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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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certified that the amount is available in the account of the depositor and the endorsement is in accordance with the conditions and the terms of the instrument.

U.C-243
B.N. 124855

THIS INDENTURE made on this 31st day of March, Two Thousand and Ten B E T W E E N SHRI DEEPAK KUMAR PAUL, son of Late Bhairab Chandra Paul, by faith Hindu, by occupation Retired, by Citizen - Indian, residing at 52/D, Bondel Road, Kolkata - 700019, hereinafter referred to as the "OWNER/VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors,

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- 198033
- 181
- 198214

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31/03/2010

No. 977 Dt. 18/3/10 1000t
Name. Shree Om Promoters Pvt Ltd
Address. 43/2 Hazra Road
Vendar VC. [Signature] 1051-19

L. K. DAS
Licenced Stamp Vendar
Alipore Criminal Court

x Dipak Kumar Paul



VIET-9-650

x Dipak Kumar Paul



VIET-9-657

x Uday Shankar Mahawan

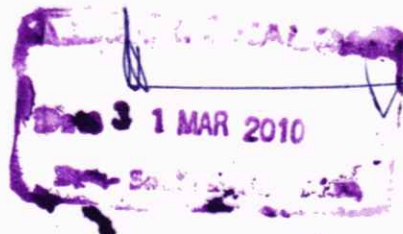
(UDAY SHANKAR MAHAWAN)



Identified by me

Saswati Sharma
Adv.

31-3-10



administrators, legal representatives, successors, nominees and assigns) of the '**ONE PART**' A N D **SHREE OM PROMOTERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its office at 43/3, Hazra Road, Kolkata – 700019, Permanent Account No. AADCS6692Q, represented by its Director Mr. Uday Shankar Mahawar, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, successors-in-interest, nominees and assigns) of the '**OTHER PART**'.

WHEREAS at all material times one Madan Mohan Paul, since deceased, was the absolute owner as well as in use and enjoyment of several properties including the piece and parcel of land measuring more or less an area of 3 Bighas 10 Cottahs 11.5 Chittacks comprised in Holding No. 380 being Municipal Premises No. 38, Bondel Road, Kolkata – 700019 and also the piece and parcel of land measuring more or less an area of 15 Cottahs 2 Chittacks comprised in Holding Nos. 360 and 361 being Municipal Premises No. 52, Bondel Road, Kolkata – 700019, situate at and lying in Mouza – Ballygunge, Touzi No. 2833, Division-V, Sub-Division-H, Dihi Panchanan Gram, District – 24 Parganas, within the Municipal Limits of Calcutta Corporation now Kolkata Municipal Corporation.

AND WHEREAS the said Madan Mohan Paul during his life time executed and registered his last Will and Testament dated 24th January 1928 in respect of his entire estate including the Premises Nos. 38 and 52, Bondel Road, Kolkata – 700019. By the said Will dated 24th January 1928, the said Madan Mohan Paul appointed his two sons, namely, Shri Haripriya Paul and Shri Kiran Hari Paul as the executors of the said Will.

AND WHEREAS on the 30th day of July 1929, the said Madan Mohan Paul died testate leaving behind him, his six sons, namely, Haripriya Paul, Durlav Hari Paul, Kiran Hari Paul, Lalit Hari Paul, Nani Gopal Paul, Phani Gopal Paul and two sons of his predeceased son Nitya Gopal Paul, namely, Jitendra Nath Paul and Nanda Lal Paul as his legal heirs and successors.



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AND WHEREAS after the death of Madan Mohan Paul the executors named in the said Will dated 24th January 1928, obtained Probate from the Court of the District Delegate, Alipore in Probate Case No. 142 of 1929 and thereafter distributed the entire estate of the said Madan Mohan Paul, deceased to the beneficiaries, namely, Haripriya Paul, Durlav Hari Paul, Kiran Hari Paul, Lalit Hari Paul, Nani Gopal Paul, Phani Gopal Paul, Jitendra Nath Paul and Nanda Lal Paul, as per their respective allotments in terms of the said Will dated 24th January 1928.

