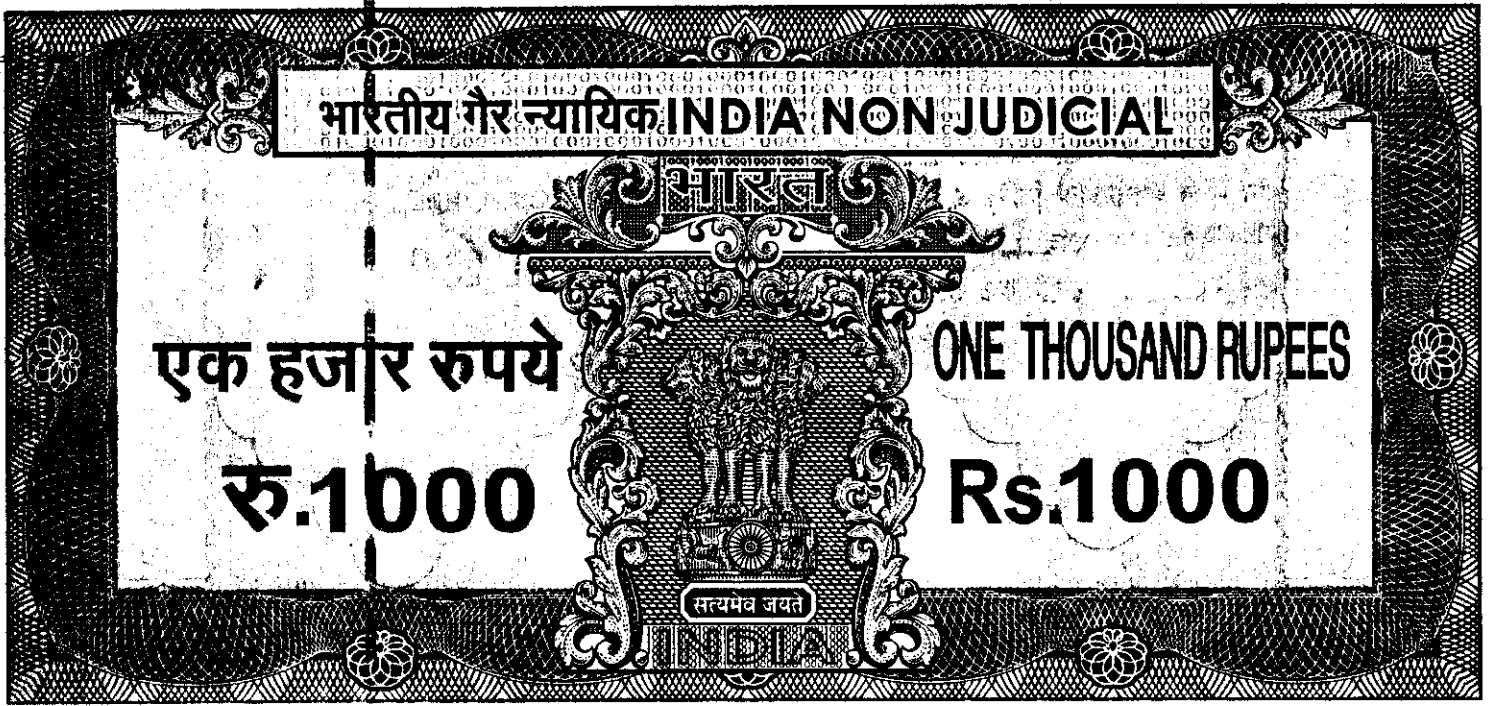


08023

J-08153



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 579192

Certify that the document is admitted to registration. The signature sheets and assessment sheets attached with this documents are the part of this document.

