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5000Rs.



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Stamp details:
Date: 17/07/2011
Pay to order of: G. L. Adhikari
Total Rs. 5000/-
Signature: [Signature]



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Cheque No. 17507250044
Rs. 5000/-
has been Paid as defaul Stamp Duty
4900 x 12 = 58800
+ 7000 = 65800
+ 1000 = 66800



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Addl. Registrar of Assurances
Kolkata 18/07/11

THIS INDENTURE OF CONVEYANCE made this 17th day of July
TWO THOUSAND AND SIX BETWEEN SATISH LAKHOTIA son of Sri
Ram Niwas Lakhota residing at No. 74 Park Street, Kolkata 700 017
hereinafter referred to as the **VENDOR** (which term or expression shall
unless excluded by or repugnant to the subject or context be deemed to

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mean and include his heirs legal representatives executors administrators and assigns) of the **ONE PART AND NATRAJ HOUSING PROMOTERS PVT LTD** a company incorporated within the meaning of the Companies Act 1956 having its registered office situated at No. 1 Sunyat Sen Street, Kolkata 700 012 hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **OTHER PART**

WHEREAS:

- A) One Golam Jilani Khan (since deceased) during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled amongst others to **ALL THAT** the Municipal Premises No. 10 East Topsia Road Kolkata 700 046 (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **ENTIRE PREMISES**)
- B) The said Golam Jilani Khan who was a Mohameddan governed by the Suni School of Mohameddan Law died intestate on 23rd March 1927 leaving him surviving his three widows namely (1) Farukhi Begum, (2) Najibunnessa Bibi and (3) Tulsi Bibi and one daughter Gabo Bibi alias Rabia Bibi from his wife, Tulsi Bibi.
- C) The said Farrukhi Begum (since deceased) filed a suit for partition in the 1st Court of the Subordinate Judge, 24 Parganas, Alipore being Title Suit No. 107 of 1927 for partition of the immovable properties of her deceased husband the said Golam Jilani Khan and the said suit was ultimately comprised on 17th June 1930.
- D) In as much as the said Tulsi Bibi (also since deceased) was not impleaded as a party to the said Partition Suit being Title Suit No. 107 of 1927 on the grounds that she had been divorced by her husband, the said Golam Jilani Khan the said Tulsi Bibi filed a suit for partition in respect of the immovable properties belonging to the said Golam Jilani Khan being Title Suit No. 16 of 1936 in the Second Court of the Sub-Judge, 24 Parganas, Alipore which was decreed by an order dated 31st March 1986 and by virtue of the said decree the said Najibunnessa Bibi (also since deceased) became entitled to an undivided 1/24th share or interest into or upon all the immovable properties of the said Late Golam Jilani Khan (which included the said Entire Premises) and two appeals being APD No. 179 of 1936 and AOD No. 189 of 1936 preferred from the said decree were dismissed.

