

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the day of
Two Thousand and Sixteen (2016).

B E T W E E N

SRI DEBASISH BHATTACHARJEE (having Pan AMGPB2187H), son of Sri Sudhir Bhattacharjee, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at Premises No.P-40, Bangur Avenue, Block-A, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, hereinafter called and referred to as the “**VENDOR**” (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **his** heirs, executors, administrators, representatives and assigns) of the **FIRST PART**

A N D

SRI DEBRAJ DE (having Pan BZFPD9721C), son of Sri Dipak De, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at Premises No.3, Shyamnagar Road, Post Office – Bangur Avenue, Police Station – Dum Dum, Kolkata – 700 055, District – North 24 Parganas, hereinafter called and referred to as the “**PURCHASER**” (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **his** heirs, executors, administrators, representatives and assigns) of the **SECOND PART**

A N D

SMT. JYOTI BHATTACHARJEE (having Pan ADRPB6816B), wife of Sri Sudhir Bhattacharjee, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at Premises No.P-40, Bangur Avenue, Block-A, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, District – North 24 Parganas, hereinafter called and referred to as the “**CONFIRMING PARTY**” (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **her** heirs, executors, administrators, representatives and assigns) of the **THIRD PART**.

WHEREAS one Smt. Matangini Debi was the absolute owner of **ALL THAT** piece or parcel of a plot of land hereditaments and premises containing by estimation an area of **02.6362 Acres** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza – Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana – Kalikata appertaining to **C. S. Khatian No.184** under the Police Station of Dum

Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Sale dated **08th December, 1897** duly registered in the Office of the Sub Registrar at Cossipore Dum Dum in **Book No.I, Volume No.12, Pages 200 to 203, Being No.1743 for the year 1897**, the said Matangini Debi indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of land hereditaments and premises containing by estimation an area of **02.6362 Acres** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza – Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana – Kalikata appertaining to **C. S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of **Sri Tulsi Das Dey** free from all encumbrances whatsoever.

AND WHEREAS the said **Tulsi Das Dey** died intestate leaving behind his surviving wife **Smt. Haridasi Dasi** and only son **Sri Lalit Mohan Dey** as his only heirs and successors and the said **Haridasi Dasi** died intestate **in the year 1933** leaving behind her said surviving son **Sri Lalit Mohan Dey** as her only heir and successor and the said **Lalit Mohan Dey** also died intestate **in the year 1951** leaving behind his surviving three sons namely **Sri Lakshmi Kanta Dey, Sri Durga Kanta Dey** and **Sri Srikanta Dey** as his only heirs and successors and accordingly upon the demise of said **Lalit Mohan Dey** the said land left by him devolved upon his said three sons to the extent of undivided **1/3rd share each** in accordance with the Hindu Law of Succession.

AND WHEREAS thus being the absolute owners by virtue of said inheritance the said **Sri Lakshmi Kanta Dey, Sri Durga Kanta Dey** and **Sri Srikanta Dey** jointly mutated their names in respect of the said land measuring an area of **02.6362 Acres** be the same a little more or less in the record of rights of the concerned authority under **C.S. Khatian No.184** and as well as in the records of the South Dum Dum Municipality upon payment of relevant khajanas and taxes thereof to the said concerned authorities.

AND WHEREAS the said **Sri Lakshmi Kanta Dey, Sri Durga Kanta Dey** and **Sri Srikanta Dey** duly executed a **Deed of Agreement** dated **09th December, 1967** for the Amicable Partition of the above mentioned property alongwith their other immovable joint properties.

AND WHEREAS by virtue of a Deed of Settlement dated **04th July, 1975** duly registered in the Office of the Registrar of Assurances at Calcutta in **Book No.I, Volume No.169, Pages 236 to 247, Being No.3907 for the year 1975**, the said **Sri Lakshmi Kanta Dey** transferred his allotted property in favour of his wife **Smt. Dipta Dey** with separate arrangement and on the terms and conditions as stated therein.

