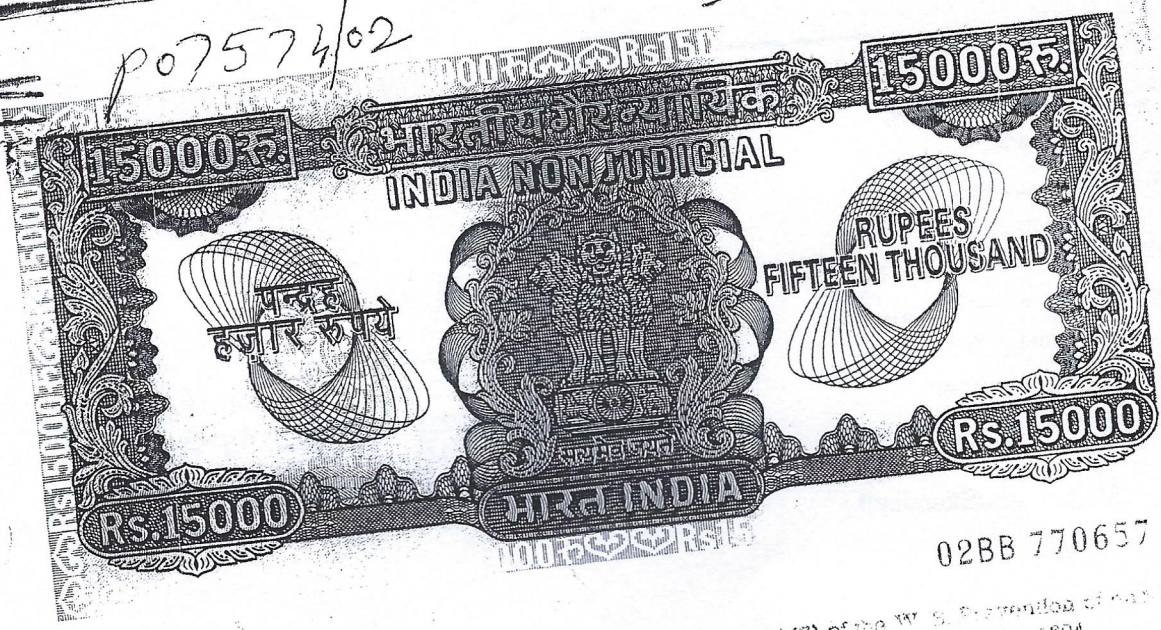


I-07271/06

P07574/02



02BB 770657

1/5 of (B) of the W. S. Amendment of 1994
valuation of Rs. 25,00,000/-
Market value assessed at 25,00,000/-
Registration duty of Rs. 56600/-

Exempted vide G. O. No. 28417
dt 23/12/05-2336 F.T. dt 23/12/05
SD Rs 56600/-
Registration Fee Rs. 12432/-

[Signature]
District Sub-Registrar
Alipore, South 24 Parganas
31.03.06

Handwritten notes and scribbles in the left margin, including the number '33289' and other illegible markings.

SALE DEED VALUED AT RS. 300000/- (RUPEES THREE LACS ONLY)
CONVEYANCE

THIS INDENTURE OF CONVEYANCE IS MADE ON THIS THE 15TH DAY OF NOVEMBER TWO THOUSAND TWO BETWEEN MRS. JAYA MITRA W/O. LATE ATINDRA KRISHNA MITRA OF 14-B, MAHARAJA NANDA KUMAR ROAD, KOLKATA-700 029, BY RELIGION HINDU, BY OCCUPATION HOUSEWIFE, HEREINAFTER CALLED AND REFERRED TO AS THE 'VENDOR' (WHICH TERMS OF EXPRESSION SHALL UNLESS EXCLUDED BY OR

For SANGITAA CONSTRUCTION
[Signature]
Proprietor

Stamp and signature block at the bottom right, including the text '11 and u/s ... of the West Bengal L. R. Act 1958' and 'Fully Stamped (Exempted from/does not require stamp duty) under the Indian Stamp Act 1899 as amended in 1958'. It also features a signature and the number '234'.

