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[Signature]
 26/2/09

DEED OF CONVEYANCE

Sale Valued at Rs. 4,31,250/-
 Market Value Rs. 6,22,559/-

1. Date: 25th February 2009
2. Place: Kolkata
3. Parties:

- 3.1 Veekay Apartment Private Limited, a limited company, registered under the Companies Act 1956, having its office at 3A, Auckland Place, Kolkata 700017, represented by its director Mr. Pradeep Hirawat (Vendor, includes successors-in-interest)

And

- 3.2 Shri Ram Residency Private Limited, a private limited company, registered under the Companies Act 1956, having its office at Room No. 16, 9th Floor, "Shantiniketan" 8, Camac Street, Kolkata - 700017, represented by its Director Mr. Naresh Kumar Agarwal (Purchaser, includes successors-in-interest and/or assigns)

Vendor and Purchaser, collectively Parties.

NOW THIS CONVEYANCE WITNESSES:

4. Subject Matter of Conveyance:

- 4.1 Said Land : Bastu Land measuring 7 (seven) cottah 5 (five) chittak and 22.50 (twenty two point five zero) sft out of 658 decimal with title shed structure measuring an are 100 sft, being Plot No. "D3" comprised R.S & L.R. Dag No. 2702, under R.S. Khatian No. 1294, L.R. Khatian No. 1383/1, J.L. No. 23, Pargana - Kalikata in Mouza Ghuni, Police Station Rajarhat within the limit of Gram Panchayat, Additional District Sub Registrar office Bidhannagar District 24 Parganas (North) (Said Land) described in the Schedule below

5. Representations, Warranties and Covenants of the Vendor:

5.1 Representations, Warranties and Covenants on Chain of Title:

- 5.1.1 Ownership of Vendor: By a Conveyance dated 12th July, 2006, (Said Conveyance) registered in the office of the District Sub Registrar II, Barasat, North 24pgs, in Book No. I, being No. 6916 for the year 2006, Manjula Naskar [Vendor therein], and Haripada Sarkar (Confirming Party therein) inter alia sold, transferred, conveyed and assigned to the Vendor described in the Schedule of the Said Conveyance (Said Land).

- 5.1.2 Ownership of Vendor: In the circumstances, the Vendor has become joint owners of the Said Land, free from all encumbrances.

5.1.3 **True and Correct Representations:** The Vendor is the sole and undisputed owner of the Said Land such ownership having been acquired in the manner stated in Clause 5.1.1 to 5.1.2 above, the contents of which are all true and correct.

5.2 Representations, Warranties and Covenants on encumbrances:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition or requisition of the Said Land and declare that the Said Land is not affected by any scheme of the Concerned Authority or Government or any Statutory Body.

5.2.2 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.

5.2.3 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Land to the Purchaser.

5.2.4 **Free From All Encumbrances:** The Said land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Land is free, clear and marketable.

5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Land or any part thereof.

6. **Background:**

6.1 **Agreement to Sell and Purchase:** The Vendor has approached and offered to sell the Said Land and the Purchaser, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), has agreed to purchase the Said Land.

7. **Transfer:**

7.1 **Conveyance:** The Vendor hereby sells, conveys and transfers to the Purchaser, free from all encumbrances, the entirety of their right title and interest of whatsoever or howsoever nature in the Said Land, being **Bastu Land** measuring 7 (seven) cottah 5 (five) chittak and 22.50 (twenty two point five zero) sft out of 658 decimal with title shed structure measuring an are 100 sft, being Plot No. "D3" comprised R.S & L.R. Dag No. 2702, under R.S. Khatian No. 1294, L.R. Khatian No. 1383/1, J.L. No. 23, Pargana - Kalikata in Mouza Ghuni, Police Station Rajarhat within the limit of Gram Panchayat, Additional District Sub Registrar office Bidhannagar District 24 Parganas (North) **together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land, described in the **Schedule** below.

7.2 **Consideration:** The sale, conveyance and transfer of the Said Land is being made in consideration of a sum of Rs. **4,31,250/-** Rupees Four lac thirty one thousand two hundred and fifty only) paid to the Vendor, the entirety of which has been received by the Vendor and the Vendor has executed the Receipt and Memo of Consideration below to admit and acknowledge the receipt thereof.

8. **Terms of Transfer:**

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

- 8.1.2 **Absolute:** Absolute, irreversible and perpetual.
- 8.1.3 **Free from encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.
- 8.1.4 **Together with:**
- 8.1.4.1 **All Other Appurtenances:** All other rights the Vendor has in the Said Land and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Land.
- 8.1.5 **Subject To:** The transfer being affected by this Conveyance is subject to:
- 8.1.5.1 **Indemnification:** Indemnification by the Vendor about the correctness of his title and authority to sell and this Conveyance is being accepted by the Purchaser on express indemnification by the Vendor about the correctness of the Vendor's title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at his own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- 8.1.5.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.2 **Delivery of Possession:** Constructive possession of the Said Land has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 8.3 **Outgoings:** Proportionate statutory taxes, surcharge, outgoings and levies of or on the Said Land as be attributable

to the Said Share and relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

- 8.4 **Holding Possession:** The Vendor hereby covenants that the Purchaser shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Share and every part thereof and receive 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 Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.5 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under them in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue.
- 8.6 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Land.

Schedule
(Said Land)

[Subject Matter of Sale by this Deed of Conveyance]

All that piece and parcel of Bastu Land measuring 7 (seven) cottah 5 (five) chittak and 22.50 (twenty two point five zero) sft out of 658 decimal with title shed structure measuring an are 100 sft, being Plot No. "D3" comprised R.S & L.R. Dag No. 2702, under R.S. Khatian No. 1294, L.R. Khatian No. 1383/1, J.L. No. 23, Pargana - Kalikata in Mouza Ghuni, Police Station Rajarhat within the limit of Gram Panchayat, Additional District Sub Registrar office Bidhannagar District 24 Parganas (North) Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land.

9. Execution and Delivery:

9.1 In witness whereof the Vendor has executed and delivered this instrument of Conveyance on the day, month and year given above.

VEEKAY APARTMENTS PVT LTD

Radeep Mirawt

[Vendor]

Witnesses:

1. Ganav Kella
510 Lake Junction Kv Killa
AE-288 - Salt Lake
City - Kolkata - 74.

2. Prampadi Bera.
U. R. S. Ray Rd.
Kolkata

Receipt And Memo of Consideration

Received from the Purchaser the sum of of Rs. 4,31,250/- (Rupees Four lac thirty one thousand two hundred and fifty only) towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

Mode.	Date	Bank	Amount Rs)	Favouring
Cash	26-02-2009	Nil	Rs. 4,31,250/-	Veekay Apartment Private Limited

VEEKAY APARTMENTS PVT LTD
Pradeep Hirsawat

DIRECTOR

[Vendor]

Witnesses:

1. Ganesha Kulkarni
2. Sasupati Bawa

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-01833 of :2009
(Serial No. 01190, 2009)

On 26/02/2009

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.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 6842/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on:26/02/2009

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- 622559/-

Certified that the required stamp duty of this document is Rs 31138 /- and the Stamp duty paid as: Impressive Rs- 50

Deficit stamp duty

Deficit stamp duty Rs 31128/- is paid, by the draft number 115729, Draft Date 25/02/2009 Bank Name State Bank Of India, KOLKATA, received on :26/02/2009.

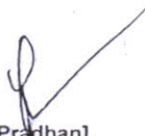
Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 16.17 hrs on :26/02/2009,at the Office of the A. R. A. - II KOLKATA by Pradeep Hirawat,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 26/02/2009 by

1. Pradeep Hirawat, Director, Veekey Apart Pvt Ltd, 3a Auckland Place Kolkata, 700017, profession :Business Identified By Gaurav Killa, son of Late Suresh Kr Killa 238 C R Ave Kolkata 0 Thana: 0, by caste Hindu, By Profession :Others.


[Ajoy Kr Pradhan]
A. R. A. - II KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-II OF
KOLKATA
Govt. of West Bengal

26/2/09



26/2/09

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. R. A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 01190 / 2009, Deed No. (Book - I , 01833/2009)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Pradeep Hirawat	Pradeep Hirawat 26/2/09

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pradeep Hirawat Address -3a Auckland Place Kolkata	Self		 LTI	Pradeep Hirawat 26/2/09
			26/02/2009	26/02/2009	

Name of Identifier of above Person(s)

Gaurav Killa
PS-0,238 C R Ave Kolkata

Signature of Identifier with Date

Gaurav Killa
26/2/09





(Ajoy Kr Pradhan)
A. R. A. - II KOLKATA
Office of the A. R. A. - II KOLKATA

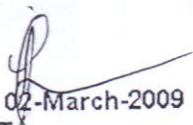
26/2/09



Certificate of Registration under section 60 and Rule 69.























Registered in Book - I
CD Volume number 5
Page from 7021 to 7033
being No 01833 for the year 2009.




(Ajoy Kr Pradhan) 02-March-2009
A. R. A. - II KOLKATA
Office of the A. R. A. - II KOLKATA
West Bengal

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executans.

 <i>Name n. Singh</i>	 S	 R	 M (Left Hand)	 I	 T
	 T	 I	 M (Right Hand)	 R	 S
	<i>Hand n. Singh</i>				
 <i>Pradeep Hircw J</i>	 S	 R	 M (Left Hand)	 I	 T
	 T	 I	 M (Right Hand)	 R	 S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S

DATED 26th DAY OF February 2009

Between

Veekay Apartment Private Limited
... Vendor

And

Shri Ram Residency Private Limited
... Purchaser

DEED OF CONVEYANCE

Land at Mouza Ghuni
District 24 Parganas (North)

Mani Sankar Roychowdhury
Advocate
High Court
Calcutta