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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
Q-172460/16

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Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

[Signature]
Additional District Sub Registrar
Saidah

DEED OF CONVEYANCE

This "Deed of Conveyance" is made at Kolkata, this the 09 th day of May, Two Thousand Sixteen, AD.

Between

- (1) Smt. Aparna Sett (Pan ERYPS4112L), by Occupation- House wife, by Nationality-Indian, by Faith-Hindu, widow of Late Abhoy Kumar Sett, residing at Premises no. 6, Ram Narayan Bhattacharjee Lane, P.S.-Burtolla, P.O.-Beadon Street, Kolkata-700 006 (2) Smt. Chandrani Choudhury (Pan AEGPC7453M), by Occupation- House wife, by Nationality-Indian, by Faith-Hindu, wife of Sri Konark Chowdhury, residing at Premises no. - 29, Beadon Row, P.S. Burtolla, P.O.-Beadon Street, Kolkata-700 006 (3) Sri Priyajit Kumar Sett (Pan AJAPS8975P), by Occupation- Business, Nationality-Indian, by Faith - Hindu, son of Late Provash Chandra Sett, residing

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28/04/2016

স্বাক্ষর নাম

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স্বাক্ষরকারীর পূর্ণ নাম

এ. ডি. এন. আর. সেন, *Bing*

Sri Lettam Kumar Kundu Brothers

13/8 D Anibb Rd

Kal-67

Prasenjit Setti



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Prasenjit Setti.



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L.T. & Lt. Romari Setti, by the pen of Sukumar Sen



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বীন্দ্রনাথ (শেঠা)



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Minaboki Setti



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Capula Samaddan



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Rama Setti.



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at Premises no. 6, Ram Narayan Bhattacharjee Lane, P.S.-Burtolla, P.O.-Beadon Street, Kolkata-700 006 **(4) Smt. Suparna Dolui (Pan ADJPD2822M)**, by Occupation- House wife, Nationality-Indian, by Faith - Hindu, wife of Sri Kashi Nath Dolui, residing at Block-BK, Plot No.-104, Sector-II, P.S. - Bidhannagar (East), & P.O.- Bidhannagar , Kolkata-700091 **(5) Smt. Rinku Chatterjee (Pan ACERC4634Q)**, by Occupation- Service, Nationality-Indian, by Faith - Hindu, wife of Sri Asis Chatterjee, residing at Premises no.- 31/1, Jessore Road, (Sharchi-Village) Block -IV, Flat No.-2B, P.S.& P.O.- Madhyamgram, Kolkata-700129, **(6) Sri Sandeep Kumar Sett (Pan ALRPS3108F)**, by Occupation- Business, Nationality-Indian, by Faith - Hindu, son of Late Suvash @ Subash Chandra Sett, residing at Premises no. 6, Ram Narayan Bhattacharjee Lane, P.S.-Burtolla, P.O.-Beadon Street, Kolkata-700 006 **(7) Smt Sumita Ghosh (Pan AEOPG6120M)**, by Occupation- House wife, Nationality-Indian, by Faith - Hindu, wife of Sri Anish Kumar Ghosh, residing at Premises no.- 7A, Telipara Lane, P.S.- Shyampukur, P.O. Shyambazar, Kolkata-700 004, **(8) Smt. Gargi Sett (Pan GERPS2350E)**, by Occupation- House wife, by Nationality-Indian, by Faith-Hindu, widow of Late Uday Sett, residing at Premises no. 6, Ram Narayan Bhattacharjee Lane, P.S.-Burtolla, P.O.-Beadon Street, Kolkata-700 006 **(9) Sri Tamoghna Sett (Pan CAPP57187B)**, by Occupation- Service, by Nationality-Indian, by Faith-Hindu, son of Late Uday Sett, residing at Premises no.- 6, Ram Narayan Bhattacharjee Lane, P.S.-Burtolla, P.O.-Beadon Street, Kolkata-700 006 **(10) Sri Shankar Sett (Pan AZHPS9151Q)**, by Occupation- Service, by Nationality-Indian, by Faith-Hindu, son of Late Satyanarayan Sett, residing at Premises no.- 6, Ram Narayan Bhattacharjee Lane, P.S.-Burtolla, P.O.-Beadon Street, Kolkata-700 006 **(11) Sri Sayan Basak (Pan AHMPB7502K)**, Occupation- Service, by Nationality-Indian, by Faith-Christian, son of Late Anup Kumar Basak, residing at Premises no. 1/A, Surji Dutta Lane , P.S.-Burtolla, P.O.-Beadon Street, Kolkata-700 006 **(12) Smt. Mita Das (Pan AAIPD6389D)**, by Occupation- House wife, by Nationality-Indian, by Faith-Hindu, wife of Sri Subhasis Das, residing at B-1 / 601 - 602, Harias Dream Park, Mira Bhayender Road, Near D Mart Halkesh, Mira Road-East, P.S.- Thane town, P.O.-Thane, State- Maharastra, Pin-401107 **(13) Smt. Karabi Basak (Pan ASHPB5398K)**, by Occupation- House wife, by Nationality-Indian, by Faith - Hindu, wife of Sri Prasanta Kumar Basak, residing at Premises no. 131/F, Acharya Prafulla Chandra Road, P.S.-Burtolla, P.O.-Beadon Street, Kolkata-700 006, **(14) Smt. Arati Basak (Pan AMWBP8222D)**, by Occupation- House wife, by Nationality-Indian, by Faith-Hindu, wife of Sri Sanat



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Kenzaki Basak



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Dily Basak



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Hollysil



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Kalyani Seta



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Shyamali Datta

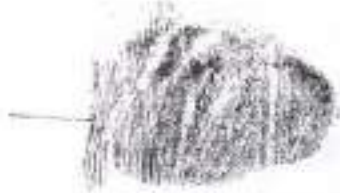


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Sandup Kumar Sandup

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Basak, residing at Premises no. 8A, K.C. Bose Road, P.S.- Shyampukur, P.O.-Shyambazar, Kolkata-700 004, **(15) Smt. Lily Basak (Pan AOHPB4186R)**, by Occupation- House wife, by Nationality-Indian, by Faith - Hindu, wife of Late Swapan Kumar Basak, residing at Premises no. 15/23, Bose Pukur Road, P.S.-Kasba, P.O. Tiljala, Kolkata-700 039, **(16) Smt. Molly Sil (Pan EUTPS8049L)**, by Occupation- *House wife, by Nationality-Indian, by Faith-Hindu*, wife of Sri Nader Chand Sil, residing at Premises no. - 16, Ram Chandra Maitra Lane, P.S. Shyampukur, P.O. Hatkhola, Kolkata-700 005 **(17) Sri Promit Kumar Sett (Pan AUHPS2953B)**, by Occupation- Service, by Nationality-Indian, by Faith - Hindu, son of Late Prasanta @ Prosanta Kumar Sett, residing at Premises no. 13, Ramnarayan Bhattacharjee Lane , P.S.-Burtolla, P.O.-Beadon Street, Kolkata-700 006, **(18) Smt. Minakshi Sett (Pan AUUPS5042E)**, by Occupation- House wife, by Nationality-Indian, by Faith-Hindu, wife of Late Prafulla Sett, residing at Premises no. 115/10, Canal Street, (Sreebhumi), P.S.-Laketown, P.O.-Sreebhumi, Kolkata-700 048, **(19) Smt. Eapsita Samaddar (Pan AWZPS5744A)**, by Occupation- Service, by Nationality-Indian, by Faith-Hindu, wife of Sri Kaushik Samaddar, residing at Premises no. - 115/10, Canal Street, (Sreebhumi), P.S.-Laketown, P.O.-Sreebhumi, Kolkata-700 048, **(20) Smt. Banani Sett (Pan EFPPS3775N)**, by Occupation- House wife, by Nationality-Indian, by Faith-Hindu, wife of Late Parimal Sett, residing at Premises no. - 32, Golaghata Road, P.S.-Laketown, P.O.-Sreebhumi, Kolkata-700 048 **(21) Sri Prasenjit Sett (Pan EFPPS3325E)** , by Occupation- Business, by Nationality-Indian, by Faith-Hindu, son of Late Parimal Sett, residing at Premises no. - 32, Golaghata Road, P.S.-Laketown, P.O.-Sreebhumi, Kolkata-700 048 **(22) Smt. Shyamali Dutta (Pan ARVPD8416F)**, by Occupation- House wife, by Nationality-Indian, by Faith-Hindu, wife of Sri Arup Kumar Dutta, residing at Premises no. IA/6, Aravind Apartment, Rajarhat -Gopalpur (N), P.S.-Rajarhat, P.O. Aswini Nagar, North 24-Parganas, Kolkata-700 159, **(23) Sri Shomenath Sett (Pan AWXPS4235L)**, by Occupation- Retired from Service, by Nationality-Indian, by Faith-Hindu, son of Late Sunil Chandra Sett, residing at Premises no. 13, Ramnarayan Bhattacharjee Lane, P.S.-Burtolla, P.O.-Beadon Street, Kolkata-700 006, **(24) Smt. Anuradha Mukherjee (Pan AIDPM6883C)**, by Occupation- Business, by Nationality-Indian, by Faith-Hindu, wife of Sri Kamal Mukherjee, residing at Premises no. 58C, Lake Place, P.S.-Tollygunge, P.O.- Sarat Bose Road, Kolkata-700 029, **(25) Smt. Anurupa Basak**



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Shankar Sett.



