Additional Registrar of Assurance
 Calcutta

6/2/03



02CC 232136

2

AND SM. SAHAJANYA SAHA, daughter of Sri Swapan Saha, by Occupation - Student, by religion - Hindu, residing at 6B, Nayaratna Lane, Kolkata - 700 004 hereinafter called the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, legal representatives assigns and/or executors) of the **OTHER PART** :

El. No. 32974
Cell No. Amarendra Ka. Mitra N.V.
Of 10, Old P.O. St.
Kaj-1

Calcutta Collectorate,

Trench 7,

Date 22/1/2003

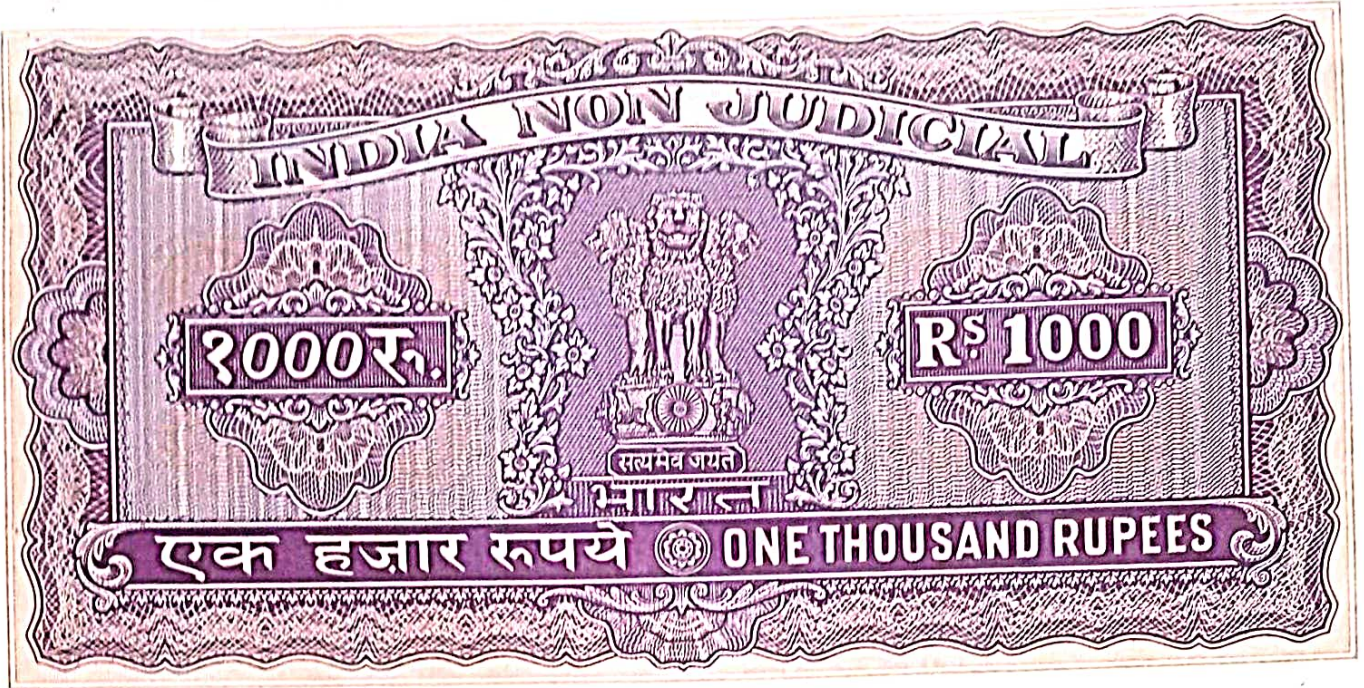

Treasurer

1- 25000/-
1- 20000/-
3- 30000/-
1- 10000/-

48000/-







WHEREAS by a deed of conveyance dated 8th June, 1962 one Madho Prasad Jalan has purchased from Pasupati Nath Paul, a Plot of land measuring 6 Cottahs 5 Chittacks (approximately) being the demarcated Southern portion at premises No.28, Nandalal Bose Lane, Calcutta and the said deed of sale was registered at the office of Registrar of Assurance, Calcutta on 8th June, 1962 and entered in Book No.I, Volume No.100 Pages 59 to 66 Being No.3002.