[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 9 AUG 2010

DEED OF CONVEYANCE

1. Date : 06.08.2010

2. Place : Kolkata

3. Parties :

3.1 **SANTI DEVI GUPTA @ SANTI DEVI JAISWAL**, wife of Suraj Nath Gupta, by faith - Hindu, by

[Handwritten]
06/08/10
S.4062

[Handwritten]
23/8/10

~~Shanti Devi Jaiswal~~

শান্তী দেবী জাইসওয়াল
উফ শান্তী দেবী জাইসওয়াল
~~Shanti Devi Jaiswal~~



5302 V/C

শান্তী দেবী জাইসওয়াল
উফ শান্তী দেবী জাইসওয়াল

Amrit KJ Jaiswal
S/o Sri Suresh J Nath Jaiswal
Aries Suresh Nath Jaiswal
21 Gora Chauri Bose rd Kot 6
Occupation Business



[Handwritten signature]

Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)

- 6 AUG 2010

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occupation - House wife, by nationality - Indian, residing at 21, Gora Chand Bose Road, P.S. Burtola, Kolkata - 700 006.

Hereinafter called and referred to as the "**OWNER / VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, administrators, executors, representatives and assigns) of the **FIRST PART**.

AND

3.2 **M/S.CHITRAKOOT MARKETING PVT. LTD. [PAN NO. AADCC0992R]**,
a Private Limited Company, constituted under Indian Companies Act, 1956,
having its registered office at 18, Rabindra Sarani, Room No. 703-704, 7th
Floor, Poddar Court, Gate No. 4, Kolkata - 700 001, represented by its Director,
LALIT KUMAR GIRIA, son of Late Surjermal Giria.

Hereinafter called and referred to as the "**PURCHASER**" (which term and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply and include their respective successor in office, office bearers, executors, administrators, legal, representatives, nominees and assigns) of the **SECOND PART**.

Vendor and Purchaser collectively Parties and individually Party.

Lalit Kumar Garia

9/8/10

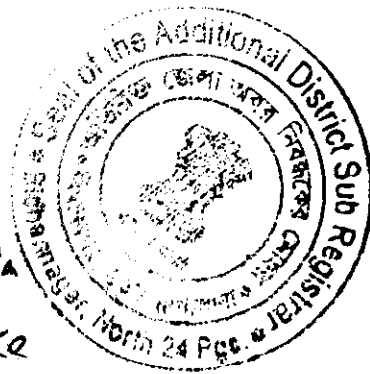
/

Jagan Garia

S/o Lalit Kumar Garia

Add: CD-35, Salt Lake
city, Kol-64

Student



Addl. District Sub-Registrar
(Salt Lake City)

- 6 AUG 2010

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS :-**4. Subject Matter of Conveyance :**

4.1 **Said Property :** Shall mean imply and include **ALL THAT** piece and parcel of Sali land measuring :

1 (One) Cottah 8 (Eight) Chittacks 31 (Thirty One) sq.ft. more or less, in C.S. Dag No. 138, **R.S. Dag No. 140** under C.S. Khatian No. 120, **R.S. Khatian No. 90**, in **Mouza - Atghara**, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172,

and also 0 (Zero) Cottah 6 (Six) Chittacks 32 (Thirty Two) sq.ft. more or less out of 2 (Two) Cottahs 12 (Twelve) Chittacks 0 (Zero) sq.ft. more or less, in C.S. Dag No. 545, **R.S. Dag No. 534** under C.S. Khatian No. 66, **R.S. Khatian No. 53**, in **Mouza - Teghoria**, J.L. No. 9, Re.Sa. No. 116, Touzi No. 191,

in total 1 (One) Cottah 15 (Fifteen) Chittacks 18 (Eighteen) sq.ft. be the same a little more or less including 200 sq.ft. more or less of R.T. Shed Structure, in P.S. Rajarhat at present Baguiati, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, having Holding Nos. RGM-169/07/174, in Ward No. 9 & RGM-1/N/354, in Ward No. 11, in the District North 24 Parganas, morefully described in the Schedule hereunder written. A Plan of the above mentioned land is attached herewith which is a part and parcel of the present deed [**SAID PROPERTY**].

5. Background, Representations Warranties and Covenants :

5.1 **Representations and Warranties Regarding Title :** The Vendor has made the following representations and give the following warranties to the



Addl. District Sub-Registrar
(North 24 Pgs.)