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Beiyanka Ghosh



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Gopal Gmaem



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Uttam Ku Kundu



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Renu Chakraborty



VE11
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Amradha Mukherjee



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(Pan ACXPB9438J), by Occupation- Service, by Nationality-Indian, by Faith-Hindu, wife of Sri Pijush Basak, residing at Block-DA, Plot No.- 199, Sector-I, P.S.-Bidhannagar (North), P.O.-Bidhannagar, Kolkata-700 064 (26) Smt. Rama Sett (Pan CMQPS0412L), by Occupation- House wife, by Nationality-Indian, by Faith-Hindu, widow of Late Bhupal Chandra Sett, residing at Premises No.-13, Ramnarayan Bhattacharjee Lane, P.S.-Burtolla, P.O.-Beadon Street, Kolkata-700 006, (27) Smt. Kalyani Sett (Pan CJNPS4488J), by Occupation- House wife, by Nationality-Indian, by Faith-Hindu, widow of Late Pradyut Kumar Sett, residing at Premises no.13, Ramnarayan Bhattacharjee Lane, P.S.-Burtolla, P.O.-Beadon Street, Kolkata-700 006 and (28) Smt. Basana Sett (Pan BRWPS9183C), by Occupation- House wife, by Nationality-Indian, by Faith-Hindu, widow of Late Bidyut Sett, residing at Premises no. 17/414, Grand Tank Road, P.S.- Chinsura, P.O.- Baidyabati, Dist - Hooghly, Pin Code No. 712222, hereinafter jointly called and referred to as "Owners / Vendors", (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns) of the **One Part**.

And

(1) Sri Uttam Kumar Kundu (Pan AFYPK1781M), son of Late Jadav Chandra Kundu, residing at premises no. 13/8D, Ariff Road, P.S & P.O.- Ultadanga, Kolkata-700 067, (2) Sri Samiran Kundu (Pan BEWPK1160G), son of Sri Uttam Kumar Kundu, residing at Block-AE, Plot No. - 124, P.S.-Bidhannagar (North), P.O.- Bidhannagar, Kolkata-700 064, (3) Sri Gopal Ghosh (Pan ADYPG6312N), son of Late Kartick Chandra Ghosh and (4) Mrs. Priyanka Ghosh (Pan AROPG5007G), daughter of Sri Gopal Ghosh, nos. 3 & 4, residing at Bangla Hayatpur, P.S.- Maheshtala, P.O. Batanagar, Kolkata-700 140, all by Occupation- Business, all by Nationality - Indian, all by Faith - Hindu, hereinafter jointly called and referred to as "Purchasers" (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, successors, legal representatives, administrators and nominees) of the **Other Part**.

Whereas one Sri Kanailal Sen, an inhabitant of Calcutta, was siezed and possessed of and / or otherwise well and sufficiently entitled to certain immovable properties in the town of Calcutta and suburbs.

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Anurupa Basak

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Arati Basak

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Suparna Dolui

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Sharmista Das

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Pranabkanti

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Gargi Saha

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Devi Saha



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And Whereas prior to his (**Sri Kanailal Sen**) death on 16/09/1924 A.D. he made and published his last will & testament whereby he bequeathed inter alia **All That** piece and parcel of Govt. revenue free hold land having an area of 12 (Twelve) Cattahs-00 (Zero Zero) Chittaks-43 (forty three) sq.ft. be the same a little more or less, being a portion of the said land then known & called as Premises no. 4, Rama Kanta Sen Lane and Premises no. 19A, Murari Pukur Road and thereafter known & renumbered as Premises no. 19/1, Murari Pukur Road, (marked as plot-B.I.) Calcutta, in favour of one of his son namely **Sri Akshoy Kumar Sen**.

And Whereas said **Sri Kanailal Sen** died on 24/11/1924 and whereas on his death, **Sri Akshoy Kumar Sen**, one of the surviving executors of the said last will took probate of the said last will from the Court of the Learned District Judge at Alipore, in Act. 39, Case no. 16 of 1926.

And Whereas said Estate had been fully administered and the said **Sri Akshoy Kumar Sen**, thus become the absolute sole owner of the said piece and parcel of Govt. revenue free hold land having an area of 12 (Twelve) Cattahs-00 (Zero Zero) Chittaks-43 (forty three) sq.ft. be the same a little more or less, being a portion of the said land then known & called as Premises no. 4, Rama Kanta Sen Lane and Premises no. 19A, Murari Pukur Road, and there after known & renumbered as Premises no. 19/1, Murari Pukur Road, (marked as plot-B1), Calcutta.

And Whereas the said **Sri Akshoy Kumar Sen**, prior to his death in course of his peaceful possession and enjoyment of the said property / premises and some other properties on 21/07/1948 made and published his last will & testament bequeathing all his immovable properties including the aforesaid property in favour of his widow namely **Smt. Uma Sashi Dassi**, absolutely & forever.

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Mita Das.

VE 11
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Jayabannu

VE 11
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Aparna Seta

VE 11
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Chandrani Choudhury

VE 11
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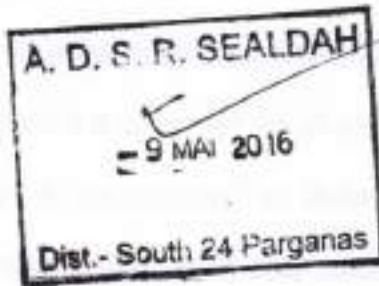
Samiran Kundu

VE 11
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Samogha Seta.

VE 11
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Prityjit Kumar Seta



Identified by me,
Sankumar Sen
Son of Late Meghnad Sen
Business,
7H/1, Kalimuddin Lane,
P.S. Manicktala
P.O. Beadar Street
Kot- 700 006.

And Whereas the said **Sri Akshoy Kumar Sen**, died on 28/07/1948, said **Smt. Uma Sashi Dassi**, as executrix of the said last will, obtained probate of the said last will from the Honourable High Court at Calcutta, in probate Case no. 418 of 1951, from Testamentary and intestate Jurisdiction on 19/12/1951 and whereas the estate of the said deceased had been fully administered.

And Whereas the said **Sri Akshoy Kumar Sen**, by an agreement dated 07/05/1945, agreed to sale the said piece and parcel of Govt. revenue free hold land having an area of 12 (Twelve) Cattahs-00 (Zero Zero) Chittaks-43 (forty three) sq.ft. be the same a little more or less, being a portion of the said land then known & called as Premises no. 4, Rama Kanta Sen Lane and Premises no. 19A, Murari Pukur Road, and there after known & renumbered as Premises no. 19/1, Murari Pukur Road, (marked as plot-B1) Calcutta, alongwith another plot A-1 with **Sri Bikash Chandra Sett**, **Sri Provash Chandra Sett**, **Sri Bivash @ Bibhash Chandra Sett**, **Sri Suvash @ Subhas Chandra Sett**, **Sri Satyanarayan Sett**, **Sri Sachindra Nath Sett**, **Sri Hrishikesh Sett**, and **Sri Prakash Chandra Sett**, all sons of Late Benoy Krishna Sett & others at or for the price of Rs. 750/- (Seven hundred & fifty) per cattah and received from them a sum of Rs. 2,001/- (Rupees two thousand & one) only as a by way of earnest money or part of the consideration money and the said **Sri Akshoy Kumar Sen**, took a further some of Rs. 3,725/ (Three thousand seven hundred twenty five) only on diverse date aggregating in all Rs. 5,726/- (Five thousand seven hundred twenty six) only and where the price of the said plot of land came upto Rs. 9,044/- (Nine thousand forty fore) only paisa 13 on calculation at the rates of Rs. 750/- (Seven hundred & fifty) only per cattah.

