

02415

I-02300/07



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 970587

125/07  
 5/4/07  
 M.V. = 2058/07  
 B.D. = 1905/07

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

2007  
 19/3/07  
 21055  
 18600  
 12300

5 APR 2007

**DEED OF CONVEYANCE**

**THIS INDENTURE** made this 13<sup>th</sup> day of March Two Thousand Seven **BETWEEN SRI RAGHUNATH CHATTERJEE** nee **CHATTOPADHAYA** residing at 21, Dr. T. N. Mitra Road, P.O.- Konnagar, P.S.- Uttarpara, District- Hooghly and **SRI SHIBNATH CHATTERJEE** nee **CHATTOPADHAYA** residing at 1A, Shib Chandra Deb Street, P.O.- Konnagar, P.S.- Uttarpara, District-

7854  
 7868

Jeewan  
 4475/98  
 5/4/07

19208

20 FEB 2007

NAME: \_\_\_\_\_  
ADD: 1000f  
MT: \_\_\_\_\_

AMITAVA SARKAR  
Advocate, High Court  
10, Old Post Office Street  
3rd Floor, Room No.-96  
Kolkata-700 001

Certified that the stamp of the value of Rs. 5000 required for the Document is not available and that the smallest number of Stamps which can furnish so as to make up the Required Amount are as follows: \_\_\_\_\_

5 @ 1000f - 5000f

Spot verified on 5.4.2007.  
Property under reference in R-5  
Plot no - 8088 Khata no - 2982  
is a tank - recorded as tank and  
also used as tank.

*[Signature]*  
RESERVE STAMP VERIFICATION OFFICE

*[Signature]*  
5/4/2007  
DIST. SUB-REGISTRAR  
KOLKATA, HOOGLY



DIST. SUB-REGISTRAR  
KOLKATA, HOOGHLY  
5 APR 2007



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 970588

2

Hooghly both sons of Late Jatindra Nath Chaterjee hereinafter collectively referred to as the **VENDORS** (which term or expression shall mean and include their respective heirs, executors, administrators and legal representatives) of the **ONE PART**.

**AND**

**SHLOKE PROPERTIES & INVESTMENTS PRIVATE LIMITED a**

19208

20 FEB 2007

NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
MT \_\_\_\_\_

AMITAVA SARKAR  
Advocate, High Court  
10, Old Post Office Street  
3rd Floor, Room No.-96  
Kolkata-700 001

Certified that a single stamp of the value of Rs. 5000 required for the Document is not available and that the smallest number of stamps which I can furnish so as to make up the required amount are as follows.....

5 @ 1000 = 5000

*[Signature]*  
REGISTERED STAMP VENDOR  
WESTBENGAL REGISTRATION OFFICE



*[Signature]*  
MR. DET. SUB-REGISTRAR  
KOLKATA REG. HOCHLY

5 APR 2007



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 970589

3

company incorporated under the provisions of Companies Act, 1956, having its registered office at Office No. A-11, 4<sup>th</sup> Floor, Premises No. 234/3A, A.J.C.Bose Road, Kolkata-700020. hereinafter referred to as the **PURCHASER** (which term or expression shall mean and include its successor or successors-in-office and assigns)) of the **OTHER PART**.

19268 20 FEB 2007

NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
MT \_\_\_\_\_

**AMITAVA SARKAR**  
Advocate, High Court  
10, Old Post Office Street  
3rd Floor, Room No.-96  
Kolkata-700 001

Certified that a single stamp of the value  
of Rs. 500/- is required for the  
Document to be Available and that the  
smallest number of stamps which can  
Furnish so as to Make up the Required  
Amount are as Follows.....

500/- — 500/-

**STAMP SERVICE**  
**AMITAVA RESERVATION OFFICE**



**REGISTRAR**  
**AMITAVA RESERVATION OFFICE**

**5 APR 2007**





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 970590

4

**WHEREAS**

1. By virtue of a Bengali Deed of Partition dated 17.1.1956, registered before the sub-registrar of Serampore and noted in its Book No. 1, Volume No. 2, Pages 222 to 239 being No. 217, Sri Jatindra Nath Chattopadhaya became the absolute owner of the all that land measuring about 9

19208 23 FEB 2007

~~NAME~~  
~~ADD~~ *100/1*  
~~MT~~

AMITAVA SARKAR  
Advocate, High Court  
10, Old Post Office Street  
3rd Floor, Room No.-96  
Kolkata-700 001

Certified that a single stamp of the value  
of Rs. *5000* is quite sufficient for the  
Document in which the value of the  
smallest number of stamps in the  
Furnish stamp of the Required  
Amount as follows.....

