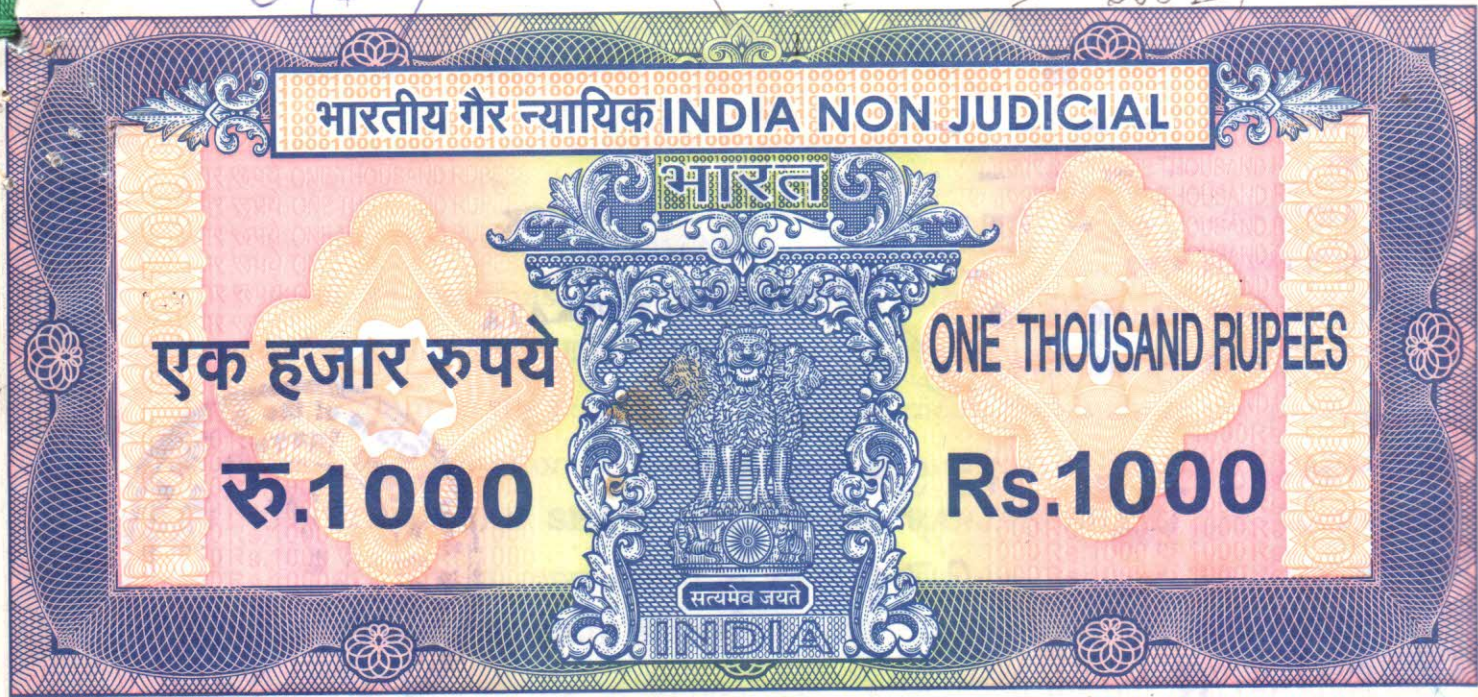


04587 2-00021



10
13.635

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

773194

S-1000
B.D-13635
14635

Stamp duty of Rs. 13635
has been realized on 6-11-06
as per Banker's Cheque
Bank Draft No. 976237
Date 3-11-06 of Nager Baran

No. 355-HI/NTP/1P-1/2000 (Pt-6)
Dated 02.07.06
D.S.R. II, Baran
Admissible under Rule 21 & 41A
s/s 8 (1) of W.B.L.R. Act. 1953
Stamp under the India
Stamp Act 1899 Subsequent
amended Schedule I A. No. 10-06

