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STAMP AFFIXED BY 5967

STAMP SUPERINTENDENT
CALCUTTA CONNECTORATE

Handwritten notes:
 V.A. / ...
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 202

Original Title Deed
 between

7-3-92

Buddadev Guha
 &

day of March

Indrajit Guha

BETWEEN SHRI BUDDHA

P-528

of faith Hindu, by

at Flat 10A, 15,

hereinafter called

THIS
 One Thousand
 son of
 Occupation C
 Ballygunge I
 the "VENDOR" (which expression shall unless excluded by or
 repugnant to the context be deemed to mean and include his
 heirs, executors, administrators, successors, legal represen-
 tatives and assigns) of the ONE PART A N D INDRAJIT GUHA,
 son of the said Late Sachindra Nath Guha, by faith Hindu, by
 occupation Advocate, residing at P/529, Raja Basanta Roy Road,

Under the Indian Stamp Act, 1899
 as Amended by W. No. 10 Stamp
 Amendment Act 1962. Section 12
 No. 2344: 5 d. 34. 48 (d)
 and also under Section 82 (b) of the
 Calcutta Improvement Act, 1914.
 Stamp duty paid under the Stamp Act
 Additional duty under C.I. Act. 1.05/120
 Paid in excess 14/100
 90

11/30 Am

Stamp for
 27th March 92
 Gopal Ch Nandy
 Officer of the Government

A 7689
 E 28
 9 53
 mg, 25
 mg, 4
 7801
 119,210
 Assurance-Calcutta

27-3-92
 GOPAL CH. NANDY.

Gopal Ch Nandy
 constituted attorney
 of Sri Buddhadev Gopal
 of 15 at Flat 10 A
 Bagyganje Park
 Bd. Cal.

1904



Gopal Ch. Nandy
 as a Constituted Attorney
 of Sri Buddhadev
 Bhuber

Kalyan Sen
 S/o Kartick Ch Sen
 of 1, Rajconradale Rd
 Calcutta 7. Service

Kalyan Sen

(which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and assigns) of the OTHER PART.

WHEREAS by an Indenture dated the 15th day of January, 1954 executed between the Trustees for the Improvement of Calcutta therein described as the Board and the Vendor herein therein described as the Purchaser the said Board for the valuable consideration mentioned therein sold, transferred, granted, conveyed, assured and assigned unto the Vendor herein ALL THAT piece and parcel of revenue free land containing by ad-measurement 5 Cottahs, 4 Chittacks and 11 sq.ft. be the same a little more or less and now numbered as premises No.P/528, Raja Basant Roy Road, Calcutta and more particularly described in the Schedule to the said Deed as well as to the Schedule hereunder written and delineated in Red in the plan annexed hereto and hereinafter referred to as the said premises which was duly registered in Book No. I, Volume No.42, Pages 233 to 235, Being No. 2516 for the year 1954 in the Office of the Sub-Registrar, Alipore Sadar.

AND WHEREAS By a Deed of Family Arrangement dated the 25th day of March, 1970 executed between the Vendor herein therein described as the Party of the First Part, One Biswajit Guha therein described as the Party of the Second Part, the Purchaser herein therein described as the Party of the Third



Part and the said Sachindra Nath Guha therein described as the Party of the Fourth Part it was, inter alia, recited that the said premises had been purchased by the said Sachindra Nath Guha in the name of the Vendor herein and intended for the benefit of the Vendor herein, the Purchaser herein and the said Biswajit Guha, being the three sons of the said Sachindra Nath Guha which Deed of Family Arrangement had been duly registered in Book No. I, Volume No. 46, Pages 196 to 200, Being No. 1167 for the year 1970 in the office of the District Sub-Registrar 24-Parganas Alipore.

AND WHEREAS by the above recited Deed of Family Arrangement dated the 25th day of March, 1970 it was declared that the Vendor herein, the Purchaser herein and the said Biswajit Guha each had an undivided one third share in the said premises.

AND WHEREAS by a Deed of Partition dated the 23rd day of July, 1980 executed between the Vendor herein therein described as the Party of the First Part the said Biswajit Guha and the Purchaser herein collectively described as the parties of the Second Part a partition had been effected in respect of the properties mentioned in the said Deed and pursuant to the said Deed of Partition the Vendor herein had been exclusively allotted the said premises to the exclusion of the Purchaser herein and the said Biswajit Guha and had been duly registered in Book No. I, Volume No. 277, Pages 64



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AND WHEREAS since the execution of the said Deed of Partition the Vendor herein has been entitled to as of an estate of inheritance in fee simple in possession of the said premises being numbered as No. P/528, Raja Basant Road Road, Calcutta and more particularly described in the Schedule hereunder written and intended to be hereby sold, transferred, granted, conveyed, assured and assigned absolutely free from all encumbrances.

AND WHEREAS upon the execution of the said above recited partition the said Biswajit Guha and the Purchaser herein had become entitled to premises No. P/529, Raja Basant Roy Road, Calcutta.

