

01560/09

P-02630/09



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

229863

4076  
2040/09  
07/53/09

2258334  
V/C-333/09

5000  
860150(18)

Certifies that the Document is admitted for Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
of Assurances-I, Kolkata

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 5th DAY OF  
March TWO THOUSAND AND NINE

BETWEEN

126086  
175  
126211

30 250  
30 100  
250

126413

25 FEB 2009

NO. .... DATED ~~.....~~  
SOLD TO Ashoka Developers and Construction  
23 Sanatan Mishra Lane, Gola Bari, H.N.  
5000. NP. ....

L. S. Vaidya  
High Court Calcutta

Vaibhava Kumar Shaw

856

ASHOKA DEVELOPERS & CONSTRUCTION PROJECTS (P) LTD.

Vaibhava Kumar Shaw  
(VAIBHAV KUMAR SHAW) Director.

857

Pradeep Paul  
(PRADEEP PAUL)

858

ASHOKA DEVELOPERS & CONSTRUCTION PROJECTS (P) LTD.

Paras Nath Choudhary  
(PARAS NATH CHOUDHARY) Director.

Paul.  
(GITA PAUL)

W/o Pradeep Paul.

Additional Regis.  
Assurance - 1, 4  
- 5 MAR 2009

2

**SRI PRADIP PAUL**, son of Sri Jitendra Nath Paul, by faith Hindu, by occupation Business, residing at the premises no. 15, Andul Road, Shibpur, Howrah, West Bengal, hereinafter called and referred to as the 'OWNER/VENDOR' (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART.

AND

*Prakash Shaw*

**ASHOKA DEVELOPERS AND CONSTRUCTION PROJECTS PRIVATE LIMITED**, a Company duly registered and incorporated under the provisions and meaning of the Companies Act, 1956 having its registered office at the premises no. 23, Sanatan Mistry Lane, Police Station Golabari, Howrah 711 106 duly represented by one of its Directors namely, <sup>Kumar</sup>**SRI PRAKASH SHAW**, son of Sri Kamala Shaw by faith Hindu, by occupation Business, residing at the premises no. 23, Sanatan Mistry Lane, Police Station Golabari, Howrah 711 106 and **SRI PARAS NATH CHOWDHARY**, son of Indra Deo Chowdhary, by faith Hindu, by occupation Business, residing at the premises no. 24, Bon Behari Bose Road, Howrah 711 101 (South), hereinafter called and referred to as the 'PURCHASER' (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interests, nominees and assigns) of the SECOND PART.

**WHEREAS** one Golam Rased was the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about an area a little more or less 2 (Two) Bighas and 5 (Five) Cottahs comprised at and under Mouza Shibpur, Police Station Shibpur, District Howrah 711 109 and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said Gobinda Chandra Ghosh being the owner and seized and possessed of or otherwise well and sufficiently entitled to the said **ALL THAT** piece and parcel of land measuring about an area a little more or less 2 (Two) Bighas and 5 (Five) Cottahs comprised at and under Mouza Shibpur,

*Prakash Kumar Shaw*  
Director  
*Paras Nath Chowdhary*  
Director  
*Kamala Shaw*  
Director

Police Station Shibpur, District Howrah 711 109 had sold, delivered, conveyed, alienated, granted, demised, devised and provided the same unto and in favour of Golam Rased by a Deed of Conveyance thereof for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said Golam Rased died intestate leaving behind him surviving his only son namely, Habibar Rahaman as his legal heir and successor to inherit the said property so owned by the said Golam Rased as per the law of inheritance solely and exclusively.

**AND WHEREAS** the said Habibar Rahaman being the owner and seized and possessed of or otherwise well and sufficiently entitled to the said **ALL THAT** piece and parcel of land measuring about an area a little more or less 2 (Two) Bighas and 5 (Five) Cottahs comprised at and under Mouza Shibpur, Police Station Shibpur, District Howrah 711 109 had sold, delivered, conveyed, alienated, granted, demised, devised and provided the same unto and in favour of Kartick Chandra Bhuiya by a Deed of Conveyance thereof for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said Kartick Chandra Bhuiya being the owner and seized and possessed of or otherwise well and sufficiently entitled to the said **ALL THAT** piece and parcel of land measuring about an area a little more or less 2 (Two) Bighas and 5 (Five) Cottahs comprised at and under Mouza Shibpur, Police Station Shibpur, District Howrah 711 109 had sold, delivered, conveyed, alienated, granted, demised, devised and provided the same unto and in favour of Rohini Dasi by a Deed of Conveyance executed in the year 1911 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.



