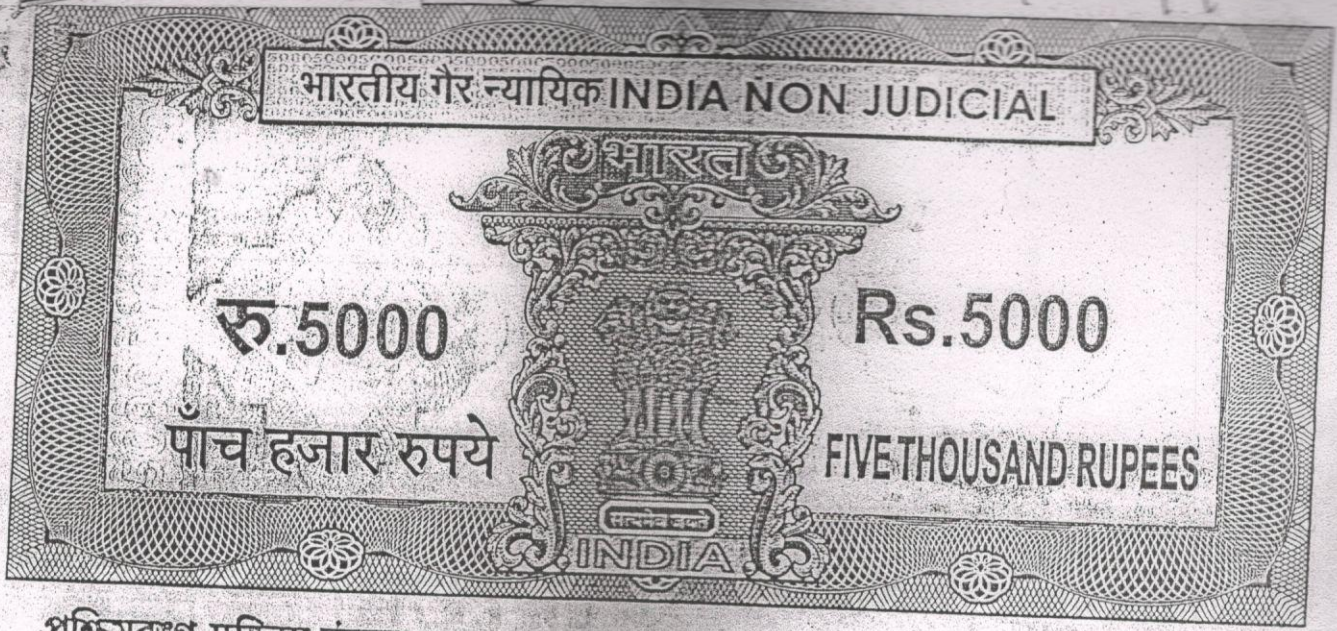


229721145708



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

076918

12/10/07
13189
Bha/10/0
21.1.08
22/1/08

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION. THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ABDL. DIST. SUBREGISTRAR SILIGURHAT

16/5/07

Nandini Raha

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 21st DAY OF JANUARY 2008 (TWO THOUSAND AND EIGHT).

C

Stamp duty payable as per setforth Value Rs. 60,000/-
due to Urgent necessity Said duty
Make up by N. I. Stamp of Rs. 5000/-
and by Bank Draft/Bankers Cheque of Rs. 55,000/-
of S. B. I. Sakinaka (Mumbai)
111-2207 742700 18/01/08
branch bearing No.

Cont. p/2

16,82,000
12,00,000
4,82,000

Collected
s/s 2 (2) b of I. S. Act
A. D. B. B. Basdon

For Sale/Lease/Transfer/...

