



- 3.1 **SMT. SUNITA MONDAL**, wife of Jiban Mondal and daughter of Late Harendra Nath Baidya, by Nationality - Indian, by faith - Hindu, by Occupation- Housewife, residing at Village - Jatragachi, Post Office - Ghuni, Police Station - New Town, District - North 24 Parganas.  
(Vendor, includes successors-in-interest and assigns)

AND

- 3.2 **SRI ANIMESH BAIDYA**, son of Sibnath Baidya, by Nationality - Indian, by faith - Hindu, by Occupation- Business, residing at Village & Post Office - Chakpanchuria, Police Station - New Town, District - North 24 Parganas.

(First Confirming Party, includes successors-in-interest and/or assigns)

- 3.3 **CITYSTAR INFRASTRUCTURES LIMITED**, a Company within the meaning of Companies Act, 1956, having its office at 5, Gorky Terrace, 2<sup>nd</sup> Floor, Police Station - Shakespeare Sarani, Kolkata - 700017, being represented by its Director, Mr. Hemant Jain, son of Late Neem Chand Jain, duly authorized vide Board Resolution.  
(Second Confirming Party, includes successors-in-interest and/or assigns)

AND

- 3.4 **TOPVIEW VANIYA PRIVATE LIMITED**, a Company within the meaning of Companies Act, 1956, having its office at 5, Gorky Terrace, 2<sup>nd</sup> Floor, Police Station - Shakespeare Sarani, Kolkata - 700017, being represented by its Director, Mr. Tarak Nath Dey, son of Late Dharendra Nath Dey, duly authorized vide Board Resolution.  
(Purchaser, includes successors-in-interest and/or assigns)

[Vendor, Purchaser and First & Second Confirming Party collectively Parties and individually Party.]

**NOW THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:**

4. Subject Matter of Conveyance:

সুনিতা মন্ডল  
ক. মন্ডল (স্বামী)

(Animesh Baidya)



**4.1 Subject Property:** ALL THAT piece and parcel of land measuring about 5.93 Decimal more or less, comprised in R.S. & L.R. Dag Nos. 462, 463 and 465 appertaining to L.R. Khatian No. 1887 in Mouza Chakpanchuria, Touzi No. 145, R.S. No. 205<sup>1</sup>/<sub>2</sub>, J.L. No. 33, Police Station - New Town (formerly Rajarhat), within Patharghata Gram Panchayet, Additional District Sub-Registration Office - Bidhannagar (Salt Lake City), District - North 24 Parganas together with Easements and all other rights, liberties, privileges and benefits appurtenant thereto, described in the 2<sup>nd</sup> Schedule below (Subject Property).

**5. Background, Representations, Warranties and Covenants:**

**5.1 Representations and Warranties Regarding Title:** The Vendor doth represent, warrant and covenant regarding title as follows:

**5.1.1 Ownership of Dasharathi Chattopadhyay & Others:** Some Dasharathi Chattopadhyay, Shyamal Dhan Chattopadhyay, Kiranmoy Chattopadhyay, all sons of Late Braja Nath Chattopadhyay and one Ardhangshu Chattopadhyay, son of Late Manindra Nath Chattopadhyay were well seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about 60 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. 462 appertaining to L.R. Khatian No. 1887 together with other lands situate and lying at Mouza Chakpanchuria, at present District North 24 Parganas (the then 24 Parganas) (Land No. 1).

**5.1.2 Sale to Harendra Nath Baidya & Another:** By virtue of a Deed of Sale (in Bengali) dated 1<sup>st</sup> March, 1968 one Harendra Nath Baidya and his brother, namely Bhupendra Nath Baidya jointly purchased from aforesaid Dasharathi Chattopadhyay, Shyamal Dhan Chattopadhyay, Kiranmoy Chattopadhyay, and Ardhangshu Chattopadhyay the Land No. 1 for valuable consideration mentioned therein. The said Deed of Sale was duly registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No. I, Volume No. 38, Page from 1 to 3, Being No. 1708 for the year 1968.

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Animesh Baidya

**5.1.3 Ownership of Harendra Nath Baidya:** Thus said Harendra Nath Baidya became the absolute owner of the undivided one half share of the Land No. 1, i.e. the land measuring about 30 Decimal comprised in R.S. & L.R. Dag No. 462. However, Harendra Nath Baidya's name has been recorded as the owner in respect of the land measuring about 26.5 Decimal comprised in R.S. & L.R. Dag No. 462 appertaining to L.R. Khatian No. 1887 and thus he thereafter remained owner in respect of the said 26.5 Decimal more or less comprised in R.S. & L.R. Dag No. 462, described in the Part-I of the 1<sup>st</sup> Schedule below.

**5.1.4 Ownership of Radha Sardar & Others:** Radha Sardar and Kristo Sardar, both sons of Late Narendra Nath Sardar and one Shib Bala Dasi, wife of Late Narendra Nath Sardar were well seized and possessed of and otherwise well and sufficiently entitled to, *inter alia*, ALL THAT piece and parcel of land measuring about 28.2 Decimal be the same a little more or less, comprised in R.S. & L.R. Dag No. 463 (corresponding to C.S. Dag No. 456) appertaining to C.S. Khatian No. 13 and L.R. Khatian No. 1887, situate and lying at Mouza Chakpanchuria, at present District North 24 Parganas (the then 24 Parganas) (Land No. 2).

**5.1.5 Sale to Harendra Nath Baidya & Another:** By virtue of a Deed of Sale (in Bengali) dated 2<sup>nd</sup> April, 1976 said Harendra Nath Baidya and Bhupendra Nath Baidya jointly purchased from aforesaid Radha Sardar, Kristo Sardar and Shib Bala Dasi the Land No. 2, for valuable consideration mentioned therein. The said Deed of Sale was duly registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No. I, Volume No. 52, Page from 39 to 43, Being No. 2456 for the year 1976.

**5.1.6 Ownership of Harendra Nath Baidya & Another in the Land No. 3:** Said Harendra Nath Baidya and Bhupendra Nath Baidya were also jointly seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 0.8 Decimal be the same a little more or less including others comprised in R.S. & L.R. Dag No. 463, situate and lying at Mouza Chakpanchuria,

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at present District North 24 Parganas (the then 24 Parganas) (Land No. 3).

**5.1.7 Ownership of Harendra Nath Baidya & Another in R.S. & L.R. Dag No. 463:** As aforesaid, Harendra Nath Baidya and Bhupendra Nath Baidya were jointly seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 29 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. 463, situate and lying at Mouza Chakpanchuria, at present District North 24 Parganas (the then 24 Parganas).

**5.1.8 Ownership of Harendra Nath Baidya in R.S. & L.R. Dag No. 463:** Thus Harendra Nath Baidya became the absolute owner of undivided one half share of the Land No. 2 and the Land No. 3 collectively and his name was recorded as the owner in respect of the land measuring about 14.5 Decimal and others comprised in R.S. & L.R. Dag No. 463 appertaining to L.R. Khatian No. 1887, described in the Part-II of the 1<sup>st</sup> Schedule below.

**5.1.9 Ownership of Harendra Nath Baidya in R.S. & L.R. Dag No. 465:** Said Harendra Nath Baidya was the recorded owner and well seized and possessed of and otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 0.5 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. 465 appertaining to L.R. Khatian No. 1887, situate and lying at Mouza Chakpanchuria, at present District North 24 Parganas (the then 24 Parganas), described in the Part-III of the 1<sup>st</sup> Schedule below (Land No. 4).

**5.1.10 Mutation in favour of Harendra Nath Baidya:** Said Harendra Nath Baidya got his name mutated in the R.O.R., i.e. L.R. Khatian No. 1887, as the absolute owner in respect of her respective shares of land in the aforesaid three Dags (collectively Said Entire Property).

**5.1.11 Demise of Harendra Nath Baidya and Devolution of Interest:** Said Harendra Nath Baidya died intestate on 24.10.2004 leaving behind his

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wife, namely Kamini Baidya, three sons, namely Mahadeb Baidya, Sahadeb Baidya and Shibnath Baidya and also three daughters, namely Lilabati Mondal, Sunita Mondal and Anita Mondal as his legal heirs and successors, who jointly inherited the Said Property and became the absolute owners hereof.

**5.1.12 Share of the Heirs of Harendra Nath Baidya:** In the aforesaid circumstances, each of the aforesaid legal heirs, Kamini Baidya, Mahadeb Baidya, Sahadeb Baidya, Shibnath Baidya, Lilabati Mondal, Sunita Mondal and Anita Mondal, became the absolute owner of in respect of the undivided  $1/7^{\text{th}}$  share of the Said Property free from all encumbrances whatsoever.

**5.1.13 Subject Property:** While the Vendor thus enjoying the aforesaid undivided  $1/7^{\text{th}}$  share of the Said Property as an absolute owner thereof, because of some cogent and valid reasons the Vendor has now become interested to sell his/her said share being land measuring about 5.93 Decimals comprised in said R.S. & L.R. Dag Nos. 462, 463 and 465 appertaining to L.R. Khatian No. 1887 out of the Said Property (Subject Property), to the intending purchaser hereof.

**5.2 Representations, Warranties & Covenants Regarding Encumbrances:** The Vendor doth represent, warrant and covenant regarding encumbrances as follows:

**5.2.1 Absolute Ownership:** The Vendor is the absolute owner of the Subject Property.

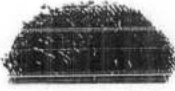
**5.2.2 Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to sell the Subject Property to the Purchaser.

**5.2.3 No Acquisition/ Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Subject Property and declare that the Subject Property is not affected by any scheme of the Local Authority or any Government or Statutory Body. Be it mentioned here, upon an application dated 26.03.2010 made by the person/agent of the Vendor, it has been informed by the

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Office of the Collector, North 24 Parganas, Land Acquisition Department, Mayukh Bhawan, Salt Lake by its Memo No. 362/LA(N)/BST/NTP dated 05.04.2010 that "...there is no proposal for acquisition, received so far by this office, over R.S. plot nos. 462, 463 and 465 of mouza Chakpanchuria, J.L. No. 33, P.S. Rajarhat, for the purpose of NTP and/or WBTIDC project, as per available records of this office till date....".

- 5.2.4 Free from Encumbrances:** The Subject Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, requisitions, acquisitions, Income Tax Attachment, Financial Institution Charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person claiming through the Vendor and the title of the Vendor to the Subject Property is free, clear and marketable.
- 5.2.5 No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.6 No Prejudicial Act by the Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Subject Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.7 No Personal Guarantee:** The Subject Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.8 No Bar by Court Order or any other Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling and/or alienating the Subject Property or any part thereof.
- 5.2.9 Permission & Clearances:** The Vendor has obtained all statutory and other clearances, consents and permissions required, if any, to transfer the Subject Property to the Purchaser.
- 6. Basic Understanding:**


 Animesh Baidya  
 (Signature)  
 (Name)

- 6.1 **Joining of First Confirming Party:** The First Confirming Party was engaged by the Vendor to look after and maintain the possession of the Subject Property since long back and the First Confirming Party also doth hereby confirm the sale of the Subject Property and confirms that he has no right, title and interest in the Subject Property hereafter.
- 6.2 **Agreement for Sale:** By an Agreement for Sale dated 15.04.2010 (Said Agreement) the Vendor and Others agreed to transfer to the Second Confirming Party ALL THAT piece and parcel of land measuring about 35.56 Decimal more or less comprised in R.S. & L.R. Dag Nos. 462, 463 & 465 appertaining to L.R. Khatian No. 1887 in Mouza Chakpanchuria, Touzi No. 145, R.S. No. 205<sup>1</sup>/<sub>2</sub>, J.L. No. 33, Police Station - New Town (formerly Rajarhat), within Patharghata Gram Panchayet, Sub-Registration Office - Bidhannagar (Salt lake City), District - North 24 Parganas ( **Said Property**), on the terms and conditions contained in the Said Agreement for a consideration mentioned therein.
- 6.3 **Land Share of the Vendor:** Vendor has agreed by the said Agreement to Sell and Convey to the Second Confirming Party in respect of the his undivided proportionate share ALL THAT piece and parcel of land measuring about 5.93 Decimal more or less comprised in R.S. & L.R. Dag Nos. 462, 463 & 465 appertaining to L.R. Khatian No. 1887 in Mouza Chakpanchuria, Touzi No. 145, R.S. No. 205<sup>1</sup>/<sub>2</sub>, J.L. No. 33, Police Station - New Town (formerly Rajarhat), within Patharghata Gram Panchayet, Sub-Registration Office - Bidhannagar (Salt lake City), District - North 24 Parganas ( **Subject Property**) out of the said Property for a sum amounting to Rs. 17,96,975/- ( Seventeen Lac Ninety Six Thousand Nine Hundred Seventy Five) only being the consideration for Sale. The Second Confirming Party have paid to the Vendor and the First Confirming Party a sum of Rs. 10,77,058.50/- ( Ten Lac Seventy Seven Thousand Fifty Eight and Fifty Paise) only being the Part Consideration for Sale.



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- 6.4 Nomination by Second Confirming Party:** The Second Confirming Party not being desirous of completing the purchase have nominated the Purchaser by virtue of a Nomination Agreement dated 28<sup>th</sup> October, 2010 ( Nomination Agreement), to receive conveyance of the said Subject Property in terms of the said Agreement and in consideration thereof the Purchaser has agreed to a) reimburse to the Second Confirming Party the Part Consideration for Sale being a sum of Rs. 10,77,058.50/- ( Ten Lac Seventy Seven Thousand Fifty Eight and Fifty Paise) only paid by the Second Confirming Party under the said Agreement. At the request of the Second Confirming Party and the Vendor have also confirmed such nomination made by the Second Confirming Party in favour of the Purchaser.
- 6.5 Conveyance to Purchaser:** In pursuance of the Nomination Agreement made by the Second Confirming Party in favour of the Purchaser, the Vendor and First Confirming Party are completing the sale of the said Subject Property in favour of the Purchaser, by these presents.
- 6.6 Joining of Second Party Confirming Party:** Since the Second Confirming Party has nominated the Purchaser to receive this Conveyance, the Second Confirming Party has joined this Conveyance to confirm that the sale is being made at the request of the Second Confirming Party and in view of the Second Confirming Party having nominated the Purchaser to receive Conveyance of the Said Subject Property. The Second Confirming has joined this Conveyance to further confirm that it has no objection to the Conveyance being made hereunder in favour of the Purchaser.
- 7. Transfer:**
- 7.1 Hereby Made:** The Vendor doth hereby sell, convey, grant and transfer to and unto the Purchaser, absolutely and forever, free from all encumbrances of any and every nature whatsoever, the Subject Property described in the 2<sup>nd</sup> Schedule below, being:
- 7.1.1 The Land:** ALL THAT piece and parcel of land measuring about 5.93 Decimal more or less, comprised in R.S. & L.R. Dag Nos. 462, 463 and 465 appertaining to L.R. Khatian No. 1887 in Mouza Chakpanchuria,

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Touzi No. 145, R.S. No. 205<sup>1</sup>/<sub>2</sub>, J.L. No. 33, Police Station - New Town (formerly Rajarhat), within Patharghata Gram Panchayet, Sub-Registration Office - Bidhannagar (Salt lake City), District - North 24 Parganas, described in the 2<sup>nd</sup> Schedule below and demarcated in colour Red of undivided share of Vendor on the Plan attached hereto.

**7.1.2 Other Rights:** Easements and all other rights, liberties, privileges and benefits appurtenant to The Land.

**7.1.3 Confirmation of Second Confirming Party:** The Second Confirming Party confirms that the sale in favour of the Purchaser is being made at the request of the Second Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive Conveyance of the Said Subject Property. The Second Confirming Party has no objection to the conveyance being made hereunder and to record the same, the Second Confirming Party have joined and executed this Conveyance.

**7.2 Consideration:**

**7.2.1 Consideration for Sale:** The aforesaid transfer of the Subject Property is being made by Vendor and First Confirming Party in consideration of sum of Rs.17,96,975/- (Rupees Seventeen Lac Ninety six Thousand Nine Hundred Seventy Five only).

**7.2.2 Consideration made by Second Confirming Party:** The Confirming Party paid a sum of Rs. 10,77,058.50/- ( Ten Lac Seventy Seven Thousand Fifty Eight and Fifty Paise) only as being the Part Consideration for Sale paid to the Vendors in respect of the Subject Property and the Vendors hereby and by the Receipt and Memo of Vendors below, admit and acknowledge the same. The Said Part Consideration has been reimbursed by the Purchaser to the Confirming Party the Part Consideration for Sale being a sum of Rs. 10,77,058.50/- ( Ten Lac Seventy Seven Thousand Fifty Eight and Fifty Paise) only vide a Cheque No. 806904 dated 28/10/2010 drawn by Panjab National Bank.

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**7.2.3 Balance Consideration:** The balance Consideration of the aforesaid transfer of the said Subject Property, being a sum of Rs. 7,19,916.5/- ( Seven Lac Nineteen Thousand Nine Hundred Sieteen and Fifty Paisa) only (Balance Consideration) which has been paid by the Purchaser to the Vendors and the Vendors hereby and by the Receipt and Memo of Vendors below, admit and acknowledge the same

**7.2.4 Total Consideration:** Thus the transfer of the Said Subject Property is being made for aggregate sum of Rs.17,96,975/- (Rupees Seventeen Lac Ninety six Thousand Nine Hundred Seventy Five only), which has been fully paid and the Vendors hereby and by the Receipts and Memo below, admitted and acknowledged.

### 8. Terms of Transfer:

**8.1 Salient Terms:** The transfer of the Subject Property being affected by this Conveyance is:

**8.1.1 Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

**8.1.2 Absolute:** absolute, irreversible and forever.

**8.1.3 Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to *lispendens*, attachments, liens, charges, mortgages, trusts, *debutters*, *pirottors*, reversionary rights, residuary rights, claims and statutory prohibitions.

**8.1.4 Other Rights:** together with Easements and all other rights, liberties, privileges and benefits appurtenant to the Subject Property for beneficial use and enjoyment thereof.

**8.2 Indemnification:** The transfer being effected is subject to the indemnification by the Vendor about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor' title and the representations and authority to sell, which if found defective or untrue at any time, the Vendor or any person claiming under them in law, trust and equity shall, at their

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own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify that and the Vendor doth hereby indemnify and shall always keep indemnified the Purchaser and/or its successors-in-interest and/or assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest and/or assigns, by reason of any defect in title of the Vendor or any of the representations being found to be untrue.

**9. Miscellaneous:**

- 9.1 Delivery of Possession:** Simultaneously with the execution of these presents *khas*, vacant and peaceful possession of the Subject Property is handed over by the Vendor and First Confirming Party to the Purchaser (Possession Date).
- 9.2 Outgoings:** All Panchayet taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the Subject Property till the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor and all Municipal taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the Subject Property from the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Purchaser.
- 9.3 No Objection to Mutation:** The Vendor doth declare that the Purchaser is fully entitled to mutate its name in all public and statutory records and the Vendor hereby expressly consents to the same. The Vendor doth also undertake to co-operate with the Purchaser in all respect to cause mutation of the Subject Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

**1<sup>st</sup> Schedule  
(Part - I)**

**ALL THAT** piece and parcel of *Danga* land measuring 26.50 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. 462 under L.R.



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Khatian No. 1887, lying and situate at Mouza - Chakpanchuria, J.L. No. 33, R.S. No. 205<sup>1</sup>/<sub>2</sub>, Touzi No. 145, Police Station - New Town (formerly Rajarhat), District North 24 Parganas, Additional District Sub-Registry Office Bidhannagar (Salt Lake City), within the limits of Patharghata Gram Panchayet.

The land being transferred in the aforesaid R.S. & L.R. Dag No.462 -

On the North : . Dag No. 460 and 463

On the South : . Dag No. 465 and 2224

On the East : . Dag No. 460, 461 and 467

On the West : . 18' - 0" Wide Road

(Part - II)

**ALL THAT** piece and parcel of *Danga* land measuring 14.50 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. 463 (corresponding to C.S. Dag No. 456) under L.R. Khatian No. 1887, lying and situate at Mouza - Chakpanchuria, J.L. No. 33, R.S. No. 205<sup>1</sup>/<sub>2</sub>, Touzi No. 145, Police Station - New Town (formerly Rajarhat), District North 24 Parganas, Additional District Sub-Registry Office Bidhannagar (Salt Lake City), within the limits of Patharghata Gram Panchayet.

The land being transferred in the aforesaid R.S. & L.R. Dag No.463 -

On the North : . Dag No. 445 and 460

On the South : . Dag No. 462

On the East : . Dag No. 460

On the West : . 18' - 0" Wide Road

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## (Part - III)

**ALL THAT** piece and parcel of Bagan land measuring 0.50 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. 465 under L.R. Khatian No. 1887, lying and situate at Mouza - Chakpanchuria, J.L. No. 33, R.S. No. 205<sup>1/2</sup>, Touzi No. 145, Police Station - New Town (formerly Rajarhat), District North 24 Parganas, Additional District Sub-Registry Office Bidhannagar (Salt Lake City), within the limits of Patharghata Gram Panchayet.

The land being transferred in the aforesaid R.S. & L.R. Dag No.465 -

- On the North : Dag No. 462  
 On the South : Dag No. 2224  
 On the East : Dag No. 462  
 On the West : 18' - 0" Wide Road

**2<sup>nd</sup> Schedule**  
**[Subject Property]**  
**(Subject Matter of Sale)**

**ALL THAT** piece and parcel of land measuring 5.93 Decimal be the same a little more or less comprised in R.S. & L.R. Dag Nos. 462, 463 and 465 under L.R. Khatian No. 1887, detail description whereof are as follows:


R.S. & L.R. Dag No.	L.R. Khatian No.	Total Land (In Decimal)	Harendra Nath Baidya's Land (In Decimal)	Vendor's Share in the Harendra Nath Baidya's Land	Land being transferred (in decimal)
462	1887	53.0	26.50	1/7 <sup>th</sup> share	3.79
463	1887	45.0	14.50	1/7 <sup>th</sup> share	2.07
465	1887	01.0	0.50	1/7 <sup>th</sup> share	0.07
			Total:		5.93

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The same lying and situate at Mouza - Chakpanchuria, J.L. No. 33, R.S. No. 205<sup>1</sup>/<sub>2</sub>, Touzi No. 145, Police Station - New Town (formerly Rajarhat), District North 24 Parganas, Additional District Sub-Registry Office Bidhannagar (Salt Lake City), within the limits of Patharghata Gram Panchayet The share of Vendor is shown on the Plan annexed hereto with the border Red and the Plan is treated as a part of this Deed.

10. Execution and Delivery:

10.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

 *Handwritten signature in Bengali script*

Vendor

For ~~Vendor~~ Vendor: Vealija Private Limited  
*Handwritten signature*  
Director

Purchaser

*Handwritten signature: Animesh Baidya*

First Confirming Party

For CITYSTAR INFRASTRUCTURES LTD.

*Handwritten signature*  
Director

Second Confirming Party

Witnesses :

Signature *Pradip Naskar*

Name *Pradip Naskar*

Father's Name *Nagendra Nath Naska*

Address *VILL+PO - Chakpanchuria  
P.S - Rajarhat  
Cal - 59*

Signature *Tejanta Baidya*

Name *Tejanta Baidya*

Father's Name *Sahadev Baidya*

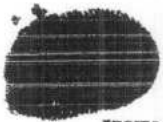
Address *VILL+PO - Chakpanchuria  
P.S - New Town*

**RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** from the within named Second Confirming Party a Sum of a sum of Rs. 10,77,058.50/- ( Ten Lac Seventy Seven Thousand Fifty Eight and Fifty Paisa) only being the Part of the Consideration of Sale amount as per the memo below:

<u>Mode</u>	<u>Date</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
By Cheque No. 038926	14.04.2010	IDBI Bank, 44, Shakespeare Sarani, Kol-17	3,57,142/-
By Cheque No. 039007	11.10.2010	IDBI Bank, 44, Shakespeare Sarani, Kol-17	3,50,000/-
By Cheque No. 039009	11.10.2010	IDBI Bank, 44, Shakespeare Sarani, Kol-17	3,69,916.50/-
			10,77,058.50/-

(Ten Lac Seventy Seven Thousand Fifty Eight and Fifty Paisa)



*प्रदीप नशक*  
*व: प्रदीप नशक*

[VENDOR]

*Animesh Baidya*

[FIRST CONFIRMING PARTY]

**WITNESSES:**

Signature: *pradip Naskar*

Name: *pradip Naskar*

Signature: *Jayanta Baidya*

Name: *Jayanta Baidya*

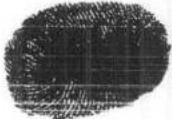


RECEIPT & MEMO OF CONSIDERATION

**RECEIVED** from the within named Purchaser a Sum of a sum of Rs. 7,19,916.50/- ( Seven Lac Nineteen Thousand Nine Hundred Sieteen and Fifty Paisa) only towards the full and final Consideration of Sale amount as per the memo below:

<u>Mode</u>	<u>Date</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
By Pay Order No. 484268	26/10/2010	Punjab National Bank, Tollygunge, Kol-33	3,50,000/-
By Cheque No. 484267/	26/10/2010	Punjab National Bank, Tollygunge, Kol-33	3,69,916.50/-
		Total	7,19,916.5/-

(Seven Lac Nineteen Thousand Nine Hundred Sixteen and Fifty Paisa) only



अनिमेश बाइया  
व: 2010/10/26

Animesh Baidya

[VENDOR]

[FIRST CONFIRMING PARTY]

WITNESSES:

Signature: Pradip Naskar

Name: Pradip Naskar

Signature: Jayanta Baidya

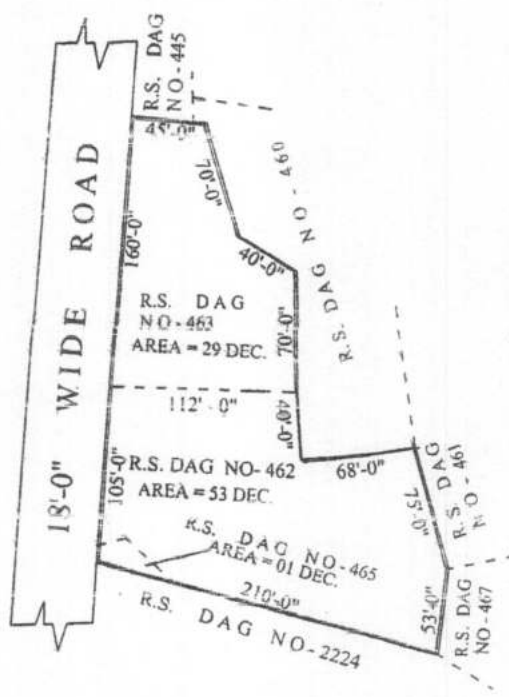
Name: Jayanta Baidya

Pushpa Mishra

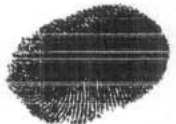
Drafted by:  
Pushpa Mishra  
Advocate  
60/2 Pasupati Bhattacharya  
Road, Kolkata - 700041

SITE PLAN OF R.S & L.R DAG NO - 462(P), 463(P) & 465(P) AT MOUZA - CHAKPACHURIA, J.L NO- 33, R.S. NO -205 1/2, TOUZI NO-145, L/R KH. NO-1887, P.S. -NEW TOWN, UNDER - PATHARCHATA GRAM PANCHAYET, DIST - 24 PARGANAS (N).  
 SALE FOR 5.93 DEC. SUNITA MONDAL OUT OF 83.00 DEC.  
 PURCHASED LAND SHOWN IN RED BORDER

SCALE - 1" = 100'-0"



MOUZA - CHAKPANCHURIA, J.L NO - 33		TOTAL AREA IN DEC.
OWNER NAME	R.S & L.R DAG NO	AREA IN DEC.
SUNITA MONDAL	462(P)	3.79
	463(P)	2.07
	465(P)	0.07
		05.93 (M/L)



अनिल कुमार  
 स: अनिल कुमार

SIG. OF VENDOR

Jabbar Ali

COPY BY  
 J. ALI  
 I.B.S OF R.G.M  
 Narayanpur, Kol-136.



Animesh Baidya  
 SIG. OF CONFIRMING PARTY

Animesh Baidya  
 For CITYSTAR INFRASTRUCTURES LTD. by Topview Vanija Private Limited  
 Director

SIG. OF CONFIRMING PARTY

Tarun Nath  
 Director







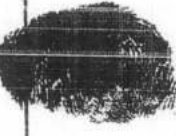




SIG. OF PURCHASER

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

**UNDER RULE 44A OF THE I.R. ACT 1908**

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 Animesh Baidya	LH					
	RH					

ATTESTED : Animesh Baidya

 সন্তানু বৈদ্যা	LH.					
	RH.					


At: Santanu Baidya  
ATTESTED :  সন্তানু বৈদ্যা  
At: Santanu Baidya


PHOTO	LH.					
	RH.					

ATTESTED :-












SIGNATURE OF THE  
 REPRESENTANT/  
 EXECUTANT/SELLER/  
 BUYER/CAIMENT  
 WITH PHOTO

**UNDER RULE 44A OF THE I.R. ACT 1908**

N.B. - LH BOX-SMALL TO THUMB PRINTS  
 R.H. BOX- THUMB TO SMALL PRINTS

 <p>PHOTO</p>	LH.					
	RH.					












ATTESTED :-

 <p>For CITYSTAR INFRASTRUCTURES LTD.</p> <p><i>Manoj Kumar</i>          Director</p>	LH.					
	RH.					

For CITYSTAR INFRASTRUCTURES LTD.

ATTESTED :-

*Manoj Kumar*  
 Director

 <p>For Topview Vaniya Private Limited</p> <p>Tasare Nath DCP          Director</p>	LH.					
	RH.					

For Topview Vaniya Private Limited

ATTESTED :-

*Tasare Nath DCP*  
 Director



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

Endorsement For Deed Number : I - 12699 of 2010  
(Serial No. 09296 of 2010)

On 02/11/2010

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

Presented for registration at 17.33 hrs on :02/11/2010, at the Private residence by Tarak Nath Dey, Claimant.

**Admission of Execution (Under Section 59, W.B. Registration Rules, 1962)**

Execution is admitted on 02/11/2010 by

1. Sunita Mondal, wife of Jiban Mondal, Jatragachi, Thana:-Newtown, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Ghuni, By Caste Hindu, By Profession : House wife
2. Animesh Baidya, son of Sibnath Baidya, Chakpanchuria, Thana:-Newtown, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Chakpanchuria, By Caste Hindu, By Profession : Business
3. Hemant Jain  
Director, Citystar Infrastructures Limited, 5, Gorky Terrace, 2 Nd Floor, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :-  
By Profession : Business
4. Tarak Nath Dey  
Director, Topview Vanijya Private Limited, 5, Gorky Terrace, 2 Nd Floor, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :-  
By Profession : Business  
Identified By Prodip Naskar, son of N Naskar, Chakpanchuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Chakpanchuria, By Caste: Hindu, By Profession: Business.

( Dinabandhu Roy )  
DISTRICT SUB REGISTRAR-II

On 03/11/2010

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

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

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 19756/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 03/11/2010

**Certificate of Market Value (WB PUMI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1796975/-

Certified that the required stamp duty of this document is Rs.- 89859 /- and the Stamp duty paid as: Impressive Rs.- 100/-

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II



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

Endorsement For Deed Number : I - 12699 of 2010  
(Serial No. 09296 of 2010)

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 44849/- is paid, by the draft number 692098, Draft Date 30/10/2010, Bank Name State Bank of India, BHOWANIPORE, received on 03/11/2010
2. Rs. 45000/- is paid, by the draft number 692094, Draft Date 30/10/2010, Bank Name State Bank of India, BHOWANIPORE, received on 03/11/2010

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 44  
Page from 1264 to 1288  
being No 12699 for the year 2010.



*Handwritten signature*

(Dinabandhu Roy) 04-November-2010  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal