

52-00542

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I-00542/08



अन्तिम बका पश्चिम बंगाल WEST BENGAL

A 786003

21/3/08

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804008

DEED OF CONVEYANCE

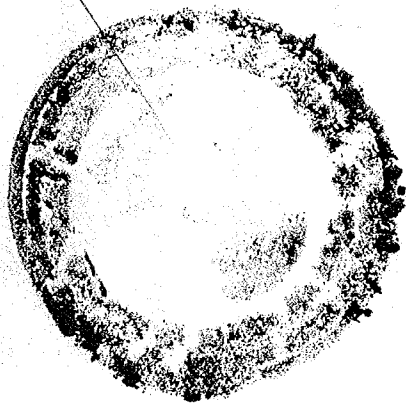
THIS DEED OF CONVEYANCE is made on this 30th day of
JANUARY, Two Thousand and Eight BETWEEN (1) SMT. BHARATI
PAUL wife of Late Joydeb Kumar Paul, by occupation - Housewife AND (2)
SRI PARTHAJIT PAUL son of Late Joydeb Kumar Paul, by occupation -

[Handwritten signatures and notes]

4060 19.12.07

ASIN Mordal Adu
Highland ... Calcutta

স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত



Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

300408

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the Additional District Sub Registrar, Serampore

Signature / LTI Sheet of Serial No 00543 / 2008 Document Number 1 - 00542 , 2008

I. Signature of the Presentant

Name of the Presentant	Signature with date
Parthajit Paul	Parthajit Paul 30.01.2008

II. Signature of the person(s) admitting the Execution

LTI	SI No	Admission of Execution By	Status	Signature with Date
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	1	Bharati Paul ps - Uttarpara 62, Harish Mukherjee Lane Bhadrakali Hooghly	Self	Bharati Paul 30.01.2008
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	2	Parthajit Paul ps - Uttarpara 62, Harish Mukherjee Lane Bhadrakali Hooghly	Self	Parthajit Paul 30.01.2008
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Name of Identifier of above Person(s)

Ashis Mondal
High Court Calcutta

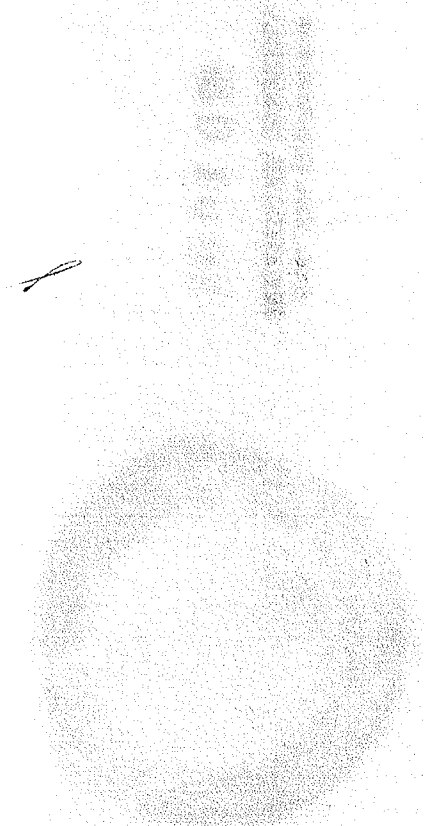
Signature of Identifier with Date

Ashis Mondal
Advocate
High Court Calcutta
30-01-2008



Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

300108



Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-00542 of :2008
(Serial No. 00543, 2008)

On 30/01/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23.4 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:

Fee Paid in rupees under article : A(1) = 3894/- , E = 14/- on:30/01/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 354790/-

Certified that the required stamp duty of this document is Rs 21307 /- and the Stamp duty paid as: Impressive Rs- 50

Deficit stamp duty

Deficit stamp duty : Rs 21310/- is paid by the draft no. :375823, Draft date:28/01/2008, Bank name:STATE BANK OF INDIA, Gokhale Road(cal), recieved on :30/01/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 12.42 on :30/01/2008,at the Office of the ADSR Serampore by Parthajit Paul, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :30/01/2008 by

1. Parthajit Paul, son of Lt. Joydeb Kumar Paul,62, Harish Mukherjee Lane,Thana Uttarpara, By caste Hindu,by Profession :Business
 2. Bharati Paul, wife of Lt. Joydeb Kumar Paul,62, Harish Mukherjee Lane,Thana Uttarpara, By caste Hindu,by Profession :House wife
- Identified By Ashis Mondal, son of Adv High Court Calcutta Thana: Calcutta, by caste Hindu,By Profession :Advocate.

