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24.9.01

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506 SM

Stamp
under the Indian Stamp
Act, 1899, Section 82 (1) 01DD 045578
in the State of West Bengal under the
Indian Stamp Act, 1899
under the State of West Bengal under the Indian
Stamp Act, 1899

23+4
Certified that the Stamp duty
Rs. 50.00 has been realised
from the stamp duty
of Rs. 50.00 and the
stamp duty of Rs. 50.00
has been realised by
the stamp duty collector
of the District of West Bengal
on 29.9.01

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 29th day of

September 2000 A.D. **B E T W E E N SRI CHIRAJIT PAUL**, son
of Late Haripada Paul by Religion Hindu, by Occupation -
business, residing at 13A/47, Ariff Road, Police Station -
Ultadanga, Calcutta-700 067, hereinafter called the **VENDOR**
(which term or expression, unless otherwise excluded by or
repugnant to the subject or context, shall be deemed to mean
and include his heirs, executors, administrators, legal
representatives and assigns) of the **ONE PART AND MESSRS.**
PAGEART INDIA - a Partnership Firm having its registered
Office and Principal place of business at No.1, Jahar Lal
Dutta Lane, Police Station - Ultadanga, Post Office -
Ultadanga Main Road, Calcutta-700 067, represented by its

508 7501
24.9.01
on 10.11.2000
Dist. Secy. West Bengal
10/11/01

10995

Ball 1

M/S Packart Jordie
J.L. Dutta Lane
Cal-67

Treasury

Date: 19.7.2000

1- 25000
1- 500
4- 400
1- 100

259/00
A. D. S. R. Seal
29/9/00
Chirajit Lane

A. D. S. R.
Sealdah

Chirajit Lane 29/9/00



31.60

Chirajit Lane

Sagar Behara
Son. A. Gotsinde Behara
1. Bahadur Dutta Lane
Cal-67
Garvie

Execution is admitted by

Chirajit Lane
13A/47, Griffith Road
Mumbai
Cal-67
Hindu
Business

Identified by

Sagar Behara
G. Behara
1. Bahadur Dutta Lane
Cal-67
Hindu
Service

29/9/00

29/9/00



(2)

Partners - Namely SREEMATI AVA CHOWDHURY, wife of Sri Barun Chowdhury, by religion- Hindu, by occupation Business-cum-House-wife, at present residing at 44/1, Gray Street, Calcutta-700 006, A N D SREEMATI SWATI CHOWDHURY, wife of Sri Debabrata Chowdhury, by religion- Hindu, by occupation-Business-cum-House-wife, at present residing at HB-233, Salt Lake, Calcutta-700 091 A N D SREEMATI TANDRA CHOWDHURY wife of Sri Satyabrata Chowdhury, by religion Hindu, by occupation business-cum-house-wife, at present residing at C-113, Housing Society HDSE-I, New Delhi-49, A N D SRI PARTHA BHOWMICK, son of Sri Binoy Krishna Bhowmick, by religion - Hindu, by occupation - Business at present residing at Kamalgari, Ichapore, Nawabgunj, District 24-Parganas(North), A N D SRI TIRTHA BHOWMICK, son of Sri Binoy Krishna Bhowmick, by religion - Hindu, by occupation Business at present

contd..p/3

contd..p/3

Serial No. 10995
Sold to M/s Packart India
At L. J. L. Sutta Lane
Cal-67

Date 19.7.2000

10	25000
1	500
4	400
10	100
<hr/>	
	25900



29/9/2000



(3)

residing at Kamalgari, Ichapore, Hawabgunj, District 24 Parganas(North), A N D SREEMATI MOLY DAS, wife of Sri - Debashis Das, by religion Hindu, by occupation Business-cum-Housewife, at present residing at 2/31, Mall Road, Calcutta-700 080, hereinafter called and described as the "PURCHASERS" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its present and future partners and their respective heirs, executors, administrators, representatives and assigns) of the OTHER PART:

W H E R E A S one Sreemati Taru Bala Paul, now deceased, of 13A/47, Ariff Road, Police Station Ultadanga, Calcutta-700 067, was the sole and absolute owner of a hut with a piece or parcel of land measuring more or less 9 Cottahas situated at the Premises No.1, Jwaharlal Dutta

contd..p/4

Serial No. 10995

Sold to M/S. Packart India

of 1. J. L. Gupta Lane
Cal-67

Calcutta

Date 19.7.2000

1- 25000-
1- 5000-
4- 4000-
1- 1000-

25910-



District Sub-Registrar
District of Pargana - (South)
29/9/2000



(4)

Lane, Calcutta-700 067 and another plot of land measuring 7 Cottahs more or less together with sheds and structures situated at the Premises No.1/1A, Jaharial Dutta Lane, Calcutta-700 067 and all other rights thereto.

