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FOR THE

DATED THIS DAY OF 1996

B E T W E E N
AVIJIT BISWAS
A N D
MESSRS. JIWANRAM SHEODUTRAI

C O N V E Y A N C E

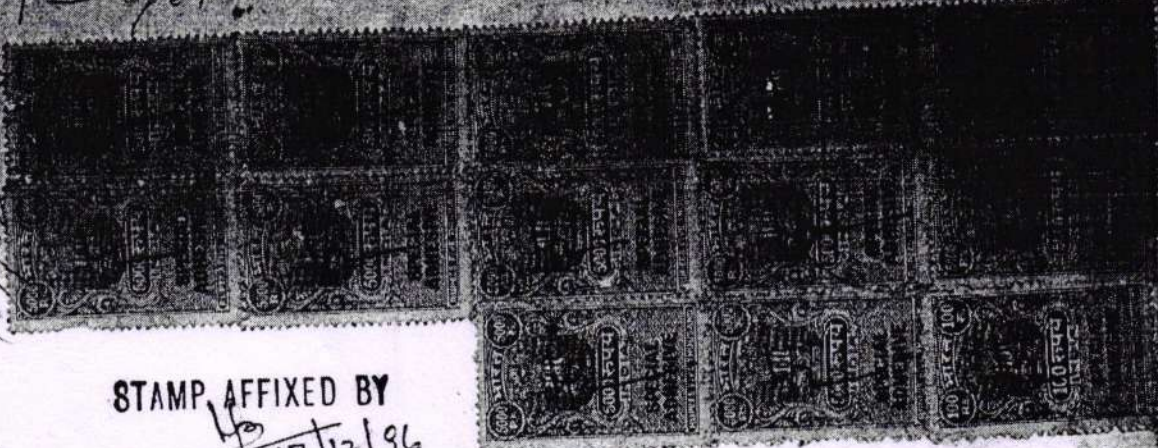
REGISTERED BY ADVOCATES
CALCUTTA U.A. - 700 001

MUKHERJEE & BISWAS
ADVOCATES
10, Old Post Office St,
Calcutta - 700 001

REGISTERED BY ADVOCATES
CALCUTTA U.A. - 700 001

51
17/12

4861 57389



STAMP AFFIXED BY

STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE

17/12/96
F. C. [Signature]

Value of 23,838.50
17.12.96 60,000

Certified that the instrument has been registered Subject to determination of reference U/S Section 17 A of the Property Tax Act and Payment of Such Duty of Stamp Duty may be determined by the Collector

18-11-97

A. 13189
E. 55
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V
T 3280

14.11.09

THIS INDENTURE made this 17th day of December One thousand Nine hundred and Ninetysix BETWEEN AVIJIT BISWAS son of Ranendra Nath Biswas since deceased by religion Hindu by occupation business residing at Falguni, P. O. Ganganagar, Police Station Airport, in the District of 24-Parganas (North) hereinafter referred to as "the VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators legal representatives and assigns) of the ONE PART AND MESSRS. JIWANRAM SHEODUTTRAI a firm duly registered under the Provision of Indian Partnership Act, 1932 having its principal place of business at No. 30D, Jawaharlal Nehru Road Police Station, Park Street in the town

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of...

Presented to the Commission at 1. 20. 1996

the Commission on the 17th day of 1996

Avijit Biswas
The Executive

~~CONFIDENTIAL~~
CALCUTTA 700 001
17/11/96

[Handwritten signature]

Avijit Biswas & Co.
Remendra Nath
Biswas at Falguni
P.O. Adipost Dist
M.P. 11

Avijit Biswas

Avijit Biswas



[Handwritten signature]

A. N. Pal
Advocate H. Court

[Handwritten signature]

A. N. Pal
Advocate

~~CONFIDENTIAL~~
CALCUTTA 700 001
17/11/96

2.

of Calcutta represented by its partners (1) SMT. RAJRANI AGARWAL (2) SRI VIMAL PRAKASH (3) SRI KAMAL PRAKASH (4) SRI ALOKE PRAKASH and (5) SRI KAILASH PATI hereinafter referred to as the "PURCHASER Firm" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors-in-office and assigns) of the OTHER PART :

WHEREAS between 1959 and 1964 by seven deeds of conveyance more particularly described in Part I of the first Schedule hereunder written duly registered at the office of the Sub-Registrar of Barasat, District 24-Parganas Santana Biswas since deceased wife of Ranendra Nath Biswas since deceased for considerations mentioned therein purchased diverse plots of land bearing R. S. Dag No.350 and a portion of R. S. Dag No. 351 Khatian No. ¹⁷⁵75 J. L. No. 49 of Mouza Ganganagar, Police Station Airport in the District of 24-Parganas (North) as is known measuring more or less 1.68 decimals.