AND WHEREAS on the 16th day of July 1935, the said Kiran Hari Paul, one of the sons of Madan Mohan Paul, deceased, died intestate leaving behind him, his only son, namely, Bhairab Chandra Paul as his legal heir and successor.

AND WHEREAS upon the death of Kiran Hari Paul, the said Bhairab Chandra Paul became the absolute owner of the estate left behind by his father Kiran Hari Paul, deceased.

AND WHEREAS by a Partition Deed dated 20th March 1938, duly registered in the Office of the Sub-Registrar, Sealdah and recorded in Book No. I, Volume No. 16, Pages 250 to 288, Being No. 784 for the year 1938 between the co-owners, the said Bhairab Chandra Paul was allocated several properties including the piece and parcel of land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less being a demarcated portion of Municipal Premises No. 38, Bondel Road, Kolkata – 700019 and also the piece and parcel of land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less being a demarcated portion of Municipal Premises No. 52, Bondel Road, Kolkata – 700019, together with the right, title and interest in upon and over the common passage therein.

AND WHEREAS the said Bhairab Chandra Paul became the absolute owner of ALL THAT piece and parcel of land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less being a demarcated portion of Premises No. 38, Bondel Road, Kolkata – 700019 and also the piece and parcel of land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less being a demarcated portion of Premises No. 52, Bondel Road, Kolkata – 700019, together with the right, title and interest in the common passage and duly mutated and recorded his name in the Assessment Register of the Kolkata Municipal Corporation, which was subsequently renumbered as Premises



ADSR, SOUTH 24 PARGANAS
Date 31 MAR 2010
ADSR, SOUTH 24 PARGANAS

Nos. 38F and 52D, Bondel Road, Kolkata – 700019 respectively, more fully and particularly described in the **First Schedule 'A' and 'B'** hereunder written and hereinafter referred to as the “**said entire property**”.

AND WHEREAS while seized and possessed of the said entire property, the said Bhairab Chandra Paul died intestate in the year 1945 leaving behind him his wife Smt. Ashalata Paul, three sons, namely, Bejon Kumar Paul, Arun Kumar Paul and Deepak Kumar Paul and two daughters, namely, Kalpana Paul and Kabita Paul.

AND WHEREAS upon the death of Bhairab Chandra Paul, the said Smt. Ashalata Paul, Bejon Kumar Paul, Arun Kumar Paul and Deepak Kumar Paul jointly inherited the said entire property to the exclusion of Kalpana Paul and Kabita Paul, each having undivided 1/4th share and interest in the said entire property respectively.

AND WHEREAS on the 27th day of September 1983, the said Smt. Ashalata Paul died intestate leaving behind her three sons, namely, Bejon Kumar Paul, Arun Kumar Paul and Deepak Kumar Paul and two daughters, namely Kalpana Paul and Kabita Paul, as her legal heirs and successors in respect of her undivided 1/4th share and interest in the said entire property.

AND WHEREAS by virtue of the aforesaid inheritance, the said Bejon Kumar Paul, Arun Kumar Paul, Deepak Kumar Paul, Kalpana Paul and Kabita Paul became the absolute joint owners of the said entire property and their details of shares are as follows :-

- a. Bejon Kumar Paul : 3/10th Share.
- b. Arun Kumar Paul : 3/10th Share.
- c. Deepak Kumar Paul : 3/10th Share.
- d. Kalpana Paul : 1/20th Share.
- e. Kabita Paul : 1/20th Share.

AND WHEREAS the said Shri Deepak Kumar Paul, the Owner/Vendor is thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** undivided and undemarcated 3/10th share, that is, about 6 Cottahs 2



ADSR, SEALPAN
Date 3 1 MAR 2010
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Chittacks 6 Sq. Ft. of Land out of and in respect of the piece and parcel of land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less at Premises No. 38F, Bondel Road, Kolkata – 700019 and undivided and undemarcated 3/10th share, that is, about 1 Cottah 12 Chittacks 4 Sq. Ft. of Land out of and in respect of the piece and parcel of land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less at Premises No. 52D, Bondel Road, Kolkata – 700019, totaling to an area of about undivided **7 Cottahs 14 Chittacks 10 Sq. Ft.** of land with 1000 Sq. Ft. brick built structure together with the right, title and interest in the undivided share and in the common passage, more fully and particularly described in the **Second Schedule** hereunder written and hereinafter for the sake of brevity referred to as the “**said property**”.

