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admissible under Rule 21. & 22 of the Stamp Act, 1899
 n/s 5 (1) of W. R. L. R. Act, 1900
 duly Stamp under the Indian Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 2310
 Stamp Paid

Stamp duty of Rs. 27770
 has been realized on 20/4/07

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 980502/12/4/07

13/4/07

Register No 70
 North 24 Parganas
 (N.A.B.S.)

Convey/14582

13 APR 2007
CONVEYANCE

THIS INDENTURE made on this 12th day of April

Two Thousand and Seven **BETWEEN OSCAR BUSINESS PVT. LTD.**, a limited company, registered under the Companies Act, 1956, represented by its Director **SMT. SONALI MUNDHRA** wife of Sri Aditya Mandhra, having its office at CF-305, Salt Lake City, Sector - 1, Kolkata 700 064, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **FIRST PART**.

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Stamp duty of Rs. 27770
 has been realized on 20/4/07

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Register North 24 Parganas
 20.4.07

1049 11/4/07

জার
স্বাক্ষর নাম... A. K. Bhunia
পা...
মোট মূল্য... 1000
স্বাক্ষরকারীর নাম...
বিশান নম্বর (সংবিধিত নিউ...
১. ২. ৩. ৪. ৫. ৬. ৭. ৮. ৯. ১০.



স্বাক্ষর নং
মোট টোল মূল্য... 09 APR 2007
এই চাকান নং-এ মোট কত টোল মূল্য
ইচ্ছাশপথ করা হয়ে গেছে
স্বাক্ষরকারীর নাম...
১০০০০০০

Presented for Registration at...
on the 2nd day of April 2007
at...
Office at Barasat by...
Name of the Applicant / Officiant...
Sonalika Mondha
District - North 24 Parganas
by Caste - Hindu/Muslim/Christian
Occupation -
Saswat Developer Pvt Ltd



1448

OSCAR BUSINESS PVT. LTD.

Registrar of Companies
North 24 Parganas
(D. & B.L.)

12 APR 2007

Sonalika Mondha
Director

SASWAT DEVELOPER PVT LTD

TRILOCHAN SHARMA



1449 Jagabandhu Mondal
S/o Late Jagul ch. Mondal
Villtho. Chak Panchuria
P.S. Rajarhat, Dist-24 Pgs. (W)
Occupation - Business

DIRECTOR

Jagabandhu Mondal
S/o Late Jagul ch. Mondal
P.S. Rajarhat
District - North 24 Parganas
by Caste - Hindu/Muslim/Christian

Registrar of Companies
North 24 Parganas
(D. & B.L.)

12 APR 2007

AND

SASWAT DEVELOPER PVT. LTD., a limited company, registered under the Companies Act, 1956, represented by its Director **SRI TRILOCHAN SHARMA** and having its office at Om Tower, 9th floor, 32, Jawahar Lal Nehru Road, Police Station - Park Street, Kolkata, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS by a Deed of Conveyance dated 23.02.2007, registered at the office of the District Registrar Barasat, Copied in Book No. 1, Being No. 2475 for the year 2007, Sri Amar Bhattacharyya, Smt. Pratima Bhattacharyya, Smt. Rama Sardar (Bhattacharyya), Smt. Sikha Bhattacharyya, Smt. Rekha Bhattacharyya, Sri Biswanath Bhattacharyya, sold, transferred and conveyed Oscar Business Pvt. Ltd., ALL THAT piece or parcel of land measuring

an area 40.00 Satak out of 105 Satak comprised in R.S. Dag No. 864 (Bagan),

an area 13.00 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),

an area 18.50 Satak out of 37 Satak comprised in R.S. Dag No. 680 (Danga),

an area 02.50 Satak out of 10 Satak comprised in R.S. Dag No. 862 (Bagan),

an area 08.00 Satak out of 36 Satak comprised in R.S. Dag No. 863 (Danga),

an area 09.50 Satak out of 38 Satak comprised in R.S. Dag No. 681 (Bagan),

being total area **91.50 Satak** under L.R. Khatian No. **472, 342, 424**, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North), morefully and particularly described in the schedule thereunder written.

