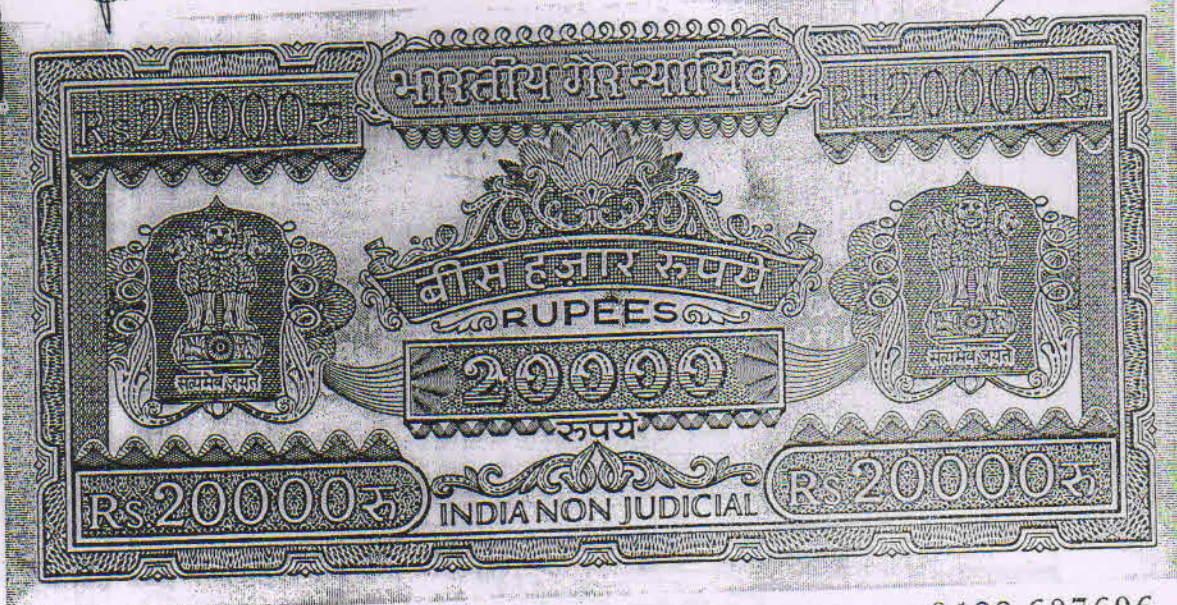


3

26219



01CC 637606

*Practitioner copy of  
Return submitted under  
Section 3 of sec 3 of  
U.L. (C.R.) Act - 1974  
(Name no 1289/VLC/32)  
25-11-82*

Exemptible under rule 21 and  
also u/s 5 (1) of L. R Act 1959  
Fully stamped exempt from  
Stamp duty under the Indian  
Stamp Act 1899 Schedule 1A  
No. --  
Fees Paid --  
9. Fee Rs. - 4.50 in all.

23/11

AA 28900

E 700  
439600

Adv. P. S. Sub-Registrar  
Chandernagore, Dist. Bharuch  
Gujarat (India)

20 NOV 2000

DEED OF CONVEYANCE  
\*\*\*\*\*

THIS INDENTURE made this the 16<sup>th</sup> day of August,  
Two thousand BETWEEN (1) SMT. REKHA GHOSH, wife  
of Late Sudhir Ghosh, by Creed - Hindu, by occupation -  
Housewife, (2) SRI PRADIP GHOSH, son of Late Sudhir

Stamp Duty of Rs. 399.00  
paid u/s 375156 17-11-2000

Ghosh, by Creed - Hindu, by occupation - Business,

3765

6589

20-11-2000 (3) ....