AND WHEREAS by two separate Agreements dated 7th November 1996, the said Shri Deepak Kumar Paul (the Vendor/Owner herein) alongwith other co-owners, Bejon Kumar Paul, Arun Kumar Paul, Smt. Kalpana Paul and Smt. Kabita Paul had entered into with Shree Om Promoters Private Limited, the Purchaser herein and the Developer therein, for development of the said entire property on joint development basis as the terms and conditions mentioned therein.

AND WHEREAS the Purchaser has disclosed that the Purchaser as Developer has entered into separate Development Agreements with the other heirs of Bhairab Chandra Paul for making construction of building in Premises Nos. 38F and 52D, Bondel Road, Kolkata – 700019.

AND WHEREAS in terms of the said Agreement dated 7th November 1996 between the Owner/Vendor and the Developer who is Purchaser herein the building sanction plan could not be obtained as the land of the other heirs of Bhairab Chandra Paul could not be amalgamated to a single unit for construction of building as such to make better and more profitable use of the entire land of Premises Nos. 38F and 52D, Bondel Road, Kolkata, so far as the Owner/Vendor and the other heirs of Bhairab Chandra Paul also who have respective undivided shares in the said two premises, the Developer has approached the Owner to execute a Deed of Sale in favour of the Developer to enable the Developer to amalgamate the entire building and land of Premises Nos. 38F and 52D, Bondel Road, Kolkata – 700019 into a single unit in the

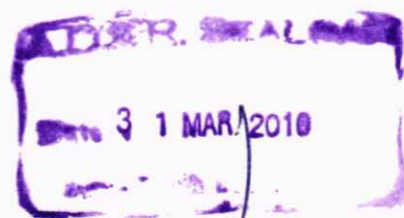


ADDITIONAL DISTRICT SUB-REGISTRAR
Sealdah
Date 31 MAR 2010

name of the Developer and to obtain building sanction plan amalgamating and covering the entire land of Premises Nos. 38F and 52D, Bondel Road, Kolkata – 700019 in it's name.

AND WHEREAS it has been mutually agreed between the Owner/Vendor and the Developer that the Developer will be the Purchaser and the Owner/Vendor will be the Seller and the undivided right title and interest of the Owner/Vendor will be conveyed and transferred in favour of the Developer who will purchase it on the following terms out of total consideration of the constructed area agreed to be re-conveyed to the Owner/Vendor:-

- i) The Purchaser will pay the Owner/Vendor the sum of Rs.1,00,000/- (Rupees One Lac Only) by Bank Draft this day.
- ii) In lieu of payment the balance cash consideration money the Developer/ Purchaser has agreed and promised to transfer and re-convey and deliver up vacant possession of the Built-up Area of 4000 Square Feet comprising of flats having bedrooms, drawing room/dining room, kitchen, bath, privy fully finished inclusive of Two (2) Car Parking Spaces and in habitable condition equally distributed to all floors in single unit of the proposed building together with undivided proportionate share in the land.
- iii) One Shop Room having Built-up Area of 144 Square Feet with 8' Feet frontage including both wall to be constructed according to the sanction plan together with impartible proportionate right title interest in the common parts and common areas, roof with right to enjoy common facilities and amenities of the proposed building on ownership basis in favour of the Owner/Vendor or his nominee or nominees assignee or assignees upon receipt a sum of Rs.5,000/- (Rupees Five Thousand Only) against such re-conveyance and/or transfer.



AND WHEREAS the Purchaser has paid this day a sum of Rs.1,00,000/- (Rupees One Lac Only) to the Owner/Vendor as part payment of the consideration of this Deed of Sale.

AND WHEREAS in consideration of promise to perform and fulfill the terms agreed herein the Owner/Vendor doth hereby sale, transfer, convey, assure and assigning to the Purchaser **ALL THAT** undivided and undemarcated.