AND WHEREAS by virtue of Deed of Kobala dated **22nd June, 1976** corresponding to **8th Ashar, 1383 B.S.** duly registered in the Office of the Sub Registrar at Cossipore Dum Dum in **Book No.1, Volume No.58, Pages 252 to 256, Being No.4209 for the 1976**, the said **Smt. Dipta Dey** with the said **Sri Lakshmi Kanta Dey, Sri Durga Kanta Dey** and **Sri Srikanta Dey** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of land hereditaments and premises containing by estimation an area of **04 (four) Cottahs 12 (twelve) Chittacks 04 (four) Sq. ft.** be the same a little more or less including all easement rights and appurtenances thereto lying situate at **Municipal Holding No.223/A, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag No.639** appertaining to **C.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as **Plot No.2** unto and in favour of **Sri Santosh Kumar Karmakar** free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Kobala dated **22nd June, 1976** corresponding to **8th Ashar, 1383 B.S.** duly registered in the Office of the Sub Registrar at Cossipore Dum Dum in **Book No.1, Volume No.82, Pages 17 to 21, Being No.4207 for the year 1976**, the said **Sri Lakshmi Kanta Dey, Sri Durga Kanta Dey, Sri Srikanta Dey** and **Smt. Dipta Dey**

indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of land hereditaments and premises containing by estimation an area of **04(four) Cottahs 11(eleven) Chittacks 19(nineteen) Sq.ft.** be the same a little more or less out of **33.12 Decimals** including all easement rights and appurtenances thereto lying situate at Municipal Holding **No.223/A, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R.S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag No.639** appertaining to **C.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as **Plot No.1** unto and in favour of **Sri Sudhir Bhattacharjee** free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Conveyance dated **14th March, 1978** duly registered in the Office of the District Registrar at Alipore in **Book No.1, Volume No.70, Pages 1 to 9, Being No.1351 for the year 1978**, the said **Sri Santosh Kumar Karmakar** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of bastu land containing by estimation an area of **04 (four) Cottahs 12(twelve) Chittacks 04(four) Sq.ft.** be the same a little more or less including all easement rights and appurtenances thereto lying situate at **Municipal Holding No.223/A, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag No.639** appertaining to **C.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as **Plot No.2** unto and in favour of **S.B. Engineering Company**, a Proprietorship Firm represented by its sole Proprietor **Sri Sudhir Bhattacharjee** free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Conveyance dated **12th November, 1970** corresponding to **26th Kartick, 1377 B.S.** duly registered in the

Office of the Sub Registrar at Cossipore Dum Dum in **Book No.1, Volume No.110, Pages 27 to 30, Being No.6963 for the year 1970**, the said **Sri Lakshmi Kanta Dey, Sri Durga Kanta Dey and Sri Srikanta Dey** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of bastu land containing by estimation an area of **01(one) Cottah 13 (thirteen) Chittacks** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Bagjola, J.L. No.21, R.S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag No.638** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as **Plot No.10** unto and in favour of **Smt. Ava Rani Das** free from all encumbrances whatsoever.

AND WHEREAS thereafter by virtue of a Deed of Kobala dated **18th June, 1971** corresponding to **3rd Ashar, 1378 B.S.** duly registered in the Office of the Sub Registrar at Cossipore Dum Dum in **Book No.1, Volume No.54, Pages 41 to 45, Being No.3470 for the year 1971**, the said **Smt. Ava Rani Das** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of bastu land containing by estimation an area of **01(one) Cottah 13 (thirteen) Chittacks** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag No.638** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as **Plot No.10** unto and in favour of the said **Sri Sudhir Bhattacharjee** free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Kobala dated **09th March, 1976** duly registered in the Office of the Sub Registrar at Cossipore Dum Dum in **Book No.1, Volume No.27, Pages 119 to 124, Being No.1307 for the year 1976**, the said **Sri Sudhir Bhattacharjee** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of bastu land containing by estimation an area of **01(one) Cottah 13(thirteen) Chittacks** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza – Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana – Kalikata comprised in **C.S. Dag No.638** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as **Plot No.10** unto and in favour of **Sri Anil Chitrakar** free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Conveyance dated **1st day of December, 1978** duly registered in the Office of the Sub Registrar at Cossipore Dum Dum in **Book No.1, Volume No.165, Pages 32 to 39, Being No.6957 for the year 1978**, the said **Sri Anil Chitrakar** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of bastu land containing by estimation an area of **01(one) Cottah 13(thirteen) Chittacks** be the same a little more or less including all easement rights and appurtenances thereto lying situate at **Municipal Holding No.225, Dum Dum Cossipore Road (old Holding No.209/1, Dum Dum Cossipore Road, formerly 191, Dum Dum Cossipore Road), Kolkata – 700 074** at Mouza – Bagjola, J.L. No.21, R.S. No.68, Touzi No.182, Pargana – Kalikata comprised in **C.S. Dag No.638** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan

annexed thereto and marked thereon as **Plot No.10** unto and in favour of the said **S.B. Engineering Company**, a Proprietorship Firm represented by its sole Proprietor **Sri Sudhir Bhattacharjee** free from all encumbrances whatsoever.

AND WHEREAS after purchase of the said plots of land the said Sri Sudhir Bhattacharjee mutated his name in respect thereof in the records of the South Dum Dum Municipality and upon mutation the said municipal authority assessed the said plots of land as **Municipal Holding No.311, Dum Dum Cossipore Road, Kolkata - 700 074** under the Police Station of Dum Dum in the District of North 24 Parganas.

AND WHEREAS by virtue of the said Deeds mentioned hereinabove thus the said **Sri Sudhir Bhattacharjee**, sole Proprietor of **S.B. Engineering Company** became the absolute Owner of **ALL THAT** piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation a total area of **11(eleven) Cottahs 04(four) Chittacks 23(twenty three) Sq.ft.** be the same a little more or less together with **asbestos shed** including all easement rights and appurtenances thereto lying situate at and being **Municipal Holding No.311, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R.S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag Nos. 638 & 639** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173 appertaining to R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas free from all encumbrances, liens, lispensens, attachments, claims and demands in any manner whatsoever.

AND WHEREAS subsequently by virtue of a Deed of Gift dated **25th March, 1999** duly registered in the Office of the District Registrar at Barasat, North 24 Parganas in **Book No.1, Volume No.43, Pages 200 to 213, Being No.2119 for the year 1999**, the said **Sri Sudhir Bhattacharjee** in consideration of natural love and affection indefeasibly granted, transferred, assigned and assured **ALL THAT** piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation an area of **11(eleven) Cottahs 04(four) Chittacks 23(twenty three) Sq.ft.** be the same a little more or less together with **an old structure** thereon

including all easement rights and appurtenances thereto lying situate at and being **Municipal Holding No.311, Dum Dum Cossipore Road, Kolkata - 700 074** also known as **Premises No.225, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag Nos. 638 & 639** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of **his** wife and only son namely **Smt. Jyoti Bhattacharjee** and **Sri Debasish Bhattacharjee** free from all encumbrances whatsoever.

AND WHEREAS after obtaining the said bastu land hereditaments and premises the said **Smt. Jyoti Bhattacharjee** and **Sri Debasish Bhattacharjee** jointly mutated their names in respect thereof in the records of the South Dum Dum Municipality and upon mutation the said municipal authority assessed the said plot of land as **Municipal Holding No.242, Dum Dum Cossipore Road, Kolkata-700074** under the Police Station of Dum Dum in the District of North 24 Parganas.

AND WHEREAS by virtue of a Deed of Gift dated **12th August, 2010** duly registered in the Office of the Additional Registrar of Assurances- II at Kolkata in **Book No.I, C. D. Volume No.31, Pages 4453 to 4466, Being No.09980 for the year 2010**, the said **Smt. Jyoti Bhattacharjee** in consideration of natural love and affection indefeasibly granted, transferred, assigned and assured **ALL THAT** piece or parcel of the plot of bastu land hereditaments and premises containing by estimation an area of **05(five) Cottahs 10(ten) Chittacks 11.5(eleven point five) Sq.ft.** be the same a little more or less together with **500 Sq.ft. old structure** thereon including all easement rights and appurtenances thereto being the undivided **50% share** of the said land measuring an area of **11(eleven) Cottahs 04(four) Chittacks 23(twenty three) Sq.ft.** together with **1500 Sq.ft. old structure** thereon lying situate at and being **Municipal Holding No.242, Dum Dum Cossipore Road (old Holding No.311, Dum Dum Cossipore Road), Kolkata - 700 074** also known as **Premises No.225,**

Dum Dum Cossipore Road, Kolkata - 700 074 at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag Nos. 638 & 639** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of **her** said only son **Sri Debasish Bhattacharjee** free from all encumbrances whatsoever.