1850
Pran Pragnan Chaudhary
10/16/02 Dr. Chatterjee Rd
CN 34

Deputy Commissioner,
West Bengal
Kolkata

Sm Lakshmi's Daughter

Registration at
12/50 AM P. No. 1574
NOVEMBER 2002
at the District Officer
South 24 Parganas
Jaya Mika
Claimant/Executant

Jaya Mika
S/o Late Hydrokrishan Mika
of 14/B, Maharaja Nanda Kumar Road
Kolkata - 700029
District-South 24-Parganas.
by Caste Hindu/Muslim by Profession Housewife

Shri. Subhojit
District Sub-Registrar-II
South 24 Parganas
15.11.2002

Jaya Mika



Subhojit Banerjee
S/o Dr. Madan Mohan Banerjee
of 46/15, Sisir Bagan Road
Kolkata - 34
District-South 24-Parganas.
by Caste Hindu/Muslim by Profession

Subhojit Banerjee
Dr. MADAN MOHAN BANERJEE
46/15 SISIR BAGAN RD.
KOLKATA - 700034.
OCCUPATION: PROFESSION

Subhojit Banerjee
District Sub-Registrar-II
Alipore, South 24 Parganas
15.11.2002

REPUGNANT TO THE CONTEXT BE DEEMED TO MEAN AND INCLUDE HER HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS-IN-INTEREST, REPRESENTATIVES AND ASSIGNS) OF THE ONE PART.

AND
MR. PREM NARAYAN KHANDELWAL SON OF MR. HARI VALLABH KHANDELWAL, BY RELIGION HINDU, BY OCCUPATION PROFESSION, RESIDING AT 10/16A, SIDDHI NATH CHATTERJEE ROAD, KHANDELWAL BHAWAN, P.O. & P.S. BEHALA, KOLKATA-700 034, HEREINAFTER CALLED AND REFERRED TO AS THE 'PURCHASER' (WHICH EXPRESSION SHALL UNLESS EXCLUDED BY OR REPUGNANT TO THE CONTEXT BE DEEMED TO MEAN AND INCLUDE HIS HEIRS, EXECUTORS, ADMINISTRATORS, REPRESENTATIVES AND ASSIGNS) OF THE OTHER PART.

WHEREAS SRI NARENDRA KUMAR SEAL DULY BEEN PURCHASED THE LANDED PROPERTY MEASURING AN AREA OF ABOUT 0.65 1/2 ACRES SIHALI LAND BE THE SAME LITTLE MORE OR LESS SITUATED AT MOUJA HASPUKURIA, JL. NO. 20. R.S. NO.36, DAG NO. 273, 274, 275, & 276 IN L.R. KHATIAN NO.217 WITHIN P. S. THAKURPUKUR (FORMERLY-BEHALA) S.R.O.- BEHALA, IN THE DIST OF SOUTH 24 PARAGNAS TOGETHER WITH ALL EASEMENT, RIGHT, TITLE, INTEREST, POSSESSION, PROFITS WHATSOEVER THEREIN ALONG WITH MANY OTHER LANDED PROPERTY BELONGING TO SRI NARENDRA KUMAR SEAL S/O LATE CHAITANYA CHARAN SEAL OF HANSPUKUR, P.S. BEHALA. DIST.- 24 PARGANAS BY VIRTUE OF A REGISTERED SALE DEED AT BEHALA AND RECORDED IN ITS BOOK NO.- I, VOLUME NO.19, PAGES 269 TO 273 BEING NO.1300 FROM THE THEN LANDLORD NAMELY SRI SHAMBHU CHARAN BHATTACHARJEE ABSOLUTELY AND FOREVER.