- 6 AUG 2010

- 5.1.1 **Absolute Ownership of Ramendra Kumar Bhattacharya :** One Ramendra Kumar Bhattacharya was the absolute owner of 5 (Five) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. more or less of land in C.S. Dag No. 138, R.S. Dag No. 140 under C.S. Khatian No. 120, R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas, by purchasing the same from one Abani Kanta Paul & Jibanti Nath Paul as Vendors and Charusila Paul, Radha Charan Paul & Golok Behari Paul as Confirming Parties, by the strength of a Registered Deed of Conveyance, registered on 13.08.1965, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 104, Pages 163 to 169, being Deed No. 7426 for the year 1965.
- 5.1.2 **Absolute Ownership of Nishi Kanta Mondal :** One Nishi Kanta Mondal was the absolute owner of 2 (Two) Cottahs 12 (Twelve) Chittacks 0 (Zero) sq.ft. more or less of land in C.S. Dag No. 545, R.S. Dag No. 534 under C.S. Khatian No. 66, R.S. Khatian No. 53, in Mouza - Teghoria, J.L. No. 9, P.S. Rajarhat, in the District North 24 Parganas, by purchasing the same from one Sahad Ali Mondal, by the strength of a registered Deed of Conveyance, registered on 17.05.1935, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 12, Pages 243 to 244, being Deed No. 948 for the year 1935.
- 5.1.3 **Sale by Nishi Kanta Mondal to Ramendra Kumar Bhattacharya :** The said Nishi Kanta Mondal sold, transferred and conveyed the aforesaid land to the said Ramendra Kumar Bhattacharya, by the strength of a registered Deed of Conveyance, registered on 15.08.1965, in the office of the Sub-Registrar, Cossipore Dum Dum.
- 5.1.4 **Absolute Ownership of Ramendra Kumar Bhattacharya :** Thus on the basis of the two deeds, the said Ramendra Kumar Bhattacharya, became the



Adal. District Sub-Registrar
Bidhannagar, (Salt Lake City)

6 AUG 2010

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5 (Five) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. more or less of land in C.S. Dag No. 138, R.S. Dag No. 140 under C.S. Khatian No. 120, R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10,

and also 2 (Two) Cottahs 12 (Twelve) Chittacks 0 (Zero) sq.ft. more or less of land in C.S. Dag No. 545, R.S. Dag No. 534 under C.S. Khatian No. 66, R.S. Khatian No. 53, in Mouza - Teghoria, J.L. No. 9,

in total 8 (Eight) Cottahs more or less of land, in P.S. Rajarhat, in the District North 24 Parganas.

5.1.5 **Sale by Ramendra Kumar Bhattacharya to Steel Co (India) :** The said Ramendra Kumar Bhattacharya sold, transferred and conveyed the aforesaid land measuring 8 (eight) cottahs to one Steel Co. (India), by the strength of a Registered Deed of Conveyance, registered on 06.09.1979, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 129, Pages 188 to 192, being Deed No. 6357 for the year 1979.

5.1.6 **Sale by Steel Co. (India) to the present owner, Santi Devi Gupta :** The said Steel Co. (India) sold, transferred and conveyed Sali land measuring :

1 (One) Cottah 8 (Eight) Chittacks 31 (Thirty One) sq.ft. more or less out of 5 (Five) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. more or less, in C.S. Dag No. 138, R.S. Dag No. 140 under C.S. Khatian No. 120, R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172,

and also 0 (Zero) Cottah 6 (Six) Chittacks 32 (Thirty Two) sq.ft. more or less out of 2 (Two) Cottahs 12 (Twelve) Chittacks 0 (Zero) sq.ft. more or less, in C.S. Dag No. 545, R.S. Dag No. 534 under C.S. Khatian No. 66, R.S. Khatian No. 53, in Mouza - Teghoria, J.L. No. 9, Re.Sa. No. 116, Touzi No. 191,



Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)

- 6 AUG 2010

in total 1 (One) Cottah 15 (Fifteen) Chittacks 18 (Eighteen) sq.ft. more or less of land, in P.S. Rajarhat, in the District North 24 Parganas, to the present owner, Santi Devi Gupta, by the strength of a Registered Deed of Conveyance, registered on 13.06.1986, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 37, Pages 459 to 464, being Deed No. 4569 for the year 1986.