Nandini Raha

Page - 2

TOTAL CONSIDERATION	:	RS. 12,00,000/-
AREA OF LAND	:	0.555 ACRE
MOUZA	:	BARMHARIA
PARAGANA	:	PATELGHATA
POLICE STATION	:	NATIGARA
DISTRICT	:	DARJEELING
KHATIAN NO.	:	99, 44/1
PLOT NO.	:	R.S. 71 NEW 194
J.L. NO.	:	082

Cont.p/3

3

Nandini Raha

B E T W E E N

SHELCON PROPERTIES PRIVATE LIMITED a private Limited company registered under the companies Act 1956, bearing certificate of incorporation No. 21-66995 of 1994, having its office at Hill Cart Road, P.O. & P.S. Siliguri in the District of Darjeeling --- hereinafter called **VENDOR/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its Directors, office bearers, executors, successors, administrators, representatives and assigns) of the **ONE PART** represented by its Director **SMT NANDINI RAHA** wife of Sri S.K. Raha, Hindu by religion, Indian by religion, Director of the above named Company by occupation, resident of Bidhan Road, Siliguri in the District of Darjeeling PAN AAHCS 6766R

A N D

AJANTA MARBLES PRIVATE LIMITED a private Limited company registered under the companies Act, 1956, bearing certificate of incorporation No. 11-70805 Dated 15.2.1993 having its office at Kurla Andhari Road, P.O. Marble Naka, Opposite of Mittal Estate, Mumbai - 400059 --- hereinafter called **PURCHASER / SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its Directors, office bearers, executors, successors, administrators, representatives and assigns) of the **SECOND PART** represented by one of its Director **SRI SHIVDUTTA SHARMA** S/o Sri Ramprasad Sharma, Hindu by religion, Indian by religion, Director of the above named Company by occupation, resident of 46, Sharma Sadan, Hanuman Road, Ville Parle East, Mumbai. PAN AAACA4568N

Cont.p/4

9

PROPERTIES PVT. L.
Nandini Rahe

WHEREAS vendor hereof **SHELCON PROPERTIES (P) LTD** acquired a piece and parcel of Land measuring 0.66 Acre appertaining to Plot NO. 194 of Mouza - Baragharia in the District of Darjeeling by virtue of Deed of sale executed by **MISS SANJUKTA SAHA** and registered at the Office of the Additional District Sub-Registrar, Siliguri II at Bagdogra and recorded in Book No. I, being document No. 4846 for the year of 2006.

A N D

WHEREAS since purchase vendor hereof **SHELCON PROPERTIES (P) LTD** is/was in actual Khas and physical possession of all that piece and parcel of land as fully described in the schedule below without any objection, interruption, claim, demand, whatsoever from any other person and as such the Vendor become sole, absolute and exclusive owner-in-possession of the said land and has got right, title and interest having permanent heritable and transferable interest therein.

WHEREAS the First Party Vendor being in need of fund for acquiring ~~more~~ profitable properties and for other purposes ~~has in~~ the Meeting of Board of Directors held on ~~17.12.2005~~ at the registered office of the Company ~~unanimously~~ resolved to sale the landed property ~~more fully~~ described in the schedule below and has ~~appointed~~ and authorized its Director **SMT NANDINI RAHA** to negotiate with the intended purchaser/s ~~to~~ after the sale proceed and sign all necessary ~~papers~~ and do all acts, things necessary for ~~the~~ transfer of land in favour of the purchaser/s. ~~And~~ **SMT NANDINI RAHA** has for and on behalf of the Company offered for sale the ~~land~~ schedule below.

Page - 5

A N D

WHEREAS the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land as fully described in the schedule below for Rs. 12,00,000/- (Rupees twelve Lakhs) only.

A N D

WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agree to sale the land fully described in the schedule below for Rs. 12,00,000/- (Rupees twelve Lakhs) only, free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 12,00,000/- (Rupees twelve Lakhs) only, paid by Cash/Cheque/Draft by the purchaser at the time and/or before the execution of these presents to the Vendor (the receipt whereof the vendor do hereby acknowledge and grand full discharge to the purchaser from payment thereof) the Vendor do hereby grant, convey, assign and transfer unto and in favour of the purchaser the aforesaid land as fully described in the schedule below and make over Khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be TO HAVE and TO HOLD the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

Cont.p/6

Handwritten: Nandini Baha

Handwritten: 6

Page - 5

A N D

WHEREAS the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land as fully described in the schedule below for Rs. 12,00,000/- (Rupees twelve Lakhs) only.

