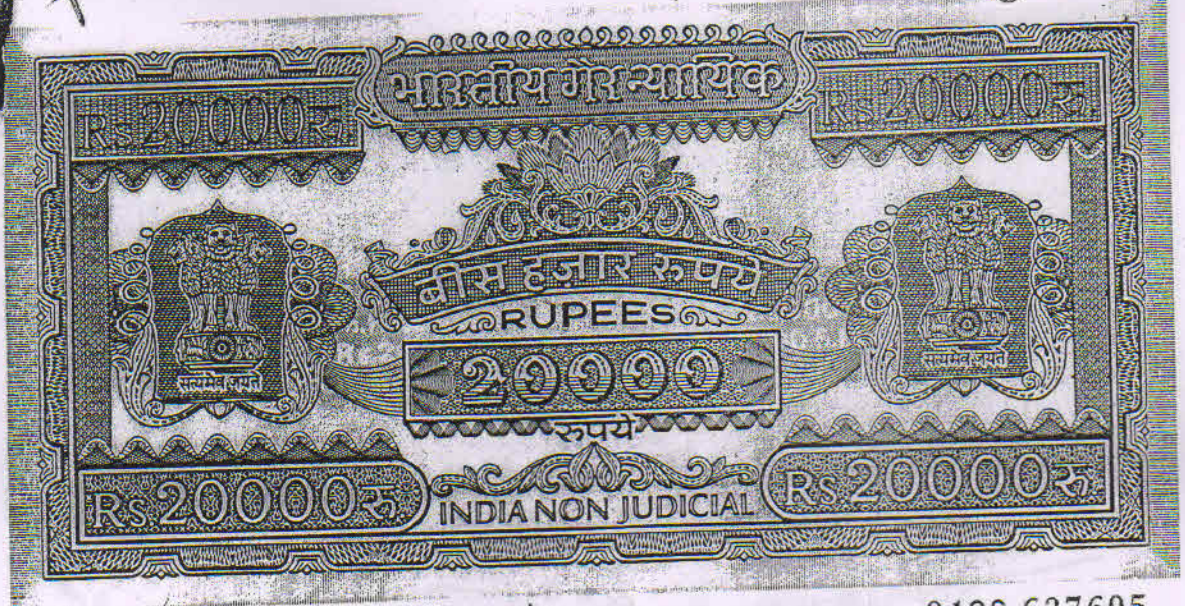


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Produced
the copy & return
Sub. No. under Sub
See B.N. of Sec D
M.U.L. (C 2 a) Act, 1976
(Date no. 12/11/2000) P & 25-11-02

Admissible under rule 21 also u/s 5 (1) of L. R Act 1955
Stamp duty exempt from Stamp duty under the Indian Stamp Act 1899 Schedule 1A
No. 23-14
Fee paid -
Fee Rs. - 450 in cash

Stamp Duty Assessment No. 999/001
Deficit Stamp duty of Rs. 299.50/-
is paid by the assessee on 01/11/2000
325158 17/11/2000
Nandipati, 14-11-2000

AL 38900
A E 700
439600
Dist. Sub-Registrar
Jangpore, Dum Dum,
14-Jangpore (Howrah)

20 NOV 2000

20-11-2000

DEED OF CONVEYANCE

THIS INDENTURE made this the 16th day of August,
Two thousand B E T W E E N - (1) SMT. REKHA GHOSH, wife
of Late Sudhir Ghosh, by Creed - Hindu, by occupation -
Housewife, (2) SRI PRADIP GHOSH, son of Late Sudhir
Ghosh, by Creed - Hindu, by occupation - Business,

6589/2
3762
20-11-2000

(3)

20-11-2000

M/s. SAI RAM UDDYOG
Partner



: 2 :

