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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

823830

Regn fees Paid by Bank Draft No 955001 & 480668

Amount Rs - 10,25,705 + 135 = 10,25,840/-

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

THIS INDENTURE OF CONVEYANCE made this 25th day of AUGUST Two Thousand and Ten BETWEEN (1) SAILENDRA PRASAD BHATTACHARJEE son of Pashupati Bhattacharjee, deceased, residing at 62/31, Haripada Dutta Lane, Police Station Jadavpur, Kolkata-700033, (2) RAMA PRASAD BHATTACHARJEE son of Pashupati Bhattacharjee, deceased,

No. 5532 Rs 5000/- Date 20/08/10

Name R. L. Gaggar Advocate & Solicitor

Address 6, Old Post Office St. Kolkata-1

Vender Sri Subhankar Das

Alipore Collectory
South 24 Parganas

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court
Kolkata— 700027

3241

For SOUTH CITY PROJECTS (KOLKATA) LTD

Director

3259

Bijoli Bhattacharjee

3239

Sailendra Bhattacharjee

3240

Ramkrishna Bhattacharjee
for self as as constituted
Attorney of Chandi Mukherjee
& Deepa Banerjee and as
sole executor to the Estate
of Bhabani P. Bhattacharjee

District Sub-Registrar-II Alipore
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residing at 1, Kalabagan Lane, Tollygunge, Police Station Jadavpur, Kolkata-700033, **(3) KINGSHUK BHATTACHARJEE** son of Pashupati Bhattacharjee, deceased, residing at 1 Kalabagan Lane, Tollygunge, Police Station Jadavpur, Kolkata-700033, **(4a) PROBHAT KUMAR BHATTACHARJEE** son of Sankari Prasad Bhattacharjee, deceased, residing at 62/31, Haripada Dutta Lane, Police Station, Jadavpur, Kolkata-700033, **(4b) PRIYA KUMAR BHATTACHARJEE** son of Sankari Prasad Bhattacharjee, deceased, residing at 62/31, Haripada Dutta Lane, Police Station Jadavpur, Kolkata-700033, **(4c) PRONAB KUMAR BHATTACHARJEE** son of Sankari Prasad Bhattacharjee, deceased, permanently residing at 71-07, 31st Avenue, New York 11370, United States of America and presently residing at 62/31, Haripada Dutta Lane, Police Station Jadavpur, Kolkata-700033, **(4d) (SM.) NILIMA MUKHERJEE** wife of Jaydeb Mukherjee and daughter of Sankari Prasad Bhattacharjee, deceased, residing at Flat No.5, Block-7, Ranikuthi Government Quarter, Police Station Regent Park, Kolkata-700040, **(4e) (SM.) DOLI BHATTACHARJEE** wife of Mukul Bhattacharjee and daughter of Sankari Prasad Bhattacharjee, deceased, residing at 25, S.N. Roy Road, Police Station Behala, Kolkata-700034, **(4f) (SM.) JAYA GHOSHAL** wife of Prosenjit Ghoshal and daughter of Sankari Prasad Bhattacharjee, deceased, permanently residing at 1201-1088-6, Avenue Sw, Calgory, Alberta T2P5N3, Canada and presently residing at 62/31, Haripada Dutta Lane, Police Station Jadavpur Kolkata-700033, **(5a) UDAY BHATTACHARJEE** son of Kamala Kanta Bhattacharjee, deceased, residing at 205/1, Prince Anwar Shah Road, Kolkata-700033, **(5b) KALYAN BHATTACHARJEE** son of Kamala Kanta Bhattacharjee, deceased, residing at 205/1, Prince Anwar Shah Road, Police Station Jadavpur, Kolkata-700033, **(5c) ALOKE BHATTACHARJEE** son of Kamala Kanta Bhattacharjee, deceased, residing at 205/1, Prince Anwar Shah Road, Police Station Jadavpur, Kolkata-700033, **(5d) KANCHAN BHATTACHARJEE** son of Kamala Kanta Bhattacharjee, deceased, residing at 205/1 Prince Anwar Shah Road, Police Station Jadavpur, Kolkata-700033, **(5e) (SM.) CHAMELI MUKHERJEE** wife of Late Bibhuti Mukherjee and daughter of Kamala Kanta Bhattacharjee, deceased, residing at 36B, Harish Chatterjee Street, Police Station Bhowanipore, Kolkata-700026, **(5f) (SM.) DIPA BANERJEE** (earlier known as Sefali Bhattacharjee) wife of Debobrata Banerjee and daughter of Kamala Kanta Bhattacharjee, deceased, residing at 140/1 Nabaliapara, Behala, Police Station Thakurpurkur, Kolkata-700008, **(5g) (SM.) ~~MINAKSHI~~ MINAKHI MUKHERJEE** wife of Prasanta Mukherjee and daughter of Kamala Kanta Bhattacharjee, deceased, residing at 10A, Phakir Halder Lane, Police Station Kalighat, Kolkata-700025, **(6a) (SM.) BIJALI BHATTACHARJEE** wife of Iswari Prasad Bhattacharjee, deceased,

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For ORBIT TOWERS PVT. LTD.

Kalyan Kumar Sheoff

Director/Authorised Signatory

3242

Sudeb Banerjee

3244

Nilima Mukherjee.

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Doli Bhattacharjee.

3246

Kunjabihari Bhattacharjee

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Minakshi Mukherjee

3248

Kalyan Bhattacharjee

Kalyan Bhattacharjee

3249

Priya A. Bhattacharya.

3250

Malay Bhattacharjee

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residing at 62/31, Haripada Dutta Lane, Police Station Jadavpur, Kolkata-700033, **(6b) RANJAN BHATTACHARJEE** son of Iswari Prasad Bhattacharjee, deceased, residing at 62/31, Haripada Dutta Lane, Police Station Jadavpur, Kolkata-700033, **(6c) JOYDEB BHATTACHARJEE** son of Iswari Prasad Bhattacharjee, deceased, residing at 62/31, Haripada Dutta Lane, Police Station Jadavpur, Kolkata-700033, **(6d) ABHIJIT BHATTACHARJEE** son of Iswari Prasad Bhattacharjee, deceased, residing at 62/31, Haripada Dutta Lane, Police Station, Jadavpur, Kolkata-700033, **(6e) (SM.) SUKLA BANERJEE** wife of Dr. P. K. Banerjee and daughter of Iswari Prasad Bhattacharjee, deceased, residing at P-21 Raja Rajkrishna Street, Police Station Burtolla, Kolkata-700006, **(6f) (SM.) SHUBHRA CHAKRABORTY** wife of Aloke Chakraborty and daughter of Iswari Prasad Bhattacharjee, deceased, residing at 50B Harish Mukherjee Road, Police Station Bhowanipore, Kolkata-700025 and **(7) RAMA PRASAD BHATTACHARJEE** son of Pashupati Bhattacharjee, deceased, residing at 1, Kalabagan Lane, Tollygunge, Police Station Jadavpur, Kolkata-700033 as the Sole Executor to the Estate of Bhabani Prasad Bhattacharjee, deceased, appointed by and under the Will dated 1st September 1983 of Bhabani Prasad Bhattacharjee all hereinafter collectively referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include insofar as the individuals are concerned their and each of their respective heirs executors administrators and legal representatives and insofar as the Executor is concerned, his successor or successors and also the legatees under the Will and their respective heirs executors administrators and legal representatives) of the **FIRST PART AND SOUTH CITY PROJECTS (KOLKATA) LIMITED,** a Company incorporated under the Companies Act, 1956 having its Registered Office at 375, Prince Anwar Shah Road, Police Station Jadavpur, Kolkata-700033 hereinafter referred to as "the **PURCHASER"** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **SECOND PART AND ORBIT TOWERS PRIVATE LIMITED,** a Company incorporated under the Companies Act, 1956 having its Registered Office at 3B Camac Street, Kolkata-700016 hereinafter referred to as "the **FIRST CONFIRMING PARTY"** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office) of the **THIRD PART AND (SM.) URMILA BANERJEE** wife of Sachindranath Banerjee, deceased, and daughter of Pashupati Bhattacharjee, deceased, residing at 35 Avenue South, Santoshpur, Kolkata-700075 hereinafter referred to as "the **SECOND CONFIRMING PARTY**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and

3251

Alake Bhattacharjee

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Probhat Bhattacharjee

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Joydeb Bhattacharya

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Abhijit Bhattacharjee
For self and as Constituted Attorney of
Sukla Banerjee and Shubhra Chowdhury

3255

Kanchan Bhattacharjee

3256

Indrajit Bhattacharjee
As Constituted Attorney of
Pramath Ka Paradise

3257

Ranjan Bhattacharjee

3258

Bibhuprosad Bhattacharjee
as Constituted attorney of
Smt Jaya Ghoshal

Identified by me: Debashis Bhattacharjee
Debashis Bhattacharjee.
S/o Kingshuk Bhattacharjee
1 NO. Kalabagan lane. Tollygunge.
Sealdah.