*5000/5000*

STAMP  
AMITAVA SARKAR



DIST SUB-REGISTRAR  
SEPARATE, HOOGHLY

5 APR 2007





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 970591

*Sribooth Chatterjee*  
*Raghunath Chatterjee*

5

now being used for cultivation of fish  
cottah 12 chittacks 35 sq. ft. including one pond, therein  
situated at Dag Nos. 8088 and 8089 under Khatian No.  
2982 of Mouza Konnagar J. L. No. 7, Police Station  
Uttarpara, Sub Division Serampore, in the District of  
Hoogly (hereinafter referred to as "the said property")  
along with other property.

19208

20 FEB 2007

NAME

NO.

MT.

1000

AMITAVA SARKAR  
Advocate, High Court  
10, Old Post Office Street  
3rd Floor, Room No.-96  
Kolkata-700 001

Verified that a single stamp of the value  
of Rs. 5000/- affixed to the  
Document is not available. The  
smallest number of stamps in  
Future sales to make up the Required  
Amount are as follows:

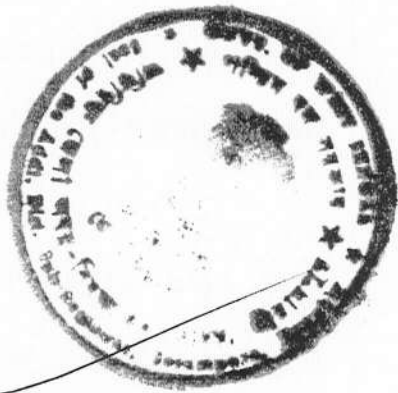
5000/-

*[Handwritten Signature]*  
AMITAVA SARKAR  
Advocate, High Court



Dist. Sub-Registrar  
SERAMPORE, HOOGHLY  
5 APR 2007

2. The said Jatindra Nath Chattopadhaya during his life time executed a Deed of settlement during 17.1.1964 and registered before the Sub Registrar Serampore being Deed No.196 for the year 1964. By virtue of the said Deed of Settlement the said Jatindra Nath Chattopadhaya settled the said property in favour of his four sons namely Sri Harinath Chattopadhaya, since deceased , Sri Raghu Nath Chattopadhaya, the first vendor herein, Sri Shambhu Nath Chattopadhaya, since deceased, and Sri Shib Nath Chatopadhaya, the second vendor herein, on the condition that the said Jatindra Nath Chattopadhaya and his wife Smt. Annapurna Chattopadhaya since deceased would have the life interest therein .
3. The said Jatindra Nath Chattopadhaya died in 1966 and his wife Smt Annapurna Chattopadhaya died on 31.12.1971. Thus the said 4 sons of Jatindra Nath Chattopadhaya became the absolute joint owners of the said property each having  $\frac{1}{4}$ <sup>th</sup> share therein.
4. The said Hari Nath Chattopadhaya by virtue of a registered Kobala or Bengali Deed of Sale dated 12.6.1972 sold conveyed and transferred his  $\frac{1}{4}$ <sup>th</sup> share or interest



REGISTRAR, DIST. SUB-REGISTRAR  
SERAMPORE, HOOGHLY  
5 APR 2007

in the said property unto and in favour of Sri Shambhu Nath Chattopadhaya. Thus the said Shambhu Nath Chattopadhaya became the absolute owner of the 50% share in the said property. The said Kobala dated 12.6.1972 was registered before the Sub Registrar, Serampore being Deed No. 2813 for the year 1972.