[Ashim kumar Ghosh]
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
Govt. of West Bengal

Page : 1 of 1

ADDL. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

300108



Business, both by Citizen-Indian, both residing at 62, Harish Mukherjee Lane, Post Office-Bhadrakali, Police Station-Uttarpara, District-Hooghly, Pin- 712 232 hereinafter jointly called the OWNERS/VENDORS (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

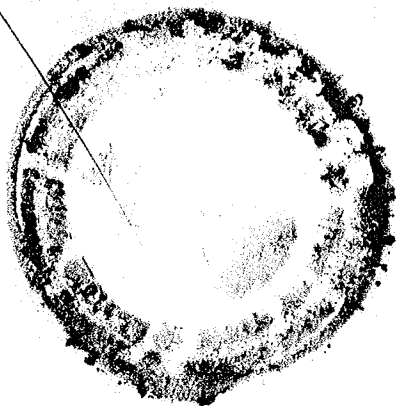
AND

MERLIN PROJECTS LIMITED a Company incorporated under the Companies Act, 1956 and having its Registered Office at 79, Shambhunath Pandit Street, Post Office and Police Station-Bhowanipore, Kolkata-700 020, hereinafter referred to as the PURCHASER (Which expression shall unless included its successors-in-interest, administrators, legal representatives and assigns) being represented herein by SRI DINESH SANGHVI son of Late Gopalji Snaghvi one of the Directors of the Company of the OTHER PART.

WHEREAS One Panchanan Paul son of Late Abinash Chandra Paul was the absolute owner of all that piece and parcel of landed property measuring about 11 Cottahs 06 Chittacks be the same and little more or less comprised in R.S. Dag No. 1686, R.S. Khalian No. 486 in Mouza - Kotrung,

300208

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SERAMPORE, HOOGHLY



J. L. No. 8 under Uttarpara Kotrung Municipality, Post Office - Hindmotor, Police Station - Uttarpara in the District of Hooghly.

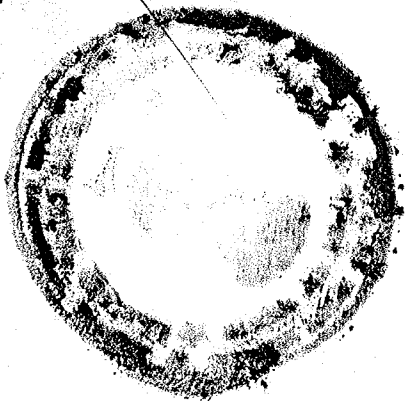
AND WHEREAS the said Sri Panchanan Paul was in absolute possession of the said landed property and had enjoyed the same without any encumbrances.

AND WHEREAS said Panchanan Paul son of Late Abinash Chandra Paul while was in khas possession and enjoying the said property absolutely without any interruption from any corner executed a Deed of Settlement in favour of his wife Smt. Monorama Paul six sons namely (1) Sri Amar Nath Paul, (2) Sri Joydeb Kumar Paul, (3) Sri Sanotsh Kumar Paul, (4) Sri Aswini Kumar Paul (5) Sri Krishnadhan Paul and (6) Sri Churamoni Paul and the said Deed was registered in the Office of the Sub-Registrar, Serampore, Hooghly and recorded in Book No. I, Volume No. 91, Pages 214 to 219, Being No. 7288 for the year 1968. Be it mentioned here that the said Monorama Paul had only life interest in the said property having no share therein.