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include her heirs executors administrators and legal representatives) of the **FOURTH PART:**

WHEREAS:

A. At all material times, one Pashupati Bhattacharjee was the sole and absolute owner of **ALL THOSE** several pieces and parcels of contiguous land containing an area of 15 Bighas 02 Cottahs 01 Chittacks 12 Square feet more or less situate lying at and being a divided and demarcated portion of premises No.38, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 and comprised of entire R.S. Dag Nos. 533, 534, 535 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 532, 538, 539 and 540 all recorded in R.S. Khatian Nos. 36, 38, 81 and 90 all in Mouza Itaghata, J.L. No.10 under Police Station Behala in the District of South 24-Parganas together with buildings dwelling houses out-houses sheds and structures thereon, all morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **Bigger Property**".

B. The said Pashupati Bhattacharjee, a Hindu during his lifetime and at the time of his death and governed by the Dayabhaga School of Hindu Law, died intestate on 2nd May 1955 and upon his death his seven sons Sankari Prasad Bhattacharjee (since deceased), Kamala Kanta Bhattacharjee (since deceased), Iswari Prasad Bhattacharjee (since deceased), Bhabani Prasad Bhattacharjee (since deceased), Sailendra Prasad Bhattacharjee (the Vendor No. 1 hereto), Kingshuk Bhattacharjee (the Vendor No. 2 hereto) and Rama Prasad Bhattacharjee (the Vendor No. 3 hereto) and wife Nayantara Debi inherited and became entitled to his estate. The said Nayantara Debi acquired a limited estate which became absolute with the coming into effect of the Hindu Succession Act, 1956 and she and her said seven sons became the full and absolute owners of the Bigger Property in equal one-eighth undivided shares each.

C. By a Deed of Gift dated 29th May 1962 made between Nayantara Debi as Donor and the abovementioned Sankari Prasad Bhattacharjee, Kamala Kanta Bhattacharjee, Iswari Prasad Bhattacharjee, Bhabani Prasad Bhattacharjee, Sailendra Prasad Bhattacharjee, Kingshuk Bhattacharjee and Rama Prasad Bhattacharjee as Donees and registered with the Joint Sub-Registrar of Alipore at Behala in Book No. I Volume No. 26 Pages 143 to 156 Being No. 2373 for the year 1962, the said Nayantara Debi, in

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consideration of her natural love and affection towards her sons, granted conveyed transferred assigned and assured by way of gift, amongst other properties, her one-eighth undivided part or share of and in the Bigger Property, unto and in favour of her abovementioned seven sons in equal one-seventh undivided shares, absolutely and forever.

D The said Sankari Prasad Bhattacharjee, Kamala Kanta Bhattacharjee, Iswari Prasad Bhattacharjee, Bhabani Prasad Bhattacharjee, Sailendra Prasad Bhattacharjee, Kingshuk Bhattacharjee and Rama Prasad Bhattacharjee thus became seized and possessed of and well and sufficiently entitled to as the full and absolute owners of, amongst other properties, the Bigger Property. The names of the said Sankari Prasad Bhattacharjee, Kamala Kanta Bhattacharjee, Iswari Prasad Bhattacharjee, Bhabani Prasad Bhattacharjee, Sailendra Prasad Bhattacharjee, Kingshuk Bhattacharjee and Rama Prasad Bhattacharjee are recorded in the finally framed and published R.S. Records of Rights under the said Khatian Nos. 36, 38, 81 and 90.

E One Ganjee Sajan & Company, a partnership firm was fully seized and possessed of and well and sufficiently entitled to, amongst other properties, **All Those** pieces and parcels of contiguous land containing an aggregate area of 20 Cottahs more or less comprised of portions of (a) R.S. Dag No.530 measuring 07 Cottahs 14 Chittacks more or less, (b) R.S. Dag No.531 measuring 06 Cottahs more or less and (c) R.S. Dag No.541 measuring 06 Cottahs 02 Chittacks more or less, all recorded in R.S. Khatian No. 34 in the said Mouza Italghata (hereinafter collectively referred to as "the said **20 Cottah Property**").

F One Vassanji Khimji instituted a suit in the High Court of Bombay in its ordinary original civil jurisdiction being Suit No.1842 of 1945 against the said partners of Ganjee Sajan & Company for recovery of money due to him and a decree was passed in his favour.Subsequently by an order dated 17th December 1959 passed in the proceeding for execution of the Decree passed in the said suit, Ganpat Vishvanath Dalvi, B.Sc., B.A., Bar at law, was appointed as Receiver with powers to sell the properties and assets including the said 20 Cottah Property of the said firm Ganjee Sajan & Company.

G. Pursuant to the said order dated 17th December 1959, by an Indenture of Conveyance dated 24th February 1966 made between the said Ganpat

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Vishvanath Dalvi Receiver appointed by the High Court of Bombay in Suit No.1842 of 1945 as vendor therein and M.C. Mowjee & Company as purchaser therein and registered with the Joint Sub Registrar of Alipore at Behala in Book No. I, Volume No. 30, Pages 225 to 238, Being No.1532 for the year 1966, the said Ganpat Vishvanath Dalvi, for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto and to the said M.C. Mowjee & Company, the properties therein mentioned which, inter alia, included the said 20 Cottah Property, absolutely and forever.

H. By five Indentures of Conveyance all registered with the Registrar of Assurances, Calcutta one dated 21st September 1968 and registered in Book I, Volume No.148, Pages 191 to 210, Being No.4598 for the year 1968, another one dated 23rd September 1968 and registered in Book I, Volume No.169, Pages 7 to 25, Being No.4618 for the year 1968, another one dated 24th September 1968 and registered in Book I, Volume No.161, Pages 52 to 71, Being No.4655 for the year 1968, another one dated 24th September 1968 and registered in Book I, Volume No.170, Pages 31 to 50, Being No.4656 for the year 1968, and the last one dated 25th September 1968 and registered in Book I, Volume No.169, Pages 45 to 63, Being No.4703 for the year 1968, the said M.C. Mowjee & Company, for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto and to the said M.C. Mowjee & Company Private Limited, amongst other properties, the said 20 Cottah Property, absolutely and forever.

I. By a Deed of Exchange dated 15th April 1969 made between M.C. Mowjee & Company Private Limited therein referred to as the First Party and the Vendor Nos. 1 and 2 hereto namely Sailendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee therein referred to as the Second Party and registered with the Joint Sub Registrar of Alipore at Behala in Book I, Volume No. 24, Pages 234 to 241, Being No. 1676 for the year 1969, the said M.C. Mowjee & Company Private Limited, in exchange of certain properties conveyed by the said Sailendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee to it thereunder, thereby granted conveyed and transferred unto and to the said Sailendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee, amongst other properties, the 20 Cottah Property, absolutely and forever. The said 20 Cottah

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Property was included in the said premises No. 88 B. L. Saha Road in the records of the Kolkata Municipal Corporation.