SL. No. 32874
Sold to Amarendra Kz. Mitra Adv.
of 10, old P.O. St.
K01-1


Calcutta Collectorate,
Treasury,

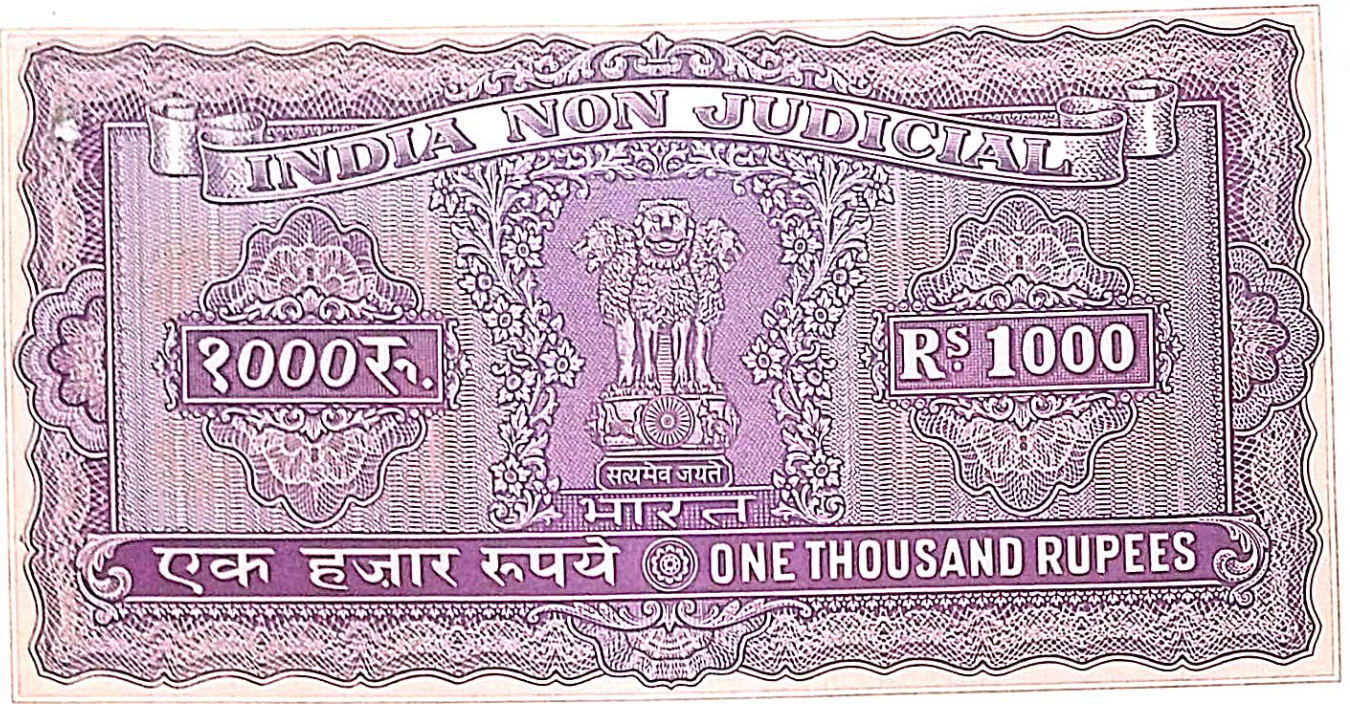
Date 22/1/2003


Treasurer

1	25000
1	20000
3	3000
1	100
<hr/>	
	48010

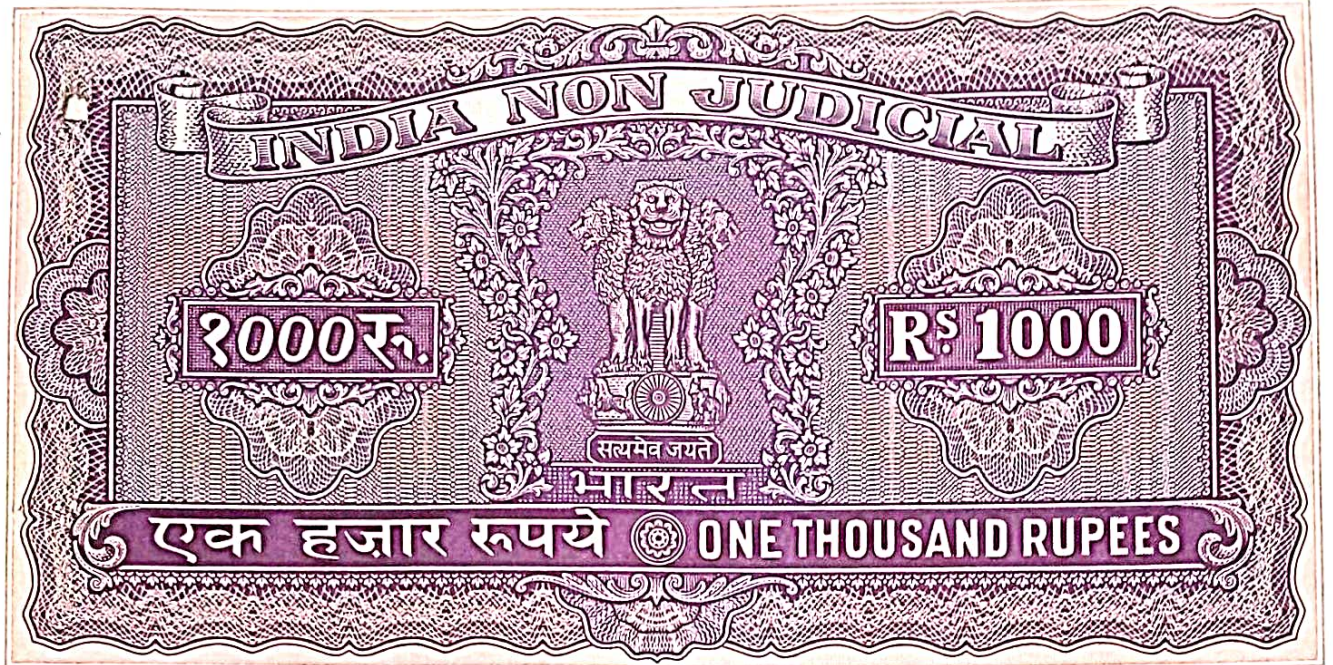



Additional Registrar of Assurances-1
Calcutta



AND WHEREAS the said Madho Prasad Jalan died on 21.12.78 leaving Will dated 27.2.65.

AND WHEREAS a letter of administration was granted to Purshottam Das Jalan by the learned City Civil Court Calcutta on 1st November, 1990 (in L.A. Case No.2 of 1989) in respect of various properties including the Southern portion of 28, Nandalal Bose Lane, Calcutta.



AND WHEREAS the said Purshottam Das Jalan died on 15th April, 1999 leaving a Will dated 4th November, 1998 wherein all his properties were bequeathed in favour of his daughter Sm. Neeraja Rateria, the Vendor herein.

AND WHEREAS the said will of said Purshottam Das Jalan was produced and probated from Hon'ble High Court at Calcutta on 29th June, 2001 (in PLA No.109/2001).

10 Rs.



6

AND WHEREAS the Vendor has agreed to sale the said Southern portion of premises No.28, Nandalal Bose fully described in the Schedule hereunder written to the Purchaser herein and the Purchaser herein has agreed to purchase the same at or for the price of Rs.6,00,000/- (Rupees Six lakhs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.6,00,000/- (Rupees Six lakhs) only of the lawful money of India to the Vendor paid by the Purchaser on or before the execution of these presents (the receipt whereof the Vendor doth hereby acknowledge of and from the same and every part thereof doth hereby release the Purchaser) the Vendor hereby grant assign convey and transfer unto the Purchaser and her successor all that the Southern portion of premises No.28, Nandalal Bose Lane, Kolkata measuring about 6 Cottahs 4 Chittacks and 44 Square feet of land along with a corrugated structure/shed within P.S. Shyampukur fully and more particularly described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said portion as shown in red ink in the plan annexed herewith, land and hereditaments along with a corrugated shed having a tenancy in the name of Sri N.K. Sen at the monthly rent of Rs.400/- according to English Calendar month or any part thereof now are or heretofore were or was situated butted bounded called known numbered described or distinguished TOGETHER WITH all fixtures ways paths passages common fences walls sewers, drains, water, water courses, lights, rights liberties, privileges easements, appendages and appurtenances whatsoever to the said lands hereditaments and premises belonging to or in any way appertaining to or usually held or enjoyed