**AND WHEREAS** the said Rohini Dasi being the owner and seized and possessed of or otherwise well and sufficiently entitled to the said **ALL THAT** piece and parcel of land measuring about an area a little more or less 2 (Two) Bighas and 5 (Five) Cottahs comprised at and under Mouza Shibpur, Police Station Shibpur, District Howrah 711 109 had sold, delivered, conveyed, alienated, granted, demised, devised and provided the same unto and in favour of Nilmony Dutta by a Deed of Conveyance dated 18<sup>th</sup> March, 1918 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said Nilmony Dutta died intestate leaving behind him surviving his three sons namely, Kalidas Dutta, Durga Das Dutta and Shibdas Dutta as his legal heirs and successors who had inherited the said property so owned by the said Nilmony Dutta as per the law of inheritance.

**AND WHEREAS** the said Kalidas Dutta, Durga Das Dutta and Shibdas Dutta being the owner and seized and seized and possessed of or otherwise well and sufficiently entitled to the said **ALL THAT** piece and parcel of land measuring about an area a little more or less 2 (Two) Bighas and 5 (Five) Cottahs comprised at and under Mouza Shibpur, Police Station Shibpur, District Howrah 711 109 had sold, delivered, conveyed, alienated, granted, demised, devised and provided the same unto and in favour of Howrah Finance Limited by a Deed of Conveyance thereof dated 12<sup>th</sup> February, 1942 duly registered with the Office of the District Sub-Registrar at Howrah and recorded in Book no. 1, Volume no. 9, Pages 58 to 62, Being no. 204 for the year 1942 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said Howrah Finance Limited being the owner and seized and possessed of or otherwise well and sufficiently entitled to the said **ALL THAT** piece and parcel of land measuring about an area a little more or less 2 (Two) Bighas and 5 (Five) Cottahs comprised at and under Mouza Shibpur,

Police Station Shibpur, District Howrah 711 109 had leased, delivered, conveyed, alienated, granted, demised, devised and provided the a part and parcel of the same being **ALL THAT** piece and parcel of land measuring about an area a little more or less 1 (One) Bigha, 12 (Twelve) Cottahs, 4 (Four) Chittacks and 27 (Twenty Seven) Square Feet comprised at and under Mouza Shibpur, Police Station Shibpur, District Howrah 711 109 unto and in favour of one Pradip Paul by a Lease Deed thereof dated 9<sup>th</sup> January, 1974 for the consideration/s, terms, conditions, enumerations, provisions and others more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the said Lease Deed which is self-explanatory in itself.

**AND WHEREAS** the said lease was expired on 31<sup>st</sup> December, 1982.

**AND WHEREAS** the said Howrah Finance Limited being the owner and seized and possessed of or otherwise well and sufficiently entitled to the **ALL THAT** piece and parcel of land measuring about an area a little more or less 2 (Two) Bighas and 5 (Five) Cottahs comprised at and under Mouza Shibpur, Police Station Shibpur, District Howrah 711 109 had sold, delivered, conveyed, alienated, granted, demised, devised and provided the a part and parcel of the same being **ALL THAT** piece and parcel of land measuring about an area a little more or less 1 (One) Bigha, 12 (Twelve) Cottahs, 4 (Four) Chittacks and 27 (Twenty Seven) Square Feet comprised at and under Mouza Shibpur, Police Station Shibpur, District Howrah 711 109 unto and in favour of the said Pradip Paul by a Deed of Conveyance thereof dated 25<sup>th</sup> November, 1983 duly registered with the Office of the District Sub-Registrar at Howrah and recorded in Book no. I, Volume no. 149, Pages 254 to 261, Being no. 6380 for the year 1983 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the Owner/Vendor herein being the owner is seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about an area a little more or less 1 (One) Bigha, 12 (Twelve) Cottahs, 4 (Four) Chittacks and 27 Square Feet approximately with all easement rights annexed thereto comprised at and under Mouza Shibpur, Police Station Shibpur, premises no. 15, Andul Road, Howrah 711 109, Sub-