J. By an Indenture of Conveyance dated 16th August 2005 and registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I, Volume No.1, Pages 1 to 37, Being No.10926 for the year 2005, the said Sailendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee, for the consideration therein mentioned, granted sold conveyed and transferred, a divided and demarcated portion containing an area of 05 Cottahs 10 Chittacks 19 Square feet more or less comprised of a portion of R.S. Dag No.541 forming part of the said 20 Cottah Property to one Salil Kumar Chowdhury, absolutely and forever.

K. After the sale made by the said Indenture of Conveyance dated 16th August, 2005, the Vendor Nos. 1 and 2 have remained and are seized and possessed of and well and sufficiently entitled to as the full and absolute owners of the remaining 14 Cottahs 05 Chittacks 26 Square feet more or less as and being a portion of premises No.88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 comprising of portions of R.S. Dag Nos. 530, 531 and 541 all recorded in R.S. Khatian No.34 in the said Mouza Italghata together with building dwelling houses sheds and structures thereon morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **Smaller Property**".

L. The said Bhabani Prasad Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, died a bachelor on 13th November 1983 after making and publishing his Last Will dated 1st September 1983 (hereinafter referred to as "the **said Will**") whereby and whereunder he appointed his brother Rama Prasad Bhattacharjee as the Sole Executor to his Will and gave devised and bequeathed, unto and to his six brothers, Sankari Prasad Bhattacharjee, Kamala Kanta Bhattacharjee, Iswari Prasad Bhattacharjee, Sailendra Prasad Bhattacharjee, Kingshuk Bhattacharjee and Rama Prasad Bhattacharjee, all his immovable properties inherited by him from his deceased father Pashupati Bhattacharjee (which, inter alia, included his one-seventh undivided part or share of and in the Bigger Property), absolutely and forever. Consequent to the said Will of Bhabani Prasad Bhattacharjee (since deceased), the said Rama Prasad Bhattacharjee, being the Executor and having accepted the office of Executorship, the estate of the said Bhabani

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Prasad Bhattacharjee including his undivided one-seventh share or interest into or upon the Bigger Property has stood vested in him and the said Executor is well within his right to sell and transfer the undivided one-seventh share or interest in the Bigger Property held and/or belonging to the said Bhabani Prasad Bhattacharjee.

M. The said Kamala Kanta Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 7th November 1998 leaving him surviving his four sons and four daughters namely, (a) Uday Bhattacharjee (b) Kalyan Bhattacharjee (c) Aloke Bhattacharjee (d) Kanchan Bhattacharjee (e) (Sm.) Chameli Mukherjee (f) (Sm.) Dipa Banerjee (alias Sefali Bhattacharjee) (g) (Sm.) Minakshi Mukherjee and (h) Hansi Rani Bhattacharjee (since ceased) as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled his one-seventh undivided share of and in the Bigger Property, absolutely and in equal 1/56th undivided shares together with all his rights and entitlement as one of the legatees under the said Will of Bhabani Prasad Bhattacharjee. The said Hansi Rani Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, subsequently died intestate and unmarried on 25th November 2005 leaving her surviving said four brothers and three sisters namely, (a) Uday Bhattacharjee (b) Kalyan Bhattacharjee (c) Aloke Bhattacharjee (d) Kanchan Bhattacharjee (e) (Sm.) Chameli Mukherjee (f) (Sm.) Dipa Banerjee and (g) (Sm.) Minakshi Mukherjee, being the Vendor Nos. (5a) to (5g) hereto, as her only heirs heiresses and legal representatives who all upon her death inherited and became entitled to her 1/56th undivided part or share of and in the Bigger Property, absolutely and in equal 1/392th undivided shares together with all her rights and entitlement as the heir of Kamala Kanta Bhattacharjee, one of the legatees under the said Will of Bhabani Prasad Bhattacharjee.

N. The said Iswari Prasad Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 30th January 2000 leaving him surviving wife, three sons and two daughters namely, (a) (Sm.) Bijali Bhattacharjee (b) Ranjan Bhattacharjee (c) Joydeb Bhattacharjee (d) Abhijit Bhattacharjee, (e) (Sm.) Sukla Banerjee and (f) (Sm.) Shubhra Chakraborty, being the Vendor Nos. (6a) to (6f) hereto, as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled his one-seventh undivided part or share of and in the Bigger Property, absolutely and in equal 1/42th undivided

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shares together with all his rights and entitlement as one of the legatees under the said Will of Bhabani Prasad Bhattacharjee.

O. The said Sarkari Prasad Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 27th November 2002 leaving him surviving three sons and three daughters namely, (a) Probhat Kumar Bhattacharjee, (b) Priya Kumar Bhattacharjee, (c) Pranab Bhattacharjee, (d) (Sm.) Nilima Mukherjee, (e) (Sm.) Doli Bhattacharjee and (f) (Sm.) Jaya Ghoshal, being the Vendor Nos. (4a) to (4f) hereto, as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled his one-seventh undivided part or share of and in the Bigger Property, absolutely and in equal 1/42th undivided shares together with all his rights and entitlement as one of the legatees under the said Will of Bhabani Prasad Bhattacharjee.

P. The Vendors are thus seized and possessed of and well and sufficiently entitled to as the full and absolute owners of the Bigger Property in the following shares:

(i)	Sailendra Prasad Bhattacharjee	-	1/7th undivided share
(ii)	Rama Prasad Bhattacharjee	-	1/7th undivided share
(iii)	Kingshuk Bhattacharjee	-	1/7th undivided share
(iv)	Probhat Kumar Bhattacharjee	-	1/42th undivided share
(v)	Priya Kumar Bhattacharjee	-	1/42th undivided share
(vi)	Pranab Bhattacharjee	-	1/42th undivided share
(vii)	(Sm.) Nilima Mukherjee	-	1/42th undivided share
(viii)	(Sm.) Doli Bhattacharjee	-	1/42th undivided share
(ix)	(Sm.) Jaya Ghoshal	-	1/42th undivided share
(x)	Uday Bhattacharjee	-	1/49th undivided share
(xi)	Kalyan Bhattacharjee	-	1/49th undivided share
(xii)	Aloke Bhattacharjee	-	1/49th undivided share
(xiii)	Kanchan Bhattacharjee	-	1/49th undivided share
(xiv)	(Sm.) Chameli Mukherjee	-	1/49th undivided share
(xv)	(Sm.) Dipa Banerjee	-	1/49th undivided share
(xvi)	(Sm.) Minakshi Mukherjee	-	1/49th undivided share
(xvii)	(Sm.) Eijali Bhattacharjee	-	1/42th undivided share
(xviii)	Ranjan Bhattacharjee	-	1/42th undivided share
(xix)	Joydeb Bhattacharjee	-	1/42th undivided share
(xx)	Abhijit Bhattacharjee	-	1/42th undivided share

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(xxi)	(Sm.) Sukla Banerjee	-	1/42th undivided share
(xxii)	(Sm.) Shubhra Chakraborty	-	1/42th undivided share
(xxiii)	Rama Prasad Bhattacharjee, as the Sole Executor to the Estate of Bhabani Prasad Bhattacharjee, deceased, appointed by and under the said Will	-	1/7th undivided share

Q. By an Agreement for Sale dated 9th April 2008 and supplemented by an Agreement (in the form of a letter) dated 17th August, 2010 (hereinafter referred to as "the **said Sale Agreement")** entered into between the Vendors and the First Confirming Party, the Vendors agreed to sell and transfer and the First Confirming Party agreed to purchase and acquire the entirety of the Bigger Property and the Smaller Property lying adjacent and contiguous to each other (hereinafter collectively referred to as "**the said Property**") either in its own name or in the name of its nominee and/or nominees in such parts or shares as the First Confirming Party in its absolute discretion may deem fit and proper, free from all encumbrances mortgages charges leases tenancies occupancies liens lispendens restrictions restrictive covenants attachments trusts uses debutters claims demands acquisition requisition alignment and liabilities whatsoever or howsoever and with complete vacant possession at or for a total consideration of Rs.10,00,00,000.00 (Rupees ten crores) only and on the terms and conditions therein contained.