AND WHEREAS BY A BENGALI DEED OF CONVEYANCE DATED 14TH DECEMBER 1979 BETWEEN SMT. JAYA MITRA WIFE OF MR. ATINDRA KRISHNA MITRA OF 14-B, MAHARAJA NANDA KUMAR ROAD, KOLKATA-700 029 THEREIN DESCRIBED AS THE PURCHASER OF THE ONE PART AND SRI NARENDRA KUMAR SEAL SON OF LATE CHAITANYA CHARAN SEAL OF HANSPUKUR, P.S. BEHALA, DIST. 24 PARGANAS DESCRIBED AS VENDOR OF THE OTHER PART AND REGISTERED IN THE OFFICE OF THE SUB

For SANGITAA CONSTRUCTION



Proprietor

Jaya Mitra

Jaya Mitra



2010
District Sub-Registrar-II
Alipore, South 24 Parganas

15/11/02

FOR SIGNATURE AND STAMP
[Signature]
Registrar

REGISTRAR ALIPORE, 24 PARGANAS SOUTH IN BOOK NO. I, VOLUME NO. 79, PAGE NO 209 TO 215 BEING NO. 5592 FOR THE YEAR 1979, THE VENDOR FOR THE CONSIDERATION THEREIN MENTIONED, GRANTED, CONVEYED, AND TRANSFERRED TO THE SAID SMT. JAYA MITRSA ALL THAT PIECE AND PARCEL OF LAND CLASSIFIED AS SHALI MEASURING AN AREA OF 0.65 ½ ACRES, I.E., AN AREA OF ABOUT 1 BIGHA 17 KATTAHS 7 CHATTAKS BE THE SAME A LITTLE MORE OR LESS LYING AND SITUATED AT MOUZA HANSPUKUR, J.L. NO. 20, R.S.NO. 36, R.S. DAG NO. 273 AND 274, 275, 276 IN L.R. KIATIAN NO.217, WITHIN P.S. THAKURPUKUR (FORMERLY BEHALA) S.R.O. BEHALA, IN THE DISTRICT OF SOUTH 24 PARGANAS TOGETHER WITH ALL EASEMENT RIGHT, TITLE, INTEREST, POSSESSION, PROFITS WHATSOEVER ABSOLUTELY AND FOREVER FREE FROM ALL ENCUMBRANCES TO AND ONTO ONE MRS. JAYA MITRA.

Jaya Mitra

AND WHEREAS BY VIRTUE OF SUCH PURCHASE THE SAID SMT. JAYA MITRA ABSOLUTELY SEIZED AND POSSESSED OF THE SAID LANDED PROPERTY FREE FROM ALL ENCUMBRANCES BY VIRTUE OF A REGISTERED DEED OF CONVEYANCE/AN INDENTURE DATED 14TH DAY OF DECEMBER, 1995 REGISTERED BEFORE THE A.D.S.R BEHALA OFFICE AND HAD BEEN RECORDED IN ITS BOOK NO.1, VOLUME NO.81, PAGES 109 TO 118, BEING NO.4609 FOR THE YEAR 1995 DARSHANLAL ANAND PRAKASH AND SONS MEMORIAL TRUST PURCHASED UNDIVIDED ONE HALF SHARE IN ALL THAT PASSAGE MENTIONED OUT OF 6 KATTALIAS 5 CHITTACKS WHICH IS ALLOTTED FOR USE AS A COMMON PASSAGE OUT OF THE TOTAL LAND OF 1 BIGHA 17 KATTAHS 7 CHATTACKS.

THAT ON THE SOUTHERN SIDE OF THE PURCHASER'S HOLDINGS, THE VENDOR HAS MADE A PASSAGE OF 18 FT. WIDE AND 252 FEET LONG COMPRISED IN R.S. DAG NO. 273 AND 274, LEADING FROM THE MAIN ROAD IN FRONT TO THE VARIOUS PLOTS LYING AT THE BACK OF THE PASSAGE, THE SAID PASSAGE CONTAINING APPROXIMATELY 6 KOTTAHS 5 CHATTAKS, BY AN AGREEMENT DATED 14.05.1995 WITH DARSHAN LAL ANAND PRAKASH & SONS MEMORIAL TRUST (HEREINAFTER REFERRED TO AS THE TRUST) OF 11 R.N. MUKHERJEE ROAD, KOLKATA - 700 001 THE VENDOR HAS PARTED WITH THE SAID LAND TO BE USED BY BOTH THE