5.1.7 **Absolute Ownership of Santi Devi Gupta** : The said Santi Devi Gupta on the basis of the aforesaid deed, became the absolute owner of **ALL THAT** piece and parcel of Sali land measuring :

1 (One) Cottah 8 (Eight) Chittacks 31 (Thirty One) sq.ft. more or less, in C.S. Dag No. 138, **R.S. Dag No. 140** under C.S. Khatian No. 120, **R.S. Khatian No. 90**, in **Mouza - Atghara**, J.L. No. 10, Re.Sa. No. 116, Touzi No. 191,

and also 0 (Zero) Cottah 6 (Six) Chittacks 32 (Thirty Two) sq.ft. more or less, in C.S. Dag No. 545, **R.S. Dag No. 534** under C.S. Khatian No. 66, **R.S. Khatian No. 53**, in **Mouza - Teghoria**, J.L. No. 9, Re.Sa. No. 116, Touzi No. 191,

in total 1 (One) Cottah 15 (Fifteen) Chittacks 18 (Eighteen) sq.ft. be the same a little more or less including 200 sq.ft. more or less of R.T. Shed Structure, in P.S. Rajarhat at present Baguiati, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas [**SAID PROPERTY**].

5.1.8 **Record by Santi Devi Gupta** : The said Santi Devi Gupta recorded her name in the locale Rajarhat Gopalpur Municipality, being Holding No. RGM-169/07/174, in Ward No. 9, in Mouza - Atghara and also being Holding No. RGN-1/N/354, in Ward No. 11, in Mouza - Teghoria, in respect of the



Addl. District Sub-Registrar
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- 5.1.9 **Desire of Sale by Santi Devi Gupta to the present Purchaser :** The said Santi Devi Gupta decides to sell the aforesaid **SAID PROPERTY** to the present Purchaser, at a total consideration of **Rs. 40,00,000.00 (Rupees Forty Lakhs) only.**
- 5.1.10 **Acceptance by Purchaser :** The Purchaser herein has accepted the aforesaid proposal and agreed to purchase the **SAID PROPERTY** at an agreed consideration of **Rs. 40,00,000.00 (Rupees Forty Lakhs) only.**
- 5.1.11 **Title of the Vendor :** Thus in the abovementioned circumstances and on the basis of the aforesaid deed, the vendor has become the absolute owner of the Said Property.
- 5.1.12 **True and Correct Representations :** The Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :**
The Vendor represents, warrants and covenants regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition :** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land :** The Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendor :** The Vendor has not at any time done



[Handwritten signature]
Additional District Sub Registrar

- 6 AUG 2010

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matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- 5.2.4 **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 Property to the Purchaser.
- 5.2.5 **No Dues :** No tax in respect of the Said Property is due to the Rajarhat Gopalpur Municipality and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendor.
- 5.2.6 **No Right of Preemption :** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage :** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars 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 Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee :** The Said Property is not affected by or subject to



Addl. ~~Dist~~ Sub-Registrar
Bidhanagar, (Salt Lake City)

• 6 AUG 2010

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5.2.10 **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 Property or any part thereof.

6. **Basic Understanding :**

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

7. **Transfer :**

7.1 **Hereby Made :** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of her right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** demarcated in colour Red on Plan attached herewith and morefully described in the Schedule below free from all encumbrances.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs. 40,00,000.00 (Rupees FortyLakhs) only** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.

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.



