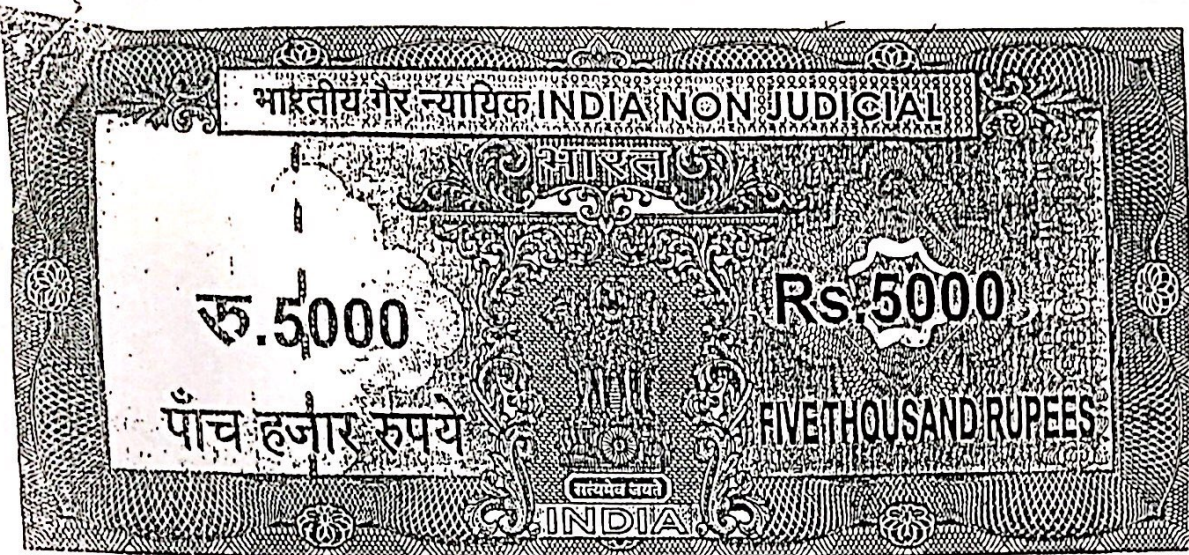




5/1/11

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

699747

Ref: Query No. 019991/2010

Antara Shaw

33/1/11

DEED OF SALE of Rs. 15,00,000/-
P.S. Asansol, Mouza Palasdiha, R.S. Plot No. 508 (519) 522,
L.R. Plot No. 593, 629 and 634, Measuring 1.65 acre of land.

THIS DEED OF SALE made on this the 4th day of

December, 2010, BY and BETWEEN :-

Smt. Antara Shaw wife of Sri Sanjoy Shaw, by faith
Hindu, by occupation Business, by citizenship Indian, resident of
5A, Park Side Road, Kolkata-700026, hereinafter called the
"VENDOR" (which expression shall unless excluded by or
repugnant to the context includes her heirs, successors,
executors, representatives and assigns) of the ONE PART.

Contd...p/2

Antara Shaw

-:2:-

AND

In favour of Sri Tapas Nandi son of Sri Nibash Chandra Nandi, by faith Hindu, by occupation Service, by citizenship Indian, resident of Mukundapur, P.O. Sidull, P.S. Andal, Sub-Division Durgapur, Dist. Burdwan, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include his heirs, successors, executors, legal representatives and assigns) of the OTHER PART.

WHEREAS 1) Sri Shyamal Krishna Roy son of late Bijoy Chandra Roy of Palasdiha, P.O. Kanyapur, P.S. Asansol (North), Dist. Burdwan, 2) Smt. Dhira Bala Devi wife of late Dwijapada Roy (Daughter of late Bijoy Chandra Roy), 3) Sri Basuki Nath Roy son of late Dwijapada Roy of Chinchuria Village, P.O. Nuni, P.S. Asansol (North), Dist. Burdwan sold and transferred the land measuring .58 (Point five eight) acre on R S Plot No 512 (Five hundred twelve), .28 (Point two eight) acre on R S Plot No 515 (Five hundred fifteen), 2.16 (Two point

Contd...p/3

Antara Shaw.