5. By virtue of the Kobala or Bengali Deed of Sale dated 16.1.1996, the said Shambhu Nath Chatterjee sold conveyed and transferred a portion of his share in the said property measuring about 1 cottahs 2 chittacks 9 sq. ft. comprising in Dag No. 8089 unto and in favour of the Vendors herein retaining 3 cottah 11 chittacks 25 sq. ft. of and with himself. The said Kobala was registered before the Sub Registered, Serampore and noted in its Book No. 1 being Deed No. 142 for the year 1996.
6. The said Shambhu Nath Chattopadhaya died intestate on 24<sup>th</sup> January, 1997, leaving behind surviving his wife Smt. Sumitra Chatterjee, two sons namely Goutam Chatterjee and Uttam Chatterjee as his only heirs and legal representatives who jointly inherited the said 3 cottah 11 chittack 25 sq. ft out of the said property.
7. The said Sumitra Chatterjee, Goutam Chatterjee and Uttam Chatterjee by virtue of a Kobala or Bengali deed of s



REGISTRAR, DIST. HOOGHLY  
SERAPORE, HOOGHLY

5 APR 2007

ale dated 7.8.1998 sold conveyed and transferred their said inherited portion of the property measuring 3 cottah 11 chittacks 25 sq. ft. unto and in favour of the vendors herein. The said Kobala was registered before the A.D.S.R. Serampore and noted in its Book No. 1 being Deed No. 4475 for the year 1998. Thus the vendors herein jointly became the owner of the said property each having undivided 50% share therein.

8. Now the vendors declared to sale the said property to meet their various commitments when the Purchaser offered to purchase the same for a consideration of Rs. 4,00,000/-. The vendors finding such offer as the best available offer as per the present market Trend accepted the offer of the purchaser and agreed to sale the said property to the Purchaser.

**NOW THIS INDENTURE WITNESSETH as follows :-**

In consideration of the said agreement and in consideration of the sum of Rs. 4,00,000/- (Rupees Four lacs) only paid by the Purchaser to the Vendors (the Vendors and each of them do hereby admit and acknowledge the same as well as by the receipt hereunder written release the purchaser and the said property fully described in the Schedule hereunder written) the vendors and each of them doth hereby sell, convey, transfer, assign and assure unto the



REGISTRAR, DIST. SUB-REGISTRAR  
SERAPPORE, HOOGHLY

5 APR 2007



**Office of the ADSR Serampore  
Serampore, Hooghly**  
Endorsement For deed Number :I-02300 of :2007  
(Serial No. 02415, 2007)

On 05/04/2007

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 7854/- ,E = 14/- on:05/04/2007

**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- 714260/-

Certified that the required stamp duty of this document is Rs 42876 /- and the Stamp duty paid as: Impressive Rs- 5000

**Deficit stamp duty**

Deficit stamp duty : 1.Rs 18830/- is paid by the draft no. :056172, Draft date:05/04/2007, Bank name:STATE BANK OF INDIA, Serampore, recieved on :05/04/2007. 2.Rs 19050/- is paid by the draft no. :262881, Draft date:21/03/2007, Bank name:STATE BANK OF INDIA, Lawer Circular Road, recieved on :05/04/2007.

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

Presented for registration at 13.25 on :05/04/2007, at the Office of the ADSR Serampore by Raghunath Chatterjee, one of the Executants.

**Admission of Execution(Under Section 58)**

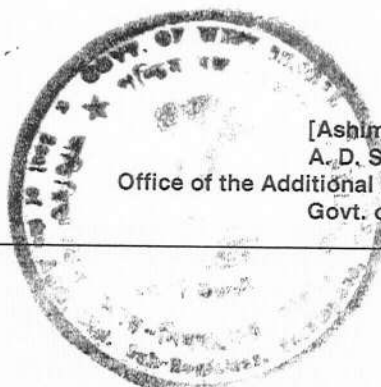
Execution is admitted on :05/04/2007 by

1. Raghunath Chatterjee, son of Lt. Jatindra Nath, 1 A, Shib Chandra Deb St., Thana Uttarpara, By caste Hindu, by Profession :Others
2. Shibnath Chatterjee, son of Lt. Jatindra Nath, 1 A, Shib Chandra Deb St., Thana Uttarpara, By caste Hindu, by Profession :Others
3. Vinay Kumar Churiwal, Director, Shloke Properties & Investments Pvt. Ltd., 234/3 A, A. J. C. Bose Road, Kolkata-20, Kolkata-20, profession :Business

Identified By Supra Chatterjee, wife of Debasish Konnagar Hooghly Thana: Uttarpara, by caste Hindu, By Profession :House wife.