Explained Register of Accounts
Colombo

therewith or reputed to belong to or to be appurtenant thereto respectively
AND ALL THAT estate right, title, interest, claim and demand
whatsoever both at law and in equity of the Vendor into and upon the
same or any part thereof **TOGETHER WITH** all deeds pattas muniments
of title whatsoever which in any way relate to or concerning the said
hereditaments and premises or any part thereof which now are or
hereafter shall or may be in the possession power or control of the Vendor
or any other person or persons from whom she may procure the same
without any action or suit **TO HAVE AND TO HOLD** the said land
hereditaments and premises hereby granted or conveyed or expressed or
intended so to be and every part thereof unto and to the use of the
Purchaser her successors absolutely and the Vendor doth hereby covenant
with the Purchaser her successor **THAT NOTWITHSTANDING** any act
deed or thing by the Vendor (or by any of her ancestors or predecessors in
title) done or executed or knowingly suffered to the contrary the Vendor is
now lawfully rightfully and absolutely seised and possessed of or
otherwise well and sufficiently entitled to the said land hereditaments and
premises hereby granted conveyed or expressed so to be and unto and to
the use of the Purchaser in manner aforesaid and the Purchaser shall and
may at all times hereafter peaceably and quietly and may at all times
hereafter peaceably possess and enjoy the said property and receive the

rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from or under any of their predecessor-in-title and that free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates and encumbrances erected by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND FURTHER that the Vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said lands hereditaments and premises or any of them or any part thereof and under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser its successors do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

SCHEDULE ABOVE REFERRED TO

ALL THAT Southern portion of premises No.28, Nandalal Bose Lane on a piece and parcel of land measuring by estimation 6 (Six) Cottahs 4 (Four) Chittacks and 44 (Forty Four) Square feet along with a corrugated

shed (200 Sq.ft.) within the Municipal limits of Kolkata P.S. Shyampukur
 butted and bounded as follows :-

ON THE NORTH : Northern portion of Premises No.28, Nandalal
 Bose Lane ;
ON THE EAST : Gallif Street ;
ON THE WEST : Nandalal Bose Lane ;
ON THE SOUTH : 8' feet wide passage.

IN WITNESS WHEREOF the Vendor doth hereby hereunto set
 and subscribed ~~at~~ their hand and seal the day, month and year first above
 written.

SIGNED SEALED AND DELIVERED

at Calcutta in the presence of :

X Suraja Lahiri

1 Umap Kumar Bery
 1 Ram Mohan Ray Road
 Kolkata 700009

Paritosh Bery
 16/2, Nandalal Bose Lane
 Cal-700003

RECEIVED of and from the withinnamed
 Purchaser the within mentioned sum of
 Rs.6,00,000/- (Rupees Six lakhs) only being the full
 consideration money as per memo below :-

Rs. 6,00,000.00

MEMO OF CONSIDERATION

By way of earnest money by Cheque No.160835
 dated 30.11.02 on Union Bank of India,
 Shyambazar Branch in favour of Vendor.

Rs. 1,00,000.00

By way of earnest money by ^{Draft}~~Cheque~~ No. 016390
 dated 4.2.03 on Union Bank of India,
 Shyambazar Branch in favour of Vendor.

Rs. 5,00,000.00

 Rs. 6,00,000.00

(Rupees Six lacs) only.

WITNESSES:

