

1000Rs.

Deed No. 2512



Admissible under Regu Rule 21
and also us.....of the
West Bengal L.R. Ac. 1955 duly
Stamped (Exempted from Stamp
duty) under the Indian Stamp
Act. 1899 as amended in 1954
Schedule 1A No. 23A
Process Fee.....
Paid in C.F.S.....

PART-VI

4/11/55

Director of Registration
234 Parklands and Registrar of
of the Bengal Act 1955

THIS INDENTURE is made on this 20th day of April

TWO THOUSAND ONE HUNDRED AND TWENTY FIVE B E T W E E N 1) SM. SWASTI BHATTACHARJEE

wife of Late Dilip Kumar Bhattacharjee by faith Hindu, by

occupation Retired residing at 52/D/16, Babubagan Lane,

Dhakuria, Calcutta: 700 031, 2) CHAYAN ARJIT BHATTACHARJEE

son of Late Dilip Kumar Bhattacharjee, by faith Hindu, by

occupation Service, residing at 52/D/16, Babubagan Lane, Dhakuria,

Calcutta: 700 031, at present residing at 8A, Parklands

Parade, Bath Road, Hounslow, TW-5, 9AX, U.K. 3) NAYAN ABHIJIT

CHANDAN BHATTACHARJEE alias NAYANJIT son of Late Dilip

Kumar Bhattacharjee by faith Hindu, by occupation Service,

residing at 52/D/16, Babubagan Lane, Dhakuria, Calcutta: 700 031

contd..2

4/11/55

1000Rs.



(2)

present residing at C/O ALICO, Post Box No.1817, Dubai
U.A.E. and on behalf of Nayan Abhijit Chandan Bhattacharjee
alias Nayanjit, Represented by his Constituted Attorney,
mother Swasti Bhattacharjee wife of Late Dilip Kumar
Bhattacharjee hereinafter referred to as the V E N D O R S
(which expression shall unless excluded by or repugnant
to the context shall be deemed to include their heirs,
successors, executors, representatives and assigns) of the
ONE PART:

contd..3

Handwritten signature

1000Rs



(3)

A N D

ADGO CONSTRUCTION PRIVATE LIMITED, a registered firm, registered under the Indian Companies Act, having its registered office at APARUPA APARTMENT, Ground floor, Garia Station Road, P.C.Garia, P.S.Sonarpur, Calcutta: 700 084, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context shall be deemed to include its successor-in-office and assigns) of the OTHER PART;

WHEREAS 14½ cottahs or land equivalent to 24 decimals being Dag No.832 under Khatian No.12 appertaining to Mouja: Barhansfartabad P.S.Sonarpur, in the district South 24-Parganas formerly belonged to Ballygunge Estate Pvt.ltd, a registered company registered under the companies Act.

contd..4

M. K. Saha
1/1/11

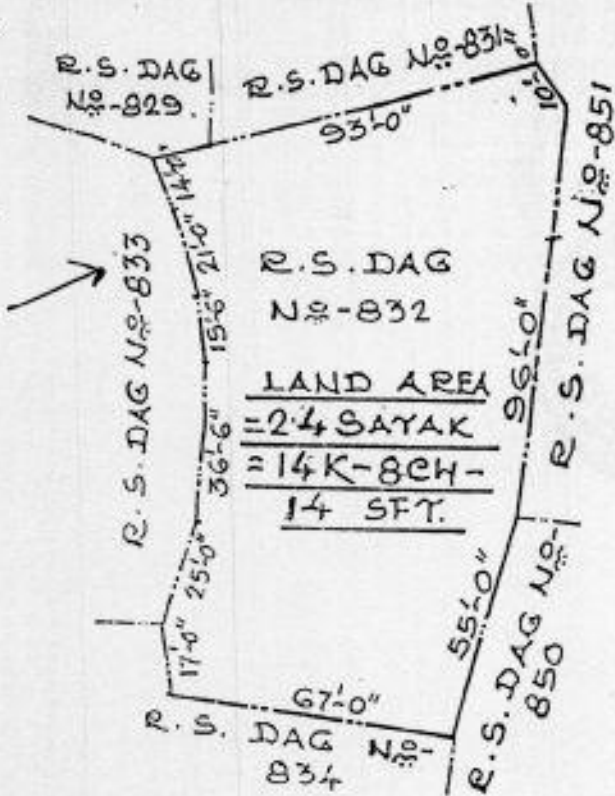
SITE PLAN OF R.S. DAG No-832 AT
MOUZA - BARHANSH FARTABAD, J.L.
No-47, SHEET No-1, P.S. - SONARPUR,
DIST. - 24 - PARGANAS (SOUTH).

