



M. value = Rs. 47,38,885/-  
 Def. in. Dtg = Rs. 3,19,111/-



02CC 476835



28239  
 55  
 25  
 4  
 83231

Contract No. 2321 FT BY 23/11/05  
 1st 56203107 45000/-  
 2nd 56203107 45000/-

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 23<sup>rd</sup> day of April 2006 of the year, Two Thousand Three BETWEEN SM. SHAGWATI BEVI SHARDA alias MAHESWARI widow of Late Motilal Maheswari and SRI SHYAM SUNDAR SHARDA alias MAHESWARI son of Late Motilal Maheswari both residing at 10, Belvedere Road, Flat No. 13E, Kolkata-700 027 hereinafter called the VENDORS (which term, unless otherwise repugnant to the context would mean and include the legal heirs, heiresses, executors, administrators,

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BY THE VENDOR

23/04/06 contd. p/2 ..  
 25/12/05  
 21/04/06  
 Subsequently recorded

23 APR 2006

2019A  
WAS TO Shyam Sunder Kayal and  
Amrit Kayal,  
52, Hem Chandra Mukherjee Road,  
Kolkata - 700010

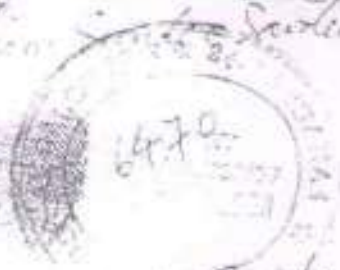
Calcutta Collectornia,  
Treasury,  
Date 26/08/2003



on 26/08/2003  
Registrar of Assurances  
Calcutta

30-60000

Witnessed for Registration at:  
as the \_\_\_\_\_ Registering Office  
on the \_\_\_\_\_ day of \_\_\_\_\_ 2003



Shyam Sunder Kayal  
@ Maheswari Gohate  
Motilal Maheswari  
in Shreegati Serai  
Sharda @ Maheswari  
Gohate Motilal Maheswari  
Broth of Belurda Road  
Flat No 13 E Kal-27



श्याम सुंदर कायल

THE COPY ATTESTED  
RANA MAJUMDER  
NOTARY

Tapas Kumar Hanna  
Advocate  
P. S. C. Bar Area  
Calcutta

Tapas Kumar Hanna

Advocate  
P. S. C. Bar Area

on 26/08/2003  
Registrar of Assurances  
Calcutta

28.8.03



02CC 476836



2.

assigns etc.) of the ONE PART A N D SRI SHYAM SUNDAR KAYAL son of Late Chandamal Kayal and SMT. ANU KAYAL wife of Sri Shyam Sundar Kayal, both residing at 52, Hemchandra Naskar Road, Kolkata-700 010 hereinafter called the PURCHASERS (which term, unless otherwise repugnant to the context, would mean and include the legal heirs, heiresses, executors, administrators assigns etc.) of the OTHER PART.

WHEREAS one Prahlad Chandra Paul son of Jogesh Chandra Paul of Ghosh Hat, Katwa, District Bardwan purchased

RAMA KUNDHER  
NOTARY

contd. p/3 ..

APR 2006



02CC 476837



3.

a plot of land measuring 30 (thirty) Decimal a little more or less being 5 Decimal in Dag No. 659 and 25 Decimal in Dag No. 660 under Khatian No. 157 at Mouza Ghosh Hat, Katwa, District Burdwan by a Deed of Conveyance registered on the 11th day of August, 1964 in the Office of Learned Sub-Registrar of Katwa, from his vendors Sri Bhutnath Ghosh, Bhakti Bhusan Ghosh, Gopal Ghosh, Habal Ghosh, Madan Mohan Ghosh, Smt. Kumari Bala Dasi and the said deed entered in the Book No. I, Volume No. 64, Pages 171 to 175, Being No. 6351 for the year 1964 in the Office of Sub-Registrar at Katwa.

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*[Signature]*  
BARIA MAJUMDER  
NOTARY

APR 2001

AND WHEREAS the said Prahlad Chandra Paul by a Registered Deed of Conveyance executed on the 29th day of June, 1974 and registered on 1st day of July, 1974 before the Office of Learned Sub-Registrar, Katwa, transferred, sold and conveyed the said piece and parcel of land measuring 30 decimals in Dag Nos. 659 and 660 in Mouza - Ghoshhat, Katwa to one Motilal Maheswari son of Late Randeo Maheswari of 22/A, Kalikrishna Tagore Street, Kolkata-700007 which was entered in Book No. I, Volume No. 60, Pages 282 to 284 being No. 7045 for the year 1974 in the Sub-Registrar's office at Katwa.

