

Handwritten notes in Hindi: 'अनुमति', 'कॉपी न रहित', 'सिद्धिपत्र', 'सूचना (3) न संख्या', 'D.V.L. (C 82) अक्ट-1976', 'कम नं 1259/0243 क', 'दि 25-11-82'.

admissible under rule 21 and
also u/s 5 (1) of L. R. Act 1933
July stamped exempt from
Stamp duty under the India
Stamp Act 1899 Schedule 1A
No. -
Fees Paid -
9. Fee Rs. - 4.50 in cash

DICC 637603

Handwritten signature and text: 'सुधीर', 'सुधीर, पुत्र', '14, ...'

Handwritten text: 'Sub-Registrar', 'Lansipore, Dum Dum', '20 NOV 2000', '6589/c', '3764', '20-11-2000'.

Stamp details: '999 004', '29957/-', '0.171', '17-11-2000', 'M. ...'

DEED OF CONVEYANCE
20-11-2000

THIS INDENTURE made this the 16th 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
Ghosh, by Creed - Hindu, by occupation - Business,

M/s. SAI RAM UDDYOG
Sai Ram Uddiyog
Partners



: 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 -

700 035....

M/s. SAI RAM UDDYOG

Sampat Singh
Partner

WHEREAS

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 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 Govt.
- 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 legal heirs and legal representatives whose upon

M/s. SAI RAM UDDYOG

Sampay Dey
Partner

his

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 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 have every right to transfer the said property to any body by any way.

D.

D. T H E said vendors herein, being in need of cash money intended, described, agreed to sale absolutely 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 hereunder 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 of an agreement and in consideration of the said sum of Rs. 4,00,000/- (Rupees Four lakhs only) well and trully 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 every discharge the purchaser as also the said land hereditaments and premises and every part thereof) the vendors doth hereby indefeasible and absolutely

grant

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 heretofore were or was situated, butted and bounded, called, known, numbered described or distinguished A N D all the estate right, title, interest, use trust, possession proper claim and demand both at law and in equity of the vendors into and upon the said property 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 hereditaments 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 AND the vendors doth hereby for themselves, their heirs, executors, administrators, representatives, covenant with the purchaser, their heirs, executors, administrators, representatives and assigns that NOTWITHSTANDING 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 AND 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

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 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 ~~him~~ or in trust for the vendors or from or under any of this predecessor, predecessor-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

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 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, which is butted and bounded as follows :-

M/s. SAI RAM UDDYOG

Sanyal Rayan
Partner

ON

: 11 :

ON THE NORTH : By Land of Sattya Narayan Routh and
Panchanan Nayek, Barui Para Lane and
other land.

ON THE SOUTH : By 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.

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. *Pradyumn Ghosh*

2. *Pradyumn Ghosh*

3. *Swapna Das*

4. *Soma Datta*

5. *Miltra Datta*

2.

SIGNATURE OF THE VENDORS

M/s. SAI RAM UDDYOG

Sanjay Jayan
Partner

RECEIVED

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. *Pradyot Chosh*

2. *Pradyot Chosh*

3. *Swarna Das.*

4. *Soma Dutta.*

2.

5. *Milini Dutta.*

SIGNATURE OF THE VENDORS

DRAFTED BY :

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

TYPED BY :

