



6
12-50
26/10/99

01DD 046242

Admissible under rule 21 duty
stamp paper under the Indian Stamp
Act, 1899 amended or Section 42 (1)
of the Wealth Improvement Act,
1911 when duty paid under the
Indian Stamp Act 1999.....
Special duty paid under the Calcutta
Improvement Act.....
Rate & address.....

400000
280000
1324
4389
4396
693100

Schedule 1A No. 23+4
The said A 4389
E 31
4396

Certified that the Stamp duty
Rs. 20539/- realized
from the sale of the
property in the
District of ...
Stamped by
9/10/2000

DEED OF CONVEYANCE
(Valued at Rs. 4, 00, 000/-)
THIS DEED OF CONVEYANCE made this the 26th

day of OCTOBER . in the year of Christ, One thousand
Nine hundred and Ninety Nine (1999),

BETWEEN

(1) SM. ANIMA PAUL. (2) SRI SHYAMAL PAUL. (3) SRI AMAL PAUL.

No.1, wife of & No.2,3, sons of Late Senti Ranjan Paul,

Contd.... P/2
10/11/2000
10th, Dist. 21, Patna (Bihar)

7484

M/S. Patkart India
1. J. L. Bette Lane Cor 67
Date 1.6.78



A.M. 12/57 On this
day of Oct 1969 at the
Calcutta Sub-Registry Office for
Shyamal Paul

A. D. S. B
Saidal
2/11/78ms

Execution is admitted by
1) Shyamal Paul
2) Anmol Paul both sons
of Mr Sandibhangan Paul
3) Anima Paul wife of
Shyamal Paul
4) Mala Saha
Name of Mr. Sandibhangan Paul
son of Mr. Sandibhangan Paul
of Mr. Sandibhangan Paul
Thane Mr. Sandibhangan Paul
District Calcutta
By Caste Hindu
By Profession Business

Shyamal Paul



Shyamal Paul



Anima Paul

Anmol Paul



Mala Saha



Identified by

Name: Sunil K. Kundu
Son of: Advocate
Thane: ...
District: ...
By Caste: ...
By Profession: ...

Sunil K. Kundu
Calcutta, Dist. St. Purusottam
2/11/78ms



(2)

(4) SM. MALA SAHA, wife of Sri Sujit Saha, all faith-Hindu, No.1 & 4 by occupation -House Wife, No.2 & 3 Business. all residing at premises No.13A/47, Ariff Road, Police Station - Ultadanga, Post Office - Ultadanga Main Road, Calcutta - 700 067, hereinafter called, referred to and described as the "V E N D O R S" (which 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 ONE PART-

A N D

MESSRS. PACKART INDIA, - a Partnership Firm having its registered Office and Principal place of business at No. 1, Jahar Lal Dutta Lane, Police Station - Ultadanga, Post

Contd...P/3

7484

Sold to M/S. Packart India.
 Cl. 1. J. L. Balle Lane Cal 6A
 Calcutta
 Treasury
 Date 1.6.98

2500
 34100 3000
 2000



Add. Dist. Secy. Begalgaon
 Calcutta, Dist. 24 Parganas
 26/11/98



(3)

Office - Ultadanga Main Road, Calcutta - 700 067, represented by its 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, Grey Street, Calcutta - 700 006, AND SREEMATI SWATI CHOWDHURY, wife of Sri Debebrata Chowdhury, by religion - Hindu, by occupation - Business-cum-Housewife, at present residing at HB-95, Salt Lake, Calcutta - 700 091, AND SREEMATI TANDRA CHOWDHURY, wife of Sri Satyabrata Chowdhury, by religion - Hindu, by occupation - Business-cum-Housewife, at present residing at 1730/2, Gurudwara Road, Kotla Mubarabpur, New Delhi-110 003, AND

Contd....P/4

Contd.....P/6

2494
No. 2494
Field No. M/S Lakshmi India
Dist. 1-J-L Gulla Lona C-67
Calculation
Twp. No. 1
Rate 1-6-78

C 2500
3000 300
C 2000



As
ADD. Dist. Sub-Registrar
Baidya, Dist. of Purnea (Bihar)
26/10/78



(4)