And Whereas said **Smt. Uma Sashi Dassi**, on the request at **Sri Bikash Chandra Sett**, **Sri Provash Chandra Sett**, **Sri Bivash @ Bibhash Chandra Sett**,



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Sri Suvash @ Subhas Chandra Sett, Sri Satyanarayan Sett, Sri Sachindra Nath Sett, Sri Hrishikesh Sett, all sons of Late Benoy Krishna Sett and **Sri Prabir Kumar Sett**, son of Late Prakash Chandra Sett, all having the then address being no. 13, Ram Narayan Bhattacharjee Lane, in the town of Calcutta, being agreed for sale of the said plot of land in their favour / names and executed a "**Deed of Conveyance**" dated 24/04/1964, which was registered in the Office of the Sub-Registrar at Sealdah, 24-Parganas, recorded there in Book No.-I, Volume No.-18, Pages from 235 to 242, Being Deed no. 766, For the year 1964, sold conveyed, assured the said plot of land being **All That** piece and parcel of Govt. revenue free hold land having an area of 12 (Twelve) Cattahs-00 (Zero Zero) Chittaks-43 (forty three) sq.ft. be the same a little more or less, being a portion of the then premises no. 19/1, Murari Pukur Road, (therein marked as plot-B1) together with all easements appurtenances and with common right over the common (private) passage running to the west of the said land, which common (private) passage was treated for free egress & ingress to the said land, being back portion of the Premises no. 19/1, Murari Pukur Road, marked as plot-B1, P.S. Manicktala, Calcutta, as well as for the common (private) use of the areas of Plot-A1, being other / front portion of the Premises no. 19/1, Murari Pukur Road, P.S. Manicktala, Calcutta, in favour of **Sri Bikash Chandra Sett, Sri Provash Chandra Sett, Sri Bivash @ Bibhash Chandra Sett, Sri Suvash @Subhas Chandra Sett, Sri Satyanarayan Sett, Sri Sachindra Nath Sett, Sri Hrishikesh Sett**, all sons of Late Benoy Krishna Sett, **Sri Prabir Kumar Sett**, son of Late Prakash Chandra Sett. all having the then address being no. 13, Ram Narayan Bhatacharjee Lane, in the town of Calcutta.

And Whereas aforesaid **Sri Kanailal Sen**, by virtue of his aforesaid last will, executed on 16/09/1924, also bequeathed interalia **All that** other piece and parcel of Govt. revenue free hold land having an area of 10 (Ten) Cattahs-06 (Zero Six) Chittaks-



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43 (forty three) sq.ft. be the same a little more or less, being other portion of the said land then known & called as Premises no. 4, Rama Kanta Sen Lane and Premises no. 19A, Murari Pukur Road and there after known & renumbered as Premises no. 19/1, Murari Pukur Road, (marked as plot-A1.), Calcutta, together with all easements appurtenances and with common right over the common (private) passage running to the west of the said land, which common (private) passage was treated for free egress & ingress to the said land marked as plot-B1, being back portion of the Premises no. 19/1, Murari Pukur Road, P.S. Manicktala, Calcutta, as well as for the common (private) use of the areas of Plot-A1, being front portion of the Premises no. 19/1, Murari Pukur Road, P.S. Manicktala, Calcutta, in favour in favour of one of his son namely **Sri Panchanan Sen**, thereafter to his wife for the terms of her natural life and to his sons absolutely.

And Whereas said **Sri Kanailal Sen**, died on 24/11/1924. on his death **Sri Akshay Kumar Sen**, the surviving executor named in the last will took probate of the same from the Court of the District Judge at Alipore, in Act. 39, Case no. 16 of 1926 and whereas the said estate had been fully administered and whereas by the said last will the said **Sri Kanailal Sen**, directed the executors named in the last will namely **Sri Akshoy Kumar Sen & Sri Ashutosh Sen** to sell in their absolute descretion the said plot marked, as A1, thereby bequeathed to his said son namely **Panchanan Sen** and invest the said proceed in Government security or landed property in the name of the said **Sri Panchanan Sen**, to be held as such during the terms of his natural life and then make over the same.

And Whereas in exercise of the said discretion the said surviving executor **Sri Akshoy Kumar Sen**, by an agreement bearing dated 07/05/1945, entered into an agreement for sale of **All That** piece and parcel of Govt. revenue free hold land having



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an area of 10 (Ten) Cattahs-06 (Zero Six) Chittaks-43 (forty three) sq.ft. be the same a little more or less, being a portion of the said land then known & called as Premises no. 4, Rama Kanta Sen Lane and Premises no. 19A, Murari Pukur Road and there after known & renumbered as Premises no. 19/1, Murari Pukur Road, (marked as plot-A1) Calcutta, along with other plot of land with **Sri Bikash Chandra Sett** and **Others**, at or for the price of Rs. 750/- only per cattah and whereas **Sri Ajit Kumar Sen**, **Sri Shibnath Sen**, **Sri Gouranga Sen** and **Sri Nitya Nanda Sen**, all sons of late Akshoy Kumar Sen, and their predeceassor-in-interest, took several sums of money on diverse dates and extended the period of the agreement for sale from time to time.

And Whereas said **Sri Panchanan Sen**, again by an agreement bearing the dated 08/05/1953, fully confirmed the previous agreement and took the sum of Rs. 5,725/- (five thousand seven hundred twenty five) only on diverse dates and whereas the said **Sri Panchanan Sen** died unmarried / bachellor on or about 29/12/1957 and whereas the other brothers of the said deceased **Pachanan Sen**, namely **Sri Asutosh Sen**, **Sri Akshoy Kumar Sen** and **Sri Bhuban Mohan Sen**, all predeceased him that is to say died on 15/10/1955, 28/07/1948, 25/11/1940, respectively and that in the event aforesaid the said **Sri Ajit Kumar Sen**, **Sri Shibnath Sen**, **Sri Gouranga Sen** and **Sri Nitya Nanda Sen** Jointly were the only brothers sons & nephews and as such the legal heirs of the said deceased Panchanan Sen, under the then provision of Hindu Succession Act.

And Whereas **Sri Prasanta @ Prosanta Kumar Sett**, son of Late Probodh Chandra Sett, **Smt. Banamala @ Bonomala Sett**, widow of Late Paritosh Sett, **Smt. Padma Rani @ Padarani Sett**, widow of Late Sunil Chandra Sett, **Smt. Rekha Sett**, widow of Late Anil Kumar Sett, **Smt. Rama @ Roma Sett**, widow of Late



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Bhupal Chandra Sett, **Smt. Kalyani Sett**, widow of Late Pradyut Kumar Sett and **Smt. Basana Sett**, widow of Late Bidyut Sett, all having the then address being no. 13, Ram Narayan Bhattacharjee Lane, in the town of Calcutta, had been insisting them for executing the conveyance on receipt of the balance of the consideration money in pursuance of the abovemention agreement for sale.

And Whereas the said **Sri Ajit Kumar Sen, Sri Shibnath Sen, Sri Gouranga Sen and Sri Nitya Nanda Sen**, all sons of late Akshoy Kumar Sen, by virtue of a registered "**Deed of Conveyance**" dated 28/04/1964, registered in the Office of the Sub-Registrar at Sealdah, 24-Parganas, recorded there in Book No.-I, Volume No.- 29, Pages from 269 to 277, Being Deed no. 1570, For the year 1964, sold conveyed, assured the said plot of land being **All That** piece and parcel of Govt. revenue free hold land having an area of 10 (Ten) Cattahs-06 (Zero Six) Chittaks-43 (forty three) sq.ft. be the same a little more or less, being another portion of the then premises no. 19/1, Murari Pukur Road, (therein marked as plot-A1) together with all easements appurtances and with common right over the common (private) passage running to the west of the said land, which common (private) passage was treated for free egress & ingress to the said land marked as plot-B1, being back portion of the premises no. 19/1, Murari Pukur Road, P.S. Manicktala, Calcutta, as well as for the common (private) use of the said Plot-A1, being front portion of the premises no. 19/1, Murari Pukur Road, P.S. Manicktala, Calcutta, in favour of **Sri Prasanta @ Prosanta Kumar Sett, Smt. Banamala @ Bonomala Sett, Smt. Padma Rani @ Padarani Sett, Smt. Rekha Sett, Smt. Rama @ Roma Sett, Smt. Kalyani Sett, and Smt. Basana Sett.**

And Whereas after purchase of said both plot nos. A1 & B1, under the then Premises no. 19/1, Murari Pukur Road, together with all easements appurtances and



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right of common passage on the west side by **Sri Bikash Chandra Sett**, **Sri Provash Chandra Sett**, **Sri Bivash @ Bibhash Chandra Sett**, **Sri Suvash @ Subhas Chandra Sett**, **Sri Satyanarayan Sett**, **Sri Sachindra Nath Sett**, **Sri Hrishikesh Sett**, all sons of Late Benoy Krishna Sett, **Sri Prabir Kumar Sett**, son of Late Prakash Chandra Sett, **Sri Prasanta @ Prosanta Kumar Sett**, son of Late Probodh Chandra Sett, **Smt. Banamala @ Bonomala Sett**, widow of Late Paritosh Sett, **Smt. Padma Rani @ Padarani Sett**, widow of Late Sunil Chandra Sett, **Smt. Rekha Sett**, widow of Late Anil Kumar Sett, **Smt. Rama @ Roma Sett**, widow of Late Bhupal Chandra Sett, **Smt. Kalyani Sett**, widow of Late Pradyut Kumar Sett and **Smt. Basana Sett**, widow of Late Bidyut Sett, as per their mutual understanding got the aforesaid two separate plots, both under the Premises no. 19/1, Murari Pukur Road, (plot nos. A1 & B1), into a single plot after abolishing the western side common (private) passage for exclusive use of the all owners of the plot nos. A1 & B1, which common (private) passage had an area of 05 (five) Cottahs - 15 (fifteen) Chittaks - 02 (two) Sq.ft. and thus after merged of said two plots into a single plot and thus said total land come to, an area of 28 (twenty eight) Cottahs - 06 (Six) Chittaks- 43 (forty three) Sq.ft. (Plot-B1= 12 Cattahs-00 Chittaks-43 Sq.ft. + Plot-A1 = 10 Cattahs-06 Chittaks-43 Sq.ft. + Common (private) passage =05 Cottahs - 15 Chittaks - 02 Sq.ft.) and they duly got their joint names mutated as recorded joint owners in the then C.M.C. Assessment Department, under the then C.M.C. ward no. 029 and thereafter ward no. 014 and at present under ward no. 032, admitting each owner having undivided 1/15th share therein, hereinafter referred to as "**said undivided joint ownership property / premises**".