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

M/s. SAI RAM UDDYOG

Sai Ram Udyog
Partner

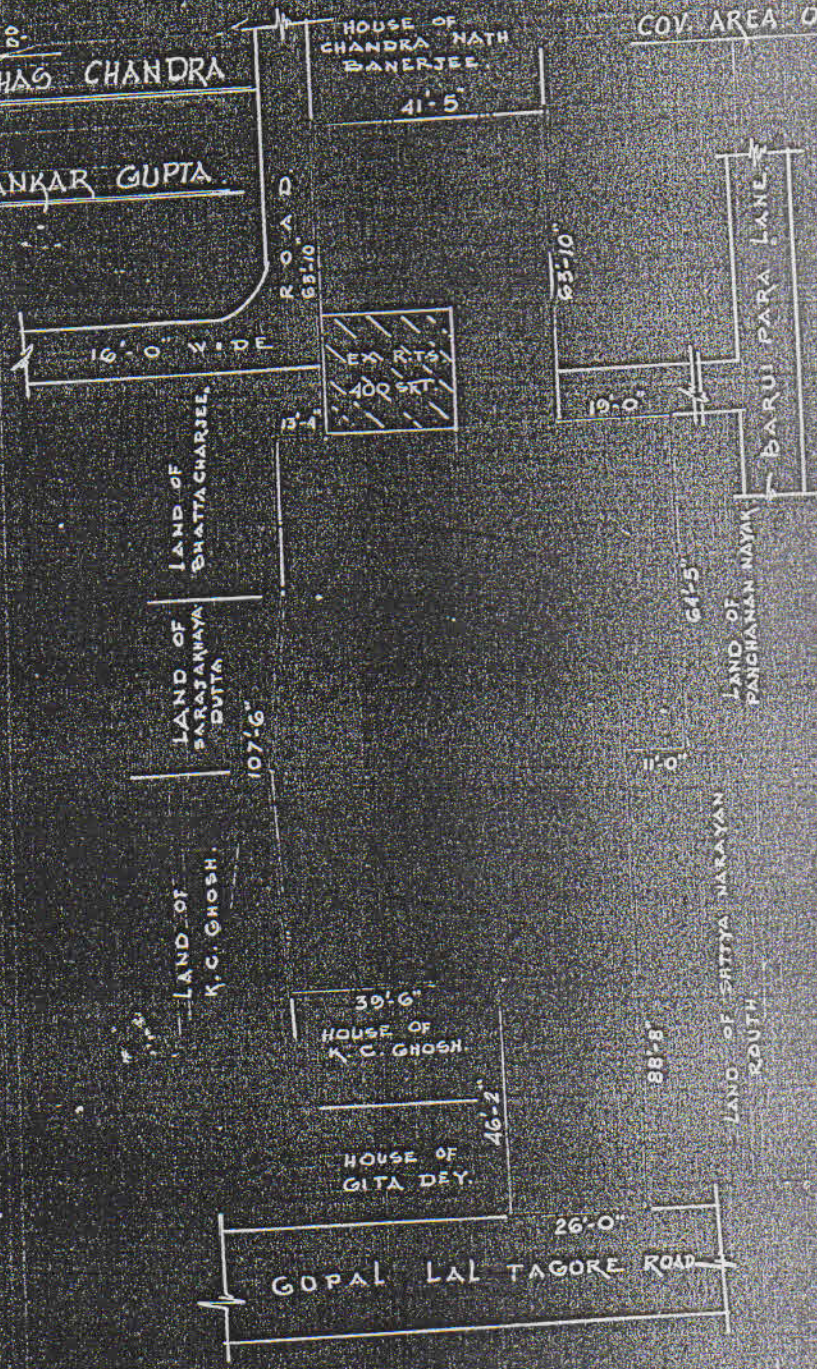
CONVEYANCE SITE PLAN AT PRE NO. 179 GOPAL LAL
 TAGORE ROAD, CAL. 35, P.S. BARANAGAR, DIST. 24 PGS. (H)
 MUZA: BONHOOGHLY, DAG NO: 1512, KHATIAN NO: 88, J.L. NO: 6
 S. NO: 5, TOUZI NO: 3027, MUNICIPAL HOLDING NO: 20.
 WARD NO: 20. SCALE: 1:600.

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 1-1)

VENDEE'S:
 SRI SUBHAS CHANDRA
 NAHA.
 RAMA SANKAR GUPTA.

COV. AREA OF R.T.S. = 400 SFT.



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
SEALDAH CIVIL COURT,
CALCUTTA - 700 014.