SRI PARTHA BHOWMICK, son of Sri Binoy Krishna Bhowmick, by religion - Hindu, by occupation - Business, at present residing at Kamalgarh, Ichapore, Nawabgunj, District-(North) 24-Parganas, AND SRI TIRTHA BHOWMICK, son of Sri Binoy Krishna Bhowmick, by religion - Hindu, by occupation - Business at present residing at Kamalgarh, Ichapore, Nawabgunj, District 24-Parganas (North), AND SREEMATI MDLY 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 referred to and described as the "PURCHASERS" (which expression shall unless otherwise excluded by or

Contd....P/5

Contd.....P/6

2494

No. 2494
 Sold to M/S. Packard India
 of 1. J. T. Sultana Road Co 67
 Calcutta
 Treasury
 Date 1.6.58

W
Received

2500
3000
2000



A.S. D. B. Registrar
 Calcutta, Dist. M. Parganas
 16/11/58

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.

WHEREAS One Sreemati Taru Bala Paul, late of No.13A/47, Ariff Road, Calcutta - 700 067 was the sole and absolute owner of a hut partly comprising of 9 (Nine) Cottahs little more or less of land with structure situated at premises No.1, Jaharlal Dutta Lane, Calcutta - 700 067 and partly comprising of 7 (Seven) Cottahs of land at premises No.1/1A, Jaharlal Dutta Lane, Calcutta - 700 067 together with sheds and structure thereon and all other rights thereto.

AND WHEREAS the said Sm. Taru Bala Paul, during her lifetime published a Will on 16/12/1984 and thereafter She died on 5/2/1985 and Probate of the said will was granted by 6th Addl. District Judge, Alipore on 29/8/1988 and according to grant of Probate her four sons namely Santi Ranjan Paul (now deceased), Ranjit Kumar Paul, since deceased, Ajit Kumar Paul and Sri Chirajit Kumar Paul became the joint owners of the said property in equal share .

AND WHEREAS the said Ranjit Kumar Paul, died intestate as a Hindu on 8/2/1994 leaving him surviving his



ADD. IPAS Sub-Registri
Kedua, Dlm 24 Pajanan

24/10/72 ms

only widow Sreemati Ira Paul and two sons namely Sri Amitava Paul and Sri Somit Paul to inherit his estate in equal share.

AND WHEREAS the abovenamed heirs and heireness of the said Taru Bala Paul thus became and entitled to the respective shares in the said joint property that is to say Santi Ranjan Paul (now deceased) un-divided One-fourth ($\frac{1}{4}$ th) share, Sri Chirajit Kumar Paul, un-divided One-fourth ($\frac{1}{4}$ th) share. Sri Ajit Kumar Paul un-divided One-fourth ($\frac{1}{4}$ th) share and Smt. Ira Paul, Sri Amitava Paul and Sri Somit Paul - Jointly hold un-divided One-fourth ($\frac{1}{4}$ th) share.

AND WHEREAS to have the said joint property Partitioned amongst the co-sharers in accordance with their respective shares, the said Santi Ranjan Paul, during his lifetime filed a Suit being Title Suit No.70 of 1997 in the Civil Court of Asst. District Judge at Sealdah against the other co-sharers of the said joint property for Partition of the property.

AND WHEREAS during the pendency of the said Suit parties thereto had agreed to divide the said joint property into four Plots being Plot - 'A', Plot - 'B', Plot - 'C' and Plot - 'D' and accordingly a site Plan of the joint



ADD. Dist Sub-Register
Saidpur, Dist. B. Parganas

26/10/72

property was prepared containing four Plots as aforesaid with clear demarcating and delineation by border with each other plot.

AND WHEREAS Pursuant to such compromise the Parties to the said Suit filed a compromise Petition dated 18th September, 1997 in the said Suit giving full 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 virtue of the said compromise petition, the said Santi Ranjan Paul (now deceased) was allotted Schedule - 'A' property thereof with Plot - 'D' portion of the Plan annexed thereto, Sri Chirajit Kumar Paul was allotted Schedule - 'B' property thereof with Plot - 'C' portion of the plan annexed thereto, Sri Ajit Kumar Paul was allowed Schedule - 'C' property thereof with Plot - 'A' portion of the plan annexed thereto and Smt. Ita Paul, Sri Amitava Paul and Sri Somit Paul were jointly allotted Scheduled - 'B' property thereto with Plot - 'B' of the portion of the Plan annexed thereto as morefully described in the said compromise petition.



