

08646

Ne-2451/13

1-0 8785/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 873816

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

[Signature]
District Sub-Register-II
Alipore, South 24-parganas
03/10/13

THIS DEED OF CONVEYANCE is made on this 12th day of September Two Thousand Thirteen BETWEEN MESSRS OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED, a company incorporated under the Indian Companies Act, 1956, having its registered office at 39/1, Bose Pukur Road, Post Office Kasba, Police Station Kasba, Kolkata-700 042, PAN — AABCO1239M, represented by its Managing Director namely Sri Prabir Paul, son of Sri Shanti Ranjan Paul, by Religion Hindu, by Occupation Business, by Nationality Indian, residing at 248/D, B.B. Chatterjee Road, Police Station Kasba,

[Handwritten notes]
12/9/13
S.M.K.
12/9/13

68866

05 SEP 2013

MR. D. MITRA
 Date: _____
 Solicitor & Advocate
 Sold to: Room No. - 29, First Floor
 Address: 10, Old Post Office Street
 Kolkata - 700 001
 Rs. 50/-
 A BANERJEE
 L.S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001

- Niloy 1st Pant

NETI - 5473

- Niloy 1st Pant

NETI - 5474

Probin Paul

NETI - 5475



NETI - 5476

District Sub-Registrar-III
Allipore, South 24-Parganas

12 SEP 2013

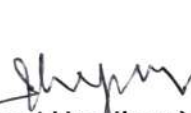
3 Rajal Kumar Lila

Rajiv Kumar Ganguli
 s/o Sri Kartik Ch. Ganguli
 10, old Post office
 Street Kolkata-700001
 (Service)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 3676 to 3712
being No 08785 for the year 2013.




(Rajendra Prasad Upadhyay) 03-October-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal



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

Endorsement For Deed Number : I - 08785 of 2013
(Serial No. 08646 of 2013 and Query No. 1603L000015854 of 2013)

On 12/09/2013

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

Presented for registration at 17.40 hrs on :12/09/2013, at the Private residence by Sri Niloy Kumar Pande , one of the Claimants.

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

Execution is admitted on 12/09/2013 by

1. Sri Prabir Paul
Managing Director, M/s. Oiendriila Promoters & Developers Pvt. Ltd.pan No- Aabco 1239m, 39/1, Bose Pukur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042.
, By Profession : Business
2. Sri Bhola Paik
Proprietor, M/s. Bengal Abasan Builder, 62, HOSSENPUR, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.
, By Profession : Business
3. Sri Niloy Kumar Pande
Director, M/s. Kna Housing Development Pvt. Ltd. Pan No- Aaeck 8105f, 129/11 B, Purbachal Kalitala Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078.
, By Profession : Business
4. Sri Kajal Kumar Sinha
Director, M/s. Kna Housing Development Pvt. Ltd. Pan No- Aaeck 8105f, 129/11 B, Purbachal Kalitala Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078.
, By Profession : Business

Identified By Rajiv Kumar Ganguly, son of Kartick Ch. Ganguli, 10, Old Post Office Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 13/09/2013

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.-2,25,65,652/-



(Signature)
District Sub-Registrar-III
South 24-Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

03/10/2013 13:34:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 08785 of 2013
(Serial No. 08646 of 2013 and Query No. 1603L000015854 of 2013)

Certified that the required stamp duty of this document is Rs.- 1579617 /- and the Stamp duty paid as:
Impresive Rs.- 50/-

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 03/10/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23, 4, 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 339000.00/-, on 03/10/2013

(Under Article : A(1) = 248215/- B = 90739/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 03/10/2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 475420/- is paid , by the draft number 569821, Draft Date 30/09/2013, Bank : State Bank of India, ANDUA, received on 03/10/2013
2. Rs. 600000/- is paid , by the draft number 590733, Draft Date 19/09/2013, Bank : State Bank of India, FARAKKA, received on 03/10/2013
3. Rs. 500000/- is paid , by the draft number 569728, Draft Date 19/09/2013, Bank : State Bank of India, ANDUA, received on 03/10/2013
4. Rs. 4210/- is paid , by the draft number 651666, Draft Date 03/10/2013, Bank : State Bank of India, ALIPORE COURT TREASURY BR, received on 03/10/2013

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

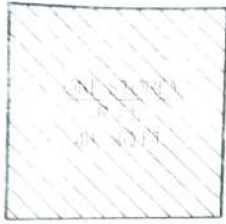


(Signature)
District Sub-Registrar-III
Alipore, South 24-Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

03/10/2013 13:34:00

EndorsementPage 2 of 2

VACANT LAND
21880



M/s. Oindrila Promoters & Developers Pvt. Ltd.

Prabir Paul

Director

.....
SIGNATURE OF VENDOR

IA HOUSING DEVELOPMENT PVT. LTD.

Kajal Kumar Saha

Director

KNP HOUSING DEVELOPMENT PVT. LTD.