AND WHEREAS the Owner/Vendor hereby sell the said property and the Purchaser hereby purchase the Said Property i.e. **ALL THAT** undivided and undemarcated 3/10th share, that is, about 6 Cottahs 2 Chittacks 6 Sq. Ft. of Land out of the land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less at Premises No. 38F, Bondel Road, Kolkata – 700019 and undivided and undemarcated 3/10th share, that is, about 1 Cottah 12 Chittacks 4 Sq. Ft. of Land out of the land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less at Premises No. 52D, Bondel Road, Kolkata – 700019, totaling to an area of about undivided **7 Cottahs 14 Chittacks 10 Sq. Ft.** of land with 1000 Sq. Ft. brick built structure together with the absolute right, title and interest in the undivided share in the land and in the said entire property and common passage, free from all encumbrances, trusts, liens, lispens, attachments and liabilities of whatsoever and howsoever nature, more fully described in the Second Schedule hereunder written, for a total consideration of (i) 4000 Sq. Ft. sanctioned Built-up Area inclusive of Two Car Parking Spaces and equally distributed among all Floors respectively in all the Portion of the proposed multistoried building/buildings to be constructed as per sanctioned plan at the said entire property, more fully described in the Third Schedule herein together with the proportionate impartible right, title and interest in the common facilities, common amenities, common passage, common covered and common open area, the roof, etc. and completed in all respects by the Purchaser as per the Specification mentioned herein (ii) One Shop Room having Built-up Area of about 144 Sq. Ft. with Eight Feet Frontage including both walls, hereinafter jointly referred to as the '**Said Space**' and (iii) Rs.1,00,000/- (Rupees One Lakh) only.



UDHR. MALWA
Date 3 1 MAR 2010

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of (i) 4000 Sq. Ft. sanctioned Built-up Area inclusive of Two Car Parking Spaces and equally distributed among all Floors respectively in all the Portion of the proposed multistoried building/buildings to be constructed as per sanctioned plan at the said entire property, more fully described in the Third Schedule herein together with the proportionate impartible right, title and interest in the land together with common facilities, common amenities, common passage, common covered and common open area, the roof, etc. and completed in all respects by the Purchaser, as per the Specification mentioned herein (ii) One Shop Room having Built-up Area of about 144 Sq. Ft. with Eight Feet Frontage including both walls and (iii) Rs.1,00,000/- (Rupees One Lakh) only, paid by the Purchaser to the Owner/Vendor on or before the execution of these presents (the receipts whereof the Owner/Vendor doth hereby admit and acknowledge) the Owner/Vendor hereby absolutely transfer the said property and every part thereof and doth hereby acquit, release and forever discharge the Purchaser its successor or successors-in-interest and/or permitted assigns and every one of them and also the said property, the Owner/Vendor as beneficial owner doth hereby by these presents absolutely grant, sell, convey, transfer, assure and assigns the absolute right, title and authority unto the Purchaser its successor or successors-in-interest and/or assigns the Said Property i.e. **ALL THAT** undivided and undemarcated 3/10th share, that is, about 6 Cottahs 2 Chittacks 6 Sq. Ft. of Land out of the land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less at Premises No. 38F, Bondel Road, Kolkata – 700019 and undivided and undemarcated 3/10th share, that is, about 1 Cottah 12 Chittacks 4 Sq. Ft. of Land out of the land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less at Premises No. 52D, Bondel Road, Kolkata – 700019, totaling to an area of about undivided 7 Cottahs 14 Chittacks 10 Sq. Ft. of land with 1000 Sq. Ft. brick built structure together with the absolute right, title and interest in the undivided share in the said entire property and common passage, more fully and particularly described in the Second Schedule hereunder written **OR HOWSOEVER** otherwise the said property now or heretofore are or was situated butted bounded called known numbered described and distinguished **TOGETHER WITH** all benefits and advantages of ancient and all other rights, liberties, easements, privileges, appendages and appurtenances whatsoever in respect of the said property or any part thereof