- (3) SMT. SWAPNA DAS, wife of Sri Kartick Das, by Creed - Hindu, by occupation - Housewife, all residing at 10, Fakir Ghosh Lane, Police Station - Baranagore, Calcutta - 700 035, (4) SMT. SOMA DUTTA, wife of Sri Ashim Dutta, by Creed - Hindu, by occupation - Housewife A N D (5) SMT. MITHU DUTTA, wife of Sri Anup Dutta, by Creed - Hindu, by occupation - Housewife, all residing at 4, Nim Chand Moitra Street, Police Station - Baranagore,

Calcutta

M/s. SAI RAM UDDYOG

WHEREAS

Somyajyayan
Partner

: 3 :

Calcutta - 700 035, hereinafter jointly called and referred to as the 'V E N D O R S' (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators and representatives) of the ONE PART ;

A N D

SARBAMANGALA CONSTRUCTION, having its Regd. Office at 15/1/2, Motilal Mallick Lane, Police Station - Baranagore, Calcutta - 700 035, represented by its Partners (1) SRI RAMA SANKAR GUPTA, son of Late Harihar Prosad Gupta, by Creed - Hindu, by occupation - Business, residing at 15/1/2, Motilal Mallick Lane, Police Station - Baranagore, Calcutta - 700 035 A N D (2) SRI SUBHAS CHANDRA NAHA, son of Surendra Nath Naha, by Creed - Hindu, by occupation - Business, residing at 15/1, Motilal Mallick Lane, Police Station - Baranagore, Calcutta - 700 035, hereinafter jointly called and referred to as the 'P U R C H A S E R' (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

M/s. SAI RAM UDDYOG

Sanjay Kumar
Partner

WHEREAS

WHEREAS :

- A. ONE Sudhir Kumar Ghosh, son of Late Fakir Chand Ghosh, was the absolute owner a plot of land measuring 15 (fifteen) Cottahs 15 (fifteen) Chittacks and 33 (thirty three) Square feet be the same more or less lying and situated at 179, Gopal Lal Tagore Road, Police Station - Baranagore, Calcutta - 700 035, comprised in J. L. No. 6, R. S. No. 5, Touzi No. 3027 under the Bonhooghly Mouza, appertaining to Dag No. 1512 and 1513 in R. S. Khatian No. 88 and 1155, within the limit of Baranagore Municipality under the Jurisdiction of Additional District Sub-Registrar Cossipore Dum Dum in the District North 24 Parganas, by records of right in Revisional Settlement of West Bengal Government.
- B. THE said Sudhir Kumar Ghosh died intestate on 08. 03. 1982 leaving behind his surviving wife namely Sm. Rekha Ghosh one son namely Sri Pradip Ghosh and three daughters namely Sm. Swapna Das, Sm. Soma Dutta and Sm. Mithu Dutta, as his only legal heirs and legal representatives whose upon

M/S. SAI RAM UDDYOG

Sanjay Jayen his
Partner

his death became absolutely entitled to his aforesaid property morefully described in the schedule herein.

- C. T H E said Sm. Rekha Ghosh, Sri Pradip Ghosh, Sm. Swapna Das, Sm. Soma Dutta and Sm. Mithu Dutta, vendors herein, became the absolute owner of land together with structure therein and are in possession seized and possessed or otherwise well and sufficiently entitled to said land with structure therein measuring 15 (fifteen) Cottahs 15 (fifteen) Chittacks and 33 (thirty three) square feet be the same more or less lying and situated at 179, Gopal Lal Tagore Road, Police Station - Baranagore, Calcutta - 700 035, described in the schedule below hereunder written as aforesaid as an absolute owner and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances and obtained sanction site/building plan issue No. PWS/133/31 dated 18. 04. 2000 from Baranagore Municipality on the said land and also deposited building sanction plan in the name of vendors and thereafter the

M/s. SAI RAM UDDYOG

Sampat Gajon
Partner

vendors

vendors sold the undivided 1/2th share of aforesaid land to the said purchaser by two registered deeds of conveyance as recorded in Additional District Sub-Registrar Cossipore Dum Dum and entered into Book No. I, Deed No. and on 16.08.2000 and have every right to transfer the said rest of property to anybody by anyway.

