And whereas the total consideration price of the said property was settled at Rs. 52,00,000.00 (fifty two lacs) by and under the aforesaid agreement for sale dated 4th February, 2010, therefore, the value of undivided half share of Bela Rani Mukherjee remained Rs. 26,00,000.00 (twenty six lacs) out of which she accepted Rs. 7,50,000.00 (seven lacs and fifty thousands) as earnest money at the time of execution of the said agreement for sale and the purchaser is to pay the balance sum of Rs. 18,50,000.00 (eighteen lacs and fifty thousands) on execution of these presents

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :

That in pursuance of the said agreement and in consideration of the said sum of Rs. 26,00,000.00 (twenty six lacs) only truly paid by the purchaser to the vendor with the execution of these presents, the receipt whereof the vendor hereinafter doth admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchaser, it's legal transferees, representatives and assigns and everyone of them and also the said land and construction thereupon, the vendor being lawfully entitled to sell the property by these presents indefeasibly grants, sells, conveys, transfers, assigns and assures unto the purchaser, it's legal transferees, representatives and assigns free from all encumbrances, attachments and any defects in title ALL THAT undivided ½ share of the total piece and parcel of land measuring about 8 cottahs and 8 chhitacks with old, dilapidated brick built two storied building standing thereon covering ground floor built up area measuring 3291 square feet and first floor built up area measuring 1241 square feet partly under occupancy of tenants situate lying at and being the premises no. 27, Gokul Boral Street, Kolkata – 700 012 more fully and particularly described in the FIRST SCHEDULE OF PROPERTY BEING DESCRIPTION OF ENTIRE SAID PROPERTY and the said undivided ½ share of land that is 4 cottahs and 4 Chittacks with undivided constructed area i.e. 1645.5 square feet area on the ground floor and 620.5 square feet area on

FISTA CONSTRUCTION PVT. LTD.

Director

the first floor of the said property BEING CONVEYED UNDER THESE PRESENTS AND SUBJECT OF THIS DEED more fully and particularly described in the SECOND SCHEDULE OF PROPERTY, both the schedules mentioned hereinafter and the property is demarcated, shown and delineated in the plan annexed with these presents, butted, bounded, called, known, numbered, described and distinguished with easements over adjacent Kolkata Municipal Corporation road for ingress and egress, privileges, appendages and appurtenances whatsoever to the 'said property' or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto and the reversion and reversions, remainder and remainders, rents, issues and profit thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the vendor into and upon the said property or every part thereof and all deeds, pattahs, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof which now are or hereafter shall or may be in the custody, power or possession of the vendor, his heirs, executors, administrators or representatives or any person from whom he or they can or may inspect the same with due prior notice to the vendor or the persons claiming under him the same and TO ENTER INTO AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY the said land and construction mentioned in the Second schedule hereinafter and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights and appurtenances unto and to the use of the purchaser, its legal representatives, transferees and successors in office and assigns for ever freed and discharged from or otherwise by the vendor well and sufficiently indemnified of and against all encumbrances, claim, liens etc. whatsoever created or suffered by the vendor up to these presents AND the vendor hereby, for himself, his heirs, executors, administrators and legal representatives, covenants with the purchaser, its legal successors-in-office, administrators and legal representatives/transferees and assigns THAT

FISTA CONSTRUCTION PVT. LTD.

Director

NOTWITHSTANDING any act, deed or thing whatsoever by the vendor or by any of his predecessor or any ancestors in title, done or executed or knowingly suffered to the contrary he the vendor now has good indefeasible right, full power, absolute and lawful authority to grant, sell, convey, transfer, assign and assure the ½ (one half) share of and in the said property mentioned in the SECOND SCHEDULE OF PROPERTY hereby granted, sold and conveyed and transferred or expressed or intended so to be, unto and to the use of the purchaser, its successors-in-office, administrators, legal representatives / transferees and assigns in the manner aforesaid and IT IS DECLARED by the vendor that there is no acquisition and requisition by the Government authority for any scheme with regard to the said land and there is no proposal by the vendor or any body for construction of any mosque, school, hospital or any public institution or any public place in the said property hereby conveyed and the land is free from all encumbrances AND THAT THE PURCHASER its legal transferees, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said property hereby conveyed and every part thereof and to construct thereupon by demolishing the existing structure and receive rents, issues, profits thereof, without any interruption, disturbance, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate thereof from, under or in trust for him or from or under any of ancestors or predecessors-in-title of the vendor and that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the vendor and well and sufficiently save indemnified of, from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any of his ancestors or predecessors-in-title or any person or persons lawfully or suitably claiming as aforesaid and further that the vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from, under, or in trust for him the vendor or from or under any of his predecessors or ancestors in title shall and will

FISTA CONSTRUCTION PVT. LTD.
Sh. Sohsiahan
Director

from time to time and at all times hereafter at the request and cost of the purchaser, its successors-in-office, administrators, legal representatives/ transferees and assigns shall do and execute, or cause to be done or executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said undivided ½ one half share of and in the said property and every part thereof unto and to the use of the purchaser and legal transferees, successors in office and assigns according to the true intent and meaning of these presents as shall or may be reasonably required including that for mutation and for deposit land revenue that may be sought and applied by the purchaser after purchase and furthermore that the vendor and his legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the purchaser, its successors-in-office, administrators and assigns against loss, damages, costs, charges, expenses, if any suffered by reason of any defect in the title of the vendor or any breach of the covenants herein under contained or otherwise for any other reason AND BE IT MENTIONED that the property is sold 'as is where is basis' but the vendor shall pay the taxes in respect to the said property described in the Second schedule immediately on execution of this deed upto date and the vendor assures, grants and confirms in favour of the purchaser and it's legal representatives the easement and liberty of free ingress and egress through the adjacent public road as hereinbefore mentioned without any objection and disturbance. Be it mentioned that the vendor duly read over this deed and has properly understood and satisfied himself the contents of the deed and it is stated that if any of the statements or covenants made hereinbefore by the vendor is found to be false, untrue or any defect in title is detected hereafter, the vendor shall be liable to cure the said defect and the vendor in addition shall compensate all losses and charges that may be sustained by the purchaser and the vendor further covenants to complete the aforesaid probate proceedings and get probate with regard to will of Bela Rani Mukherjee which is pending in Court as early as possible by taking positive endevours which is the sole responsibility of the vendor as executor to the will.

FISTA CONSTRUCTION PVT. LTD.

Director

SCHEDULE OF PROPERTY

FIRST SCHEDULE

(Description of the entire Property)

All that the piece and parcel of bastu land measuring 8 cottahs and 8 chhittacks, little more or less together with the old dilapidated brick built building standing thereon partly one storied and partly two storied (ground floor constructed area 3291 square feet and first floor constructed area 1241 square feet) total constructed area 4532 square feet, little more or less being premises No. 27, Gokul Boral Street, under Police Station – Muchipara, within ward No. 51 of Kolkata Municipal Corporation, assessee No. 110511000257 Kolkata – 700012 and delineated in the plan annexed hereto marked with **RED** colour border and the premises being butted and bounded as follows :

On the north : by premises No. 28/1, Ramanath Kabiraj Lane and a narrow block space

On the south : by Gokul Boral Street (road width - 16 feet 9 inches)

On the east : by premises No. 35, 31 and 29, Gokul Boral Street, Kolkata – 700012

On the west : by premises No. 25A, 25B and 25C, Gokul Boral Street Kolkata – 700012

SECOND SCHEDULE

(Property hereby transferred and conveyed)

All that UNDIVIDED ½ (ONE HALF) SHARE of the piece and parcel of bastu land described in the first schedule above being 4 (four) cottahs 4 (four) chhittacks undivided area of land be the same a little more or less together with old dilapidated brick built building, standing thereon partly one storied and partly two storied (ground floor constructed area 1645.5 square feet and first floor constructed area 620.5 square feet) being undivided ½ (one half) share of constructed area of the first schedule property above measuring a total built up area 2266 square feet a little more or less with all rights of easements and benefits attached thereto situated and lying at

FISTA CONSTRUCTION PVT. LTD.

Director

premises No. 27, Gokul Boral Street, Police Station – Muchipara within ward No. 51 of Kolkata Municipal Corporation Kolkata – 700012

In witness hereto above the parties hereto put their respective seals and signatures in presence of the witnesses on the day, month and year first written above.

WITNESSES :

1) Reba Mukherjee
27. Gokul Broal street
Cal – 12

2) Saswati Banerjee
14, Rabindra Sarani
Ranaghat
Nadia

3) Kausik Mukherjee
27 Gokul Boral Street
Kolkata – 700012

Prafulla Ch. Nath
vendor
VENDOR

(PAN - BCHPM 1245F)

FISTA CONSTRUCTION PVT. LTD.
Syed Azgar Hossain
Director
PURCHASER
(PAN - AABCF1495P)

DRAFTED BY :

Tapas Kumar Manna

TAPAS KUMAR MANNA, ADVOCATE
4, K.S. ROY ROAD, ROOM NO. 24
GROUND – MEZZANINE FLOOR
KOLKATA – 700001

FISTA CONSTRUCTION PVT. LTD.
Director

MEMORANDUM OF CONSIDERATION

Received the sum of Rs. 26,00,000.00 (twenty six lacs) towards full consideration price for sale of the second schedule property mentioned hereinbefore from the withinnamed purchaser M/s Fista Construction Private Limited with full satisfaction in the following manner :

(a) By an account payee cheque being No. 962958 dated 4th February, 2010 drawn on Indian Overseas Bank, Wood Street branch Kolkata – 700016	... ...	Rs. 7,50,000.00
(b) By bank RTGS No. IOBAH 1322001970 through Indian Overseas Bank, Wood Street Branch Kolkata – 700016 on 14th August, 2013	... ...	Rs. 7,50,000.00
(c) By account payee cheques No.962995 dated 16.8.2013 drawn on Indian Overseas Bank, Wood Street Branch Kolkata – 700016	... ...	Rs. 11,00,000.00
total	...	Rs. 26,00,000.00

witnesses :

Sunil Biswas
89 D.D. Sarani Kol-12

d) Soumya Mukherjee
27, Gokul Bosal St.
Kol - 12

Prabhat Mukherjee
VENDOR

FISTA CONSTRUCTION PVT. LTD.
Sh. Sahi Ahmad
Director

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
eChallan Form

GRN: 19-201314-000287688-2 Payment Mode Counter Payment
GRN Date: 13/08/2013 14:20:47 Bank : Indian Overseas Bank

DEPOSITOR'S DETAILS

Id No. : 1902L000026312/1/2013
[Query No./Query Year]

Name : FISTA CONSTRUCTION PVT LTD
Contact No. : 9830066292 Mobile No. : +91 9831609373
E-mail : zeddconstruction@yahoo.co.in
Address : 18 DEEDAR BUX LANE KOLKATA-700 016
Applicant Name : Tapas Kumar Manna
Office Name : A.R.A. - II KOLKATA, Kolkata
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

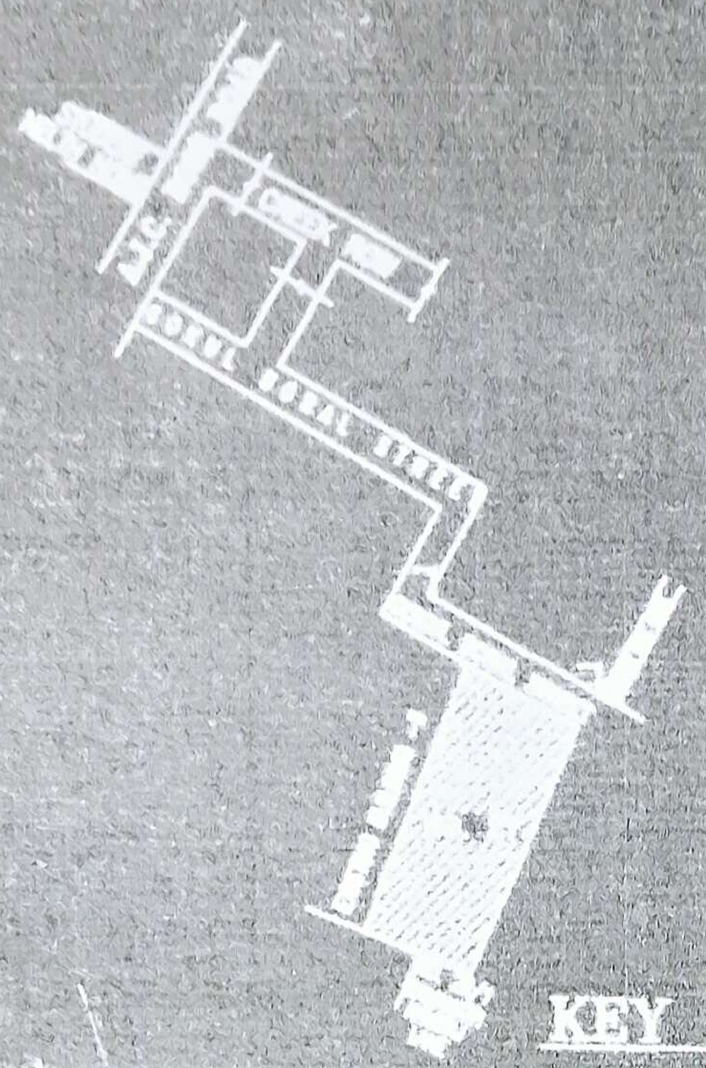
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1902L000026312/1/2013	Property Registration- Stamp duty	0030-02-103-003-02	1231649
2	1902L000026312/1/2013	Property Registration- Registration Fees	0030-03-104-001-16	193548
		Total		1425197

In Words : Rupees Fourteen Lakh Twenty Five Thousand One Hundred Ninety Seven only

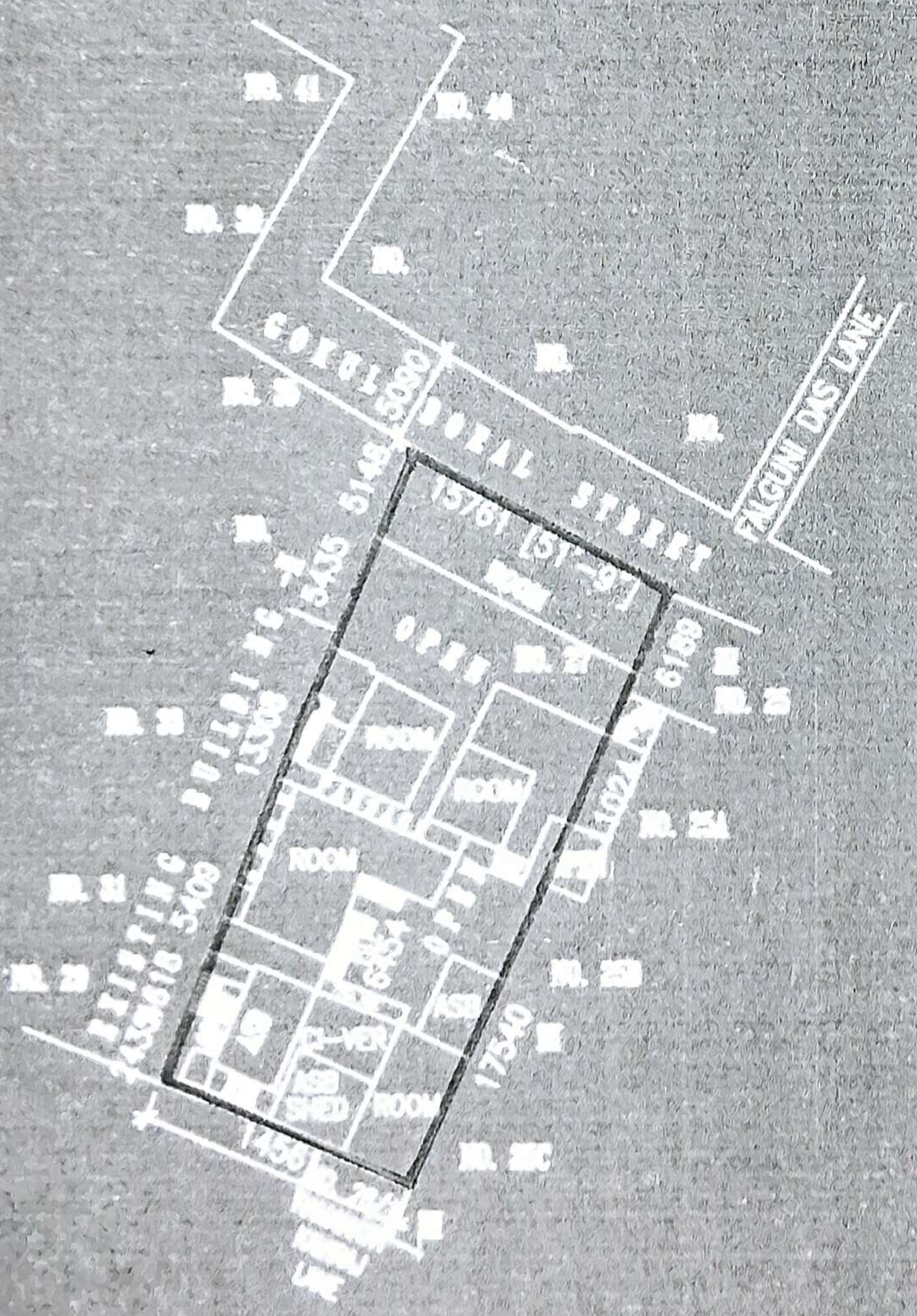
Note: Produce this challan to any Indian Overseas Bank
Please ensure, encashment of your payment by banking 20/08/2013

FISTA CONSTRUCTION PVT. LTD.
Director



KEY PLAN

SCALE :-1:2000



SITE PLAN

SCALE :-1:600

FISTA CONSTRUCTION PVT. LTD.

Director

FISTA CONSTRUCTION PVT. LTD.

Director

PURCHASER

OWNER'S SIGNATURE

SHYAM SUNDAR KUNDU
Supdt. of Survey C.I.T.
(RETD.)

LAND AREA :8K.-08CH.-00SFT (DEED)
(More Or Less)

NOTES:

1. ALL DIMENSIONS ARE IN mm OR inch.

TITLE :
SITE PLAN OF 27 GOKUL BORAL STREET, KOLKATA-700 012.

DRAWN BY :-	SCALE :-	SURVEYED BY :-
D.KUNDU.		S.S.KUNDU.
DATE :- 29-04-10.	1 : 600	

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 34
Page from 6194 to 6216
being No 11635 for the year 2013.

Additional Registrar of Assurances-II, Kolkata
Seal of the Office

(Dulal chandraSaha) 17-August-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

PRISTA CONSTRUCTION PVT. LTD.
Director