AND WHEREAS thereafter the said **Sri Debasish Bhattacharjee** mutated his name in respect thereof in the records of the South Dum Dum Municipality and upon mutation the said municipal authority assessed the said plot of land as **Municipal Holding No.242, Dum Dum Cossipore Road, Kolkata - 700 074** under the Police Station of Dum Dum in the District of North 24 Parganas under **Holding ID No.10795**.

AND WHEREAS in the manner aforesaid thus the Vendor herein the said **Sri Debasish Bhattacharjee** became the sole and absolute Owner and seized and possessed of and / or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation an area of **11(eleven) Cottahs 04(four) Chittacks 23(twenty three) Sq.ft.** be the same a little more or less together with **1500 Sq.ft. old tin shed structures** thereon including all easement rights and appurtenances thereto lying situate at and being **Municipal Holding No.242, Dum Dum Cossipore Road (old Holding No.311, Dum Dum Cossipore Road), Kolkata - 700 074** also known as **Premises No.225, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag Nos. 638 & 639** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No.10 in the District of North 24-Parganas particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "**SAID PROPERTY**" free from all encumbrances whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment of the said Property the Vendor herein **has** agreed to sell and the Purchaser herein **has** agreed to purchase **ALL THAT** piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation an area of **11(eleven) Cottahs 04 (four) Chittacks 23 (twenty three) Sq.ft.** but on physical measurement it stands to an area of **11(eleven) Cottahs 12(twelve) Chittacks 39(thirty nine) Sq.ft.** be the same a little more or less together with **1500 Sq.ft. old tin shed structures** thereon including all easement rights and appurtenances thereto comprised of the said Property particularly mentioned and described in the Schedule hereunder written at or for the total consideration of **Rs. 4,41,50,000/- (Rupees Four Crore Forty One Lac Fifty Thousand)** only free from all encumbrances, liens, lispens, charges, attachments, claims and demands in any manner whatsoever.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendor herein doth hereby assure and represent to the Purchaser as follows:-

- a) **THAT** the Vendor **has** a good marketable title in respect of the said Property and every part thereof particularly mentioned and described in the Schedule hereunder written.
- b) **THAT** the said Property is free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.
- c) **THAT** excepting the Vendor and none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property or any part thereof.
- d) **THAT** the Vendor **is** legally competent to transfer the said Property and every part thereof.
- e) **THAT** there is no acquisition or requisition proceeding pending nor the Vendor **has** been served with any notice of acquisition or requisition in respect of the said Property or any part thereof.
- f) **THAT** no public demand of any kind whatsoever is outstanding against and/or payable by the Vendor in respect of the said Property or any part thereof.
- g) **THAT** the Vendor **has** not entered into any Agreement for Sale, Development, Lease, Tenancy or otherwise nor **has** created any interest or right of the Third Party into and upon the said Property or any part thereof.

- h) **THAT** the Vendor **has** not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property or any part thereof.
- i) **THAT** there is no other occupier on and upon the said Property or any part thereof in any manner whatsoever.
- j) **THAT** the said Property or any part thereof is not under any 'Debutter' or 'Wakf' and it is free from road alignment.
- k) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendor herein and believing the same to be true and acting on good faith the Purchaser herein **has** agreed to purchase the said Property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisitions or requisitions whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 4,41,50,000/- (Rupees Four Crore Forty One Lac Fifty Thousand)** only paid by the Purchaser to the Vendor at or immediately before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration given hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, **his** heirs, executors, administrators, representatives and assigns and every one of them and also the said Property, **he** the Vendor as the absolute Owner of the said Property doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser, **his** heirs, executors, administrators, representatives and assigns free from all encumbrances, attachments and other defects in title **ALL THAT** piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation an area of **11(eleven) Cottahs 04(four) Chittacks 23(twenty three) Sq.ft.** but on physical measurement it stands to an area of **11(eleven) Cottahs 12(twelve) Chittacks 39(thirty nine) Sq.ft.** be the same a little more or less together with **1500 Sq.ft. old tin shed structures** thereon including all easement rights and appurtenances thereto comprised of the said Property particularly mentioned and described in the Schedule hereunder written or HOWSOEVER otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH the land or ground whereupon or on part whereof the same is erected and built together further with the structures,

