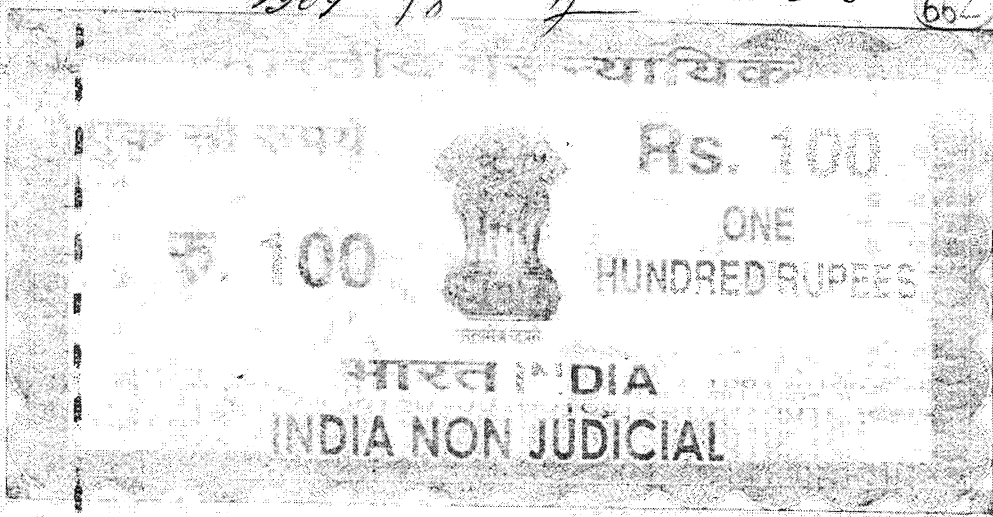


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 678564

Admitted  
M.V - 19,06,382/-

646362  
696757

5/3/09

48000  
372100

**DEED OF CONVEYANCE**

THIS INDENTURE made on this ...9/4... day of April Two Thousand and Eight.

2008  
21084

2008

1055

9.4.08 100/-

H. S. Poddar  
H. S. Poddar Co. Adv.

660000

7 FEB 2008

660000

[Faded text]

Shyam Sunder  
1367

09/09/08

for Landmark Promoters Pvt. Ltd  
Shyam Sunder  
Director  
1368

IFB SECURITIES PVT. LTD  
Rajju Saini  
Authorized Signatory



Dilip Sen  
s/o late Gopal Sen  
Kairahi, Chinnarore  
Kot-136  
Buxarun

09/04/08

BETWEEN

**M/S LANDMARK PROMOTERS PVT. LTD.** a company registered under the Companies Act 1956, represented by its Director, having its registered office at 32, Ezra Street Room No.253 Kolkata-700 001, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Successors-in-interest, representatives, executors, administrators and assigns) of the **FIRST PART**

AND

**M/S BLUE ORCHID PROJECT PVT.LTD.**, represented by its Director, being a Company incorporated under the Companies Act 1956 and having its registered office at Flat No.N/5,Cluster VIII, Purbachal Housing Estate, Salt lake Sector III, Kolkata-700 097 hereinafter called the **PURCHASER** (which expression shall excluded by or repugnant to the subject or context be deemed to mean and include Its successors-in-interest, representatives, executors, administrators and assigns) of the **SECOND PART**.

**M/S IFB SECURITIES LTD** a company registered under the Companies Act 1956, represented by Its Director, having its registered office at 12/20 Radha Bazar Lane, P.S. Lal Bazar, Kolkata-700 001, hereinafter called the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include Its, Successors-in-interest, representatives, executors, administrators and assigns) of the **THIRD PART**

**WHEREAS** Landmark Promoters Pvt Ltd, the Vendor herein is the recorded owner of the plots of land measuring an area of 16 Decimals in R.S. Dag Nos. 1146, 12 Decimals in R.S. Dag Nos. 1219, L.R Khatian No.107 in total **28 Decimals** of Sali Land, lying and situated in Mouza- Ganragari, J.L. No. 37, P.S.. Rajarhat, North 24 Parganas.