- E) By a Deed of Sale dated 26th November 1955 and made between the said Najibunnessa Bibi therein referred to as the Vendor of the One Part and (1) Karim Buksh Khan (2) Gul Mohammed (3) Mst. Mahboob Begum and (4) Mst. Shamim Akhtar therein collectively referred to as the Purchasers of the Other Part and registered at the office of the Sub Registrar Alipore in Book No. I Volume No. 144 Pages 15 to 42 Being No. 8435 for the year 1955 the said Najibunnessa Bibi for the consideration therein mentioned sold transferred and conveyed her undivided 1/24th share into or upon the said entire Premises unto and in favour of the said Purchasers.
- F) By a Deed of Rectification dated 10th April 1956 registered at the office of the Joint Sub Registrar Alipore, at Behala in Book No. I Volume No.20 Pages 160 to 190 Being No. 1310 for the year 1956 certain mistakes in the aforementioned Deed of Sale were rectified and corrected.
- G) In pursuance to a partition suit between the said Karim Baksh Khan, Gul Mohammad Khan and Mst. Shamim Akhter being Title Suit No.124 of 1963 in the Court of the 3rd Subordinate Judge, Alipore which was finally decreed on 11th March 1974 in respect of the Plot of the land and/or properties comprised in C.S. Dag No. 801 and 804 containing land area measuring 12 Cottahs (be the same a little more or less) situated at Mouza Tangra within P.S. Tiljala in the District of 24 Parganas (South) was exclusively allotted to Karim Buksh Khan who was given possession of the same through Court in Title Execution Case No.24 of 1974 in Execution of the final decree passed in the said Title Suit No. 124 of 1963.
- H) The said Karim Buksh Khan erected some small structures on the said plot of land comprised in C.S. Dag No. 801 and 804 and got his name mutated and/or recorded in the records of the Calcutta Municipal Corporation (as it was then known) and the said Plot of Land and/or property has since been numbered and recorded as Municipal Premises No. 10 East Topsia Road, Kolkata 700 046 (hereinafter referred to as the **ENTIRE PREMISES**)
- I) The said Karim Buksh Khan died intestate leaving him surviving his widow Bilquish Begum (since deceased) and three sons and three daughters namely Aquil Ahmed Khan, Javed Khan, Pervez Ahmed, Yasmin Hossain, Mrs. Shahin and Shamim Akhtar as his only heirs and/or heiress and/or legal representatives (hereinafter collectively referred to as the **ORIGINAL OWNERS**) who jointly became entitled to the said entire Premises in accordance with the Sunni School of Mohammedan Law or inheritance

- J) By a Deed of Lease dated 12th July 1994 and made between the said Bilquish Begum (since deceased) and three sons and three daughters namely the said Aquil Ahmed Khan, Javed Khan, Pervez Ahmed, Yasmin Hossain, Mrs. Shahin and Shamim Akhtar therein collectively referred to as the **LESSORS** of the One Part and Anshu Narula therein referred to as the Lessee of the Other Part and registered at the office of the District Registrar, Alipore South 24 Parganas in Book No. I Volume No.46 Pages 115 to 133 Being No. 1516 for the year 1994 the said Lessors granted a Lease unto and in favour of the said Lessee in respect of **ALL THAT** the divided and demarcated portion of the said Entire Premises containing by estimation an area of 6 Cottahs (be the same a little more or less) comprised in C. S. Dag No. 801 and 804 within Sub Khatian No. 156 pursuant to khatian No. 155 Touzi No. 1298/2833 J. L. No. 5 Mouza Tangra in the District of 24 Parganas (South) (more fully and particularly mentioned and described in the **SCHEDULE** thereunder written) for a period of 999 years at the rent and on the terms and conditions contained and recorded in the said Deed of Lease.
- K) The said Bilquish Begum died intestate on 24th July 1994 leaving her surviving three sons and three daughters namely the said Aquil Ahmed Khan, Javed Khan, Pervez Ahmed, Yasmin Hossain, Mrs. Shahin and Shamim Akhtar as her only heirs and/or heiress and/or legal representatives (hereinafter collectively referred to as the **ORIGINAL OWNERS**) who jointly became entitled to the remaining divided and demarcated part and portion measuring 6 Cottahs (more or less) of the said Entire Premises in accordance with the Sunni School of Mohammedan Law or inheritance.
- L) By a Deed of Conveyance dated 30th November 1995 and made between the said Aquil Ahmed Khan, Javed Khan, Pervez Ahmed, Yasmin Hossain, Mrs. Shahin and Shamim Akhtar therein collectively referred to as the **VENDORS** of the One Part and Rashima Narula therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar, II South 24 Parganas Alipore in Book No. I Volume No. 14 Pages 335 to 354 Being No. 671 for the year 1996 the said Vendors for the consideration mentioned therein sold transferred conveyed assured and assigned unto and in favour of the said Purchaser **ALL THAT** the divided and demarcated portion of the said Entire Premises containing by estimation an area of 6 cottahs (be the same a little more or less) comprised in C.S. Dag No. 804 situated at Mouza Tangra J. L. No. 5 touzi