~~Addl. District Sub-Registrar~~
Bidhannagar, (Salt Lake City)

- 6 AUG 2010

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- 8.1.3 **Free from Encumbrances** : Free from all encumbrances of any and every nature whatsoever including but not limited to all claim, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever.
- 8.1.4 **Together with All Other Appurtenances** : Together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands purchased by the Vendor as mentioned in the various sub-clauses of Clause 5 above.
- 8.2 **Subject to** : The transfer being effected by this Conveyance is subject to :
- 8.2.1 **Indemnification** : Indemnification by the vendor about the correctness of her title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the vendor about the correctness of the vendor's title and the representations and authority to sell, which if found defective or untrue at any time, the vendor shall, at her own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act** : All obligations and duties of Vendor and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 8.4 **Outgoings** : All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this



Addl. District ~~Sub-Registrar~~
Bidhannaqar, (Salt Lake City)

০৬ AUG ২০১০

and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession :** The vendor hereby covenants that the Purchaser and its heirs, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property 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 person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.

8.6 **Indemnity :** The vendor hereby covenants that the vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and its heirs, executors, administrators, representatives and assigns 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 its heirs, executors, administrators, representatives and assigns 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.

8.7 **No Objection to Mutation :** The vendor declares that the Purchaser can fully be entitled to mutate its name in all records of the concerned authority including Rajarhat Gopalpur Municipality and to pay tax or taxes and all other impositions in its own name. The vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

8.8 **Further Acts :** The vendor hereby covenants that the vendor or any person claiming under her, 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-



Addl. District Sub-Registrar
Bidhanagar (North 24 Pgs.)

1 AUG 2010

THE FIRST SCHEDULE ABOVE, REFERRED TO
(SAID PROPERTY)
[SUBJECT MATTER OF SALE]

ALL THAT piece and parcel of Sali land measuring :

1 (One) Cottah 8 (Eight) Chittacks 31 (Thirty One) sq.ft. more or less, in C.S. Dag No. 138, **R.S. Dag No. 140** under C.S. Khatian No. 120, **R.S. Khatian No. 90**, in **Mouza - Atghara**, J.L. No. 10, Re.Sa. No. 133, Touzi No. 172,

and also 0 (Zero) Cottah 6 (Six) Chittacks 32 (Thirty Two) sq.ft. more or less, in C.S. Dag No. 545, **R.S. Dag No. 534** under C.S. Khatian No. 66, **R.S. Khatian No. 53**, in **Mouza - Teghoria**, J.L. No. 9, Re.Sa. No. 116, Touzi No. 191,

in total 1 (One) Cottah 15 (Fifteen) Chittacks 18 (Eighteen) sq.ft. be the same a little more or less including 200 sq.ft. more or less of R.T. Shed Structure, in P.S. Rajarhat at present Baguiati. A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, having Holding Nos. RGM-169/07/174, in Ward No. 9 & RGM-1/N/354, in Ward No. 11, in the District North 24 Parganas, demarcated in Plan is attached herewith, butted and bounded as follows :-

ON THE NORTH : Part of R.S. Dag No. 534 of Mouza - Teghoria & R.S. Dag No. 140 of Mouza - Atghara.
ON THE SOUTH : Plot No. B.
ON THE EAST : Part of R.S. Dag No. 140 of Mouza - Atghara.
ON THE WEST : 40'ft. Wide 211 Bus Route.

Together with all easement rights, all rights of passages sarrounding the land and also all rights on the road and entrance and all other rights, appurtenances and inheritances



10/8/20
[Signature]

8 AUG 2011

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Ashim KJ Jaiswal
21 Anura Chand Bose rd Kol- 6

2. Raj narayan Jaiswal
62/B/P J.N. Mukherjee
Road Churni How 7

उपे शांती देवी गुप्ता
शांती देवी जैसवाल

Santi Devi Gupta

@ Santi Devi Jaiswal

Owner / Vendor

Drafted by :

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,


Sangita Apartment, Ground Floor,

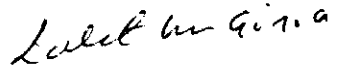
Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

Composed by :


Paresh Swarnakar,



Lalit Kumar Giria

Director of

M/s. Chitrakoot Marketing Pvt. Ltd.