For SANGITAA CONSTRUCTION



Proprietor

273, 274
JMPRI
KO
FORM

Jaya Mitra

VENDOR AND THE TRUST ALL THAT UNDIVIDED ONE-HALF SHARES IN ALL THAT THE PIECE OR PARCEL OF ^{Sali} LAND CONTAINING AN AREA OF 6 KOTTAHS AND 5 CHITAKS MORE OR LESS SITUATE LYING AT AND COMPRISED IN MOUZA HANSPUKUR, J.L. NO. 20, R.S. NO. 36, R.S. DAG NO. 273, 274, 275, AND 276 AND L.R. KIATIAN NO. 339, P.S. THAKURPUKUR (FORMELY BEHALA) IN THE DISTRICT OF 24 PARGANAS (SOUTH). THE CONDITIONS LAID DOWN PREFERABLY THE FACT THAT THE PURCHASER AND THE TRUST SHALL BE OWNER'S OF THE DEMISED PASSAGE HAVING UNDIVIDED ONE - HALF SHARE AND SHALL NOT CLAIM PARTITION OF THE DEMISED PASSAGE TO BE USED EXCLUSIVELY BY THE VENDOR AND THE TRUST FOR USE BY BOTH THE PARTIES AS COMMON PASSAGE. NOW THE CONVENANTS OF THE SAID AGREEMENT WHERE OF SHALL BE APPLICABLE TO THE PURCHASER ALSO OF THE PROPERTY HENCEFORTH.

WHEREAS THE VENDOR MRS. JAYA MITRA NOW IS OWNER ABSOLUTELY SEIZED AND POSSESSED OF OR OTHERWISE WELL AND SUFFICIENTLY ENTITLED TO ALL THAT THE PIECE OR PARCEL OF LAND CONTAINING AN AREA OF 1 (ONE) BIGHA 11 (ELEVEN) KATTAH 2 (TWO) CHITAKS, 0 (ZERO) SQ. FEET MORE OR LESS, COMPRISED IN PART OF R.S. DAG NO. 273 & 274 R.S. KHATIAN NO. 217 J.L. NO. 20 R.S. NO. 36, TOUZI NO. 14, MOUZA HANSPUKUR, J.L. NO. 6, P.S. BEHALA, DISTRICT:- 24 PARGANAS (SOUTH), THE TOTAL LAND BEING BOUNDED BY WALL FROM THREE SIDES OF THE LAND EXCEPTING, THE SOUTH SIDE OF THE LAND WHICH COMPRISES OF A COMMON PASSAGE/ROAD LEADING TO THE C.S. DAG NO. 265 WHICH IS TO BE UTILISED BOTH BY THE PURCHASER AND THE OWNER OF C.S. DAG NO. 265 NOW BELONGING TO TULIKA'S ICE CREAM FACTORY PRIVATE LIMITED, WHICH IS MORE FULLY AND PARTICULARLY DESCRIBED IN THE SCHEDULE HEREUNDER WRITTEN HEREIN AFTER REFERRED TO IN THE ANNEXED PLAN AS MARKED " B "

AND WHEREAS ONE SMT. JAYA MITRA IS THE PRESENT OWNER DECLARED FOR SALE, THE SAID REST OF THE LAND AREA ABOUT 1 BIGHA 11 KATTAHS 2 CHITAKS ^{Sali} LAND TO AND UNTO THE PRESENT OWNER I.E., THE VENDOR HEREIN FREE FROM ALL ENCUMBRANCES.