AND WHEREAS the said Sreemati Tarubala Paul died intestate as a Hindu on 5.2.85 leaving behind surviving her four sons, Shri Senti Ranjan Paul, now deceased, Shri Ranjit Kumar Paul, now deceased, Shri Ajit Kumar Paul and Shri Chirajit Kumar Paul, the Vendor herein, as her heirs and legal representatives to inherit her estate in equal shares.

AND WHEREAS the said Ranjit Kumar Paul died intestate as a Hindu on 8.2.84 leaving behind surviving his widow Sreemati Ira Paul and two sons Shri Anitava Paul and Shri Sonit Paul to inherit his estate in equal shares.

contd..p/5

Serial No. 10995

Sold to M/s. Packart India

of L. J. L. Dutta Lane
Cal-67

Color

Dated 19.7.2000

1- 25000
1- 500
4- 400
1- 100

25910



Asst. Secy. Registrar
Calcutta, Dist. of Parganas (South)
29/9/2000



(5)

AND WHEREAS the abovenamed heirs and heiress of the Taru Sala Paul thus became and entitled to their respective shares in the said joint property in that Shri Santi Ranjan Paul, now deceased, Shri Chirajit Paul and Shri Ajit Kumar Paul will have undivided 1/4th share each and of Sm. Ira Paul, Shri Amitava Paul and Shri Sonit Paul will jointly have undivided 1/4th share of the property left by Taru Sala Paul.

AND WHEREAS to have the said joint property partitioned amongst the co-sharers by metes and bounds in accordance with their respective shares, Shri Santi Ranjan Paul, now deceased, filed a Suit being Title Suit No.70 of 1997 in the Court of Learned Civil Judge, Senior Division at Sealdah against his other co-sharers.

contd..p/6

Serial No. 10295
Sold to M/s Packart India
of 1, J.L. Gutter Lane
Cal-67

Calcutta Collection, 1970

Treasury
dated 19.7.2000

1- 25000
1- 5000
4- 4000
1- 1000

259100



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Addl. Dist Sub-Registrar
Medinipur, Dist 24 Parganas (South)

28/9/2000



(C)

AND WHEREAS during the pendency of the said suit the Parties thereto had agreed to divided the said joint property into four plots being Plots A, B, C and D and accordingly a site plan of the joint property was prepared containing four plots with clear demarcation and delineation by border lines.

AND WHEREAS pursuant to such compromise the parties to the said Partition Suit filed a Compromise Petition dated the 18th September, 1997 in the said Court giving particulars of the divided portions of the parties described in Schedules A, B, C and D to the said Compromise petition and also making the said site plan as a part of the said Compromise petition.

AND WHEREAS by an Order dated the 22nd September, 1997 the said Learned Civil Judge, Senior Division, Sealdah decreed

contd....p/7

Serial No. 10295

Sold to

M/S Packart India

of

J.L. Dutta Lane

Cal-67

Calcutta Collectorate,

Treasury

Dated

19.7.2000

1-	25000
1-	500
4-	400
1-	10

25910



by

29/7/2000



(7)

the said suit in final Form in terms of the said Compromise petition which formed part of the final decree passed in the said suit.

AND WHEREAS by virtue of the said final decree the Vendor herein became the sole and absolute owner of All That the plot 'C' measuring more or less 4 Cottahs 9 Chittacks with structures having brick built wall and tin roof together with all fittings and fixtures and all rights thereto situated at and being the Southern middle part of the Premises No.1 and 1/1A, Jaharal Dutta Lane, Police Station Ultadanga, Calcutta-700 067 within Ward No.13 of the Calcutta Municipal Corporation, fully described in Schedule 'B' of the Compromise petition.

AND WHEREAS pursuance to the said final decree the Vendor herein has been put into physical possession of plot 'C' portion of the plan measuring more or less 4 Cottahs 9 Chittacks and the Vendor is absolutely seized and possessed of the said allotted property.

contd...p/8

1083

Serial No. 10995

Sold to M/s Packart India

of J. L. Butta Lane

at-67

Delaware Collectors,

Treasury

Dated 19.7.2000

1- 25000

1- 500

4- 400

1- 10

25910



Seal, Dist 24 Margana (South)

25/9/2000

AND WHEREAS because of urgent need of money the Vendor has declared his intention to sell a portion of the said property measuring more or less 1 Cottah 10 Chittacks (out of 4 Cottahs 9 Chittack) with structures thereon being Southern part of the Premises No.1 and 1/1A, Jaharal Dutta Lane, Calcutta-700 067 and to use temporarily 12'ft. wide passage and the Purchasers being the owner of the adjacent Plot 'D' proposed to purchase the said portion of the land with structures thereon and offered the sum of Rs.3,70,000/- (Rupees three Lacs seventy thousand) only as the consideration money and the Vendor has accepted the offer as marketable and has agreed to sell the property with tenants to the Purchasers at the above agreed price.