AND WHEREAS Oscar Business Pvt. Ltd., the Vendor herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the "Sali" land measuring

an area 40.00 Satak out of 105 Satak comprised in R.S. Dag No. 864 (Bagan),

an area 13.00 Satak out of 90 Satak comprised in R.S. Dag No. 683 (Danga),

an area 18.50 Satak out of 37 Satak comprised in R.S. Dag No. 680 (Danga),

an area 02.50 Satak out of 10 Satak comprised in R.S. Dag No. 862 (Bagan),

an area 08.00 Satak out of 36 Satak comprised in R.S. Dag No. 863 (Danga),

an area 09.50 Satak out of 38 Satak comprised in R.S. Dag No. 681 (Bagan),



[Signature]
District Collector
Panch 24 Parganas

12 APR 2007

being total area **91.50 Satak** under L.R. Khatian No. **472, 342, 424**, at Mouza - Kalikapur, Police Station - Rajarhat, in the District of 24-Parganas (North) and records of rights and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase the said plot of "Bagan & Danga" land measuring an area **91.50 Satak** comprised in R.S. Dag No. **864, 683, 680, 862, 863, 681**, under L.R. Khatian No. **472, 342, 424**, more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 27,70,000/-** (Rupees Twenty Seven Lac Seventy Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 27,70,000/-** (Rupees Twenty Seven Lac Seventy Thousand) only paid by the Purchaser to the Vendor at or before the execution of these presents receipts whereof the Vendor doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendor doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of "Bagan & Danga" Land admeasuring an area **91.50 Satak** comprised in R.S. Dag No. **864, 683, 680, 862, 863, 681**, under L.R. Khatian No. **472, 342, 424**, at Mouza - Kalikapur, P.S. Rajarhat in the District of 24-Parganas (North) morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "**RED**" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and



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12 APR 2007

appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession 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** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) **AND THAT** notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed,



[Signature]
District Registrar

12 APR 2017

transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispensens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendor;

iv) AND THAT the Vendor has, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendor has no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendor, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendor or any of its predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances,



[Signature]
District Registrar

North 24 Parganas
12 APR 2007

liens, bargas, vesting, attachments, dispendens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

viii) AND ALSO THAT the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "Bagan & Danga" land measuring an area **91.50 Satak** comprised in R.S. Dag No. **864, 683, 680, 862, 863, 681**, under L.R. Khatian No. **472, 342, 424**, at Mcuza - Kalikapur, P.S. Rajarhat, within the limit of Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No. 40, R.S. No.126, Touzi No. 10, in the District of 24-Parganas (North).



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ଅପ୍ରେଲ 24 ୨୦୦୭

12 APR 2007

R.S. DAG Nos.	TOTAL AREA	SOLD AREA	Nature
864	105 Satak	40.00 Satak	Bagan.
683	90 Satak	13.00 Satak	Danga.
680	37 Satak	18.50 Satak	Danga.
862	10 Satak	02.50 Satak	Bagan
863	36 Satak	08.00 Satak	Danga
681	38 Satak	<u>09.50 Satak</u>	Bagan
		<u>91.50 Satak</u>	

The said plot of land is butted and bounded as follows: -

ON THE NORTH : Part of others Dag.
 ON THE SOUTH : Part of others Dag.
 ON THE EAST : Part of others Dag.
 ON THE WEST : Part of others Dag.

IN WITNESS WHEREOF, the VENDOR has executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR At Kolkata in presence of: -

1. Jagabandhu Mondal
 vill+P.O. Chakpanchuria
 P.S. Rajarhat, Dist-24 Pgs.(N)

2. Prasanta Patra
 C.F-300, Salt Lake
 Kol-700065

OSCAR BUSINESS PVT. LTD.

Jouali Mondal
 Director

SIGNATURE OF THE VENDOR

SASWAT DEVELOPER PVT LTD.












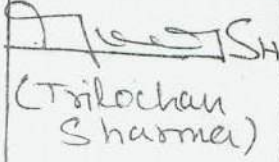

TriLochan Sharma
 (TRILOCHAN SHARMA)
 DIRECTOR
 Signature of the purchaser



[Signature]
District Registrar
12 APR 2007

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signsture of the
 Executans.
































					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
					
					
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S



[Signature]
District Registrar
Patna
12 APR 2007

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executans.

 <i>Savali Kumbha</i>	 S	 R	 M (Left Hand)	 I	 T
	 T	 I	 M (Right Hand)	 R	 S
			<i>Savali Kumbha</i>		
	 S	 R	 M (Left Hand)	 I	 T
	 T	 I	 M (Right Hand)	 R	 S
	 S	 R	 M (Left Hand)	 I	 T
	 T	 I	 M (Right Hand)	 R	 S



[Signature]
District Registrar
Patna

12 APR 2017

LAND PLAN PART OF R 3 DAG NO 864

RS KHATIAN NO
NAME OF MOUZA
RESA NO 143

KALIKA PUR.

