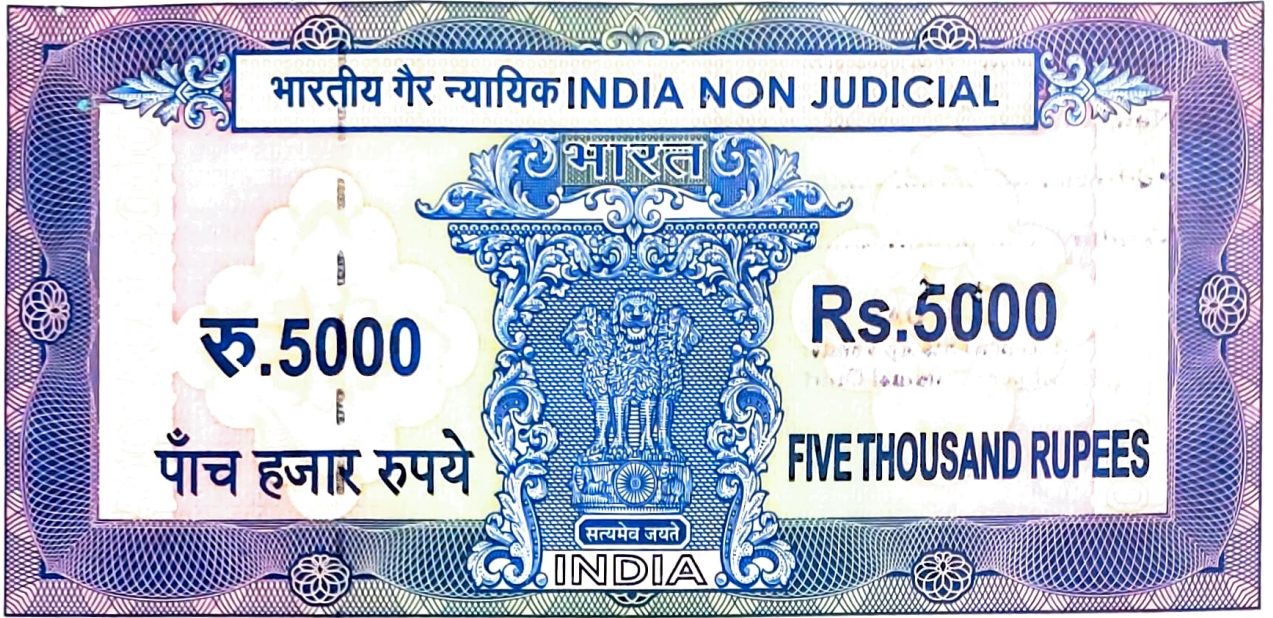


5111/09.

PURCHASE DEED DU 770

₹ - 4560/09



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
24.7.09  
8-9223/09

604265

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

Add. Dist Sub-Registrar  
Alipore, South 24 Parganas

24 JUL 2009

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 24<sup>th</sup> day of July in the year of Two Thousands and Nine A.D. BETWEEN SRI SUKUMAR DUTTA son of Late Akshay Kumar Dutta, by faith - Hindu, by occupation - Business, residing at 5, Gobinda Banerjee Lane, Tollygunge, Police Station - Regent Park, Kolkata - 700 033, hereinafter called and referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his successors, heirs, legal representatives and assigns) of the ONE PART.

5-0

No. 793 Dt. 16/7/09 5000/-  
Name S.K. DUTTA: Adv.  
Address Alipore  
Vendar VC. [Signature]

**L. K. DAS**  
Licenced Stamp Vendar  
Alipore Criminal Court



Sra Dip Roy  
S/o. Smt. Parimal Roy  
92, New Tolly Gunge,  
P.O. Regent Park  
Kolkata 700013