And Whereas said **Sri Bikash Chandra Sett**, in his life time executed his last "**Will**" which was regd. on 05/11/1965, in the O/o. Sub-Registrar of Assurances, Calcutta and recorded in Book no.-III, Volume No. 16, Pages nos. 28-29, Being no. 327, For the year



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1965, bequathing his all movable & immovable properties including his share in the **"said undivided joint ownership property / premises"** in favour of his only son namely **Sri Abhoy Kumar Sett**, reserving only life time interest of his wife namely **Smt. Sarbani Sett**, in respect of half share therein and on her death the same was to devolve to his said son namely **Sri Abhoy Kumar Sett** and said **Sri Bikash Chandra Sett**, died on 23/01/1966 and after demise of said Bikash Chandra Sett, his son namely **Sri Abhoy Kumar Sett**, filed a petition for grant of Probate of the said last **Will**, before the Honorable High Court at Calcutta, vide Probate case 179 of 1968 and the Honorable High Court at Calcutta, was pleased to grant Probate of the said last **Will** on 05/02/1969.

And Whereas the said **Smt. Sarbani Sett**, while enjoying of her said undivided life time interest in the **"said undivided joint ownership property / premises"**, died intestate on 24/10/2004 and on her death, as per direction of the said last **Will**, said **Sri Abhoy Kumar Sett**, entitled to the entire share of deceased Bikash Chandra Sett, in respect of his undivided share in the **"said undivided joint ownership property / premises"**.

And Whereas the said **Sri Abhoy Kumar Sett**, while enjoying of his said undivided 1/15th share in the **"said undivided joint ownership property / premises"**, died intestate on 01/12/2009 leaving behind him surviving his widow namely **Smt. Aparna Sett** (Owner / Vendor no. 1, herein) and his only married daughter namely **Smt. Chandrani Choudhury** (Owner / Vendor no. 2, herein), as his joint legal-heirs and successors, according to Hindu Succession Act, 1956, as amended upto date and also there is no other legal-heirs and successors, save and except them selves, i.e. **Smt. Aparna Sett** and **Smt. Chandrani Choudhury**.

And Whereas the said **Sri Provash Chandra Sett**, while enjoying of his undivided



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1/15th share in the "said undivided joint ownership property / premises", died intestate on 11/01/1982 leaving behind him surviving his only son namely **Sri Priyajit Kumar Sett** (Owner / Vendor no. 3, herein), as his only legal-heir and successors, according to Hindu Succession Act' 1956, as amended uptodate and also there is no other legal-heirs and successors, save and except him self i.e. **Sri Priyajit Kumar Sett**. It is pertinent to mention here that his (deceased Provash Chandra Sett) wife namely **Smt. Sati Rani Sett**, also pre-deceased him on 15/09/1974.

And Whereas the said **Sri Bivash @ Sri Bibhash Chandra Sett** while enjoying of his undivided 1/15th share in the "said undivided joint ownership property / premises", died intestate on 17/03/1977 and his wife namely **Smt. Gita Rani Sett**, died intestate on 31/12/2012 and his only married daughter namely **Purnima Basak**, pre-deceased on 26/10/2012 and also her (deceased Purnima Basak) husband namely **Ajit Kumar Basak**, also pre-deceased her (deceased Purnima Basak) on 12/10/1993 leaving behind him surviving his two married daughters, namely **Smt. Suparna Dolui** (Owner / Vendor no. 4, herein), and **Smt. Rinku Chatterjee** (Owner / Vendor no. 5, herein), as his joint legal-heirs and successors, according to Hindu Succession Act'. 1956, as amended uptodate and also there is no other legal-heirs and successors, save and except them selves i.e. **Smt. Suparna Dolui** and **Smt. Rinku Chatterjee**.

And Whereas the said **Sri Suvash @ Sri Subhas Chandra Sett**, while enjoying of his undivided 1/15th share in the "said undivided joint ownership property / premises", died intestate on 11/12/1972 and there after his wife namely **Prapti Sett**, died intestate on 27/11/2004 leaving behind her surviving her only son namely



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Sri Sandeep Kumar Sett @ Sri Sandeep Sett (Owner / Vendor no. 6, herein) and only married daughter namely **Smt Sumita Ghosh** (Owner / Vendor no. 7, herein), as her joint legal-heirs and successors according to Hindu Succession Act'. 1956, as amended uptodate and also there is no other legal-heirs and successors, save and except them selves i.e. **Sri Sandeep Kumar Sett** and **Smt Sumita Ghosh**,

And Whereas the said **Sri Satyanarayan Sett**, while enjoying of his undivided 1/15th share in the "**said undivided joint ownership property / premises**", died intestate on 13/01/1976 and his wife namely **Smt Arati Sett**, died intestate on 06/09/1994 leaving behind her surviving his two sons namely **Uday Sett** (since deceased) and **Sri Shankar Sett @ Sri Shankar Seth** (Owner / Vendor no. 10, herein), as his joint legal-heirs and successors, according to Hindu Succession Act'. 1956, as amended uptodate and also there is no any other legal-heirs and successors, save and except them selves i.e. **Uday Sett** (since deceased) and **Sri Shankar Sett**.

And Whereas the said **Uday Sett** (since deceased), while enjoying of his deceased Father's undivided 1/15th share in the "**said undivided joint ownership property / premises**", died intestate on 11/02/2004 leaving behind his widow namely **Smt. Gargi Sett @ Smt. Gargi Seth** (Owner / Vendor no. 8, herein) and only son namely **Sri Tamoghna Sett** (Owner / Vendor no. 9, herein), as his joint legal-heirs and successors, according to Hindu Succession Act'. 1956, as amended uptodate, save and except them selves i.e. **Smt. Gargi Sett** and **Sri Tamoghna Sett**.

And Whereas the said **Sri Sachindranath Sett**, while enjoying of his undivided 1/15th share in the "**said undivided joint ownership property / premises**",



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died intestate on 03/08/2001 leaving behind him surviving his widow namely **Mina Sett** (since deceased) and his two married daughters namely **Sikha Basak** (since deceased) and **Smt. Mita Das** (Owner / Vendor no. 12, herein), as his joint legal-heirs and successors, according to Hindu Succession Act'. 1956, as amended upto date and his (deceased Sachindranath Sett) said widow namely **Mina Sett**, died intestate on 02/11/2003 leaving behind her surviving her aforesaid two married daughters namely **Sikha Basak** (since deceased) and **Smt. Mita Das**, as her legal heiress and successors, according to Hindu Succession Act'. 1956, as amended upto date and also there was no other legal-heirs and successors, save and except them selves i.e. **Sikha Basak** (since deceased) and **Smt. Mita Das**.

And Whereas the said **Sikha Basak** (since deceased), while enjoying of her deceased Father's undivided 1/15th share in the "**said undivided joint ownership property / premises**", jointly with her said sister namely **Smt. Mita Das**, said **Sikha Basak**, died intestate on 13/08/2004 leaving behind her surviving her husband namely **Anup Kumar Basak** (since deceased) and her (deceased **Sikha Basak**), only son namely **Sri Sayan Basak**; as her only legal-heirs and successors, according to Hindu Succession Act'. 1956, as amended upto date and her said husband namely **Anup Kumar Basak** died intestate on 10/06/2013 leaving behind him surviving his only son namely **Sri Sayan Basak**, (Owner / Vendor no. 11, herein), as his only legal-heir and successor, according to Hindu Succession Act'. 1956, as amended upto date and also there is no other legal-heirs and successors, save and except himself, i.e. **Sri Sayan Basak**.



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And Whereas the said **Sri Hrishikesh Sett**, while enjoying of his undivided 1/15th share in the "**said undivided joint ownership property / premises**", died intestate on 21/07/1987 leaving behind him surviving his widow namely **Sovona Sett** (since deceased) and his only married daughter namely **Smt. Karabi Basak**, as his only legal-heiress and successors, according to Hindu Succession Act'. 1956, as amended uptodate and his said widow namely **Sovana Sett** died intestate on 17/03/2011 leaving behind her surviving her only married daughter namely **Smt. Karabi Basak** (Owner / Vendor no. 13, herein), as her only legal-heiress and successor, according to Hindu Succession Act'. 1956, as amended uptodate and also there is no other legal-heirs and successors, save and except herself, i.e. **Smt. Karabi Basak**.