D. T H E said vendors herein, being in need of cash money intended, described, agreed to sale absolutely and the purchaser agreed to purchase free from all encumbrances ALL THAT piece and parcel undivided 1/4th share of a plot of land measuring 15 (fifteen) Cottahs 15 (fifteen) Chittacks and 33 (thirty three) square feet be the same more or less together with kancha structure thereon and together with sanctioned building plan more fully and particularly described in the schedule hereunder written and shown in the map or plan annexed hereto at or for the price of Rs. 4,00,000/- (Rupees Four lakhs only).

M/s. SAI RAM UDDYOG

Sanjay Jayan
Partner

NOW

NOW THIS INDENTURE WITNESSETH that in pursuance hereto of an agreement and in consideration of the said sum of Rs. 4,00,000/- (Rupees Four lakhs only) well and truly paid in hand to the vendors by the purchaser on or before the execution of these presents (the receipt whereof the vendors hereby as well as by the receipt hereunder written admit and acknowledge and of the from same and every part thereof acquit release and for every discharge the purchaser as also the said land hereditaments and premises and every part thereof) the vendors doth hereby indefeasible and absolutely grant, sell and convey, assure and transfer unto and to the use of the purchaser ALL THAT piece or parcel of homestead land with structure thereon and more fully and particularly described in the schedule hereunder written and shown in the Map or Plan annexed hereto and/or HOWSOEVER OTHERWISE the said property hereditaments and premises or any portion thereof now are or is or at any time or times heretobefore were or was situated, butted and bounded, called, known, numbered described or distinguished AND all the estate right, title, interest, use trust, possession proper claim and demand both at law and is equity of the vendors into and

upon

upon the said property hereditaments and premises or any or every part thereof AND all rents, issues and profits thereof AND all deeds, pattahs, muniments, writings and evidence of title whatsoever relating to or concerning the said property hereditaments and premises which are now or hereafter shall or may be in the custody possession power of control of the said vendors or any person or persons from whom they can or may procure the same without any suit action at Law in equity free from all encumbrances attachments and encumbrances.

TO HAVE AND TO HOLD the said property hereditaments and premises hereby granted, conveyed, assured, sold and transferred or expressed or intended to be and to the use of the purchaser absolutely and forever AND the vendors doth hereby for themselves, their heirs, executors, administrators, representatives, covenant with the purchaser, their heirs, executors, administrators, representatives and assigns that NOTWITHSTANDING any act, deed or thing by the vendors or any of their predecessor or predecessors-in-title done, committed or executed or knowingly suffered to the contrary they ~~the~~ said vendors are now lawfully

and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereditaments and premises hereby granted conveyed and transferred or expressed so to be and every part thereof unto and to the use of the purchaser absolutely and for ever for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter defeat, encumber or make void and same A N D that NOTWITHSTANDING any act, deed in themselves good right, full Power absolute authority and indefeasible title to sell, convey or transfer the said property hereditaments and every part thereof granted, conveyed and transferred or expressed so to be unto and to the use of the purchaser absolutely and for ever A N D that the vendors are not in any way encumbered the said property hereditaments and premises hereby granted conveyed and transferred A N D that the purchaser shall and may at all times hereafter peaceably and quietly enter upon have hold, possess and enjoy the said property hereditaments and premises and every part thereof and receive and take all rents, issues and profits and without any lawful eviction, interruption, claim and demand whatsoever from

or by the vendors or any person or persons lawfully and equitably claiming from under or in trust for the vendors or from or under any of this predecessor, predecessors-in-title A N D that free and clear and freely and clearly and absolutely discharge save kept harmless and indemnify against all estate and encumbrances created by the vendors or any of their predecessor or predecessors-in-title A N D further that the vendors and all and every other person or persons having or lawfully or equitably claiming any estate or interest in the said property hereditaments and premises or any part thereof from under any of their predecessor or predecessors-in-title shall will from time to time and at all times hereafter at the request and costs of the purchaser 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 hereditaments and premises and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

