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B.D. 13/200

Certified that the Document is duly  
 Registration. The Signatures and  
 endorsement sheets attached to this Document  
 are the part of this Document.

Additional Registrar  
 of Assurances-1, Kolkata  
 09-10-09

**THIS INDENTURE** made on this 19<sup>th</sup> day of September, Two  
 Thousand and Nine B E T W E E N **SMT. SURATHI BALA PAUL**, wife  
 of Late Krishna Chandra Paul, by faith Hindu, by nationality Indian,  
 by occupation Housewife, residing at Village : Noapukur, Post Office :  
 Gorehat, Police Station : Jainagar, District : South 24 Parganas,  
 hereinafter referred to as the **"VENDOR"** (which expression shall

$\frac{24220}{175}$   
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No. 1372 Dt. 18/9/09 cont  
Name Shree Om Promotee Pvt RD  
Address 43/3 Hazra Road  
Vendar VC [Signature] 1057-19

L. K. DAS  
Licenced Stamp Vendar  
Alipore Criminal Court

— Subhasish Chowdhury

[Fingerprint] 4735

SHREE OM PROMOTERS PVT LTD.

— Subhasish Chowdhury  
Director

[Fingerprint] 4736

— [Signature]

Identified by me  
Anindan Mukherjee  
Advocate  
High Court Calcutta

[Circular Stamp: CALCUTTA]

Additional Registrar of  
Andamans, Kolkata  
20 SEP 2009

unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, legal representatives, successors, nominees and assigns) of the **'ONE PART' A N D SHREE OM PROMOTERS PRIVATE LIMITED**, a Company registered under the Companies Act, 1956 and having its office at 43/3, Hazra Road, Kolkata - 700019, Permanent Account Number : AADCS6692Q, represented by its Director Mr. Subhasish Chowdhury, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office successors-in-interest and permitted 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 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 24<sup>th</sup> January 1928 in respect of his entire estate including the Premises No. 52, Bondel Road, Kolkata - 700019. By the said Will dated 24<sup>th</sup> 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.



*DR*

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**AND WHEREAS** on the 30<sup>th</sup> 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.

**AND WHEREAS** after the death of Madan Mohan Paul the executors named in the said Will dated 24<sup>th</sup> 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 24<sup>th</sup> January 1928.

**AND WHEREAS** by a Partition Deed dated 20<sup>th</sup> 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 Durlav Hari Paul was allocated several properties including the piece and parcel of land measuring an area of 8 Cottahs 4 Chittacks 15 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 and in the common passage therein.

**AND WHEREAS** the said Durlav Hari Paul became the absolute owner of **ALL THAT** piece and parcel of land measuring an area of 8 Cottahs 4 Chittacks 15 Sq. Ft. more or less being a demarcated portion of Premises No. 52, Bondel Road, Kolkata - 700019 together with the right, title and interest therein and in the common passage and duly

*[Faint, illegible handwritten text]*

Additional Regd.  
Assurance-I, Kolkata  
20 SEP 2009

mutated and recorded his name in the Assessment Register of the Kolkata Municipal Corporation, which was subsequently renumbered as Premises No. 52E, Bondel Road, Kolkata - 700019, more fully and particularly described in the **First Schedule** hereunder written and hereinafter referred to as the "**Said Property**".

**AND WHEREAS** said Durlav Hari Paul died intestate on 21.02.1959 leaving behind him his widow Gouri Bala Paul and five sons namely, (i) Basanta Kumar Paul, (ii) Sailendra Nath Paul, (iii) Pramatha Kumar Paul, (iv) Prasanta Kumar Paul and (v) Prafulla Kumar Paul and four daughters namely, (i) Smt. Raila Bala Paul, (ii) Smt. Bharati Bala Paul, (iii) Smt. Kamala Bala Paul and (iv) Smt. Bimala Bala Paul as his legal heirs and representatives who thus jointly inherited the Said Property of said Late Durlav Hari Paul, each having undivided and undemarcated 1/10<sup>th</sup> share therein.

**AND WHEREAS** while seized and possessed of the Said Property, said Gouri Bala Paul (mother) also died intestate on 07.04.1983 leaving behind her aforesaid sons and daughters who thus jointly inherited the said share of Gouri Bala Paul in respect of the Said Property and accordingly each of the sons and daughters acquired undivided and undemarcated 1/9<sup>th</sup> share each in respect of the Said Property by their predecessor-in-interest namely, Late Durlav Hari Paul.

**AND WHEREAS** while seized and possessed of the Said Property each having undivided 1/9<sup>th</sup> share therein, one of the daughter of said Durlav Hari Paul namely, Smt. Raila Bala Paul died intestate leaving behind her only daughter, Smt. Surathi Bala Paul as her legal heir and representative, who thus inherited the said undivided 1/9<sup>th</sup> share of her mother namely, Raila Bala Paul in respect of the Said Property.