18041-
3-11-07
10327 U
D. S. R. II
North 24 Parganas
6-11-06

Registrar s/s I (R)
North 24 Parganas
D. S. R. II
3-11-06 Convey/13911A

DEED OF CONVEYANCE

THIS INDENTURE made on this 3rd day of November Two Thousand and Six BETWEEN (1) SRI CHITTARANJAN SHAW, (2) SRI PRADIP RANJAN SHAW, (3) SRI SATYA RANJAN SHAW, (4) SRI DILIP KUMAR SHAW all sons Sri Baneswar Shaw, all are by Occupation - Business, all residing at Manickjor, Police Station - Bhupatinagar, District - East Midnapur, (5) SMT. ANJALI SHAW wife of Sri Bishnupada Shaw, by Occupation - Housewife, residing at Manickjor, Police Station - Bhupatinagar, District - East Midnapur, (6) SRI DEBABRATA SHAW, (7) SRI BISWABRATA SHAW both sons of

District Sub-Registrar
North 24 Parganas, Baran
3-1-07

01/15
Rs 292500/-
A 3212-00
B 3212-7-00
H 7 4-00
mb 28 325 1-00
M 4 325 1-00

Stamp duty of Rs. 456500
has been realized on 8-11-07
as per Banker's Cheque
Bank Draft No. 977724
Date 3-11-07 of Nager Baran

20) 25800
6800
5016/100
3212
1804
318-5800/250
68
318

2 2463 19/9/06

নং জা
জেলতার নাম....

সং

স্বাম্পের মূল্য... 1000 টাকা মাত্র

স্বাম্প ভেঙারের আফস

বিধান নগর (সপটলেক।সিটি)

এ. ডি. এন. আর. অফিস

ARUN KR. BHOWMICK
ADVOCATE
HIGH COURT, KOLKATA

চালান নং

মোট স্বাম্প ক্রয় জাং

15 SEP 2006

এই চালান নং-এ মোট কত টাকা

372000

স্বাম্প খরিদ করা হইবে

স্বাম্পের নাম

ভেঙার- দিতা দত্ত



presented for Registration at.....

on 3rd day of Nov. 2006

at of the Sadar Registration

Office at Barasat by Satya Ranjan Shaw

in favour of the Registrant / Claimant

Satya Ranjan Shaw

Registrar n/s 7 (A)
North 24 Parganas

3539

3-11-06

Satya Ranjan Shaw

As constituted Attorney of sri
chittaranjan shaw and Pradip Ranjan
shaw

3540

Dilip Kumar Shaw

As constituted Attorney of sri
chittaranjan shaw and Pradip

Satyara Jan Shaw
Dilip Kumar Shaw
to Banerjee Shaw
As a constituted Attorney for
Chittaranjan Shaw
Pradip Ranjan Shaw
Anjali Shaw, P.O.
District - North 24 Parganas
State - Hindu / Muslim / Christian
Debabrata Shaw
Bishwabhatra Shaw
to Bhubaneswar Shaw
Ganopabandhu Baidya
Sumitranandan Pant

Bishnurajada Shaw
to ...
District - North 24 Parganas
State - Hindu / Muslim / Christian

[Signature]

Registrar n/s 7 (A)
North 24 Parganas

M 2

Bhubaneswar Shaw, both are by Occupation Business and Service respectively, residing at Ganapatipur, Police Station – Bashirhat, in the District of 24-Parganas (North), all are by faith – Hindu, Indian Citizen, hereinafter called the **VENDORS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART. SRI CHITTARANJAN SHAW, SRI PRADIP RANJAN SHAW**, the Vendor Nos. 1 and 2 herein, represented by their Constituted Attorney **SRI SATYA RANJAN SHAW, SRI DILIP KUMAR SHAW**, the Vendor Nos. 3 & 4 herein, vide Power of Attorney Dated 30.08.2006, registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City, Copied in Book No. IV Being No. 611 for the year 2006.

AND

PASSWORD VYAPAAR PVT. LTD., a limited company, registered under the Companies Act, 1956, having its office at 20, Loudon Street, Kolkata – 700 016, represented by its Director **SRI SANATAN DEY**, hereinafter called the **PURCHASER**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART.**

WHEREAS by a Deed of Conveyance dated 17.04.2002, registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City, Copied in Book No. I, Volume No. 149, Pages 59 to 74, Being No. 2716 for the year 2002, Sri Dipen Majumder and Smt. Lila Majumder sold, transferred and conveyed to Sri Chittaranjan Shaw, Sri Pradip Ranjan Shaw, Sri Satya Ranjan Shaw, Sri Dilip Kumar Shaw ALL THAT piece or parcel of land measuring an area 03 Cottahs 03 Chittaks 15 Sq.ft., being plan plot No. "F", comprised in C.S. Dag No. 1254, R.S. Dag No. 1302, under C.S. Khatian No. 38, R.S. Khatian No. 72, at Mouza – Ghuni, Police Station – Rajarhat, in the District of 24-Parganas (North).