Registration and District Registration Office at Howrah together with the structure/s standing and/or lying erected thereupon and is in the possession and enjoyment of the right, title and interest of the same without any interference and disturbance of any manner whatsoever from any corner whatsoever free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever which property is more fully and particularly mentioned, described, enumerated, provided and given at and under the **SCHEDULE** hereunder written and/or given.

**AND WHEREAS** the Owner/Vendor herein being desirous to erect, built, develop, promote and construct building/s at and upon the said **ALL THAT** piece and parcel of land measuring about an area a little more or less 1 (One) Bigha, 12 (Twelve) Cottahs, 4 (Four) Chittacks and 27 Square Feet approximately with all easement rights annexed thereto comprised at and under Mouza Shibpur, Police Station Shibpur, premises no. 15, Andul Road, Howrah 711 109, Sub-Registration and District Registration Office at Howrah together with the structure/s standing and/or lying erected thereupon has entered into an agreement for development with the one **ALLIED CONSTRUCTION**, a Partnership firm having its registered office at the premises no. 53/C/2, Bon Behari Bose Road, Police Station Shibpur and District Howrah 711 109 duly represented by its Partners namely, **SRI RAJIV BHANDARY**, son of Sri P.C. Bhandary, by faith Hindu, by occupation Business, residing at the premises no. 29/1, Ballygunge Park, Kolkata 700 019, **SRI SUMAN K. THAKKAR**, son of Late K. Thakkar, by faith Hindu, by occupation Business, residing at the premises no. 40, Syed Amir Ali Avenue, Kolkata, **SRI ANAND KUMAR SARMA**, son of Sri Atma Ram Sarma, by faith Hindu, by occupation Business, residing at the premises no. 3/1, Hat Lane, Mallick Phatak, Howrah and **SRI INDRA DEO CHOWDHURY**, son of Late Ram Govind Chowdhury, by faith Hindu, by occupation Business, residing at the premises no. 24, Bon Behari Bose Road, Howrah on 8<sup>th</sup> June, 1994 reducing in writing the considerations, allocations for the Owner/Vendor herein and the said Allied Construction at and under the said construction, erection, promotion, building and development thereof and the space/s thereof, terms, conditions, enumerations, provisions and others thereof more fully and particularly mentioned, described, explained, enumerated and provided at and under the said agreement for development for which the same is self-explanatory in itself.

**AND WHEREAS** the Owner/Vendor herein and the said Allied Construction for their unable-ness in completing the said intention have mutually cancelled the said development agreement so existed by and between them in totality for all times to come finalizing that there shall not be any claim, demand or requirement on that score on any side of the Owner/Vendor herein and the said Allied Construction for all times to come with regard to any intention concerning the **SCHEDULE** property hereunder written and/or given any day or anytime existed by and between the Owner/Vendor herein and the said Allied Construction in any manner whatsoever.

**AND WHEREAS** the Owner/Vendor herein and the said Allied Construction have exhausted and satisfied about all their claims, demands and considerations so existed by and between them as per the said agreement of development.

**AND WHEREAS** now the Owner/Vendor herein being entitled to and seized and possessed of or otherwise well and sufficiently entitled in the manner above is desirous of transferring, selling, alienating, transferring, demising, devising and granting the said **SCHEDULE** property enumerated hereunder was approached by the Purchaser herein for a valuable consideration free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever save and except the occupancy of the tenants as under and the Owner/Vendor herein and the Purchaser herein being agreed thereof have entered into an Agreement for Sale thereof and in finalization of the same are executing and registering these presents putting forth some other terms, conditions, enumerations, provisions and others hereof.

**AND WHEREAS** so as to reduce in writing the covenants, conditions, stipulations, specifications and terms in connection with the finalization of the sale and purchase of the **SCHEDULE** property these presents is executed herein by and between the Owner/Vendor herein and the Purchaser herein.

**NOW THIS DEED OF CONVEYANCE WITNESSETH** that in consideration of the sum of Rs.32,00,000/- (Rupees Thirty Two Lac) only paid by the Purchaser herein to the Owner/Vendor herein at or before the execution of these presents, the receipt whereof the Owner/Vendor herein doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit,



release, exonerate discharge, demise, devise, grant, provide and give the Purchaser herein, his heirs, executors, administrators, representatives and assigns the said property doth hereby grant, transfer, convey, assign and assure forever to the Purchaser, their heirs, executors, administrators, representatives and assigns free from all encumbrances, charges, liens, lispendenses, demands, claims, attachments, hindrances, debts and adverse claims whatsoever save and except the occupancy of the tenants as under **ALL THAT** the **SCHEDULE** property **AND HOWSOEVER OTHERWISE** the said property and land and any part thereof now are or is or at any time heretofore was situated butted bounded called, known, numbered, described or distinguished **TOGETHER WITH** all the areas, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances of the **SCHEDULE** property and **WHATSOEVER** belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenances thereto and all the estates, interests, claims and demands whatsoever of the Owner/Vendor herein at law and in equity into, upon, over and concerning the said property or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser herein, his heirs, executors, administrators, representatives, successors and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said property hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Owner/Vendor herein or any other person and persons from whom he may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said property and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, lispendenses, debts, attachments, hindrances, acquisition, requisitions, dues and adverse claims save and except the occupancy of the tenants as under **AND THAT** **NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendor herein or her ancestors or predecessors-in-title made done or executed or knowingly suffered to the contrary the Owner/Vendor herein is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to be unto and to the Purchaser herein absolutely and forever free from all

encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments debts, dues, acquisitions, requisitions and adverse claims whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendor herein or his ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Owner/Vendor herein is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owner/Vendor herein has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said property hereby granted and expressed so to be unto and to the use of the Purchaser herein in the manner aforesaid and the Purchaser herein and his heirs, executors, administrators, representatives, successors and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendor herein or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor herein or his ancestors and predecessor in title and also free from all encumbrances, charges, attachments, liens, lispendenses, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor herein his ancestors or predecessors-in-title **AND FURTHER** the Owner/Vendor herein covenant with the Purchaser herein, his heirs, executors, administrators, representatives and assigns that the said property or any part thereof has not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any Scheme of the Government of India or the Government of West Bengal or any Development Authority or any Improvement Trust or the Howrah Municipal Corporation **AND** the Owner/Vendor herein and all person under them shall and will from time and at all times hereafter at the request and costs of the Purchaser herein, his heirs, executors, administrators, representatives, successors and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said property unto and to the use of the Purchaser herein, his heirs, executors, administrators,

successors and assigns at all reasonable times upon prior notice and at the costs of the Purchaser herein and persons claiming under him and the Owner/Vendor herein shall take all reasonable steps and execute and register all relevant documents relating to the said property hereby conveyed.

The Purchaser herein being agreed with the Owner/Vendor herein for purchasing, owning, acquiring, seizing and possessing the **SCHEDULE** property hereunder written and/or given on as is where is basis at and from the said consideration of Rs.32,00,000/-(Rupees Thirty Two Lac) only.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring about an area a little more or less 1 (One) Bigha, 12 (Twelve) Cottahs, 4 (Four) Chittacks and 27 Square Feet approximately together with 1200 sq.ft super built up tin shed with all easement rights annexed thereto comprised at and under Mouza Shibpur, Police Station Shibpur, C.S. Dag no. 48, C.S. Khatian nos. 51 and 11, C.S. Dag no. 48, 9, 10, 11 and 12, Sheet no. 109 and 133, Touzi no. 736, J.L. no. 1, R.S. 2005, premises no. 15, Andul Road, Howrah 711 109 under Howrah Municipal Corporation Sub-Registration and District Registration Office at Howrah together with the five tile shed rooms standing and/or lying erected thereupon measuring about an area a little more or less 1200 Square Feet being butted and bounded as follows:

<b>ON THE NORTH</b>	:	By the pond of Sheikh Abdul Rouf;
<b>ON THE SOUTH</b>	:	By the land property of the Owner/Vendor herein;
<b>ON THE EAST</b>	:	By the premises no. 17, Andul Road;
<b>ON THE WEST</b>	:	By the premises no. <u>14/12/16</u> , Andul Road.

**OR WHOSOEVER OTHERWISE** the said premises was theretofore and is now and shall hereafter be called known numbered described distinguished and reputed or known.

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

**SIGNED AND DELIVERED**

by the Owner/Vendor herein  
at Kolkata in the presence of

**WITNESSES:**

- 1 Hrisi Narayan Shaw  
50, Samatam Mistray Lane  
Sukia - Howrah-6

- 2 *Paul.*  
(GITA PAUL)  
9/1, 37 N.S. Rd.  
Guddi Appt. F#20  
KOLKATA-8.

OWNER/VENDOR

**SIGNED AND DELIVERED by the**

At Kolkata Purchaser herein in the presence of

**WITNESSES:**

- 1 Hrisi Narayan Shaw

ASHOKA DEVELOPERS & CONSTRUCTION PROJECTS (P) LTD.  
*Paras Nath Choudhary.*  
Director

- 2 *Paul.*

ASHOKA DEVELOPERS & CONSTRUCTION PROJECTS (P) LTD.  
*Vasanth Kumar Shaw*  
Director

DRAFTED BY:

Arup Kr. Dey.  
Advocate.  
High Court, Calcutta.

PURCHASER



RECEIPT

The Owner/Vendor herein has received a sum of Rs.32,00,000/- (Rupees Thirty Two Lac) only as and by way of the total consideration as per the memorandum of consideration hereunder written and/or given:

MEMORANDUM OF CONSIDERATION

By cash on 05.02.09 Rs 5,00,000.00

By Pay Order No 743779  
drawn on Corporation  
Bank, Dated: 05.03.09 Rs 27,00,000.00  
Dobson Road Branch

(Rupees Thirty Two Lac only) Total Rs 32,00,000.00

## WITNESSES:

1. Hari Narayan Shaw

2. Paul

Paul

OWNER/VENDOR

On 05/03/2009

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

Presented for registration at 16.07 hrs on 05/03/2009, at the Private residence by Prakash Kumar Shaw, one of the Claimants

Admission of Execution(Under Section 58)

Execution is admitted on 05/03/2009 by

- 1 Pradip Paul, son of Jitendra Nath Paul, 15, Andul Road Shibpur Howrah, W. B. Thana ....., By caste Hindu, by Profession : Business
  - 2 Prakash Kumar Shaw, Director, Ashoka Deve & Construction Projects Pvt. Ltd., 23, Sanatan Mistry Lane, Golabari, Howrah, profession : Business
  - 3 Paras Nath Chowdhury, Director, Ashoka Deve & Construction Projects Pvt. Ltd., 23, Sanatan Mistry Lane, Golabari, Howrah, profession : Business
- Identified By Gita Paul, wife of Pradip Paul 9/1, 37, N. S. Rd. Guddi Appt, Kolkata-08 Thana ....., by caste Hindu, By Profession : Service.

Name of the Registering officer : **Ramananda Das**  
Designation : **A. R. A. -I KOLKATA**

On 06/03/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 of Indian Stamp Act 1899

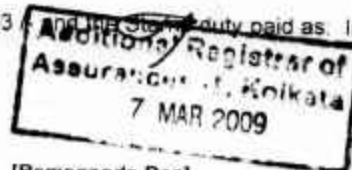
Payment of Fees:

Fee Paid in rupees under article : A(1) = 135938/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on:06/03/2009

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- 12358334/-

Certified that the required stamp duty of this document is Rs 865103/- and the stamp duty paid as: Impresive Rs- 5000



[Ramananda Das]  
A. R. A. -I KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF  
KOLKATA

Govt. of West Bengal

		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

**Deficit stamp duty**

Deficit stamp duty 1 Rs 18650/- is paid, by the draft number 116039, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 2 Rs 49500/- is paid, by the draft number 116042, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 3 Rs 49500/- is paid, by the draft number 116041, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 4 Rs 49500/- is paid, by the draft number 116040, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 5 Rs 49500/- is paid, by the draft number 116045, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 6 Rs 49500/- is paid, by the draft number 116044, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 7 Rs 49500/- is paid, by the draft number 116043, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 8 Rs 49500/- is paid, by the draft number 116056, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 9 Rs 49500/- is paid, by the draft number 116055, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 10 Rs 49500/- is paid, by the draft number 116054, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 11 Rs 49500/- is paid, by the draft number 116051, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 12 Rs 49500/- is paid, by the draft number 116052, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 13 Rs 49500/- is paid, by the draft number 116053, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 14 Rs 49500/- is paid, by the draft number 116049, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 15 Rs 49500/- is paid, by the draft number 116048, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 16 Rs 49500/- is paid, by the draft number 116047, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 17 Rs 49500/- is paid, by the draft number 116046, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009. 18 Rs 49500/- is paid, by the draft number 116050, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :06/03/2009.

Name of the Registering officer : **Ramananda Das**  
Designation : **A. R. A. -I KOLKATA**



[Ramananda Das]  
A. R. A. -I KOLKATA  
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF  
KOLKATA  
Govt. of West Bengal

	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

**Office of the A.R.A. - I KOLKATA**  
**5, Govt Place ( North ) , KOLKATA - 700001**  
**Endorsement For deed Number :I-02630 of :2009**  
**(Serial No. 01560, 2009)**

**Deficit stamp duty**

Deficit stamp duty 1 Rs 18650/- is paid, by the draft number 116039, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 2 Rs 49500/- is paid, by the draft number 116042, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 3 Rs 49500/- is paid, by the draft number 116041, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 4 Rs 49500/- is paid, by the draft number 116040, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 5 Rs 49500/- is paid, by the draft number 116045, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 6 Rs 49500/- is paid, by the draft number 116044, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 7 Rs 49500/- is paid, by the draft number 116043, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 8 Rs 49500/- is paid, by the draft number 116056, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 9 Rs 49500/- is paid, by the draft number 116055, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 10 Rs 49500/- is paid, by the draft number 116054, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 11 Rs 49500/- is paid, by the draft number 116051, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 12 Rs 49500/- is paid, by the draft number 116052, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 13 Rs 49500/- is paid, by the draft number 116053, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 14 Rs 49500/- is paid, by the draft number 116049, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 15 Rs 49500/- is paid, by the draft number 116048, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 16 Rs 49500/- is paid, by the draft number 116047, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 17 Rs 49500/- is paid, by the draft number 116046, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009. 18 Rs 49500/- is paid, by the draft number 116050, Draft Date 04/03/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on 06/03/2009.

**Name of the Registering officer : Ramananda Das**  
**Designation : A. R. A. - I KOLKATA**



[Ramananda Das]  
A. R. A. - I KOLKATA  
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF  
KOLKATA  
Govt. of West Bengal

	Thumb	Fore	Middle	Ring	Little
		(Right Hand)			





Isakshi Kumar Shetty

(Left Hand)				
(Right Hand)				



Ramesh choudhary

(Left Hand)				
(Right Hand)				



Prakash

(Left Hand)				
(Right Hand)				