NOW THIS DEED WITNESSETH that in pursuance of the said oral agreement and in consideration of the sum of - Rs.3,70,000/- (Rupees three lakhs seventy thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents, the receipt of which the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit, discharge and release the said property hereby intended to be conveyed, the Vendor doth hereby indefeasibly grant, convey sell and transfer unto the Purchasers ALL THAT divided and demarcated the said portion of the land with structures thereon shown and delineated in the annexed plan being the Southern middle part of the Premises No. 1 and 1/1A, Jaharal Dutta Lane, under Police Station Udadanga within the limits of Ward No.13 of the Calcutta Municipal Corporation described in the Schedule hereunder OR HOWSOEVER OTHERWISE the said property be known numbered, described and distinguished TOGETHER WITH all areas, fences, compounds, ancient and other lights ways

ls

Wetland Date: 28/9/2000

paths passages sewers drains walls and water courses and all manner of rights privileges easements advantages and appurtenances whatsoever to the said land hereditaments and premises being part of the said Premises No.1 and 1/1A, Jahar Lal Dutta or any part thereof now or heretofore were used occupied or enjoyed and the reversion or reversions, remainder and remainders and rents, issues and profits ther of hereunder also covenant with the Purchasers, that in case of sale of the balance portion more or less 3 Katha of the said property together with 12' ft. wide passage Purchasers shall be given first preference to purchase the same AND ALL the estate right title interest property claim or demand whatsoever both at law and in equity of the Vendor into and upon the said property or any part thereof TO HAVE AND TO HOLD the property unto and to the use of the Purchasers absolutely and forever AND the Vendor doth hereby covenant with the Purchaser that Notwithstanding any act deed or thing whatsoever the Vendor or any of his agents done executed or knowingly suffered to the contrary he the Vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to said property being part of the Premises No.1 and 1/1A, Jahar Lal Dutta Lane, hereby granted or expressed and intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of encumbrances, charges conditions use trust or any 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 has now good right full power and absolute authority to grant, convey and transfer the said property free from all encumbrances and charges and equities unto and to the use of the Purchasers in manner aforesaid AND that the

ADD. The Sub. Registrar

29/7/2003

Purchasers shall and may at all times hereafter peaceably quietly possess and enjoy the said property and the rents profits and issues thereof without any lawful eviction interruption claim or demand whatsoever from or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor and that free and clear and freely and clearly and absolutely acquitted exonerated released discharged and otherwise saved harmless and keep indemnified against all and all manner of claim, equities, liens, estate and encumbrances created by the Vendor or by any person or persons lawfully or equitably claiming for or in trust for the Vendor or his predecessor-in-interest AND FURTHER that the Vendor and all person or persons lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from 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 Purchasers do and execute such acts, deeds and things whatsoever for better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall and may be reasonably required AND the Vendor doth hereby covenant with the Purchaser that the Vendor shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser produce or cause to be produced unto the Purchaser or to its lawyers or agents or at any trial hearing commission, examination or otherwise as occasion will arise proving the title of the said Vendor and assigns to and in the said property hereby conveyed AND simultaneously with the execution of this conveyance, the Vendor delivers possession of the said property unto the Purchaser through tenants and the Vendor doth hereby declare



CS

RECEIVED

29/9/2000

(11)

that there is no impediment in the matter of transferring the said property to the Purchaser AND FURTHER the Purchaser shall have the right to record his name in the Assessment Register of Calcutta Municipal Corporation as owner of the said property and will pay the rates and taxes and the Vendor hands over the documents to the Purchaser as described in Schedule "A" below.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT part and parcel of a plot of land together with old structure in dilapidated condition, measuring 1 Cottah 10 Chittaks corresponding to 1100 sq.ft. more or less out of 4 Cottahs 9 Chittaks being portion of Plot 'C' in premises No. 1 and 1/1A, Jaharlal Dutta Lane, Calcutta-700067, Police Station Ultadanga with two storied structures thereon measuring 1160 sq.ft. on the ground floor and 600 sq.ft. on the first floor with tin roof together with all fittings and fixtures and all rights thereto also with easement right temporarily over 12'ft. wide passage on the West shown and delineated in the Plan with Border Red annexed, A.D.S.R.O., Sealdah in the District of 24-Parganas(South) within the limits of Ward No.13 of the Calcutta Municipal Corporation, together with rights, easements, drains, sewerage, pipe line and electric meter with fittings thereto and also together with the right to realise rents from the tenants therein, BUTTED AND BOUNDED as follows :-