M) By an Indenture of Conveyance dated 22nd April 1999 and made between the said Rashima Narula therein referred to as the Vendor of the One Part and Satish Lakhotia (the Vendor herein) therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub Registrar III Alipore, 24 Parganas (S) in Book No. I Volume No. 18 Pages 343 to 360 Being No.733 for the year 2002 the said Rashima Narula for the consideration therein mentioned sold transferred conveyed assured and assigned unto and in favour of the Vendor herein **ALL THAT** the divided and demarcated part or portion of the Land containing an area of 6 Cottahs (be the same a little more or less) **TOGETHER WITH** the structures measuring 400 Sq. ft. (more or less) standing thereon (being the divided and demarcated part or portion of the **Municipal Premises No. 10, East Topsia Road, Kolkata 700 046** (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and also in Part I of the **FIRST SCHEDULE** hereunder written and the situation whereof has been shown and delineated in the map or plan annexed to the said Deed of Conveyance dated 22nd April, 1999) and hereinafter for the sake or brevity referred to as the **FIRST PLOT**.

N) By another Indenture of Conveyance also dated 22nd April 1999 and made between the said Aquil Ahmed Khan, Javed Khan, Pervez Ahmed, Yasmin Hossain, Mrs. Shahin and Shamim Akhtar therein collectively referred to as the Vendor No.1 of the First Part and the said Anshu Narula therein referred to as the Vendor No.2 of the Second Part and Satish Lakhotia (the Vendor herein therein) referred to as the Purchaser of the Third Part and registered at the office of the District Sub Registrar III Alipore, 24 Parganas (S) in Book No. I Volume No.142 Pages 253 to 274 Being No.5882 for the year 2001 the said Aquil Ahmed Khan and others alongwith the said Anshu Narulla for the consideration therein mentioned sold transferred and conveyed unto and in favour of the Vendor herein **ALL THAT** devided and demarcated part or portion of the land containing an area of 6 Cottahs (be the same a little more or less) **TOGETHER WITH** the structures measuring 400 Sq. ft. (more or less) standing thereon (being the devided and demarcated part or portion of **Municipal Premises No. 10, East Topsia Road, Kolkata 700 046** (more fully and particularly mentioned and described in the **SCHEDULE** thereunder written and also in part - II of the **FIRST SCHEDULE** hereunder written and the situation whereof has been shown and delineated in the map or plan annexed to the said Deed of Conveyance dated 22nd April,

1999) and hereinafter for the sake or brevity referred to as the **SECOND PLOT**.

- O) The said first Plot and the said Second Plot are hereinafter wherever the context so permits are collectively referred to as the **DEMISED PREMISES**.
- P) After purchaser of the said two Plots (more fully and particularly mentioned and described in **Part - I and Part II** of the **FIRST SCHEDULE** hereunder written) the Vendor herein made an application with the Kolkata Municipal Corporation for amalgamation of the said two Plots into one holding and also for mutation of his name as the recorded owner thereof and upon amalgamation and mutation in respect thereof by the Kolkata Municipal Corporation the same has been renumbered and recorded as **Municipal Premises No. 11J, East Topsia Road, Kolkata 700 046** and mutated his name as the recorded Owner thereof and allotted Assessee No. 21-066-04-0175-1 vide intimation letter of KMC being Ref. No. TTD/066/2/06-07 dated **25th May, 2006**.
- Q) In the events as recited hereinbefore the Vendor herein thus became the absolute Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT the Municipal Premises No. 11J, East Topsia Road, Kolkata 700 046** (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the said **DEMISED PREMISES**) free from all encumbrances charges liens lispendens, attachments, acquisitions, requisitions and trusts of whatsoever nature.
- R) The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchaser and acquire the said **DEMISED PREMISES** (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written) **TOGETHER WITH** all structures standing thereon, free from all encumbrance charges liens lispendens attachments trusts whatsoever or howsoever for the consideration and on the terms and conditions hereinafter appearing.
- S) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:-
- i) **THAT** the Vendor has a marketable title in respect of the said Demised Premises.