Dist Sub-Região .
Dist 24 Parganas (SOUTH)

26/10/2000

(B)

AND WHEREAS by an order dated 22nd September, 1997 the Ld. Civil Judge (Senior Division), Sealdah Decreed the said Suit in final form in terms of the said compromise petition which form part of the final Decree passed in the said Suit.

AND WHEREAS by virtue of the said final Decree the said Santi Ranjan Paul, during his lifetime, became the sole and absolute owner of All That the Plot of land measuring 3 (three) Cottahs 4.5 Chittaks more or less with structure thereon having brick built wall and Tin roof, one room having Pucca roof at premises No.1, Jaharlal Dutta Lane, Calcutta - 700 067, being the Schedule - 'A' property mentioned in the compromise petition with plot - 'D' portion in the plan annexed to the said petition.

AND WHEREAS purquant to the said final decree the said Santi Ranjan Paul obtained possession of plot - 'D' portion of the Plan annexed hereto and he during his lifetime, had been possessing and enjoying the said property, as full and absolute owner thereof and he had absolute right, title, interest over the said property and the said Santi Ranjan Paul, during his lifetime, agreed to sell the said property to the purchaser and took a sum of Rs.2,00,000/- (Rupees Two Lakhs) only as advanced money from the Purchaser AND WHEREAS the said Santi Ranjan Paul, predecessor of the Vendors, died intestate on

Contd....P/9.



NO. 1213 Sub-Região
de La Paz, Parganas (Estado)
20/10/72

11/5/1999 leaving his wife being the Vendor No.1, his two sons being the Vendors No.2 and 3 and his one daughter, being the Vendor No.4 and no other legal heirs and successors.

AND WHEREAS by virtue of intestate succession, according to Hindu Law, the Vendors herein have jointly acquired right, title, interest over the said property left by their predecessor and thus the Vendors are how the joint owners of the said property held by their predecessor.

AND WHEREAS for some urgent need of money, Santi Ranjan Paul, predecessor of the Vendors, declared his intention to sell All That undivided One-half ($\frac{1}{2}$ th) share or part of land measuring 3 (three) Cottahs 4.6 Chittaks more/less with structure thereon, one pucca roof, all fittings and fixtures being South-East Part of premises No.1, Jahar Lal Dutta Lane, Police Station - Ultadanga as described in Schedule below and the Purchaser has agreed to purchase the said property free from all encumbrances at a consideration of Rs.4,00,000/- (Rupees Four Lakhs) only and the said Santi Ranjan Paul (now deceased) accepted the offer as marketable one and has agreed to sell the said property with tenants to the Purchaser at the above price.

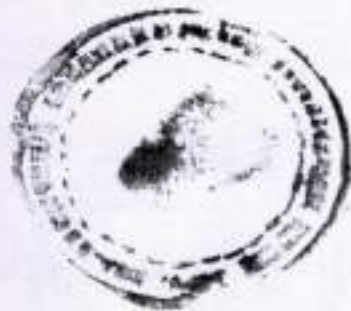
NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of



U.S. Dist. Ct. - Paderborn
Paderborn, Dist. 24 Paderborn (S. 10)

7/1/67

Rs.4,00,000/- (Rupees Four Lakhs only) paid by the Purchaser to Sakti Ranjan Paul, predecessor of the Vendors on or before the execution of these presents, the receipt of which the Vendors do 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 Purchaser the said property hereby intended to be conveyed, the Vendors do hereby infeasibly grant, convey, sell and transfer unto the purchaser All That un-divided One-half share or part of All That structure, erections with piece or parcel of land whereon or on part whereof the same are situate, having an area by actual measurement of 3 (three) Cottahs 4.6 Chittaks together with brick wall and a Tin Shed structure, one room having pucca roof all fittings and fixtures, drains, sewerage pipes, together with the right to use the common passage, being demarcated North-East part of premises No.1, Jahar Lal Dutta Lane, under Police Station - Ultadanga, within the limits of Calcutta Municipal Corporation (Ward No.13) 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, paths, passages, sewers, drains, walls and water courses and all manner of rights, privileges, ... Contd...P/11



Di
Jl. M.H. Sub-Regional
Kediri, Di: 24 Pargasa (2024)