L.R KHATIAN No
J.L NO 40
P 8 RAJARHAI

DIST N 24 PARGANAS SCALE 100 = 1"

PL. NO. NAME OF VENDOR. NAME OF VENDEE. AREA
A

OSCAR BUSINESS P T. LTD.

Sonal Manchra
Director

SASWAT DEVELOPER
PVT LTD.

[Signature]

(TRILOCHAN SHARMA)
Signature of the purchaser



REG NO:- UNDIVIDED SHARE OUT OF 105 DECIMAL
COMPRISING 40 DE IMAL OF PLOT. NO 864
SHOWN THUS.

DR. H. D.
S. X. MONDAL
SURVEYOR



Registered with I & O
March 24 1957
12 APR 2007



Registered with I & O
March 24 1957

Book No.
Volume No.
Page No.
Serial No.

LAND PLAN PART OF R S DAG NO 863

RS KHATIAN NO

L.R. KHATIAN NO

NAME OF MOUZA

KALIKA PUR

J L NO 40

RESA NO 143

P S RAJARHAT

DIST N 24 PA. JANAS SCALE 50:1"

PL. NO

NAME OF VENDOR

NAME OF VENDEE

A (EA

A
B

C B D
C B D C

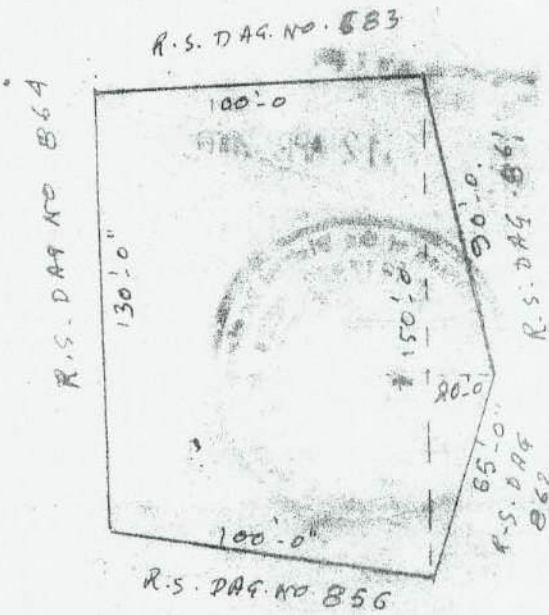
SASWAT DEVELOPER PVT LTD.

OSCAR BUSINESS PVT. LTD.

Tri Lochan Sharma
(TRILOCHAN SHARMA)

Sanjay Mandla
Director

Signature of the purchaser



664
PLOT NO:- UNDIVIDED SHARE OUT OF 36 DECIMAL
COMPRISING 08 DECIMAL OF PLOT NO 863
SHOWN THUS.

2/10/11
24/10/11
5/11/11



16
[Illegible text]

12 APR 2007



[Illegible text]

cc sent to...
Dist. Ho., ...
Jhansi Ho., ...
[Illegible text]

LAND PLAN PART OF R S DAG NO 680

RS KHATIAN NO LR KHATIAN NO
NAME OF MOUZA KALIKR PUR J L NO 40
RESA NO 143 P S RAJARHAT
DIST N 24 PARGANAS -SCALE 50:1

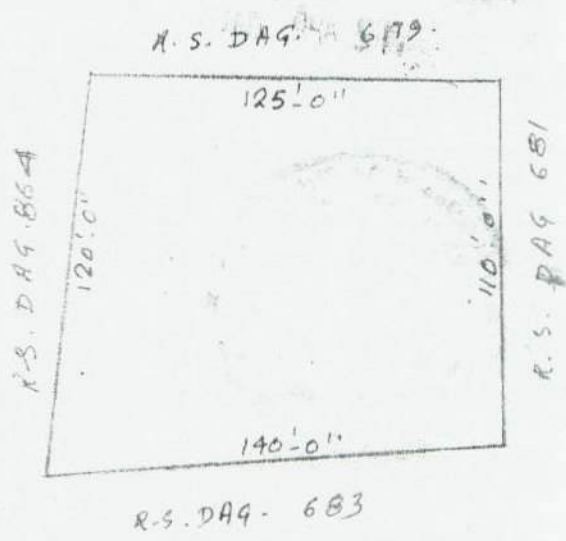
PL NO NAME OF VENDOR NAME OF VENDEE AREA
A
B 13.50 DC

SASWAT DEVELOPER
PVT LTD.