A N D

WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agree to sale the land fully described in the schedule below for Rs. 12,00,000/- (Rupees twelve Lakhs) only, free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 12,00,000/- (Rupees twelve Lakhs) only, paid by Cash/Cheque/Draft by the purchaser at the time and/or before the execution of these presents to the Vendor (the receipt whereof the vendor do hereby acknowledge and grand full discharge to the purchaser from payment thereof) the Vendor do hereby grant, convey, assign and transfer unto and in favour of the purchaser the aforesaid land as fully described in the schedule below and make over Khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be TO HAVE and TO HOLD the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

Cont.p/6

Handwritten: Nandini Raha

Handwritten: 6

Nandini Raha
Dins

THAT the Vendor further declares that the entire land forming subject matter of the present conveyance was in Khas and actual possession of the Vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be these presents or any part thereof the Vendor shall be liable to return to the purchaser the full or proportionate part or the consideration money as the case may be together with interest at the rate of 24% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto be sustained by the purchaser.

IT is hereby further declared by the Vendor that the Vendor has not entered in to any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by those presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the vendor shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchaser adequately for the loss or injury to be sustained by the purchaser in consequence thereof.

S C H E D U L E

All that piece and parcel of land measuring 0.555 (zero point five five five) Acre appertaining to and forming part of Plot No. R.S. NO. 71 (Seven one), L.R. Plot NO. 194 (One Nine four) of Sheet NO. 1 (one) recorded in Khatian No. 44/1 (four four by one) and 99 (nine nine) of Mouza - Baragharia, J.L. NO. 82 (eight two) Pargana - Patharghata, P.S. Matigara in the District of Darjeeling.

Cont.p/8

3

MEMO OF RECEIPT

Rs. 12,00,000/-

RECEIVED of and from the
within named PURCHASER Rs.
12,00,000/- (Rupees TWELVE
Lakhs) only by within named
VENDOR the within sum of Rs.
12,00,000/- (Rupees TWELVE
Lakhs) only paid by the
PURCHASER to the VENDOR by
Cash/Cheque/Draft in respect
of the property conveyed
herein.

MEMO OF CONSIDERATION

NAME OF BANK

CHEQUE/DRAFT NO.

DATE

ORIENTAL BANK OF COMMERCE,
ANDHARI BRANCH
MUMBAI

TWELVE

23.10.2007

ORIENTAL BANK OF COMMERCE PROPERTIES PVT. LTD.

Sandini Raha

Director

Land as mentioned above hereby sold by the Vendor is delineated by red border and marked by Ward "J" in the plan annexed herewith and the said land is butted and bounded as follows:

BY THE NORTH : LAND OF VENDOR SOLD TO PURCHASER,
BY THE SOUTH : LAND OF VENDOR SOLD TO PURCHASER,
BY THE EAST : ROAD,
BY THE WEST : NALA,

INWITNESS WHEREOF the Vendor does hereunto set her hands on this Indenture on the Day, Month and Year first above written.

WITNESSES: -

1. Subrata Chaudhary
S/O S.R. Chaudhary
South Bharat Nagar
Siliguri - 734004

The contents of this documents have been gone through and understood personally by the Vendor & Purchaser.

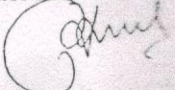
2. अमील सहा
पिता राम सुरत सहा
प्रकाश नगर [अमील सहा]

For SHELDON PROPERTIES PVT. LTD.