AND WHEREAS the Settler Panchanan Paul son of Late Abinash Chandra Paul died on 24th day of April, 1972. ✓

AND WHEREAS Monorama Paul wife of Late Panchanan Paul died

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Addl. Dir. Sub-Regiment
SERAMPOR, MOONGHLY



on 18th day of January, 1981.

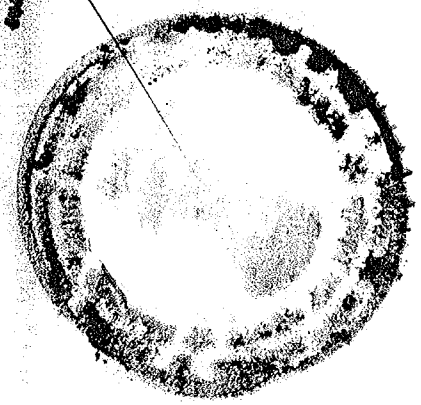
AND WHEREAS Krishnadhan Paul son of Late Panchanan Paul died intestate as bachelor on 13th day of June, 1981 and left behind his five brothers (1) Santosh Kumar Paul, (2) Churamoni Paul, (3) Amar Nath Paul, (4) Aswini Kumar Paul and (5) Joydeb Paul as his legal heirs and successors of the scheduled property, who jointly inherited the share of the deceased and ultimately became the owners of the total property each having undivided 1/5th share therein.

AND WHEREAS Joydeb Paul died intestate on 11th February, 2007 and left behind his widow (1) Smt. Bharati Paul and only son Sri Parthajit Paul as his legal heirs and successors of the scheduled property, who inherited the undivided 1/5th share of Joydeb Paul since deceased jointly.

AND WHEREAS after became the owners of undivided 1/5th share of the total property morefully described in the schedule hereunder the present vendors have mutated their names with the Uttara Para Kotrung Municipality and paying their respective Municipal taxes and enjoying the said property in khas without any encumbrances from whatsoever. Be it mentioned here that due to inadvertent mistake the name of the present vendors and/or their predecessors have/has not been mutated/recorded in the office of the B. L. &

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WABORR, HOOCHLY



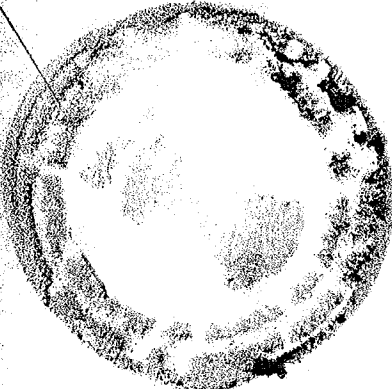
L.R.O. Serampore.

AND WHEREAS thus the abovenamed owners are seized and possessed of or otherwise well and sufficiently entitled to All That undivided 1/5th share of the said property free from all encumbrances attachments liens and lispendences whatsoever.

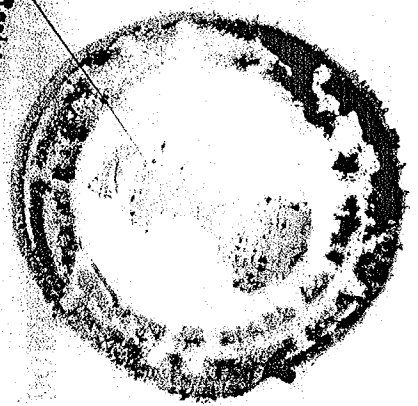
AND WHEREAS the Vendors are thus seized and possessed of and sufficiently entitled to all that piece and parcel of undivided landed property measuring about 2 Cottahs 04 Chittacks and 18 sq. ft. be the same or little more or less with R. T. Shed standing thereon being the undivided 1/5th share out of 11 Cottahs 06 Chittacks situated at 99, K. G.T. Road, Post Office - Hindmotor, Police Station - Uttarpara, District - Hooghly under Uttarpara Kotrung Municipality more fully described in the Schedule below and have expressed their desire to transfer the said property at a total valuable consideration of Rs. 2,40,000/- (Rupees Two Lakh Forty thousand) only.