**AND WHEREAS M/S IFB SECURITIES LTD** a company, registered under the Companies Act 1956, represented by Its Director, having its registered office at 12/20 Radha Bazar Lane, P.S. Lal Bazar, Kolkata-700 001 hereinafter called the **CONFIRMING PARTY** had entered into an Agreement for Sale of a Plot land more fully described in Schedule hereunder written with **M/S LANDMARK PROMOTERS PVT. LTD.** a company registered under the Companies Act 1956, represented by Its Director, having its registered office at 32, Ezra Street Room No.253 Kolkata-700 001, the vendor herein.

**AND WHEREAS** the **CONFIRMING PARTY** herein have agreed with the Purchasers herein to waive their rights to purchase the said Plot of land and consented to join these presents as **CONFIRMING PARTY**

**AND WHEREAS** the Vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 26 Decimal of Sali land hereinafter called the "said plot", more fully and particularly described in Schedule hereunder written, for a price of Rs 19,06, 382/- (**Rupees Nineteen Lac Six Thousand Three Hundred Eighty two Only**) only and on the terms and conditions written hereunder.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement between the parties hereto and in consideration of the sum Rs 19,06, 382/- (**Rupees Nineteen Lac Six Thousand Three Hundred Eighty two Only**) only paid by the Purchaser to the Vendor before the execution of this present (the receipt of which the Vendor doth hereby admit and acknowledge) and of and from the same the vendor doth hereby grant convey, and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule below with all sewers, drains, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto **AND ALL THAT** estate right title interest claim and demand whatsoever of the Vendor into or upon the said land hereditaments and premises or any part thereof **TOGETHER WITH** All deeds pattans and muniments to title whatsoever exclusively



relating to or concerning with the said hereditaments and premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendor or of any other person from whom the Vendor may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereditaments and premises hereby granted or expressed or so to be unto and to the use of the Purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed or things, the Vendor does executed or knowingly suffered to the contrary, the Vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition of use, trust or otherwise whatsoever. After defeat, encumber or make void the same and subject only to the payment of the said fixed annual rent and **NOTWITHSTANDING** any such act, deed or things whatsoever as aforesaid the Vendor hath in himself good right and full power to grant the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid and the Purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear, freely and clearly and absolutely discharged, saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it **AND FURTHER** that the Vendor and all person or persons lawfully or equitably claiming any estate part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the Purchaser in manner aforesaid as shall or may be reasonably required.

IN WITNESS WHEREOF, the Vendor doth hereby executing this deed out of her free will and in sound mind with full knowledge of the contents of this deed and is not subjected to any outside influence in the execution of this sale deed.

#### **SCHEDULE OF THE PROPERTY**

ALL THAT piece and parcel of Sali Land, measuring an area of, comprising in 16 Decimals in R.S. Dag Nos. 1146, 12 Decimals in R.S. Dag Nos 1219, L.R. Khatian No. 1072 in total 28 Decimals lying and situated in Mouza- Ganragari, J.L. No. 37, P.S. Rajarhat, North 24 Parganas, within the limit of Patharghata Gram Panchayat, Additional Sub Registration Office, Bidhannagar ( salt lake city ) and according to the Settlement Records of Rights finally published.

The plot No. 1146 is butted and bounded as follows:

ON THE NORTH : R.S. Dag No 1118  
ON THE SOUTH : R.S. Dag No. 1139 & 1145  
ON THE EAST : R.S. Dag No 1137  
ON THE WEST : R.S. Dag No 1147

The plot No. 1219 is butted and bounded as follows:

ON THE NORTH : R.S. Dag No 1208 & 1242  
ON THE SOUTH : R.S. Dag No. 1220  
ON THE EAST : R.S. Dag No 1218  
ON THE WEST : R.S. Dag No 1205



**MEMO OF CONSIDERATION**

Received from the within named Purchaser, the within mentioned Sum of Rs 19,06,382/-  
(Rupees Nineteen Lac Six Thousand Three Hundred Eighty two Only) only as per  
Memo below :-

By Cheque No.260854 date 09.04.2008 drawn on Rs.16,08,510/-  
Abn- Amro Bank in favour of the Vendor, herein

By Cheque No.260858 date 09.04.2008 drawn on Rs. 2,97,872/-  
Abn- Amro Bank in favour of the Confirming Party, herein