Neloy Kumar Saha

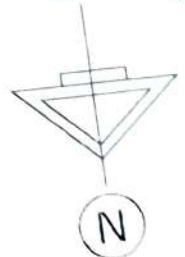
Director

.....
SIGNATURE OF PURCHASER

BENGALABASAN BUILDER

(Signature)
(BHOLA PAIK)
Proprietor

Signature of Confirming Party

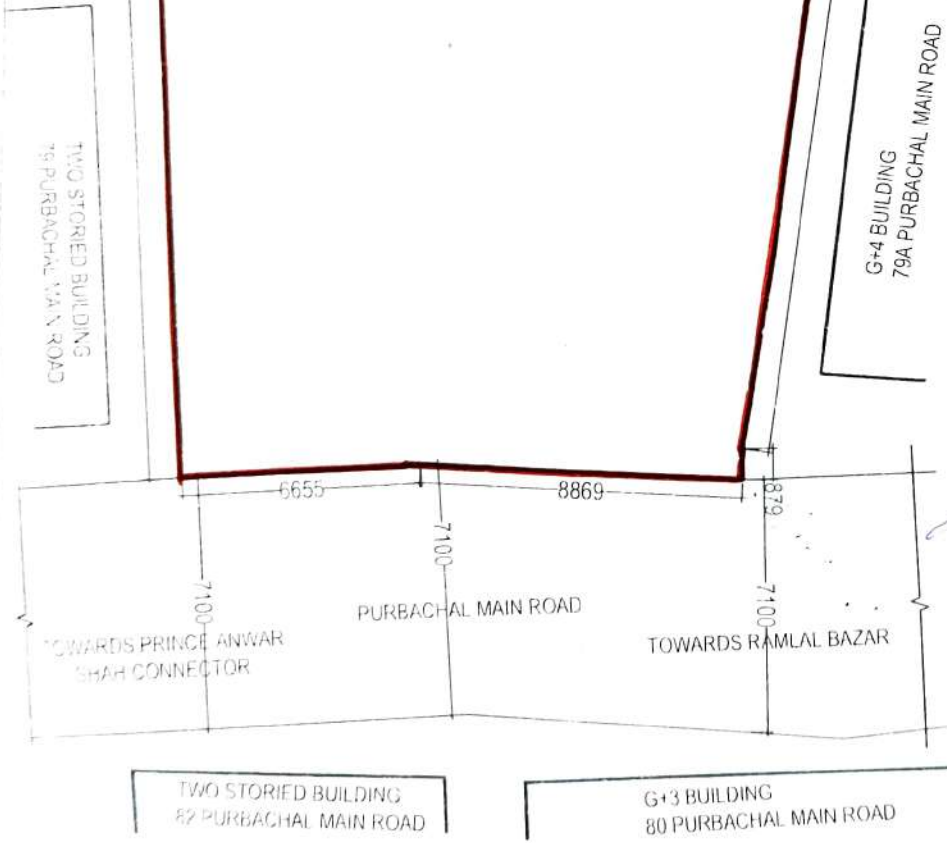


SCALE : 1 : 200

DATE : 06.09.2013

AREA OF THE LAND : 10 K. - 00 Ch. - 00 SQ.FT. i.e. 7200 SQ.FT i.e. 668.896 SQ.M.

SITE PLAN AT PREMISES NO. 379 / 1 / A, PURBACHAL MAIN ROAD
[PREVIOUSLY, 379, PURBACHAL MAIN ROAD], P. S. GARFA, WARD NO.
106 KOLKATA 700 078 UNDER K. M. C, DISTRICT SOUTH 24 PARGANAS.





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Kolkata-700 042, hereinafter referred to as the "**VENDOR**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor, successors-in-office and assigns) **OF THE FIRST PART AND MESSRS KNA HOUSING DEVELOPMENT PRIVATE LIMITED**, a Private Limited company, registered under the Companies Act, 1956 and having its office at 129/11B, Purbachal Kalitala Road, Police Station Garfa, Kolkata-700 078, PAN – AAECK8105F, represented by its two Directors namely (1) **SRI NILOY KUMAR PANDE**, son of Late Samarendra Nath Pande, by Religion Hindu, by Occupation Business, residing at 72A, Ballygunge Place, Police Station Gariahat, Kolkata-700 019 and (2) **SRI KAJAL KUMAR SINHA**, son of Sashi Bhusan Sinha, by Religion Hindu, by Occupation Business, residing at Village Chowki, Post Office Beniagram, Farakka, Murshidabad, Pin-742 212, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor, successors-in-office and assigns) **OF THE SECOND PART AND MESSRS BENGAL ABASAN BUILDER**, a sole proprietorship concerned having its office at 62, Hossenpur, Police Station Tiljala, Kolkata-700 107, represented by its sole proprietor namely Sri Bhola Paik, son of Late Bimal Paik, residing at 344, Hossenpur Road, Police Station Tiljala, Kolkata-700 107, PAN – AKRPP2448J, hereinafter referred to as the "**CONFIRMING PARTY**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include the said proprietorship firm, the said sole proprietor, his heirs, executors, administrators, legal representatives and assigns) **OF THE THIRD PART:**

WHEREAS:



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- A. By a registered deed of conveyance dated 14th May, 1947 made between Sri Kunja Behari Naskar, described therein as the Vendor of the One Part and Sri Dharendra Nath Baidya and Sri Harendra Nath Baidya, described therein as the Purchasers of the Other Part, the Vendor therein for the consideration therein mentioned sold, conveyed and transferred to the Purchasers therein ALL THAT piece and parcel of the land admeasuring 16 decimals be the same a little more or less out of ALL THAT piece and parcel of land admeasuring 22 decimals be the same a little more or less comprised in C.S. Dag No. 1582, under C.S. Khatian No. 26 and ALL THAT piece and parcel of the land admeasuring more or less 18½ decimals out of ALL THAT piece and parcel of land admeasuring 27 decimals, comprised in C.S. Dag No. 1582, under C.S. Khatian No. 301 in Mouza Garfa, J.L. No. 19, Revenue Survey No. 2, under Collector's Touzi No. 12, Police Station previously Tollygunge then Kasba and now Police Station Garfa, Sub-Registry Office at Sealdah, now within the limits of the Kolkata Municipal Corporation, Ward No. 106, District South 24 Parganas which was registered in the office of Sub-Registry Alipore and recorded in Book No. I, Volume No. 33, Pages from 74 to 76, Being No. 1461 for the year 1947.
- B. The aforesaid piece and parcel of the land admeasuring 34½ decimals be the same a little more or less comprised in C.S. Dag No. 1582, under C.S. Khatian Nos. 26 and 301, in Mouza Garfa, was recorded in the names of the said Sri Dharendra Nath Baidya and the said Sri Harendra Nath Baidya comprised in R.S. Dag No. 1883, under R.S. Khatian Nos. 63 and 337, with other landed property in Mouza Garfa, J.L. No. 19, the then District 24 Parganas.
- C. By a registered deed of sale dated 28th December, 1953 made between Abdul Wohab Munsif, described therein as the Vendor of the One Part and Smt.



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Usha Bala Baidya, described therein as the Purchaser of the Other Part, the Vendor therein for the consideration therein mentioned sold, conveyed and transferred to the Purchaser therein ALL THAT piece and parcel of the land admeasuring 28 decimals be the same a little more or less in total comprised in C.S. Dag No. 1586, under C.S. Khatian Nos. 243 and 7, in Mouza Garfa, J.L. No. 19, Revenue Survey No. 2, under Collector's Touzi No. 12, Police Station previously Tollygunge then Police Station Kasba now Police Station Garfa, Sub-Registry Office at Sealdah, District 24 Parganas, which was registered in the office of Sub-Registry Alipore and recorded in Book No. I, Volume No. 131, Pages from 242 to 244, Being No. 8130 for the year 1953.

- D. Since the date of purchase as aforesaid the said Smt. Usha Bala Baidya became absolute owner of ALL THAT piece and parcel of the land admeasuring 28 decimals be the same a little more or less in total which at the time of Revisional Settlement her name was recorded as Rayat of the said land under R.S. Khatian No. 1102, comprised in R.S. Dag No. 1887 (land admeasuring 15 decimals be the same a little more or less) and under R.S. Khatian No. 1103, comprised in R.S. Dag No. 1887 (land admeasuring 13 decimals be the same a little more or less), in Mouza Garfa, J.L. No. 19, District 24 Parganas.
- E. By a Bengali registered deed of Partition dated 9th May, 1956 made between Sri Dharendra Nath Baidya and Sri Harendra Nath Baidya, described therein as the Party of the One Part and Sri Harendra Nath Baidya, described therein as the party of the Other Part, the parties thereto by the said Bengali registered deed of partition divided the aforesaid land by meets and bounds in the manner that the said Sri Dharendra Nath Baidya was allotted out of the said ALL THAT piece and parcel of the land admeasuring 34½ decimals be the same a little more or less ALL THAT land admeasuring 18 decimals be



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the same a little more or less situate lying at and comprised in C.S. Dag No. 1582, under C.S. Khatian Nos. 26 and 301, from the Western side of the said land and the said Sri Harendra Nath Baidya was allotted rest of the land admeasuring 16½ decimals be the same a little more or less comprised in C.S. Dag No. 1582, under C.S. Khatian Nos. 26 and 301, from the Eastern side of the said land, which was registered in the office of the at District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 76, Pages from 16 to 18, Being No. 3752, for the year 1956.

