

1144
4.50
4.10.88

Diff = Prod E. G. V
Ref to the Competent Authority on 16.1.89
Wire Rec No 85/89-72
STAMP AFFIXED
30/9/88
STAMP SUPERINTENDENT
CALCUTTA COLLECTOR

31/11/89

Registered under Rega. rules 12
fully stamped under the Indian
Stamp Act 1898 as amended by
Act III of 1953 and Section 51
of the Indian Stamp Act 1902
Act.

Registered No. 7 (B)
South 24-Parganas

31.1.89

A-759/-
H-287
2016 - HK
798/-

23+4
24.04
1400/-
8870/-

7000/-
7400/-
1188
114
798/-

Best Ka
Volume No. 27
Page No. 1678
Date 16/11/89

THIS DEED OF CONVEYANCE made this 4th day of September, in the year One thousand nine hundred eighty-eight BETWEEN SRI SOUMENDRA NATH PYNE son of Sri Amiya Nath Pyne AND SMT. ALAKA PYNE wife of Sri Amiya Nath Pyne residing at 20K, Dhakuria Station Road, Calcutta-31, by faith Hindu, hereinafter called 'the VENDORS' (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs executors administrators representative and assigns) of the ONE PART AND M/S. T.N. GUPTA PRIVATE LIMITED a Company within the meaning of the

7914
1000



Registered for Registration on
 4.50 P.M. on the 25th
 27th of January 1989
 at Saunada
 All India
 North Pyr
 Registrar of Saunada



Saunada North Pyr
25th
27th
28th
29th
30th
31st
 Station Am
 201-31

Registrar of Saunada
 31-1-89

Saunada North Pyr

Registrar of Saunada
31-1-89

Saunada North Pyr
Alakshya

Registrar of Saunada
 31-1-89

Registrar of Saunada
 South Saunada
 31-1-89

Registrar of Saunada
31-1-89
Calcutta High Court

REMISES OF MADHUBALA RUIA.

PLAN OF PREMISES
NO-105 (POR) ULTADANGA
MAIN ROAD (AT PRESENT
BIDHAN NAGAR ROAD).
CALCUTTA - 67,
SCALE - 16'-0" = 1" INCH

16'-0" WIDE COMMON PASSAGE

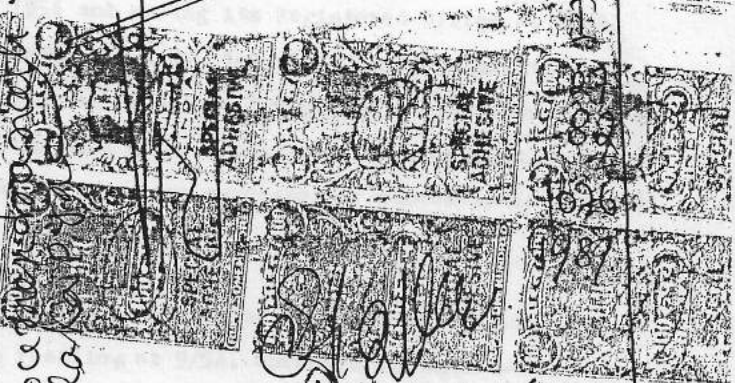
DWELLING -
PREM. NO-105 (POR)
ULTADANGA MAIN ROAD
AREA OF LAND
R-OCH. - 0 ST. 7.

17'-6"

4.10.88

44

NO-105 (POR) ULTADANGA MAIN ROAD



Stamp of the District Registrar, Calcutta, dated 31/11/80. Includes handwritten notes and signatures.

under Reg...
amp Act 1907
Act 11
of
45'-6" 23+

HOUSE OF
SUKUMAR KUNDU



CERTIFIED TO BE A TRUE COPY

ADDL. DIST. SUB-REGISTRAR (RECORDS)
ALIPORE. 24 PGS. ISI
27/2/14

CERTIFIED to be a true copy of PLAN
attached to DEED No. 1026 for 1989
26/2/2014
KANAK BHARAN MAHATA, Sr. Plan Maker
Authorized U.P. 124 (of 15 Ft. Market, W.B.
District Registrar Office, South 24 Parganas

ULTADANGA GRAMIN ROAD
(Now known as BIDHAN NAGAR ROAD)

THIS DEED OF CONVEYANCE

Company Act, 1956 and having its Registered Office at 28-B, Shakespeare Sarani, Flat No. 3-G, (3rd floor), Calcutta-71, hereinafter referred to as 'the PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to include their respective successor or successor-in-assigns) of the OTHER PART.