- ii) **THAT** the said Demised Premises is free from all encumbrances charges liens lispens attachments acquisitions, requisitions, and trusts whatsoever nature and the Vendor has a marketable title in respect thereof.
- iii) **THAT** no part or portion of the said Demised Premises is subject to any notice of Acquisition or Requisition proceedings under the law for the time being in force.
- iv) **THAT** there is no excess vacant land comprised in the said **DEMISED PREMISES** within the meaning of the Urban Land (Ceiling & Regulation) Act 1976.
- v) **THAT** all the municipal rates taxes and other outgoings payable in respect of the said Demised Premises has been duly paid and/or shall be paid by the Vendor and the Vendor has agreed to indemnify and keep the Purchaser indemnified of from and against all costs charges claims actions suits and proceedings in respect thereof.
- T) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the said **DEMISED PREMISES**, free from all encumbrances and charges etc. for the consideration and subject to the terms and conditions hereinafter appearing

NOW THIS DEED WITNESSETH as follows:-

- I. **THAT** in pursuance of the Said **AGREEMENT AND** in consideration of a sum of Rs.60,00,000/- (Rupees Sixty lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof the Vendor doth hereby acquit release and discharge the Purchaser as well as the said **DEMISED PREMISES** hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser **ALL THAT** the piece and parcels of land hereditaments and premises containing by admeasurement an area of 12 (Twelve) Cottahs 0 Chittacks 0 Sq.ft. (be the same a little more or less) **TOGETHER WITH** the oid and dilapidated brick built pucca structures situated and standing thereon situate lying at and being **Municipal premises No. 11J,**

East Topsia Road, Kolkata 700 046 within Police Station Tiljala within the Municipal limits of Ward No. 66 of the Kolkata Municipal Corporation **TOGETHER WITH** all fittings, fixtures, amenities and all sorts of easement rights over the common passage/Road and other benefits facilities and advantages attached thereto (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and the situation whereof has been shown and delineated in the map or plan annexed hereto and bordered in **RED** colour thereon and hereinafter for the sake of brevity referred to as the **SAID DEMISED PREMISES**) **TOGETHER WITH** all structures standing thereon absolutely and forever, free from all encumbrances charges liens lispens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispens whatsoever **OR HOWSOEVER OTHERWISE** the said **DEMISED PREMISES** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other rights /lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said **DEMISED PREMISES** or any part thereof belonging or in anywise appertaining thereto or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits thereof and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the said **DEMISED PREMISES** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said **DEMISED PREMISES** or any part or portion thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said **DEMISED PREMISES** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments

acquisitions requisitions executions prohibitions restrictions easements and lispensens whatsoever.

II. **AND** the Vendor doth hereby covenant with the Purchaser that the Vendor is the absolute and lawful owner of and well and sufficiently and absolutely seized and possessed of and/or entitled to the said **DEMISED PREMISES** and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchaser that the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said **DEMISED PREMISES** hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said **DEMISED PREMISES** or any part thereof in the manner as aforesaid.

III. **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said **DEMISED PREMISES** hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in himself good right full and absolute power to grant sell convey transfer assure and assign the said **DEMISED PREMISES** hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid **AND THAT** the Vendor has duly made over physical possession of the said **DEMISED PREMISES** to the Purchaser herein and the Purchaser has received and accepted the same without raising any dispute, demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the constructions standing on the land comprised in the said **DEMISED PREMISES** or otherwise.

IV **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for

the Vendor or from under or in trust for any of his predecessors in title **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the said **DEMISED PREMISES** by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or his predecessors in title as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the said **DEMISED PREMISES** upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendor and those relating to the period after the date of execution of these presents shall be payable by the Purchaser.

V **AND THAT** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Land comprised in the said Demised Premises or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the said **DEMISED PREMISES** or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **DEMISED PREMISES** or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **DEMISED PREMISES** and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

VI **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon the said **DEMISED PREMISES** or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and

more perfectly and effectually granting and assuring the said **DEMISED PREMISES** and every part thereof unto and to the use of the Purchaser.