AND WHEREAS the said land was duly recorded in the name of said Santana Biswas in all Government and other appropriate records.

AND WHEREAS by a Deed of Conveyance duly registered in Book No.1, Volume 68 pages No. 193 to 199 Being No. 4522 for the year 1991 at the office of Sub-Registrar at Barasat the said Santana Biswas for the consideration mentioned in the said Deed sold and transferred a portion of R. S. Lag No. 351 measuring about 1 Cottah 10 Chittacks and 30 square feet

equivalent...



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CENTRAL LIFE ASSURANCE
CALCUTTA 5/1/20

equivalent to about .03 decimals be the same a little more or less to one Sunil Kumar Mukherjee son of late Kishori Mohan Mukherjee.

AND WHEREAS after the sale of the said portion the said Santana Biswas continued to remain the absolute owner in possession of the balance portion of the said land measuring about 1 Acre and .65 decimals be the same a little more or less.

AND WHEREAS on or about 10th May 1993 the said Santana Biswas died leaving behind her husband Ranendra Nath Biswas and ~~her~~ two sons namely Ranabir Biswas and Avijit Biswas (the Vendor herein) as her heirs and legal representatives and or successors-in-interest.

AND WHEREAS on or about 1st March, 1996 the said Ranendra Nath Biswas, father of the Vendor abovenamed died leaving behind him the Vendor abovenamed and his brother Ranabir Biswas as his heirs and legal representatives and successors-in-interest.

AND WHEREAS the Vendor abovenamed and the said Ranabir Biswas thus became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That piece or parcel of land together with old brick built constructions thereon containing an area of 1 Acre, .65 Decimals be the same a little more or less as the only surviving heirs and legal representatives of the said Ranendra Biswas since deceased in equal share.

AND....

AND WHEREAS out of .68 decimals of land more or less covered by three deeds referred hereinafter in Part II of the First Schedule the Vendor has agreed to sell and the Purchaser Firm has agreed to purchase All That undivided half share of the vendor abovenamed admeasurement an area of 1 Bigha, 15 Cottahs and 36 square feet be the same a little more or less including partly one storied, partly two storied and partly three storied old brick built constructions standing on a portion thereof comprised in and being a part of R. S. Dag No. 350, Portion of R. S. Dag No. 351 and R. S. Dag No. 351/659 Khatian No.175, J. L. No. 49 in Mouza Ganganagar, Police Station Airport in the District of 24-Parganas (North) fully described in the Second Schedule hereunder written and delineated in the map or plan marked with the letter "B" hereto annexed and thereon bordered in red line (hereinafter referred to as the said property) free from all encumbrances, attachments, liens, dispendens, alignments, acquisitions and requisitions whatsoever, at and for a consideration of Rs. 12,00,000/- (Rupees twelve lacs) only.

AND WHEREAS the Vendor has further agreed with the Purchaser Firm and its successors or successors-in-interest ~~and~~/or nominees the common user also of the passage delineated in the map or plan annexed hereto and thereon bordered in Green Line hereinafter referred to as "passage" for ingress and egress with the Owners and occupiers of the adjacent property being the portion of R. S. Dag No.351.

AND WHEREAS the predecessor-in-title of the Vendor by three separate deeds of conveyance more particularly

described...

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described in Part II of the First Schedule hereunder written pertain and/or relates to the said property hereby intended to be sold.

NOW THIS INDENTURE WITNESSETH that in pursuance to and in consideration of the said sum of Rs. 12,00,000/- (Rupees Twelve lacs) only paid by the Purchaser Firm to the Vendor at or before the execution of these presents the receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and for ever discharge the Purchaser^{Firm} and the said property hereby intended to be sold the Vendor as absolute owner doth hereby grant, transfer, convey assign and assure unto and to the Purchaser^{Firm} free from all encumbrances and liabilities whatsoever ALL THAT the said property fully mentioned and described in the Second Schedule hereunder or HOWSOEVER OR OTHERWISE the said property now or heretofore was situated and butted and bounded called known numbered described and distinguished Together With the 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 anywise appertaining to or with the same or any part thereof ~~un~~ 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 together with 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....

upon the said property or every part thereof AND in addition to those deeds mentioned in part II of the first schedule hereunder written all deeds, pattahs, muniments writings and evidences of title which in anywise relate to the said property or any part or portion thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or any equity likewise it is further agreed by and between the parties herein in connection with the above that as the Purchaser firm herein is not purchasing all the plots of land fully covered by all the aforesaid three indentures dated 25th July 1959 14th March 1960 and also 14th March 1960 respectively as mentioned ~~in~~ in part II of the schedule to be made over to the purchaser firm subject to this agreement that the purchaser firm shall keep the same safe, secured and harmless and ^{shall} produce and or caused to be produced the said original deeds as and when so required on demand to the Vendor herein by the Purchaser Firm TO HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof hereby sold with all rights and appurtenances unto and to the use of the Purchaser Firm for ever 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 from to these presents AND the Vendor doth hereby covenant with the Purchaser Firm THAT NOTWITHSTANDING any act, deed or thing whatsoever by the Vendor or by any of his predecessors and ancestors in title done or executed or knowingly suffered to the contrary the

Vendor...

Vendor had at all material times heretobefore and now have good right full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted or sold and otherwise expressed or intended so to be unto and in favour of the Purchaser Firm in the manner aforesaid And that the Purchaser Firm shall and may at all times hereafter peaceably and quietly enter hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinderance and interruption, disturbance claim or demand whatsoever from or by the Vendor or any person or persons lawfully and equitably claiming any right or estate thereof from under or intrust for the Vendor or any of his ancestors or 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 saved indemnified of from and against all and all manner of claims, charges, liens, debits attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors and predecessors in title or any person or persons lawfully equitably claimin as aforesaid AND FURTHER THAT the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser Firm 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 said Purchaser Firm according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor and his heirs, executors and administrators shall at

all...

all times hereafter indemnify and keep indemnified the Purchaser Firm its 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 hereunder contained, AND also that the Vendor shall and will at all times hereafter at the request and cost of the Purchaser Firm produce to them or as they shall direct the other Deeds and writings specified in Part I of the First Schedule, hereunder written except others mentioned in Part II of the First Schedule hereunder written for evidencing the title to the said land hereditament and premises and also furnish to the Purchaser Firm copies or extract from the said deeds and writings and shall and will in the meanwhile keep the same safe, secure and harmless.

THE FIRST SCHEDULE ABOVE REFERRED TO :

P a r t - I

1. The Indenture dated 25th July, 1959 Between Santana Biswas and Jharu Mondal & Ors duly registered in Book No.1 Volume No.82 Pages 237 to 241 Being No. 8482 for the year 1959.
2. The Indenture dated 14th March 1960 between Santana Biswas and Rupjan Bibi & Ors duly registered in Book No.1 Volume No.26 Pages 257 to 259 Being No.2561 for the year 1960.
3. The Indenture dated 14th March, 1960 between Santana Biswas and Rupjan Bibi and others duly registered in Book No.1, Volume No.36 Pages 4 to 8 Being No.2559 for the year 1960.

4. The Indenture dated 19th March, 1962 between Santana Biswas and Jharu Mondal & Ors duly registered in Book No.1, Volume No.30 Pages 210 to 213 Being No. 2752 for the year 1962.
5. The Indenture dated 31st May, 1962 between Santana Biswas and Jharu Mondal & Ors duly registered in Book No.1, Volume No.58 pages 283 to 286 Being No. 6585 for the year 1962.
6. The Indenture dated 31st May, 1962 between Santana Biswas and Jharu Mondal & Ors duly registered in Book No.1, Volume No.58 Pages 287 to 291 Being No. 6586 for the year 1962.
7. The Indenture dated 12th February, 1964 between Santana Biswas and Jharu Mondal & Ors duly registered in Book No.1 Volume No.15 Pages 55 to 58 Being No.559 for the year 1964.

Part - II

1. The Indenture dated 25th July, 1959 between Santana Biswas and Jharu Mondal & Ors duly registered in Book No.1, Volume No.82 Pages 237 to 241 Being No. 8482 for the year 1959.
2. The Indenture dated 14th March, 1960 Between Santana Biswas and Rupjan Bibi & Ors duly registered in Book No.1 Volume No.26 Pages 257 to 259 Being No. 2561 for the year 1960.

3. The indenture dated 14th March, 1960 between Santana Biswas and Rupjan Bibi & Ors duly registered in Book No.1, Volume No.36 Pages 4 to 8 Being No.2559 for the year 1960.

The total area of the land covered by the above mentioned 3 indentures would be above .68 decimals more or less.