SCHEDULE OF THE ABOVE REFERRED TO :

ALL THAT piece and parcel of undivided 1/4th share of

M/s. SAI RAM UDDYOG

a

Partner

108

a land measuring 15 (fifteen) Cottahs 15 (fifteen) Chittacks and 33 (thirty three) Square feet be the same more or less together with 400 square feet kancha structure thereon lying and situated at 179, Gopal Lal Tagore Road, Police Station - Baranagore, Calcutta - 700 35, comprised in J. L. No. 6, R. S. No. 5, Touzi No. 3027, under the Bonhooghly Mouza, appertaining to Dag No. 1512 and 1513, in R. S. Khatian No. 88 and 1155, within the limit of Baranagore Municipality under the Jurisdiction of Additional District Sub-Registrar Cossipore Dum Dum in the District - North 24 Parganas, which is putted and bounded as follows :-

ON THE NORTH : By Land of Sattya Narayan Routh and Panchanan Nayak, Barui Para Lane and Other Land.

ON THE SOUTH : By Land of K. C. Ghosh, Sarajakhya Dutta, Bhattacharjee and Common Passage.

ON THE EAST : By Gopal Lal Tagore Road.

ON THE WEST : By House of Chandra Nath Banerjee.

M/s. SAI RAM UDDYOG

IN

Partner

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

SIGNED SEALED AND DELIVERED

at Calcutta in presence of :

1. *13/04/2020*
 2. *Pradip K Ghosh*
 3. *Swarna Das*
 4. *Soma Dalta*
 5. *Milha Dalta*
- 2.

SIGNATURE OF THE VENDORS

M/s. SAI RAM UDDYOG

Sangay Dey
Partner

RECEIVED

RECEIVED of and from the within named Purchaser the within mentioned the sum of Rs. 4,00,000/- (Rupees Four lakhs only) being the full and final payment of consideration money paid by the purchaser to the vendors as per memo given below :-

MEMO OF CONSIDERATION

By Cash or Cheque ... Rs. 4,00,000.00

(Rupees Four lakhs only)

WITNESSES :-

- | | |
|----|--------------------------|
| 1. | 1. <i>Pradyumn Ghosh</i> |
| | 2. <i>Pradyumn Ghosh</i> |
| | 3. <i>Swarna Das</i> |
| 2. | 4. <i>Soma Datta</i> |
| | 5. <i>Millie Datta</i> |

DRAFTED BY :
Nisith K. Samanta
(NISITH KR. SAMANTA)
Advocate
Sealdah Civil Court,
Calcutta - 700 014.

TYPED BY :
H.C. Naskar
(H. C. Naskar)