belonging to or anywise appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions remainder and remainders rents, issues and profits thereof and every part thereof **AND** all the estate and easement right, title, inheritance, use, trust, property, claims, demands whatsoever both at law and equity of the Owner/Vendor into and upon the said property and every part thereof **AND** all deeds, parchas, pattas, writings and evidences of title which in any way related to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Owner/Vendor his heirs, executors, administrators, legal representatives and assigns or any person from whom his or they can may or procure the same without any lawful action or suit at law or in equity **TO ENTER INTO AND HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted sold conveyed transferred assured and assigned or expressed and intended so to be with his right members and appurtenances unto and to the use of the Purchaser its successor or successors-in-interest and/or assigns forever freed and discharged from or otherwise by the Owner/Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Owner/Vendor from to these presents **AND** the Owner/Vendor doth hereby for them his heirs, executors, administrators, legal representatives, successors and assigns covenant with the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns **THAT** notwithstanding any act, deed or thing whatsoever by the Owner/Vendor or any of his predecessors and ancestors-in-title done or executed or knowingly suffered to the contrary the Owner/Vendor had at all times has absolute right, title and authority to grant, sell, convey, transfer, assure and assign or expressed or intended so to be unto and to the absolute use of Purchaser its successor or successors-in-interest legal representatives and assigns in the manner as aforesaid **AND THAT** the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents issues and profits thereof without any objections, eviction, hindrances and interruption, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Owner/Vendor or from or under any of his predecessors or ancestors-in-title **AND FURTHER THAT** the Owner/Vendor and all his heirs executors, administrators, legal representatives, successors and assigns shall at all times



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hereafter indemnify and keep indemnified the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns against all losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Owner/Vendor or any breach of the covenants hereinunder contained **AND FURTHER MORE THAT** the Purchaser is purchasing the said property mentioned in the Second Schedule herein on good faith and belief that all declarations and statements made by the Owner/Vendor herein is true and nowhere false and the said property is free from all encumbrances whatsoever. The Owner/Vendor shall keep the Purchaser indemnified for any encumbrances and/or defect in title, if found any.

FIRST SCHEDULE

(Said Entire Property)

'A'

ALL THAT the piece and parcel of land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less at Municipal Premises No.38F, Bondel Road, Police Station : Karaya, Kolkata – 700019 under Ward No. 65, Borough No. VII, within the limits of the Kolkata Municipal Corporation, together with the brick built structure standing thereon and together with the right, title and interest in upon and over the undivided share in the common passage with all annexation, deduction and reservation, butted and bounded in the manner following that is to say :

ON THE NORTH : By DEY'S-E-CHEM FACTORY;

ON THE EAST : By Municipal Lane (Bondel Road);

ON THE SOUTH : By Premises No. 38/G, Bondel Road, Kolkata - 700019; and

ON THE WEST : By Premises No. 38E, Bondel Road, Kolkata – 700019.

'B'

ALL THAT the piece and parcel of land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less at Municipal Premises No. 52D, Bondel Road, Police Station : Karaya, Kolkata – 700019, under Ward No. 65, Borough No. VII, within the



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limits of the Kolkata Municipal Corporation, together with the brick built structure standing thereon and together with the right, title and interest in upon and over the undivided share in the common passage with all annexation, deduction and reservation, butted and bounded in the manner following that is to say :

ON THE NORTH : By Premises No.38/A, Bondel Road, Kolkata – 700019;

ON THE EAST : By Premises No.52/E, Bondel Road, Kolkata – 700019;

ON THE SOUTH : By Bondel Road; and

ON THE WEST : By Premises No. 52/B, Bondel Road, Kolkata – 700019.