AND WHEREAS both parties are now agreed to complete the transaction through executing and registering the Deed of Conveyance in relation to the said property more fully described in the Schedule below and delineated with the Red Border lines map annexed herewith.

2400, Dpt. Sub-Refining
2000, Dpt. Sub-Refining
2000, Dpt. Sub-Refining



NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement for sale of the Schedule property written hereunder by then Vendors in a consolidated consideration of Rs. 2,40,000/- (Rupees Two lakh forty thousand) only and the Purchaser agreed to purchase the same in such consolidated consideration of the said sum of Rs. 2,40,000/- (Rupees Two Lakh Forty thousand) only at lawful money of Union of India in hand well and truly paid by the PURCHASER to VENDORS at or immediately before the execution of these presents (the receipt whereof the VENDORS have hereby and as hereunder admit and acknowledge) and of and from the same and every party thereof acquit, release and discharges the PURCHASER its heirs, executors, administrators, representatives and assigns and also the said property more fully described in the Schedule below and delineated with the Red Border lines in the Plan annexed herewith and all benefits and advantages of the Vendors granted by the Uttarpara Kotrung Municipality and/or by any other authority under or superior to the said for the use and Uttarpara Kotrung Municipality occupation of the said property and also the benefits in relation to the same as more fully described in the schedule mentioned hereunder the VENDORS/OWNERS thereof have by the presence indefinitely grants sell

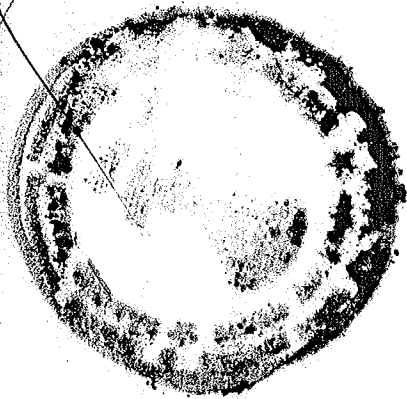


ADD. DR. Sub-Register
CHAMPORE, HOOGHLY

300108

conveys and transfer assigns and assures absolutely and for ever free from all encumbrances, attachments, liens, lispendences, charges, mortgages, gift tax liability, or any outstanding liabilities or any previous agreements for sale the said demises property to any other persons whatsoever unto and in favour of the Purchaser its heirs, executors, administrators, legal representatives and assigns ALL THAT the said property as more fully mentioned and described in the Schedule hereto below or HOWSOEVER otherwise the said property now or heretofore were or was situated butted bounded called known numbered described and/or distinguished TOGETHER WITH all erections, fixtures, structures, constructions, benefits and advantages or accidents and other rights, liberties, easements privileges, appendages and appurtenances including Electric Supply line, Telephone Line, Water Supply Line whatsoever in the said property or any part thereof belonging or anywise 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 all the estate right, title and interest inheritance use property claim and demand whatsoever both at law and in equity of the VENDORS into and upon the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possess-

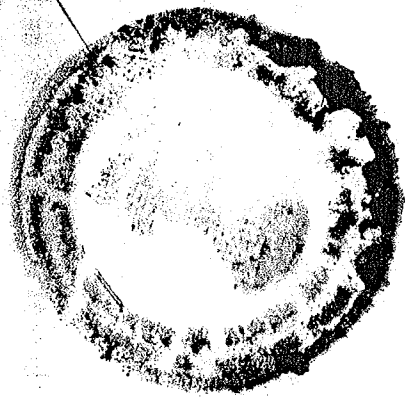
Addl Dist Sub-Registrar
SERAMPORE, NOOGHLY
300108



ion of the VENDORS their heirs, executors, administrators, or representatives or any person from whom the VENDORS can or may procure the same without any action or suit at law or in equity TO HAVE

AND TO HOLD the said property and every part thereof hereby granted to conveyed and transferred or expressed and intended so to be with their rights numbers and appurtenances unto and to the use of the PURCHASER its heirs, executors, representatives, administrators and assigns covenant further