-:3:-

one six) acre on R.S. Plot No. 492 (Four hundred ninety two),
.66 (Point six six) acre on R.S. Plot No. 504 (Five hundred four),
.58 (Point five eight) acre on R.S. Plot No. 506 (Five hundred
six), .41 (Point four one) acre on R.S. Plot No. 519 (Five
hundred nineteen), .45 (Point four five) acre on R.S. Plot No.
527 (Five hundred twenty seven), .23 (Point two three) acre on
R.S. Plot No. 542 (Five hundred forty two), .63 (Point six three)
acre on R.S. Plot No. 537 (Five hundred thirty seven), .33 (Point
three three) acre on R.S. Plot No. 547 (Five hundred forty seven)
under C.S. Khatian No. 72 (Seventy two) corresponds to R.S.
Khatian No. 227 (Two hundred twenty seven), .20 (Point two
zero) acre on R.S. Plot No. 491 (Four hundred ninety one), .66
(Point six six) acre on R.S. Plot No. 522 (Five hundred twenty
six) under C.S. Khatian No. 72 (Seventy two) corresponds to
R S. Khatian No. 71 (Seventy one) within Mouza Palasdiha, P.S.
Asansol, Dist. Burdwan to the vendor Smt. Antara Shaw by a
registered deed of sale being no. 857 for the year 2005 of the
office of the Registrar of Assurance Kolkata.

Contd...p/4

Antara Shaw

-:4:-

AND WHEREAS by virtue of such purchase the vendor has become absolute owner of land measuring 7.17 (Seven point one seven) acre in the above noted plots and since then the vendor has been owning and possessing the same peacefully and uninterruptedly.

AND WHEREAS out of the properties mentioned in the above noted plots the vendor has absolute rights & authority to sell the land measuring .58 (Point five eight) acre on R.S. Plot No. 506 (Five hundred six), .41 (Point four one) acre on R.S. Plot No. 519 (Five hundred nineteen) and Pukur measuring .66 (Point six six) acre on R.S. Plot No. 522 (Five hundred twenty two) within Mouza Palasdiha, P.S. Asansol, Dist. Burdwan morefully mentioned in the schedule below.

AND WHEREAS the vendors ownership in respect of the land mentioned in the schedule below has been duly recorded in the L.R Record of Rights in L.R. Khatian No. 549 (Five hundred forty nine) of the said Mouza.

AND WHEREAS the vendor to meet their lawful necessity has proposed to sell the land and pukur total measuring 1.65 (One point six five) acre morefully mentioned in the schedule

Contd...p/5

Antara Shaw

-5:-

below on a consideration of Rs. 15,00,000/- (Rupees fifteen lac) only free from all encumbrances.

AND WHEREAS towards the said transaction the purchaser paid Rs. 15,00,000/- (Rupees fifteen lac) only to the vendor.

AND WHEREAS the vendor has received the said sum of Rs. 15,00,000/- (Rupees fifteen lac) only.

NOW THIS INDENTURE WITNESSETH

That in pursuance of the said contract and in consideration of sum of Rs. 15,00,000/- (Rupees fifteen lac) only to the vendor paid by the purchaser, in receipt whereof the vendor hereby admit and acknowledge the said sum of Rs. 15,00,000/- (Rupees fifteen lac) only from the purchaser, the vendor doth hereby grant, convey and transfer unto the purchaser all the property mentioned in the schedule hereunder free from all encumbrance together with all right, title interest and easement and privileges and enjoyment right the vendor has/had and so long enjoyed and also of all areas fully mentioned in the schedule below TO HAVE AND TO HOLD the property hereby granted and conveyed unto and to the use of the said purchaser, his heirs, successors, executors, administrators and