THE SCHEDULE ABOVE REFERRED TO:

PART I

ALL THAT the piece and parcel of well demarcated land hereditaments and premises containing an area 6 (six) Cottahs 0 Chittacks 0 Sq.ft. (be the same a little more or less) **TOGETHER WITH** old dilapidated pucca brick built structure standing thereon covering 400 Sq.ft. (more or less) situate lying at and being part of **municipal premises No. 10, East Topsia Road, Kolkata 700 046**, Police Station Tiljala, within the Municipal limits of Ward No. 66 of the Kolkata Municipal Corporation, comprised in C.S. Dag No. 804 appertaining to Khatian No. 156 of Mouza Tangra, J. L. No. 5, Sub-Registration office Sealdah, Touzi No. 1298/2833, Pargana Dihi Panchanangram, District 24 Parganas (South), **TOGETHER WITH** fittings, fixtures, amenities, installations and all sorts of easement rights over the common passage/Road and other benefits facilities and advantages attached therein or thereto and butted and bounded in the manner following:-

ON THE NORTH : By Plot No. 17 occupied by Mr. S. Lakhotia
ON THE SOUTH : By Plot No. 19 occupied by Mr. S. N. Singh
ON THE EAST : By Land and structure of Mr. Javed Ahmed & Ors
ON THE WEST : By 25'ft. wide proposed Road.

PART II

ALL THAT the piece and parcel of well demarcated land hereditaments and premises containing an area 6 (six) Cottahs 0 Chittacks 0 Sq.ft. (be the same a little more or less) **TOGETHER WITH** old and dilapidated brick built pucca structure consisting of three rooms, bath privy etc. covering 400 Sq.ft. (more or less) situate lying at and being part of **municipal premises No. 10, East Topsia Road, Kolkata 700 046**, Police Station Tiljala, within the municipal limits of Ward No. 66 of the Kolkata Municipal Corporation, comprised in C.S. Dag Nos. 801 & 804 appertaining to Khatian No. 156 under parent Khatian No. 155 in Mouza Tangra, Sub-Registration office Sealdah, J. L. No. 5, touzi No. 1298/2833, Pargana Dihi Panchanangram, District 24-Parganas (South), **TOGETHER WITH**

fittings, fixtures, amenities and all sorts of easement rights over the common passage/Road and other benefits facilities and advantages attached therein or thereto and butted and bounded in the manner following.

- ON THE NORTH : By Road**
- ON THE SOUTH : By Plot No. 18 occupied by S. Lakhotia**
- ON THE EAST : By Land & structures of Javed Ahmed & Ors.**
- ON THE WEST ; By 25'ft. wide proposed Road.**

**THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID DEMISED PREMISES)**

ALL THAT the piece and parcels of land hereditaments and premises containing by admeasurement an area of 12 (Twelve) Cottahs 0 Chittacks 0 Sq.ft. (be the same a little more or less) **TOGETHER WITH** the old and dilapidated brick built pucca structures measuring approximately 800 Sq.ft of covered area (more or less) situated and standing thereon situate lying at and being **Municipal premises No. 11J, East Topsia Road, Kolkata 700 046** within Police Station Tiljala within the Municipal limits of Ward No. 66 of The Kolkata Municipal Corporation **TOGETHER WITH** all fittings, fixture, amenities and all sorts of easement rights over the common passage/ Road and other benefits facilities and advantages attached thereto situation whereof has been shown and delineated in the map or plan annexed hereto and bordered in **RED** colour thereon and butted and bounded as follows that is to say;

- ON THE NORTH : By 100'ft Wide Road**
- ON THE SOUTH : By Plot No. 19 occupied by Mr. S. N. Singh**
- ON THE EAST : By Land & Structure of Mr. Javed Ahmed Organisation**
- ON THE WEST ; By 25'Wide Road.**

RECEIVED of and from the withinnamed
PURCHASER the within-mentioned sum of
Rs.60,00,000/-(Rupees Sixty lacs only)
being consideration money payable under
these presents as per memo below :

Rs.60,00,000.00

MEMO OF CONSIDERATION

By Cheque No. 806734 dated 9.12.2005
Drawn on Uco Bank, Kolkata Main Branch
In favour of the Vendor.

Rs.5,00,000.00

By Pay order No. 549989 dated 15/07/06
Drawn on Uco Bank, ~~Bombay~~ Kolkata
In favour of the Vendor

Rs.55,00,000.00

Total Rs.60,00,000.00 ✓

(Rupees Sixty lacs only)

Satish Ch. Saha

WITNESSES :

Tanmoy Ghosh
TANMOY GHOSH.