THAT NOTWITHSTANDING ANY ACT deed of thing whatsoever by the Vendors or by any of his predecessors and ancestors-in-title does or executed or knowingly suffered to the contrary they the VENDORS had at all materials times heretoforth and now has themselves good right, full power absolute authority and indefeasible right and title to granted, sale convey transfer assigns and assure the said property hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser its heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceable and quietly possessed and enjoy the said property and every part thereof and receive and enjoy the rent issues profits and usufruct compensation alternatives accommodation thereof and therefrom and/or therefore without any lawful eviction

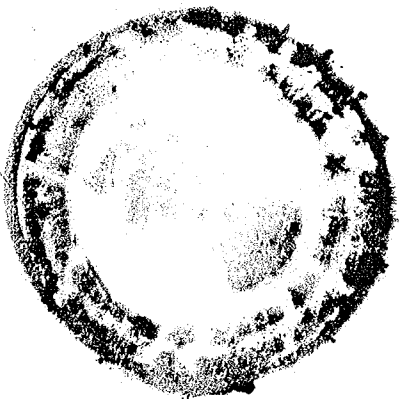


Asst. Dir. of
SERVICES, HOOGHLY

300108

interruption claim or demand whatsoever from or by the Vendors or any person/persons lawfully or equitably claiming from under or in trust for her or from or under any of his ancestors or predecessors in title AND THAT free and clearly freely and clearly absolutely acquitted exonerated and released or otherwise by and the costs and expenses of the VENDORS well and sufficiently protected by of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the VENDORS or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid

AND FURTHER THAT THE VENDORS 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 them THE VENDORS or from or under any of her predecessors or ancestors in title shall and will from time to time and at all times at the Purchaser's costs and expenses do and execute or caused to be done and executed all such acts and deeds and things whatsoever for further better and more fully and perfectly assuring the said property and every part thereof unto and to the use of the Purchaser its heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this deed of conveyance as shall or may be



ADD. DIST. SUB. REGISTER
MEMPHIS, HOOGHLY

300108

reasonable require AND FURTHER MORE THAT THE VENDORS and all heirs, executors, administrators, representatives and assigns shall at all times hereafter protect and keep protected. The PURCHASER its heirs, executors, administrators, representatives and assigns against any loan damages, costs, charges and expenses whatsoever if any suffered by person any defect in the right and/or title of the VENDORS or any breach of covenant herein contained.

AND FURTHER THAT THE VENDORS also covenants with the PURCHASER that any compensation and/or alternative accommodation and/or claim for compensation, alternative accommodation in respect of or concerning the said property shall and may be made to the PURCHASER and or to its successors - in-interest by any authority or authorities and the amount of compensation and/or any alternative accommodation as and when awarded/granted to the PURCHASER/AND the PURCHASER shall have the exclusive right, title, interest, claim and demand for any or every compensation and/or alternative accommodation in respect of the said property be it also made clear that the VENDORS will pay and/or also be responsible for payment of any other Municipal taxes and/or any other outstanding liabilities for the said property.



ADD, Dist Sub-Regiment
SERAMPORE, HOOGHLY

300808

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of undivided 1/5th share in Bastu land measuring about 2 Cottahs 04 Chittacks and 18 sq. ft. be the same or more or less out of 11 Cottahs 06 Chittacks with R.T. Shed measuring about 150 sq. ft. delineated with Red Border lines map annexed herewith comprising in R.S. Dag No. 1686 under R.S. Khatian No. 486 corresponding to L. R. Dag No. 4343, in Mouza Kotrung, J. L. No. 8, , Additional District Sub Registry Office -Serampore, Hooghly, District Sub Registry Office-Hooghly, being Municipal Holding No. 99, K. G. T. Road, Post Office-Hindmotor, Police Station-Uttarpara, within the ambit of Uttarpara Kotrung Municipality Ward No. 2 in the District of Hooghly and easement and quasiment right of which annual rent is payable to the collector Hooghly for State of West Bengal and is butted and bounded as follows :

ON THE NORTH :	Land of Merlin Projects Ltd ;
ON THE SOUTH :	Landed Property of Others ;
ON THE EAST :	Premises No. 95, K. G.T Road ;
ON THE WEST :	Land of Merlin Projects Ltd ;



ADD. DUT. S&S-REGISTER
SEAWAYONE, HOOOONLY

300108

.. 12 ..