WHEREAS Late Sambhu Das Pyne son of Surendra Lal Pyne deceased residing at 9/5A, Surendra Lal Pyne Lane, Calcutta-12, was seized and possessed of or otherwise well and sufficiently entitled to an undivided property or equal share of the land hereditaments and premises No. 105, Ultadanga Main Road, at present Bidhan Nagan Road, in the Municipal Area P.S. Ultadanga in the District of 24-Parganas-as and for as) entate of inheritance in free from all encumbrances in possession.

AND WHEREAS some time in the year 1948 the said Sambhu Das Pyne inducted Tarini Nath Gupta alias T.N. Gupta son of Ganga Prasanna Gupta deceased by provision business by faith Hindu, carrying on business of Manufacturing of Wooden Products approached the said Landlord who has full right and power to grant tenancy to induct him as a tenant for all that demarcated and separated front portion including land building and structures containing by estimation an area of 7 Cottahs more or less described in the Schedule hereunder written and delineated in the plan or map hereto annexed and therein within red lines with appurtenance the landlord agreed to give tenancy and to induct to Tarini Nath Gupta as a tenant at a Rs. 165/- per month according to English Calendar month and payment of proportionate corporation Tax.

AND WHEREAS the said Tarini Nath Gupta was regularly paying the rent to the said landlord and carrying



Handwritten notes on the left margin:
to the pyne
with pyne
Sa. Pyne
being a north pyne
part of 20K. Shakti
Bidhan Nagar
Cal-31

Handwritten signatures and notes on the left margin:
[Signature]
with *[Signature]* present

Registered No. Y (12)
South 24-Parganas
31.1.89

74 74

on the said business of manufacturing of machinery and Plywood.

AND WHEREAS the said Tarini Nath Gupta died on 26th February, 1965.

AND WHEREAS during his life time the said Tarini Nath Gupta converted the said business at the premises No. 105, Ultadanga Main Road, Calcutta into a Private Limited Company under the name and style of M/s. T.N. Gupta (Pvt.) Ltd.

AND WHEREAS after the death of T.N. Gupta, Sri Ranabir Gupta (Managing Director) of T.N. Gupta Pvt. Ltd. was regularly paying the rent to the landlord and continue to carry on the said business at and from the said separated and demarkated portion of the said portion of the said premises No.105, Ultadanga Main Road, at present Bidhan Nagar Road, Calcutta-67, containing more or less 7 Cottahs of land hereditament messuage, structure and premises.

AND WHEREAS by a Deed of Gift said Sambhu Das Pyne dated 1st December, 1971 granted and conveyed or expressed an intended to and unto the said 'NONEE' ALAKA PYNE free from all encumbrances ALL THAT his undivided property or equal share of and in all that the land hereditaments and premises No. 105, Ultadanga Main Road at present Bidhan Nagar Road, in the Municipal Area of Calcutta-67, P.S. Ultadanga in the District of 24-Parganas more particularly described in the first schedule hereunder written together with structure being belonging to the Donor and all erections compound ancient and other lights walls ways path passages sewers drains,

.../...



ponds walls, water courses and all manner or right liberties
privileges easement benefits advantage a appendages and appur-
tenances whatsoever to the said property or equal share of the
said land hereditaments and premises or any part thereof be-
longing or in anywise appertaining or with the same or any part
thereof now are or heretofore were used occupied or enjoyed as
the part and parcel thereof and the rents issues and profits
of the said undivided property or equal share thereof and all
the estate right title interest property claim and demand
whatssoever both at law and in equity of him the donor into and
upon the said undivided property or equal half part of share
of the said land hereditament and premises and two deeds ex-
clusively relating to the said land, hereditaments and premi-
ses No. 105, Ultadanga Main Road at present Bidhan Nagar Road,
Calcutta-67 and in possession of the Donor being the lease
dated the 18th day of May, 1967 and the lease dated the 4th
day of January, 1964.

AND WHEREAS by a Deed of Gift dated 25th day of
November, 1971 said Donor Sambhu Das Pyne granted and conveyed
or expressed and intended to and unto the said Donee Soumendra
Nath Pyne son of Amiya Nath Pyne, a minor under the minor
age of 18 years represented by his father and natural guar-
dian the said Amiya Nath Pyne son of Sambhu Das Pyne and re-
siding with him at No. 67A, Sri Gopal Mullick Lane in the
town of Calcutta, faith Hindu student hereinafter called the
'DONEE' (which expression shall unless excluded by or repug-
nant to the context be deemed to include his heirs, execu-
tors, administrators, representatives and assigns) of the
OTHER PART.

AND WHEREAS the Donor is absolutely seised and



possessed or otherwise well and sufficiently entitled to the said land hereditaments and premises No. 105, Ultadanga Main Road, at present Bidhan Nagar Road, in the Municipal Area of Calcutta-67, P.S. Ultadanga in the District of 24-Parganæ as and for an estate of inheritance in free simple in possession or and an estate equivalent thereto free from all encumbrances.