Purchaser



Addl. District Sub-Registrar
(Bichanmagan, North 24 Pgs.)

- 6 AUG 2010

MEMO OF CONSIDERATION

Received Rs. 40,00,000.00 (Rupees Forty Lakhs) only as full and final consideration money of the schedule land morefully mentioned in the Second Schedule hereinabove written, from the above named purchaser.

C/W NO	Date	Bank Branch	Amount
056623	05.08.10	HDFC Bank Slepker Home Branch Kolkata	40,00,000/-

Witnesses :-

1. Anam Kri Jaiswal

~~शांती देवी गुप्ता~~
~~3 फ शांती देवी गुप्ता~~

2. Raj narayan Jaiswal
62/B/P J.V. Mukherjee
Road Ghushi How 7

Santi Devi Gupta
@ Santi Devi Jaiswal

Owner / Vendor

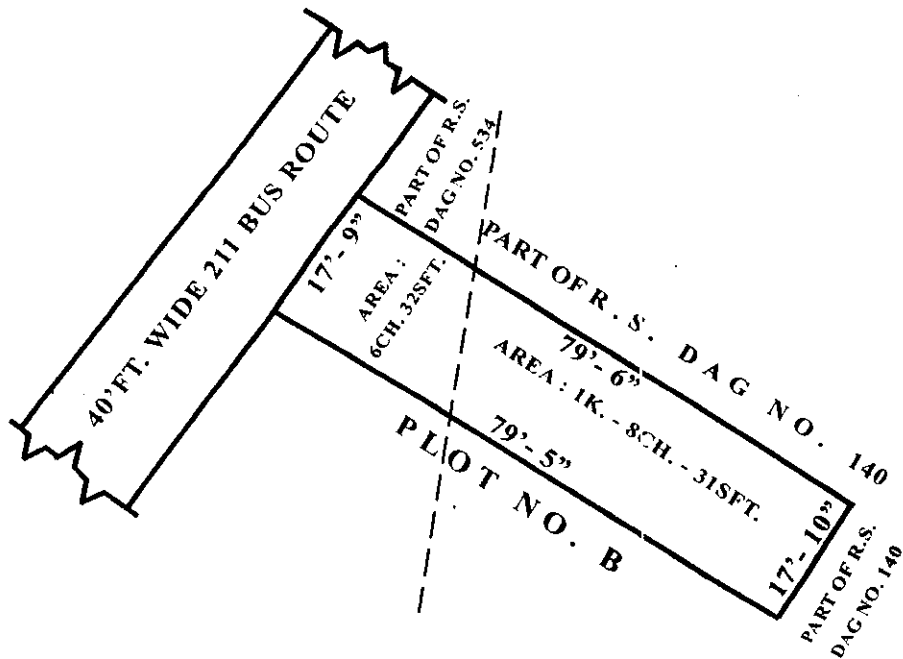


Addl. District Sub-Registrar
Bishnupur (M. Lake City)

- 6 AUG 2010

SITE PLAN OF SALI LAND MEASURING 1 COTTAH 8 CHITTACKS 31 SQ. FT. MORE OR LESS AT MOUZA - ATGHARA, J.L. NO. 10, R.S. DAG NO. 140, R.S. KHATIAN NO. 90, AND ALSO 0 COTTAH 6 CHITTACKS 32 SQ.FT. MORE OR LESS AT MOUZA - TEGHORIA, J.L. NO. 9, R.S. DAG NO. 534, R.S. KHATIAN NO. 53, IN TOTAL 1 COTTAH 15 CHITTACK 18 SQ.FT. MORE OR LESS, P.S. RAJARHAT PRESENTLY BAGUIATI, RAJARHAT GOPALPUR MUNICIPALITY, HOLDING NO. RGM-169/07/174, WARD NO. 9 & HOLDING NO. RGM-1/N/354, WARD NO. 11 DISTRICT NORTH 24 PARGANAS.