Wandini Kaha

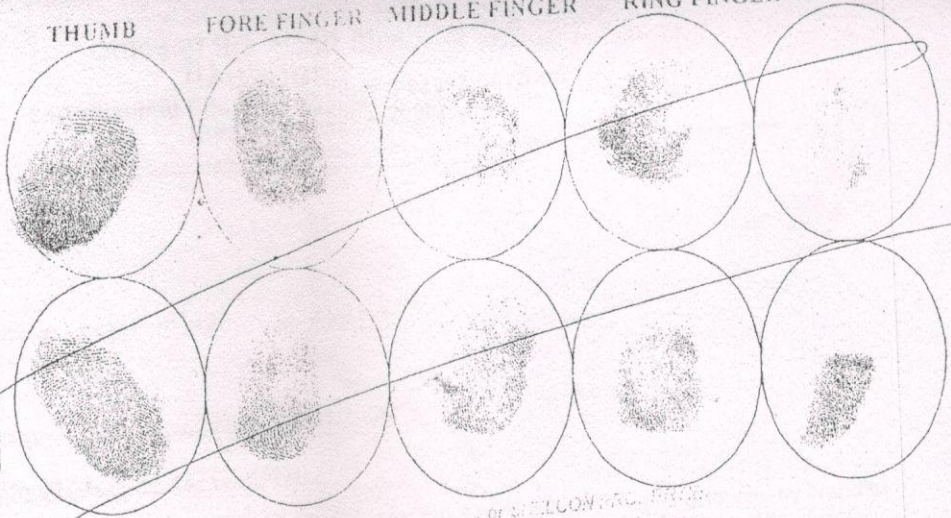
-----DIRECTOR-----
V E N D O R

Drafted by me and printed at my office.


Rajesh Kumar Agarwal
Advocate / Siliguri
Reg. No. WB/73/197

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT
RIGHT



For SHELCON PROP.

Sonu

Director

SIGN WITH DATE

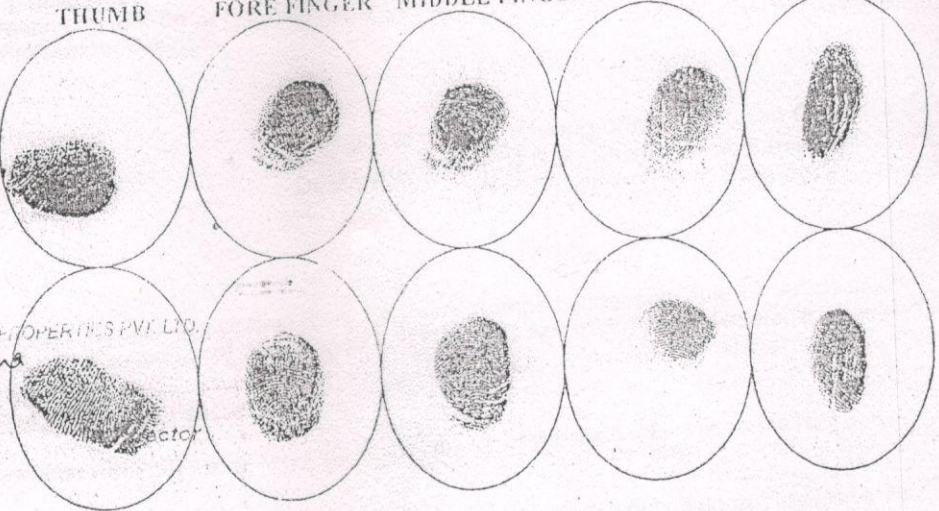
THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT
RIGHT



Nandini Raha
Nandini Raha

For SHELCON PROPERTY
Director



For SHELCON PROPERTY

Nandini Raha

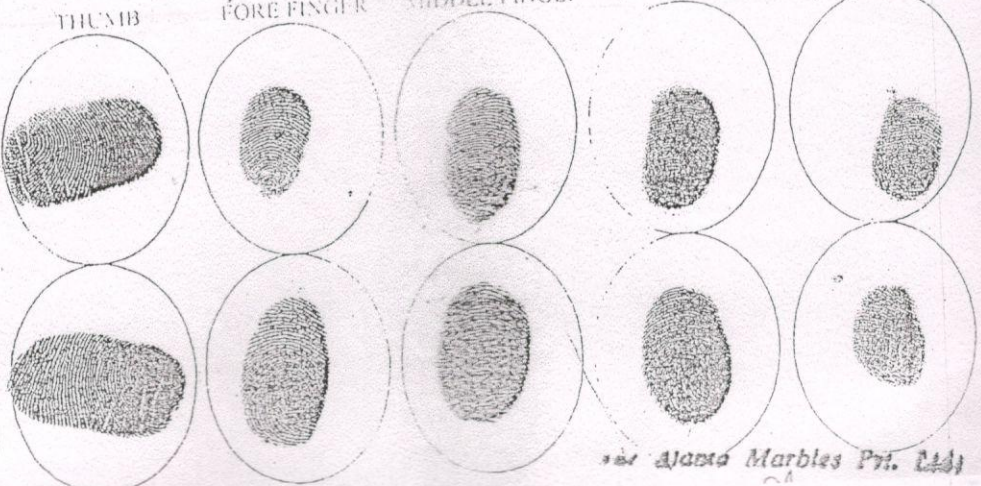
SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