On the North - by portion of Plot No.'C' (part of premises No.1 and 1/1A, Jahar Lal Dutta Lane);

On the South - by Plot No.'D' part of Premises No.1, Jaharlal Dutta Lane;

On the East - by 12'ft. passage;

On the West - by 12'ft. passage/Plot No.'A' part of premises No.1/1A, Jaharlal Dutta Lane.



ls

NOTE: The

the 1/16/1919



h

650' New and Old

Page 1

29/9/2002

IN WITNESS WHEREOF the Vendor hath hereunto set and subscribe his hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED at
Calcutta in the Presence of :

Chiranjit Paul

Signature of the Vendor.

Witnesses:-

1. *Sagar Bahara*
son of Gobinda Ch. Bahara.
1, Bahar Lal Jutta Lane Paltan
2. *Jyotirmoy Pramanick*
8/0 Late Santimoy Pramanick
10/x, Atal Surud
Cal-15

Drafted by me:-

Ant Kumar Bose
Advocate.

Regn.No 43345/1981.

Typed by:-

B. B. B.
Civil Court Sealah,
Calcutta-700014.

Addl. Dist. Officer, Parganas
Saidpur, Dist. 24 Parganas (South)

29/9/20

1. Right to Life - Every person has the right to life.

217 2139 234

SITE PLAN OF PORTION OF PLOT C AT PRE NO. 1
1/1A, JAHAR LAL DUTTA LANE CALCUTTA:-
700067, P.S. ULTADANGA WARD NO. 13
UNDER C.M.C.

N



SCALE :- 16' FT = 1" IN.

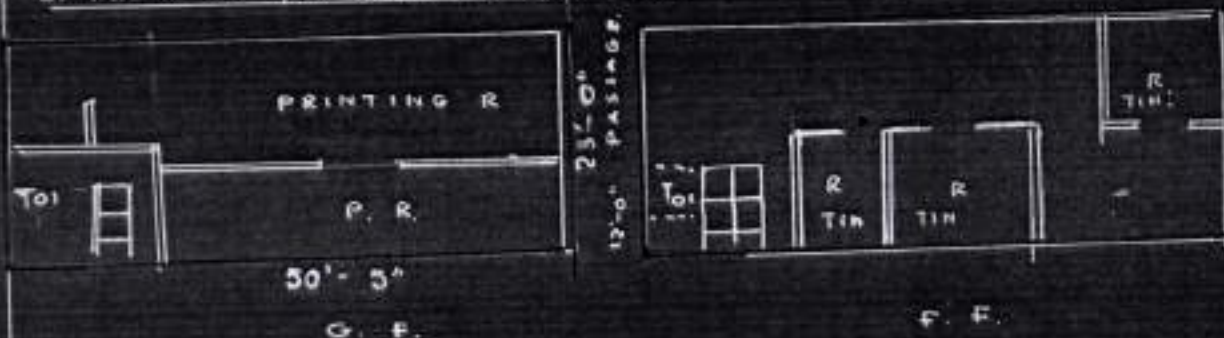
VENDOR:- SRI CHIRAJIT PAUL

PURCHASER:- MESSRS PACKART INDIA

COV AREA :- 1160 SFT (G.F.)

COV AREA :- 600 SFT (F.F.)

PORTION OF PLOT NO C (PART)
OF PRE NO 12 1/1A JAHAR LAL DUTTA LANE.



PLOT NO D PART OF PRE NO. 1
JAHAR LAL DUTTA LANE

DRAWN BY
TUSAR GANES
S. PASSED ADV.



Addl. Dist. Sub-Registrar
Madurai, Dist. 24, Parganas (South)

29/1/1900



Recd No. 1
Folio No. 62
Page 233
Serial No. 2134
Date of issue 18

Madurai, Dist. 24, Parganas (South)

13/1/1900

DATED THIS

DAY OF

B E T W E E N

SHRI GIRAJIT PAUL ... VENDOR:

A N D

MESSRS. PACKART INDIA ... PURCHASER:

C O N V E Y A N C E:

Drawn by:-

MR. ASIT KUMAR BASU,
ADVOCATE,
SEALDAH COURT COMPLEX
Room No. 101, 1st. Floor
Calcutta-700014.