*Signature*

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Companies-I, Kolkata**  
20 SEP 2009

**AND WHEREAS** said Smt. Surathi Bala Paul, the present Vendor herein, thus by virtue of inheritance became the sole and absolute owner in respect of Land measuring about 14 Chittacks 32 Sq. Ft. together with 100 Sq. Ft. Brick Built Structure being the undivided 1/9<sup>th</sup> share out of the Said Property, measuring 8 Cottahs 4 Chittacks and 15 Sq. Ft. (approx.) together with structure standing thereon at Municipal Premises No.52E, Bondel Road, Kolkata - 700019, more fully and particularly described in the **Second Schedule** hereunder written and hereinafter for the sake of brevity referred to as the "**Said Share**".

**AND WHEREAS** by virtue of the aforesaid event, the Vendor herein, have become the sole and absolute owner and having absolute right, title, authority and till date have possession and sufficiently entitled to **ALL THAT** Land measuring about 14 Chittacks 32 Sq. Ft. together with 100 Sq. Ft. Brick Built Structure being the undivided 1/9<sup>th</sup> share out of the Said Property, measuring 8 Cottahs 4 Chittacks and 15 Sq. Ft. (approx.) together with structure standing thereon at Municipal Premises No. 52E, Bondel Road, Kolkata - 700019, more fully and particularly described in the Second Schedule hereunder written.

**AND WHEREAS** with a view to sell the Said Share out of the Said Property the Vendor has entered into an Agreement for Sale dated 30.10.2002 with the Purchaser herein for a consideration as mentioned therein and the Purchaser paid an advance money in respect thereof as mentioned therein. However, due to delay in making the sale and registering the Deed of Conveyance the Vendor has requested the Purchaser to enhance the amount of said consideration mentioned in the said Agreement and accordingly, upon mutual consent of the parties herein, the Purchaser hereby enhance the consideration money to total Rs.2,00,000/- (Rupees Two Lakh) only, as the full and final consideration money.



*SM*

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Assurances-I, Kolkata**  
20 SEP 2009

**AND WHEREAS** as per the said Agreement for Sale and said further agreed consideration money, the Purchaser have approached to the Vendor for sale and registration of the Deed of Conveyance of the Said Share and the Vendor have accepted and hereby absolutely sell, transfer and convey the Said Share free from all encumbrances, trusts, liens, lispensens, attachments and liabilities of whatsoever and howsoever nature **ALL THAT** Land measuring about 14 Chittacks 32 Sq. Ft. together with 100 Sq. Ft. Brick Built Structure being the undivided 1/9<sup>th</sup> share out of the Said Property, measuring 8 Cottahs 4 Chittacks and 15 Sq. Ft. (approx.) together with structure standing thereon at Municipal Premises No.52E, Bondel Road, Kolkata - 700019, for a total consideration of Rs.2,00,000/- (Rupees Two Lakh) only, more fully and particularly described in the Second Schedule hereunder written.

**NOW THIS INDENTURE WITNESSETH** that in total consideration of the sum of Rs.2,00,000/- (Rupees Two Lakh) only, paid by the Purchaser to the Vendor on or before the execution of these presents (the receipts whereof the Vendor doth hereby admit and acknowledge) the Vendor hereby absolutely sale and transfer the Said Share 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 Share, the 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 Share i.e. **ALL THAT** Land measuring about 14 Chittacks 32 Sq. Ft. together with 100 Sq. Ft. Brick Built Structure being the undivided 1/9<sup>th</sup> share out of the Said Property, measuring 8 Cottahs 4 Chittacks and 15 Sq. Ft. (approx) together with structure standing thereon at Municipal Premises No.52E, Bondel Road, Kolkata - 700019, more fully and particularly described

Additional Registrar of  
Assurances, Kolkata  
20 SEP 2009

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in the Second Schedule hereunder written, **OR HOWSOEVER** otherwise the Said Share 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 Share 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 Vendor into and upon the Said Share and every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any way related to the Said Share or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor her heirs, executors, administrators, legal representatives and assigns or any person from whom her 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 Share and every part thereof hereby granted sold conveyed transferred assured and assigned or expressed and intended so to be with her 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 Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor doth hereby for them her 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 Vendor or any of her predecessors and



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**Additional Registrar of Assurances-I, Kolkata**  
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ancestors-in-title done or executed or knowingly suffered to the contrary the Vendor had at all times have 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 Share 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from or under any of her predecessors or ancestors-in-title **AND FURTHER THAT** the Vendor and all her heirs executors, administrators, legal representatives, successors and assigns shall at all times 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 Vendor or any breach of the covenants hereinunder contained **AND FURTHER MORE THAT** the Purchaser is purchasing the Said Share mentioned in the Second Schedule herein on good faith and belief that all declarations, representations and statements made by the Vendor herein are true and nowhere false and the Said Share is free from all encumbrances in all respects and in every manner whatsoever. The Vendor shall keep the Purchaser indemnified for any encumbrances and/or defect in title, if found any.