AND WHEREAS the Donee is the Donor's grand-son and the Donor has natural love and affection for the Donee.

AND WHEREAS the Donor desires to make an absolute Gift of an undivided property or equal share of the said land hereditaments and premises No. 105, Ultadanga Main Road, at present Bidhan Nagar Road, unto the Donee in consideration of his natural love and affection for the Donee and all manner of rights liberties privileges easements benefits advantages and appurtenance whatsoever to the said property or equal share of and in the said land hereditaments and premises and two deeds exclusively relating to the said land, hereditaments and premises No. 105, Ultadanga Main Road at present Bidhan Nagar Road and in possession of the Donor being the lease dated the 18th day of May, 1967 and the lease dated the 4th day of January, 1964.

AND WHEREAS the said Deed of Gifts dated 25th day of November, 1971 and dated 1st December, 1971 to Sri Soumendra Nath Pyne and Smt. Alaka Pyne by said Landlord Sambhudas Pyne, Sri Ranabir Gupta, Managing Director of T.N. Gupta Private Ltd. was paying rent month to month the said Smt. Alaka Pyne and Sri Soumendra Nath Pyne who by the time has attended majority.

AND WHEREAS the said landlord have been approached



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by the Vendor, for purchase of their tenanted property consisting of building and structures in delapidated condition and the said landlord and landlady have agreed to sell the said premises under tenancy measuring 7 Cottahs of land being the separated and demarcated portion of 105, Ultadanga Main Road, at present Bidhan Nagar Road, Calcutta-67.

AND WHEREAS the Landlord have agreed to sell and the purchaser has agreed to purchase the said land hereditaments measuage and land measuring by estimation more or less 7 Cottahs being separated and demarcated portion of 105, Ultadanga Main Road, at present Bidhan Nagar Road, Calcutta-67 morefully and clearly written and described in the schedule hereunder written with all structures appertances fixtures and fittings all rights of easements appertance thereto and for consolidated price of Rs. 70,000/- (Rupees Seventy thousand only).

NOW THIS INDENTURE WITNESSETH as follows :

1. In pursuance of the said agreement and in consideration paid by the purchaser to the Vepdors as and by way of full payment of consideration money being sum of Rs. 70,000/- (Rupees Seventy thousand) only paid by the purchaser to the Vendors on or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from ~~the~~ payment of the same and every part thereof doth hereby acquit, release and nor even discharge the purchaser as well as the premises hereby granted sold conveyed transferred assignee and assured) and the Vendor do and each of them doth hereby grant, transfer, sell convey, assign and assure ALL THAT piece or parcel of land measuring an area of 7 Cottahs more or less together with all buildings,



sheds structures, thereon situate lying at and being premises No. 105, Blitadanga Main Road, at present Bidhan Nagar Road, Calcutta-67 more fully described in the Schedule hereunder written and delineated in the map or plan annexed hereto and thereon shown within bordered red and hereinafter referred to as the said premises free from all encumbrances and charges whatsoever but subject to existing tenancy in favour of the said tenant and all the estate right title interest inheritance use trust property claim and demand whatsoever the vendors into or upon the same or any part thereof and also together with full power and authorities to the purchaser as constituted attorney for and on behalf of the name of the Vendors to appear before any officer of the Calcutta Municipal Corporation and/or any other authority concerning the said premises for the purpose of mutation of the name of the purchaser in the records of the Calcutta Municipal Corporation and records of other Government Department and for all or any of such purchase to sign issues receive, acknowledge, serve all correspondences, notices and letters as the case may be and to appear and represent the Vendors in all or any of such matters as may be necessary as fully and effectually as the Vendors could so and from all or any of the purposes aforesaid to appoint one or more substitute or substitutes again at pleasure of the purchaser to revoke and/or HOWSOEVER OTHERWISE the said premises hereby sold or any part or portion thereof now are or is or at any time heretofore were or was situated butted bounded called known numbered described or distinguished TOGETHER WITH all sewers, drains, walls, yards, ways, path, passage, water, water courses and all and every manner of former and other rights, lights, liberties, privileges, easements profits, appendages, and appurtenances whatsoever to the said premises



79 79

or any part or portion thereof belonging or in any wise appurtenancing to or usually held or enjoyed therewith or reputed to belonging or be appurtaining thereto and the reversion or re-versions remainder or reminders and rents, issues, profits, thereof and all the estate right title and interest property claim and demand whatsoever both at law or in equity of the Vendors and each thereon TOGETHER WITH all title deeds and documents exclusively relating to and concerning with the said premises TO HAVE AND TO HOLD the said premises unto and to the use of purchaser absolutely to the tenant that the purchaser herein henceforth is absolutely to the said premises hereby granted and sold absolutely and for ever free from all encumbrances and charges whatsoever but subject to the said existing tenancy.