M/s. SAI RAM UDDYOG

*Sampay Jayan*  
Partner

20-11-2000

A

20-11-2000



: 2 :

(3) SMT. SWAPNA DAS, wife of Sri Kartick Das, by Creed - Hindu, by occupation - Housewife, all residing at 10, Fakir Ghosh Lane, Police Station - Baranagore, Calcutta

- 700 035, (4) SMT. SOMA DUTTA, wife of Sri Ashim Dutta, by Creed - Hindu, by occupation - Housewife A N D

(5) SMT. MITHU DUTTA, wife of Sri Anup Dutta, by Creed - Hindu, by occupation - Housewife, all residing at 4, Nim Chand Moitra Street, Police Station - Baranagore,

Calcutta .....

M/s. SAI RAM UDDYOG

*Sampay Jayen*  
Partner

WHEREAS.....

Calcutta - 700 035, hereinafter jointly called and referred to as the 'V E N D O R S' ( which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators and representatives ) of the ONE PART ;

A N D

SARBAMANGALA CONSTRUCTION, having its Regd. Office at 15/1/2, Motilal Mallick Lane, Police Station - Baranagore, Calcutta - 700 035, represented by its Partners (1) SRI RAMA SANKAR GUPTA, son of Late Harihar Prosad Gupta, by Creed - Hindu, by occupation - Business, residing at 15/1/2, Motilal Mallick Lane, Police Station - Baranagore, Calcutta - 700 035 A N D (2) SRI SUBHAS CHANDRA NAHA, son of Surendra Nath Naha, by Creed - Hindu, by occupation - Business, residing at 15/1, Motilal Mallick Lane, Police Station - Baranagore, Calcutta - 700 035, hereinafter jointly called and referred to as the 'P U R C H A S E R' ( which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, executors, administrators, legal representatives and assigns ) of the OTHER PART.

M/s. SAI RAM UDDYOG

*Sai Ram Uddyog*  
Partner

WHEREAS.....

WHEREAS :

A. ONE Sudhir Kumar Ghosh, son of Late Fakir Chand Ghosh, was the absolute owner a plot of land measuring 15 (fifteen) Cottahs 15 (fifteen) Chittacks and 33 (thirty three) Square feet be the same more or less lying and situated at 179, Gopal Lal Tagore Road, Police Station - Baranagore, Calcutta - 700 035, comprised in J. L. No. 6, R. S. No. 5, Touzi No. 3027 under the Bonhooghly Mouza, appertaining to Dag No. 1512 and 1513 in R. S. Khatian No. 88 and 1155, within the limit of Baranagore Municipality under the jurisdiction of Additional District Sub-Registrar Cossipore Dum Dum in the District North 24 Parganas, by records of right in Revisional Settlement of West Bengal Government.

B. THE said Sudhir Kumar Ghosh died intestate on 08. 03. 1982 leaving behind his surviving wife namely Sm. Rekha Ghosh one son namely Sri Pradip Ghosh and three daughters namely Sm. Swapna Das, Sm. Soma Dutta and Sm. Mithu Dutta, as his only

M/s. SAI RAM UDDYOG

*Sanyal Jayan*  
Partner

legal ....

legal heirs and legal representatives whose upon his death became absolutely entitled to his aforesaid property morefully described in the schedule herein.

C. T H E said Sm. Rekha Ghosh, Sri Pradip Ghosh, Sm. Swapna Das, Sm. Soma Dutta and Sm. Mithu Dutta, vendors herein, became the absolute owner of land together with structure therein and are in possession seized and possessed or otherwise well and sufficiently entitled to said land with structure therein measuring 15 (fifteen) Cottahs 15 (fifteen) Chittacks and 33 (thirty three) square feet be the same more or less lying and situated at 179, Gopal Lal Tagore Road, Police Station - Baranagore, Calcutta - 700 035, described in the schedule below hereunder written as aforesaid as an absolute owner and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances and obtained sanction site/building plan issue No. PW/S/133/31 dated 18. 04. 2000 from Baranagore Municipality on the said land and also deposited building sanction plan in the name of vendors and thereafter

the ....

the vendors sold the undivided 3/4th share of afore-  
said land to the said purchaser by three registered  
deeds of conveyance as recorded in Additional District  
Sub-Registrar Cossipore Dum Dum and entered into  
Book No. I, Deed No. , and on 16.08.2000  
and every right to transfer the said rest of property  
to anybody by any way.