R. In pursuance of the said Sale Agreement, the First Confirming Party hereto, has from time to time paid Rs.6,00,00,000.00 (Rupees six crores) only leaving a balance sum of Rs.4,00,00,000.00 (Rupees four crores only (hereinafter referred to as "the **Balance Consideration Amount")**.

S. The First Confirming Party has decided to obtain the Deed of Conveyance and/or Transfer in respect of one-half undivided part or share of and in the said Property in its favour at a consideration of Rs.5,00,00,000.00 (Rupees five crores) only and for the purpose of remaining one-half undivided part or share of and in the said Property (morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written) has irrevocably nominated the Purchaser in its place and stead in terms of a Nomination Agreement dated 23rd August 2010 and has now requested the Vendors to execute the Deed of Conveyance

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and/or Transfer in respect thereof directly in favour of the Purchaser at a consideration of Rs.5,00,00,000.00 (Rupees five crores) only.

T. It has been agreed by and between the Vendors, the First Confirming Party and the Purchaser hereto that out of the said sum of Rs.6,00,00,000.00 (Rupees six crores) only paid by the First Confirming Party to the Vendors in terms of the Sale Agreement, a sum of Rs.5,00,00,000.00 (Rupees five crores) only shall be adjusted and appropriated as consideration for sale and transfer of the one-half undivided share of and in the said Property in favour of the First Confirming Party and the balance sum of Rs.1,00,00,000.00 (Rupees one crore) only shall be treated as part payment of the amount of consideration for sale and transfer of the one-half undivided share of and in the said Property to the Purchaser herein and the balance consideration of Rs.4,00,00,000.00 (Rupees four crores) only forming part of the consideration payable in terms of the Sale Agreement shall be paid by the Purchaser directly to the Vendors.

U. It has been further agreed by and between the Vendors, the First Confirming Party and the Purchaser hereto that out of the said consideration of Rs.5,00,00,000.00 (Rupees five crores) only payable in respect of sale of the said one-half undivided share of and in the said Property to the Purchaser, a sum of Rs.22,00,000.00 (Rupees twenty-two lacs) only shall be apportioned towards the consideration for sale of one-half undivided share in the Smaller Property payable to the Vendor Nos. 1 and 2 and the balance sum of Rs.4,78,00,000.00 (Rupees four crores seventy-eight lacs) only shall be apportioned towards the consideration for sale of one-half undivided share of and in the Bigger Property payable to the Vendors.

V. By an Indenture of Conveyance of even date, the Vendors have for a consideration of Rs.5,00,00,000.00 (Rupees five crores) only granted sold conveyed transferred assigned and assured one-half undivided part or share of and in the said Property to the First Confirming Party hereto absolutely and forever.

W. The Vendor Nos. 1 to 3 hereto are the surviving named legatees under the said Will of Bhabani Prasad Bhattacharjee, deceased and the Vendor Nos.4a to 4f, 5a to 5g and 6a to 6f are the heirs and legal representatives

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of the remaining legatees named in the said Will. The Vendor No. 7 as Sole Executor of the said Will of the said Bhabani Prasad Bhattacharjee and as being entitled to one-seventh undivided share of the said Bhabani Prasad Bhattacharjee in the Bigger Property has conveyed one-half of such share to the First Confirming Party by the said Indenture of Conveyance of even date and is hereby conveying the remaining one-half share as and being part of the estate of Bhabani Prasad Bhattacharjee to the Purchaser hereto and the other Vendors being Vendor Nos. 1 to 6f as being the only persons entitled to the benefits in respect of the said share of the said deceased Bhabani Prasad Bhattacharjee are concurring, confirming and assuring such sale by the Executor. The Second Confirming Party being the sole surviving sister of the said deceased Bhabani Prasad Bhattacharjee has at the request of the Vendors and the Purchaser joined in these presents to concur and confirm the sale made hereby by the Vendor No.7.

X. The Vendors have represented and assured the Purchaser, inter alia, as follows:-

a) **THAT** excepting the Vendors, nobody else has any right or claim over and in respect of the said one-half share in the said Property or any part or portion thereof.

b) **AND THAT** until delivery to the Purchaser and the First Confirming Party, the Vendors have been uninterruptedly and exclusively in 'khas' vacant peaceful open possession of the Bigger Property since prior to 1956 and of the Smaller Property since 15th April, 1969.

c) **AND THAT** no person has any claim or right either as thika tenant or otherwise in respect of the said one-half share in the said Property or any part or portion thereof.

d) **AND THAT** the Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.

e) **AND THAT** the one-half undivided share in the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is not certificate case or proceedings against the Vendors or any of them for realization of

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the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Act for the time being in force.

f) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of alignment of the Kolkata Metropolitan Development Authority or the Kolkata Municipal Corporation or the Kolkata Improvement Trust or the Government or any other Public body or authorities.

g) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.

h) **AND THAT** there is no impediment under the provisions of the West Bengal Land Reforms Act, 1955 and/or the West Bengal Estates Acquisition Act, 1953 for the Vendors or any of them to grant sell convey transfer assign and assure the said one-half undivided share in the said Property.

Y. The Vendors are completing the sale of their entire remaining one-half undivided part or share of and in the said Property and the First Confirming Party and the Second Confirming Party are concurring and confirming the same as hereinafter contained. Relying on the aforesaid representations and assurances and believing the same to be true and acting on the faith thereof the Purchaser has proceeded to complete the transaction.

I. **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and nomination and in consideration of the sum of Rs.4,78,00,000.00 (Rupees four crores seventy-eight lacs) only in hand and well and truly paid to the Vendors partly by the First Confirming Party and partly by the Purchaser at or before the execution hereof (the receipt whereof the Vendors do hereby as also by the Receipt And Memo of Consideration No. 1 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendors do hereby acquit release and forever discharge the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchaser) the Vendors do

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hereby grant sell convey transfer assign and assure and the Second Confirming Party and the Vendor Nos.1 to 6f (as legatees/heirs and legal representatives of legatees named in the said Will) do hereby concur confirm accept relinquish and assure unto and to the Purchaser **ALL THAT** 50% (one-half) undivided part or share of and in the pieces and parcels of contiguous land containing an area of 15 Bighas 02 Cottahs 01 Chittacks 12 Square feet more or less situate lying at and being a divided and demarcated portion of premises No.88, Basanta Lal Saha Road (popularly known as B.L Saha Road), Kolkata-700053 and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 530, 531, 532, 538, 539, 540 and 541 all recorded in R.S. Khatian Nos. 36, 38, 81, 90 and 689 all in Mouza Italghata, J.L. No.10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal together with like share of and in all building dwelling house out house quarters sheds and structures thereon all morefully and particularly mentioned and described in **PART-I** of the **THIRD SCHEDULE** hereunder written and hereinafter referred to as "the **said share in the Bigger Property" AND TOGETHER WITH** like one-half undivided part or share of and in all and singular the edifices, fixtures, gates, courts, courtyards, compound, compound walls , areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water, water courses, lights, electric, and other connections, fixtures, fittings, and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits in respect of the said share in the Bigger Property and every part thereof **AND** all and entire estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors and each of them into out of or upon the said share in the Bigger Property and every part thereof hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND TOGETHER WITH** all deeds pattahs muniments writings and other evidence of title which in any way relate to or concern the Bigger Property or any part thereof which now is or are or hereafter shall or may be in the possession or power or control of the Vendors or any person or persons from whom the Vendors or any of them can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the same and every part thereof unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or any other thing whatsoever to alter defeat encumber or

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make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights uses liens lispendens attachments debutters trusts restrictions restrictive covenants acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