2. The Vendors do and each of them doth hereby covenant with the purchaser as follows :-

a) That notwithstanding any act, deed, matter or thing done committed or knowingly suffered by the vendors and/or their predecessor-in-title to the contrary the vendors are lawfully rightfully and absolutely seised and possessed of or otherwise sell and sufficiently entitled to the said premises hereby sold conveyed transferred and assigned for an estate of inheritance in free simple in possession or an indefeasible estate equivalent thereto free from all encumbrances whatsoever and that the Vendors have full power and absolute and indefeasible right and authority to sell and convey the said premises unto the purchaser in the manner and aforesaid and according to the true intent and meaning of these presents.

b) That it shall be lawful for the purchaser at all times hereafter peacefully and equitably to enter into and



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upon and hold occupy and enjoy the said premises and receive the rents issues and profits thereof without any hinderance interruption disturbance claim or demand whatsoever by the Vendors or any person or persons claiming any estate right title and interest from freely and clearly and absolutely acquainted exonerated and forever discharges or otherwise by the Vendors well and sufficiently saved defend kept harmless and indemnified or from and against all former and other estate title charge and encumbrances whatsoever made done executed or occasioned by the Vendor-in-title.

c) The Vendors and all persons claiming any right or interest in the said premises through from under or in trust for the Vendors shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the purchaser make do acknowledge and execute or cause and procure to be made done acknowledged and execute all such further acts deeds and things for further assuring the said premises unto the purchaser as may be reasonable required.

d) That the said premises is not affected by any attachment including the attachment (under any certificate cases or any proceedings stated at the instance of the Income Tax authorities or other Government Authorities under Public demand recovery act or otherwise whatsoever and that there are no certificate cases or proceedings pending against them for realisation of arrears of income taxes and other taxes or otherwise under the said public demand recovery act or any other act for the time being in force and that the said premises is not affected by any notice scheme of the Calcutta Improvement Trust or the Calcutta Municipal Corporation or the Calcutta Metropolitan Authority or any other public body or authorities and that no declaration has been made or published for



acquisition of the said premises or any part thereof under the land acquisition act or any act for the time being in force for acquisition of the said premises or any portion thereof is not affected by any notice for acquisition or requisition under the defence of India Act framed thereunder or any other enactment whatsoever.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and/or parcel of land measuring an area of 7 Cottahs more or less together with all building sheds structures standing thereon situate and lying at and being portion of premises No. 105, Ultadanga Main Road, at present Bidhan Nagar Road, Calcutta-67, in Dibi Panchananagram Police Station Ultadanga, Sub-Registration Office Sealdah, in the District of 24-Parganas and butted and bounded in the manner following as hereunder :

- ON THE NORTH : By One storied Pucca Building of Sukumar Kundu & Others;
- ON THE SOUTH : By premises of Smt. Madhubala Ruia;
- ON THE EAST : By 16' wide common passage upto Bidhan Nagar Road, formerly Ultadanga Main Road, Calcutta-67; and
- ON THE WEST : By Common main drain in between holding No. 105 & 105/1, Bidhan Nagar Road, formerly Ultadanga Main Road, Calcutta-67.

IN WITNESS WHEREOF the Vendors and the purchaser have set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the above named Vendors

in the presence of :

Saemanchu Nath P. Alakarjnu

- 1. Ranjan Das.
- 2. Mahindra Mendal Road Calcutta-78.

Witnessed by:-
Sudhakar Chakraborty,
Sub-Registrar,
Calcutta-27.

Prepared by:-
Pranab Kumar Das,
Calcutta High Court.



8/25/89

DATED THIS 4th DAY OF October 1988

4-50
41088



BETWEEN
SRI SOUMENDRA NATH PYNE

AND

SMT. ALAKA PYNE

... VENDORS

AND

M/S. T. N. GUPTA PRIVATE LIMITED

... PURCHASER

As per the order of the
District Registrar 24 Pgs. (18)
Order No. ... dt. ...
1/5 08 (2) of Regn. Act. 1908
the omission of Signature is
not up by the ADJR Record Alipore

True copy
24.5.95
10/6/10

Registered by ...
Date ...

31/1/89



CONVEYANCE

Handwritten notes and signatures in the conveyance section.

B. K. Mukherjee
Advocate,
10, Old Post Office Street,
Calcutta - 700 001.

CERTIFIED TO BE A TRUE COPY

Handwritten signature
ADDL. DIST. SUB-REGISTRAR (RECORDS)
ALIPORE. 24 PGS. (18)

27.2.19

Checked by

Handwritten signature
27.2.19

Vertical handwritten notes on the right margin.