And Whereas the said **Sri Prabir Kumar Sett**, while enjoying of his undivided 1/15th share in the "**said undivided joint ownership property / premises**", died intestate on 04/04/2011 leaving behind him surviving his only married sister namely **Smt. Arati Basak** (Owner / Vendor no. 14, herein), as his only legal-heiress and successor, according to Hindu Succession Act'. 1956, as amended uptodate and also there is no other legal-heirs and successors, save and except with other herself i.e. **Smt. Arati Basak**. It is necessary to mention here that divorce took place between said Sri Prabir Kumar Sett & his erstwhile wife namely Smt. Sabita Sett, by virtue of Matrimonial Divorce Suit no. 136/1979, vide order dated 15/05/1980, passed by Ld. 7th Judge, City Civil Court at Calcutta and their only daughter namely Mrs. Dola Sett, who was born (dated 04/03/1969) to said Sri Prabir Kumar Sett and Smt. Sabita Sett, (Marriage dated 19/02/1963) was put in adoption to Mr. & Mrs. Pinaki Sett, (Maternal brother of Sri Prabir Kumar Sett) both of the then resident of premises no. 15N, Nimtala



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Lane, P.S.-Jorasanko, Kolkata-700 006, by virtue of a registered "Deed of Adoption", dated 03/11/1980, registered in the Office of The Sub-Registrar of Assurances, Calcutta, recorded there in Book no.-IV, Being Deed no. 2701, For the year 1980, as such said Smt. Sabita Sett and Mrs. Dola Sett, being erstwhile married wife and natural daughter of Sri Prabir Kumar Sett (since deceased) respectively, both are not entitled to inherit of the aforesaid property left by deceased Prabir Kumar Sett. It is also pertinent to mention here that the father of said deceased Prabir Kumar Sett namely Prakash Chandra Sett, died intestate on 30/01/1962 and his mother namely Usha Rani Sett, died intestate on 18/02/1994. I.e. the parents of deceased Prabir Kumar Sett, both died during the life time of deceased Prabir Kumar Sett.

And Whereas the said **Sri Prasanta @ Prosanta Kumar Sett**, while enjoying of his undivided 1/15th share in the "**said undivided joint ownership property / premises**", died intestate on 20/04/1981 and after his widow namely **Ira Sett**, also died intestate on 27/01/2016 leaving behind her surviving her two married daughters namely **Smt. Lily Basak**, (Owner / Vendor no. 15, herein) and **Smt. Molly Sil**, (Owner / Vendor no. 16, herein) and only son namely **Sri Promit Kumar Sett** (Owner / Vendor no. 17, herein), as his joint legal-heirs and successors, according to Hindu Succession Act, 1956, as amended uptodate and also there is no other legal-heirs and successors, save and except them selves, i.e. **Smt. Lily Basak, Smt. Molly Sil and Sri Promit Kumar Sett**.

And Whereas the said **Smt. Banamala Sett @ Smt. Bonomala Sett**, while enjoying of her undivided 1/15th share in the "**said undivided joint ownership**



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property / premises", died intestate on 20/06/1996 and her husband namely **Sri Paritosh Chandra Sett @ Sri Paritosh Sett**, pre-deceased on 19/04/1991 and also her elder son namely **Sri Prafulla Sett**, also pre-deceased her on 20/01/1996 leaving behind him (deceased Prafulla Sett) surviving his widow namely **Smt. Minakshi Sett**, (Owner / Vendor no. 18, herein) and his only married daughter namely **Smt. Eapsita Samaddar**, (Owner / Vendor no. 19, herein) and her (deceased Banamala @ Bonomala Sett) only living son namely **Sri Parimal Sett**, as her joint legal-heirs and successors, according to Hindu Succession Act'. 1956, as amended uptodate and also there is no other legal-heirs and successors, save and except them selves, i.e. **Smt. Minakshi Sett, Smt. Eapsita Samaddar and Sri Parimal Sett.**

And Whereas the said **Sri Parimal Sett**, while enjoying of his deceased Mother's undivided 1/15th share in the "**said undivided joint ownership property / premises**", with others died intestate on 16/02/2004 leaving behind him surviving his widow namely **Smt. Banani Sett** (Owner / Vendor no. 20, herein) and only son namely **Sri Prasenjit Sett** (Owner / Vendor no. 21, herein), as his joint legal-heirs and successors, according to Hindu Succession Act'. 1956, as amended uptodate and also there is no other legal-heirs and successors, save and except them selves, i.e. **Smt. Banani Sett and Sri Prasenjit Sett.**

And Whereas the said **Smt. Padma Rani @ Padarani Sett**, while enjoying of her undivided 1/15th share in the "**said undivided joint ownership property / premises**", died intestate on 23/02/2008 and her husband namely **Sri Sunil Chandra Sett**, also pre-deceased her on 09/04/1975 leaving behind her surviving her married



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daughter namely **Smt. Shyamali Dutta**, (Owner / Vendor no. 22, herein), and only son namely **Sri Shomenath Sett** (Owner / Vendor no. 23, herein), as her joint legal-heirs and successors, according to Hindu Succession Act'. 1956, as amended upto date and also there is no other legal-heirs and successors, save and except them selves, i.e. **Smt. Shyamali Dutta and Sri Shomenath Sett.**

And Whereas the said **Smt. Rekha Sett**, while enjoying of her undivided 1/15th share in the "**said undivided joint ownership property / premises**", died intestate on 29/09/2005 and her husband namely **Sri Anil Kumar Sett**, also pre-deceased on 30/12/1990 leaving behind her surviving her two married daughters namely **Smt. Anuradha Mukherjee** (Owner / Vendor no. 24, herein) and **Smt. Anurupa Basak** (Owner / Vendor no. 25, herein), as her joint legal-heirs and successors, according to Hindu Succession Act'. 1956, as amended upto date and also there is no other legal-heirs and successors, save and except them selves, i.e. **Smt. Anuradha Mukherjee and Smt. Anurupa Basak.**

And Whereas the aforesaid **Owners / Vendors** are the present joint owners of **All That** piece and parcel of Govt. revenue free hold Bastu land measuring about 28 (twenty eight) Cattahs - 06 (six) Chittaks - 43 (forty three) Sq.ft. more or less, togetherwith 52 years old brick built asbestor roof, cemented floor residential structures stading in a part of the said land, having covered area 2000 sq.ft. more or less, lying and situated at Premises No. 19/1, Biplabi Barin Ghosh Sarani (Formerly : Murari Pukur Road), P.S.-Manicktala, Kolkata-700 067, under the K.M.C. ward no.-032, Borough



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no. III, Assessee no. 11-032-05-0001-1, under the A.D.S.R.O., Sealdah, Dist : South 24-Parganas, morefully describe in the **Schedule** hereunder written free from all encumbrances whatsoever, and they have got their joint names mutated as undivided joint owners, in the records of the K.M.C. Assessment-Collection (N) Department, of the said Assessee no. 11-032-05-0001-1, through simple / one visit mutation case no. **O/032/07-MAY-16/97456**.

And Whereas it would not be out of place to mention here that the said entire property (0.1902 hectre or 0.4701 acre, as per local measurement) under premises no. 19/1, Biplabi Barin Ghosh Sarani (Formerly : Murari Pukur Road), P.S. Manicktala, Kolkata-700 067, under the K.M.C. ward no. 032, was placed on disposal & control to the person authorised by 1st Land Acquisition Collector, Calcutta, (Govt. of W.B.) in compliance of order no. 7/83-11/48 , dated 27/05/1983.

And Whereas challenging the said acquisition a writ petition no. 1578 of 2002 (Ira Sett & Another Vs The State of West Bengal) , was filed before the Honourable High Court at Calcutta on behalf of the then owners. The said writ petition was dismissed by an order dated 14/05/2009, passed by his Lordship The Honorable Justice Girish Chandra Gupta. However the said entire property under premises no. 19/1, Biplabi Barin Ghosh Sarani (Formerly : Murari Pukur Road), P.S. Manicktala, Kolkata-700 067, under the K.M.C. ward no. 032, was de requisitioned by the authority concern and the concerned owners took over the possession of the said proeperty on 24/07/2015, from Mr. S. S. Chakladar, Surveyor & Valuer, acted on behalf of 1st Land Acquisition Collector, Calcutta, as per memo no. 731-(30) - L.A., dated 08/07/15 and finaly "**Restoration Certificate**" has been issued with regards to the restoration of the said land issued by the authority concerned.



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And Whereas the said property hereby intended to be sold, conveyed is free from all encumbrances whatsoever having a good and marketable title thereto.

And Whereas the **Owners / Vendors** herein have agreed to sell and the **Purchasers** herein have agreed to purchase **All That** piece and parcel of Govt. revenue free hold Bastu land containing an area of 28 Cattahs - 06 Chittaks - 43 Sq.ft., be the same a little more or less, togetherwith 52 years old brick built asbestor roof, cemented floor residential structures stading in a part of the said land, having covered area 2000 sq.ft. more or less, situate lying at and being Premises no. 19/1, Biplabi Barin Ghosh Sarani (formerly : Murari Pukur Road), P.S. - Manicktala, Kolkata-700 067, under the K.M.C. Ward no. 032, Borough no. - III, Assessee no. 11-032-05-0001-1 and District of South 24-Parganas, morefully described in the Schedule hereunder written at or for the consideration of Rs. 6,00,000,00/- (Rupees six crore) only free from all encumbrances.

