

12070

7

07596

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

005658

M.V. 10,09,80,000/-



Certified that the instrument has been registered Subject to the provisions of reference... of the Property Registration Act... of such Documents... as may be... by the Collector.

B.P. 1395060 (29)
cal...
M.V. 616, 58478
8232

DEED OF CONVEYANCE

THIS INDENTURE made on this the 22ND day of October 2008, (Two Thousand and Eight) of the Christian Era,

BETWEEN

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata
25.3.11

S.S.I. Bagri Market By
159008, 9007, 9006, 9011, 9010, 9009, 8994,
9012, 8993, 9013, 9016, 8999, 8900, 8990,
8996, 8907, 8906, 8905, 8909, 8910, 8911,
8912, 8913, 8914, 8915, 8916, 8917, 8918
has been...
(49000 x 28) + 23060 = 1395060/-

A 21...
E...
4
20080

Sale Amt
2,00,000,000

1099
1999
21727

T.I. 250
T.I. 350
600

01.10.2008

Sl. No. 9047 DATE.....
NAME.....
ADD. 5007 - Five thousand mho
AMT. 133, Canning Street, Kolkata

M/s SHREE KRISHNA REALCON
133, Canning Street, Kolkata

Bipak Yadava
3992
4012

For M/S. SHREE KRISHNA REALCON.

Bipak Yadava
3993 Partner.
4013

Debashis Adhikari
3994
4014

Delekumar Adhikari
3995
4015

Arunima Devi
3996
4016

Jayasri Devi

Identified by me.
Tapan Kumar Dey
Advocate

Presented for Registration
.....on the.....
days of year.....
Vendor Residence
Vendor Residence

LICENSED STAMP VENDOR
CALCUTTA REGISTRATION OFFICE

ADDITIONAL REGISTRAR
ASSURANCES-1, KOLKATA



ADDITIONAL REGISTRAR
ASSURANCES-1, KOLKATA

- (1) **DEBASHIS ADHIKARI**, son of Late Dhana Krishna Adhikari, by faith - Hindu, by occupation - business, residing at 244N, Vivekananda Road, Kolkata - 700 006,
- (2) **DEBKUMAR ADHIKARI**, son of Late Dhana Krishna Adhikari, by faith - Hindu, by occupation - business, residing at 244N, Vivekananda Road, Kolkata - 700 006,
- (3) **PROSENJIT ADHIKARI** son of Late Prosad Chandra Adhikari by faith - Hindu, by occupation - business, residing at 244C, Vivekananda Road, Kolkata - 700 006,
- (4) **SMT. ARUNIMA DEVI** wife of late Avijit Adhikari, by faith - Hindu, by occupation - House Wife, residing at 244C, Vivekananda Road, Kolkata - 700 006,
- (5) **ANIRBAN ADHIKARI** son of Late Avijit Adhikari by faith - Hindu, by occupation - business, residing at 244C, Vivekananda Road, Kolkata - 700 006,
- (6) **ANKITA ADHIKARI** a minor daughter of Late Avijit Adhikari, by faith Hindu, by occupation student being represented by her mother and natural guardian Smt. Arunima Devi - residing at 244C, Vivekananda Road, Kolkata 700 006,
- (7) **SMT. JAYASRI DEVI**, wife of Late Prosad Chandra Adhikari by faith - Hindu, by occupation - House Wife, residing at 244C, Vivekananda Road, Kolkata - 700 006.

All hereinafter jointly called the "**VENDORS**" and/or "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or permitted assigns or nominees) of the **FIRST PART**.

AND

M/s. SHREE KRISHNA REALCON, a partnership firm having its office and principal place of business at No. 133, Canning Street, 3rd Floor, Room No. 9, Kolkata - 700 001, carrying on business through its partners, namely, Dipak Kumar Yaduka, Smt. Manju Devi Yaduka, Smt. Manju Saraogi, Vikram Saraogi, Raj Kumar Garodia and Ram Chandra Joshi, and

represented by DIPAK KUMAR YADUKA son of Basudeo Prasad Yaduka one of the partners and duly authorized signatory of the said partnership firm, hereinafter called the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors in office and/or the executors, administrators) of the **SECOND PART**.

W H E R E A S the above named "VENDORS" and/or "LAND OWNERS" have represented held out and assured to the "**PURCHASER**" inter alia as follows :

- A. One Dhana Krishna Adhikari, son of Late Rakhai Das Adhikari by faith Hindu after the death of his wife Binapani Devi in and around the year 1948 and in his capacity as the sole Executor of the Estate of the said Binapani Devi PURCHASED **ALL THAT** the messuage, tenement, land hereditament, and vastu premises No 223, Maniktolla Main Road, under P. S. Beliaghata now under P.S. Narkeldanga in the town of Calcutta now Kolkata together with the structures thereat as described therein in pursuance to order dated 29.08.1950 passed by the Hon'ble High Court, Calcutta in suit No 3271 of 1948 directing inter alia the Commissioner, appointed in the said suit as Receiver and Commissioner of partition to sell the aforesaid premises absolutely and forever subject to the tenency thereat for a consideration as stated therein, recorded in Book No. 1, Volume No. 109, Pages 5 to 18, Being No. 3414 for the year 1950 registered at the office of the Registrar of Assurance, Calcutta measuring on an aggregate 4 (Four) Bighas 9 (Nine) Cottahs 1 (One) Chittacks and 4 (Four) square feet be the same a little more or less, hereinafter referred to as the "said larger property", which is more fully and particularly described in the Schedule 'A' hereinbelow written. The said Dhana Krishna Adhikari after purchasing the aforesaid premises became the absolute owner thereof.
- B. The said Dhana Krishna Adhikari (since deceased) as an Executor of the Estate of the said Binapani Devi thereafter sold, transferred and conveyed a portion of the said Larger Property comprising and consisting an area of 3 (Three) Cottahs, 6 (Six) Chittacks and 33 (Thirty Three) square feet together with a 5 (Five) feet wide common passage be the same a little more or less in favour of Smt. Jayasri Devi Vendor No 7 herein vide a Registered deed of conveyance dated



5
ADDITIONAL REGISTRAR OF
ASSISTANCE-1, KOLKATA

20-07-1955 executed in Bengali language and Registered at the office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 38, Pages Nos. 76 to 80 Being No. 1592 for the year 1955 on such consideration and terms and conditions as mentioned therein absolutely and forever. The said Smt. Jayasri Devi thereafter on becoming the owner of the said portion of the said larger property mutated her name before the authorities and the said portion is now being assessed, known and identified as premises No. 223 B, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054.

- C. By a Registered Deed of Gift dated: 28-11-1956 executed in Bengali language and Registered at the office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 48, Pages Nos. 266 to 269, Being No. 2658 for the year 1956 the said Dhana Krishna Adhikari as an Executor to the Estate of Binapani Devi and as Donor transferred and bequeathed a portion of the Said larger property comprising and consisting of 11 (Eleven) Cottahs, 2 (Two) Chittacks and 31 (Thirty One) square feet be the same a little more or less being premises No. 223 E, Maniktolla Main Road in favour of Debashis Adhikari Vendor No 1, the Donee, the then a minor, represented by his mother and natural guardian Smt. Surovi Devi (since deceased). The said Donee thereafter on becoming the owner of the said portion of the said larger property mutated his name before the authorities and the said portion is now being assessed, known and identified as premises No. 223 E, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054.
- D. By another Registered Deed of Gift dated: 28-11-1956 executed in Bengali language and registered at the office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 48, Pages Nos. 270 to 273, Being No. 2659 for the year 1956, the said Dhana Krishna Adhikari as an Executor to the Estate of Binapani Devi and as Donor transferred and bequeathed a portion of the Said larger property comprising and consisting an area of 2 (Two) Cottahs 14 (fourteen) Chhitacks and 36 (Thirty Six) Sq. ft. be the same a little more or less in favour of Prosenjit Adhikari the Donee and Vendor No. 3 herein, the then minor, represented by his mother and natural guardian Smt. Jayasri Devi together with rights and easements as mentioned therein. The said Donee thereafter on becoming the owner of the said portion of the said larger property mutated his name before the

authorities and the said portion is now being assessed, known and identified as premises No. 223 G, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054.

- E. By another Registered Deed of Gift dated: 28-11-1956 executed in Bengali language and Registered at the office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 48, Pages Nos. 274 to 277, Being No. 2660 for the year 1956 the said Dhana Krishna Adhikari as an Executor to the Estate of Binapani Devi and as Donor transferred and bequeathed a portion of the Said larger property comprising and consisting of 6 (Six) Cottahs, 7 (Seven) Chittacks and 12 (Twelve) square feet be the same a little more or less being the premise No. 223 H, Maniktolla Main Road in favour of Avijit Adhikari (since deceased) the Donee and, the then a minor, represented by his mother and natural gurdian Smt. Jayasri Devi together with rights and easements as described therein. The said Donee thereafter on becoming the owner of the said portion of the said larger property mutated his name before the authorities and said portion is now being assessed, known and identified as premises No. 223 H, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054
- F. By another Registered Deed of Sale dated: 25-07-1959 executed in Bengali language and Registered at the office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 37, Pages Nos. 141 to 144, Being No. 1736 for the year 1959 the said Dhana Krishna Adhikari as an Executor to the Estate of Binapani Devi sold, transferred and conveyed a portion of the said Larger Property comprising and consisting an area of 6 (Six) Cottahs, 13 (Thirteen) Chattacks, 27 (Twenty Seven) square feet be the same a little more or less in favour of Debkumar Adhikari Vendor No.2 herein and a then minor represented by his mother and natural guardian Smt. Surovi Devi for the consideration and other rights and easements as mentioned therein. The said Debkumar Adhikari thereafter on becoming the owner of the said portion of the said larger property mutated his name before the authorities and the said portion is now being assessed, known and identified as premises No. 223 C, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054.
- G. By another Deed of Sale dated: 27-07-1959 executed in Bengali language and Registered at the office of the Sub-Registrar, Sealdah

and recorded in Book No. 1, Volume No. 37, Pages Nos. 157 to 161, Being No. 1754 for the year 1959 the said Dhana Krishna Adhikari as an Executor to the Estate of Binapani Devi sold, transferred and conveyed a portion of the said Larger Property comprising and consisting of area of 3 (Three) Cottahs, 0 (Zero) Chattacks and 28 (Twenty Eight) square feet be the same a little more or less in favour of Prosenjit Adhikari Vendor No.3 herein and the Donee and a then minor represented by his mother and natural guardian Smt. Jayasri Devi for the consideration as mentioned therein. The said Prosenjit Adhikari thereafter on becoming the owner of the said portion of the said larger property mutated his name before the authorities and the said portion is now being assessed, known and identified as premises No. 223 C, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054.

- H. By another Deed of Sale dated: 15-08-1959 executed in Bengali language and Registered at the office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 37, Pages Nos. 296 to 299, Being No. 2026 for the year 1959 the said Dhana Krishna Adhikari as an Executor to the Estate of Binapani Devi sold, transferred and conveyed a portion of the said Larger Property comprising and consisting of an area of 5 (Five) Cottahs, 2 (Two) Chattacks & 22 (Twenty Two) sq. ft. be the same a little more or less in favour of Debashis Adhikari Vendor No. 1 and a then minor represented by his mother and natural guardian Smt. Surovi Devi (since deceased) for the consideration as mentioned therein. The said Debashis Adhikari thereafter on becoming the owner of the said portion of the said larger property mutated his name before the authorities and the said portion is now being assessed, known and identified as premises No. 223 C, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054.
- I. By another Deed of Sale dated: 31-08-1959 executed in Bengali language and Registered at the office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 46, Pages Nos. 27 to 30, Being No. 2103 for the year 1959 the said Dhana Krishna Adhikari as an Executor to the Estate of Binapani Devi sold, transferred and conveyed a portion of the said Larger Property comprising and consisting an area of 3 (Three) Cottahs, 11 (Eleven) Chattacks, 11 (Eleven) square feet be the same a little more or less in favour of Avijit

Adhikari (since deceased), the then a minor represented by his mother and natural guardian Smt. Jayasri Devi for the consideration as mentioned therein. The said Avijit Adhikari thereafter on becoming the owner of the said portion of the said larger property mutated his name before the authorities in the records of Kolkata Municipal Corporation and the said portion is now being assessed, known and identified as premises No. 223 C, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054.