Contd...p/6

Antara Shaw

-:8:-

assigns for ever in the absolute right, title, interest AND the said vendor hereby for herself his heirs, executors, administrators or assigns covenant with the said purchaser and declare that she is seized and possessed of and have not in any way encumbered or charged, or caused to be encumbered or charged, the schedule property to be conveyed by this deed of sale and that the said purchaser his heirs, successors, executors, administrators and assigns shall admit at all times, peaceably and quietly possess and enjoy the said land morefully mentioned in the schedule below and receive rents and profits thereof without interruption, claim or demand whatsoever from or by the said vendor or any person or persons lawfully or equitably claiming for her or them and that the purchaser is at liberty to construct building, premises and to use and enjoy the said land mentioned in the schedule below according to his choice and preference AND THAT the said vendor shall and will for all time to come at the request of the purchaser at the cost of the purchaser his heirs, successors, administrators, executors or assigns, do or execute or caused to be done or executed all such acts, deeds and things and to swear affidavit/affidavits and to

Contd...p/7

Antara Shaw

-:7:-

appear personally or through authorised person or persons for further and for more perfectly assuring the title of the purchaser as may be reasonably required and the vendor further covenant that if it transpires that the property hereby conveyed by the vendor is not free from all encumbrances as herein before stated by the vendor, shall make good all loss to be sustained by him or them and to pay the consideration money together with damage at a time.

It is specifically mentioned that the schedule mentioned pukur measuring .66 (Point six six) acre on R.S. Plot No. 522 (Five hundred twenty two) of the said Mouza is being used for pisciculture and the purchaser will use the same for pisciculture purpose.

Be it further stated that the purchaser his heirs, successors, administrators or assigns will enjoy the property from generation to generations with all the rights, title interest of the vendor according to his choice preference and necessity including all sorts of transferring right by way of sale, gift, mortgage, lease etc. and is at liberty to mutate in the name of the purchaser towards of the conveyed property and to pay tax/taxes to the Authority/Authorities in the name of the purchaser from this day of sale having landlord the Govt of West Bengal through B.L. & L.R.O. Asansol.

Contd . p/8

Antara Shaw

-:8:-

SCHEDULE OF THE PROPERTY.

In the Dist. of Burdwan, Police Station Asansol, Sub-Division
and Addl. Dist. Sub-Registry Office Asansol, J.L. No. 17, Mouza
Palasdiha, L.R. Khatian No. 549 (Five hundred forty nine),

1. R.S. Plot No. 506 (Five hundred six) corresponding to L.R.
Plot No. 593 (Five hundred ninety three), Class Kanali,
measuring .58 (Point five eight) acre.
2. R.S. Plot No. 519 (Five hundred nineteen) corresponding to
L.R. Plot No. 629 (Six hundred twenty nine), Class Kanali,
measuring .41 (Point four one) acre.
3. R.S. Plot No. 522 (Five hundred twenty two) corresponding
to L.R. Plot No. 634 (Six hundred thirty four), Class Pukur,
measuring .66 (Point six six) acre

Total measuring 1.65 (One point six five) acre of land is hereby sold

Proposed land use Agricultural Kanali & Pukur for pisciculture.

Proportionate yearly rent is payable to the state of West
Bengal through B.L. & L.R.O., Asansol.

Contd. p/9

-:9:-

The sold land is all along surrounded by agricultural lands
and there is no road.

IN WITNESS WHEREOF the vendors execute this deed
of sale on the day, month, year first above written.

WITNESSES

1. Debajyoti Bhattacharya.
S/o Kamal Bhattacharya. Antara Shaw
Apar garden, Asansol-4 Signature of the Vendor

2. Tapas Ray
S/o Tarapada Ray
Jik pal Lohar, Bancha, 13
Dogg.

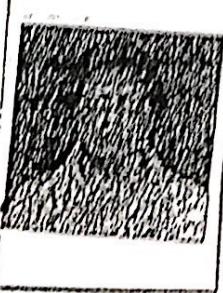
Drafted & Prepared by me and
printed in my office, read over &
explained by me to the executant.
Majibur Rahman
(Majibur Rahman)
Deed Writer, Licence No. 23
A.D.S.R office, Asansol.