The Vendor hereby declare and confirm that this Deed of Sale has been read over and explained to the Vendor herein in Bengali and the Vendor herein is signing and executing this Deed of Sale willfully and with free consent and satisfaction.

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*See*

**Additional Registrar of  
Assurances-I, Kolkata**  
20 SEP 2009

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Said Property)**

**ALL THAT** piece and parcel of Land measuring about 8 Cottahs 4 Chittacks and 15 Sq. Ft. more or less together with the 1800 Sq. Ft. Brick Built Structure standing thereon at Municipal Premises No. 52E, Bondel Road, Police Station : Karaya, Kolkata - 700019, under Kolkata Municipal Corporation Ward No. 65 and butted and bounded as follows:-

ON THE NORTH : By Passage of premises no.54/1, Bondel Road;

ON THE EAST : By Municipal Lane;

ON THE SOUTH : By Bondel Road; and (30 Feet Wide)

ON THE WEST : By premises no. 52D, Bondel Road, Kolkata.

*[Handwritten signature/initials]*

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(Said Share)**

**ALL THAT** Land measuring about 14 Chittacks 32 Sq. Ft. together with 100 Sq. Ft. Brick Built Structure standing thereon being the undivided 1/9<sup>th</sup> share out of the Said Property mentioned in First Schedule above, at Municipal Premises No. 52E, Bondel Road, Police Station : Karaya, Kolkata - 700019, under Kolkata Municipal Corporation Ward No. 65.



*2011*

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Assurances-I, Kolkata**  
20 SEP 2009

**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 **VENDOR** at Kolkata  
in the presence of :

1. Arindam Mukherjee  
Advocate  
43/3, Hazra Rd.,  
Kd.-19.
2. Monoranjan Paul  
vill- Nawpukur  
P.O- Goreshat  
Dist 24 Pgs (S)
3. Susanta Pal.  
vill- Noypukur  
P.O - Goreshat.  
Dist - 24 Pgs (S)



( SURATHI BALA PAUL)

Read over and explained in  
Bengali to the Vendor.

↓  
Monoranjan Paul

**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata  
in the presence of :

1. Arindam Mukherjee  
Advocate  
43/3, Hazra Rd.,  
Kol-19.
2. Monoranjan Paul  
vill- Nawpukur  
P.O- Goreshat  
Dist 24 Pgs (S)
3. Susanta Pal.  
vill- Noypukur  
P.O. - Goreshat.  
Dist 24 Pgs (S)

**SHARES ON PROMOTERS PVT. LTD**



(SUBHASISH CHOWDHURY).  
Director



*SR*

**Additional Registrar of  
Assurances-I, Kolkata**  
20 SEP 2009

**MEMO OF CONSIDERATION**

**Received** from the within named **Purchaser** the within mentioned sum of Rs.2,00,000/- (Rupees Two Lakh) only, by Cash, as full and final payment of the total consideration money against sale of the Said Share out of the Said Property.

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Signature of the Vendor

**Witness :**

1. Arindam Mukherjee
2. Monoranjan Paul
3. Susanta Pal.

Drafted by me & Identified by me.

Arindam Mukherjee

Advocate

High Court Calcutta

Typed by me.



*[Handwritten signature]*

**Additional Registrar of  
Assurances-I, Kolkata**  
20 SEP 2009

**Government Of West Bengal**  
**Office of the A.R.A.-I KOLKATA**  
**5, Govt Place ( North) , KOLKATA - 700001**  
Endorsement For deed Number :I-10694 of :2009  
(Serial No. 07311, 2009)

**On 20/09/2009**

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

Presented for registration at 12.25 hrs on :20/09/2009, at the Private residence by Subhasis Chowdhury, Claimant.

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

Execution is admitted on 20/09/2009 by

1. Surathi Bala Paul, wife of Lt. Krishna Chandra Paul, Nowapukur Gorerhat 24 Pgs ( N) ,Thana Jainagar, By caste Hindu, by Profession :House wife
2. Subhasis Chowdhury, Director, Sree Om Prakash Promoters Pvt. Ltd., 43/3, Hazra Road, Kolkata-19, profession :Business

Identified By Arindam Mukherjee, son of ... High Court Calcutta Thana: ..., by caste Hindu, By Profession :Advocate.