243. Est. Sub-Registrar,  
Alipore, South 24 Parganas  
24 JUL 2009



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

31AA 284718

MONEY RECEIPT

I, **SRI SUKUMAR DUTTA**, son of Late Akshay Kumar Dutta, by faith Hindu, by Occupation-Business, residing at 5, Gobinda Banerjee Lane, Tollygunge, P.S. Regent Park, Kolkata - 700 033, District South 24 Parganas RECEIVED THE sum of Rs. 500,000/- (Rupees Five Lac ) only in cash <sup>draft</sup> from **SRI SUDIP MALLICK**, son of Sri Pradip Mallick, by faith -Hindu, by occupation - Business, residing at 106/11, Hazra Road, P.S. - Tollygunge, Kolkata-700 026, on ~~24th~~ day of July 2009, as part consideration in respect of **ALL THAT** piece and parcel of Bastu land having an area of 2 Cottahs 5 Chhitacks together with structure standing thereon being Premises No.50, Tollygunge Circular Road, P.S. Regent Park, Kolkata - 700 033, presently known as premises No.16, Upendra Krishna Mondal Lane, P.S. Regent Park, Kolkata - 700 033, under K.M.C. Ward No.89, Assessee No.21-089-20-0017-7, lying and situates within the District South 24 Parganas, P.S. Regent Park, Sub- Registry office Alipore, Pargana - Khaspur, Mouza - Chandpur, Touzi No.56, J. L. No.41, R. S. No.40, R. S. Khatian No.251, Dag No.129.

SIGNATURE



AND

SRI SUDIP MULLICK son of Sri Pradip Mullick, by faith – Hindu, by occupation – Business, residing at 106/11, Hazra Road, Police Station – Tollygunge, Kolkata – 700 026, hereinafter called and referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART.

WHEREAS one Haripada Dutta during his life time was seized and possessed of all that 2 Cottahs 5 Chittacks Bastu land more or less with structure as standing thereon comprised in Dag No. 129, Khatian No. 251, Pargana – Khaspur, Mouza – Chandpur, Touzi No. 56, J.L. No. 41, R.S. No. 40, formerly within the Tollygunge Municipality, then known as Premises No. 50, Tollygunge Circular Road, at present within The Kolkata Municipal Corporation, now known and numbered as Premises No. 16, Upendra Krishna Mondal Lane, formerly Police Station Tollygunge at present Regent Park, Kolkata – 700033, Sub Registry office at Alipore, District 24 Parganas.

AND WHEREAS during possession and enjoyment of the said property said Haripada Dutta gifted the schedule property to Sri Sukumar Dutta by way of a Registered Deed of Gift dated 28.01.1967.

AND WHEREAS by virtue of the said Deed of Gift said Sri Sukumar Dutta thus became the absolute owner of the schedule property mutated his name in the office of The Kolkata Municipal Corporation and the said property now within The Kolkata Municipal Corporation, within Ward No. 89, formerly known as Premises No. 50, Tollygunge Circular Road, at present known and numbered as Premises No. 16, Upendra Krishna Mondal Lane, Police station – Regent Park, Kolkata – 700033, being Assessee No. 21-089-20-0017-7, paying municipal taxes regularly and enjoying the same free from all encumbrances, running a business as a Ration Shop at the aforesaid Premises No. 16, Upendra Krishna Mondal Lane, Police station – Regent Park, Kolkata – 700033, District South 24 Parganas.

AND WHEREAS during possession and enjoyment said Sukumar Dutta, the vendor herein, for various reasons declared for absolute sell of the schedule property and the purchaser herein agreed to purchase ALL THAT piece and parcel of Bastu land having



ACB, Dist. Sub-Registrar,  
Alipore, South 24 Parganas  
24 JUL 2009

an area of 2 (two) Cottahs 5 (five) Chittacks be the same a little more or less together with old and dilapidated structure as standing thereon measuring 300 sq.ft. more or less comprised in Dag No. 129, Khatian No. 251, in Mouza – Chandpur, Touzi No. 56, J. L. No. 41, R.S. No. 40, Pargana - Khaspur, formerly known as Premises No. 50, Tollygunge Circular Road, at present within The Kolkata Municipal Corporation, within Ward No. 89., Assessee No. 21-089-20-0017-7 , presently known and numbered as 16, Upendra Krishna Mondal Lane, Police Station – Regent Park, Kolkata – 700 033, Sub Registry Office at Alipore, District South 24 Parganas, the particular of such property more fully described in the SCHEDULE hereunder written having unfettered right, title and interest thereto and free from all encumbrances, at a fixed price of Rs. 24,00,000.00 (Rupees Twenty four lacs) only and the purchaser has agreed to purchase the said property on payment of the said consideration which is the actual price of the said land and premises .