AND WHEREAS one Manmatha Nath Chattopadhyay son of Late Panchanan Chattopadhyay, Sri Bankim Chandra Chattopadhyay, Sri Sanjay Chandra Chattopadhyay, Sri Anil Chandra Chattopadhyay, Sri Sunil Chandra Chattopadhyay, all sons of Late Satish Chandra Chattopadhyay and Sri Arun Kumar Bandopadhyay son of Nalinaksha Bandopadhyay, all of Katwa District Burdwan had been the owner of another piece of the land in Dag No. 657 and 658 Khatian No. 193, measuring 24 decimal wherefrom they sold, conveyed and transferred a portion of land measuring 22 decimal to said Motilal Maheswari by a Registered Deed of Conveyance executed on the 29th day of June, 1974, registered before the Learned Sub-Registrar, Katwa, Burdwan on 1st day of July, 1974 to and in favour of the said Motilal Maheswari and by virtue of the said purchase, Motilal Maheswari became absolute owner of the 22 decimal of land in Dag No. 657 and 658 as aforesaid. The said deed entered in the Book No. I Volume No. 67, at pages 21 to 23, being deed No 7031 for the year 1974.

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AND WHEREAS by virtue of said two purchase by Registered Deeds on 1st July, 1974, said Motilal Maheswari became absolute owner of a total 52 decimal land under Dag Nos. 657, 658, 659 and 660 which are contiguous to each other in a lot and whereas said Motilal Maheswari after purchasing the said land constructed or pucca structure comprising two rooms one store room, one kitchen and one bath room and one privy total built up area approximately 714 Sq.ft. and an open space with tin shed and a covered godown with tin shed total measuring 2240 Sq.ft. approximately was in exclusive possession with his indefeasible right free from all encumbrances till the time of his death.

AND WHEREAS the said Motilal Maheswari died intestate on 22nd day of November, 1976 leaving behind his wife Shagwati Devi Maheswari alias Sharda and son Shyam Sundar Maheswari alias Sharda as the sole legal heir and heiress to succeed the estate left by the said Motilal Maheswari, since deceased.

AND WHEREAS on death of said Motilal Maheswari all his interest in his all his properties and credits including the said land at Mouza Ghoshhat devolved upon his aforesaid sole legal heir and heiress being the Vendors herein and none else.

AND WHEREAS the Vendors are well seized and sufficiently entitled to the said property and in exclusive possession thereof with indefeasible right and every right to transfer the same in any manner.

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RAMA MAJUMDER  
NOTARY

contd..

31 APR 2006

AND WHEREAS the said property was given on rent to one Chandanmal Kayal who was in occupation of the said property till 31st March 2000, when he died.

AND WHEREAS the PURCHASER No.1 is the son of said Chandanmal Kayal and he has a good cordial relation with the VENDORS.

AND WHEREAS the VENDORS, due to their personal various entanglements are not in a position to look after the said property and have accordingly decided to sell it out.

AND WHEREAS the PURCHASERS having heard of the said decision of the VENDORS, proposed to the VENDORS to purchase the said property against consideration.

AND WHEREAS the VENDORS have agreed to sell the said property and structure thereon more particularly described in the Schedule hereinafter at a consideration of Rs. 7,50,000.00 (Seven lacs fifty thousand only) as agreed by the PURCHASERS.

AND WHEREAS the PURCHASERS have inspected the original title deeds and the other documents in respect of the said property and have been fully satisfied of the title of the VENDORS in the subject property.

AND WHEREAS the VENDORS have declared that the subject scheduled property is free from all encumbrances and thus marketable and the VENDORS have exclusive and indefeasible right title and interest in the schedule property.

AND NOW THIS INDENTURE WITNESSETH that in consideration of the payment of the sum of Rs. 7,50,000.00 (Seven

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RAMA MAJUMDER  
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lacs fifty thousand only) by the PURCHASERS with the execution of these presents to the VENDORS being the full agreed consideration money, the receipt whereof the VENDORS do hereby admit and acknowledge and of and from the same releases and discharge the PURCHASERS, their heirs, executors, administrators and the said property, the VENDORS as beneficial true present owners do by these presents indefeasibly grant, sell, convey and transfer and assure unto and in favour of the purchasers, their heirs, executors, administrators, representatives and assigns from all encumbrances, attachments and other defects in title ALL THAT the said property being the land measuring .52 decimal with structures standing thereon at Mouza Ghoshhat, Katwa District Burdwan fully mentioned and described in the schedule of property mentioned hereinafter or HOWSOEVER otherwise the said property now or heretofore were or was situate, 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 further with all erections (fixtures, walls, courtyards and benefits, advantages, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to being or be appurtenant thereto) A N D the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law



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 [Signature]  
 [Signature]  
 NOTARY

31 APR 2006

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and in equity of the VENDORS into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in anywise 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 VENDORS their heirs, executors, administrators or representatives or any persons from whom they 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 their rights, members and appurtenances unto and to the use of the PURCHASERS, their heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from to these presents AND the VENDORS do hereby for himself, his heirs, executors, administrators and representatives, covenant with the PURCHASERS, their heirs, executors, administrators, representatives and assigns, THAT notwithstanding any act, deed, or thing whatsoever, by the VENDORS or by any of their predecessors and ancestors-in-title, done or executed or knowingly suffered to the contrary they the VENDORS had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property