Name of the Registering officer :**Ashim Kumar Ghosh**  
Designation :**Add. District Sub Registrar**

On 10/04/2007



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

10 APR 2007

Office of the ADSR Serampore  
Serampore, Hooghly  
Endorsement For deed Number :I-02300 of :2007  
(Serial No. 02415, 2007)

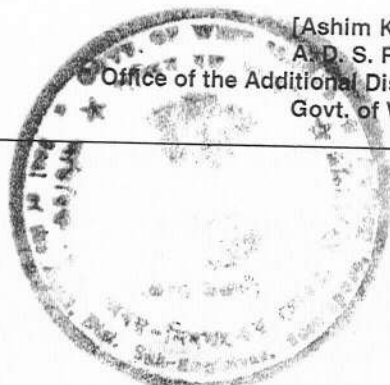
Admissibility (Rule 43)

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/-

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : on: 10/04/2007.

Name of the Registering officer :Ashim Kumar Ghosh  
Designation :Addl. District Sub Registrar



[Ashim Kumar Ghosh]  
A. D. S. R

Office of the Additional District Sub Registrar, Serampore  
Govt. of West Bengal

10 APR 2007

**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 02415 / 2007


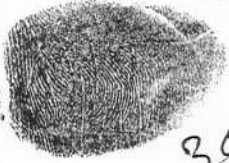
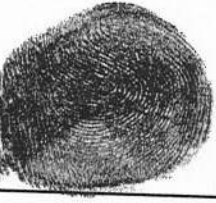
Document Number

02300/07  
 I - XXXXXX XXXX

I. Signature of the Presentant

Name of the Presentant	Signature with date
Raghunath Chatterjee	<i>Raghunath Chatterjee</i> 5/4/07

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

LTI	SI No	Admission of Execution By	Status	Signature with Date
	1	Raghunath Chatterjee ps - Uttarpara 1 A, Shib Chandra Deb St. Konnagar Hooghly	Self	<i>Raghunath Chatterjee</i> 5/4
	2	Shibnath Chatterjee ps - Uttarpara 1 A, Shib Chandra Deb St. Konnagar Hooghly	Self	<i>Shibnath Chatterjee</i> 5/4
	3	Vinay Kumar Churiwal ps - Kolkata 234/3 A, A. J. C. Bose Road Kolkata-20	Self	<i>Vinay Kumar Churiwal</i> 5/4 Director

Name of Identifier of above Person(s)

Supra Chatterjee  
 Konnagar Hooghly

Signature of Identifier with Date

*Supra Chatterjee*  
5/4



*[Signature]*  
 ADDL. DIST. SUB REGISTRAR  
 SERAMPORE, HOOGHLY

5 APR 2007

Purchaser **ALL THAT** land measuring about 9 Cottahs 12 Chittacks inclusive of one pond measuring about 3 Cottahs 12 Chittacks situate and lying at Dag Nos. 8088, 8089 all appertaining to Khatian No. 2982 of Mouza Konnagar Comprising in Holding No. 63/A, G.T. Road which is fully described in the Schedule hereunder written **TOGETHER WITH** all apputenances, trees, hedges, ditches, ways, paths, waters, water courses, lights, liberties, privileges, easements whatever to the said property described in the schedule hereunder to the purchaser **AND ALL** the estates, right, title, interest, claim and demand whatsoever of the vendors into or upon the same and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use of the purchaser, it successor or successors in office absolutely and forever together with title deeds, writings, muniments and other evidences of title AND the vendors do hereby covenant with the purchaser, it successor or successors in office and assigns that notwithstanding any act deed or thing heretobefore done, executed or suffered to the contrary the vendors are now lawfully seized and possessed of the said property free from any encumbrances attachments or defect in title whatsoever and the vendors and each of them have full power and absolute authority to sell the said property in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in khas without any claim or demand whatsoever from the vendors or any person or persons claiming



*[Handwritten Signature]*  
MR. DEY SUB REGISTRAR  
GRAND NE. HOOGHLY

5 APR 2007

through or under them AND FURTHER THAT the vendors, their heirs, executors, administrators or assigns covenant with the Purchaser its successor or successors in office to save harmless indemnify and keep indemnified the purchaser its successor or successors in office from or against all encumbrances charges and equities whatsoever AND the vendors further covenant that they shall at the request and cost of the purchaser its successor or successors in office do or execute of cause to be done or executed all such lawful acts deeds and things whatsoever for further or more perfectly conveying the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT Total land measuring about 09 Cottahs 12 Chittacks 35 sq.ft. more or less. The pond measuring about 03 Cottahs 11 Chittak, 25 sq.ft. now being need for cultivation of fish therein more or less situate and lying at Dag nos 8088 and 8089 Bagan land measuring about 06 Cottaha 01 Chittak 10 sq.ft. under Khatian No. 2982 of Mouza Konnagar J. L. No. 7 being Municipal Holding No. 63 /A, G.T. Road (East) of Konnagar Municipality, Police Station Uttarpara in the District of Hooghly butted and bounded as follows :