Name of the Registering officer : **Dines Kumar Mukhopadhyay**  
Designation : **A. R. A. -I KOLKATA**

**On 21/09/2009**

**Certificate of Market Value(WB PUVI rules 1999)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 2202858/-

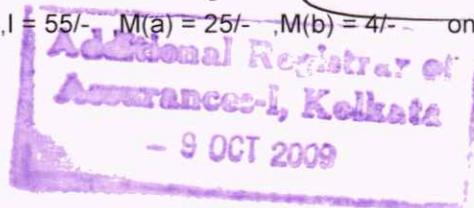
Certified that the required stamp duty of this document is Rs 132191 /- and the Stamp duty paid as: Impressive Rs- 1000

Name of the Registering officer : **Dines Kumar Mukhopadhyay**  
Designation : **A. R. A. -I KOLKATA**

**On 24/09/2009**

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 24222/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on: 24/09/2009



[Dines Kumar Mukhopadhyay]  
A. R. A. -I KOLKATA  
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF  
KOLKATA  
Govt. of West Bengal

**Government Of West Bengal**  
**Office of the A.R.A.-I KOLKATA**  
**5, Govt Place ( North) , KOLKATA - 700001**  
**Endorsement For deed Number :I-10694 of :2009**  
**(Serial No. 07311, 2009)**

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**Deficit stamp duty**

Deficit stamp duty Rs 131200/- is paid, by the draft number 175298, Draft Date 19/09/2009 Bank Name STATE BANK OF INDIA, Bhowanipore Kolkata, received on :24/09/2009.

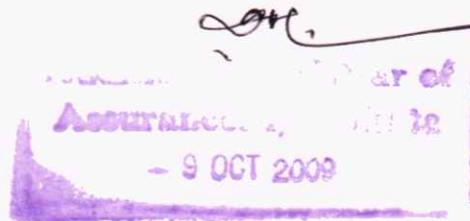
Name of the Registering officer : **Dines Kumar Mukhopadhyay**  
Designation : **A. R. A. -I KOLKATA**

**On 09/10/2009**

**Certificate of Admissibility(Rule 43)**

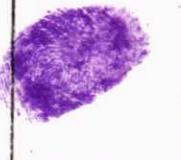
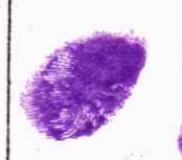
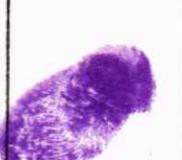
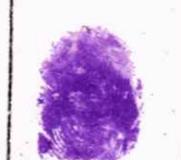
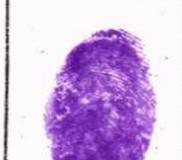
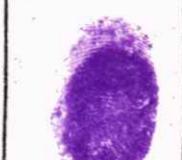
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 of Indian Stamp Act 1899.

Name of the Registering officer : **Dines Kumar Mukhopadhyay**  
Designation : **A. R. A. -I KOLKATA**



[Dines Kumar Mukhopadhyay]  
A. R. A. -I KOLKATA  
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF  
KOLKATA

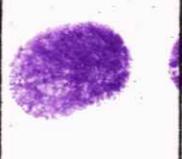
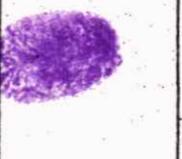
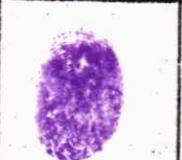
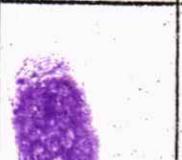
Govt. of West Bengal

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

Name ..... SURATHI BALA PAUL

Signature .....

সুরাতি পাুল

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

Name ..... SUBHASISH CHOWDHURY

Signature .....

Subhasish

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

Name .....

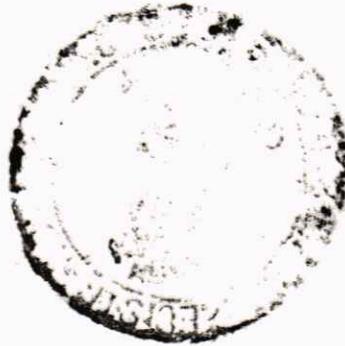
Signature .....

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

Name .....

Signature .....

Identifone - 25  
Signature 202



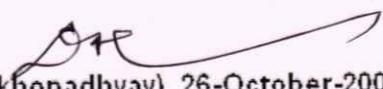
Additional Registrar of  
Assurances-1, Kolkata  
20 SEP 2009

Assurances-1, Kolkata  
20 SEP 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 24  
Page from 7803 to 7818  
being No 10694 for the year 2009.



  
(Dines Kumar Mukhopadhyay) 26-October-2009  
A. R. A. -I KOLKATA  
Office of the A.R.A.-I KOLKATA  
West Bengal