- F. In the premises by virtue of the aforesaid registered deed of partition dated 9th May, 1956 the said Dharendra Nath Baidya became absolute owner of **ALL THAT** land admeasuring 18 decimals be the same a little more or less situate lying at and comprised in C.S. Dag No. 1582, under C.S. Khatian Nos. 26 and 301, from the Western side of the said land fee simple free from all encumbrances, liens, lispens, charges, mortgages, acquisitions, requisitions whatsoever and howsoever and was in khas possession and enjoyed the same until the time hereinafter mentioned.
- G. By a registered Bengali Kobala dated 5th July, 1965 made between Smt. Usha Bala Baidya, described therein as the Vendor of the One Part and Sri Dharendra Nath Baidya, described therein as the Purchaser of the Other Part, the Vendor therein for the consideration therein mentioned sold, conveyed and transferred to the Purchaser therein **ALL THAT** land admeasuring 28 decimals be the same a little more or less comprised in R.S. Dag No. 1887 under R.S. Khatian No. 1102 and 1103 appertaining to C.S. Dag No. 1586, under C.S. Khatian Nos. 243 and 7, in Mouza Garfa, J.L. No. 19, Revenue Survey No. 2, under Collector's Touzi No. 12, Police Station previously Tollygunge then Police Station Kasba and at present Police Station Garfa, Sub-Registry Office at Sealdah, District 24 Parganas, which was registered



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in the office of the Sub-Registry Alipore and recorded in Book No. I, Volume No. 103, Pages from 173 to 176, Being No. 5541, for the year 1965.

- H. In the premises, the said Sri Dharendra Nath Baidya became absolute owner of **ALL THAT** land admeasuring 18 decimals be the same a little more or less comprised in R.S. Dag No. 1883, under R.S. Khatian Nos. 63 and 337, in Mouza Garfa, Police Station previously Tollygunge then Police Station Kasba and at present Police Station Garfa, Sub-Registry Office at Sealdah, District 24 Parganas, which he acquired by the said registered deed of partition dated 9th May, 1956 and another plot of land measuring more or less 28 decimals, comprised in R.S. Dag No. 1887, under R.S. Khatian Nos. 1102 and 1103 in Mouza Garfa, J.L. No. 19, Police Station previously Tollygunge then Police Station Kasba and at present Police Station Garfa, Sub-Registry Office at Sealdah, District 24 Parganas which he purchased from Smt. Usha Bala Baidya by a registered Bengali Kobala dated 5th July, 1965, fee simple free from all encumbrances, liens, lispens, charges, mortgages, acquisitions, requisitions whatsoever and howsoever and was in khas possession and enjoyed the same until the time hereinafter mentioned.
- I. During life time of the said Dharendra Nath Baidya, sold some portions of the aforesaid land and after the said sale the said Dharendra Nath Baidya, had been possession and enjoying the rest portion of the said land admeasuring 03 (three) Cottahs 11 (eleven) Chittacks 20 (twenty) square feet be the same a little more or less comprised in R.S. Dag No. 1883, under R.S. Khatian Nos. 63 and 337 Police Station previously Tollygunge then Police Station Kasba and at present Police Station Garfa, Sub-Registry Office at Sealdah, District 24 Parganas and another plot of land admeasuring 06 (six) Cottahs 04 (four) Chittacks 25 (twenty five) square feet be the same a little more or less comprised in R.S. Dag No. 1887, under R.S. Khatian Nos. 1102 and



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1103, and other landed property in Mouza Garfa, J.L. No. 19, Police Station previously Tollygunge then Police Station Kasba and at present Police Station Garfa, Sub-Registry Office at Sealdah, District 24 Parganas.

- J. While in possession and occupation over the remaining portion of the land being ALL THAT same, the said Dharendra Nath Baidya, mutated his name in the records of the Kolkata Municipal Corporation in respect of land admeasuring 03 (three) Cottahs 11 (eleven) Chittacks 20 (twenty) square feet be the same a little more or less comprised in R.S. Dag No. 1883, under R.S. Khatian Nos. 63 and 337 and another plot of land admeasuring 06 (six) Cottahs 04 (four) Chittacks 25 (twenty five) square feet be the same a little more or less comprised in R.S. Dag No. 1887, under R.S. Khatian Nos. 1102 and 1103 along with other landed property in Mouza Garfa, J.L. No. 19, now premises No. 379, Purbachal Main Road, Police Station previously Kasba now Police Station Garfa, under Ward No. 106 of Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas.
- K. The said Sankar Nath Baidya, son of said Sri Dharendra Nath Baidya, died intestate on 1st May, 1989, leaving behind him and surviving him his wife namely Smt. Runu Baidya and two sons namely Sri Moloy Baidya and Sri Sajal Baidya, one married daughter namely, Smt. Sonali Paul and one unmarried daughter namely Mitali Baidya as his only legal heirs, successors and legal representatives under the Hindu Succession Act, 1956.
- L. While in possession and occupation of ALL THAT land admeasuring 03 (three) Cottahs 11 (eleven) Chittacks 20 (twenty) square feet be the same a little more or less comprised in R.S. Dag No. 1883, under R.S. Khatian Nos. 63 and 337 and another plot of land admeasuring 06 (six) Cottahs 04 (four) Chittacks 25 (twenty five) square feet be the same a little more or less



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comprised in R.S. Dag No. 1887, under R.S. Khatian Nos. 1102 and 1103, and other landed property in Mouza Garfa, J.L. No. 19, Police Station previously Tollygunge then Police Station Kasba and at present Police Station Garfa, Sub-Registry Office at Sealdah, District 24 Parganas, the said Dhirendra Nath Baidya died intestate on 28th June, 1998, leaving behind him and surviving him his widow namely Smt. Usha Bala Baidya, daughter-in-law namely Smt. Runu Baidya and two grand-sons namely Sri Moloy Baidya, Sri Sajal Baidya and two grand-daughters namely Smt. Sonali Paul and Miss Mitali Baidya i.e. heirs of deceased son namely Sankar Nath Baidya and five sons namely Sri Sekhar Nath Baidya, Sri Sukumar Baidya, Sri Swapan Baidya, Sri Tapan Baidya and Ratan Baidya and three daughters namely Smt. Sobha Rani Baidya, Smt. Sandhya Sardar and Smt. Sumitra Mondal as his only legal heirs and legal representatives under Hindu Succession Act, 1956.