ON THE NORTH	D. Waldie Factory;
ON THE SOUTH	Land of Kshetramohan Chattopadhyay
ON THE EAST	D. Waldie Factory,
ON THE WEST	Land of Kanailan Chattopadhyay.



REG. DIST. SUB-REGISTRAR  
TRIPUNITHURUR

5 APR 2007

IN WITNESS WHEREOF the parties hereof put their respective hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the withinnamed VENDORS

1. *Raghu Nath Chatterje*

in the presence of

1. *Dmitri Sarkis*  
Advocate  
High Court, Calcutta

2. *Shibnath Chatterje*

2. *Dorothi Ray*  
Advocate  
High Court, Calcutta

SIGNED SEALED AND DELIVERED

by the withinnamed

For Shloke Properties & Investments Pvt. Ltd.

PURCHASER in the presence of

*Vijay Kumar*  
Director

1. *Dmitri Sarkis*  
Advocate

2. *Dorothi Ray*  
Advocate





*[Handwritten Signature]*  
REGISTRAR OF COMPANIES  
BANGALORE

5 APR 2007

**RECEIVED** of and from the withinnamed Purchaser the within mentioned sum of Rs.4,00,000/- (Rupees Four lacs) only being the full consideration money as per memo below :-

**MEMO OF CONSIDERATION**

1. By Cheque to Raghunath Chatterjee . . .	Rs. 10,000 -00
2. By cheque to Shibnath Chatterjee . . .	Rs. 10,000 . 00
3. By Pay Order bearing No. 306597 dated 7. 3. 2007 on Citi Bank — to Raghunath Chatterjee. . . . .	Rs. 3,00,000 .00
4. By Pay Order bearing No. 306598 dated 7. 3. 2007 on Citi Bank — to Shibnath Chatterjee . . . . .	Rs. 80,000.00
	Total Rs. 4,00,000.00

**WITNESSES :**

1. *Anish Sarkar*  
Advocate

1. *Raghunath Chatterjee*

2. *Dorothi Ray*  
Advocate

2. *Shibnath Chatterjee*

*Witnessed by*  
*Dilip Kumar Ghosh*  
Advocate  
Serampore Court.











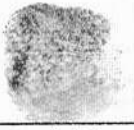






















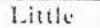
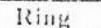
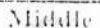
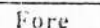


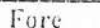
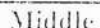
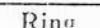
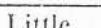
*Typed by*  
*chandi chatterjee*  
Konnagar  
Hooghly



POST, DIST. DIV. REGISTRAR  
SINGAPORE, HOODLY

5 APR 2007

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	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)					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<p align="center">PHOTO</p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

*Raghu Nath Chatterje*

*Shibnath Chatterje*

For Shloke P. *[Signature]*

*Director*



REGISTRAR  
SERAPUR, HOOGLY  
5 APR 2007

SALE DEED PLAN

PORTION OF DAG NO.-8088 & 8089 UNDER KHATIAN  
 NO.-2982, MOUZA - KONNAGAR, J. L. NO.-7, M. HOLDING  
 NO.-63/A, G. T. ROAD (EAST), P. S. - UTTARPARA,  
 SUB-DIV. - SERAMPORE, DIST. - HOOGHLY.

SCALE: - 20'-0" = 1"

AREA OF LAND: - <sup>(Total)</sup> 9 KA 12 CH 35 SFT (MARK IN RED LINE)