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

SIGNED AND DELIVERED by the
VENDORS AT SERAMPORE

Bharati Paul.

Bartha Jit Paul

SIGNATURE OF THE VENDORS

SIGNED by the
the PURCHASER AT SERAMPORE

For Merlin Projects Ltd.

Director

SIGNATURE OF THE PURCHASER

WITNESSES:

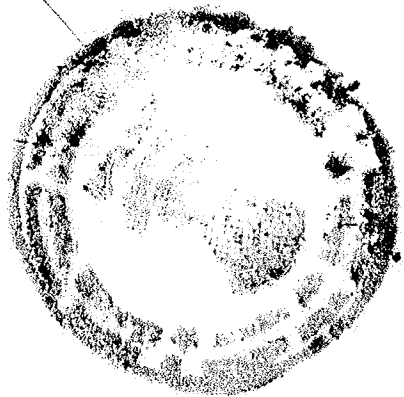
1. *Ashis Mondal*
Advocate
High Court, Calcutta

2. *Narmad Stanzee,*
57/1, 6-A.S. Serani
P.O. Hindolpur,
Dist: Hooghly

Drafted & Prepared by :

Ashis Mondal
ASHIS MONDAL
ADVOCATE

HIGH COURT, CALCUTTA



Addl. Dy. Sub-Registrar
BEANPORE, HOOGHLY

300108

MEMO OF CONSIDERATION

Received Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand) only

from the above named Purchaser as per following memo :

By Banker's Cheque being No. 431042 dated 28.01.2008

Drawn on Indian Overseas Bank, Bhowanipore Branch,

Kolkata in favour of Bharati Paul

1,20,000/-

By Banker's Cheque being No. 431040 dated 28.01.2008

Drawn on Indian Overseas Bank, Bhowanipore Branch,

Kolkata in favour of Parthajit Paul

1,20,000/-

2,40,000/-

(Rupees Two Lakh forty Thousand) only.

WITNESSES :

1. Achis Mandal

Director

High Court, Kolkata

Bharati Paul

Parthajit Paul

SIGNATURE OF THE VENDORS

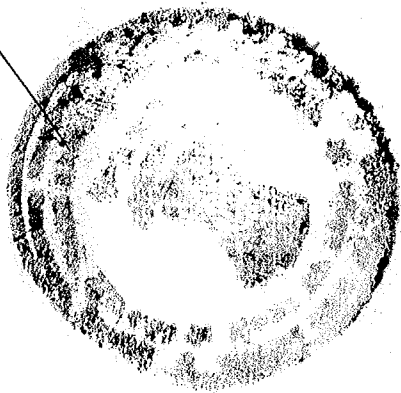
2. Nataraj Hazare,

57/1, A-S-S Sarni

P.O. Winkfield,

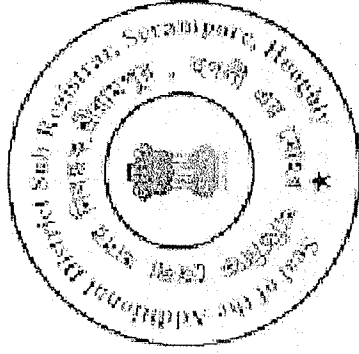
District Hooghly.

ADDI, DIST. SERANG
SERANGKORE, HODONCA
300108



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 9821 to 9839
being No 00542 for the year 2008.