Now This Indenture Witnesseth that in pursurance of the said agreement and in consideration of the said sum Rs. 6,00,000,00/- (Rupees six crore) only paid by the **Purchasers** to the **Owners / Vendors** before or at the time of the execution of these present (the receipts thereof the **Owners / Vendors** doth hereby as well as by receipt hereunder written admit and acknowledge the same and of and from the same and every part thereof acquit release and discharge the **Purchasers**) doth hereby sale, convey, transfer, assign and assure unto the **Purchasers**, **All That** piece and parcel of Govt. revenue free hold Bastu land containing an area of 28 Cattahs - 06 Chittaks - 43 Sq.ft., be the same a little more or less, togetherwith 52 years old brick built asbestor roof, cemented floor residential structures stading in a part of the said land, having



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covered area 2000 sq.ft. more or less, situate lying at and being Premises no. 19/1, Biplabi Barin Ghosh Sarani (formerly : Murari Pukur Road), P.S. - Manicktala, Kolkata-700 067, under the K.M.C. ward no. 032, Borough no. - III, Assessee no. 11-032-05-0001-1 and District of South 24-Parganas, morefully described in the **Schedule** hereunder written and bordered by Colour "**Red**" in the annexed Site / Location plan **Or Howsoever Otherwise** the said property / land hereditaments and entire premises together with structures hereby sold or expressed or intended so to be are or is or at any time hereinbefore were or was situated butted and bounded called known numbered described or distinguished **Together With** all rights of way all other rights, **And Also** all sewers, drains, water courses, right, lights, liberties, privileges, easements and appurtenances whatsoever to the said property / land hereditaments and entire premises together with structures or any part thereof belonging or in anywise appertaining or usually held or enjoyed therein and / or reputed to belong or be appurtenant thereto **And All** the estate right title interest claim and demand whatsoever of the **Owners / Vendors** into and upon the said property / land hereditaments and entire premises together with structures hereby sold or expressed or intended so to be or any part thereof free from all encumbrances, charges, demands, whatsoever **Together With** all deeds, pattaahs and muniments of title exclusively relating to and / or concerning the said property / land hereditaments and entire premises together with structures hereby sold or any part thereof which now is or are or hereafter shall or may be in the possession or power or control of the **Owners / Vendors, To Have And To Hold** the said property / land with structures hereditaments and entire premises together with structures hereby sold granted transferred and conveyed or expressed or intended so



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to be unto and to the use of the **Purchasers**, their respective heirs, executors, administrators, absolutely and forever and the **Owners / Vendors** doth hereby covenant with the **Purchasers**, their respective heirs, executors, administrators that **Not Withstanding** any act deed or thing the **Owners / Vendors** done or executed or knowingly suffered to the contrary the **Owners / Vendors** are lawfully seized and possessed of or otherwise well and sufficiently entitled to the said property / land hereditaments and entire premises together with structures hereby granted and transferred or expressed or intended so to be and every part thereof **And** that the **Purchasers**, their respective heirs, executors, administrators shall and may at all times hereafter peaceable and quietly possess and enjoy the said property / land hereditaments and entire premises together with structures hereby sold or expressed or intended so to be and receive the rents, issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the **Owners / Vendors**, their respective heirs, executors, administrators or any person or persons or lawfully or equitable claiming form under or in trust for. Be it stated that the **Owners / Vendors** not and have not encumbered or transferred the said entire premises / property / land together with structures or any part thereof in any manner prior to the instant sale and the said entire premises / property / land together with structures has not been acquired or notified to be acquired by the L.A. Collector, (Govt. of W.B.), under any Scheme whatsoever the said entire premises / property / land together with structures sold hereby is free from all encumbrances, charges and demands whatsoever. The **Owners / Vendors** doth hereby covenant with the **Purchasers** to keep the **Purchasers** indemnified against any loss, suffered by the **Purchasers** for or out of any of the



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reasons stated above **And All** persons having or lawfully or equitably claiming any estate or interest in the said entire premises / property / land hereditaments or any part thereof from under or in trust of the **Owners / Vendors**, their respective heirs, executors administrators, shall and will from time to time and at all times hereafter at the request and cost of the **Purchasers** do and execute or cause to be done and executed all such acts, deed, matters and things whatsoever for further better and more fully and perfectly assuring the said entire premises / property / land together with structures hereditaments hereby sold and every part thereof unto and to the use of the **Purchasers**, their respective heirs, executors administrators, legal representatives in the manner aforesaid as shall or may be reasonably required.

: The Owners / Vendors, Do Hereby Covenant With The Purchasers As Follows :

- a) **That Notwithstanding** any act deed or things hereto before done, executed or knowingly suffered to the contrary of **Owners / Vendors**, are now lawfully seized and possessed of the said entire premises / property / land together with structures free from all encumbrances, attachments or defects in title whatsoever and that the **Owners / Vendors**, have full power and absolute authority to sell the schedule mentioned property in the manner as aforesaid.
- b) **That the Purchasers** shall hereafter peaceably and quietly hold possess and enjoy the schedule mentioned property in their khas without any claim or demand whatsoever from the **Owners / Vendors**, or any person or persons claiming through or under them.
- c) **Furthr that the Owners / Vendors**, their heirs, executors, administrators, representatives or assigns, covenant with the **Purchasers** their heirs,



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executors, administrators, representatives, or assigns free or against all encumbrances, charges and equities whatsoever.

- d) **That the Owners / Vendors**, their heirs, successor, successors, administrators or assigns, further covenant that the **Owners / Vendors**, that they will at the request and cost of the **Purchasers**, their heirs, executors, administrators, representatives, 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 convening and assuring the said entire premises / property / land together with structures and every part thereof in the manner as aforesaid according to the true intent and meaning of this Deed.
- e) **That the Purchasers** herein will be entitled to get their joint names mutated in respect of the said **Schedule** mentioned property hereby conveyed with the authorities of the Kolkata Municipal Corporation.
- f) **And** the said entire premises / property / land together with structures or any part or portion thereof or any interest therein has not vested in and / or are / is not acquired by the Govt. of W.B., Estate Acquisition Act. 1956 or statutory modification enactment thereof or any other law for the time being in force.
- g) **All** the taxes, land revenue and impositions payable in respect of the said entire premises / property / land together with structures upto date of these presents have been fully paid by the **Owners / Vendors** and if any portion



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of such taxes, levies, imposition etc. found to have remained unpaid for the period upto date hereof same shall be deemed to be the liability of the Owners / Vendors and realizable form the Owners / Vendors.

And the Owners / Vendors deliver this day, month, year, khas and peaceful possession of the Schedule property unto and in favour of the Purchasers.

: THE SCHEDULE ABOVE REFERRED TO :

(Property hereby sold)

All That piece and parcel of Govt. revenue free hold Bastu land measuring about 28 (twenty eight) Cattahs - 06 (six) Chittaks - 43 (forty three) Sq.Ft. more or less, togetherwith 52 years old brick built asbestor roof, cemented floor residential structures stading in a part of the said land, having covered area 2000 sq.ft. more or less lying and situated at Mouza-Ultadanga, Comprised in Dihi-Panchannagram, in Division no.-2, Sub-Division: no.-10, Holding no.-27, 27A & 28, being The Kolkata Municipal Corporation, Premises no. 19/1, Biplabi Barin Ghosh Sarani (Formerly : Murari Pukur Road), P.S.-Manicktala, Kolkata-700 067, under the K.M.C. Ward no.-032, Borough no. III, Assessee no. 11-032-05-0001-1, under the A.D.S.R.O., Sealdah, Dist : South 24-Parganas and shown in the Site / Location plan annexed hereto and colour by "Red" which is butted and bounded as follows :-

ON THE NORTH BY : Premises no. 4, Rama Kanta Sen Lane

ON THE SOUTH BY : 20'- 00" wide, Biplabi Barin Ghosh Sarani (K.M.C. Road)

ON THE EAST BY : Premises no. 20, 20/1 to 20/5, Biplabi Barin Ghosh Sarani

ON THE WEST BY : Premises no. 3, Rama Kanta Sen Lane




A. D. S. R. SEALDAH

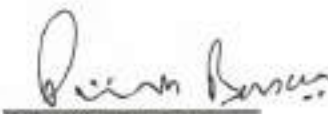
9 MAY 2016

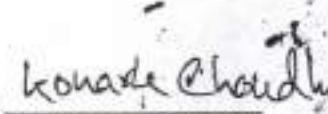
Dist.- South 24 Parganas

In Witness Whereof the parties have hereunto set and subscribe their respective signature on the day, month and year first above written.