- M. In the premises, after the death of the said Dhirendra Nath Baidya his aforesaid legal heirs inherited the entire estate including the aforesaid land proportionate to their respective share in accordance with law of inheritance under Hindu Succession Act, 1956.
- N. The said Usha Bala Baidya died intestate on 2nd June, 2004 leaving behind her said daughter in law namely, Smt. Runu Baidya and two grand-sons namely Sri Moloy Baidya and Sri Sajal Baidya, two married grand-daughters namely Smt. Sonali Paul and Miss Mitali Baidya i.e. heirs of deceased son namely Sankar Nath Baidya and five sons namely, Sri Sekhar Nath Baidya, Sri Sukumar Baidya, Sri Swapan Baidya, Sri Tapan Baidya and Ratan Baidya and three daughters namely Smt. Sobha Rani Baidya, Smt. Sandhya Sardar and Smt. Sumitra Mondal as her only legal heirs, successors and legal representatives under Hindu Succession Act, 1956 who inherited the said



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property, left by the said deceased in accordance of their respective shares under law of inheritance under Hindu Succession Act, 1956.

- O. Thus, in the premises, by law of inheritance the said Smt. Runu Baidya, Sri Moloy Baidya, Sri Sajal Baidya, Smt. Sonali Paul, Miss Mitali Baidya, Sri Sekhar Nath Baidya, Sri Sukumar Baidya, Sri Swapan Baidya, Sri Tapan Baidya, Sri Ratan Baidya, Smt. Sobha Rani Baidya, Smt. Sandhya Sardar and Smt. Sumitra Mondal, the legal heirs of the said Dharendra Nath Baidya and Usha Bala Baidya inherited the entire estate of all movable and immovable properties of the said Dharendra Nath Baidya and Usha Bala Baidya left by them proportionate to their respective share in accordance with law of inheritance under Hindu Succession Act, 1956 and became joint owners including **ALL THAT** land measuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little more or less R.T. Shed structure standing thereon situate lying at in R.S. Dag No. 1883 (03 Cottahs 11 Chittacks 20 square feet) under R.S. Khatian Nos. 63 and 337 and comprised in R.S. Dag No. 1887 (06 Cottahs 04 Chittacks 25 square feet) under R.S. Khatian Nos. 1102 and 1103, in Mouza Garfa, J.L. No. 19, being part of Premises No. 379, Purbachal Main Road, previously Police Station Kasba now Police Station Garfa, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas free from all encumbrances, liens, lispens, charges, acquisitions, requisitions, mortgages, whatsoever and howsoever and were in khas possession of the same until the time hereinafter mentioned.
- P. The said Smt. Runu Baidya, Sri Moloy Baidya, Sri Sajal Baidya, Smt. Sonali Paul, Miss Mitali Baidya, Sri Sekhar Nath Baidya, Sri Sukumar Baidya, Sri Swapan Baidya, Sri Tapan Baidya, Sri Ratan Baidya, Smt. Sobha Rani Baidya, Smt. Sandhya Sardar and Smt. Sumitra Mondal, the said legal heirs



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of the said Dharendra Nath Baidya and the said Usha Bala Baidya decided to sell **ALL THAT** land admeasuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little more or less R.T. Shed structure standing thereon by two separate deeds of conveyances in the manner one **ALL THAT** piece and parcel of bastu land admeasuring 3 Cottahs 8 Chittacks be the same a little more or less together with 200 square feet be the same a little more or less R.T. Shed constructed thereon comprised in R.S. Dag No. 1887 under R.S. Khatian Nos. 1102, 1103, respectively in Mouza Garfa being part of the Premises No. 379, Purbachal Main Road, previously Police Station Kasba now Police Station Garfa under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas free from all encumbrances, liens, lispens, charges, mortgages and in vacant condition at and for a total consideration of Rs. 24,50,000.00 (Rupees Twenty Four Lakh Fifty Thousand) only and another **ALL THAT** land admeasuring 6 Cottahs 8 Chittacks be the same a little more or less together with 200 square feet be the same a little more or less R.T. Structure standing thereon situate lying at comprised in R.S. Dag Nos. 1883 and 1887 under R.S. Khatian Nos. 63, 337 and 1102 and 1103 respectively in Mouza Garfa, J.L. No. 19 being part of Premises No. 379, Purbachal Main Road, previously Police Station Kasba now Police Station Garfa, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement right over the common passage free from all encumbrances, liens, lispens, charges, mortgages, acquisitions, requisitions whatsoever and howsoever at and for a total consideration of Rs. 45,50,000.00 (Rupees Forty Five Lakh Fifty Thousand) only aggregating to a total sum of Rs. 70,00,000.00 (Rupees Seventy Lakh) only which Oiendriila Promoters and Developers Private Limited, the Vendor herein agreed to purchase.



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- Q. In the premises, by a registered deed of conveyance dated 22nd September, 2009 made by and between the said Smt. Runu Baidya, the said Sri Moloy Baidya, the said Sri Sajal Baidya, the said Smt. Sonali Paul, the said Miss Mitali Baidya, the said Sri Sekhar Nath Baidya, the said Sri Sukumar Baidya, the said Sri Swapan Baidya, the said Sri Tapan Baidya, the said Sri Ratan Baidya, the said Smt. Sobha Rani Baidya, the said Smt. Sandhya Sardar and the said Smt. Sumitra Mondal, described therein as the Vendors of the One Part and Messrs Oiendril Promoters & Developers Private Limited, described therein as the Purchaser of the Other Part, the Vendors therein for the consideration of Rs. 24,50,000.00 (Rupees Twenty Four Lakh Fifty Thousand) only sold, conveyed and transferred to the Purchaser therein **ALL THAT** piece and parcel of bastu land admeasuring 3 Cottahs 8 Chittacks be the same a little more or less together with 200 square feet be the same a little more or less R.T. Shed constructed thereon comprised in R.S. Dag No. 1887 under R.S. Khatian Nos. 1102, 1103, respectively in Mouza Garfa being part of the Premises No. 379, Purbachal Main Road, previously Police Station Kasba now Police Station Garfa under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement right over the common passage free from all encumbrances, liens, lispens, charges, mortgages and in vacant condition which was registered in the office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages from 8513 to 8538, Being No. 10290 for the year 2009 and pursuant to and in terms of the said registered deed of conveyance, the Vendors therein handed over vacant and peaceful possession of the aforesaid land to the Purchaser therein.
- R. In the premises, by a registered deed of conveyance dated 22nd September, 2009 made by and between the said Smt. Runu Baidya, the said Sri Moloy



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Baidya, the said Sri Sajal Baidya, the said Smt. Sonali Paul, the said Miss Mitali Baidya, the said Sri Sekhar Nath Baidya, the said Sri Sukumar Baidya, the said Sri Swapan Baidya, the said Sri Tapan Baidya, the said Sri Ratan Baidya, the said Smt. Sobha Rani Baidya, the said Smt. Sandhya Sardar and the said Smt. Sumitra Mondal, described therein as the Vendors of the One Part and Messrs Oiendriila Promoters & Developers Private Limited, described therein as the Purchaser of the Other Part, the Vendors therein for the consideration of Rs. 45,50,000.00 (Rupees Forty Five Lakh Fifty Thousand) only sold, conveyed and transferred to the Purchaser therein **ALL THAT** land admeasuring 6 Cottahs 8 Chittacks be the same a little more or less together with 200 square feet be the same a little more or less R.T. Structure standing thereon situate lying at comprised in R.S. Dag Nos. 1883 and 1887 under R.S. Khatian Nos. 63, 337 and 1102 and 1103 respectively in Mouza Garfa, J.L. No. 19 being part of Premises No. 379, Purbachal Main Road, previously Police Station Kasba now Police Station Garfa, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement right over the common passage which was registered at the office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages from 8485 to 8512, Being No. 10592 for the year 2009 and pursuant to and in terms of the said registered deed of conveyance, the Vendors therein handed over vacant and peaceful possession of the aforesaid land to the Purchaser therein, the Vendor herein.

- S. In the premises, by virtue of purchase by the aforesaid two registered deeds of conveyances both dated 22nd September, 2009, the Vendor herein became absolute owner of **ALL THAT** land measuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little more or less R.T. Shed structure standing thereon situate lying at in R.S. Dag No.



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1883 (03 Cottahs 11 Chittacks 20 square feet) under R.S. Khatian Nos. 63 and 337 and comprised in R.S. Dag No. 1887 (06 Cottahs 04 Chittacks 25 square feet) under R.S. Khatian Nos. 1102 and 1103, in Mouza Garfa, J.L. No. 19, being part of Premises No. 379, Purbachal Main Road, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement right over the common passage free from all encumbrances, liens, lispens, charges, mortgages, acquisitions, requisitions whatsoever and howsoever and was in khas possession of the said premises and enjoying the same.

- T. By an agreement dated 11th May, 2011 made between Oiendrila Promoters and Developers Private Limited, described therein as the Owner of the One Part and Messrs Bengal Abasan Builder, described therein as the Developer of the Other Part, the Confirming Party herein, the Vendor therein agreed to develop the land admeasuring 3 Cottahs 8 Chittacks be the same a little more or less being part of the premises No. 379, Purbachal Main Road, comprised in R.S. Dag No. 1887 under R.S. Khatian Nos. 1102, 1103 in Mouza Garfa, J.L. No. 19, Police Station Kasba, now Police Station Garfa, Kolkata-700 078, District South 24 Parganas, inter alia, in consideration of allowing the Developer to develop the aforesaid land by the Owner therein, the Vendor herein, the Developer therein, the Confirming Party herein will pay a sum of Rs. 32,50,000.00 (Rupees Thirty Two Lakh Fifty thousand) only being the consideration payable towards the Owner's allocation to the Owner therein, the Vendor herein.
- U. Pursuant to and in terms of the said development agreement, the Vendor executed a Power of Attorney dated 22nd September, 2011 in favour of Bhola Paik, the proprietor of the Confirming Party inter alia, authorizing him to develop and to do various acts, deeds and things in respect of the portion of



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the land admeasuring 3 Cottahs 8 Chittacks 0 square feet be the same a little more or less together with 200 square feet R.T. shed structure standing thereon being part of the said premises described in the Schedule hereunder written more particularly mentioned in the said Power of Attorney dated 22nd September, 2011 which was registered in the office of the D.S.R.-III, South 24 Parganas, Alipore and recorded in Book No. IV, CD Volume No. 2, Pages 2345 to 2357, Being No. 00916 for the year 2011.

- V. By an agreement dated 11th May, 2011 made between Oiendril Promoters and Developers Private Limited, described therein as the Owner of the One Part and Messrs Bengal Abasan Builder, described therein as the Developer of the Other Part, the Confirming Party herein, the Vendor therein agreed to develop the land admeasuring 6 Cottahs 8 Chittacks be the same a little more or less being part of the premises No. 379, Purbachal Main Road, comprised in R.S. Dag Nos. 1883 and 1887, under R.S. Khatian Nos. 63 and 337 and 1102 and 1103 in Mouza Garfa, J.L. No. 19, Police Station Kasba, Kolkata-700 078, District South 24 Parganas, inter alia, in consideration of allowing the Confirming Party to develop the aforesaid land by the Owner therein, the Vendor herein, the Developer therein, the Confirming Party herein will pay a sum of Rs. 60,00,000.00 (Rupees Sixty Lakh) only being the consideration payable towards the Owner's allocation to the Owner therein, the Vendor herein.
- W. Pursuant to and in terms of the said development agreement, the Vendor executed a Power of Attorney dated 22nd September, 2011 in favour of Bhola Paik, the Proprietor of the Confirming Party, inter alia, authorizing him to develop and to do various acts, deeds and things including deal with dispose of the said land admeasuring 6 Cottahs 8 Chittacks 0 square feet be the same a little more or less together with 200 square feet R.T. shed structure



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standing thereon being part of the said premises described in the Schedule thereunder written more particularly mentioned in the said Power of Attorney dated 22nd September, 2011 which was registered in the office of the D.S.R.-III, South 24 Parganas, Alipore and recorded in Book No. IV, CD Volume No. 2, Pages 2332 to 2344, Being No. 00919 for the year 2011.

- X. The Vendor after completion of the mutation applied to the Kolkata Municipal Corporation for recording its name as the Owner in respect of the aforesaid land admeasuring 10 Cottahs be the same a little more or less being part of the premises No. 379, Purbachal Main Road, previously Police Station Kasba now Police Station Garfa, Kolkata-700 078, District South 24 Parganas and the Kolkata Municipal Corporation on 12th October, 2012 mutated the name as the Owner of the aforesaid land in the name of the Vendor.
- Y. The Vendor herein after purchasing the aforesaid land applied for mutation of its name in respect of the aforesaid two plots of land which were purchased by the Vendor by two separate deeds of conveyances both dated 22nd September, 2009 to the Block Land and Land Reform Officer for mutation of the said two plots, and the prescribed authority by its Memo No. 18/mut/2075/BLLRO/ATM/Kasba dated 17th April, 2013 mutated the name of the Vendor which recorded in the office of the BL & LRO.
- Z. The Vendor applied to the Kolkata Municipal Corporation for amalgamation of the aforesaid two plots which the Vendor purchased by two registered deeds of conveyances both dated 22nd September, 2009 and the Kolkata Municipal Corporation amalgamated the said two plots into one plot which is now known and described as ALL THAT land measuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little



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more or less R.T. Shed structure standing thereon situate lying at in R.S. Dag No. 1883 (03 Cottahs 11 Chittacks 20 square feet) under R.S. Khatian Nos. 63 and 337 and comprised in R.S. Dag No. 1887 (06 Cottahs 04 Chittacks 25 square feet) under R.S. Khatian Nos. 1102 and 1103, in Mouza Garfa, J.L. No. 19, now being part of Premises No. 379, Purbachal Main Road, now renumbered as 379/1/A, Purbachal Main Road, previously Police Station Kasba now Police Station Garfa, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement right over the common passage more particularly described in the Schedule hereunder written hereinafter referred to as the "said premises".

- AA. The Confirming Party herein in terms of the aforesaid agreements for Development both dated 11th May, 2011 as aforesaid paid from time to time entire consideration of Rs. 92,50,000.00 (Rupees Ninety Two Lakh Fifty Thousand) only towards the allocation payable to the Owner therein, the Vendor herein with the understanding and arrangement that the Vendor will sell the right, title and interest of the said premises to the nominee of the Confirming Party herein.
- BB. As there was a typographical mistake in word at page 13 of the schedule of the registered deed of conveyance dated 22nd September, 2011 being Deed No. 10592 for the year 2009 i.e. "06 (three)", the Vendor by a deed of declaration dated 29th July, 2013 rectified the said mistake written after the word 06 "three" by substituting the word "six" which was registered at the office of the District Sub-Registrar-III, South 24 Parganas, Alipore and recorded in Book No. I, CD Volume No. 13, pages from 7656 to 7663, Being No. 06839 for the year 2013.



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CC. By an agreement dated 16th August, 2013 made between Messrs Oiendriila Promoters & Developers Private Limited, described therein as the Vendor of the First Part, Messrs KNA Housing Development Private Limited, described therein as the Purchaser of the Second Part and Bengal Abasan Builder, described therein as the Confirming Party, the Vendor agreed to sell to the Purchaser therein the said premises free from all encumbrances, liens, lispendens, acquisition, requisition, charges and in vacant condition at and for a total consideration of Rs. 92,50,000.00 (Rupees Ninety Two Lakh Fifty Thousand) only and the Confirming Party agreed to relinquish all his right, title and interest in respect of the said two agreements both dated 11th May, 2011 and the said premises in favour of the Purchaser and also agreeing to revoke the said two registered Power of Attorneys both dated 22nd May, 2011 at and for a total consideration of Rs. 1,75,00,000.00 (Rupees One Crore Seventy Five Lakh) only on the terms and conditions more particularly mentioned in the said agreement which the Purchaser agreed.

DD. By a deed of revocation of the Power of Attorney dated 12th September, 2013 the Vendor with the consent of the Confirming Party revoked the said registered Power of Attorney dated 22nd September, 2012 which was registered at the office of the D.S.R.-III, South 24 Parganas, Alipore and recorded in Book No. IV, CD Volume No. 2, Pages 2345 to 2357, Being No. 00916 for the year 2011 which was registered on 12th September, 2013 in the office of the D.S.R.-III, Alipore, South 24 Parganas and recorded in Book No. IV for the year 2013.

EE. By a deed of revocation of the Power of Attorney dated 12th September, 2013 the Vendor with the consent of the Confirming Party revoked the said registered Power of Attorney dated 22nd September, 2012 which was registered at the office of the D.S.R.-III, South 24 Parganas, Alipore and



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recorded in Book No. IV, CD Volume No. 2, Pages 2332 to 2344, Being No. 00919 for the year 2011 which was registered on 12th September, 2013 in the office of the D.S.R.-III, Alipore, South 24 Parganas and recorded in Book No. IV for the year 2013.

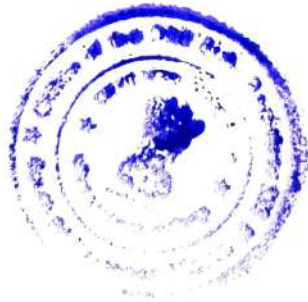
FF. Prior to execution and registration of this deed of conveyance, the Vendor and the Confirming Party jointly as well as severally assured, represented and confirmed as follows:

- a) The Vendor is absolutely seized and possessed of and is absolute owner of the said premises and are enjoying the said premises without any obstructions, interferences whatsoever and howsoever and save and except the Vendor, nobody has any right, title or interest, claim in respect of the said premises or any portion thereof in any manner whatsoever.
- b) The said premises is free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisition, requisition whatsoever and howsoever.
- c) The name of the Vendor is recorded in the records of the Kolkata Municipal Corporation, BL & LRO as the owner of the said premises.
- d) All Municipal rates and taxes and other outgoings payable in respect of the said premises have been paid and/or shall be paid by the Vendor and/or by the Confirming Party upto the date of execution of these presents.



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- e) The said premises is not subject to any acquisition or requisition proceedings;
- f) The Vendor does not hold any vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1978;
- g) There is no attachment either under Public Demand Recovery Act or under the Income Tax Act or any other Act in respect of the said premises.
- h) Save and except the said two agreements for development both dated 11th May, 2011 and save and except the said two registered Power of Attorneys both dated 22nd September, 2012, the Vendor has not entered into any agreement dealing, parting with the said premises, nor has created any interest or right of the third party into or upon the said premises or any portion thereof save and except as made in favour of the Confirming Party herein:
- i) The Vendor and the Confirming Party have not obtained any loan from any other Chit Fund or Banks or Financial Institutions in respect of the said premises.
- j) There is no legal bar or impediment restraining the Vendor and/or the Confirming Party from transferring the said premises, dealing with disposing off the said premises in any manner whatsoever.



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- k) The Confirming Party has not dealt with the right, title and interest of the agreement for development both dated 11th May, 2011 in any manner whatsoever.
- l) The Confirming Party has not acted or any act deeds or things dealing with the said premises in any manner whatsoever either by personally or by virtue of the two registered Power of Attorneys both dated 22nd September, 2012 granted by the Vendor in favour of Bhola Paik.
- m) The Confirming Party has not created any third party interest in respect of the said premises in any manner whatsoever.
- n) The said premises is not charged for any pendentility or debutter or wakf.
- o) There is no claim by the KMDA, KIT and/or any other authority or authorities and it is fit for equitable mortgage.
- p) There is no legal bar or impediment for conversion of the said premises in any manner whatsoever.
- q) The said premises is free from road alignment.

GG. Relying on the aforesaid representations and assurances made by the Vendor and the Confirming Party and believing the same to be true and acting on good faith, the Purchaser has agreed to purchase the said premises in vacant



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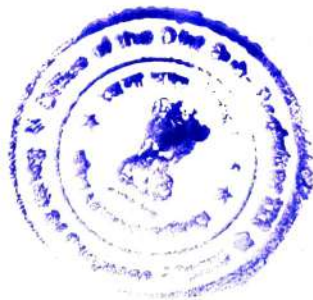
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condition free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisition, requisition, whatsoever and howsoever.

HH. At the request of the Purchaser, the Vendor and the Confirming Party have agreed to execute and register the deed of conveyance in the manner stated herein below.

NOW THIS INDENTURE WITNESSETH as follows:

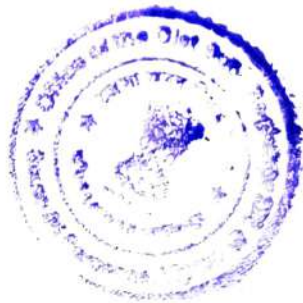
- I. In pursuance of the said two agreements both dated 11th May, 2011 and in consideration of a sum of Rs. 92,50,000.00 (Rupees Ninety Two Lakh Fifty Thousand) only of the lawful money of the Union of India well and truly paid by the Confirming Party to the Vendor (and subsequently reimbursed by the Purchaser to the Confirming Party) at or before the execution hereof towards the sale price of the said premises (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) **AND** in pursuance of the said agreement dated 16th August, 2013 and in further consideration of a sum of Rs. 82,50,000.00 (Rupees Eighty Two Lakh Fifty Thousand) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Confirming Party at or before the execution of these presents towards the nomination charges (the receipt whereof the Confirming party doth hereby and also by the separate receipt hereunder written admit and acknowledge to have been received) the Vendor and the Confirming Party of and from the payment of the same and every part thereof doth hereby acquit, release and discharge the said Purchaser and the said **ALL THAT** land measuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little more or less R.T. Shed structure standing thereon situate lying at in R.S. Dag No. 1883 (03 Cottahs 11 Chittacks 20



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square feet) under R.S. Khatian Nos. 63 and 337 and comprised in R.S. Dag No. 1887 (06 Cottahs 04 Chittacks 25 square feet) under R.S. Khatian Nos. 1102 and 1103, in Mouza Garfa, J.L. No. 19, now being part of Premises No. 379, Purbachal Main Road, now renumbered as 379/1/A, Purbachal Main Road, previously Police Station Kasba now Police Station Garfa, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement right over the common passage more particularly described in the Schedule hereunder written and demarcated in a map or plan annexed hereto and bordered "RED" hereinafter referred to as the "said premises" in vacant condition free from all encumbrances, charges, liens, lispens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements whatsoever and howsoever **TOGETHER WITH** right to enjoyment of common benefits, privileges, amenities, facilities, easements etc. appertaining thereto **OR HOWSOEVER OTHERWISE** the said premises or any part or portion thereof now is or are or at any time or times heretofore was or were, situated butted and bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights, all yards, court yards, areas, sewers, drains, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the said premises or any part or portion thereof belonging to or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were or was held, used, occupied, appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents, issues and profits of the said premises and of any and every part or portion thereof **AND** all the legal



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incidences thereof **AND** all the estate right, title, interest, inheritance, possession, use, trust, property claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the said premises or any and every part or portion thereof herein comprised and hereby sold, conveyed, granted and transferred **TOGETHER WITH** all deeds, pattaahs, muniments and evidences of title which in anywise exclusively relates to or concerning the said premises or any part or parcel or portion thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD ALL THAT** the said premises or interest and/or the said premises hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser, its successors, successor-in-office and assigns absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements whatsoever or howsoever **AND THE CONFIRMING PARTY DOTH HEREBY CONFIRM** that in terms of the said agreement for sale dated 16th August, 2013 and in consideration mentioned in the said agreement paid by the Purchaser to the Confirming Party simultaneously at the time of execution and registration of this deed of conveyance, the Confirming Party doth hereby relinquish, transfer, convey, assign, assure all its right, title and interest of the said agreements both dated 11th May, 2011 as well as the said premises unto and in favour of the Purchaser absolutely and forever in favour of the Purchaser and simultaneously at the time of execution and registration of the deed of conveyance, the Vendor and the Confirming Party duly handed over vacant



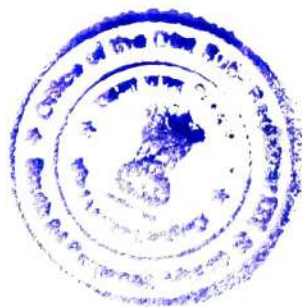
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and peaceful possession of the said premises to the Purchaser which the Purchaser has received.

II. **AND THE VENDOR AND THE CONFIRMING PARTY JOINTLY AS WELL AS SEVERALLY DO TH HEREBY COVENANT WITH THE PURCHASER** as follows:

- (a) The Vendor is the absolute and lawful owner of the said premises and is seized and possessed of and sufficiently entitled to the said premises free from all encumbrances, charges, acquisitions, requisitions, mortgage and liabilities of whatsoever nature **AND** is enjoying the said premises and is in khas possession of the said premises without any obstructions, interference whatsoever and howsoever.
- (b) The Vendor and the Confirming Party jointly as well as severally do hereby further covenant that they have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby or by reason whereof the said premises or any portion thereof hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor and the Confirming Party may or can be prevented from granting, selling, conveying, assigning and assuring the said premises or any part or portion thereof in the manner as aforesaid **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor and the Confirming Party done executed or knowingly suffered to the contrary, the Vendor is absolute lawful owner of and/or otherwise well and sufficiently seized and possessed of and/or entitled to the said

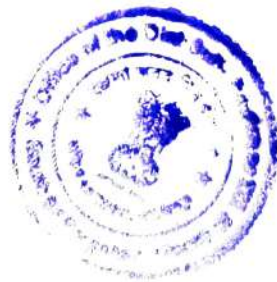


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premises hereby granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor is now and have in themselves good right, full and absolute power to grant, sell and convey, transfer, assure and assign the said premises hereby granted, sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser, their successors-in-office and assigns.

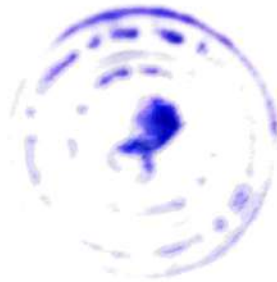
- (c) The Vendor doth hereby covenant and assure the Purchaser that unless prevented by fire or some other inevitable accident/force majeure from time to time and at all times hereafter and upon every reasonable request and at the cost of the Purchaser, its successors-in-office and assigns or its Attorneys or Agents or any trial commission, examination or otherwise as the occasion shall require all or any of the original title deeds, documents and writings and also at the like request and cost deliver to the Purchaser, its successors-in-interest, partners, their respective heirs, executors, administrators and legal representatives and assigns such attested or other true copies or extracts of and from the said Deeds and writings or any one of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds, documents and/or writings safe, unobliterated and uncanceled.
- (d) The Vendor and the Confirming Party doth hereby assure, represent and confirm that whatever assurances, representations made in this deed of conveyance herein above are all true and correct and if situation so arises, the Vendor and the Confirming Party shall at their



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own costs and expenses indemnify the Purchaser, their successors-in-office and assigns from all loss, consequences and damages that may be suffered by the Purchaser, its successors-in-office and assigns **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 or any other Act or Acts **AND THAT** no notice which is or may be subsisting, has been served on the Vendor and the Confirming Party for the acquisition of the said premises or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or acts and/or rules made or framed there under and the Vendors have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said premises or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of Law affecting the said premises or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority **AND THAT** the Vendor and the Confirming Party shall fully and effectually indemnify and keep the Purchaser indemnified from and against all losses, damages, costs, charges, expenses, consequences to which the Purchaser **AND** the Vendor and the Confirming Party have solemnly declared and assured that the said premises is free from all types of encumbrances and lispendens relying on which the purchaser agreed and hereby purchase the said premises and as such the Vendor and the Confirming Party shall indemnify the Purchaser, its successors-in-office and assigns if the declarations and assurances as aforesaid appears to be false **AND THAT** all Municipal rates, taxes and other impositions and/or outgoings including electricity charges payable in respect of the said premises upto the date of execution of this deed of



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conveyance as and when assessed by the authorities concerned shall be payable by the Vendor and the Confirming Party.

- III. **AND FURTHER THAT** the Purchaser, its successors-in-office and assigns shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said premises and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor and the Confirming Party or any person or persons lawfully or equitably claiming from under or in trust for the Vendor and the Confirming Party or any of their predecessors in title or any one of them **AND THAT** the Purchaser, its successors-in-office and assigns shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendor and the Confirming Party well and sufficiently save, defended and kept harmless and indemnified of, from and against all and all manner of former or other estates, encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements and lispendens, whatsoever suffered or made or liabilities created in respect of the said premises by the Vendor and the Confirming Party or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or its predecessors in title or any of them as aforesaid or otherwise **AND THE** Vendor and the Confirming Party shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors-in-office and assigns make, do, acknowledge and execute all such acts, deeds, matters and things whatsoever for further, better and more perfectly and effectually granting and assuring the said premises and every part or



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portion thereof unto and to the use of the Purchaser, its successors-in-office and assigns as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT land measuring 10 Cottahs be the same a little more or less together with 400 square feet be the same a little more or less R.T. Shed structure standing thereon situate lying at in R.S. Dag No. 1883 (03 Cottahs 11 Chittacks 20 square feet) under R.S. Khatian Nos. 63 and 337 and comprised in R.S. Dag No. 1887 (06 Cottahs 04 Chittacks 25 square feet) under R.S. Khatian Nos. 1102 and 1103, in Mouza Garfa, J.L. No. 19, being part of Premises No. 379, Purbachal Main Road, now renumbered as 379/1/A, Purbachal Main Road, previously Police Station Kasba now Police Station Garfa, under Ward No. 106 of the Kolkata Municipal Corporation, Kolkata-700 078, District South 24 Parganas together with all sorts of easement rights over the Road/Common Passage, and rent payable to the Collector, 24 Parganas (South) Government of West Bengal, the said landed property butted and bounded as follows:

ON THE NORTH BY : 24 feet wide Purbachal Main Road;

ON THE SOUTH BY : Part of R.S. Dag No. 1888;

ON THE EAST BY : Part of R.S. Dag No. 1883 and part of R.S. Dag No. 1887;

ON THE WEST BY : Part of R.S. Dag No. 1883 and part of R.S. Dag No. 1887;

OR HOWSOEVER OTHERWISE demarcated in a map or plan annexed hereto and bordered "RED".



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

SIGNED SEALED AND DELIVERED

by the **VENDOR** through its Managing Director namely Sri Prabir Paul at Kolkata in the presence of:

M/s. Diendrilla Promoters & Developers Pvt. Ltd.

Sri Prabir Paul
Director

1) Priyadarshika Gupta
Advocate
10, Old Post Office Street
Kolkata - 700001

2) *Bijoyant Mandal*
Chennai Police
Court 1st-27

SIGNED SEALED AND DELIVERED

by the **PURCHASER** through its two Directors namely Niloy Kumar Pande and Kajal Kumar Sinha at Kolkata in the presence of:

KNA HOUSING DEVELOPMENT PVT. LTD.

Kajal Kumar Sinha
Director

KNA HOUSING DEVELOPMENT PVT. LTD.

Niloy Kumar Pande
Director

1) *D. Mitra*
Solicitor Advocate

2) *Bijoyant Mandal*
Chennai Police
Court 1st-27

SIGNED SEALED AND DELIVERED

by the **CONFIRMING PARTY** through its sole proprietor namely Bhola Paik at Kolkata in the presence of:

BENGALABASAN BUILDER

(BHOLA PAIK)
Proprietor

(BHOLA PAIK)

)



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RECEIVED of and from the within-named **CONFIRMING PARTY** through the Purchaser being the amount reimbursed by the Purchaser the within-mentioned sum of Rs. 92,50,000.00 (Rupees Ninety Two Lakh Fifty Thousand) only as per memo below:

MEMO OF CONSIDERATION

1.	By several cheques issued on different dates of different amounts being the consideration payable to the Vendor aggregating to a total sum of	: Rs. 91,57,500.00
2.	Paid on behalf of the Vendor 1% of the total consideration which is adjusted against the balance consideration on account of TDS.	: Rs. 92,500.00

Rs. 92,50,000.00

(Rupees Ninety Two Lakh Fifty Thousand) only.

M/s. Olendria Promoters & Developers Pvt. Ltd.

P. S. Paul
Director

WITNESSES:

1) *Pritya Chelika Gupta*

2) *Bijoyat Mandal*



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RECEIVED of and from the within-named **PURCHASER** within-mentioned sum of Rs. 82,50,000.00 (Rupees Eighty Two Lakh Fifty Thousand) only as per memo below:

MEMO OF CONSIDERATION

1.	Paid to the Confirming Party by cheques drawn in favour of the Confirming Party towards the consideration money payable to the Confirming Party amounting to	: Rs. 81,67,500.00
2.	Paid on behalf of the Confirming Party 1% of the total consideration which is adjusted against the balance consideration payable to the Confirming Party on account of TDS amounting to	: Rs. 82,500.00

Rs. 82,50,000.00

(Rupees Eighty Two Lakh Fifty Thousand) only.

WITNESSES:

1) *Priyadarshika Gupta*

2) *Bijoy Ghosal*

Drafted by me.

D. Mitra

(D. MITRA)
Solicitor & Advocate,
High Court, Calcutta,
10, Old Post Office Street,
Room No. 29, First Floor,
Kolkata-700 001.
98314 62881 (Mobile).

Printed by:

Basudev Ghosh

(BASUDEV GHOSH)
10, Old Post Office Street,
Room No. 29, First Floor,
Kolkata-700 001.

BENGAL ABASAN BUILDER

(BHOLA PAIKI)
Proprietor

(BHOLA PAIKI)



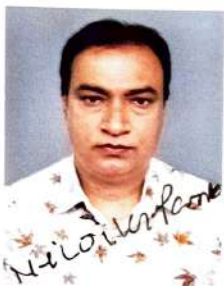
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SPECIMEN FORM FOR TEN FINGERPRINTS



Indran Paul

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



Neeloy Kr. Saha

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



Kajal Kumar Sinha

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



[Signature]

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



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

12 SEP 2013

DATED THIS 12th DAY OF September 2013
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B E T W E E N
MESSRS OIENDRILA PROMOTERS &
DEVELOPERS PRIVATE LIMITED
..... VENDOR

A N D
MESSRS KNA HOUSING DEVELOPMENT
PRIVATE LIMITED
.... PURCHASER

A N D
MESSRS BENGAL ABASAN BUILDER
.... CONFIRMING PARTY

DEED OF CONVEYANCE

MR. D. MITRA,
SOLICITOR & ADVOCATE,
ROOM NO. 29, FIRST FLOOR,
10, OLD POST OFFICE STREET,
KOLKATA-700 001.
Mobile: 98314 62881