- J. By another Deed of Sale dated: 17-10-1959 executed in Bengali language and Registered at the office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 52, Pages Nos. 106 to 110, Being No. 2396 for the year 1959 the said Dhana Krishna Adhikari as an Executor to the Estate of Binapani Devi sold, transferred and conveyed a portion of the said Larger Property comprising and consisting an area of 1 (One) Cottahs 5 (Five) Chittacks be the same a little more or less in favour of Debkumar Adhikari Vendor No. 2 herein the Donee and the then a minor, represented by his mother and natural guardian Smt. Surovi Devi (since deceased) for the consideration and other rights and easements as described therein. The said Debkumar Adhikari thereafter on becoming the owner of the said portion of the said larger property mutated his name before the authorities and in the records of Kolkata Municipal Corporation and the said portion is now being assessed, known and identified as premises No. 223 F, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054.
- K. By another Deed of Sale dated: 17-10-1959 executed in Bengali language and Registered at the office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 54, Pages Nos. 43 to 50, Being No. 2397 for the year 1959 the said Dhana Krishna Adhikari as an Executor to the Estate of Binapani Devi sold, transferred and conveyed a portion of the said Larger Property comprising and consisting an area of 1(one) Cottahs and 5(five) Chittacks be the same a little more or less in favour of Debashis Adhikari Vendor No. 1 herein and the Donee and the then a minor represented by his mother and natural guardian Smt. Surovi Devi (since deceased) together with the rights and easements as described therein. The said Debashis Adhikari thereafter on becoming the owner of the said

portion of the said larger property mutated his name before the authorities and in the records of Kolkata Municipal Corporation and the said portion is now being assessed, known and identified as premises No. 223 F, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054.

- L. By another Deed of Gift dated: 18-11-1971 executed in English language and Registered at the office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 38, Pages Nos. 57 to 61, Being No. 1457 for the year 1971 the said Dhana Krishna Adhikari as an Executor to the Estate of Binapani Devi and as Donor transferred and bequeathed a portion of the Said larger property comprising and consisting of an area of 16 (Sixteen) Cottahs, 1 (One) Chattack, 31 (Thirty One) square feet be the same a little more or less in favour of Smt. Jayasri Devi Vendor No.7 herein and the Donee as mentioned therein together with the rights and easements as described therein. The said Donee thereafter on becoming the owner of the said portion of the said larger property mutated her name before the authorities and the said portion is now being assessed, known and identified as premises No. 223 D/1A, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054.
- M. By a deed of settlement dated: 13.12.1971 executed in English language and Registered at the office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 40, Pages Nos. 1 to 6, Being No. 1583 for the year 1971, the said Dhana Krishna Adhikari as the settlor granted, transferred, conveyed and assured unto and in favour of Smt. Surovi Devi (since deceased), his Second wife, the trustee as named therein, a portion of the Said larger property comprising and consisting an area of 16 (Sixteen) Cottahs, 1 (One) Chattacks & 31 (Thirty One) square feet be the same a little more or less. The said Surovi Devi thereafter on becoming the trustee of the said portion of the said larger property mutated her name before the authorities in the records of Kolkata Municipal Corporation and the said portion is now being assessed, known and identified as premises No. 223 D/1B, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054.
- N. The said Smt. Surovi Devi wife of Late Dhana Krishna Adhikari being the trustee of the premises No. 223D/1B, Satin Sen Sarani Kolkata - 700 054 as described herein above, died intestate leaving behind her

two surviving sons Debashis Adhikary Vendor No. 1 herein and Debkumar Adhikari Vendor No. 2 herein as her legal heirs and representatives who became entitled to the aforesaid premises admeasuring an area of 16 (Sixteen) Cottahs, 1 (One) Chattacks, 31 (Thirty One) square feet be the same a little more or less in equal proportions according to Law of Succession.

- O. The above named Avijit Adhikari (since deceased) son of Late Prosad Chandra Adhikari the owner of the premises No. 223C and 223H, Satin Sen Sarani (Maniktolla Main Road), Kolkata - 700 054 as described above, died intestate leaving behind him his surviving wife ARUNIMA DEVI (Vendor No.4 herein), son ANIRBAN ADHIKARI (Vendor No.5 herein) and the then minor daughter ANKITA ADHIKARI (Vendor No.6 herein) as his legal heirs and representatives who became entitled to the aforesaid premises admeasuring an area of 10 (Ten) Cottahs, 2 (Two) Chattacks and 23 (Twenty Three) square feet be the same a little more or less in equal proportion according to Law of Succession.
- P. Sometime in 1969 vide notification No. 59/M2C - 68/66 dated: 08-01-1969 and 03-04-1980 a part and portion of the larger property being premises no. 223 J, 223A and common area of 223A & 223J Manicktolla Main Road were acquired by the Calcutta Improvement trust Known as Scheme No: XV for widening of the road measuring 14 (Fourteen) Chittacks and 17 (Seventeen) Square Feet for Premises No: 223J, 5 (Five) Cottahs, 11 (Eleven) Chittacks and 42 (Forty Two) Square Feet for Premises No. 223A & 12 (Twelve) Chittacks and 6 (Six) Square Feet for Common areas of Premises No: 223A & 223J respectively.
- Q. Though different portions of the property have been assessed and numbered and identified separately in the Assessment Records of Kolkata Municipal Corporation in favour of the respective owners of each such portion there has been no physical partition or division or separation between the said different portions with different municipal premises numbers and all the said portions of the larger property still continues to exist as a single property physically.
- R. In the circumstances stated above and after the land acquisition by the Calcutta Improvement Trust the Vendors above named now are

the Owners of the said larger property in proportionate shares as described inter alia as follows:-

Sl. No	Date of Deed	Premises No.	Mode of transfer	Name of the Present Owner	Deed No/year	Land Area C - Ch - Sft
1	20-07-1955	223 B	Sale	Jayasri Devi	1592/1955	03 - 06 - 33
2	28-11-1956	223 E	Gift	Debashis Adhikari	2658/1956	11 - 02 - 31
3	28-11-1956	223 G	Gift	Prosenjit Adhikari	2659/1956	02 - 14 - 36
4	28-11-1956	223 H	Gift	Arunima Devi, Anirban Adhikari, Ankita Adhikari	2660/1956	06 - 07 - 12
5	25-07-1959	223 C	Sale	Debkumar Adhikari	1736/1959	06 - 13 - 27
6	27-07-1959	223 C	Sale	Prosenjit Adhikari	1754/1959	03 - 00 - 28
7	15-08-1959	223 C	Sale	Debashis Adhikari	2026/1959	05 - 02 - 22
8	31-08-1959	223 C	Sale	Arunima Devi, Anirban Adhikari, Ankita Adhikari	2103/1959	03 - 11 - 11
9	17-10-1959	223 F	Sale	Debkumar Adhikari	2396/1959	01 - 05 - 00
10	17-10-1959	223 F	Sale	Debashis Adhikari	2397/1959	01 - 05 - 00
11	18-11-1971	223 D/IA	Gift	Jayasri Devi	1457/1971	16 - 01 - 31
12	13-12-1971	223 D/IB	Settlement	Debashis Adhikari / Debkumar Adhikari	1583/1971	16 - 01 - 31
					TOTAL AREA	77 - 08 - 37

Together with the Common Passage measuring about 6 (Six) Cottah, 1 (One) Chittacks & 37 (Thirty Seven) sq. ft. be the same a little more or less aggregating to 83 (Eighty Three) Cottah, 10 (Ten) Chittacks & 29 (Twenty Nine) sq. ft. be the same a little more or less (However on actual physical measurement total area was found to be 87 Cottah 6 (Six) Chittacks & 32 (Thirty Two) sq. ft.), hereinafter referred to as the said premises more fully and particularly described in the Schedule 'B' hereunder written and are enjoying the same together with tenants otherwise free from all encumbrances, liens, charges, attachments, mortgages acquisitions, requisitions, debutter etc.

The Vendors have agreed to sell the right, title and interest of the said premises and the purchaser has agreed to purchase the said premises

together with existing tenants and occupiers on as is where is basis at and for a price of Rs.2,00,00,000/- (Rupees Two Crores only) being the total consideration subject to adjustments of arrear Municipal Corporation Taxes as described in the Memo of Consideration hereunder written, otherwise free from all encumbrances, liens, charges, attachments, mortgages acquisitions, requisitions, debutter etc. .

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the Agreement between the parties and in consideration of the total sum of Rs.2,00,00,000/- (Rupees Two Crores only) of lawful money of the Republic of India in hand well and truly paid by the PURCHASER to the Vendors / land owners the receipt whereof the said respective Vendors / land owners doth hereby as well by the respective receipt hereunder written admit and duly acknowledge and from the payment of the same and every part thereof be the Vendors / land owners do and each one of them do hereby sell, grant, convey, transfer, assign and assure absolutely and forever unto and in favour of the PURCHASER herein the **ALL THAT** piece or parcel of revenue paying land containing by estimate an area of 4 (Four) Bighas, 3 (Three) Cottahs, 10 (Ten) Chittacks & 29 (Twenty Nine) sq. ft. be the same a little more or less together with old constructed buildings standing thereon situate lying at and being premises No. 223B, 223C, 223D/1A, 223D/1B, 223E, 223F, 223G & 223H Manicktalla Main Road (now also known as Satin Sen Sarani) respectively, under Kolkata Municipal ward No: 30, Police Station Narkeldanga, Kolkata - 700 054 morefully and particularly mentioned in the Schedule 'B' hereunder written otherwise free from all encumbrances, liens, charges, attachments, mortgages acquisitions, requisitions, debutter etc with the occupation of existing tenants and delineate in the plan annexed herein **OR HOWSOEVER OTHERWISE** the said messuage land heriditaments and premises or any part thereof are or is theretofore were was situated, butted bounded called known numbered described or distinguished **TOGETHER WITH** all buildings fixtures, yards, courts areas, drains, ways, paths, passages common fences, courses light rights liberties privileges appurtenances whatsoever to the said messuage and heriditament and premises belonging or appertaining to or usually held or enjoyed therewith or reputed to belong or in anywise appertaining or usually held or enjoyed therewith or reputes to belong or to be appurtenant thereto **AND ALL THE ESTATE** right, title, interest claim and demand whatever of the Vendor in to or upon the said messuage tenement land heriditaments and premises or

any part thereof **TOGETHER WITH** all deeds pattahs and muniments of title whatsoever exclusively relating to or concerning the said messuage tenement land heriditaments and premises or any part thereof which now are or may hereafter shall or may be in the possession, power or control of the Vendors or any one other person or persons from he/she or they or any one of them may procure the same without any action or suit.

TO HAVE AND TO HOLD the said messuage tenement land heriditaments and premises or any part thereof hereby granted or conceyed or expressed so to be **UNTO AND TO THE USE** the messuage tenement land heriditaments and premises as a PURCHASER property from the date hereof absolutely and forever free from encumbrances charges mortgages claims demands attachments acquisitions requisitions lispensens whatsoever and howsoever.