erections, fixtures, walls, yards, courtyards, all trees, fences, hedges, ditches, ways, water, watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said Property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, **his** heirs, executors, administrators, representatives and assigns or any person or persons from whom he or she or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE, HOLD, OWN, POSSESS AND ENJOY the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and in favour of the Purchaser, **his** heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor herein doth hereby for **himself, his** heirs, executors, administrators, representatives and assigns covenant with the Purchaser, **his** heirs, executors, administrators, representatives and assigns that notwithstanding any act, deed or thing whatsoever by the Vendor herein or by any of **his** predecessors and ancestors in title, done or executed or knowingly suffered to the contrary **he** the Vendor had at all material times heretofore and now **has** good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and in favour of the Purchaser, **his** heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser, **his** heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let out,

lease out or transfer by way of gift or otherwise alienated the said Property or any part or every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for **him** or from or under any of his predecessors or ancestors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his predecessors or ancestors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for **him** the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, **his** heirs, executors, administrators, representatives and assigns 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 and every part thereof unto and in favour of the Purchaser, **his** heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor, **his** heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, **his** heirs, executors, administrators, representatives and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinabove contained and **THIS INDENTURE FURTHER WITNESSETH** that the peaceful physical possession of the said Property and every part thereof is being handed over by the Vendor unto and in favour of the Purchaser herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances in any manner whatsoever **AND** for the satisfaction of the Purchaser, the **Confirming Party** herein doth hereby execute these presents being a Party hereof as she is the constituted Attorney of the Vendor by virtue of a General Power of Attorney dated **23rd July, 2009** duly registered in the Office of the Additional Registrar of Assurances-III at Kolkata in **Book No.IV, Being No.03639 for the year 2009.**

THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of **11(eleven) Cottahs 04(four) Chittacks 23(twenty three) Sq.ft.** but on physical measurement it stands to an area of **11(eleven) Cottahs 12(twelve) Chittacks 39(thirty nine) Sq.ft.** be the same a little more or less together with **1500 Sq.ft. cemented flooring old tin shed structures** thereon including all easement rights and appurtenances thereto lying situate at and being **Municipal Holding No.242, Dum Dum Cossipore Road (old Holding No.311, Dum Dum Cossipore Road), Kolkata - 700 074** presently known as **Premises No.225, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag Nos. 638 & 639** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173 appertaining to R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in **Ward No.10**, Additional District Sub Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and more clearly delineated with **RED** border line in the sketch Map or Plan annexed hereto and butted and bounded in the manner as follows :

- ON THE NORTH** : Partly by existing (G+IV) stored building and partly by existing - II storied building;
- ON THE SOUTH** : Partly by Dum Dum Cossipore Road and partly by others property;
- ON THE EAST** : By 18'- 0" wide Road;
- ON THE WEST** : By 15'- 1" wide Road.

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

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata
in the presence of :-

1.

2.

Signature of the Vendor

SIGNED, SEALED AND DELIVERED

by the Purchaser at Kolkata
in the presence of :-

1.

2.

Signature of the Purchaser

SIGNED, SEALED AND DELIVERED

by the Confirming Party at Kolkata
in the presence of :-

1.

2.

Signature of the Confirming Party

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 4,41,50,000/- (Rupees Four Crore Forty One Lac Fifty Thousand)** only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

By **Cheque No. 280805** dated **11/02/2016**

drawn on Axis Bank Ltd., Branch -

Dum Dum, Kolkata, West Bengal

Rs. 4,41,50,000/-

(Rupees Four Crore Forty One Lac Fifty Thousand Only)

WITNESSES:-

1.

2.

Signature of the Vendor

Drafted by :-

**(Kalipada Charan),
Advocate,
Erl. No.WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Flat No.2, Dum Dum,
Kolkata – 700 030.**