II. **AND THIS INDENTURE FURTHER WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and nomination and in consideration of the sum of Rs.22,00,000.00 (Rupees twenty-two lacs) only in hand and well and truly paid to the Vendor Nos. 1 and 2 by the Purchaser at or before the execution hereof (the receipt whereof the Vendor Nos. 1 and 2 do hereby as also by the Receipt And Memo of Consideration No. 2 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendor Nos. 1 and 2 do hereby acquit release and forever discharge the Purchaser and the Smaller Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchaser) the Vendor Nos. 1 and 2 hereto do hereby grant sell convey transfer assign and assure and the other Vendors do hereby concur confirm and assure unto and to the Purchaser **ALL THAT** 50% (one-half) undivided part or share of and in the pieces and parcels of contiguous land containing an area of 14 Cottahs 05 Chittacks 26 Square feet more or less situate lying at and being another divided and demarcated portion of premises No.88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 comprised of portions of (a) Dag No.530 measuring 07 Cottahs 14 Chittacks more or less, (b) Dag No.531 measuring 06 Cottahs more or less and (c) Dag No.541 measuring 00 Cottahs 03 Chittacks 26 Square feet more or less, all recorded in R.S. Khatian No. 34 in Mouza Italghata, J.L. No.10, under Police Station Behala in the District of South 24-Parganas together with like share of and in all building dwelling houses sheds quarters outhouses and structures thereon all morefully and particularly mentioned and described in **PART-II** of the **THIRD SCHEDULE** hereunder written and hereinafter referred to as "the **said share in the Smaller Property" AND TOGETHER WITH** like one-half undivided part or share of and in all and singular the edifices, fixtures, fittings, gates, courts, courtyards, compound, compound walls , areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water, water courses, lights, electric, and other connections and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed

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therewith **AND** reversion or reversions remainder or remainders and rents issues and profits in respect of the said share in the Smaller Property and every part thereof **AND** all and entire estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor Nos. 1 and 2 and each of them into out of or upon the said share in the said Smaller Property and every part thereof hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND TOGETHER WITH** all deeds pattahs muniments writings and other evidence of title which in any way relate to or concern the Smaller Property or any part thereof which now is or are or hereafter shall or may be in the possession or power or control of the Vendor Nos. 1 and 2 or any person or persons from whom the Vendor Nos. 1 and 2 or any of them can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the same and every part thereof unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or any other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights uses liens lispendens attachments debutters trusts restrictions restrictive covenants acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

III. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

(i) **THAT** notwithstanding any act deed matter or thing by the Vendors or any of them and/or their predecessors-in-title or interest made done omitted executed or knowingly permitted or suffered to the contrary, the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrance charge condition restriction use trust or any other thing whatsoever to alter defeat encumber or make void the same;

(ii) **AND THAT** the Vendors or any of them and/or their predecessors-in-title have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed and transferred or expressed or

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intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed matter or thing whatsoever made done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;

(iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges liens lispendens attachments leases tenancies occupancy rights restrictions restrictive covenants uses debutters trusts prohibitions claims demands and liabilities whatsoever or howsoever.

(v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the said Property jointly and in common with the First Confirming Party owning the remaining one-half undivided share therein and receive the rents issues and profits thereof to the extent of one-half undivided share without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming through under or in trust for the Vendors or any of them and/or their predecessors-in-title or interest and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and each of them and every person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances leases tenancies occupancy rights restrictions prohibitions restrictive covenants liens lispendens attachments uses debutters trusts requisition acquisition claims demands and liabilities whatsoever or howsoever.

(vi) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid shall and will from time to time

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and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

(vii) **AND ALSO THAT** the Vendors shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident, upon every reasonably requests and at the costs of the Purchaser, shall produce or cause to be produced before the Purchaser or its agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the original Deed of Gift dated 29th May 1962 recited hereinabove in part, and will permit the same to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such Deed of Gift as may be required by the Purchaser and shall at all times hereafter keep such Deed of Gift safe un-obliterated and un-cancelled.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Bigger Property)

ALL THOSE brick built buildings messuages tenements hereditaments dwelling houses sheds structures and premises Together With the several pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of 15 Bighas 02 Cottahs 01 Chittacks 12 Square feet more or less situate lying at and being a divided and demarcated portion of premises No.88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 532, 538, 539 and 540 all recorded in R.S. Khatian Nos. 36, 38, 81, 90 and 689 (full particulars whereof are mentioned below), all in Mouza Italghata, J.L. No.10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal:

R.S. Dag No.	R.S. Khatian No.	Total area in Dag (in Acre)	Area Comprised in the said Property (in Acre)

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516	90	0.26	0.16
517	90	0.26	0.12
518	81	0.53	0.50
519	36	0.36	0.32
532	38	0.57	0.55
533	38	0.79	0.79
534	38	0.30	0.30
535	38	0.72	0.72
536	38	0.45	0.45
537	38 and 389	0.37	0.37
538	38 and 389	0.60	0.39
539	38	0.40	0.27
540	38	0.17	0.005

The Bigger Property is butted and bounded as follows:

On the **North** : Partly by portion of each Dag Nos.516, 518, 519, 530, 531, 541, 540, 539 and 538 of Mouza Italghata;

On the **South** : By land within Mouza Siriti;

On the **East** : Partly by portion of each Dag Nos. 541, 540, 532 and 539 of Mouza Italghata;

On the **West** : Partly by portion of each Dag Nos.517, 516, 518, 519 and 530 of Mouza Italghata.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

BE IT MENTIONED that the total built up area of the two storied brick built building at the Bigger Property is approximately 6000 Square feet more or less and the total built up area of several dwelling houses, structures and sheds at the Bigger Property is approximately 8000 Square feet.

BE IT FURTHER MENTIONED that the Bigger Property and the Smaller Property are jointly delinated in the plan annexed hereto duly bordered thereon in **"RED"**:

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THE SECOND SCHEDULE ABOVE REFERRED TO:
(Smaller Property)

ALL THOSE messuages tenements hereditaments dwelling houses sheds structures and premises Together With the pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of 14 Cottahs 05 Chittack 26 Square feet more or less situate lying at and being another divided and demarcated portion of premises No.88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 comprised of portions of (a) Dag No.530 measuring 07 Cottahs 14 Chittacks more or less, (b) Dag No.531 measuring 06 Cottahs more or less and (c) Dag No.541 measuring 00 Cottahs 03 Chittacks 26 Square feet more or less, all recorded in R.S. Khatian No. 34, all in Mouza Italghata, J.L. No.10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal and shown in the plan annexed hereto and butted and bounded as follows:

On the **North** : Partly by portion of each Dag Nos.530, 531 and 541 of Mouza Italghata;

On the **South** : Partly by portion of each Dag Nos.519, 533, 532 and 540 of Mouza Italghata;

On the **East** : By portion of Dag No. 541 of Mouza Italghata;

On the **West** : By portion of Dag No.530 of Mouza Italghata.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

BE IT MENTIONED that the total built up area of the dwelling houses, structures and sheds at the Smaller Property is approximately 2000 Square feet.

BE IT MENTIONED that the Bigger Property and the Smaller Property are jointly delinated in the plan annexed hereto duly bordered thereon in **"RED"**:

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Said Share In The said Property)

PART-I
(said share in the Bigger Property)

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ALL THAT 50% (one-half) undivided part or share of and in the brick built buildings messuages tenements hereditaments dwelling houses sheds structures and premises Together With like 50% (one-half) undivided part or share of and in the several pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of 15 Bighas 02 Cottahs 01 Chittacks 12 Square feet more or less situate lying at and being a divided and demarcated portion of premises No.88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 532, 538, 539 and 540 all recorded in R.S. Khatian Nos. 36, 38, 81, 90 and 689, all in Mouza Italghata, J.L. No.10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal and fully described in the **FIRST SCHEDULE** hereinabove written.

PART-II

(said share in the Smaller Property)

ALL THAT 50% (one-half) undivided share of and in the messuages tenements hereditaments dwelling houses sheds structures and premises Together With like 50% (one-half) undivided share of and in the pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of 14 Cottahs 05 Chittacks 26 Square feet more or less situate lying at and being another divided and demarcated portion of premises No.88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 comprised of portions of (a) Dag No.530 measuring 07 Cottahs 14 Chittacks more or less, (b) Dag No.531 measuring 06 Cottahs more or less and (c) Dag No.541 measuring 00 Cottahs 03 Chittacks 26 Square feet more or less, all recorded in R.S. Khatian No. 34, all in Mouza Italghata, J.L. No.10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal and fully described in the **SECOND SCHEDULE** hereinabove written.

