



02BB 830657

B.D. 104,000
F-14300

M.V. 0001
40,000/

Bel-

Lab. Bel.



B.D. 184,000/-

Stamp duty of Rs. 36320/- + 48680/-
is paid u/s 41 by Bank draft No. 258144, dt. 21/5/33, from 215330, 215331 Branch U.B.I., B.G. and all are 23-9-04
Certified that the document is duly Stamped
Dated 23/9/04 and all are 23-9-04
Signature

A 29689.00
E - 7.00

29696.00

A.D.S.R. Cossipore Dum Dum
14-Paraganas (I)

411 District Sub-Registrar
Cossipore, Dum Dum, North 24-Pgs.
0 APR 2005

DEED OF CONVEYANCE

2700,000 THIS DEED OF INDENTURE executed this the 27th day of March, TWO THOUSAND Four (2004) of the Christian Era.

A 29689
B 7

Stamp A 1000 Rs.
vide Mins. Receipt No. 8-4-05

For ASH

A.D.S.R. Cossipore Dum Dum
14-Paraganas, North

27/03/04

Total B.D. 104,000/-
40,000/- + 40,000/- + 24,000/-
Stamp duty of Rs. 40,000/-
is paid u/s 41 by Bank draft No. 258144, dt. 21/5/33, from 215330, 215331 Branch U.B.I., B.G. and all are 23-9-04
Certified that the document is duly Stamped
Dated 23/9/04 and all are 23-9-04
Signature

A.D.S.R. Cossipore, Dum Dum
14-Paraganas (I) North 24-Pgs.
8-4-05

P. few

No. No 43744

Sold to

of **B. N. NAG**
Advocate
Calcutta Court

Kolkata Collectorate

1-30 Treasury.

Dated 12.03.2004

27th March 2004

AM
Treasurer



Ugauraj Mehel 30,000/-
20,000/-
10,000/-
32,010/-

Adl District Sub Registrar
Cossipore, Dum Dum, North 24 Pgs.

Ugauraj Mehel 7 MAR 2004

T.9
9434

For ASHOK FOUNDRY & METAL WORKS

Ugauraj Mehel PROPRIETOR

Ugauraj Mehel
K. D. Deo Raj Mehel
Proprietor for M/S.
Ashok Foundry &
Metal Works

at 460 Salt Lake city
Kd. 91. 07/132

Identified by me

S.C. Das

(S.C. Das)

Son of Late B.B. Das

105 Indira Biswas Rd

Calcutta - 37

S. C. Das

9-10 B.B. Das Rd.
105 Indira Biswas Rd.

Kd - 37

Adl District Sub - Registrar
Cossipore, Dum Dum, North 24 Pgs.

27 MAR 2004



(2)

02BB 830658



BETWEEN
MESSRS. ASHOK FOUNDRY & METAL WORKS a
proprietorship firm represented by its sole proprietor Mr. Ugamraj
Meheta, Son of Late Deo Raj Meheta residing at FE, 460, Salt
Lake City, Kolkata – 91 and having the present registered office
of the firm at Room No. 1, 4th Floor, 2,

For ASHOK FOUNDRY & METAL WORKS
Ugamraj Meheta
PROPRIETOR
27/03/04

BL. No. 93741

Sold to.....
of..... **N NAG** (Advocate)
..... **Calcutta Court**

Kolkata Collectorate
Treasury.

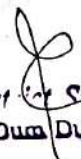

Treasurer.

Dated... 10.03.2004.

8000000000

20 — 30,000/-
20 — 2,000/-
5 — 100/-
32,010/-




Addl Dist. Secy, District
Comptroller, Dum Dum, North 24 Pgs.

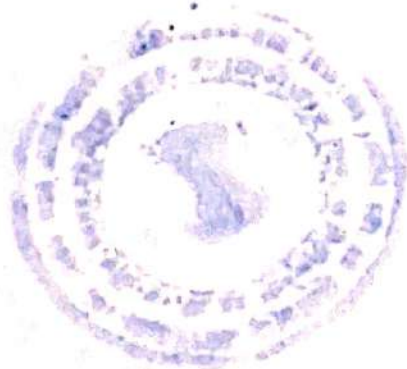
27 MAR 2004

MESSRS. AGARWAL & SONS
propositional firm represented by the undersigned
Messrs. son of Late Mr. Agarwal (P.F. No. 333)
also Mr. Agarwal - 11 and having the present office
in the firm of Messrs. J. C. Agarwal.

1000Rs.



(3)



Ganesh Chandra Avenue, Kolkata – 13 hereinafter called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context include his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

For ASHOK FOUNDATION METAL WORKS
Ugansingh Malhotra
27/03/07 PROPRIETOR

SL. No. 43744

Sold to

of **B. N. NAO**
Advocate.

Madras Court

Kolkata Collectorate
Treasury.

Dated 10.03.2004.

[Signature]
Treasurer

20	30,000/-
2	2,000/-
1	100/-
	32,100/-



[Signature]
Addl District Sub-Registrar
Coimbatore, Dum Dum, North 24-Pgs.

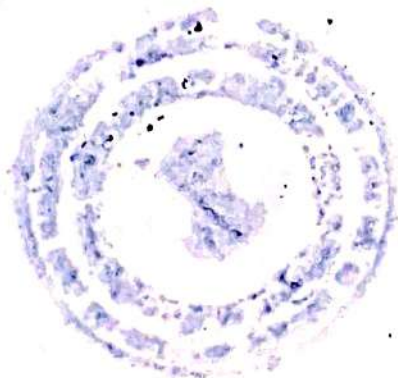
27 MAR 2004

referred to as the "ENFORCEMENT" which expression shall unless
excluded by the context include the heirs,
successors, executors, administrators, legal representatives and
assigns) of the ONE PART

[Handwritten notes and signatures]
10/04/04



(4)

**AND**

M/S CLASSIC CONSTRUCTION a partnership firm having its registered office at 22, D.D.Mondal Ghat Road, Dakshineswar, P.S. Belghoria, Kolkata - 700076, District North 24 Parganas represented by its Partners namely ✓ **1.SRI RAJ KUMAR PAUL**, (15% share) son of Late Kalipada Paul by faith Hindu by

Per ASHOK FOUNDRY & METAL WORKS
Ugama...
 27/03/04
 PROPRIETOR

10/20/68

10 Rs.



(5)

Profession Business residing at 3/1A, A.C.Sarkar Road,
Dakshineswar, P.S. Belghoria, Kolkata – 700076, District North
24 Parganas SMT.DEBIKA NAG, (20% share) wife of Sri Sati
Nath Nag by faith Hindu by Profession House-wife residing at
18/3/6B, Kumud Ghoshal Road, P.O. Ariadaha, P.S. Belghoria,

For ASHOK FOUNDRY & METAL WORKS

Ugamaji Mehta
27/03/04
PROPRIETOR

BL. No 43744

Sold to.....
of..... **S. N. NAG**
Advocate
Calcutta Court

Kolkata Collectorate
Treasury.


Treasurer.

Dated 10.03.2004.

2c — 30.000/-
2c — 2.000/-
1c — 10/-
32,010/-




Addl District S.D. Registrar
Cossipore, Dum Dum, North 24 Pgs.

27 MAR 2004

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
	<i>Ugama Singh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Raj Kumar Pal</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Dipjan Bhukherjee</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Addl District Sub-Registrar
Cossipore, Dum Dum, North 24-Pgs.

27 MAR 2004

SPECIMEN FORM FOR TEN FINGERPRINTS

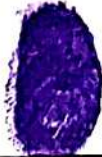
Sl. No.	Signature of the Executants/ Presentants					
	<i>Aloke Palit</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<i>Saleika Nag.</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<i>Malabika Mishra.</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						




Addl District Sub - Registrar
Cossipore, Dum Dum, North 24-Pgs.

27 MAR 2004

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
	<i>Ultan Paul</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Rina Roy</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



[Signature]
Addl District Sub - Registrar
Cossipore, Dum Dum, North 24-Pgs.

27 MAR 2004

C/1

Kolkata - 700057, District North 24 Parganas 3. SRI ALOKE PALIT (10% share) son of late Prakash Chandra Palit by faith Hindu by Profession Business residing at 4E/1 K.N.Banerjee Road, Dakshineswar, P.S. Belghoria, Kolkata - 700057, District North 24 Parganas 4. SRI ANJAN MUKHERJEE (20% share) son of late Niranjan Mukherjee by faith Hindu by Profession Business residing at 143, A.C.Sarkar Road, Dakshineswar, P.S. Belghoria, Kolkata - 700057, District North 24 Parganas 5. SRI UTTAM PAUL (15% share) son of late Kali Pada Paul by faith Hindu by Profession Business residing at 2/A, A.C.Sarkar Road, Dakshineswar, P.S. Belghoria, Kolkata - 700057, District North 24 Parganas 6. SMT MALABIKA MITRA (15% share) wife of Sri Pratap Mitra by faith Hindu by Profession House-wife residing at 39/1A, A.C.Banerjee Road, P.O. Ariadaha, P.S. Belghoria, Kolkata - 700057, District North 24 Parganas 7. SMT RINA ROY (5% share) wife of Sri Molay Kumar Roy by faith Hindu by Profession House-wife residing at 10/5, Jodu Nath Sarbabhowma Lane, P.O. Alambazar, P.S. Belghoria, Kolkata - 700035, District North 24 Parganas hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PARTIES** recorded as follows :-

○ **W H E R E A S** - by a registered Deed Of Conveyance dated 8th October, 1964 bearing Book No. 1, Volume No. 102 pages 197 to 200 Being No. 7985 for the year 1964 registered before the sub - Registration office at Cossipore Dum Dum the present vendor MESSERS. ASHOK FOUNDRY & METAL WORKS a partnership firm having its registered office at B/3, Bon-Hooghly Industrial Estate, Kolkata - 700035 purchased from Narendra Nath Sarkar ALL THAT piece or parcel of rent free Garden land measuring 1.6168 acres equivalent to 5 Bigghas (be the same little more or less) which is situated at Mouza -

For ASHOK FOUNDRY & METAL WORKS
Ugamaoj Melite
27/03/14
PROPRIETOR




Addl District Sub-Registrar
Cossipore, Dum Dum, North 24-Pgs.

27 MAR 2004

(1)

Ariadaha, Kamarhati, Niz Village – Ariadaha, P.S. Belghoria, District 24 Parganas (North), J L No.1, R S No. 12, Touzi No. 173 comprised in part of Dag No. 2549 and 2551 under Khatian No. 808, Municipal Ward No. 10, Premises No. 23, M. M. Feeder Road, Kolkata –700057 under the limit of the Kamarhati Municipality.

○ AND WHEREAS - thereafter the present vendor mutated its name in the records of the Kamarhati Municipality.

○ AND WHEREAS – thereafter the vendor/partnership firm time to time changed and lastly three brothers namely 1. Mr. Ugam Raj Meheta 2. Mr. Rajendra Meheta 3. Mr. Nova Ratan Mal Meheta were the partners of said partnership firm M/s. Ashoke Foundry and Metal Works.

○ AND WHEREAS – thereafter by a Deed of Retirement dated 1st September, 2000 one Rajendra Meheta and Nova Ratan Mal Meheta retired from the said partnership firm and according to the said Deed of Retirement Mr. Ugamraj Meheta became the sole proprietor of the said firm namely M/S.ASHOK FOUNDRY AND METAL WORKS.

○ AND WHEREAS – the said property hypothecated before the State Bank of India, Shyambazar Branch.

○ AND WHEREAS – according to circulation of the Reserve Bank of India the present Vendor has applied before the Bank for liquidated the entire loan amount in one time settlement scheme.

○ AND WHEREAS – the Bank also agreed to release the said property on getting payment after entire Debt amount of Rs.27,89,127/-Only by its letter vide Reference No.19/AJM/78 dated.01/15/2003.

○ AND WHEREAS - due to meet up the said bank debt the Vendor agreed to sale and the purchaser jointly agreed purchase ALL THAT piece or parcel of Garden land measuring 24 cattas 3 chittaks (be the same little more or less) including pucca boundary walls in the four side fully mentioned in schedule

For ASHOK FOUNDRY & METAL WORKS

Ugamraj Meheta
27/03/07 PROPRIETOR




Addl District Sub-Registrar
Cossipore, Dum Dum, North 24-Pgs.

27 MAR 2004

given below and also delineated in the RED border of the site plan annexed herewith at/or for the price of consideration of Rs. 27,00,000/- (Rupees. Twenty Seven lakh only).

○ AND WHEREAS - by an agreement for sale dated 31/12/2003 the purchasers having already paid to the Vendor a sum of Rs. 8,00,000/- only towards earnest money the receipt of which the vendor having already admit and acknowledge.

NOW THIS DEED OF INDENTURE WITNESSETH :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.27,00,000/- only (Rupees Twenty Seven Lakhs only) the vendor having already paid to the purchaser a sum of Rs. 8,00,000/- only on 31/12/2003 and now the purchaser making payment of the balance consideration money of Rs. 19,00,000/- only (Rupees Nineteen Lakhs only) to the Vendor on/or before the presents , the receipt whereof the vendor hereby admit and acknowledge and the vendor hereby as beneficial owner grant , convey , transfer and assure unto and to the purchaser ALL THAT piece or parcel of Garden land measuring 24 cattas 3 chittaks (be the same little more or less) including pucca boundary walls in the four side fully mentioned in schedule given below and also delineated in the RED border of the site plan annexed herewith. And referred to as the said property or howsoever otherwise the same is now situated butted, bounded, called, known, numbered, drains, water ditches, ground and soils, advantages of ancient other lights, right, liberties, privileges, easement, appendages and appurtenances whatsoever thereunto belonging or in anywise appertaining thereto or any part thereof and all the estate, right, title and interest, possession ,claims and demands whatsoever of the vendor unto and to the use and upon the said property of any part thereof and all the reversion or reversions, remainder or remainders and all the issues, profits, according to nature and tenure thereof and all the pattahs, muniments, writings and

For ASHOK FOUNDATION & METAL WORKS
Ugamoji Shetty
27/03/04
PROPRIETOR




Addl District S.D. - Registrar
Cossipore, Dum Dum, North 24-Pgs.

27 MAR 2004

(9)

evidences of title exclusively relating thereto of which may produce the same without any action either at law even in equity to have and to hold I the said property unto and to the use of the purchaser absolutely and for ever free from all encumbrances, claims and demands subject to payment of rents, issues, profits to the superior local rates and other outgoings payable in respect thereof.

AND WHEREAS – the vendor do hereby declare that whatever right, title and interest and possession he had in the said property under sale will always be vested with the purchasers and the purchasers will become the absolute owners and occupiers of the said property as described in the schedule hereunder written, as sixteen annas owner. The vendor including his heirs, executors, administrators, legal representatives and assigns and reversioners would have no claims and if made that should be annulled by every court of law.

THAT – the properties which is subject matter of this Deed is free from all encumbrances, attachments and liens.

BE it noted and recorded that in case of any necessity for rectification of this Deed of Conveyance, the vendor including his heirs, executors, administrators, legal representatives and assigns and reversioners will be do it at this costs of the purchasers.

BE it also noted that the vendor hereby handover all that copies of the title Deeds, municipal tax payment receipt and all other papers relating to the title of the said property to be conveyed to the purchasers.

THE SCHEDULE REFERRED TO ABOVE :-

ALL THAT piece or parcel of Garden land measuring 24 cattas 3 chittaks (more or less) together with pucca boundary wall in four sides which is situated at Mouza. Ariadaha Kamarhati, at Niz. Village Aridaha, P.S. Belghoria, District North 24 Pargana, J L

For ASHOK FOUNDRY & METAL WORKS

Ugamaoj Sult
27/03/04 PROPRIETOR



Add District Sub. Registrar
Cossipore, Dum Dum, North 24-Pgs.

27 MAR 2004

No.1, R S No.12, Touzi No.173 comprised in part of C.S.Dag Nos. 2549 and 2551 under C.S.Khalian No. 808, Municipal Ward No. 10, Holding No. F-31, at premises no. 23, M.M.Feeder Road, Kolkata – 700 057 under Kamarhati Municipality.

Butted and Bounded by :-

ON THE NORTH :: C.S. Dag No. 2607
ON THE SOUTH :: Municipal drain & thereafter M.M.Feeder Road.
ON THE EAST :: Municipal drain
ON THE WEST :: Remaining portion of land with structures of Ashoke Foundary & Metal Works .

Measurment of the land:-

North : 80'-0"

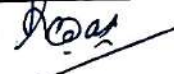
South : 66'-6"

East : 235'-7"

West : 233'-10"

IN WITNESS WHEREOF, the vendor and the purchasers set and subscribed their respective hands and seal the day, month and year first above written..

WITNESSES :-

1. 

2. 
Mohy Roy
Advocate Advocate

For ASHOK FOUNDRY & METAL WORKS


PROPRIETOR
SIGNATURE OF THE VENDOR

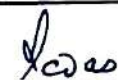
MEMO OF CONSIDERATION

RECEIVED the sum of Rs. 27,00,000/- Only (Rupees. Twenty seven lakhs Only)..from the above named purchaser by

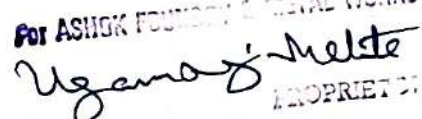
1. Rs. 8,00,000/- only by cash on 31.12.2003.

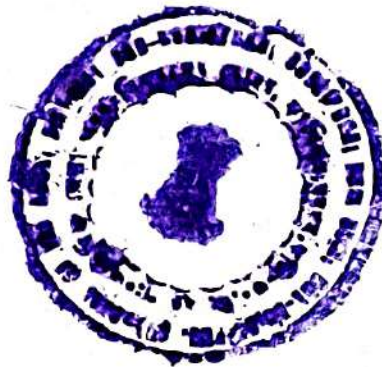
2. Rs. 19,00,000/- only by cash on 27.03.2004.

WITNESSES :-

1. 

(S.C.Dao)
105 Indra Biswas Rd.
Calcutta - 37

For ASHOK FOUNDRY & METAL WORKS

PROPRIETOR



4441 D. S. S. - Registrar
Cossipore, Dum Dum, North 24-Pgs.

27 MAR 2004

191
For ASHOK FURNITURE & METAL WORKS

Ugamoj Shukla

PROPRIETOR

SIGNATURE OF THE VENDOR

2. Mooloy Ray.
Advocate.
10/5 J.N.S. Lane Cal-35

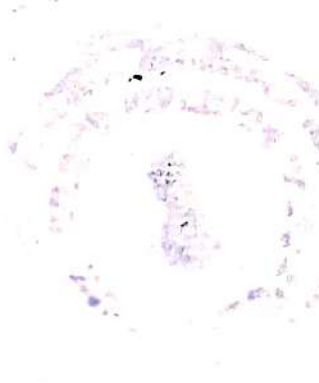
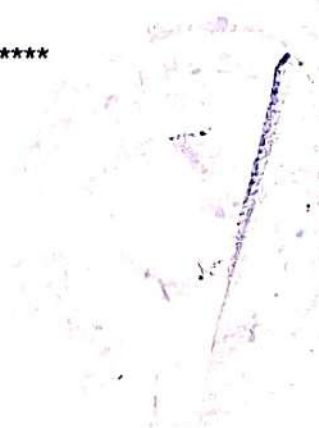
Drafted & prepared by Me,

sati-mriti m.

Advocate,

Sealdah Civil Court,

Kolkata - 14.





19
Addl District Sup - Registrar
Cossipore, Dum Dum, North 24-Pgs.

27 MAR 2004



Addl District Sup - Registrar
Cossipore, Dum Dum, North 24-Pgs.

16.09.05

for

1
2004 No. 86
Volume 858 856
Pages 8995
Index 85
for the year

SITE PLAN IN RESPECT OF MOUZA- ARIADAHA-KAMARHATI P.S. BELGHORIA
DIST. 24 PGS(N).J.L.NO.1,RS. NO.12,TOUZI NO.173,COMPRISED IN PART OF DAG NO.2549 &
2551,KHATIAN NO.608, WARD NO.10,HOLDING NO.F 31,PREMISES NO.23 M.M.FEEDER ROAD
KOLKATA-57 UNDER THE LIMIT OF KAMARHATI MUNICIPALITY, SCALE: 1"=40'-0"

LOT-A AREA OF GARDEN LAND: 1BGH.4KH.3CH.OSFT.(MORE OR LESS)
(BOUNDED BY RED LINES)

VENDOR: M/S. ASHOK FOUNDRY & METAL WORKS
PROPRIETOR-SHIP FIRM REPRESENTED BY ITS
SOLE PROPRIETOR UGAHRAJ MEHTA

SIG. Ugahraj Mehta

PURCHASER: SRI RAJ KUMAR PAUL & OTHERS. SIG.



DRN. BY:
PRANAB KR.BIS
DAKSHINESWA
L.B.S. NO. 46 391



Addl. District Sub-Registrar
Cossipore, Dum Dum, North 24-Pgs.

27 MAR 2004



Addl. District Sub-Registrar
Cossipore, Dum Dum, North 24-Pgs.

16.09.05.

1
Vol. No. 82
Pages 265
Being No. 2578
For the year 2004

DEED OF CONVEYANCE

THIS THE DAY 27th OF MARCH, 2004.

**M/S. ASHOK FOUNDRY AND
METAL WORKS**

..... VENDORS.

M/S. CLASSIC CONSTRUCTIONS

..... PURCHASER.

**DRAFTED BY,
SATI NATH NAG,
ADVOCATE,
SEALDAH CIVIL COURT,
KOLKATA - 14**

XXXXXXXXXXXXXXXXXXXX