SCALE :- 1" = 40'-0"

LAND AREA = 24 SAYAK = 14K-8CH-14

SFT.

SOLD AREA SHOWN IN RED BORDER
LINE



DRAWN BY-

Partha Sarathi Mandal.

(Surveyor)

Garagachha, Garia,

Calcutta - 700084.

SIG. OF VENDOR'S



(3)

AND WHEREAS Ballygunge Estate private Limited sold and transferred the said 24 decimals of land equivalent to 14½ cottahs of land to Dilip Kumar Bhattacharjee and Dipankar Bhattacharjee on the basis of registered sale deed dated 28.5.1957 registered in the office of Sub-Registrar Baruipur entered in Book No, 1 Volume No, 64, Pages No, 80-83 being no, 5102, of the year 1957.

AND WHEREAS the said two purchasers became entitled to undivided ½th share each of the said land .

And whereas the said Dilip Kumar Bhattacharjee died on 2.11.1998 intestate leaving behind him the vendors as heirs.

contd..5

Mitchell
for

500Rs.



(5)

AND WHEREAS the vendors herein while seized and possessed of undivided $\frac{1}{4}$ share of 24 decimals of land in fee simple.

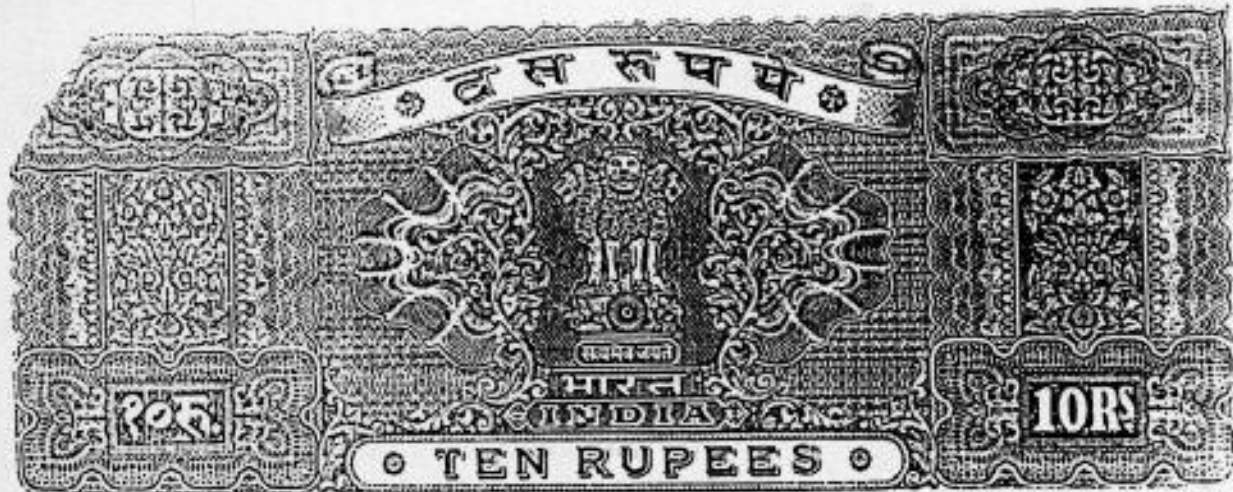
AND WHEREAS the Vendors are desirous of selling the property for a total consideration of Rs.90,000/- (Rupees Ninety thousand) only.

AND WHEREAS the purchaser has agreed to purchase the property described in schedule hereunder at a settled price of Rs.90,000/- (Rupees Ninety thousand) only.