(Ashim kumar Ghosh) 30-January-2008
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
West Bengal

Addl Dist Sub-Registrar
SERAMPORE, HOOGHLY
300108

SALE DEED PLAN OF R.S. DAG NO. 1686. L.R. DAG NO. 4343
 UNDER R.S. KHATIAN NO. 486, ~~X.X. KHAMMAN NO. 484, J.L.~~
 NO. 8. MOUZA - KOTRUNG, P.S. UTTARPARA, DIST. HOOGHLY WITH IN
 THE JURISDICTION OF U.K. MUNICIPALITY, HOLDING NO. 99 K.G.T. ROAD,
 WARD NO. 2, P.O. HINDMOTOR.

SCALE 30'-0" = 1" (INCH)

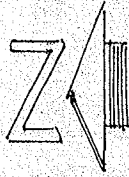
PURCHASER

M/S. MERLIN PROJECTS LTD.

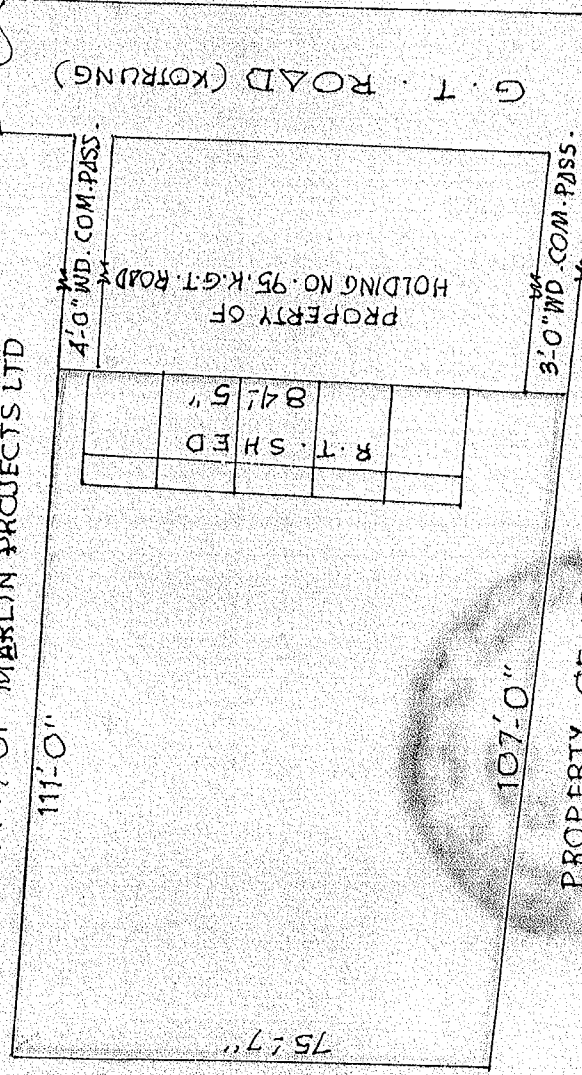
SELLERS :

- SRI. PARTHAJIT PAUL
- SMT. BHARATI PAUL

TOTAL AREA OF LAND 11 kt. 06 ch (MIL) BOUNDED BY RED &
 SOLD OUT (PORTION) AREA 2 kt. 4 ch. 18 sft. (UNDIVIDED SHARE)
 COVERED AREA (UNDIVIDED SHARE) 150 SFT. R.T. SHED



PROPERTY OF MERLIN PROJECTS LTD



PROPERTY OF PURCHASER

G.T. ROAD (KOTRUNG)

4'-0" WD. COM. PASS.

PROPERTY OF

R.T. SHED

84'-5"

3'-0" WD. COM. PASS.

PROPERTY OF ORS

For Merlin Projects Ltd.