D. THE said vendors herein, being in need of cash  
money intended, described, agreed to sale absolu-  
tely and the purchaser agreed to purchase free  
from all encumbrances ALL THAT piece and parcel  
undivided 1/4th share of a plot of land measuring  
15 (fifteen) Cottahs 15 (fifteen) Chittacks and  
33 (thirty three) Square feet be the same more or  
less together with kancha structure thereon and  
together with sanctioned building plan more fully  
and particularly described in the schedule here-  
under written and shown in the map or plan annexed  
hereto at or for the price of Rs. 4,00,000/- (Rupees  
Four lakhs only)

NOW THIS INDENTURE WITNESSETH that in pursuance

hereto ....

hereto of an agreement and in consideration of the said sum of Rs. 4,00,000/- (Rupees Four lakhs only) well and truly paid in hand to the vendors by the purchaser on or before the execution of these presents (the receipt whereof the vendors hereby as well as by the receipt hereunder written admit and acknowledge and of the from same and every part thereof acquit release and for ever discharge the purchaser as also the said land hereditaments and premises and every part thereof) the vendors doth hereby indefeasible and absolutely grant, sell and convey, assure and transfer unto and to the use of the purchaser ALL THAT piece or parcel of homestead land with structure thereon and more fully and particularly described in the schedule hereunder written and shown in the Map or Plan annexed hereto and/or HOWSOEVER OTHERWISE the said property hereditaments and premises or any portion thereof now are or is or at any time or times heretobefore were or was situated, butted and bounded, called, known, numbered described or distinguished AND all the estate right, title, interest, use, trust, possession proper claim and demand both at law and is equity of the vendors into and upon the said property hereditaments.....

hereditaments and premises or any or every part thereof  
A N D all rents, issues and profits thereof A N D  
all deeds, pattahs, muniments, writings and evidence of  
title whatsoever relating to or concerning the said  
property hereditaments and premises which are now or  
hereafter shall or may be in the custody possession  
Power of control of the said vendors or any person or  
persons from whom they can or may procure the same  
without any suit action at law in equity free from all  
encumbrances attachments and encumbrances.

TO HAVE AND TO HOLD the said property heredita-  
ments and premises hereby granted, conveyed, assured,  
sold and transferred or expressed or intended to be and  
to the use of the purchaser absolutely and forever  
A N D the vendors doth hereby for themselves, their  
heirs, executors, administrators, representatives,  
covenant with the purchaser, their heirs, executors,  
administrators, representatives and assigns that NOT-  
WITHSTANDING any act, deed or thing by the vendors or  
any of their predecessor or predecessors-in-title,  
done, committed or executed or knowingly suffered to



the contrary they the said vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereditaments and premises hereby granted conveyed and transferred or expressed so to be and every part thereof unto and to the use of the purchaser absolutely and for ever for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter defeat, encumber or make void and same A N D that NOTWITHSTANDING any act, deed in themselves good right, full Power absolute authority and indefeasible title to sell, convey or transfer the said property hereditaments and every part thereof granted, conveyed and transferred or expressed so to be unto and to the use of the purchaser absolutely and for ever A N D that the vendors are not in any way encumbered the said property hereditaments and premises hereby granted conveyed and transferred A N D that the purchaser shall and may at all times hereafter peaceably and quietly enter upon have hold, possess and enjoy the said property hereditaments and premises and every part thereof and receive and take all rents, issues and

profits .....

profits and without any lawful eviction, interruption, claim and demand whatsoever from or by the vendors or any person or persons lawfully and equitably claiming from under or in trust for the vendors or from or under any of this predecessor, predecessors-in-title A N D that free and clear and freely and clearly and absolutely discharge save kept harmless and indemnify against all estate and encumbranced created by the vendors or any of their predecessor or predecessors-in-title A N D further that the vendors and all and every other person or persons having or lawfully or equitably claiming any estate or interest in the said property hereditaments and premises or any part thereof from under any of their predecessor or predecessors-in-title shall will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property hereditaments and premises and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