SIGNED AND DELIVERED BY THE OWNERS / VENDORS IN THE PRESENCE OF WITNESSES :

1. 
(Sri Partha Sarathi Basak)
S/o. Sri Sanat Basak
Occupation : Business
Address : 8A, K.C. Bose Road,
P.S.- Shyampukur,
Kolkata-700 004

2. 
(Sri Pijush Basak)
S/o. Late Jogesh Chandra Basak
Occupation : Professor
Address : Block-DA, Plot No.- 199,
Sector-I, P.S.-Bidhannagar,
Kolkata-700 064

3. 
(Sri Konark Chowdhury)
S/o. Late Prodyut Kumar Chowdhury
Occupation : Business
Address : 29, Beadon Row
P.S.- Burtolla
Kolkata-700 006

4. 
(Sri Pratap Chandra Sil)
S/o. Late Brahmananda Sil
Occupation : Service
Address : 38, Beadon Row
P.S.- Burtolla
Kolkata-700 006

1. Aparna Sett
(Smt. Aparna Sett)

2. Chandrani Choudhury
(Smt. Chandrani Choudhury)

3. Priyajit Kumar Sett
(Sri Priyajit Kumar Sett)

4. Suparna Dolui
(Smt. Suparna Dolui)

5. Rinku Chatterjee
(Smt. Rinku Chatterjee)

6. Sandeep Kumar Sett
(Sri Sandeep Kumar Sett)

7. Sumita Ghosh
(Smt Sumita Ghosh)

8. Gargi Sett
(Smt. Gargi Sett)

9. Tamoghna Sett
(Sri Tamoghna Sett)

10. Shankar Sett
(Sri Shankar Sett)

11. Jayan Basak
(Sri Sayan Basak)

12. Mita Das
(Smt. Mita Das)

13. Karabi Basak
(Smt. Karabi Basak)

14. Arati Basak
(Smt. Arati Basak)

15. Lily Basak
(Smt. Lily Basak)

16. Molly Sil
(Smt. Molly Sil)

17. Promit Kumar Sett
(Sri Promit Kumar Sett)

18. Minakshi Sett
(Smt. Minakshi Sett)

19. Eapsita Samaddar
(Smt. Eapsita Samaddar)

20. 
(Smt. Banani Sett)

L.T.S of Smt. Banani Sett, by the pen of Sukumar Das

21. Prasenjit Sett
(Sri Prasenjit Sett)

22. Shyamali Dutta
(Smt. Shyamali Dutta)

23. Shomenath Sett
(Sri Shomenath Sett)

24. Anuradha Mukherjee
(Smt. Anuradha Mukherjee)

25. Anurupa Basak
(Smt. Anurupa Basak)

26. Rama Sett
(Smt. Rama Sett)

27. Kalyani Sett
(Smt. Kalyani Sett)

28. Basana Sett
(Smt. Basana Sett)

SIGNATURE OF OWNERS / VENDORS



A. D. S. R. SEALDAH
✓
- 9 MAY 2016
Dist.- South 24 Parganas

SIGNED AND DELIVERED BY THE
PURCHASERS IN THE PRESENCE
OF WITNESSES :

1. Sukumar Sen.
(Sri Sukumar Sen)
S/o. Late Meghnad Sen
Occupation : Business
Address : 7H/1, Kailmuddin Lane
P.S.- Maricktala
Kolkata-700 006

1. Uttam K Kundu
(Sri Uttam Kumar Kundu)

3. Gopal Ghosh
(Sri Gopal Ghosh)

2. Bhairab Mondal
(Sri Bhairab Mondal)
S/o. Late Dulal Mondal
Occupation : Private Service
Address : P-11, Monmohan Bose
Street, P.S.- Burtolla
Kolkata-700 006

2. Samiran Kundu
(Sri Samiran Kundu)

4. Priyanka Ghosh
(Mrs. Priyanka Ghosh)

SIGNATURE OF PURCHASERS

DRAFTED BY ME.

Kazi Tozammel Hossain
(KAZI TOZAMMEL HOSSAIN)

-Advocate-
Sealdah Civil Court
Enrolment No. F-165/176 of 1995
Kolkata-700 014

TYPED BY ME.

Kaushik Ghosh.
(SRI KAUSHIK GHOSH)
C/o. M/S. PRERONA LASER PROCESS
B/247/H/8, SATIN SEN SARANI
P.S. NARKELDANGA
KOLKATA-700 054



A. D. S. R. SEALDAH
9 MAY 2016
Dist. - South 24 Parganas

MEMO OF CONSIDERATION

Received from within named **Purchasers** on account of purchase the said entire premises / property / land with structures sum of **Rs. 6,00,000,00/-** (Rupees six crore) only as full and final consideration as memo given below :-




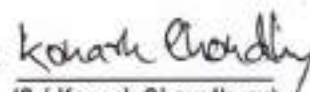
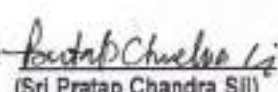
<u>Onwer/Vendor</u>	<u>Bank & Branch</u>	<u>Pay Order No.</u>	<u>Amount</u>	<u>TDS</u>	<u>Total</u>
Smt. Aparna Sett	HDFC, Khanna, Kol-4	001919	19,80,000/-	20,000/-	20,00,000/-
Smt. Chandrani Choudhury	HDFC, Khanna, Kol-4	001921	19,80,000/-	20,000/-	20,00,000/-
Sri Priyajit Kumar Sett	HDFC, Khanna, Kol-4	001934	39,60,000/-	40,000/-	40,00,000/-
Smt. Suparna Dolui	HDFC, Khanna, Kol-4	001928	19,80,000/-	20,000/-	20,00,000/-
Smt. Rinku Chatterjee	HDFC, Khanna, Kol-4	001927	19,80,000/-	20,000/-	20,00,000/-
Sri Sandeep Kumar Sett	HDFC, Khanna, Kol-4	001926	19,80,000/-	20,000/-	20,00,000/-
Smt. Sumita Ghosh	HDFC, Khanna, Kol-4	001925	19,80,000/-	20,000/-	20,00,000/-
Smt. Gargi Sett	HDFC, Khanna, Kol-4	001920	9,90,000/-	10,000/-	10,00,000/-
Sri Tamoghna Sett	HDFC, Khanna, Kol-4	001923	9,90,000/-	10,000/-	10,00,000/-
Sri Shankar Sett	HDFC, Khanna, Kol-4	001918	19,80,000/-	20,000/-	20,00,000/-
Sri Sayan Basak	HDFC, Khanna, Kol-4	001917	19,80,000/-	20,000/-	20,00,000/-
Smt. Mita Das	HDEC, Khanna, Kol-4	001929	19,80,000/-	20,000/-	20,00,000/-
Smt. Karabi Basak	Bandhan, Nungi, Kol-141	013817	39,60,000/-	40,000/-	40,00,000/-
Smt. Arati Basak	Bandhan, Nungi, Kol-141	013818	39,60,000/-	40,000/-	40,00,000/-
Sri Promit Kumar Sett	Axis, Meshtala, Kol-141	012651	39,60,000/-	40,000/-	40,00,000/-
for self and as well as on behalf of			—	—	—
Owner / Vendor no. 15 & 16			—	—	—
Smt. Minakshi Sett	HDFC, Khanna, Kol-4	001932	9,90,000/-	10,000/-	10,00,000/-
Smt. Eapsita Samaddar	HDFC, Khanna, Kol-4	001930	9,90,000/-	10,000/-	10,00,000/-
Smt. Banani Sett	HDFC, Khanna, Kol-4	001933	9,90,000/-	10,000/-	10,00,000/-
Sri Prasenjit Sett	HDFC, Khanna, Kol-4	001931	9,90,000/-	10,000/-	10,00,000/-
Smt. Shyamali Dutta	HDFC, Khanna, Kol-4	001924	19,80,000/-	20,000/-	20,00,000/-
Sri Shomenath Sett	Bandhan, Nungi, Kol-141	013819	19,80,000/-	20,000/-	20,00,000/-
Smt. Anuradha Mukherjee	Bandhan, Nungi,, Kol-141	013820	19,80,000/-	20,000/-	20,00,000/-
Smt. Anurupa Basak	Bandhan, Nungi,, Kol-141	013821	19,80,000/-	20,000/-	20,00,000/-



A. D. S. R. SEALDAH
9 MAY 2016
Dist.- South 24 Parganas

<u>Onwer/Vendor</u>	<u>Bank & Branch</u>	<u>Pay Order No.</u>	<u>Amount</u>	<u>TDS</u>	<u>Total</u>
Smt. Rama Sett	Axis, Meshtala, Kol-141	012649	39,60,000/-	40,000/-	40,00,000/-
Smt. Kalyani Sett	Axis, Meshtala, Kol-141	012648	39,60,000/-	40,000/-	40,00,000/-
Smt. Basana Sett	Axis, Meshtala, Kol-141	012650	39,60,000/-	40,000/-	40,00,000/-
(Rupees six crore) only			Total		Rs.6,00,000,00/-