Director

Sirajuddin
 SIRAJUDDIN MANDAL
 L.B.S. OF U.K. MUNICIPAL
 Regd. No. DM/076/200-7-2008
 36, G. A. S. SARA
 Charsa, Hindmota, Hooghly

SIGNATURE OF SELLERS

Sri Parthajit Paul
Bharati Paul

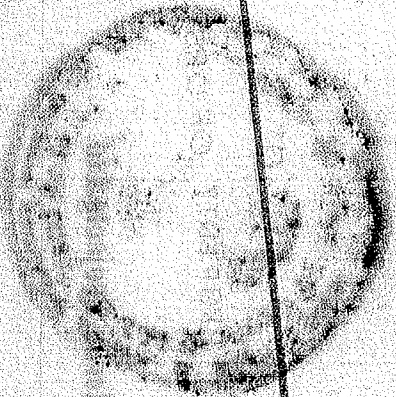
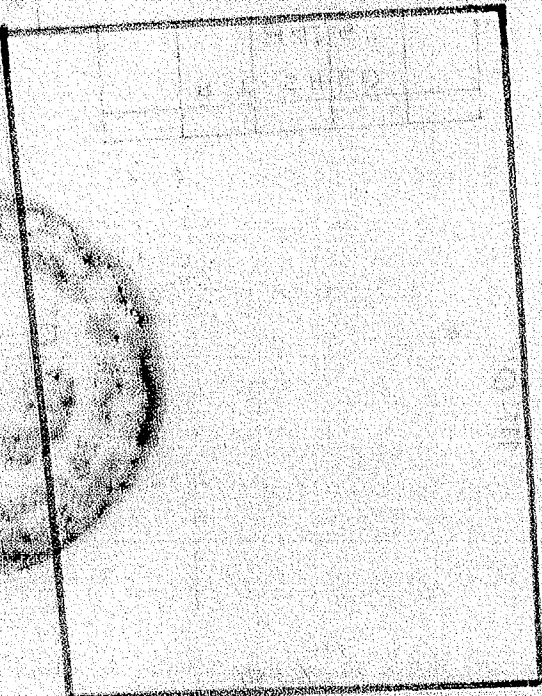
REPUBLIC OF INDIA

Ministry of Defence
New Delhi

MOVED (Continued)

NOTICE OF PROCEEDING
IN MATTER OF

STATE OF GUJARAT



Addl. Dist. Sub Registrar
SERAMPORE, HOOGHLY

300108

0 THE GOVERNMENT OF GUJARAT
BY THE SECRETARY TO GOVERNMENT
OF GUJARAT
IN THE MATTER OF

THE GUJARAT GOVERNMENT
OF GUJARAT

THE GUJARAT GOVERNMENT OF GUJARAT

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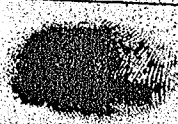
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THE GUJARAT GOVERNMENT OF GUJARAT
BY THE SECRETARY TO GOVERNMENT
OF GUJARAT
IN THE MATTER OF

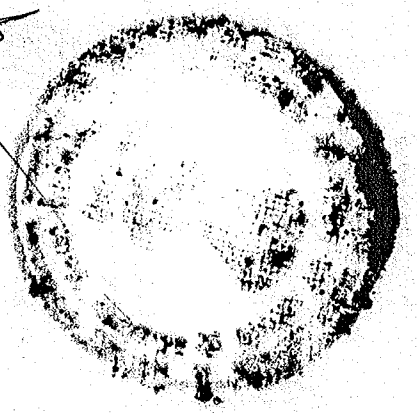
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Specimen Form of Ten Finger Prints

Sl. No.	Signature of the Executants					
						
	Psharatil Paul					
						
		Little	Ring	Middle	Fore	Thumb
						
		Little	Ring	Middle	Fore	Thumb
						
		Little	Ring	Middle	Fore	Thumb
						
		Little	Ring	Middle	Fore	Thumb
						
		Little	Ring	Middle	Fore	Thumb
						
		Little	Ring	Middle	Fore	Thumb
						
		Little	Ring	Middle	Fore	Thumb

Add. Dis. Sub. Registry
MEMPHIS, MOBILE

300108



DATED THIS 30TH DAY OF JANUARY, 2008

B E T W E E N

SMT. BHARATI PAUL

SRI PARTHAJIT PAUL

.....OWNERS/VENDORS

A N D

MERLIN PROJECTS LIMITED

.....PURCHASER

DEED OF CONVEYANCE

DRAFTED BY :

MR. ASHIS MONDAL
ADVOCATE
HIGH COURT, CALCUTTA