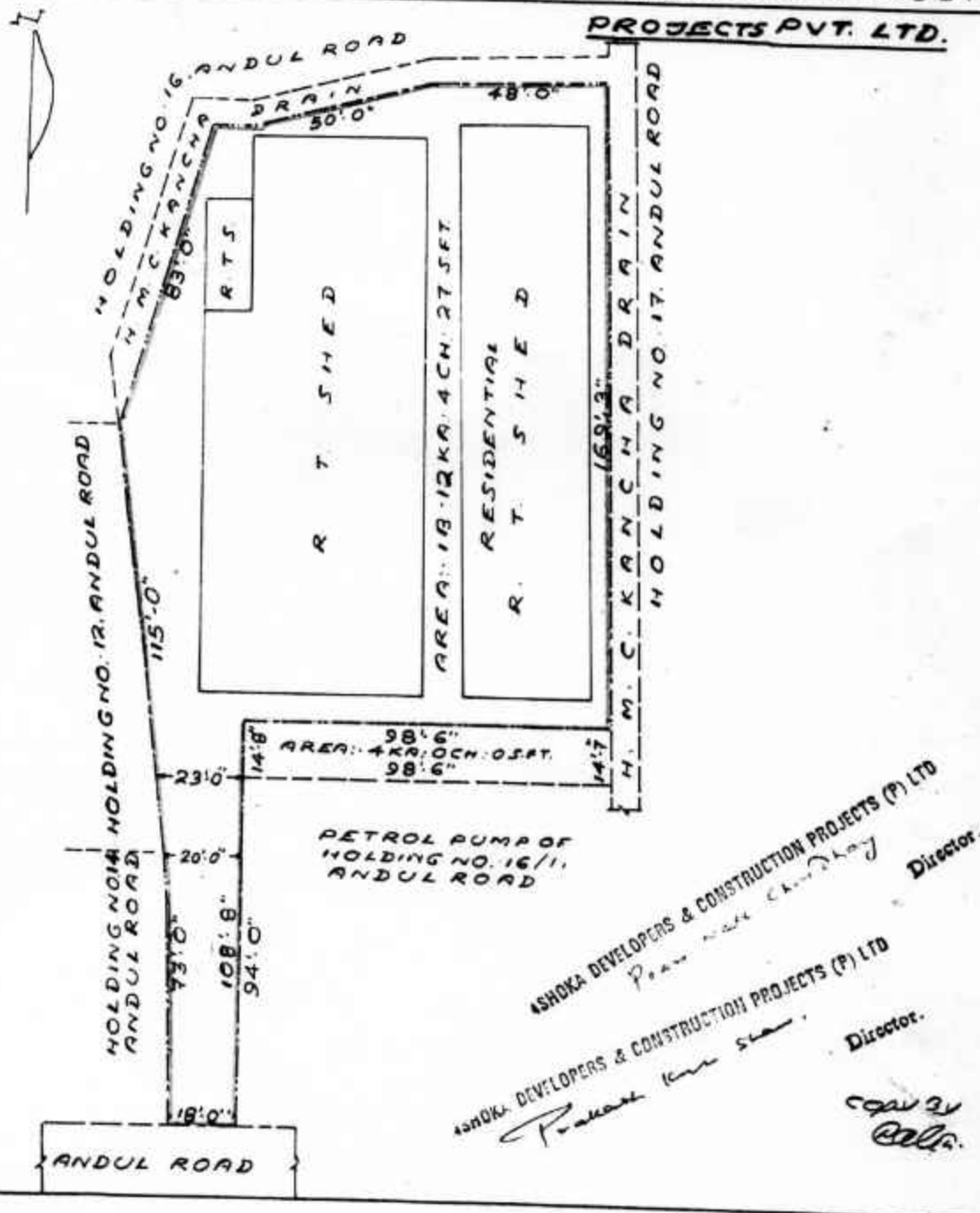
PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

NO. 41, COMPRISED WITHIN R.S. DAG NO. 48;  
 R.S. KHATIAN NO. 51; L.R. DAG NOS. 12, 13, 14 & 15;  
 L.R. KHATIAN NO. 25; MOUZA SHIBPUR; J.L. NO. 1;  
 SHEET NO. 133, P.S. SHIBPUR; DISTRICT HOWRAH.

AREA OF LAND: 13.12 KA. 4 CH. 27 S. FT.  
 SHOWN IN RED BORDER

OWNER: - ASHOKA DEVELOPER AND CONSTRUCTION  
 PROJECTS PVT. LTD.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 2435 to 2452  
being No 02630 for the year 2009.



(Dinesh Mukhopadhyay) 13-March-2009  
A. R. A. - I KOLKATA  
Office of the A.R.A.-I KOLKATA  
West Bengal

used

DATED THIS 5<sup>th</sup> DAY OF March 2009

**BETWEEN**

**SRI PRADIP PAUL**

**OWNER/VENDOR**

**AND**

**ASHOKA DEVELOPERS AND  
CONSTRUCTION PRIVATE LIMITED.**

**PURCHASER**

**DEED OF  
CONVEYANCE**



**A. K. CHAUDHURY & CO.**  
Advocates  
10, Old Post Office Street,  
Kolkata - 700001.