AND THE VENDORS / LAND OWNERS do hereby jointly and severally covenant with the PURCHASER as follows:-

THAT notwithstanding any act deed matter or thing whatsoever by the Vendors / land owners done, committed, executed or knowingly suffered to the contrary, the PURCHASER now become the lawful owner of the said premises mentioned here under in the SHEDULE -- 'B' and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises including the structure thereat and hereby sold, granted, conveyed, transferred, assigned and assured, without any manner of condition use, trust or other things whatsoever so as to alter defeat encumber or make void the same;

AND THAT notwithstanding any act deed matter or thing whatsoever as aforesaid, the PURCHASER have good right, full power and absolute authority and indefeasible title to sell, grant, convey, transfer, assign and assure the said premises in the manner aforesaid and according to the true intent and meaning of these presents;

AND THAT the PURCHASER shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the said premises without any lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Vendors / land owners and/or any person or persons lawfully or equitably claiming any estate or interest or right in the Unit or the said premises;

AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged by and at the costs and expenses of the Vendors / land owners from and against all and all manner of mortgages and encumbrances whatsoever made suffered, created, done, executed or occasioned by the Vendors / land owners according to the nature and tenure thereof;

AND FURTHER THAT the Vendors / land owners shall handover to the PURCHASER all the aforesaid registered deeds of conveyances and other deed/papers for evidencing title of the vendors to the messuage tenement land hereditaments and premises or any part thereof;

AND FURTHER THAT all municipal rates, taxes, maintenance charges, charges for utilities and other outgoings shall be borne and paid by the PURCHASER from the date of execution of this deed. Any outstanding Corporation Tax shall be the liability of the Vendors and any amount paid by the purchaser to the Kolkata Municipal Corporation in this regard shall be treated as the part payment of the price consideration payable by the Purchaser to the Vendors/land owners.

AND FURTHER THAT the covenants contained in this deed of conveyance shall be binding on all the successors of the Vendors/Land Owners in the interest of the PURCHASER. Any breach or non-observance or non-performance of any of the covenants, stipulations, agreements and conditions contained herein and/or contained in the other related Sale/Gift Agreement, the PURCHASER shall be entitled to call upon the Vendors/Land Owners to get the defects and lapses on their part rectified at their own cost.

That the Vendors / land owners shall extend all necessary cooperation to cause the said premises mutated in the name of the Purchaser. In case the Vendors / Land Owners fail or refuse to cause such mutation to be done, the Buyer shall upon written intimation in that regard be entitled to apply for take steps and have the name mutated for which the Vendors / land owners hereby consent to and they shall not have or raise any objection of any nature whatsoever.

That there is no litigation pending with any of the tenants in the Schedule Property and no tenant has demanded or asserted any right or claim adverse to the title of the Vendors including claim under the Calcutta Thika Tenancy (Acquisition & Regulation) Act 1982.

:THE SCHEDULE 'A' ABOVE REFERRED TO:**(Said larger property)**

ALL THAT piece or parcel of revenue redeemed land containing by estimate an area of 4 (Four) Bighas, 9 (Nine) Cottahs, 1 (One) Chittacks & 4 (Four) sq. ft. be the same a little more or less together with old constructed buildings standing thereon situate lying at and being premises No. 223, Manicktalla Main Road, formed out of the premises formely Nos. 1 and 16 Manicktala Street, within the municipal jurisdiction of the Corporation of Calcutta in District 24-Parganas (North), Police Station – Maincktolla, Sub-Registration Office – Scaldah, Dihi Panchannogram Government, Khas Mohal Touzi No. 2833 Grand Division 3 Sub Division 12 holding No. 1271 of which the annual revenue is payable to the Collectorate of 24-Parganas (S) and butted and bounded in the manner as follows:-

On the North : By Manicktala Main Raod;

On the South : 41, Sitalatala Lane;

On the East : Partly by Premises No. 222 and 221, Manicktala Main Road;

On the West : Partly by 223/1, Manicktala Main Road;

:THE SCHEDULE 'B' ABOVE REFERRED TO:**(Said premises)**

ALL THAT piece or parcel of revenue paying land containing by estimate an area of 77 (Seventy Seven) Cottahs, 10 (Ten) Chittacks & 29 (Twenty Nine) sq. ft. together with the Common Passage measuring about 6 (Six) Cottah, 1 (One) Chittacks & 37 (Thirty Seven) sq. ft. be the same a little more or less aggregating to 83 (Eighty Three) Cottah, 10 (Ten) Chittacks & 29 (Twenty Nine) sq. ft. be the same a little more or less (However on actual physical measurement total area was found to be 87 Cottah 6 (Six) Chittacks & 32 (Thirty Two) sq. ft.), be the same a little more or less together with old constructed buildings standing thereon situate lying at and being premises No. 223B, 223C, 223D/1A, 223D/1B, 223E, 223F, 223G & 223H Manicktalla Main Road (now also known as Satin Sen Sarani) respectively, under Kolkata Municipal ward No: 30, Police Station Narkeldanga, Kolkata – 700 054 as delineated in the plan annexed herewith butted and bounded in the manner as follows:-

On the North : By Manicktala Main Raod;

On the South : 41, Sitalatala Lane;

On the East : Partly by Premises No. 222 and 221, Manicktala Main Road;

On the West : Partly by 223/1, Manicktala Main Road;

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

SIGNED SEALED AND DELIVERED

by the Vendors / land owners
abovenamed at Kolkata
in the presence of:

1. *Jagan Coomarr Dey*
Advocate
High Court Calcutta
2. *Kam Chandra*
Advocate High Court Calcutta

1. *Debashis Adhikari*
2. *Debkumar Adhikari*
3. *Prosenjit Adhikari*
4. *Arunima Devi*
5. *Anirban Adhikari*
Arunima Devi
6. *on behalf of Ankita Adhikari (Min)*
as mother and legal guardian *or*
7. *Jayasree Devi*

SIGNED SEALED AND DELIVERED

by the Purchaser abovenamed at
Kolkata in presence of:

1. *Jagan Coomarr Dey*
Advocate
2. *Kam Chandra*

For M/S. SUREE KINCHINA REALCON.

Sipak Yadav

Partner.