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RAMA RAMUNDER  
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hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the PURCHASERS their heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the PURCHASERS, their 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 or estate thereof from under or in trust for them or from or under any of them 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 VENDORS 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 VENDORS or any of their ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors, 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 them the Vendors or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS, their heirs,

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BAMA RAJENDER  
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representatives, administrators representatives and assigns do and  
 stander, or cause to be done and executed all such acts, deeds  
 and things whatsoever for further better and more perfectly  
 securing the said property and every part thereof unto including  
 deed of rectification and to the use of the PURCHASERS, their  
 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  
 VENDORS and all their heirs, executors and administrators shall  
 at all times hereafter indemnify and keep indemnified the  
 purchasers their 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 Vendors  
 or any breach of the covenants hereinunder contained.

SCHEDULE OF PROPERTY UNDER THESE PRESENTS

ALL THAT a piece and parcel of land measuring .52 (fifty  
 two) decimals of land at Mouza Ghoshhat, J.L. No.22, R.S.No.326  
 Panch. No.10 under Post Office, Police Station, and Municipality  
 No.10 and Sub-Registry at Katwa, Holding No.53/47,  
 District-Burdwan in the State of West Bengal, particulars given  
 below :-

<u>Dist. Nos.</u>	<u>Khatian Nos.</u>	<u>Area of land</u>
657	193 and 55	.20 decimal
658	193 and 55	.02 decimal
659	157	.05 decimal
660	157	<u>.25 decimal</u> 52 decimals

constituting a single piece of land altogether fully  
 demarcated, separated and sufficient with scattered struc-  
 tures standing thereon being pucca structure comprising

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 RAHA MAJUMDER  
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two rooms, one small store room, one kitchen, one bath room  
one privy, total built up area approximately 714 square feet and  
a open space with tin shed admeasuring 720 square feet and  
a covered godown with tin shed measuring 1520 square feet  
a little more or less with fixtures, boundary courtyards ,  
trees, hedges in the land and all easements, privileges app-  
urtenances etc. being conveyed and transferred under these  
presents, being butted and bounded as follows :-

ON THE NORTH BY : Paipara by Lane;

ON THE SOUTH BY : Land of Samir Haara, Sanghati Club,  
land of Rudrani Biswas.

ON THE EAST BY : Land and premises of Sobha Rani Das  
and also Govinda Das.

ON THE WEST BY : GHOSHAT - Dainhat main Road.



TRUE COPY ATTESTED  
*[Signature]*  
RAMA MAJUMDER  
NOTARY

CONTD..

11 APR 2006

IN WITNESS WHEREOF the VENDORS have hereunto set and subscribed their hands and seals by the day, month and year first above written.

SIGNED, SEALED AND DELIVERED  
AT CALCUTA in the presence of:

WITNESSES:

1. Kedari Nath Agarwal  
P-25, C.I.T. Road  
Kolkata-700 010

2. Subyashree Binwas  
c/o. T.K. Manne  
P.O. CC B&K Area.  
Calcutta

श्याम सुंदर बसु  
(Shyam Sunder Basu)

Read over and explained by me in Hindi & Bengali  
Dati Sharda

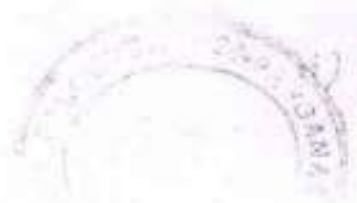
Calcutta, India  
28/8/03

THIS COPY ATTESTED  
  
RAMA RAJENDR  
NOTARY

MEMO OF CONSIDERATION

Received a sum of Rs. 7, 50, 000.00 (seven  
lacs fifty thousand) only from the within mentioned  
purchasers towards full consideration of the sale of  
scheduled property under these presents, as per  
particulars below :-

i) By cheque No. 770920 dated  
27.5.2003 drawn on HDFC  
Bank, Stephen House, Kolkata  
issued in the name of  
Bhagwati Devi Sharda ... .. Rs. 5,00,000.00



By cheque No. 025239, dated  
28.5.2003, drawn on State  
Bank of Bikaner and  
Jaipur, W S Road Branch, Kol  
issued in the name of  
Shyam Sunder Sharda ... .. Rs. 2,50,000.00  
(Rs. seven lacs fifty thousand only) ... .. Rs. 7, 50, 000.00

witness  
Kundan Nath Aggarwal  
P. 25, C. I. P. Road  
Kolkata - 700 010

भगवती देवी शर्मा  
Shyam Sunder Sharda

TRUE COPY ATTESTED  
RAJESHA MAJUMDER  
NOTARY

1.1 APR 2006