Total Rs.19,06,382/-

(Rupees Nineteen Lac Six Thousand Three Hundred Eighty two Only)

Signed and delivered  
in the presence of

1. *Dilip Kumar*  
*Kaikhali, Chinnarora*  
*Kol-136*

For Landmark Promoters Pvt, Ltd  
*Shyam Sundar Maitra*  
Director  
Signature of Vendor

*IPB SECURITIES PVT. LTD*  
*Rajmoulik*  
*Acting Secretary*  
Signature of Confirming Party

2. *Pronab Paul*  
*Somerpur 24798 (S)*

Prepared, read over and explained  
this Indenture of Conveyance to the  
Vendor, in Bengali language.

Drafted by

*Saswati Poddar*  
Advocate  
W.B.236/01





SECRET  
NO. 100-100000-100000  
CLASSIFICATION  
EXEMPT FROM GDS  
DATE 10/10/00



SECRET



SECRET

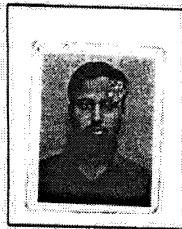


# SPECIMEN FORM FOR TEN FINGERPRINTS



*Myan Savelin*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Rafus Savelin*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Government Of West Bengal  
Office of the A. R. A. - II KOLKATA  
5 & 6, Govt Place ( North ) , KOLKATA  
Endorsement For deed Number :I-02068 of :2009  
(Serial No. 03569, 2008)

On 09/04/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1906382/-

Certified that the required stamp duty of this document is Rs 95339 /- and the Stamp duty paid as: Impresive Rs- 100

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

Presented for registration at 19:30 hrs on :09/04/2008 at the Office of the A. R. A. - II KOLKATA by Shyam Sundar Misra, one of the Executants

Admission of Execution(Under Section 58)

Execution is admitted on 09/04/2008 by

1. Shyam Sundar Misra, Director, M/s. Landmark Promoters Pvt. Ltd., 32, Ezra Street, Kolkata - 1, profession :Business
2. Raju Sarkar, Authorised Signatory, M/s. I F B Securities Ltd., 12/20, Radha Bazar Lane, P. S- Lal Bazar, Kolkata - 1, profession :Business

Identified By Dilip Sen, son of Late Gopal Sen Kaikhali, Chiriamore Kolkata - 136 Thana : , by caste Hindu, By Profession :Business.

Name of the Registering officer :.....  
Designation :A. R. A. - II KOLKATA

On 10/04/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 20966/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on:10/04/2008

Name of the Registering officer :.....  
Designation :A. R. A. - II KOLKATA

On 11/04/2008

Deficit stamp duty

[Ajoy Kr Pradhan]  
A. R. A. - II KOLKATA  
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-II OF  
KOLKATA  
Govt. of West Bengal 5/7/09

ADD. Reg. Insurance

Government Of West Bengal  
Office of the A. R. A. - II KOLKATA  
5 & 6, Govt Place ( North ) , KOLKATA  
Endorsement For deed Number :I-02068 of :2009  
(Serial No. 03569, 2008)

Deficit stamp duty 1.Rs 48000/- is paid, by the draft number 696353. Draft Date 10/04/2008 Bank Name STATE BANK OF INDIA, KOLKATA, received on :11/04/2008. 2.Rs 47240/- is paid, by the draft number 696362, Draft Date 10/04/2008 Bank Name STATE BANK OF INDIA, KOLKATA, received on :11/04/2008.

Name of the Registering officer :.....  
Designation :A. R. A. - II KOLKATA

On 05/03/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23.5 of Indian Stamp Act 1899.

Name of the Registering officer :Ajoy Kr Pradhan  
Designation :A. R. A. - II KOLKATA

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

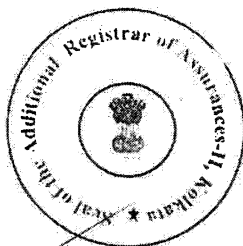
Govt. of West Bengal 04/3/09





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 966 to 974  
being No 02068 for the year 2009.



(Ajoy Kr Pradhan) 07-March-2009  
A. R. A. - II KOLKATA  
Office of the A. R. A. - II KOLKATA  
West Bengal