3541

Anjali Saha

3542

Selabata Shaw

3543

Biswabrata Shaw



16

Registrar's 7 (A)
North 24 Parganas
(D. S. R-II)

3-11-06

Bishnu Pada Saha

S/o Rama Swami Saha

P.O. Manikjore

Village - Manikjore

P.S. - Bhupatnagar

Odin

AND WHEREAS Sri Chittaranjan Shaw, Sri Pradip Ranjan Shaw, Sri Satya Ranjan Shaw, Sri Dilip Kumar Shaw, the Vendor Nos. 1 to 4 herein, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **03 Cottahs 03 Chittaks 15 Sq.ft.**, being plan plot No. 'F' comprised in C.S. Dag No. **1254**, R.S. Dag No. **1302**, under C.S. Khatian No. **38**, R.S. Khatian No. **72**, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 04.06.2004, registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City, Copied in Book No. I, Being No. for the year 2004, Sri Kuntal Bhattacharyya sold, transferred and conveyed to Smt. Anjali Shaw ALL THAT piece or parcel of land measuring an area 01 Cottah 13 Chittaks 00 Sq.ft., being plan plot No. "E/A", comprised in C.S. Dag No. 1254, R.S. Dag No. 1302, under C.S. Khatian No. 38, R.S. Khatian No. 72, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Smt. Anjali Shaw, the Vendor No. 5 herein, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **01 Cottah 13 Chittaks 00 Sq.ft.**, being plan plot No. "E/A", comprised in C.S. Dag No. **1254**, R.S. Dag No. **1302**, under C.S. Khatian No. **38**, R.S. Khatian No. **72**, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 24.04.2006, registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City, Copied in Book No. I, Volume No. 323, Pages 224 to 240, Being No. 5383 for the year 2006, Sri Kuntal Bhattacharyya sold, transferred and conveyed to Sri Debabrata Shaw and Sri Biswabrata Shaw ALL THAT piece or parcel of land measuring an area 01 Cottah 08 Chittaks 00 Sq.ft., being plan plot No. "E", comprised in C.S. Dag No. 1254, R.S. Dag No. 1302, under C.S. Khatian No. 38, R.S. Khatian No. 72, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Sri Debabrata Shaw and Sri Biswabrata Shaw, the Vendor Nos. 6 & 7 herein, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **01 Cottah 08 Chittaks 00 Sq.ft.**, being plan plot No. "E", comprised in C.S. Dag No. **1254**, R.S. Dag No. **1302**, under C.S. Khatian No. **38**, R.S. Khatian No. **72**, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Sri Chittaranjan Shaw, Sri Pradip Ranjan Shaw, Sri Satya Ranjan Shaw, Sri Dilip Kumar Shaw, Smt. Anjali Shaw, Sri Debabrata Shaw and Sri Biswabrata Shaw, the Vendor Nos. 1 to 7 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **06 Cottahs 08 Chittaks 15 sq.ft.**, comprised in C.S. Dag No. **1254**, R.S. Dag No. **1302**, under C.S. Khatian No. **38**, R.S. Khatian No. **72**, at Mouza - Ghuni, P.S. Rajarhat in the District of 24-Parganas (North) and records of rights and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said plot of land measuring an area **06 Cottahs 08 Chittaks 15 sq.ft.**, comprised in C.S. Dag No. **1254**, R.S. Dag No. **1302**, under C.S. Khatian No. **38**, R.S. Khatian No. **72**, at Mouza - Ghuni, more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 2,92,500/-** (Rupees Two Lacs Ninety Two Thousand Five Hundred) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 2,92,500/-** (Rupees Two Lacs Ninety Two Thousand Five Hundred) only paid by the Purchasers as per their share to the Vendors at or before the execution of these presents (receipts whereof the Vendors doth hereby as well as by the Receipt and Memo hereunder written, admit and

acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchasers and the said plot of Land), the Vendors doth hereby grant, sale, transfer, convey, assign and assure unto the Purchasers the said plot of land i.e. **ALL THAT** the piece or parcel of Sali Land admeasuring an area of **06 Cottahs 08 Chittaks 15 sq.ft.**, comprised in C.S. Dag No. **1254**, R.S. Dag No. **1302**, under C.S. Khatian No. **38**, R.S. Khatian No. **72**, at Mouza – Ghuni, P.S. Rajarhat in the District of 24-Parganas (North) morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered **“RED”** thereon and hereinbefore as well as hereafter called “the said plot of land” **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons 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 plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchasers absolutely and forever, free from all encumbrances, trusts,

liens, lispendens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispendens, uses, debutters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;

iv) AND THAT the Vendors have, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchasers and the Vendors have no claim of any nature whatsoever against the Purchasers;

v) AND THAT the Purchasers shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchasers, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of its predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendors shall indemnify and keep the Purchasers absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

viii) AND ALSO THAT the Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchasers, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned

and assured unto and to the Purchasers in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "Sali" land measuring an area **06 Cottahs 08 Chittaks 15 sq.ft.**, comprised in C.S. Dag No. **1254**, R.S. Dag No. **1302**, under C.S. Khatian No. **38**, R.S. Khatian No. **72**, at Mouza - Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Adtl. Dist. Sub-Registrar Office Bidhannagar, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No. 23, R.S. No. 232, Touzi No. 174, in the District of 24-Parganas (North).

Dag No.

Sold Area

1302

06 Cottahs 08 Chittaks 15 sq.ft.,

The said plot of land is butted and bounded as follows: -

ON THE NORTH

:

Phatna near E side of T. M. road

ON THE SOUTH

:

R.S. DAG 2702

ON THE EAST

:

R.S. DAG 1302 (P)

ON THE WEST

:

Phatna near R.S. Dag No. 1302

Shyama Rajan Bhow

IN WITNESS WHEREOF, the VENDORS have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDORS At Kolkata in presence of: -

1. *Bishnu Pada Sahoo*
Manik Saha
P.S - Bhupatama Saha

2. *Sule Samadda*
Late Lakendra Nath Samadda
P.O. Vill - Goveanga Nagar
Kol-59

Satya Ranjan Shaw
(SATYA RANJAN SHAW)

Dilip Kumar Shaw

(DILIP KUMAR SHAW)
both as Constituted Attorney
of Sri Chittaranjan Shaw, Sri
Pradip Ranjan Shaw.

Anjali Shaw

(ANJALI SHAW)

Debabrata Shaw

(DEBABRATA SHAW)

Biswabrata Shaw

(BISWABRATA SHAW)

SIGNATURE OF THE VENDORS

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

12
UNDER RULE 44A OF THE I.R. ACT 1908

LH BOX - SMALL TO THUMB PRINTS

N. B. -

R.H. BOX - THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED: *Selabrata Shaw*

	LH.					
	RH.					




ATTESTED: *Anjali shaw*

	LH.					
	RH.					

ATTESTED: *Deep Kumar Shaw.*

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executans.

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
Sanatan De	Sanatan De				
					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
Satya Ranjan Shau					
					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
Biswabrat Shuk					

14
 SITE PLAN OF LAND AT PART OF MOUZA:-GHUNI; J.L. NO:-23; R.S.NO:-232; R.S.DAG NO:-1302; R.S.KHATTIAN NO:-72; P.S:-RAJARHAT; DIST:-NORTH 24 PARGANAS; SOLD AREA IN RED BORDER; SCALE:-20'=1"