R. L. Gaggur

Drafted and Prepared in in my
Office

R. L. Gaggur
66 R. L. GAGGAR
SOLICITOR & ADVOCATE
HIGH COURT. KOLKATA

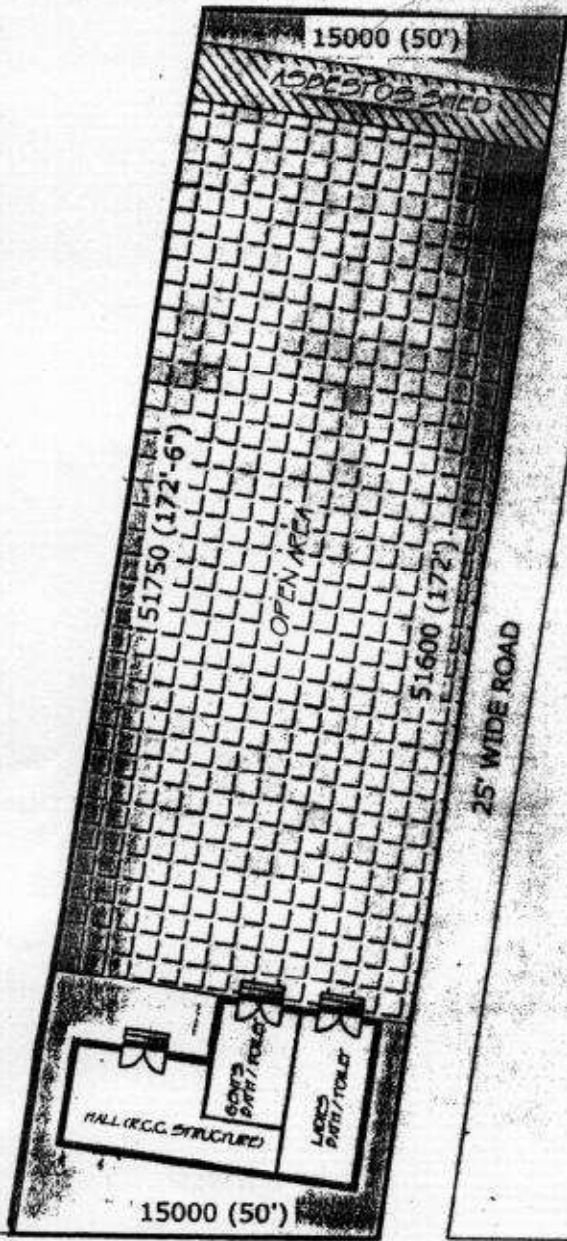
SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | | | |
|-------|--------------------------|------------|---------------|-------------|---------------|-------------|---------------|
| PHOTO | <i>Sahar ch. Lalwala</i> | LEFT HAND | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | RIGHT HAND | Thumb | Fore finger | Middle Finger | Ring Finger | Little Finger |
| PHOTO | <i>Apas Lumar</i> | LEFT HAND | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | RIGHT HAND | Thumb | Fore finger | Middle Finger | Ring Finger | Little Finger |
| PHOTO | | LEFT HAND | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | RIGHT HAND | Thumb | Fore finger | Middle Finger | Ring Finger | Little Finger |
| PHOTO | | LEFT HAND | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | RIGHT HAND | Thumb | Fore finger | Middle Finger | Ring Finger | Little Finger |

PLAN OF LAND & STRUCTURE AT PREMISES NO. 11J, EAST TOPSIA ROAD,
KOLKATA - 700046 COMPRISED IN GS DAG NO. 804, 801, MOUZA, TANGRA
P.S. - TIJALA, 24 PGS.

SCALE - 1"=30'

LAND AREA 12 KATTHAS MORE OR LESS



ON NORTH : 100' WIDE ROAD
ON SOUTH : PLOT 19 OCCUPIED
BY S.N.SINGH.
ON EAST : LAND & STRUCTURE OF
MR. JAVED AHMED & ORG.
ON WEST : 25' WIDE ROAD

Satish Ch. Khatun

For NATRAJ HOUSING PROMOTERS (P) LTD.

[Signature]
Director

100' WIDE ROAD