MEMO OF CONSIDERATION

1. **RECEIVED** of and from the within named Purchaser a sum of Rs. 57,08,387/- (Rupees Fifty Seven Lakhs Eight Thousand Three Hundred & Eighty Seven) only towards and being the total amount of consideration payable by the Purchaser to Mr. Debashis Adhikari Vendor No.1 herein in terms of the foregoing as per Memo below:

		Amount Payable	61,30,390-00
		Less: Proportionate KMC Property Tax	4,22,003-00
		Balance Amount	<u>57,08,387-00</u>
Cheque / Draft No:	Dated	Bank	Amount (Rs.)
<i>Debashis Adhikari</i> 287451	22-10-08	Canara Bank	24,86,000
004864	22-10-08	Standard Chartered Bank	17,22,387
975359	21-10-08	ABN-AMRO BANK	15,00,000
		TOTAL	57,08,387-00

WITNESS

1. *Jagan Coomarr Dey**Debashis Adhikari*2. *Kam Char Sb.*(DEBASHIS ADHIKARI)
Vendor No. 1

2. **RECEIVED** of and from the within named Purchaser a sum of Rs. 34,45,504/- (Rupees Thirty Four Lakhs Forty Five Thousand Five Hundred & Four) only towards and being the total amount of consideration payable by the Purchaser to Mr. Debkumar Adhikari Vendor No.2 herein in terms of the foregoing as per Memo below:

		Amount Payable	38,69,610-00
		Less: Proportionate KMC Property Tax	4,24,106-00
		Balance Amount	<u>34,45,504-00</u>
Cheque / Draft No:	Dated	Bank	Amount (Rs.)
<i>Debkumar Adhikari</i> 287447	20-10-08	Canara Bank	34,45,504-00
		TOTAL	34,45,504-00

WITNESS

1. *Jagan Coomarr Dey**Debkumar Adhikari*2. *Kam Char Sb.*(DEBKUMAR ADHIKARI)
Vendor No. 2

3. **RECEIVED** of and from the within named Purchaser a sum of Rs. 15,53,256/- (Rupees Fifteen Lakhs Fifty Three Thousand Two Hundred & Fifty Six) only towards and being the total amount of consideration payable by the Purchaser to Mr. Prosenjit Adhikari Vendor No.3 herein in terms of the foregoing as per Memo below:

		Amount Payable	16,73,031-00
		Less: Proportionate KMC Property Tax	1,19,775-00
		Balance Amount	<u>15,53,256-00</u>
Cheque / Draft No:	Dated	Bank	Amount (Rs.)
287446	20-10-08	Canara Bank	15,53,256-00
		TOTAL	15,53,256-00

WITNESS1. *Jagan Kumar Dey*2. *Kam Choudhary**Prosenjit Adhikari.*(PROSENJIT ADHIKARI)
Vendor No. 3

4. **RECEIVED** of and from the within named Purchaser a sum of Rs. 9,01,230/- (Rupees Nine Lakhs One Thousand Two Hundred & Thirty) only towards and being the total amount of consideration payable by the Purchaser to Smt. Arunima Devi Vendor No.4 herein in terms of the foregoing as per Memo below:

		Amount Payable	9,49,895-00
		Less: Proportionate KMC Property Tax	48,665-00
		Balance Amount	<u>9,01,230-00</u>
Cheque / Draft No:	Dated	Bank	Amount (Rs.)
306997	20-10-08	Canara Bank	9,01,230-00
		TOTAL	9,01,230-00

WITNESS1. *Jagan Kumar Dey*2. *Kam Choudhary**Arunima Devi*
(ARUNIMA DEVI)
Vendor No. 4

PA

Arunima Devi

5. **RECEIVED** of and from the within named Purchaser a sum of Rs. 9,01,230/- (Rupees Nine Lakhs One Thousand Two Hundred & Thirty) only towards and being the total amount of consideration payable by the Purchaser to Mr. Anirban Adhikari Vendor No.5 herein in terms of the foregoing as per Memo below:

		Amount Payable	9,49,895-00
		Less: Proportionate KMC Property Tax	48,665-00
		Balance Amount	<u>9,01,230-00</u>
Cheque / Draft No:	Dated	Bank	Amount (Rs.)
306996	20-10-08	Canara Bank	9,01,230-00
		TOTAL	9,01,230-00

Anirban Adhikari

WITNESS

1. *Jagan Gomasal Ray*

Anirban Adhikari
(ANIRBAN ADHIKARI)
Vendor No. 5

2. *Kam Choudhary*

6. **RECEIVED** of and from the within named Purchaser a sum of Rs. 9,00,894/- (Rupees Nine Lakhs Eight Hundred & Ninety Four) only towards and being the total amount of consideration payable by the Purchaser to Miss Ankita Adhikari Vendor No.6 herein in terms of the foregoing as per Memo below:

		Amount Payable	9,49,505-00
		Less: Proportionate KMC Property Tax	48,611-00
		Balance Amount	<u>9,00,894-00</u>
Cheque / Draft No:	Dated	Bank	Amount (Rs.)
306995	20-10-08	Canara Bank	9,00,894-00
		TOTAL	9,00,894-00

A. Devi

WITNESS

1. *Jagan Gomasal Ray*

Arunima Devi
on behalf of Ankita Adhikari (Minor)
or mother and legal guardian

(ANKITA ADHIKARI)

2. *Kam Choudhary*

Represented by her mother &
Natural guardian Smt.
Arunima Devi. (Vendor No 6)

7. **RECEIVED** of and from the within named Purchaser a sum of Rs. 54,77,674/- (Rupees Fifty Four Lakhs Seventy Seven Thousand Six Hundred & Seventy Four) only towards and being the total amount of consideration payable by the Purchaser to Smt. Jayasri Devi Vendor No.7 herein in terms of the foregoing as per Memo below:

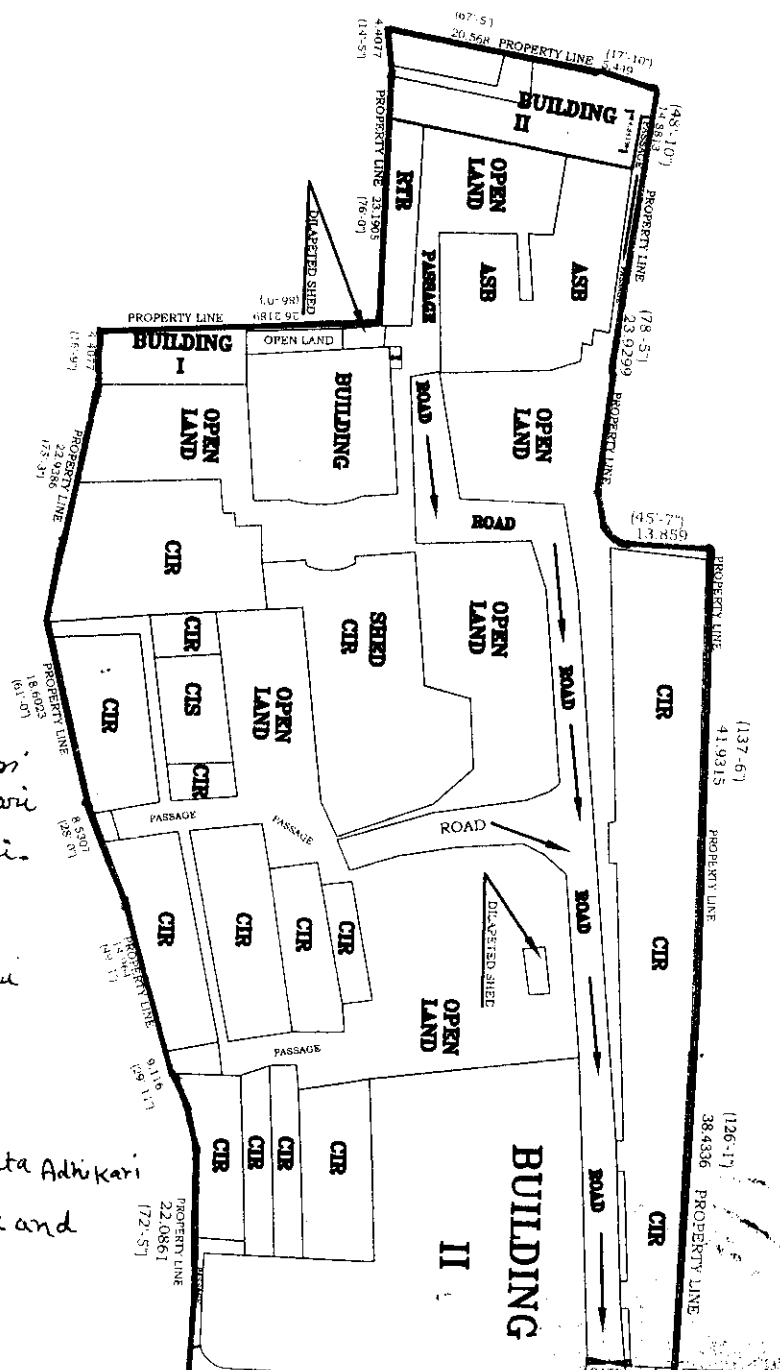
		Amount Payable	54,77,674-00
		Less: Proportionate KMC Property Tax	00-00
		Balance Amount	<u>54,77,674-00</u>
<i>Jayasri Devi</i>	Cheque / Draft No:	Dated	Bank
	336112	22-10-08	Vijaya Bank
			Amount (Rs.)
			54,77,674-00
		TOTAL	54,77,674-00

WITNESS1. *Jagan Coombar Dey**Jayasri Devi*2. *Kallol Choudhury*(JAYASRI DEVI)
Vendor No. 7

Drafted by me.

Kallol Choudhury(Kallol Choudhury)
Advocate.

Debashis Adhikari
 Debkumar Adhikari
 Prosenjit Adhikari
 Arunima Devi
 Anirban Adhikari
 Jayasree Devi
 Arunima Devi
 on behalf of Ankita Adhikari
 (Minor) as mother and
 legal guardian.



AREA STATEMENTS:-
TOTAL LAND AREA=4081.57 SQ. METERS

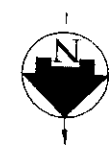
NOTES:-

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED
2. DIMENSIONS HAVE BEEN CHECKED ON THE GROUND
3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED
4. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED

PROJECT:-
SITE PLAN OF LAND OF HOLDING NO. 223
MANIKTALA, KOLKATA 700091
WITHIN KOLKATA MUNICIPAL CORPORATION
SITE: MANIKTALA, KOLKATA

Drawn by	Checked by	Date	Scale
1/11/11	1/11/11	1/11/11	1/11/11

FOR ALL TECHNICAL RECON.
 Dipak Chakrabarty
 ARCHITECT



SHEET NO. 1 OF 1

SPECIMEN FORM FOR TEN FINGER PRINTS



Debashis Adhikari

Thumb	Index	Middle	Ring	Little
LEFT HAND				
Thumb	Index	Middle	Ring	Little
RIGHT HAND				



Deb Kumar Adhikari

Thumb	Index	Middle	Ring	Little
LEFT HAND				
Thumb	Index	Middle	Ring	Little
RIGHT HAND				



Prosenjit Adhikari

Thumb	Index	Middle	Ring	Little
LEFT HAND				
Thumb	Index	Middle	Ring	Little
RIGHT HAND				



Anurima Devi

Thumb	Index	Middle	Ring	Little
LEFT HAND				
Thumb	Index	Middle	Ring	Little
RIGHT HAND				



Anirban Adhikari

Little	Ring	Middle	Index	Thumb
LEFT HAND				
LEFT HAND				
Little	Ring	Middle	Index	Thumb
RIGHT HAND				
RIGHT HAND				



Jayashri Devi

Little	Ring	Middle	Index	Thumb
LEFT HAND				
LEFT HAND				
Little	Ring	Middle	Index	Thumb
RIGHT HAND				
RIGHT HAND				



Bipin Chandra

Little	Ring	Middle	Index	Thumb
LEFT HAND				
LEFT HAND				
Little	Ring	Middle	Index	Thumb
RIGHT HAND				
RIGHT HAND				



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02596 of 2011
(Serial No. 12070 of 2008)

On 22/10/2008

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

Presented for registration at 17.45 hrs on :22/10/2008, at the Private residence by Dipak Kumar Yaduka. ,Claimant.

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

Execution is admitted on 22/10/2008 by

1. Debashis Adhikari., son of Lt Dhana Krishna Adhikari , 244 N, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste Hindu, By Profession : Business
2. Debkumar Adhikari., son of Lt Dhana Krishna Adhikari , 244 N, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste Hindu, By Profession : Business
3. Prosenjit Adhikari., son of Lt Prosad Chandra Adhikari , 244 C Vivekananda Road, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste Hindu, By Profession : Business
4. Arunima Devi, wife of Lt Avijit Adhikari , 244 C, Vivekananda Road, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste Hindu, By Profession : House wife
5. Anirban Adhikari, son of Lt Avijit Adhikari , 244 C, Vivekananda Road, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste Hindu, By Profession : Business
6. Jayasri Devi, wife of Lt Prosad Chandra Adhikari , 244 C, Vivekananda Road, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste Hindu, By Profession : House wife
7. Dipak Kumar Yaduka.
Partner, M/ S. Shree Krishna Realcon, 133, Canning Street, 3rd Floor, Room No. 9, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
By Profession : Business

Identified By Tapan Coomer Dey, son of .. , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

Executed by guardian

Execution is admitted by

1. Arunima Devi, wife of Lt Avijit Adhikari , 244 C, Vivekananda Road, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .By Caste Hindu By Profession: House wife,as the guardian of minor Ankita Adhikari

Identified By Tapan Coomer Dey, son of .. , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate



(Ramananda Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Assurances - I, Kolkata
25 MAR 2011

On 23/10/2008

25/03/2011 14:13:00

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
EndorsementPage 1 of 4



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02596 of 2011
(Serial No. 12070 of 2008)

Payment of Fees:

Amount By Cash

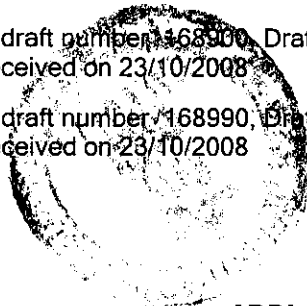
Rs. 220080/-, on 23/10/2008

(Under Article : A(1) = 219989/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 23/10/2008)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 169008, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
2. Rs. 49000/- is paid, by the draft number 169007, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
3. Rs. 49000/- is paid, by the draft number 169006, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
4. Rs. 49000/- is paid, by the draft number 169011, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
5. Rs. 49000/- is paid, by the draft number 169010, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
6. Rs. 49000/- is paid, by the draft number 169009, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
7. Rs. 49000/- is paid, by the draft number 168994, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
8. Rs. 49000/- is paid, by the draft number 169012, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
9. Rs. 49000/- is paid, by the draft number 168993, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
10. Rs. 49000/- is paid, by the draft number 169013, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
11. Rs. 49000/- is paid, by the draft number 169016, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
12. Rs. 49000/- is paid, by the draft number 168899, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
13. Rs. 49000/- is paid, by the draft number 168900, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
14. Rs. 49000/- is paid, by the draft number 168990, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008



Additional Registrar
Assurances-I, Kolkata
25 MAR 2011
(Ashok Bandyopadhyay)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

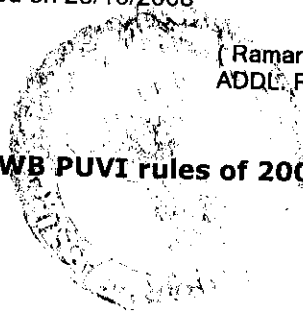
Endorsement For Deed Number : I - 02596 of 2011
(Serial No. 12070 of 2008)

15. Rs. 49000/- is paid, by the draft number 168996, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
16. Rs. 49000/- is paid, by the draft number 168907, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
17. Rs. 49000/- is paid, by the draft number 168906, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
18. Rs. 49000/- is paid, by the draft number 168908, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
19. Rs. 49000/- is paid, by the draft number 168909, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
20. Rs. 49000/- is paid, by the draft number 168910, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
21. Rs. 49000/- is paid, by the draft number 168911, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
22. Rs. 49000/- is paid, by the draft number 168912, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
23. Rs. 49000/- is paid, by the draft number 168913, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
24. Rs. 49000/- is paid, by the draft number 168914, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
25. Rs. 49000/- is paid, by the draft number 168915, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
26. Rs. 49000/- is paid, by the draft number 168916, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
27. Rs. 49000/- is paid, by the draft number 168917, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
28. Rs. 49000/- is paid, by the draft number 168918, Draft Date 16/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008
29. Rs. 23060/- is paid, by the draft number 169004, Draft Date 17/10/2008, Bank Name STATE BANK OF INDIA, Bagri Market Br., received on 23/10/2008

(Ramananda Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 12/04/2010

Certificate of Market Value(WB PUVI rules of 2001)



Additional Registrar of
Assurances-I, Kolkata
25 MAR 2011
(Ashok Bandyopadhyay)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

25/03/2011 14:13:00

EndorsementPage 3 of 4



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02596 of 2011
(Serial No. 12070 of 2008)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-61658438/-

Certified that the required stamp duty of this document is Rs.- 4316090 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 25/03/2011

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 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty Rs. 2916050/- is paid 22695223/03/2011 State Bank of India, DALHOUSIE SQUARE, received on 25/03/2011

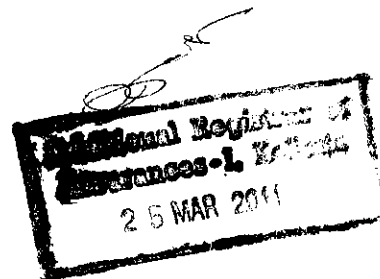
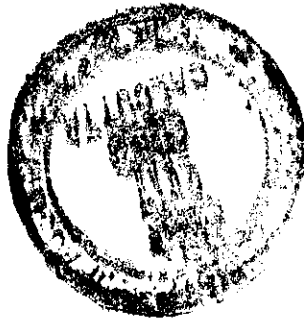
Payment of Fees:

Amount By Cash

Rs. 458249/-, on 25/03/2011

(Under Article : A(1) = 458249/- on 25/03/2011)

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



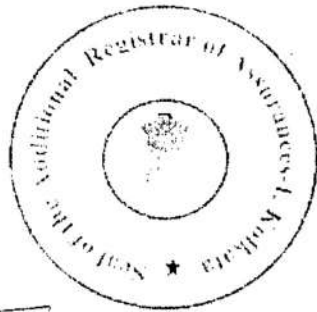
(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

25/03/2011 14:13:00

EndorsementPage 4 of 4

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 5863 to 5892
being No 02596 for the year 2011.



(Ashok Bandyopadhyay) 25-March-2011
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal

Skieys Almondreal LLP

Pranav Roy

Partner / Authorized Signatory