VENDOR : SANTI DEVI GUPTA
PURCHASER : M/S. CHITRAKOOK MARKETING PVT. LTD.



शान्तीदेवी गुप्ता
उर्फ शान्तीदेवी जलदास ठाकुर

SIGNATURE OF VENDOR





Handwritten signature
Addl. District Sub-Registrar
Bidhannagar. (Salt Lake City)

- 6 AUG 2010

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 08023 / 2010, Deed No. (Book - I , 08153/2010)

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Lalit Kr Giria Address -18 Rabindra Sarani Room No 703-704, 7 Th Fl Poddar Court Gate No 4, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001	Self		 LTI	<i>Lalit Kr Giria</i>
			09/08/2010	09/08/2010	

Name of Identifier of above Person(s)

Sagar Giria
C D - 35, Salt Lake City, Kolkata, District:-North
24-Parganas, WEST BENGAL, India, P.O. :- Pin
:-700064

Signature of Identifier with Date

Sagar Giria
9/8/2010





Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 08153 of 2010
(Serial No. 08023 of 2010)

On 06/08/2010

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

Presented for registration at 17.40 hrs on :06/08/2010, at the Private residence by Santi Devi Gupta Alias Santi Devi Jaiswal, Executant.

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

Execution is admitted on 06/08/2010 by

1. Santi Devi Gupta Alias Santi Devi Jaiswal, wife of Suraj Nath Gupta , 21 Gora Chand Bose Rd, Kolkata, Thana:-Burtolla, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste Hindu, By Profession : House wife

Identified By Arun Kr Jaiswal, son of Suraj Nath Jaiswal, 21 Gora Chand Bose Rd, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/08/2010

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 : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 43989/- ,E = 14/- on 09/08/2010

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.-4000000/-

Certified that the required stamp duty of this document is Rs.- 280020 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 279020/- is paid 62217306/08/2010 State Bank of India TEGHORIA RAGHUNATHPUR, received on 09/08/2010