NOW THIS INDENTURE WITNESSETH that in consideration of the agreement and in consideration of a sum of Rs.90,000/- (Rupees ninety thousand) only paid by the purchaser to the vendors (a receipt whereof the Vendors hereby acknowledge)

contd..6

N. K. M. S.



(6)

NOW THE VENDOR do hereby grant, convey, transfer unto the purchaser all that the hereditaments described in the schedule hereunder written together with all courts, areas, trees, fences, ditches, way, water water courses, liberties, privileges, easement and appurtenances whatsoever belonging to or held or occupied therewith and all the estate, right, title and interest, claim and demand whatsoever into or upon or in respect of the said land hereditaments and premises and every part thereof AND all the deeds, writings, minuments and evidences of title relating thereto, or any part thereof which now are or may hereafter be in the possession or custody of the vendors or any person or persons from whom the vendors may procure the same without any action claim in law or in equity and also together with full and free right and liberty at all times for all purposes THAT NOTWITHSTANDING any act deed or things by the vendors (or any of their predecessor in title) they the vendors have good

M. S. Chidambaram
Govt.

contd..7

right, full power and absolute authority to grant, convey and transferred the said land hereditaments and premises unto the purchaser in manner aforesaid. AND that the purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the same and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully claiming from under or in trust from the vendor (or any of their predecessor-in-title) AND that free from all encumbrances made or referred by the vendors (or any of their predecessor in title) or any person having or lawfully claiming as aforesaid. The Vendors shall and will at all times hereafter at the request and cost of the purchaser do or execute or cause to be done executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said land, hereditaments and premises and every part thereof unto the purchaser as may be reasonably required.

AND FURTHER THAT the vendors their heirs, executors, administrators or assigns covenant with the purchaser its heirs, executors, administrators or assigns to save harmless indemnify and keep indemnified the purchaser its successors in office or assigns from or against all encumbrances charges and equities whatsoever, AND the vendors their heirs, administrators or assigns further covenant that they shall at the request and costs of the purchaser its successor-in-office or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and

contd..E

W. K. Hill
Att

(8)

part thereof in manner aforesaid according to the true intent and meaning of this deed.

SCHEDULE REFERRED TO ABOVE

All that piece and parcels of Sali land measuring 12 (twelve) decimals equivalent to $7\frac{1}{2}$ cottah of land out of 24 decimals of land being the undivided $\frac{1}{2}$ of 24 decimals of land being portion of R.S. Dag No. 232, under R.S. Khatian No. 12, appertaining to Mouja: Barhansfartabad having a rayati Stitiban Satta Pargana Medanmolla Re.Sa.No, 7 Touzi No, 109, J.L.No. 47 having a total rent of 8 taka 11 annas 8 pai of the total Zama bearing a proportionate annual rental of 40 paise payable to the collector Alipore 24-Parganas, P.S. Sonarpur, in the District South 24-Parganas.

Waring
① Municipal
② Ward No.
③ Batted and Bound

MEMO OF CONSIDERATION

Received a sum of Rs. 90,000/- (Rupees ninety thousand) only being the full consideration money from the within mentioned purchaser.

Banker's cheque being No. 130007 dt. 20.4.2001 Rs. 60,000
Banker's cheque being No. 130006 dt. 20.4.2001 Rs. 30,000
Indian Overseas Bank, Ganga Branch

Suvasni Bhattacharyi

contd..9

(9)

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

Signed, sealed & delivered
in presence of witnesses
at Calcutta.

2. Minimal Kant Mulhree
Advocate

2. Sumit Mulhree
F 115 Bopangui road
Calcutta - 700032

Drafted by:
Minimal Kant Mulhree.
Advocate,
En. No. F. 337/336/88.

Sweasti Bhattacharya
Anil Dayan Bhattacharya
Nayan Abhijit Chandra Bhattacharya
alias Nayanjit.
For and on behalf of his
constituted attorney Sweasti Bhattacharya
Signature of the Vendors.
For ADCC CONSTRUCTION (PVT) LTD.

Signature of the Purchaser
Managing Director

Typed by:
Srikanta Raul
Srikanta Raul,
Baruipur Civil court.