24/10/2024

easements, advantages and appurtenances whatsoever to the said land hereditaments and premises being part of the said premises No.I, Jahar Lal Dutta Lane or any part thereof now or hereto before were used, occupied or enjoyed and the reversion or reversions, remainder and remainders rents, issues and profits thereof AND ALL the estate right title, interest, property, claim, demand whatsoever both at law and in equity of the Vendor into and upon the said property or any part thereof TO HAVE TO HOLD the property unto the and to the use of the Purchaser absolutely and forever and the Vendors do hereby covenant with the purchaser that Notwithstanding any act or deed or thing whatsoever, the Vendors or any one of them done, executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of/or and otherwise well and sufficiently entitled to said property being part of the premises No.I, 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, condition, 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 Vendors have now good



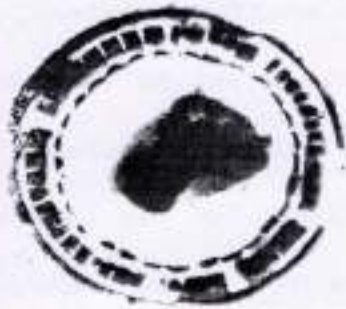
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1441. 1212 Sub-Registral .
Koidak Du: 24 Parganas (S)

26/10/20

rightful power and absolute authority to grant, convey and transfer the said property free from all encumbrance and charges and equities unto and to the use of the purchaser in manner aforesaid and that the purchaser 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 the any person or persons lawfully and equitably claiming from under or in trust for the Vendors 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 Vendors or by person or persons lawfully or equitably claiming for or in trust for the Vendors or their predecessor-in-interest AND FURTHER that the Vendors 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 Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute such acts and deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and

Contd.....P/13



47
A.D. Dist Sub-Register
Soulah, Dist 24 Parganas (24 P)

2/11/22

to the use of the Purchaser in manner aforesaid as shall and may be reasonably required AND the Vendors do thereby covenant with the purchaser that the Vendors 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 their lawyers or agents or at any trial hearing commission, examination or otherwise as occasion will arise providing the title of the said Vendors and assigns to and in the said property hereby conveyed. AND simultaneously with the execution of this conveyance, the Vendors delivers possession of the said property unto the purchaser through tenants and the Vendors do hereby declare 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 their names in the Assessment Register of Calcutta Corporation as owner of the said property and will pay the rates and taxes and the Vendors hand over the documents to the purchaser as described in Schedule - 'A' below.

SCHEDULE OF PROPERTY ABOVE REFERRED TO :-

ALL THAT the Plot of Land measuring about 3 (three) Cottahs and 4.6 (Four point six) Chittaks a little more or



Ds

ACCI, Dist Sub-Range
Sealdah, Dist 24 Parganas (West)

22/11/22

less with structure standing thereon having brick built wall and Tin roof, One room having pucca roof together with all fittings, fixtures and rights thereto, situated at and being South-East part of Premises No.1, Jahar Lal Dutta Lane, Police Station - Ultadanga, Post Office - Ultadanga Main Road, Calcutta - 700 067, A.D.S.R.O. at Sealdah, Ward No.13, Calcutta Municipal Corporation in the District 24-Parganas (South) Together with rights over common passage and all other rights, easements, drains sw erage 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 : Plot No. 'C' (Part of premises No.1, Jahar Lal Dutta Lane, Calcutta, allotted to Sri Chirajit Paul.

ON THE SOUTH BY : Jahar Lal Dutta Lane.

ON THE WEST BY : Plot No. 'C' (Part of premises No.1/1A, and 1, Jahar Lal Dutta Lane, Calcutta allotted to Sri Chirajit Paul.

ON THE EAST BY : Passage, 2, Jahar Lal Dutta Lane.

Above property is delineated in the annexed Plan bordered B L U E and Marked as PLOT - 'D'. All That undivided One-Half (1/2th) share of the above property is the subject matter of this Deed.



dy
Addl. Dist Sub-Regional
Soedoh, Dist 24 Parganas

20/11/92

IN WITNESS WHEREOF the Vendors hereto have here unto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presents of :-

WITNESSES:-

- 1) *Sunil Kr. Kumar Adv.* *Shyamal Paul*
Anima Paul
- 2) *Anil Kr. Paul -* *Anil Paul*
1, Gunadar Hill, Gurgaon *Mala Saha*
Law - Cal - 27 -
- _____
(VENDORS)

SCHEDULE OF DOCUMENTS (HANDS OVER TO THE PURCHASER BY THE VENDORS.)

1. Photo Xerox Authenticated Document as true copies of final compromise Decree dated 22/09/1997 with Partition Plan passed by Ld. Asst. District Judge (Sr. Division) at Sealdah in Title Suit No.70/1997.