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

SIGNED SEALED AND DELIVERED by the withinnamed **VENDORS, (1) SAILENDRA PRASAD BHATTACHARJEE** (having PAN

Sailendra Bhattacharjee

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AZFPB4233P), (2) **RAMA PRASAD BHATTACHARJEE** (having PAN AOEPB6429G), for self and as the Sole Executor to the Estate of Bhabani Prasad Bhattacharjee, deceased, appointed by and under the Will dated 1st September 1983 of Bhabani Prasad Bhattacharjee (3) **KINGSHUK BHATTACHARJEE** (having PAN Not Assessed), (4a) **PROBHAT KUMAR BHATTACHARJEE** (having PAN Not Assessed), (4b) **PRIYA KUMAR BHATTACHARJEE** (having PAN AGMPB0926C), (4c) **PRONAB KUMAR BHATTACHARJEE** (having PAN Not Assessed) represented by his Constituted Attorney **Mr. Indranil Bhattacharyya** son of Sailendra Prasad Bhattacharjee (4d) **(SM.) NILIMA MUKHERJEE** (having PAN Not Assessed), (4e) **(SM.) DOLI BHATTACHARJEE** (having PAN Not Assessed), (4f) **(SM.) JAYA GHOSHAL** (having PAN Not Assessed), represented by her Constituted Attorney **Mr. Bibhu Prasad Bhattacharyya** son of Probhat Kumar Bhattacharjee (5a) **UDAY BHATTACHARJEE** (having PAN AEGPB3287G), (5b) **KALYAN BHATTACHARJEE** (having PAN AXAPB5407F), (5c) **ALOKE BHATTACHARJEE** (having PAN Not Assessed), (5d) **KANCHAN BHATTACHARJEE** (having PAN AEGPB6892K), (5e) **(SM.) CHAMELI MUKHERJEE** (having PAN Not Assessed) represented by her Constituted Attorney **Mr. Rama Prasad**

Ramaprasad Bhattacharjee
for self as the sole executor
to the estate of Bhabani Prasad Bhattacharjee

Kingshuk Bhattacharjee

Probhat Bhattacharjee

Priya K. Bhattacharjee

Pronab Kr Bhattacharjee
by the pen of
Indranil Bhattacharjee
as his Constituted Attorney

Nilima Mukherjee.

Doli Bhattacharjee.

Jaya Ghoshal by
the pen of Bibhuprasad Bhattacharjee
as her constituted attorney.

Uday Bhattacharjee

Kalyan Bhattacharjee

Aloke Bhattacharjee

Kanchan Bhattacharjee

Chameli Mukherjee as Bibha Banerjee.
by the pen of
Ramaprasad Bhattacharjee as
her constituted Attorney.

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Bhattacharjee son of Pashupati Bhattacharjee, **(5f) (SM.) DIPA BANERJEE** (having PAN Not Assessed), represented by her Constituted Attorney **Mr. Rama Prasad Bhattacharjee** son of Pashupati Bhattacharjee, **(5g) (SM.) ~~MINAKSHI~~** MINAKSHI **MUKHERJEE** (having PAN Not Assessed), **(6a) (SM.) BIJALI BHATTACHARJEE** (having PAN ARDPB8560A), **(6b) RANJAN BHATTACHARJEE** (having PAN AJPPB5594A), **(6c) JOYDEB BHATTACHARJEE** (having PAN AEGPB1712G), **(6d) ABHIJIT BHATTACHARJEE** (having PAN ADQPB0918B), **(6e) (SM.) SUKLA BANERJEE** (having PAN AMAPB2311A) represented by her Constituted Attorney **Mr. Abhijit Bhattacharjee** son of Iswari Prasad Bhattacharjee, **(6f) (SM.) SHUBHRA CHAKRABORTY** (having PAN AITPC9298D), represented by her Constituted Attorney **Mr. Abhijit Bhattacharjee** son of Iswari Prasad Bhattacharjee, at **Kolkata** in the presence of:

Minakshi Mukherjee

Bijali Bhattacharjee

Ranjan Bhattacharjee

Joydeb Bhattacharya

Abhijit Bhattacharjee

Sukla Banerjee and Subhra Chakraborty both by the per of Abhijit Bhattacharjee as their Constituted Attorney

Bhattacharjee
(Debasish Bhattacharjee)
1 no Kalabagan lane.
Tollygunge. KOL-33

(TAPASH KUMAR BANERJEE)
205/1A P.A.S Road
Kol-33

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EXECUTED AND DELIVERED on behalf of the withinnamed **PURCHASER SOUTH CITY PROJECTS (KOLKATA) LIMITED** (having PAN AAACD8933A) by its Director **Mr. Jugal Kishore Khetawat** pursuant to its Board Resolution dated 19th July 2010 at **Kolkata** in the presence of:

For SOUTH CITY PROJECTS (KOLKATA) LTD

Director

(JUGAL KISHORE KHETAWAT)

1) Bhattacharjee

(Debashis Bhattacharjee)

2) Advocate
375 Princes Anwar Shah Road, Kol-68

EXECUTED AND DELIVERED on behalf of the withinnamed **FIRST CONFIRMING PARTY, ORBIT TOWERS PRIVATE LIMITED** (having PAN AAACO3688F) by its Director **Mr. Kalyan Kumar Shroff** pursuant to its Board Resolution dated 19th July 2010 at **Kolkata** in the presence of:

For ORBIT TOWERS PVT. LTD.

Kalyan Kumar Shroff

Director/Authorised Signatory

1) Bhattacharjee

(Debashis Bhattacharjee)

2) Advocate

EXECUTED AND DELIVERED by the withinnamed **SECOND CONFIRMING PARTY, URMILA BANERJEE** at **Kolkata** in the presence of:

Urmila Banerjee

1) Bhattacharjee.

2) (TAPASH KUMAR BANERJEE)

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

Sub-Registrar-II
South 24 Parganas

RECEIPT AND MEMO OF CONSIDERATION NO.1

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs.4,78,00,000.00 (Rupees four crores seventy eight lacs) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION NO.1

Sl. No.	By or out of Cheque/Pay Order Number	Date	Bank	Amount (in Rs. P.)
1.	383705	25.04 2009	Bank of Baroda	416,667.00
2.	383715	07.05 2009	--do--	71,429.00
3.	383707	07.05 2009	--do--	71,429.00
4.	383701	10.06 2009	--do--	500,000.00
5.	383702	10.06 2009	--do--	500,000.00
6.	383703	10.06.2009	--do--	500,000.00
7.	383704	10.06.2009	--do--	500,000.00
8.	383706	10.06.2009	--do--	83,333.00
9.	383708	10.06.2009	--do--	428,571.00
10.	383716	18.08.2009	--do--	428,571.00
11.	383711	19.08.2009	--do--	500,000.00
12.	383709	27.08.2009	--do--	500,000.00
13.	383713	27.08.2009	--do--	416,667.00
14.	383714	27.08.2009	--do--	83,333.00
15.	383710	03.09.2009	--do--	500,000.00
16.	383712	03.09.2009	--do--	500,000.00
17.	695235	01.10.2009	--do--	416,667.00
18.	695236	01.10.2009	--do--	83,333.00
19.	695237	01.10.2009	--do--	71,429.00
20.	695238	01.10.2009	--do--	428,571.00
21.	695239	01.10.2009	--do--	500,000.00
22.	695240	01.10.2009	--do--	500,000.00
23.	695241	01.10.2009	--do--	500,000.00
24.	695242	01.10.2009	--do--	500,000.00
25.	553996	18.12.2009	--do--	166,667.00
26.	553995	18.12.2009	--do--	166,667.00
27.	553994	18.12.2009	--do--	166,667.00
28.	553997	18.12.2009	--do--	166,666.00
29.	553998	18.12.2009	--do--	142,857.00
30.	553999	18.12.2009	--do--	138,889.00
31.	554000	18.12.2009	--do--	27,777.00
32.	418101	18.12.2009	--do--	23,810.00
33.	064108	23.08.2010	HDFC Bank	68,33,333.00
34.	064109	23.08.2010	--do--	56,94,445.00
35.	064110	23.08.2010	--do--	13,88,891.00
36.	064111	23.08.2010	--do--	10,02,974.00
37.	064112	23.08.2010	--do--	68,33,334.00
38.	064114	23.08.2010	--do--	52,33,333.00