PLOT NO

SOLD BY

LAND AREA

E/A SMT ANJOLI SHOO

1K, 13CHH

Bhadrata Shau

Anjali Shau

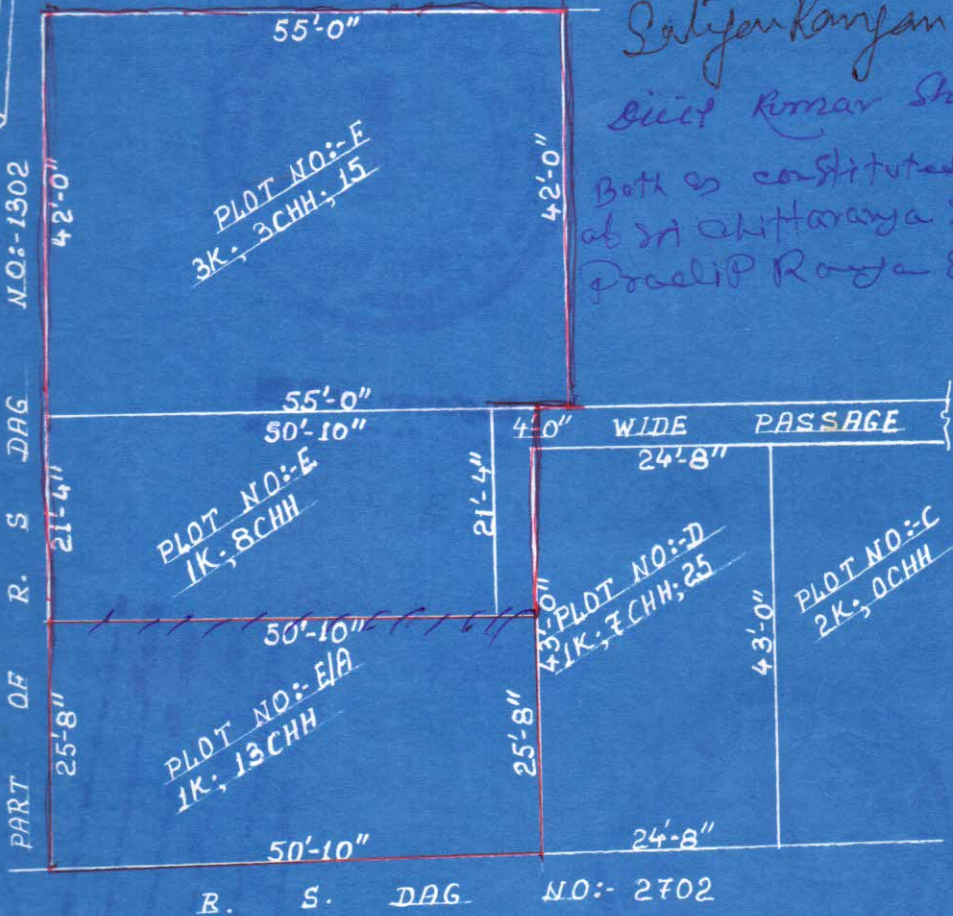
Bhadrata Shau

Tapam Mondal

Satyajyoti Shau

Smt Romar Shau

Both as constituted Attorneys of SA Chittaranjan Shau and Pradip Roy Shau



Drawn by
 Smt
 Jagat Prasad
 U. Kal-59
 24/8/08



Registrar u/s Y (C)
North 24 Parganas

3-11-06

Handwritten signature or mark.

Handwritten signature or mark.



Serial No.
Volume No.
Page No.
of the year 2006

MEMO OF CONSIDERATIONPaid by ... *Cash***Rs. 2,92,500/-**

Total

Rs. 2,92,500/-

(Rupees Two Lacs Ninety Two Thousand Five Hundred) only.

Witness: -

1. *Bishnu Poda Sahoo**Satyaj Ranjan Shaw*
(SATYA RANJAN SHAW)2. *Sule Samaddar**Late Lakshendra Nath Samaddar*
P.O. Vill = Goveanga nagar
*Kol-59**Dilip Kumar Shaw*
(DILIP KUMAR SHAW)
both as Constituted Attorney
of Sri Chittaranjan Shaw, Sri
Pradip Ranjan Shaw.*Anjali Shaw*
(ANJALI SHAW)*Debabrata Shaw*
(DEBABRATA SHAW)*Biswabrata Shaw*
(BISWABRATA SHAW)

SIGNATURE OF THE VENDORS

Drafted by: -*Arun Kumar Bhaumik*
ARUN KUMAR BHAUMIK (Advocate)

Kolkata High Court

Registration No.905/1983

63/21, Dum Dum Road, Kol-74

Surer Math, Dial 2529-2531.



Registrar's Y (M)
North 24 Parganas
(B. S. B-1)
3-11-06



Registrar's Y (M)
North 24 Parganas
(B. S. B-1)

20/04/2007

Book No.
Volume No.
Page No.
Serial No.
for the year 2008...

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