OSCAR BUSINESS PVT. LTD.

(Signature)
(TRILOCHAN SHARMA)
DIRECTOR
Signature of the purchaser

(Signature)
Director



UNDIVIDED SHARE OUT OF 37 DECIMAL
COMPRISING 18 DECIMAL OF PLOT NO 680
SHOWN THUS



Registrar of ...
North 24 Parganas

12 APR 2007

12 APR 2007
Registrar of ...
North 24 Parganas



Book No. ...
Volume No. ...
Page No. ...
Date ...



LAND PL. PART OF R S DAG NO 683

RS KHATIAN NO

LR KHATIAN NO

NAME OF MOUZA XALIKA PUR.

J L NO 4

RESA NO 143

P S RAJARHAT

DIST N 24 PARGANAS SCALE 100:1

PL. NO

NAME OF VENDOR

NAME OF VENDEE

A. REA

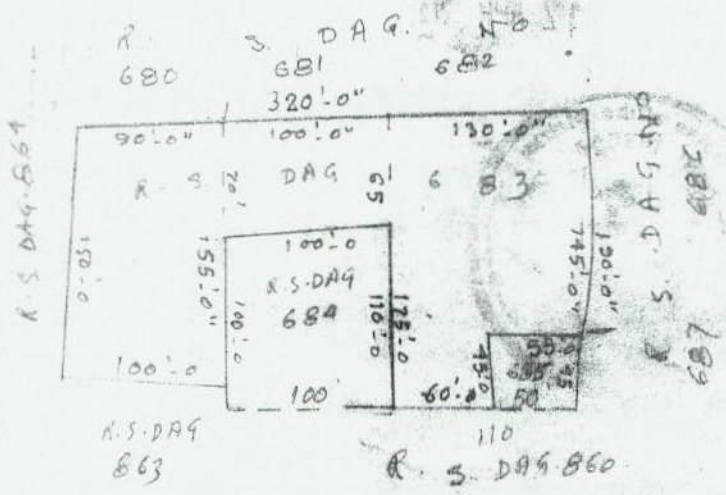
SASWAT DEVELOPER
PVT LTD.

OSCAR BUSINESS PVT. LTD.

[Handwritten Signature]

[Handwritten Signature]
Director

(TRILOCHAN SHARMA)
DIRECTOR
Signature of the purchaser



NOTE:- UNDIVIDED CLEAR OUT OF 90 DECIMALS
COMPRISING 13 DECIMAL OF PLOT NO 683
SHOWN THUS.

[Faint handwritten text, possibly a date or reference number]



12 APR 2011

12 APR 2011



12 APR 2011

Book No.
Volume No.
Page No.
Being No.
of the Year 2011

LAND PLAN PART OF R S DAG NO 862

RS KHATAN NO LR KHATAN NO
NAME OF MOUZA KALIKA PUR JL NO 11
RESA NO 143 P S RAJARAM
DIST N24 PARGANAS SCALE 30' = 1"

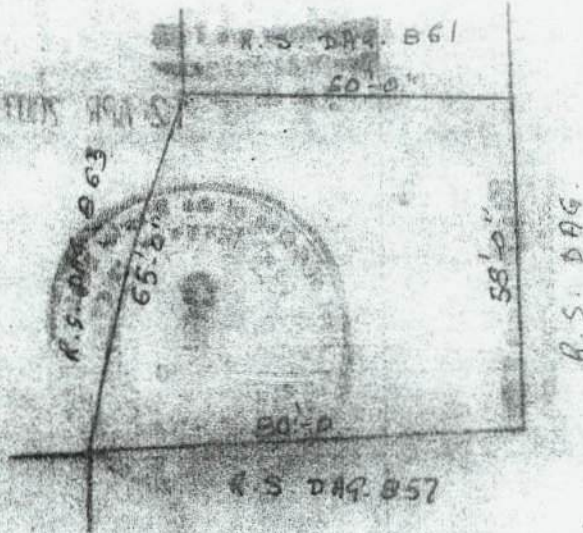
PL. NO NAME OF VENDOR NAME OF VENDEE AREA
A
B

SASWAT DEVELOPER
PVT LTD

OSCAR BUSINESS PVT. LTD.