AND WHEREAS the said premises and the said premises No. P/529, Raja Basant Roy Road, Calcutta were contiguous properties and the owners thereof being of the same family and brothers even after the said Deed of Partition the said Biswajit Guha and the Purchaser herein had used and occupied the said premises as there had been and still is no boundary wall or any partition between the said two premises and for the purpose of use it had always been deemed to be one premises being held by the members of the family.

AND WHEREAS the Vendor has agreed with the Purchaser for an absolute sale of the said premises together with the erections standing thereon and more particularly mentioned

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W. (E) M/A



in the Schedule hereunder written at or for a price of Rs. 7,00,000/- (Rupees Seven lacs) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 7,00,000/- (Rupees Seven lacs) only paid on or before the execution of these presents (the receipt and payment of which the Vendor doth hereby admit and acknowledge) he the Vendor doth hereby sells, grants, conveys, transfers, assures and assigns unto the Purchaser ALL THAT the said land tenement, hereditaments and premises together with the structures standing thereon mentioned and described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said premises or any part thereof now is or are or at any time heretofore was or were situated, butted and bounded, called known, numbered, described or distinguished TOGETHER WITH all and singular the erections thereon and thereunto belonging and with the same usually held, used, occupied or enjoyed and all ways, paths, passages, drains, lights, privileges, easements, appendages and appurtenances whatsoever to the said lands, tenements, hereditaments and premises belonging or in anywise appertaining or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was holden, used, occupied or enjoyed therewith and the reversion or reversions, remainder or remainders, rents, issues and profits thereof and all the estate, right, title,

08250
~~SECRET~~
~~TOP SECRET~~

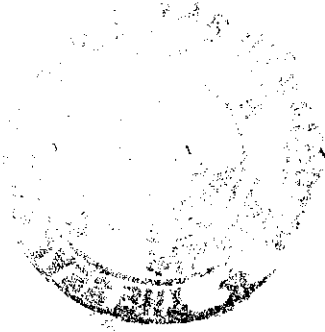


of, and upon the said premises and every part thereof and all deeds, documents and muniments of title relating to the same TO HAVE AND TO HOLD the said land, tenement, hereditament and premises hereinbefore expressed to be hereby granted, conveyed, transferred or assured or expressed or intended so to be unto the Purchaser absolutely free from all encumbrances and for ever And the Vendor doth hereby covenant with the Purchaser that he the Vendor hath good right, full power and absolute authority to grant, convey, transfer and assure the said premises and every part thereof unto the Purchaser in manner aforesaid and that the Purchaser shall or may at all times hereafter peaceably and quietly possess and enjoy the same and every part thereof and receive and realise the rents, issues and profits thereof without any eviction, interruption, claim or demand whatsoever by the Vendor or any person claiming lawfully or equitably through, under or in trust for him And that free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor and well and sufficiently indemnified of from and against all manner of claims, charges, liens, debts, attachments, dispendens and encumbrances whatsoever created made done, occasioned or suffered by the Vendor or by any person or persons claiming as aforesaid And the Vendor doth hereby further covenant with the Purchaser that the Vendor and all persons having or lawfully or equitably claiming through under or in trust for the Vendor as aforesaid

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STELLO COMPANY
22 (S) 2018

[Handwritten signature]



at the request and costs of the Purchaser or person or persons requiring same cause to be done or executed all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises and every part thereof unto the Purchaser in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of revenue free land containing by an area of 5 Cottahs, 4 Chittacks and 11 sq.ft. together with the structures standing thereon and being Plot No.528, of the surplus lands in Calcutta Improvement Scheme No.XLVII formed out of old premises No.32/A, 32/G (South portion), 32/B, (South East Portion, 32/A, (North Portion), 32/B, (North East Portion & 32/G, North Portion), Lake Road and a common passage and comprised in Holding Nos.260 as per L.A.C's Award but 264 as per Revenue Map in Sub-Division Q, Division VI, Dihi Panchannagram Police Station Tollygunge, Sub-Registration Office Alipore in the District of 24-Parganas and now numbered as Premises No.P/528, Raja Basanta Roy Road, Calcutta and butted and bounded in the following manner :-

ON THE NORTH : By Premises No.P/529, Raja Basanta Roy Road, Calcutta.

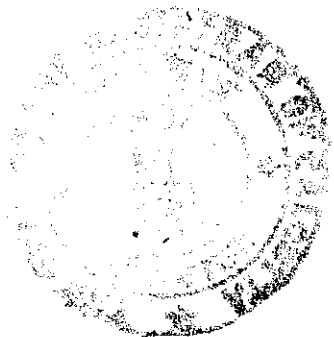
ON THE SOUTH : By Premises No.180, C.I.T. Scheme XLVII, Calcutta.

ON THE WEST : By Premises No.P/176, C I T

2.7.2010

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~~XXXXXXXXXXXXXXXXXXXX~~

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IN WITNESS WHEREOF the Vendor hath hereunto set
and subscribed his hand and seal the day month and year
first above written.