LEFT
RIGHT



Alanta Marbles Pvt. Ltd.



Alanta Marbles Pvt. Ltd.

Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-02297 of :2008
(Serial No. 00804, 2008)

On 21/01/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 13189/- on:21/01/2008

Deficit stamp duty

Deficit stamp duty : Rs 55000/- is paid, recieved on :21/01/2008.

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

Presented for registration at 14.00 on :21/01/2008, at the Office of the ADSR Siliguri-II at Bagdogra by Nandini Raha, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :21/01/2008 by
1. Nandini Raha, Director, Shelcon Properties Private Limited, Hill Cart Road, Siliguri, Dist- Darjeeling, Dist- Darjeeling, profession : Business
Identified By Subrata Chakraborty, son of Sri S. R. Chakraborty South Bharat Nagar Post- Siliguri Dist- Darjeeling Thana- Siliguri, by caste Hindu, By Profession : Business.

Name of the Registering officer : Subhas Chandra Sarkar
Designation : A.D.S.R. Siliguri-II at Bagdogra

On 16/05/2008

Admissibility(Rule 43)

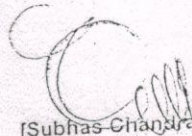
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955: Court fee stamp paid Rs.-10/-

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- 1682000/-

Certified that the required stamp duty of this document is Rs 84100/- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty


[Subhas Chandra Sarkar]
A.D.S.R. Siliguri-II at Bagdogra
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal

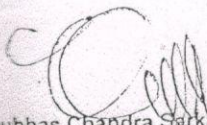
Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number 3-82257 of :2008
(Serial No. 00804, 2008)

Deficit stamp duty : Rs 24100/- is paid by the draft no. :945699. Draft date: 17/04/2008, Bank name:STATE BANK OF INDIA, Sakinaka(mumbai), recieved on : 16/05/2008.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in excess - (1) = 5302/- on: 16/05/2008.

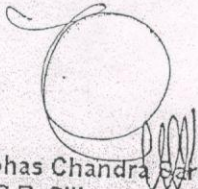
Name of the Registering officer : Subhas Chandra Sarkar
Designation : A.D.S.R. Siliguri-II at Bagdogra


[Subhas Chandra Sarkar]
A.D.S.R. Siliguri-II at Bagdogra
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 416 to 429
being No.00527 for the year 2010.




(Subhas Chandra Sarkar) 22-January-2010
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal

LAND SCHEDULE

PLAT NO.	AREA IN ACRES	LAND SYMBOL
(P) 76 (C) (B) 16	0.75	A
(P) 76 (C) (B) 16	0.75	B
(P) 1	1.00	C
(P) 76 (C) (B) 16	1.00	D
(P) 76 (C) (B) 16	1.00	E
(P) 730	1.00	F
(P) 76 (C) (B) 16	0.50	G
(P) 62 (C) (B) 190	0.75	H
(P) 189, 190	1.11	I
(P) 194	0.555	J

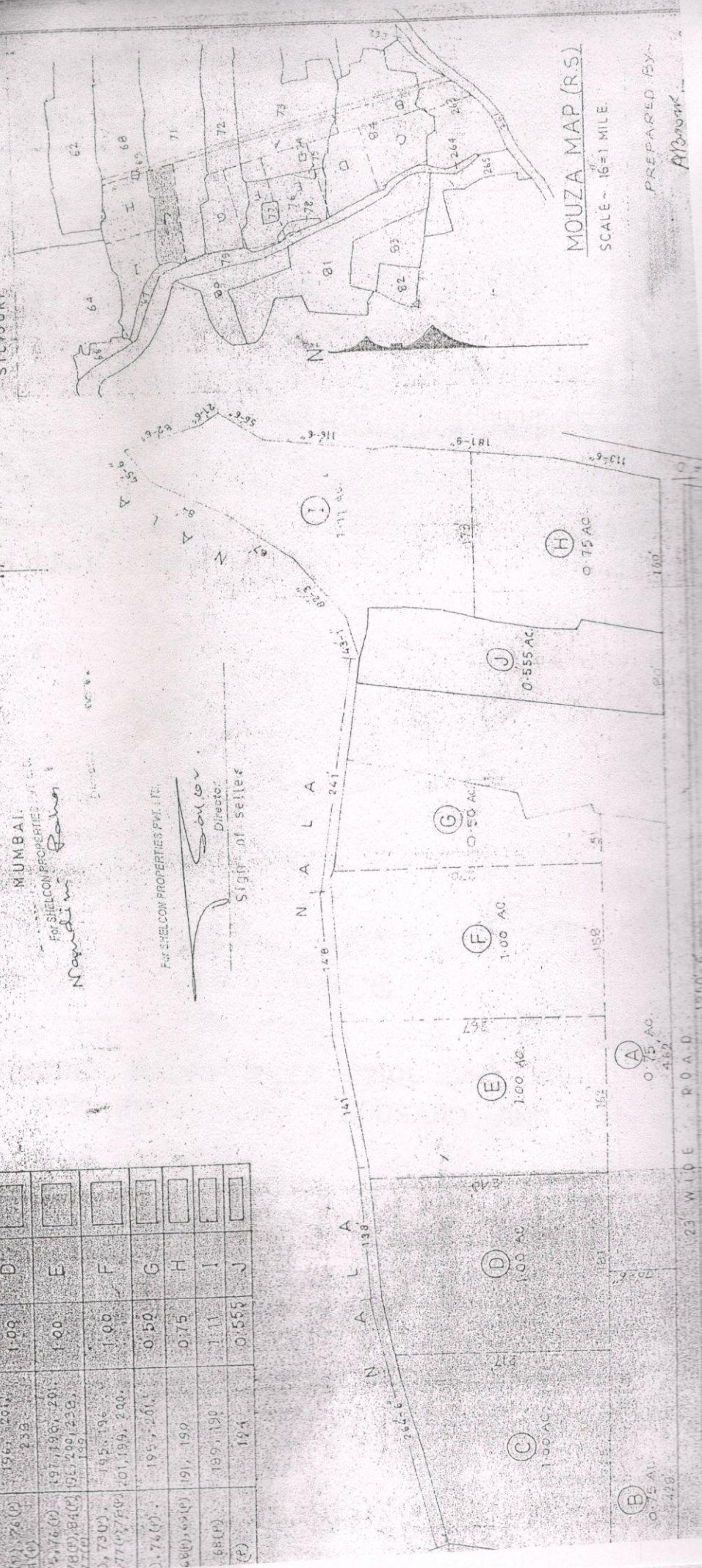
AJANTA MARBLES PRIVATE LIMITED
 KURIA ANCHARI ROAD, MARBLE NAKA
 ORP NITTAL ESTATE, MUMBAI-400059

REPRESENTED BY
SRI SHYDUTTA SHARMA
SRI RAMPRASAD SHARMA
 MUMBAI.

For SHELCON PROPERTIES PVT. LTD.
Navdutt
 Director
 Sign of seller

SHELCON PROPERTIES PVT. LTD.
 HILLCART ROAD, SILIGUR

REPRESENTED BY
SRI DEBARATA SARKAR
S/O LI BHABATARAN SARKAR
 VINAYAK APARTMENT, PRADHAN NAGAR,
 SILIGURI



MOUZA MAP (R.S.)
 SCALE - 16 = 1 MILE
 PREPARED BY
ABDOL