THE SECOND SCHEDULE ABOVE REFERRED TO :

All That undivided half share of the Vendor in piece or parcel of land out of Part II mentioned hereinabove containing an area of 1 Bigha, 15 Cottahs and 36 square feet be the same a little more or less including partly one storied partly two storied and partly three storied old brick built constructions tanding on a portion thereof comprised in and being a part of R. S. Dag No. 350, Portion of R. S. Dag No.351 and R. S. Dag No. 351/659 Khatian No. 175 J. L. No. 49 in Mouza Ganganagar P. S. Airport in the District of 24-Parganas (North) delineated in the map or plan and marked "B" hereto annexed and thereon bordered in Red line TOGETHER WITH right of use of Passage (for ingress and egress) delineated in the map or plan hereto annexed and thereon bordered in Green line outted and bounded in the manner following :

- On the North - Land of Dag No. 349.
- On the South - Partly by Plot No. 27 Plot No.28 and partly by Dag No.351.
- On the East - Partly by passage and partly by land of Dag No.351.
- On the West - Land of Dag No. 351.

IN...

IN WITNESS WHEREOF the Vendor hereto hath hereunto set and subscribed his hand and seal on the day month and year first above written in the presence of witnesses.

SIGNED SEALED & DELIVERED by AVIJIT BISWAS, at Calcutta in the presence of :

Avijit Biswas

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs. 12,00,000/- (Rupees twelve lacs) only being the consideration in full as per memo below :

Rs. 12,00,000/-

MEMO OF CONSIDERATION :

1. By Bank Draft No. 396406 dated 26/8/96
Drawn on State Bank Park Street Brach.
Calcutta in favor of Vendor for - - - - - Rs. 1,00,000/-
 2. By Cheque No. 266857 dated 29/11/96
Drawn Bank Park Street Brach Calcutta in
favor of Vendor for - - - - - Rs. 2,00,000/-
 3. By Cheque No. 247571 dated 17/12/96
Drawn Bank Park Street Brach Calcutta
in favor of Vendor for - - - - - Rs. 9,00,000/-
- Rs. 12,00,000/-

Witnesses :

(Rupees twelve lacs only)

Avijit Biswas



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 12536 of 2009
(Serial No. 05738 of 1996)

On 17/12/1996

Payment of Fees:

Fee Paid in rupees under article : A(1) = 13189/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 17/12/1996

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 10.24 hrs on :17/12/1996, at the Office of the A. R. A. - II KOLKATA by Avijit Biswas, Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 17/12/1996 by

1. Avijit Biswas, son of Ranendra Nath Biswas , Falguni, P. O- Ganga Nagar, North 24 Pgs , Thana Airport, By Caste Hindu, By Profession : Business
Identified By D. N. Pal, son of . , 8, O. P. O. St Kol- 1 ,Thana: ., By Caste: Hindu, By Profession: Advocate.

(.....)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

On 19/05/2006

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2383850/-

Certified that the required stamp duty of this document is Rs.- 119192 /- and the Stamp duty paid as: Adhesive Rs.- 60100/-

(.....)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

On 14/11/2009

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Deficit stamp duty

Deficit stamp duty

1. Rs. 29555/- is paid 85271930/10/2009 State Bank Of India, KOLKATA, received on 14/11/2009
2. Rs. 29555/- is paid 85272030/10/2009 State Bank Of India, KOLKATA, received on 14/11/2009

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees :

(Tarak Baran Mukherjee)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

14/11/2009 14:17:00

14.11.09

Endorsement Page 1 of 2

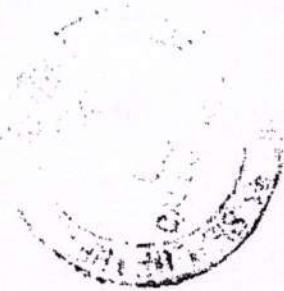


Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 12536 of 2009
(Serial No. 05738 of 1996)

A(1) = 13024/- on 14/11/2009.

(Tarak Baran Mukherjee)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA




(Tarak Baran Mukherjee)

ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

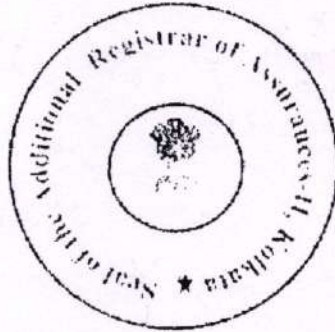
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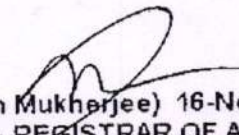
14-11-09

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 8651 to 8666
being No 12536 for the year 2009.




(Tarak Baran Mukherjee) 16-November-2009
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA
Office of the A. R. A. - II KOLKATA
West Bengal