Note : A sheet containing the finger
prints and photographs duly attested by
the parties concerned is also annexed
between page no 8 & 9

Antara Shaw

Left Hand	Thumb	littlefinger to forefinger	
Right Hand	Thumb	forefinger to littlefinger	

Finger Print attested by me : *Torjand Thorsen*

Left Hand	Thumb	littlefinger to forefinger	
Right Hand	Thumb	forefinger to littlefinger	

Finger Print attested by me : *Anilana Shaw*

Left Hand	Thumb	littlefinger to forefinger	Photo
Right Hand	Thumb	forefinger to littlefinger	

Finger Print attested by me



Government Of West Bengal
Office Of the A. D. S. R. ASANSOL
District:-Burdwan

Endorsement For Deed Number : I - 00090 of 2011
(Serial No. 00062 of 2011)

On

Payment of Fees:

On 04/01/2011

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16.15 hrs on :04/01/2011, at the Private residence by Smt. Antara Shaw, Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 04/01/2011 by

1 Smt. Antara Shaw, wife of Sri Sanjoy Shaw, 5 A, Park Side Road, Thana:-Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : Business

Identified By Debajyoti Bhattacharya, son of Kamal Bhattacharya, Apcar Garden, Thana:-Asansol, District :-Burdwan, WEST BENGAL, India, P.O. :-, By Caste: Hindu, By Profession: Others.

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

On 05/01/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 23.5 of Indian Stamp Act 1899 also under section 5 of West Bengal Land Reforms Act, 1955 Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 142408/- on 04/01/2011

Stamp A/c No. 20103/ 1 - 2 on 04/01/2011

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been ascertained at Rs. 2,17,029.00

and that the amount of Stamp duty on this document is Rs. 142408/- and the Stamp duty paid as:

Deduct stamp duty

05/01/2011 11:50:00

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Endorsement No. 002



Government Of West Bengal
Office Of the A. D. S. R. ASANSOL
District:-Burdwan

Endorsement For Deed Number : I - 00090 of 2011

(Serial No. 00062 of 2011)

Deficit stamp duty

1. Rs. 47410/- is paid, by the Bankers cheque number 244385, Bankers Cheque Date 03/01/2011, Bank Name State Bank of India, ASANSOL, received on 05/01/2011
2. Rs. 45000/- is paid, by the Bankers cheque number 244367, Bankers Cheque Date 03/01/2011, Bank Name State Bank of India, ASANSOL, received on 05/01/2011
3. Rs. 45000/- is paid, by the Bankers cheque number 244366, Bankers Cheque Date 03/01/2011, Bank Name State Bank of India, ASANSOL, received on 05/01/2011