WITNESSES

- | | | |
|--|---|--|
| <p>1. 
(Sri Partha Sarathi Basak)
S/o. Sri Sanat Basak
Occupation : Business
Address : 8A, K.C. Bose Road,
P.S.- Shyampukur,
Kolkata-700 004</p> | <p>1. <u>Aparna Sett</u>
(Smt. Aparna Sett)</p> <p>2. <u>Chandrani Choudhury</u>
(Smt. Chandrani Choudhury)</p> <p>3. <u>Priyajit Kumar Sett</u>
(Sri Priyajit Kumar Sett)</p> <p>4. <u>Suparna Dolui</u>
(Smt. Suparna Dolui)</p> <p>5. <u>Rinku Chatterjee</u>
(Smt. Rinku Chatterjee)</p> | <p>15. <u>Lily Basak</u>
(Smt. Lily Basak)</p> <p>16. <u>Molly Sil</u>
(Smt. Molly Sil)</p> <p>17. <u>Promit Kumar Sett</u>
(Sri Promit Kumar Sett)</p> <p>18. <u>Minakshi Sett</u>
(Smt. Minakshi Sett)</p> <p>19. <u>Eapsita Samadder</u>
(Smt. Eapsita Samadder)</p> |
| <p>2. 
(Sri Pijush Basak)
S/o. Late Jogesh Chandra Basak
Occupation : Professor
Address : Block-DA, Plot No.- 199,
Sector-I, P.S.-Bidhannagar,
Kolkata-700 064</p> | <p>6. <u>Sandeep Kumar Sett</u>
(Sri Sandeep Kumar Sett)</p> <p>7. <u>Sumita Ghosh</u>
(Smt Sumita Ghosh)</p> <p>8. <u>Gargi Sett</u>
(Smt. Gargi Sett)</p> <p>9. <u>Tamoghna Sett</u>
(Sri Tamoghna Sett)</p> <p>10. <u>Shankar Sett</u>
(Sri Shankar Sett)</p> <p>11. <u>Sayan Basak</u>
(Sri Sayan Basak)</p> <p>12. <u>Mita Das</u>
(Smt. Mita Das)</p> <p>13. <u>Karabi Basak</u>
(Smt. Karabi Basak)</p> <p>14. <u>Arati Basak</u>
(Smt. Arati Basak)</p> | <p>20. 
(Smt. Banani Sett)
<i>L.T.I. of Sri Banani Sett, by the pond of Dakshinamurti</i></p> <p>21. <u>Prasenjit Sett</u>
(Sri Prasenjit Sett)</p> <p>22. <u>Shyamali Dutta</u>
(Smt. Shyamali Dutta)</p> <p>23. <u>Shomenath Sett</u>
(Sri Shomenath Sett)</p> <p>24. <u>Anuradha Mukherjee</u>
(Smt. Anuradha Mukherjee)</p> <p>25. <u>Anurupa Basak</u>
(Smt. Anurupa Basak)</p> <p>26. <u>Rama Sett</u>
(Smt. Rama Sett)</p> <p>27. <u>Kalyani Sett</u>
(Smt. Kalyani Sett)</p> <p>28. <u>Basana Sett</u>
(Smt. Basana Sett)</p> |
| <p>3. 
(Sri Konark Chowdhury)
S/o. Late Prodyut Kumar Chowdhury
Occupation : Business
Address : 29, Beadon Row
P.S.- Burtolla
Kolkata-700 006</p> | <p>4. 
(Sri Pratap Chandra Sil)
S/o. Late Brahmananda Sil
Occupation : Service
Address : 38, Beadon Row
P.S.- Burtolla
Kolkata-700 006</p> | |

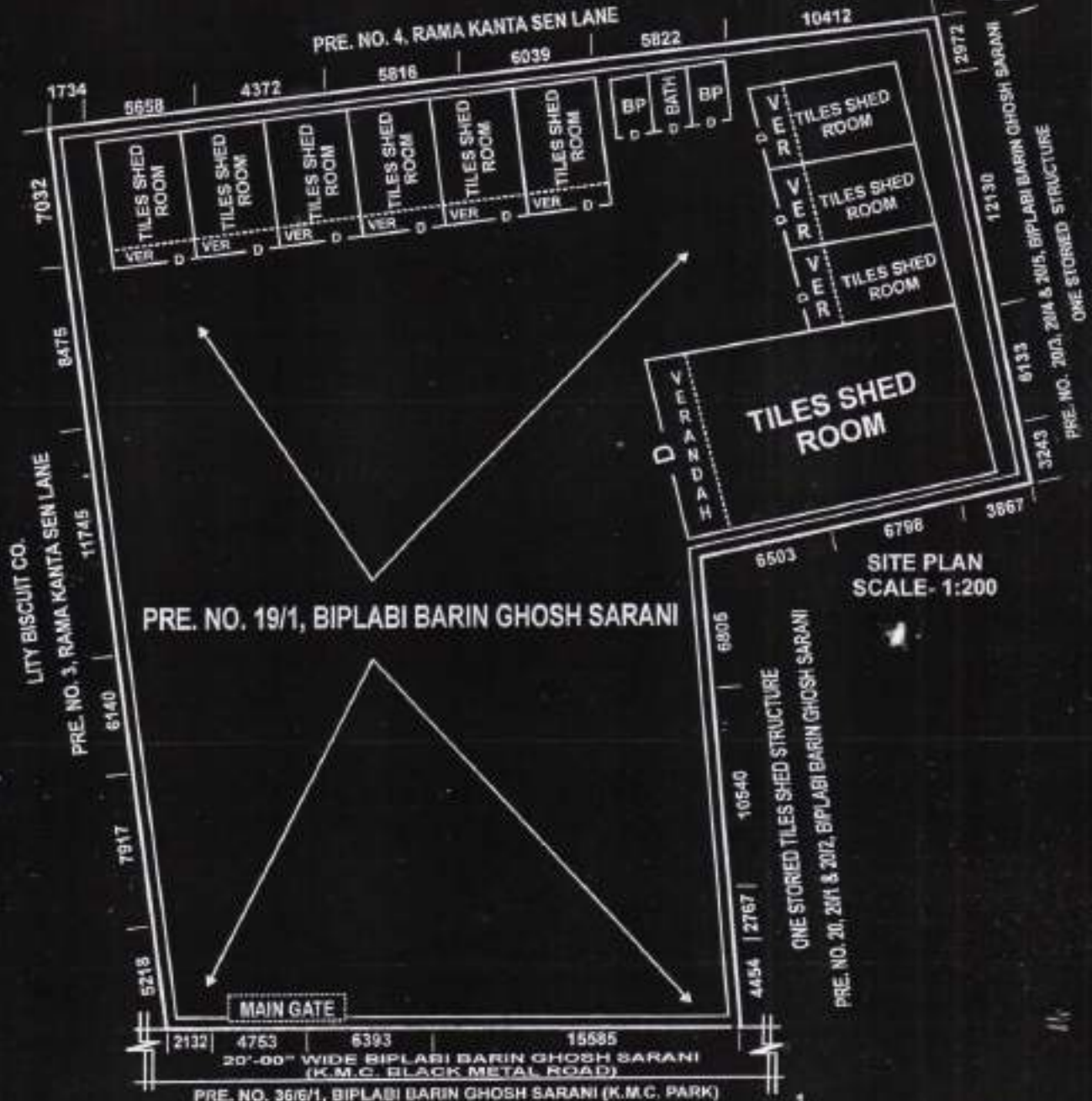
SIGNATURE OF OWNERS / VENDORS



A. D. S. R. SEALDAH
= 9 MAY 2016
Dist. - South 24 Parganas

SITE / STRUCTURES PLAN OF PREMISES NO. 19/1, BIPLABI BARIN GHOSH SARANI, P.S.-MANICKTALA, KOLKATA-700 067, UNDER THE K.M.C. WARD NO. 032, ASSESSEE NO. 11-032-05-0001-1, BOROUGH NO. III AND DISTRICT OF SOUTH 24-PARGANAS

LAND AREA : 28 CATTAH-06 CHITTAK - 43 SQ.FT. MORE OR LESS
 (SHOWN THE "RED" COLOUR LINE)
 COVERED AREA : 2000 SQ.FT. MORE OR LESS



- | | | | |
|----------|-----------|-----------|-------------------------|
| 1. _____ | 10. _____ | 20. _____ | 1. _____ |
| 2. _____ | 11. _____ | 21. _____ | 2. _____ |
| 3. _____ | 12. _____ | 22. _____ | 3. _____ |
| 4. _____ | 13. _____ | 23. _____ | 4. _____ |
| 5. _____ | 14. _____ | 24. _____ | SIGNATURE OF PURCHASERS |
| 6. _____ | 15. _____ | 25. _____ | _____ |
| 7. _____ | 16. _____ | 26. _____ | SIGNATURE OF PLAN MAKER |
| 8. _____ | 17. _____ | 27. _____ | _____ |
| 9. _____ | 18. _____ | 28. _____ | |
| | 19. _____ | | |
- SIGNATURE OF OWNERS / VENDORS—