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance to the same and in consideration of the sum of Rs. 24,00,000.00 (Rupees Twenty four lacs) only paid by the Purchaser on or before execution to the Vendor the total consideration money of the said land and premises the receipt whereof the Vendor as per Memo of Consideration appended below do hereby admit and acknowledge and of and from the payment of the same and every part thereof acquit , release and discharge the Purchaser, his heirs, executors, administrators, representatives and assigns and everyone of him ALL THAT piece and parcel of Bastu land having an area of 2 (two) Cottahs 5 (five) Chittacks be the same a little more or less together with old and dilapidated structure as standing thereon measuring 300 sq.ft. more or less comprised in Dag No. 129, Khatian No. 251, in Mouza – Chandpur, Touzi No. 56, J. L. No. 41, R.S. No. 40, Pargana - Khaspur, formerly known as Premises No. 50, Tollygunge Circular Road, at present within The Kolkata Municipal Corporation, within Ward No. 89, Assessee No. 21-089-20-0017-7 , presently known and numbered as 16, Upendra Krishna Mondal Lane, Police Station – Regent Park, Kolkata – 700 033, Sub Registry Office at Alipore, District South 24 Parganas . The particular of such land and premises more clearly shown and delineated in the MAP/PLAN annexed hereto and marked with RED border the particular of such entirety of premises is morefully described in the SCHEDULE hereunder written and the Vendor as beneficial owner do by these presents indefeasibly grant, sell , convey and transfer, assign and assure unto the Purchaser his heirs, executors, administrators, representatives and assigns free from all encumbrances, attachment and other defects in title OR HOWSOEVER otherwise and the said property now or here to before were or was situated, butted, bounded, called, known, numbered, described and distinguished

TOGETHER with the land or ground whereupon or on part whereof the same is erected and built together with all erections, fixtures, walls, yards, and benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to do with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title, the particular of such deeds and documents more clearly mentioned in the SECOND SCHEDULE hereunder which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his legal heirs, executors, administrators or representatives or any persons from whom he can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the Purchaser, his heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor to these presents AND the Vendor do hereby for himself his heirs, executors, administrators and representatives, covenant with the Purchaser, his heirs, executors, administrators, representatives and assigns, THAT NOTWITHSTANDING any act, deed, or thing whatsoever done by the Vendor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary she the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, his heirs, executors, administrators, representatives, and assigns in the manner aforesaid AND THAT the Purchaser, his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the

Vendor or any person or persons lawfully or equitably claiming any right, title or estate thereof from under or in trust for his or from or under any of his ancestors and predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for his the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, his heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor and his legal heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser, his heirs and executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants here under contained.

THE SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land having an area of 2 (two) Cottahs 5 (five) Chittacks be the same a little more or less together with old and dilapidated structure as standing thereon measuring 300 sq.ft. more or less comprised in Dag No. 129, Khatian No. 251, in Mouza – Chandpur, Touzi No. 56, J. L. No. 41, R.S. No. 40, Pargana - Khaspur, formerly known as Premises No. 50, Tollygunge Circular Road, at present within The Kolkata Municipal Corporation, within Ward No. 89., Assessee No. 21-089-20-0017-7, presently known and numbered as Premises No. 16, Upendra Krishna Mondal Lane, Police Station – Regent Park, Kolkata – 700 033, Sub Registry Office at Alipore, District South 24 Parganas on 25' feet wide The Kolkata Municipal Corporation Road .



IN WITNESSES WHEREOF the parties hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED AND DELIVERED

By the VENDOR at Kolkata

In presence of :

Pantha Dutta  
5, G, B, Lane, Kol-33

Sukumar Dutta  
(SUKUMAR DUTTA)  
(VENDOR)

Sandip Dutta  
5, Gobinda Banerjee Lane,  
Kol-33

SIGNED AND DELIVERED

By the PURCHASER at Kolkata

In presence of :

Sandip Roy  
92, New Tolly Gunge,  
Kol 93

Sudip Mullick  
(SUDIP MULLICK)

Deban Dza Malli Haili  
89, G.T. Road Konna East Howrah

MEMO OF CONSIDERATION

Pay by Demand Draft No. 142000. Dt. 30.06.2009. Rs. 1,50,000.00.  
drawn on State Bank of India, Bhenanipore Branch.