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

05/01/2011 13:50:00

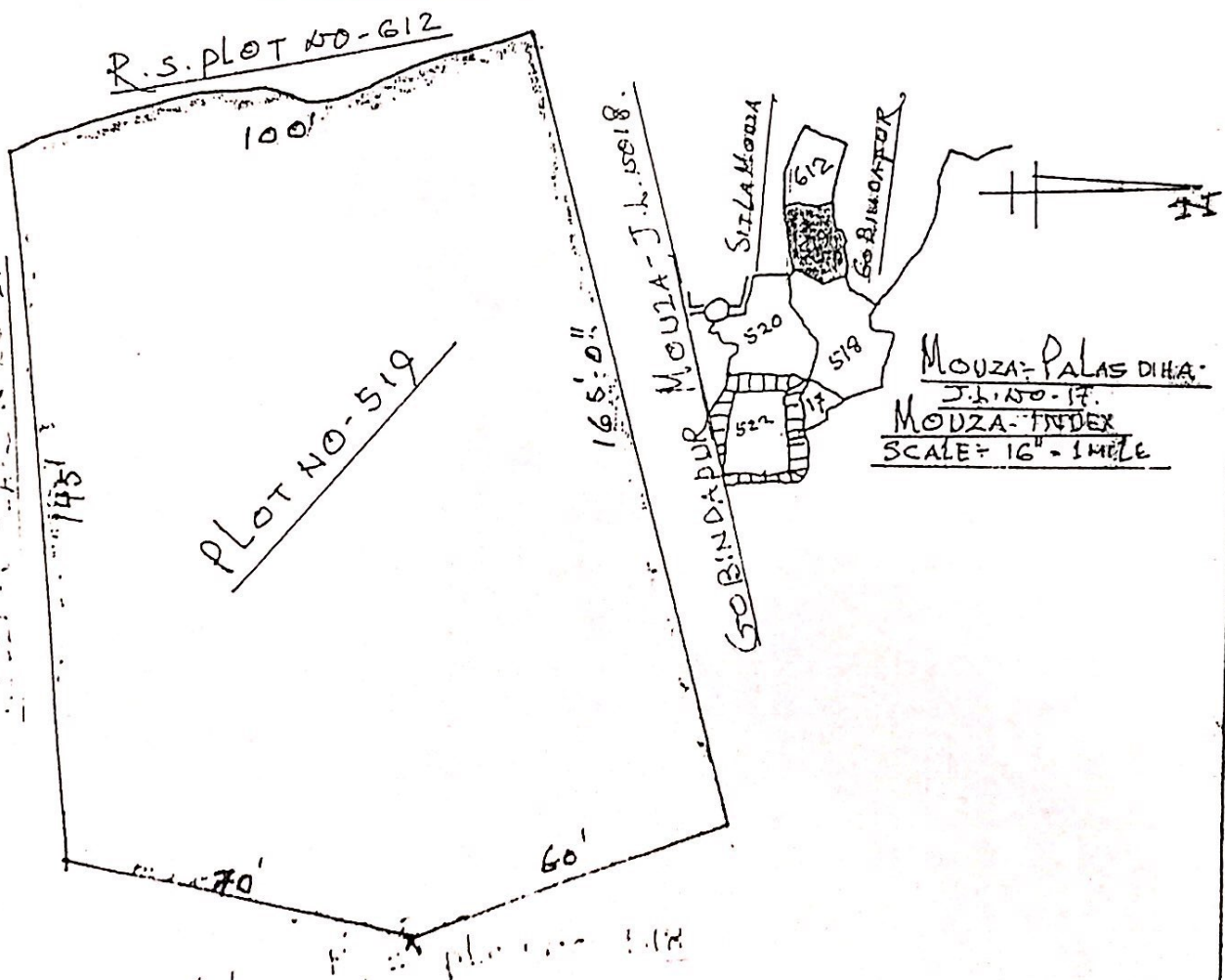
Endorsement Page 2 of 2

SHOWING THE SITE PLAN ON R.S. PLOT NO-
19-L.R. PLOT NO-619-L.R. KH NO-549-MOUZA-PALASDIHA
J.L. NO-17. P.S-ASANSOL NORTH-DIST-BURDWAN-UNDER
ASANSOL MUNICIPAL CORPORATION.

LAND TO BE SOLD BY: SMT- ANTARA SHAW W/O SRI-SANJOY
SHAW RESIDENT-OF 5A PARK SIDE ROAD-KOLKATA-26

LAND TO BE SOLD TO: SRI-TAPAS-NANDI S/O SRI-NIBASH
CHANDRA NANDI-RESIDENT OF MUKUNDAPUR PO-SIDULI
P. S. ANDAL SUB DIVISION-DURGAPUR DIST-BURDWAN.

TOTAL AREA OF LAND = 41 SATAK = 17886 SFT = 24 KH - 13 CH - 55 SQ FT
PURCHASED AREA SHOWN IN RED.



PLAN
(SCALE: 30' 0" = 1")

DRAWN BY: Kashi Nath Ray
DSMILE. B.R.M.B.R.
ASANSOL-1.