SCHEDULE OF THE ABOVE REFERRED TO :

ALL THAT piece or parcel of undivided 1/4th share of a land measuring 15 (fifteen) Cottahs 15 (fifteen) Chittacks and 33 (thirty three) Square feet be the same more or less together with 400 square feet kancha structure thereon lying and situated at 179, Gopal Lal Tagore Road, Police Station - Baranagore, Calcutta - 700 035, comprised in J. L. No. 6, R. S. No. 5, Touzi No. 3027, under the Bonhooghly Mouza, appertaining to Dağ No. 1512 and 1513, in R. S. Khatian No. 88 and 1155, within the limit of Baranagore Municipality under the Jurisdiction of Additional District Sub-Registrar Cossipore Dum Dum in the District - North 24 Parganas, which is butted and bounded as follows :-

ON THE NORTH : By Land of Sattya Narayan Routh and Panchanan Nayak, Barui Para Lane and Other Land.

ON THE SOUTH : By Land of K. C. Ghosh, Sarajakhya Dutta, Bhattacharjee and Common Passage.

ON THE EAST : By Gopal Lal Tagore Road.

ON THE WEST : By house of Chandra Nath Banerjee.

M/s. SAI RAM UDDYOG

*Sanjay Ghosh* IN ....  
Partner

: 12 :

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

SIGNED SEALED AND DELIVERED

at Calcutta in presence of :

1.

1. *Pradyot Choudhary*
2. *Pradyot Choudhary*
3. *Swapna Das*
4. *Sona Datta*
5. *Milha Datta*

2.

-----  
SIGNATURE OF THE VENDORS

RECEIVED .....

M/s. SAI RAM UDDYOG

*Sampay Roy*  
Partner

RECEIVED of and from the within named Purchaser the within mentioned the sum of Rs. 4,00,000/- (Rupees Four lakhs only) being the full and final payment of consideration money paid by the purchaser to the vendors as per memo given below :-

MEMO OF CONSIDERATION

By Cash or Cheque

...

Rs. 4,00,000.00  
=====

(Rupees Four lakhs only)

WITNESSES :

1.

1. *गुरुदेव*

2. *Pradipta Choudh.*

2.

3. *Swarna Das.*

4. *Soma Dalta.*

5. *Milhu Dalta.*

DRAFTED BY :

*Nisith Kr. Samanta*  
(NISITH KR. SAMANTA)  
Advocate  
Sealdah Civil Court,  
Calcutta - 700 014.

TYPED BY :

*H. C. Naskar*  
(H. C. Naskar)

-----  
SIGNATURE OF THE VENDORS

M/s. SAI RAM UDDYOG

*Sanyal Sanyal*  
Partner

CONVEYANCE SITE PLAN AT PRE NO. 179 GOPAL LAL TAGORE ROAD. CAL: 35, P.S.: BARANAGAR, DIST.: 24 PGS. (N)

MOUZA: BONHOOGHLY, DAG NO: 1512, KHATIAN NO: 88, JI NO: 6

RS. NO: 5, TOUZI NO: 3027, MUNICIPAL HOLDING NO: 20.

WARD NO: 20, SCALE: 1:600.

VENDOR:

- SMT. REKHA GHOSH
- SRI. PRADIP GHOSH
- SMT. SWAPNA DAS
- SMT. SOMA DUTTA
- SMT. MITHU DUTTA

AREA OF LAND UNDIVIDED 1/4 SHARE OF

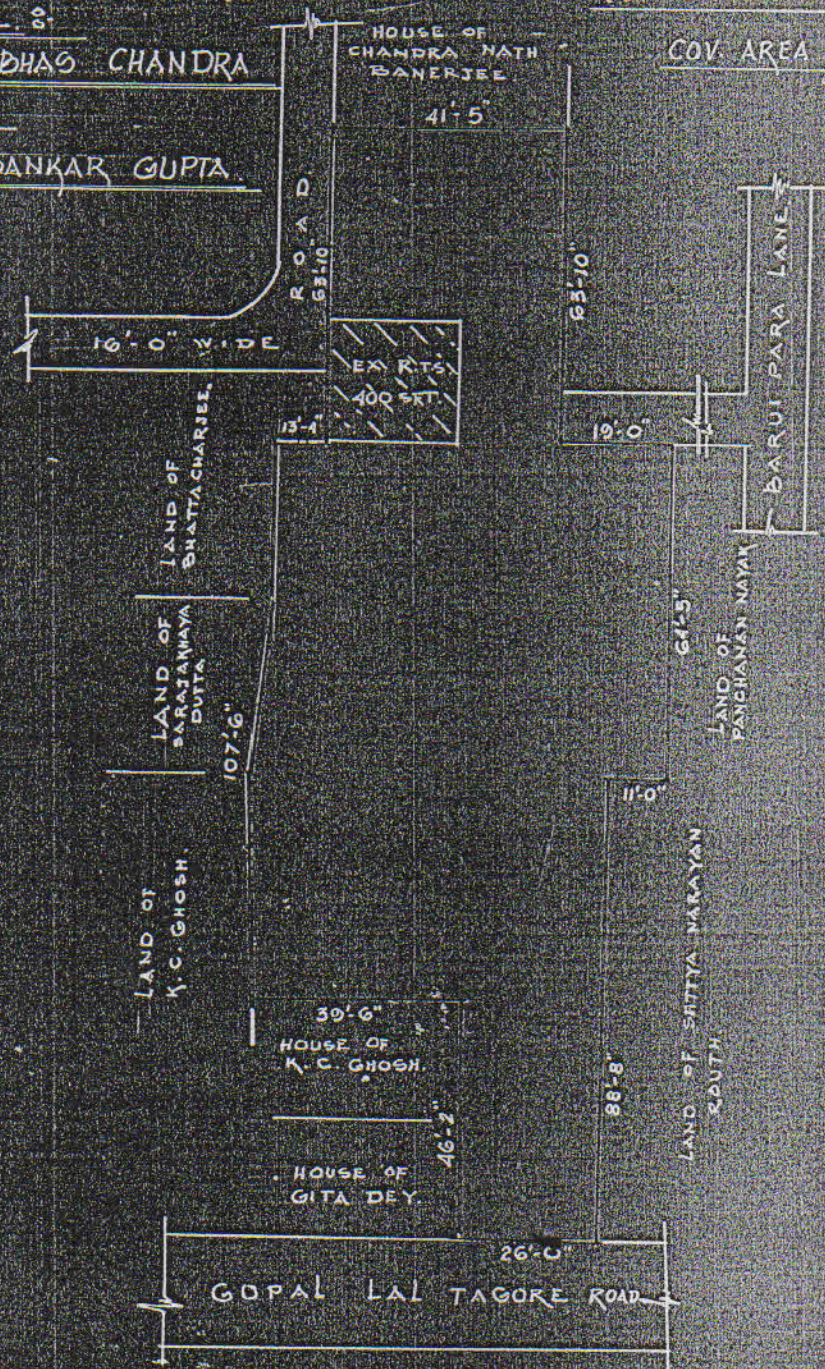
K = CH = SFT  
15 = 15 = 33

(SHOWN IN COLOUR RED (■))

COV AREA OF R.T.S = 400 SFT

VENDEE:

- SRI SUBHAS CHANDRA NAHA
- RAMA SANKAR GUPTA



TRACED BY  
P. DUTTA

\*\*\*\*\*  
DATED THIS THE DAY OF AUGUST, 2000  
\*\*\*\*\*

BETWEEN

SM. REKHA GHOSH & OTHERS

... VENDORS

A N D

SARBAMANGALA CONSTRUCTION

... PURCHASER

DEED OF CONVEYANCE  
\*\*\*\*\*

DRAWN BY :  
MR. N. K. SAMANTA  
ADVOCATE  
BEALDAH CIVIL COURT,  
CALCUTTA - 700 014  
\*\*\*\*\*