Jaya Mitra

For SANGITAA CONSTRUCTION

Bhattacharya
Proprietor

AND WHEREAS SINCE SUCH PURCHASE THE VENDOR HEREIN IS NOW ABSOLUTELY ENJOYING AND POSSESSING THE SAID PURCHASED ~~PROPERTY~~ LANDED PROPERTY MEASURING AN AREA ABOUT 1 BIGHA 11 KOTTAHS 2 CHITTAKS A LITTLE MORE OR LESS, AS WHICH HAS BEEN MORE FULLY MENTIONED AND WRITTEN IIEREIN BEFORE AND ALSO MORE FULLY MENTIONED AND WRITTEN IN THE SCHEDULE HEREUNDER AND ALSO MORE FULLY SHOWN, DELINEATED AND DEPICTED WITH THE COLOURED RED BORDER LINES MARKED ' A ' WITH THE MAP OR PLAN AS ANNEXED HEREWITH.

AND WHEREAS IN URGENT NECESSITIES OF CASH MONEY THE VENDOR HEREIN IS BEING AGREED FOR ABSOLUTE SALE OUT OF HER SAID PURCHASED LANDED PROPERTY FREE FROM ALL ENCUMBRANCES AS WHICH HAS BEEN MENTIONED AND WRITTEN IN THE SCHEDULE IHEREUNDER AND SIHOWN, DELINEATED AND DEPICTED WITH THE COLOURED RED BORDER LINES IS ANNEXED HEREWITH, FOR A TOTAL CONSIDERATION SUM OF RS.3,00,000/- (RUPEES THREE LACS ONLY) AND THE ABOVE NAMED PURCHASER BEING SATISFIED ABOUT THE TITLE AND INTEREST OF THE VENDOR AND IIAS AGREED TO PURCHASE THE SCHEDULE BELOW LANDED PROPERTY FOR THE SAID CONSIDERATION MONEY, CONSIDERING THE SAID PRICE BE THE HIGHEST MARKET PRICE FOR THE PRESENT.

AND WHEREAS THE VENDOR HAS PROPOSED TO SELL THE SAID PROPERTY TO THE PURCHASER MORE DESCRIBED IN THE SITE PLAN MARKED WITH RED, ON THE TERMS & CONDITIONS, AS FULLY DESCRIBED HEREUNDER.

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH AS FOLLOWS:-

THAT IN PURSUANCE OF THE SAID AGREEMENT AND IN CONSIDERATION OF THE SAID SUM OF RS. 3,00,000/- (RUPEES THREE LACS ONLY) IN FULL PAID BY THE ABOVE NAMED PURCHASER TO THE ABOVE NAMED VENDOR (THE RECEIPT WHEREOF THE VENDOR DOTH HEREBY ADMIT,

For SANGITAA CONSTRUCTION



Proprietor

Jaya Nikte

MENTIO
CHITTA
ANDED
OLUT
NE

Jaya N. K.