SECOND SCHEDULE

(Said Property)

ALL THAT undivided and undemarcated 3/10th share, that is, about 6 Cottahs 2 Chittacks 6 Sq. Ft. of Land out of the land measuring an area of 20 Cottahs 7 Chittacks 4 Sq. Ft. more or less at Premises No. 38F, Bondel Road, Kolkata – 700019 and undivided and undemarcated 3/10th share, that is, about 1 Cottah 12 Chittacks 4 Sq. Ft. of Land out of the land measuring an area of 5 Cottahs 13 Chittacks 30 Sq. Ft. more or less at Premises No. 52D, Bondel Road, Kolkata – 700019, totaling to an area of about undivided **7 Cottahs 14 Chittacks 10 Sq. Ft.** of Land with **1000 Sq. Ft.** brick built structure together with the right, title and interest in the undivided share in the said entire property and common passage, under Police Station : Karaya, Ward No. 65, Borough No. VII, within the limits of the Kolkata Municipal Corporation.

THIRD SCHEDULE

(Consideration being the 'Said Space')

- (i) **ALL THAT** 4000 Sq. Ft. sanctioned Built-up Area inclusive of Two Car Parking Spaces and equally distributed among all Floors respectively in all the Portion of the proposed multistoried building/buildings to be constructed as per sanctioned plan



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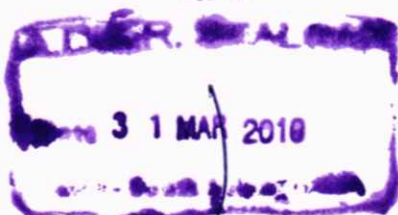
at the said entire property, together with the proportionate impartible right, title and interest in the land and in common facilities, common amenities, common passage, common covered and common open area, the roof, etc. and completed in all respects by the Purchaser, as per the Specification mentioned as follows:-

1. The building shall be of R.C.C. structure as per Kolkata Municipal Corporation sanctioned plan.
2. Steel – First Class quality available in market.
3. Cement – First Class quality available in market.
4. Sand – Coarse Sand.
5. Stone Chips – Best quality available in market.
6. Bricks – Best quality available in market.
7. Kitchen – Raised cooking platform finished in Black Stone alongwith a sink. White Glazed tile on C.P. Dado upto 2-6” height shall be provided.
8. Toilet – White mosaic flooring and white glazed tiles upto 6’ 0” height on Dado.
 - All fitting shall be best quality Chromium plated.
 - All sanitary items will be of best quality (white) ceramic.
9. Door – All the doors of the bedrooms, kitchen, main door, balcony and bathroom/toilet will be of panel/flush doors fitted with necessary fitting.
10. Windows – Wooden finish with wooden panels with glass.
11. Floorings – All floorings in bedrooms, living room, kitchen etc., shall be of white mosaic tiles / cast-in-situ.
12. Electrical Installation – Concealed conduit copper wiring with piano type switches.



13. Internal walls will be finished with plaster of paris.
14. All doors and windows shall be enamel painted (white) of standard quality.
15. External walls shall be finished with snowchem.
16. There shall be a lift (5 passengers) in the building with emergency lights approved by ISI preferably of OTIS.
17. Telephone wiring shall be provided from each flat to junction box at ground level.
18. A deep tubewell shall be provided for potable water supply other than Corporation Water arrangement, water pump, underground reservoir and overhead tank.
19. There shall be intercom system from each flat to guard rooms at ground level.
20. Car Park – Car washing facilities with Car Park.

(ii) **ALL THAT** One Shop Room having Built-up Area of about 144 Sq. Ft. with Eight Feet (8') Frontage including both walls of the proposed multistoried building/buildings to be constructed as per sanctioned plan at the said entire property mentioned in the First Schedule herein above.



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

SIGNED SEALED AND DELIVERED
by the **OWNER/VENDOR** at Kolkata
in the presence of :

Dipak Kumar Paul.

1. Parthā Pratin Paul
52/D, Bondel Road
Kolkata - 19.
2. Dipendra Paul.
52/D Bondel Road
Kolkata - 700019.

SIGNED SEALED AND DELIVERED
by the **PURCHASER** at Kolkata
in the presence of :

SHREE OM PROMOTERS PVT.LTD.