Sanali Hemshree
Director

Tri Lochan Sharma
(TRILOCHAN SHARMA)
DIRECTOR



UNDIVIDED SHARE OUT OF 10 DECIMAL
COMPRISING 25 DECIMAL PART OF PLOT NO 862
SHOWN THIS

614



Signature of [Name] District Registrar North 24 Parganas

12 APR 2017

Signature of [Name] District Registrar North 24 Parganas



For use in the office of the District Registrar, North 24 Parganas, West Bengal. The seal is circular with the text 'Seal of Office of the District Registrar, North 24 Parganas, West Bengal' around the perimeter. In the center, there is a portrait of a man and the text 'District Registrar, North 24 Parganas, West Bengal'.

LAND PLAN PART. OF. R 5 DAG NO 681

RS KHATIAN NC

L.R KHATIAN NC

NAME OF MOUZA KALIKA PUR

J.L NO

RESA NO 143

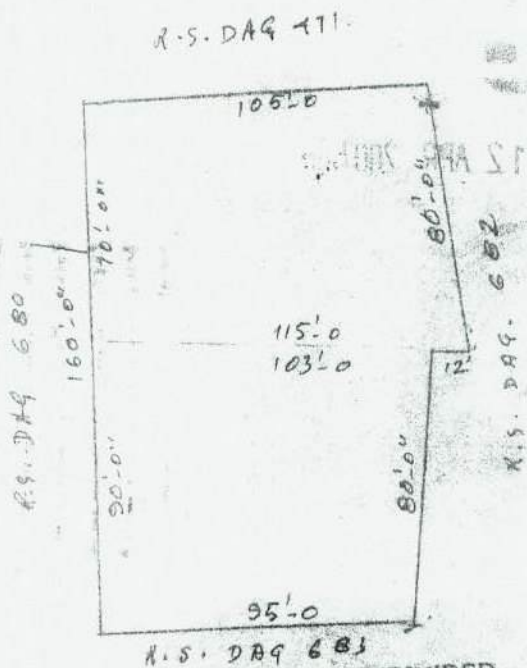
P S RAJARHA

DIST N 24 PARGANAS SCALE 50-1"

PL. NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			19' 50" P
B			3' 25" P
C			0' 35" D
D			0' 25" D

SASWAT DEVELOPER
PVT LTD.

Tri Lochan Sharma
(TRILOCHAN SHARMA)
DIRECTOR



OSCAR BUSINESS PVT. LTD.

Sanali Munde
Director

UNDIVIDED SHARE OUT OF 38 DECIMAL
COMPRISING 5 DECIMAL OF PLOT NO 681
SHOWN THUS

6/11/11



[Handwritten signature]

Registrar & T O
North 24 Parganas
W.B.

12 APR 2007

Registrar & T O
North 24 Parganas
W.B.



Book No.
Volume No.
Page No.
Serial No.
For the year 2007

MEMO OF CONSIDERATION

Paid by Cheque No. 784163 dated 11.04.2007 on
State Bank of India, Nagerbazar Branch, Kolkata,
through Mr. Arun Kumar Bhaumik, Advocate.

Rs. 27,70,000/-

Rs. 27,70,000/-

(Rupees Twenty Seven Lac Seventy Thousand) only.

Witness: -

1. Jagabandhu Mondal

2. Prasanta Parui.

OSCAR BUSINESS PVT. LTD.

Lenal Mondal

Director

SIGNATURE OF THE VENDOR

Drafted by: -

Arun Kumar Bhaumik
ARUN KUMAR BHAUMIK (Advocate)

Kolkata High Court

Registration No.905/1983

63/21, Dum Dum Road, Kol-74

Surer Math, Dial 2529-2531.



Handwritten signature above the stamp.

उत्तर प्रदेश
Meerut District
(U.P.)

12 APR 2007



उत्तर प्रदेश
Meerut District
(U.P.)

Case No.
/ Name No.
Page No.
Serial No.
For the Year 2007.

Dated *10th April*....., 2007

INDENTURE

BETWEEN

TARASUNDARI ROY & ORS

A N D

BENGAL BENFORT AQUA LTD.

DRAFTED BY :

NIKHIL BHATTACHARJEE
ADVOCATE
ALIPORE JUDGES COURT
KOLKATA - 700 027

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 5540 to 5557
being No 03028 for the year 2007.



(X) 30-July-2007
District Sub Registrar II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal