



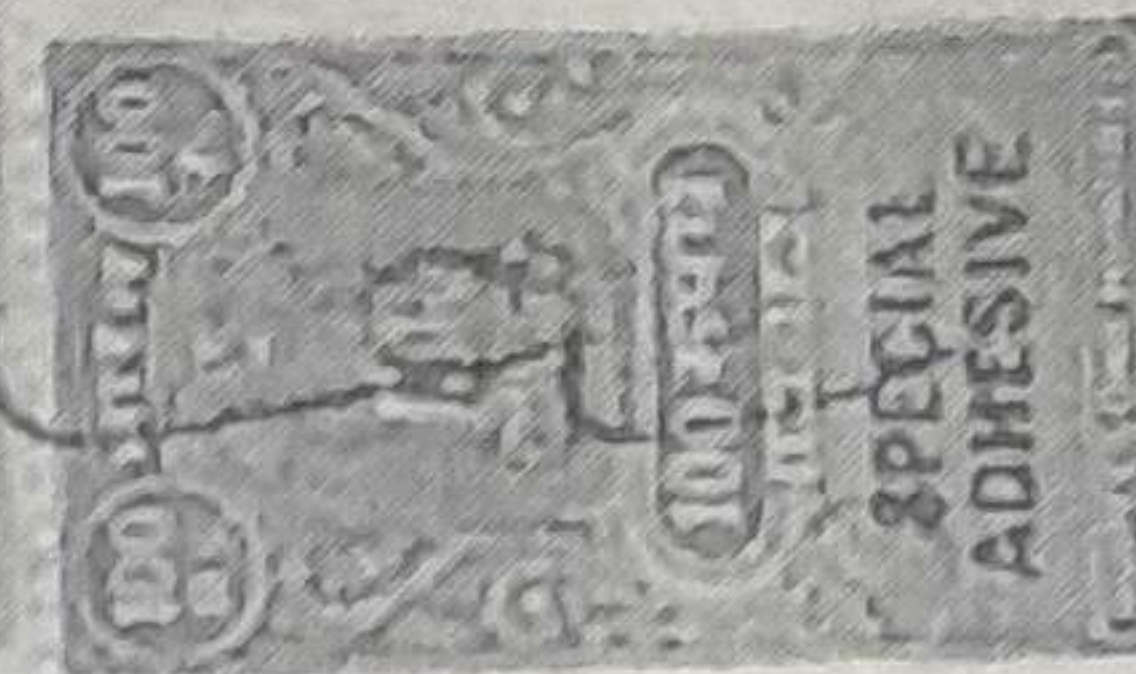
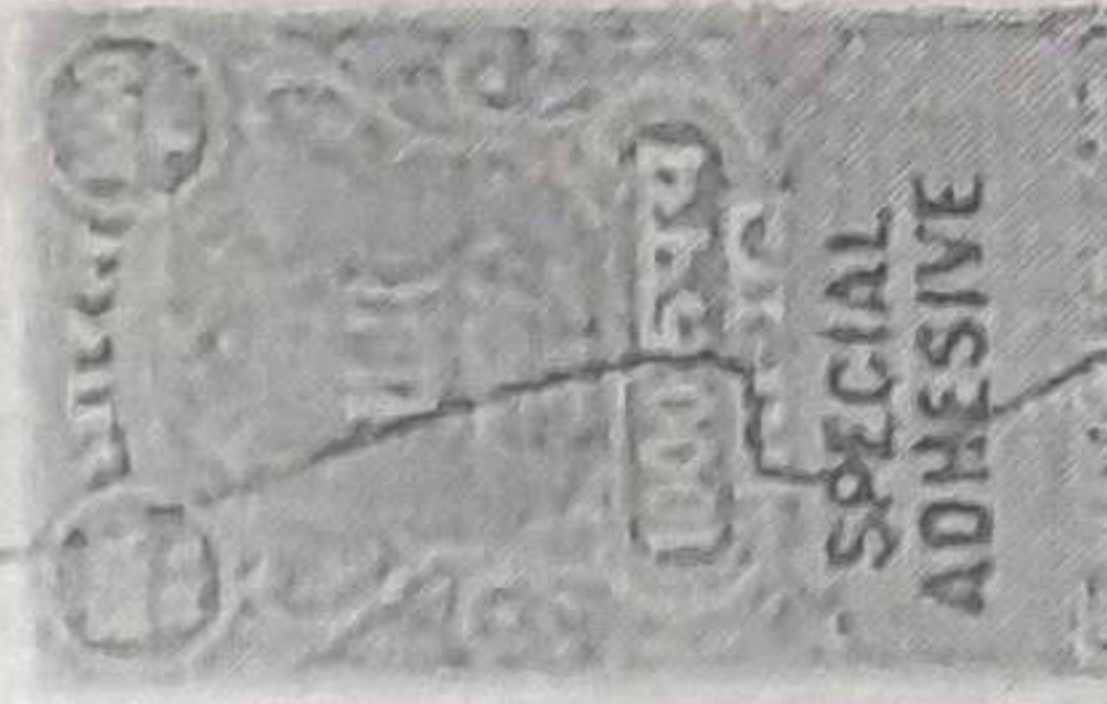
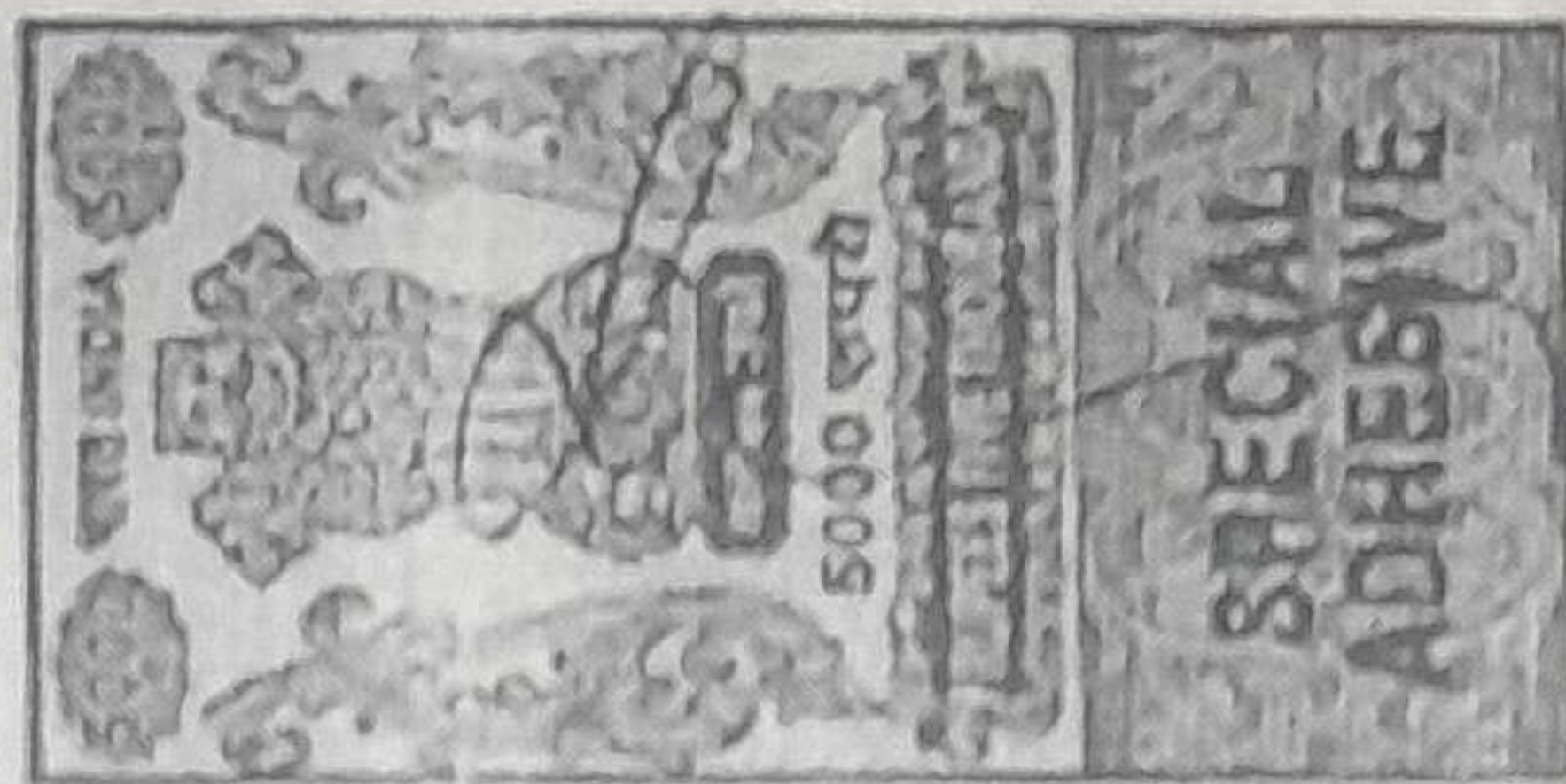
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25/7/58
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SHAKARA COLLECTORATE

- 6 -

WHEREAS one Smt. Kamala Bala Biswas, wife of Late. Dr. Nitai Chand Biswas was the absolute owner of the premises No.29, Paikpara Row, P.S. Chitpore, presently Tala, Kolkata - 700037. Who got the said property by way of absolute gift on 26th April 1952 by the Donor Smt.

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- 7 -

Rajlaxmi Biswas and the Kamala Bala Biswas being a donee duly accept the said gift and that Deed of Gift was executed in the office of the Registrar of Calcutta and recorded in the Book No.1, Volume No.47, Pages 219 to 222, Being No.1700 for the year 1952.

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AND WHEREAS by way of executing a registered Deed of Settlement said Smt. Kamala Bala Biswas on the 24th day of May, 1974 create a Trust in respect of her properties along with the schedule mentioned property and by this way she grant, convey, transfer, assign and assure her properties to her son Shib Shankar Biswas and son's wife Smt. Dipali Biswas as trustees and she also imposed condition in her said trust deed that upon the death of the settlor i.e. Smt. Kamala Bala Biswas the properties mentioned in the trust deed including schedule mentioned property will be transferred to its ultimate beneficiaries Sri Biswajit Biswas and Satyajit Biswas the grand sons of the said Smt. Kamala Bala Biswas, the owners herein. The said deed of settlement duly registered in the office of the Sub-Registrar, Sealdah and recorded in Book No.1, Volume No.24, Pages 190 to 197, Being No.917 for the year 1974.

AND WHEREAS said Smt. Kamala Bala Biswas died on the 26th February, 1995 and upon demise of their grand mother Smt. Kamala Bala Biswas, Sri Biswajit Biswas and Satyajit Biswas became the absolute joint owners in respect of the premises No.29, Paikpara Row, Kolkata - 700037 morefully and particularly described in the schedule hereunder written.

AND WHEREAS the Owners of the property have

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agreed to sale and the Purchaser has agreed to purchase the schedule mentioned property having a two storied brick built house erected on part of the land measuring about 4 cottahs, 35 sq.ft. more or less being premises No.29, Paikpara Row, P.S. Chitpore, presently Tala, Kolkata - 700037 hereinafter referred as the "said property" morefully and particularly described in the schedule below by way of absolute sale with a valuable and marketable price of Rupces 58,00,000/- (Rupces Fifty eight lacs) only.

AND WHEREAS the party of the OTHER PART the purchaser herein upon proposal made by the Vendors agreed and accepted such offer and entered into an agreement for sale on the 27th April 2008 for purchase the said property morefully and clearly described in the Schedule hereunder written and paid a sum of Rs.15,00,000/- (Rupces Fifteen lacs) only as earnest money out of the total consideration amount of Rs.58,00,000/- (Rupces Fifty Eight lacs) only

NOW THIS INDENTURE WITNESSETH as follows :

That in pursuance to the agreement for sale dated 27.4.2008 for sale of premises No.29, Paikpara Row, P.S. Chitpore presently Tala, Kolkata - 700037 in consideration

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of the total sum of Rs.58,00,000/- (Rupees fifty eight lacs) only of good and lawful money of the Union of India in hand well and truly paid by the Purchaser to the Vendors before the execution of these presents the receipt whereof the Vendors do hereby as well as by the receipts hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the said property to the use of the Purchaser. The Vendors do hereby sale, grant, transfer, convey, assign and assure unto the Purchaser ALL THAT Two storied brick built house having its super built constructed area of 5953 sq.ft. more or less together with landed area of 4 (four) cottahs 35 (thirty five) sq.ft. more or less alongwith all easement rights, drainage, sewerages, boundaries, outlet, and all other amenities of premises No.29, Paikpara Row, Kolkata - 700037 under Mouza - Paikpara, Touzi No.1298/2833, Division-I, Sub-Division-17, Holding No.97, ADSR - Scaldah, District - 24 Parganas (South), P.S. Chitpore presently Tala, Kolkata Municipal Corporation Ward No.4 morefully described in the SCHEDULE hereunder written OR HOWSOEVER OTHERWISE the said property or any part thereof now are or is or at any time or times heretofore were or was situated butted and bounded called known, numbered described or distinguished TOGETHER WITH all boundary walls areas, swears, drains, pipes, paths, ways, passages,

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courtyard, water, water courses, lights, rights, privileges benefits of ancestors other rights liberties easements whatsoever hereto belonging or in anywise appertaining to or with the same or any part thereof now are or is at any time or time heretofore were or was held used occupied or enjoyed therewith or reputed to belong or deemed taken or known as part and parcel or number thereof with their and every or their appurtenances AND THE REVERSION AND REVERSIONS AND REMAINDER OR REMAINDERS AND THE RENTS ISSUES AND PROFITS of and from the said property hereby granted, transferred, conveyed, sold, assigned and assured or intended so to be and every part thereof AND ALL THAT ESTATE, RIGHT, TITLE, SHARE, INTEREST, INHERITANCE, USE, TRUST, POSSESSION, CLAIM AND DEMAND WHATSOEVER both at law and in equity of the Vendors of into and upon the said property hereby granted, transferred, sold, conveyed, assigned and assured or intended so to be AND ALSO ALL DEEDS, PATTAS, MUNIMENTS, WRITINGS AND EVIDENCE OF TITLE WHATSOEVER "Exclusively" relating to or concerning the same or any part thereof which now are or it or at any time heretofore were or was or hereafter shall or may be in the custody possession or power of the Vendors or at any person or persons from the Vendors can or may procure the same without any action or suit at law and in equity TO HAVE AND TO HOLD the said property

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