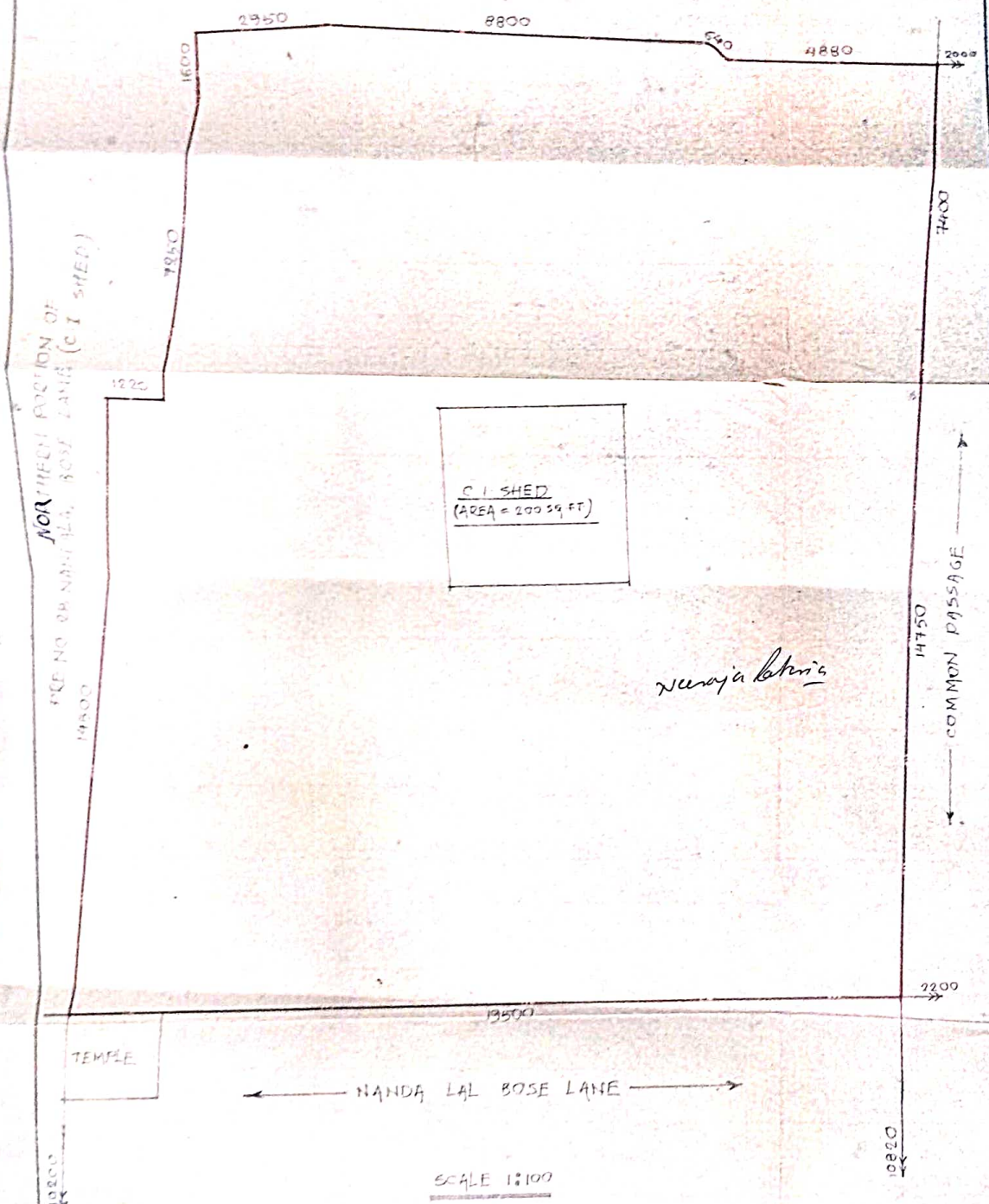
1. *Murali Kumar Ray*
 1. *Ram Mohan Ray/Rued*
 Kolkata 700019 -

Paritosh Dey

Nesaya Ratinia

SITE PLAN OF PRE NO 28 NANDALAL BOSE LANE
(SOUTHERN PORTION), KOLKATA 03.

PRE NO 14/3 GALLIF STREET
(RT SHED)



NORTHWEST PORTION OF
PRE NO 28 NANDALAL BOSE LANE (C.I. SHED)

C.I. SHED
(AREA = 200 SQ. FT.)

Nandalal Bose

COMMON PASSAGE

TEMPLE

← NANDALAL BOSE LANE →

SCALE 1:100

AREA STATEMENT	
AREA OF LAND:	
442 912 SQ. M OR	
OR - 442 - 44 SQ. FT	
DRAWN AND SURVEY BY:-	
SUDROJ KUMAR BISWAS	
MON. L.S. NO. 1088 (1) CLASS-1	
KOLKATA MUNICIPAL CORPORATION	

N

Kumar
Sudrojo
MON. L.S. NO. 1088 (1) CLASS-1
KOLKATA MUNICIPAL CORPORATION

SIGNATURE OF OWNER(S)

1-
Doc. No. _____
Vol. No. _____
Reg. No. 1020
Sring No. 28085
for the year 2003

DATED THIS 4th DAY OF February 2003

BETWEEN

SM. NEERAJA RATERIA

VENDOR

AND

SM. SAHAJANYA SAHA

PURCHASER

518/07
EXC-1
25/7/12



Additional Registrar of Assurances
Calcutta

3.3.04

DEED OF SALE



Additional Registrar of Assurances
Calcutta

AMARESH KUMAR MITRA
Advocate
10, Old Post Office Street,
Calcutta - 700 001.