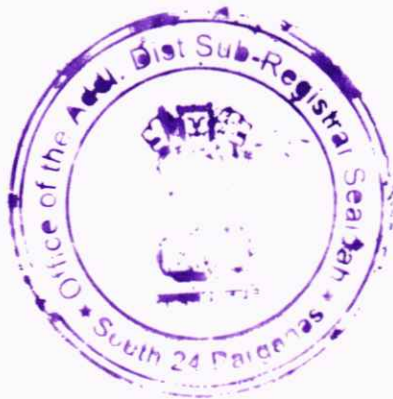
Uday Shankar Mahawar

DIRECTOR

(UDAY SHANKAR MAHAWAR)

1) Prabir Banerjee
43/3 Hazra Road
Kolkata - 19

2) Raju Shami
43/3, Hazra Rd.
Kolkata - 19



MEMO OF CONSIDERATION

Received with thanks from the within mentioned Purchaser, a sum of Rs.1,00,000/- (Rupees One Lakh) only, by Bank Draft, bearing No. 182558 dated 30.03.2010 drawn on State Bank of India, Bhowanipore Branch, Kolkata and the Said Space being the consideration as per the terms of this Sale Deed as full and final consideration against sale of the Said Property.

Dipank Kumar Paul.

Signature of the Owner/Vendor

Witness :

1. *Parmi Pratim Paul.*
2. *Diptendu Paul.*

Drafted by me and prepared in my office

Saswati Sharma
Advocate

Identified by me.


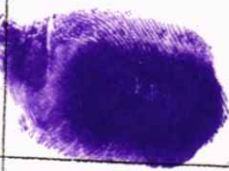

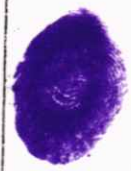


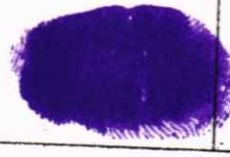




Saswati Sharma
Advocate

Typed by me.



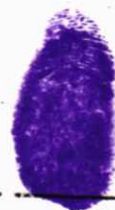
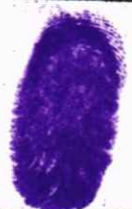

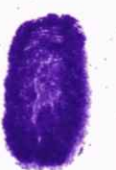

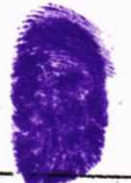

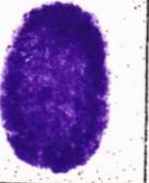
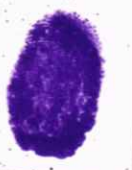
Naresh Chandra Das.



31 MAR 2010

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: DEEPAK KUMAR PAUL
 Signature: Deepak Kumar Paul

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: UDAY SHANKAR MAHAPATRA
 Signature: Uday Shankar

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:
 Signature:

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:
 Signature:



(16-1)



Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 01031 of 2010
(Serial No. 01139 of 2010)

On 31/03/2010

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18.30 hrs on :31/03/2010, at the Private residence by Deepak Kr Paul, Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 31/03/2010 by

1. Deepak Kr Paul, son of Lt Bhairab Ch Paul , 52/d, KOLKATA MUNICIPAL CORPORATION, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 By Caste Hindu, By Profession: Retired Person
2. Uday Shankar Mahawar
Director, Shree Om Promoters Pvt. Ltd, 43/3, Village:Hazra Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 .
By Profession: Business
Identified By Saswata Sharma, son of . . . , District:-South 24-Parganas, WEST BENGAL, India, P.O. :- . , By Caste: Hindu, By Profession: Advocate.

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/04/2010

Payment of Fees:

Fee Paid in rupees under article : A(1) = 198033/- on 01/04/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-18003045/-

Certified that the required stamp duty of this document is Rs.- 1260213 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 1248550/- is paid, by the draft number 182607, Draft Date 31/03/2010, Bank Name STATE BANK OF INDIA, Bhowanipore, received on 01/04/2010

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 06/04/2010

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 01031 of 2010
(Serial No. 01139 of 2010)

Deficit stamp duty

Deficit stamp duty Rs. 10670/- is paid, by the draft number 182741, Draft Date 05/04/2010, Bank Name STATE BANK OF INDIA, Bhowanipore, received on 06/04/2010


(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 3444 to 3463
being No 01031 for the year 2010.




(Ajay Kumar Mukherjee) 06-April-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SEALDAH
West Bengal