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

Sub-Registrar-II
South 24 Parganas

39.	064115	23.08.20-0	--do--	53,30,359.00
40.	064117	23.08.20-0	--do--	54,83,331.00
				4,78,00,000.00

(Rupees four crores seventy eight lacs) only

Jaya Ghoshal by the pen of Bibhuprasad Bhattacharya as her Constituted attorney.
Oisali Bhattacharjee

Sukhendra Bhattacharjee
Ramprasad Bhattacharjee for self and as the sole executor to the estate of Bhabani Prasad Bhattacharjee
Chandrika Mukherjee and Dipa Banerjee, by the pen of Ramprasad Bhattacharjee as their Constituted Attorney

WITNESSES :-

1) Bhattacharjee
2) [illegible]

Nilima Mukherjee.
Doli Bhattacharjee.
Kingshuk Bhattacharjee
Minakshi Mukherjee
Kalyan Bhattacharjee
Dipa K. Bhattacharya.
Sudeep Bhattacharjee
Alake Bhattacharjee
Bobbhat Bhattacharjee
Joydeb Bhattacharya
Abhijit Bhattacharjee
Sukla Banerjee and Shubhra Chakraborty both by the pen of Abhijit Bhattacharjee As their Constituted Attorney
Kanchan Bhattacharjee
Prabhakar Bhattacharjee by his pen of Shekhar Bhattacharjee As his Constituted Attorney.

(VENDORS)

Rajan Bhattacharjee

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

Sub-Registrar-II
South 24 Parganas

RECEIPT AND MEMO OF CONSIDERATION NO.2

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs.22,00,000.00 (Rupees twenty two lacs) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION NO.2

Sl. No.	By Pay Order Number	Date	Bank	Amount (in Rs. P.)
1.	064113	23.08.2010	HDFC Bank	11,00,000.00
2.	064116	23.08.2010	HDFC Bank	11,00,000.00
				22,00,000.00

Sailendra Bhattacharjee
Ramprasad Bhattacharjee

(VENDOR NOS.1 AND 2)

Witnesses to the Receipt and Memo Nos.1 and 2:

1) Bhattacharjee
(Debasis Bhattacharjee)
1 No. Kalabagan Lane.
Tollygunge. Kol-33

2) [illegible]

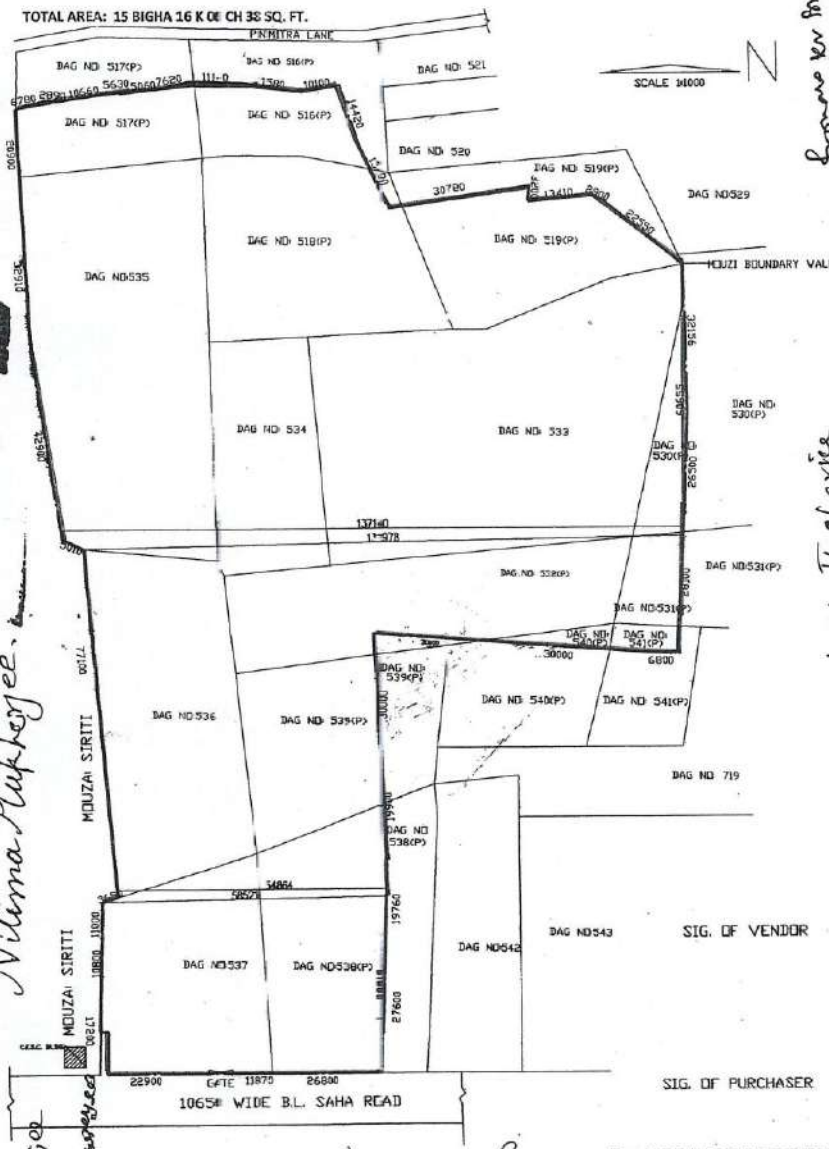
Prepared by me:-
Atanu Mitra (ATANU MITRA)
Advocate
375, Prince Anwar Shah Road, Kol-68
[illegible]

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

Sub-Registrar-II
South 24 Parganas

OUTLINE PLAN FORMING PART OF THE FOREGOING DOCUMENT SHOWING PORTION OF PREMISES NO. 88, BASANTA LAL SAHA ROAD, KOLKATA-700053 COMPRISING OF ENTIRE R.S. DAG NOS. 533, 534, 535, 536 AND 537 AND PORTIONS OF R.S. DAG NOS. 516, 517, 518, 519, 530, 531, 532, 538, 539, 540 AND 541 IN MOUZA ITALGHATA, J.L. NO.10, UNDER POLICE STATION BEHALA IN THE DISTRICT OF SOUTH 24-PARGANAS IN THE STATE OF WEST BENGAL.

TOTAL AREA: 15 BIGHA 16 KOTHA 38 SQ. FT.



For ORBIT TOWERS PVT. LTD.