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

Execution is admitted on 09/08/2010 by

1. Lalit Kr Giria



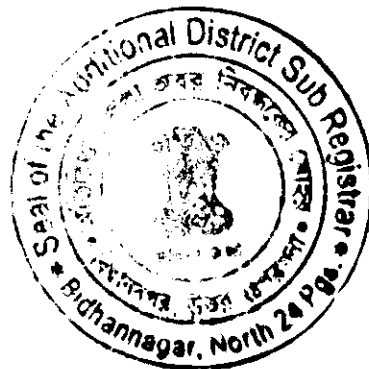


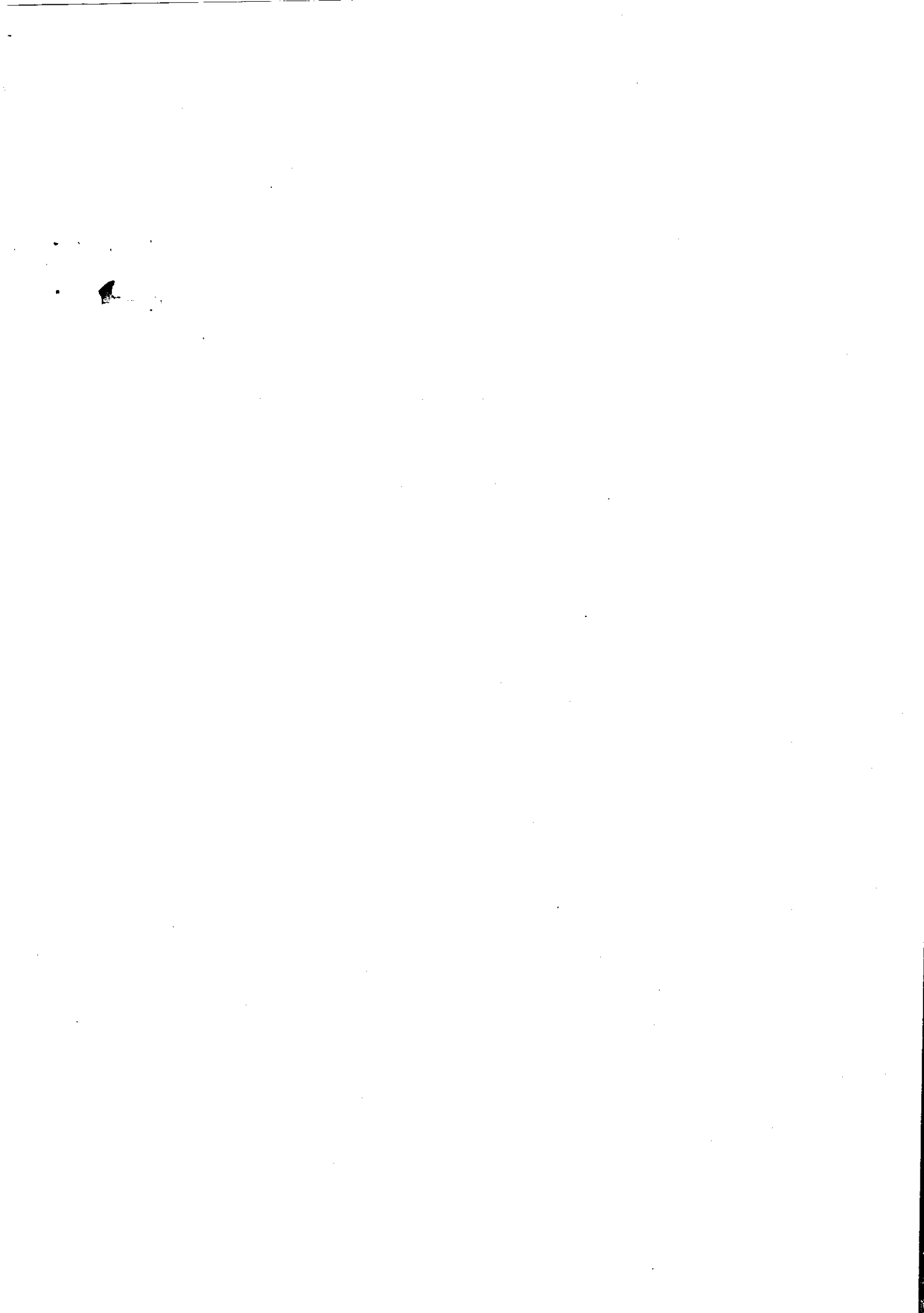
Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

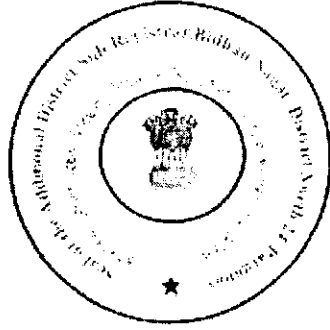
Endorsement For Deed Number : I - 08153 of 2010
(Serial No. 08023 of 2010)

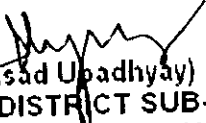
Identified By Sagar Giria, son of Lalit Kumar Giria, C D - 35, Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064 , By Caste: Hindu, By Profession: Student.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



















(Rajendra Prasad Upadhyay) 09-August-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO


UNDER RULE 44A OF THE I.R. ACT 1908
N.B.- L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 LH.						
	H.					

ATTESTED :- *Handwritten signature*

 LH.						
	RH.					

ATTESTED :- *Handwritten signature*

	LH.					
	RH.					

ATTESTED :-

	LH.					
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Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)

- 6 AUG 2010



DATED THE DAY OF 2010

DEED OF CONVEYANCE

BETWEEN

Santi Devi Gupta

Owner / Vendor

M/s. Chitrakoot Marketing Pvt. Ltd.

Purchaser

Drafted By

Pinaki Chattopadhyay & Associates

Solicitor & Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 059

Ph : 2570 8471

Composed By

Paresh Swarnakar

14/B, Jessore Road

Kolkata - 700 028