Pay by Cash through R.B.I. notes on 11/06/2009 Rs. 22,50,000.00.

Total Rs. 24,00,000.00

(Rupees twenty four lacs) only

Summed up

IN PRESENCE OF :

Sambir Dutta

Pradip Ray

DRAFTED BY ME :

Sambir Kumar Dutta

SRI SUBIR KUMAR DUTTA

Advocate.

Alipore Civil & Criminal Court,  
Kolkata - 700 027.

TYPED BY ME :

Khelaghar Chowdhury

KHELAGHAR

18, Moore Avenue,  
Kolkata - 700 040.

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger



left hand					
right hand					

Name SUKUMAR DUTTA

Signature Sukumar Dutta

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger



left hand					
right hand					

Name SUDIP MULLICK

Signature Sudip MULLICK

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger



PHOTO	left hand					
	right hand					

Name .....





Signature .....

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. ALIPORE, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 05111 / 2009, Deed No. (Book - I , 04560/2009)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sudip Mullick	 24/07/2009	 LTI 24/07/2009	<i>Sudip mullick</i> 24/7/09

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sukumar Dutta Address -5, Gobinda Banerjee Lane Tollygunge Kolkata	Self	 24/07/2009	 LTI 24/07/2009	<i>Sukumar Dutta</i>
2	Sudip Mullick Address -106/11, Hazra Road Kolkata	Self	 24/07/2009	 LTI 24/07/2009	<i>Sudip mullick</i>

**Name of Identifier of above Person(s)**  
Sandip Roy  
PS-Regent Park,92, New Tollygunge Kolkata

**Signature of Identifier with Date**  
*Sandip Roy*  
24.07.09.

*Utpal Kumar Basu*  
**(Utpal Kumar Basu)**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**Office of the A. D. S. R. ALIPORE**

**Government Of West Bengal**  
**Office of the A. D. S. R. ALIPORE**  
**ALIPORE**

Endorsement For deed Number :I-04560 of :2009  
(Serial No. 05111, 2009)

**On 24/07/2009**

**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) = 29942/- ,E = 14/- on:24/07/2009

**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- 2722375/-

Certified that the required stamp duty of this document is Rs 190586 /- and the Stamp duty paid as: Impresive Rs- 5000

**Deficit stamp duty**

Deficit stamp duty 1.Rs 38600/- is paid, by the Bankers cheque number 462822, Bankers Cheque Date 18/07/2009 Bank Name State Bank Of India, Alipore Court Treasu, received on :24/07/2009. 2.Rs 49000/- is paid, by the Bankers cheque number 462825, Bankers Cheque Date 18/07/2009 Bank Name State Bank Of India, Alipore Court Treasu, received on :24/07/2009. 3.Rs 49000/- is paid, by the Bankers cheque number 462826, Bankers Cheque Date 18/07/2009 Bank Name State Bank Of India, Alipore Court Treasu, received on :24/07/2009. 4.Rs 49000/- is paid, by the Bankers cheque number 462827, Bankers Cheque Date 18/07/2009 Bank Name State Bank Of India, Alipore Court Treasu, received on :24/07/2009.


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

Presented for registration at 13.36 hrs on :24/07/2009, at the Office of the A. D. S. R. ALIPORE by Sudip Mullick, Claimant.

**Admission of Execution(Under Section 58)**

Execution is admitted on 24/07/2009 by

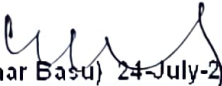
1. Sukumar Dutta, son of Lt Akshay Kumar Dutta ,5, Gobinda Banerjee Lane Tollygunge Kolkata ,Thana Regent Park, Pin 700033, By caste Hindu, by Profession :Business
  2. Sudip Mullick, son of Pradip Mullick ,106/11, Hazra Road Kolkata ,Thana Tollygunge, Pin 700026, By caste Hindu, by Profession :Business
- Identified By Sandip Roy, son of P Roy 92, New Tollygunge Kolkata 700093 Thana: Regent Park, by caste Hindu, By Profession :----

  
[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 20  
Page from 2742 to 2753  
being No 04560 for the year 2009.



  
(Utpal Kumar Basu) 24 July-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. ALIPORE  
West Bengal