BUDDHADEV GUHA /

SIGNED SEALED AND DELIVERED by
the abovenamed Vendor in the
presence of :-

Biswas Nath Chatterjee
6, Old Post Office St
Calcutta

Tapan Bose
20/37/10 B B B Chow
Sriani Cal-67

XXXXXXXXXXXX
Gopal Ch. Nandy

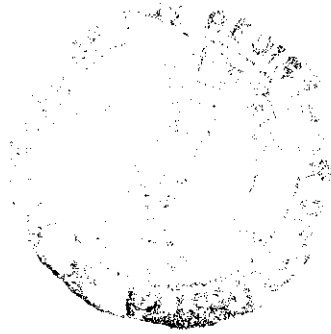
(As a Constituted Attorney

By the Pen of Sri Buddhadev

Guha) Gopal Ch. Nandy.

Coetzee

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~



R E C E I V E D of and from the within-named Purchaser the within-mentioned sum of Rs. 7,00,000/- (Rupees Seven lacs) only being the consideration money in full for the sale abovementioned as per memo hereunder written.

Rs. 7,00,000/-

MEMO OF CONSIDERATION

By Cheque. 534897 dated 25.3.92
drawn by UCO Bank Ballygunj
Calcutta

— Rs. 700,000/-

Rs. 700,000/-

Rupees Seven lacs) only Buddhadev Guha

Gopal Ch Nandy
as a Constituted attorney

WITNESSES :-

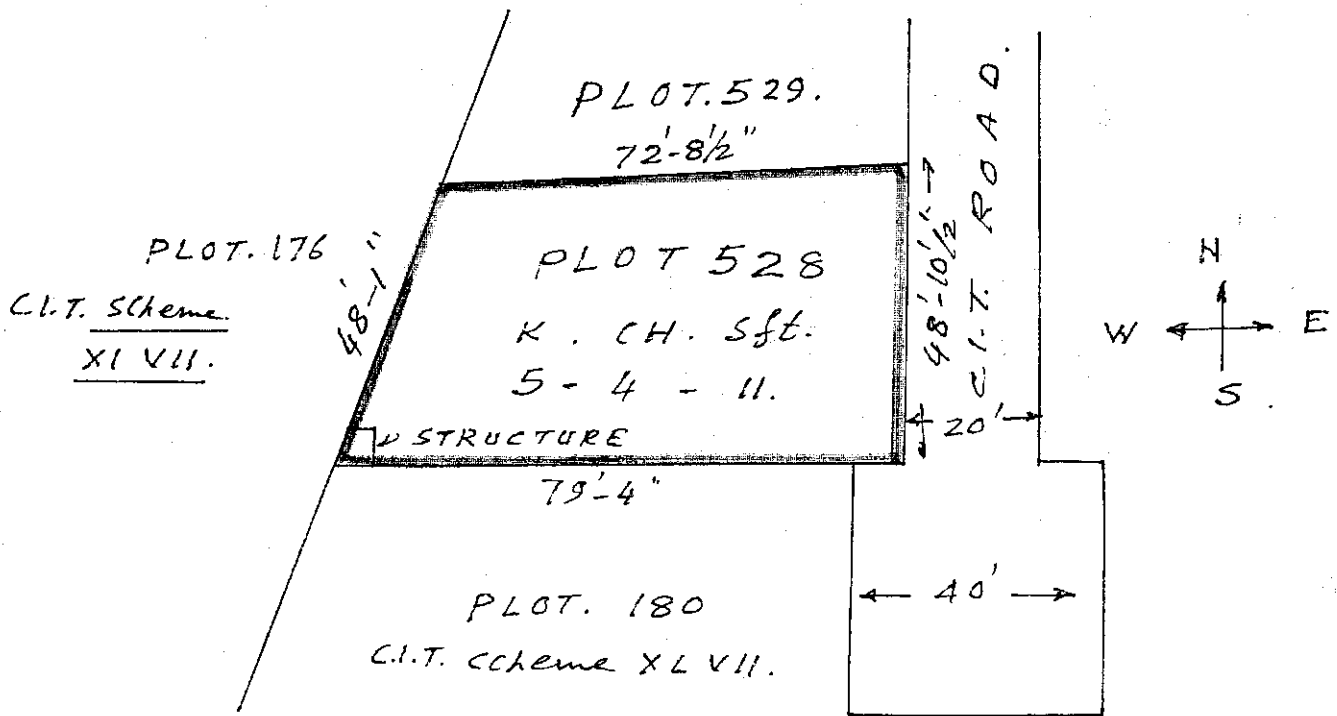
Bisimra Mall Chatterjee

PLAN OF

PRE. NO. P. 528, RAJA BASANTA ROY ROAD.

SCALE 30' FT. = 1" INCH.

CALCUTTA.




As a Certified Surveyor
SRI. Prabhakar Kumar


145
4836486
5767
1992

DD

DATED THIS DAY OF

BETWEEN
SHRI BUDDHADEV GUHA
AND
SHRI INDRAJIT GUHA


A large handwritten checkmark is drawn over the stamp.


REGISTRAR (N) &
MUMBAI

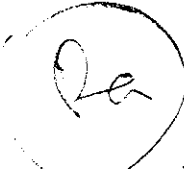
CONVEYANCE


28-9-93

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28-9-93






REGISTRAR (N) &
MUMBAI