SIGNATURE OF THE VENDORS

M/s. SAI RAM UDDYOG

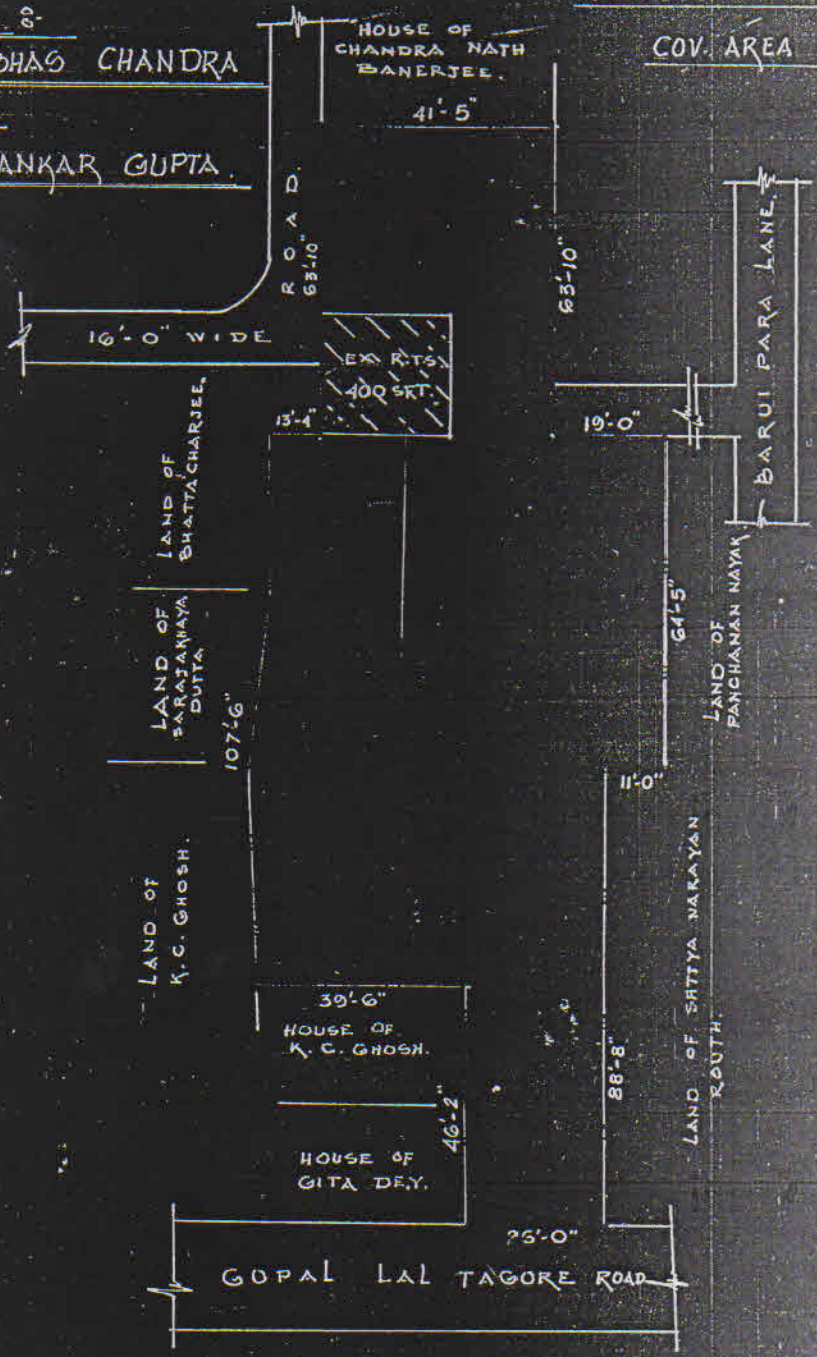
Sai Ram Uddiyog
Partner

CONVEYANCE SITE PLAN AT PRE. NO. 179 GOPAL LAL
 TAGORE ROAD, CAL: 35, P.S.: BARANAGAR, DIST.: 24 PGS. (N)
 MOUZA: BONHOOGHLY, DAG NO: 1512, KHATIAN NO: 88, J.L. NO: 6
 RS NO: 5, TOUZI NO: 3027, MUNICIPAL HOLDING NO: 20,
 WARD NO: 20, SCALE: 1:600.

VENDOR:
 SMT. REKHA GHOSH.
 SRI PRADIP GHOSH.
 SMT. SWAPNA DAS.
 SMT. SOMA DUTTA.
 SMT. MITHU DUTTA.

AREA OF LAND.
 UNDIVIDED 1/4 SHARE OF
 K. - CH. - SFT.
 15 - 15 - 33.
 (SHOWN IN COLOUR RED.)
 COV. AREA OF R.T.S. = 400 SFT.

VENDEE S:
 SRI SUBHAS CHANDRA
 NAHA.
 RAMA SANKAR GUPTA.



TRACED BY
 P. DUTTA