Director/Authorised Signatory

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

[redacted] Sub-Registrar-II
[redacted], South 24 Parganas

	Finger prints of the executant				
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

	Finger prints of the executant				
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

	Finger prints of the executant				
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

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

Sub-Registrar-II
South 24 Parganas

	Finger prints of the executant				
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

	Finger prints of the executant				
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

	Finger prints of the executant				
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

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

Dolly	*Finger prints of the executant*				
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

Uday	*Finger prints of the executant*				
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

Kaly an	*Finger prints of the executant*				
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

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

Sub-Registrar-II
South 24 Parganas

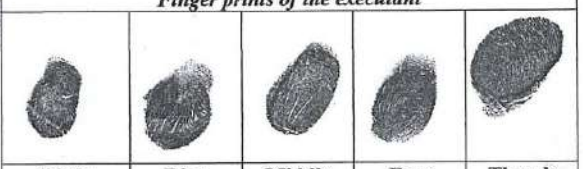
Alokke	*Finger prints of the executant*				
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

	Finger prints of the executant				
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

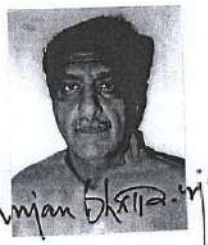
	Finger prints of the executant				
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

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

Sub-Registrar
South 24 Parganas

	Finger prints of the executant				
MINAKSHI 					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

	Finger prints of the executant				
BIJALI 					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

	Finger prints of the executant				
RANJAN 					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

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

Sub-Registrar-II
Alipore, South 24 Parganas

	Finger prints of the executant				
JOYDEB 					
	Little	**Ring**	**Middle (Left**	**Fore Hand)**	**Thumb**
					
	Thumb	**Fore**	**Middle (Right**	**Ring Hand)**	**Little**

	Finger prints of the executant				
ABHISEK 					
	Little	**Ring**	**Middle (Left**	**Fore Hand)**	**Thumb**
					
	Thumb	**Fore**	**Middle (Right**	**Ring Hand)**	**Little**

	Finger prints of the executant				
Indrani L (Pod) 					
	Little	**Ring**	**Middle (Left**	**Fore Hand)**	**Thumb**
					
	Thumb	**Fore**	**Middle (Right**	**Ring Hand)**	**Little**

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

Sub-Registrar-II
South 24 Parganas

	Finger prints of the executant				
					
	Little	**Ring**	**Middle (Left**	**Fore Hand)**	**Thumb**
					
	Thumb	**Fore**	**Middle (Right**	**Ring Hand)**	**Little**

	Finger prints of the executant				
					
	Little	**Ring**	**Middle (Left**	**Fore Hand)**	**Thumb**
					
	Thumb	**Fore**	**Middle (Right**	**Ring Hand)**	**Little**

	Finger prints of the executant				
					
	Little	**Ring**	**Middle (Left**	**Fore Hand)**	**Thumb**
					
	Thumb	**Fore**	**Middle (Right**	**Ring Hand)**	**Little**

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

Sub-Registrar-II
South 24 Parganas

Government Of West Bengal

Office Of the D.S.R.-II SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number I - 08764 of 2010

(Serial No. 08254 of 2010)

On 25/08/2010

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

Presented for registration at 14.50 hrs on :25/08/2010, at the Private residence by Kalyan Kumar Shroff ,Claimant.

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

Execution is admitted on 25/08/2010 by

1. Sailendra Prasad Bhattacharjee, son of Pashupati Bhattacharjee , 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others
2. Rama Prasad Bhattacharjee, son of Pashupati Bhattacharjee , 1, Kalabagan Lane, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others
3. Kingshuk Bhattacharjee, son of Pashupati Bhattacharjee , 1, Kalabagan Lane, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others
4. Probhat Kumar Bhattacharjee, son of Sankari Prasad Bhattacharjee , 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others
5. Priya Kumar Bhattacharjee, son of Sankari Prasad Bhattacharjee , 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others
6. Nilima Mukherjee, wife of Jaydeb Mukherje , Ranikuthi Government Quarter, Thana -Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700040 , By Caste Hindu, By Profession : Others
7. Doli Bhattacharjee, wife of Mukul Bhattacharjee , 25, S N Roy Road, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700034 , By Caste Hindu, By Profession : Others
8. Uday Bhattacharyya, son of Kamala Kanta Bhattacharya , 205/1, Prince Anwar Shah Road, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others
9. Kalyan Bhattacharyya, son of Kamala Kanta Bhattacharya , 205/1, Prince Anwar Shah Road, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others

(Sadhar Chandra Das)
DISTRICT SUB-REGISTRAR-II

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

10. Aloke Bhattacharyya, son of Kamala Kanta Bhattacharya , 205/1, Prince Anwar Shah Road, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others

11. Kanchan Bhattacharyya, son of Kamala Kanta Bhattacharya , 205/1, Prince Anwar Shah Road, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others

12. Minaskhi Mukherjee, wife of Prasanta Mukherjee , 10 A, Phakir Halder Lane, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : Others

13. Bijali Bhattacharjee, wife of Iswari Prasad Bhattacharjee , 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others

14. Ranjan Bhattacharjee, son of swari Prasad Bhattacharjee , 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others

15. Joydeb Bhattacharjee, son of swari Prasad Bhattacharjee , 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others

16. Abhijit Bhattacharjee, son of Iswari Prasad Bhattacharjee , 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 , By Caste Hindu, By Profession : Others

17. Urmila Banerjee, wife of Sachindranath Banerjee , 35, Avenue South, Sontoshpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075 , By Caste Hindu, By Profession : Others

18. Kalyan Kumar Shroff
Director, Orbit Towers Private Limited, 3 B, Camac Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
, By Profession : Business

Identified By Debashis Bhattacharjee, son of K Bhattacharjee, 1 No. Kalabagan Lane, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

Executed by Attorney

Execution by

1. Rama Prasad Bhattacharjee, son of Pashupati Bhattacharjee , , Kalabagan Lane, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 By Caste Hindu By Profession: Others,as the constituted attorney of 1. Chameli Mukherjee 2. Dipa Banerjee is admitted by him.

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

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

Government Of West Bengal
Office Of the D.S.R.-II SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08764 of 2010

(Serial No. 08254 of 2010)

2. Indranil Bhattacharjee, son of Sa lendra Prasad Bhattacharjee , 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 By Caste Hindu By Profession: Others,as the constituted attorney of Pronab Kumar Bhattacharjee is admitted by him.

3. Bibhu Prasad Bhattacharyya, son of Probhat Kumar Bhattacharya , 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 By Caste Hindu By Profession: Others,as the constituted attorney of Jaya Ghoshal is admitted by him.

4. Abhijit Bhattacharjee, son of Iswari Prasad Bhattacharjee , 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 By Caste Hindu By Profession: Others,as the constituted attorney of 1. Sukla Banerjee 2. Shubhra Chakraborty is admitted by him.

Identified By Debashis Bhattacharjee, son of K Bhattacharjee, 1 No. Kalabagan Lane, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

On 26/08/2010

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 1025794/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 26/08/2010

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.-93254936/-

Certified that the required stamp duty of this document is Rs.- 6527865 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 6522100/- is paid, by the Bankers cheque number 954999, Bankers Cheque Date 23/08/2010, Bank Name State Bank of India, INDUSTRIAL FINANCE KOLKATA, received on 26/08/2010

2. Rs. 800/- is paid, by the Bankers cheque number 480667, Bankers Cheque Date 25/08/2010, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 26/08/2010

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

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

Government Of West Bengal

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District:-South 24-Parganas

Endorsement For Deed Number : I - 08764 of 2010

(Serial No. 08254 of 2010)

3. Rs. 1025705/- is paid, by the Bankers cheque number 955001, Bankers Cheque Date 23/08/2010, Bank Name State Bank of India, INDUSTRIAL FINANCE KOLKATA, received on 26/08/2010

4. Rs. 135/- is paid, by the Bankers cheque number 480668, Bankers Cheque Date 25/08/2010, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 26/08/2010

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 30
Page from 3969 to 4012
being No 08764 for the year 2010.

(Sadhan Chandra Das) 27-August-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II SOUTH 24-PARGANAS
West Bengal

DATED THIS 25th DAY OF AUGUST 2010

BETWEEN

SAILENDRA PRASAD BHATTACHARJEE & ORS.

... VENDORS

AND

SOUTH CITY PROJECTS (KOLKATA) LIMITED

... PURCHASER

AND

ORBIT TOWERS PRIVATE LIMITED

.. FIRST CONFIRMING PARTY

AND

SM. URMILA BANERJEE

... SECOND CONFIRMING PARTY

Sub-Registrar-II, Alipore
South 24-Parganas

CONVEYANCE

Sub-Registrar-II
Alipore, South 24 Parganas

R. L. GAGGAR
Solicitor & Advocate
6 Old Post Office Street,
Kolkata-700001