ACKNOWLEDGE, RELEASE AND EXONERATE THE SAID LAND TO THE PURCHASER) THE VENDOR DOTH HEREBY ABSOLUTELY AND INDEFEASIBLY GRANT, TRANSFER, SALE, CONVEY, ASSIGN AND ASSURE UNTO THE PURCHASER ALL THAT THE SCHEDULE BELOW BASTU LANDED PROPERTY TOGETHER WITH ALL EASEMENT RIGHT, TITLE, INTEREST, POSSESSION, PROFITS WHATSOEVER THEREIN ALONG WITH ALL THE INGRESS AND AGREES RIGHTS OVER AND THROUGH THE COMMON PASSAGE BESIDE THE SAID LANDED PROPERTY, THE PURCHASER AND THE TRUST SHALL BE OWNER'S OF THE DEMISED PASSAGE HAVING UNDIVIDED ONE-HALF SHARE AND SHALL NOT CLAIM PARTITION OF THE DEMISED PASSAGE TO BE USED EXCLUSIVELY BY THE PURCHASER AND THE TRUST FOR USE BY BOTH THE PARTIES AS COMMON PASSAGE. NOW THE CONVENANTS OF THE AGREEMENT ENTERED ON DATED 14.12.1995 WHERE OF SHALL BE APPLICABLE TO THE PURCHASER ALSO OF THE PROPERTY HENCEFORTH WITH ALL OTHER RIGHTS THEREIN OF THE SAID PROPERTY HEREBY GRANTED, CONVEYED, HIS HEIRS, EXECUTORS, ADMINISTRATORS, REPRESENTATIVES AND ASSIGNS FOR EVER AND FROM GENERATION AND THE VENDOR DOTH HEREBY FOR HERSELF/ THEMSELVES AND HER / THEIR HEIRS, EXECUTORS, ADMINISTRATORS, REPRESENTATIVES AND ASSIGNS COVENANT WITH THE SAID PURCHASER AND EXPRESSLY DECLARE THAT SHE HAS NOT SOLD OR TRANSFERRED THE SAID PROPERTY IN ANY MANNER OR WAY. THE SAID LANDED PROPERTY IS FREE FROM ALL ENCUMBRANCES AND IS/ARE IN EXCLUSIVE POSSESSION, OCCUPATION AND IN ENJOYMENT BY THE SAID VENDOR AND IN THAT CONDITION THE VENDOR IS HEREBY DELIVERING AND TRANSFERRING THE LAND TO THE ABOVE NAMED PURCHASER AND THE VENDOR ALSO DOTH HERE BY COVENANT WITH THE SAID PURCHASER THEREIN FUTURE THE SAID PURCHASER HAS EVERY RIGHT AND AUTHORITY TO MUTATE AND / OR RECORD HIS NAME BEFORE THE APPROPRIATE AUTHORITY CONCERNED IN RESPECT OF THE SCHEDULE BELOW LANDED PROPERTY IN LIEU OF THE VENDOR'S NAME.

THAT IN FUTURE IF ANY MISTAKES, ERRORS OR OMISSIONS ARE FOUND IN THIS DEED SUBJECT TO RECTIFICATION THE VENDOR HEREBY UNDERTAKES TO RECTIFY THE MISTAKES, ERRORS OR OMISSIONS AT THE

For SANGITAA CONSTRUCTION



Proprietor

Tanya Mitta

COSTS AND EXPENSES OF THE PURCHASER AND WILL EXECUTE ANY KIND OF DEED, DECLARATION, RECTIFICATION WHATSOEVER IN FAVOUR OF THE PURCHASER AND THE VENDOR HANDED OVER THE VACANT AND PEACEFUL POSSESSION OF THE SCHEDULED PROPERTY TO THE PURCHASER HEREIN.