Santi Ranjan Paul.....Plaintiff.

- Versus -

Chirajit Paul & Ors.... Defendants.

2. Tax Receipts granted by Calcutta Municipal Corporation in respect of the premises - (Xerox copy).

Contd.....p/16.



4
Addl. Dist Sub-Registral
Sealoh, Dist 24 Pargenas

Handwritten signature or initials

- 3. Electric Bills.
- 4. Counter part of Rent Book.

ACKNOWLEDGEMENT OF RECEIPT :-

- (1) RECEIVED from the within named Purchaser the within mentioned sum by an Account Payee Cheque drawn by the Partners of the Purchaser Firm on Allahabad Bank in favour of Santi Ranjan Paul, bearing Cheque No.122006 dated 6/3/1998 for a sum of ... Rs.2,00,000=00
 - (2) A sum of Rs.1,00,000/- by Cheque No.122048 dated 24/8/98 with Allahabad Bank in favour of Santi Ranjan Paul. ... Rs.1,00,000=00
 - (3) Another sum of Rs.1,00,000/- by Cheque No.134514 dated 6/2/99 with Allahabad Bank in favour of Santi Ranjan Paul. Rs.1,00,000=00
- TOTAL : Rs.4,00,000=00

(RUPEES FOUR LAKHS ONLY)

WITNESSES:-

- 1) *Sanil K. Kundu*
Advocate
- 2) *Anil K. Paul*

- Sibjornal Paul*
- Anirupa Paul*
- Arund Paul*
- Natala Saha*

(VENDORS)

Drafted & Prepared by me :
Sanil K. Kundu
Advocate,
Sealdah Civil Court, Cal-14.

Typed by me.:-
Subrata Kundu
143/2, Ultadanga Main Road,
Calcutta - 700 067.



ADD. Dist Sub-Registrar
Kolkata, Dist 24 Parganas (West Bengal)

Handwritten signature
26/11/92

Book No. 1
Volume No. 62
Pages 2 of 10 in 216
Bill No. 133
on the year 1992

Reshma



ADD. Dist Sub-Registrar
Kolkata, Dist 24 Parganas (West Bengal)

Handwritten signature
13/11/92

OF PLOT-D)
S NO-1
LAL DUTTA LANE, P. S. ULTA DANGA
UTTAR-7000 67

PLOT-C AREA-4K-9CH

50'-5"

PLOT-D
AREA=3K-4'6CH
PRE.NO.1(POR).

OFFICE
10'-4" WIDE

OFFICE
20'-7" X 12'-9"

PREMISES NO-1/1A (POR)
AREA-4K-12CH
PLOT-A

PASSAGE 12'-6"

36'-8"

47'-6"

PASSAGE

ENTRANCE

47'-3"

JAHAR

LAL DUTTA LANE

38'-4"

VENDORS

10'-0"

12'-7"

Shruti Kaur

Shyamal Kaur
Pratibha Kaur
Mala Saha

8/9



Box No. I
Volume No. 62
Pages 2/5
Being No. 2138
For the year 1873-8

Res. Q. m

W
ADD. Dist Sub-Register
Calcutta, Dist 24 Parganas (S. 24 P.)
26/11/82

ADD. Dist Sub-Register
Calcutta, Dist 24 Parganas (S. 24 P.)

13/11/82



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DATED THE 26 TH DAY OF OCTO

(1 9 9 9)

=====

DEED OF CONVEYANCE.

B E T W E E N

1. SM. ANIMA PAUL.
2. SRI SHYAMAL PAUL.
3. SRI AMAL PAUL.
4. SM. MALA SAHA.

..... V E N D O R S .

A N D

M/S. PACKART INDIA - Represented

It's Partners :-

1. SMT. AVA CHOWDHURY.
2. SMT. SWATI CHOWDHURY.
3. SMT. TANDRA CHOWDHURY.
4. SRI PARTHA BHOWMICK.
5. SRI TIRTHA BHOWMICK.
6. SMT. MOLY DAS.

..... P U R C H A S E R S .

=====

DRAFTED & PREPARED BY :-

SRI SUNIL KUMAR KUNDU, ADVOCATE.
SEALDAH CIVIL COURT, CALCUTTA-14.

=====

TYPED BY ME :-

SRI SUBRATA KUNDU.143/2.U.M.ROAD.
CALCUTTA-700 067.

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