VENDOR: - 1. SRI RAGHUNATH CHATTERJEE

2. SRI SHIBNATH CHATTERJEE.

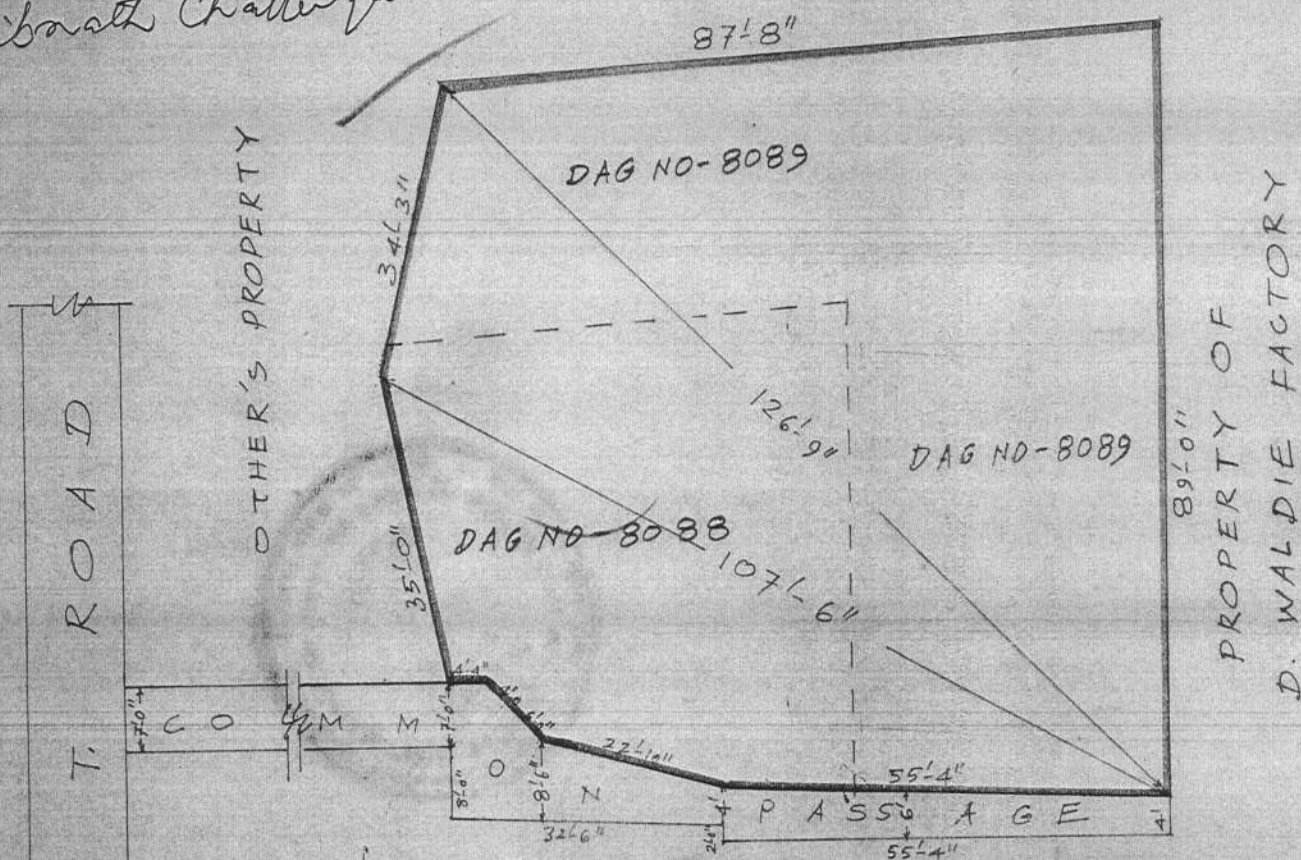
Parcel - 3 KA 11 CH 25 SFT -

Basar - 6 KA 1 CH 10 SFT -

Raghu Nath Chatterjee

Shibnath Chatterjee

PROPERTY OF  
 D. WALDIE FACTORY



Vijay Kumar

Barun K. Samanta

**BARUN KUMAR SAMANTA**  
 10/A, R.C. Ghosh Lane, Konnagar Hooghly  
 L. S. S. of Konnagar Municipality  
 Registration No-125 III

Drawn By:-  
 Barun Samanta  
 Konnagar, Hooghly  
 Date - 1.4.2006



OFFICER, DIST. BUS-REGISTRAR  
SERAMPORE, HOOGHLY

5 APR 2007.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 7857 to 7880  
being No 02300 for the year 2007.



(Ashim Kumar Ghosh) 11-April-2007  
A. D. S. R  
Office of the Additional District Sub Registrar, Serampore  
West Bengal

  
A. D. S. R. SUB-REGISTRAR  
SERAMPORE, HOOGHLY

11 APR 2007