SCHEDULE

THE SCHEDULE ABOVE REFERRED TO CONTAINING DESCRIPTION OF THE PROPERTY SOLD

ALL THAT PIECE AND PARCEL OF SALI LAND MEASURING AN AREA ABOUT 1 BIGHA 11 KOTTAHS 2 CHITTAKS ^{including the passage as given below} BE THE SAME A LITTLE MORE OR LESS WITH ONE TILE SHED MEASURING ABOUT 400 sft. THEREON LYING AND SITUATED AT AND BEING MOUZA HANSPUKUR J.L.NO.20 R.S.NO.36 COMPRISED IN R.S.DAG NOS 273 AND 274 UNDER L.R.KHATA NO.339 UNDER POLICE STATION THAKURPUKUR (FORMERLY BEHALA) SUB-DIVISION OFFICE AT BEHALA, WITHIN THE DISTRICT COLLECTOR'S OFFICE NO.15 ALSO WITHIN THE JURISDICTION OF THE JOKA NO.2, ANCHAL PANCHAYET AREA, IN THE DISTRICT OF SOUTH 24-PARGANAS MORE FULLY SHOWN DELINEATED AND DEPICTED WITH THE COLOURED RED BORDER LINES WITH THE MAP OR PLAN ANNEXED HEREWITH MARKED 'A' TOGETHER WITH UNDIVIDED ONE-HALF SHARE IN THE PIECE AND PERCEL OF LAND MEASURING AN AREA OF 6 KATTAS AND 5 CHITTACKS WHERE CLAIM FOR PARTITION OF THE DEMISED PASSAGE CAN NOT BE MADE AND TO BE USED EXCLUSIVELY BY THE PURCHASER AND THE TRUST FOR USE BY BOTH THE PARTIES AS COMMON PASSAGE, ALL EASEMENT RIGHT, TITLE, INTEREST, POSSESSION, PROFITS WHATSOEVER IN THE COMMON PASSAGE ALONG WITH ALL THE INGRESS AND EGRESS RIGHTS OVER AND THROUGH THE COMMON PASSAGE BESIDE THE SAID LANDED PROPERTY, WITH ANNUAL PROPORTIONATE LAND REVENUE IS ONLY PAYABLE TO THE COLLECTOR OF SOUTH 24-PARGANAS, REPRESENTED BY THE STATE OF WEST BENGAL, THE SAID LANDED PROPERTY ALSO MORE FULLY SHOWS, DELINEATED AND DEPICTED WITH THE COLOURED RED BORDER LINES WITH THE MAP OR PLAN IS ANNEXED HEREWITH MARKED 'B'. The aforesaid land is a Sali land being used for agricultural purpose excepting a small portion of land being covered with a structure.

Tanya Mitta

Tanya Mitta

Tanya Mitta

Shambhujit

For SANGITAA CONSTRUCTION


Proprietor

Tanya Mitta

THE SOLD LANDED PROPERTY IS BUTTED AND BOUNDED BY :-

ON THE NORTH BY: PART OF THE DAG NO. 272 BELONGING TO SHREE CHANDRA MOHAN.

ON THE SOUTH BY: COMMON PASSAGE OWNED JOINTELY BY THE VENDOR AND TULIKA'S ICE CREAM PRIVATE LIMITED MORE PRECISELY TO DARSHAN LAL ANAND PRAKAS AND SONS MEMORIAL TRUST AND THE COMMON PASSAGE BEING BOUNDED BY THE LAND OF SRI HERENDRA KUMAR SEAL AND SRI BONOMALI SEAL.

ON THE EAST BY: BAKRAIAT ROAD.

ON THE WEST BY: PART OF DAG NO. 265 BELONGING TO TULIKA'S ICE CREAM PRIVATE LIMITED.

IN WITNESS WHEREOF THE ABOVE NAMED VENDOR HAS HEREUNTO SET AND SUBSCRIBED HER HANDS AND SEALS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN,

IN THE PRESENCE OF: -

WITNESS

1. Kaliprasad Mukhyal
Pocce court Alipur.

2. Anupam Banerjee
46/15 SISIR BASAN RD.
KOLKATA - 700034.

Jaya Mitra

SIGNATURE OF THE VENDOR

For SANGITAA CONSTRUCTION


Proprietor

MEMO OF CONSIDERATION

RECEIVED OF AND FROM THE WITHIN NAMED PURCHASER THE WITHIN MENTIONED SUM OF RS 3,00,000/- (RUPEES THREE LACS ONLY) BY THE ABOVE NAMED VENDOR BEING THE FULL CONSIDERATION MONEY AS PER MEMO HEREUNDER WRITTEN.

WITNESS:

1. Kaliprasad Mukherjee
Alipore Police Court.
2. Anujit Banerjee
46/15 SISIR BAGAN RD.
KOLKATA - 700 034.

Jaya Mishra

SIGNATURE OF THE VENDOR

Copy Prepared by:-

Drafted by me:-

Rama Paul (Adv)
Alipore Police Court
Regd no - 1395/1367/99

For SANGITAA CONSTRUCTION



Proprietor



District Sub-Registrar-II
Alipore, South 24 Parganas

15/11/2002

District Sub-Registrar-II
Alipore, South 24 Parganas



Book No. 136
Volume No. 198
Pages 187
Being No. 0227
For the year 2006

Registered in

FOR DATA REGISTRATION

Register