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भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 16,00,000/- A 329856

Addl. District Sub-Registrar
Sidhannagar, (Salt Lake City)

28 JUL 2008

29 JUL 2008

28/7/08

DEED OF CONVEYANCE

1. Date : 28th July 2008.

2. Place : Kolkata

3. **Parties :**

3.1 **MANDIRA DEVELOPERS PVT. LTD.**, a Private Limited Company, incorporated under

Vc Comm. 3209 dt 28/7/08

Contd.....2

নং 2865 তাং 22/7/08 মূল্য 500

PINAKI CHATTOPADHYAY
Advocate
Judges' Court, Barasat

ক্রেতার নাম
সাং
ষ্ট্যাম্প ভেন্ডার লাইসেন্স
বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও.
মোট স্ট্যাম্প ক্রয় তাং 07 JUL 2008
চালান নং মোট কত টাকা বরিদ
ট্রেজারী বারাকপুর ভেন্ডার মিতা দত্ত 688000

MANDIRA DEVELOPER'S PVT. LTD.
DIRECTOR

2865-2866

7187

MANDIRA DEVELOPER'S PVT. LTD.
DIRECTOR

7189

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake)
28 JUL 2008

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL A 329857

Indian Companies Act, 1956, having its registered office at Vill. Jyotbhim, P.O. Hatgacha, P.S. K.L.C., District South 24 Parganas, represented by its Director, **MONTU MONDAL**, son of Dhananjoy Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Jyotbhim, P.O. Hatgacha, P.S. K.L.C., District South 24 Parganas.

Contd.....3

নং 2866 তাং 22/7/08 মূল্য 500

ক্রেতার নাম.....

সাং.....

ষ্টাম্প ভেন্ডার স্বাক্ষর.....

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও.

মোট স্টাম্প ক্রয় তাং.....

চালান নং.....মোট কত টাকা বরিদ.....

ট্রেজারী বারাকপুর ভেন্ডার মিতা দত্ত

PINAKI CHATTOPADHYAY
Advocate
Judges' Court, Barasat.

07 JUL 2008

688000

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
28 JUL 2008

LALIT CHANDRA SARDAR, son of Late Tarapada Sardar, by faith - Hindu, by occupation - Cultivation, by nationality - Indian, residing at Vill. & P.O. Chawkpachuria, P.S. Rajarhat, District North 24 Parganas.

Both hreinafter jointly called and referred to as the **"Owners / Vendors"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, executors, representatives and assigns).

AND

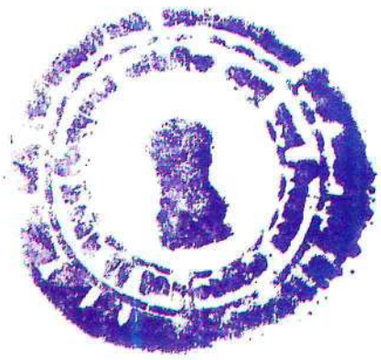
3.2 **ALPHA VANIJYA PVT. LTD.**, a Private Limited Company, incorporated under Indian Companies Act, 1956, having its registered office at 493/ C/A, G.T. Road (S), Howrah - 711 102, represented by its Director, **ASHOK KUMAR DROLIA.**

BLD CONSULTANCY SERVICES PVT. LTD., a Private Limited Company, incorporated under Indian Companies Act, 1956, having its registered office at 135, Canning Street, 1st Floor, Kolkata - 700 001, represented by its Director, **NARESH KUMAR DALMIA.**

Both hereinafter jointly called and referred to as the **"Purchasers"** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its director in office, administrators, representatives and assigns).

Vendors and the Purchasers collectively Parties and individually Party.

Contd.....4



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City

28 JUL 2008

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Conveyance :**

4.1 **Said Property : ALL THAT** piece and parcel of demarcated plot of Sali land measuring **19 decimals be the same a little more or less,** lying and situate at **Mouza - Chawkpachuria**, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, comprised in C.S. Dag No. 411, **R.S. Dag No. 416,** under C.S. Khatian No. 431, **R.S. Khatian No. 597, L.R. Khatian Nos. 1706 & 1548/1,** A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, and morefully described in the Schedule below **(Said Property).**

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

5.1 **Representations and Warranties Regarding Title :** The Vendors have made the following representation and given the following warranty to the Purchasers regarding title.

5.1.1 **Absolute Ownerhsip of Sampatti Dasi alias Sampatti Bala Dasi :** One Sampatti Dasi alias Sampatti Bala Dasi was the absolute owner of 10 decimals more or less of Sali land in C.S. Dag No. 411, under C.S. Khatian No. 431, in Mouza - Chawkpachuria, J.L. No. 33, Re. Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, by way of purchase from the separate owners namely Dasurathi Sardar and Nani Sardar, by the strength of two

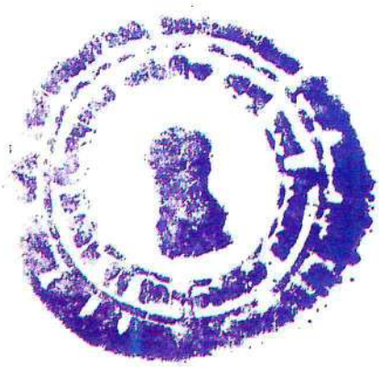
Contd.....5

registered Deed of Conveyance, registered on 06.02.1963 & 23.11.1973, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 17, Pages 222 to 223, being Deed No. 851 for the year 1963, and Book No. I, Volume No. 137, Pages 299 to 300, being Deed No. 7879 for the year 1973 respectively.

5.1.2 **Record by Sampatti Dasi alias Sampatti Bala Dasi :** The said Sampatti Dasi alias Sampatti Bala Dasi recorded her name in the record of the Settlement Zarip in R.S. Dag No. 416 under L.R. Khatian No. 1706, in Mouza - Chawkpachuria, in respect of aforesaid 10 decimals more or less of land.

5.1.3 **Sale by Sampatti Dasi alias Sampatti Bala Dasi to Kali Pada Maity :** The Sampatti Dasi alias Sampatti Bala Dasi sold, transferred and conveyed 3 (Three) Cottahs 0 (Zero) Chittack 0 (Zero) sq.ft. more or less of land out of her possession, in C.S. Dag No. 411, R.S. Dag No. 416, under C.S. Khatian No. 431, L.R. Khatian No. 1706, in Mouza - Chawkpachuria, J.L. No. 33, Re. Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Kali Pada Maity, by the strength of a Registered Deed of Conveyance, registered on 05.08.1991, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 125, Pages 385 to 392, being Deed No. 6932 for the year 1991.

Contd.....6



Addl. District Sub-Registrar
Sidhannagar, (Salt Lake City

28 JUL 2008

5.1.4 **Again Sale by Sampatti Dasi alias Sampatti Bala Dasi to Bhola Nath Kapoor** : The Sampatti Dasi alias Sampatti Bala Dasi again sold, transferred and conveyed 4 (Four) Cottahs 0 (Zero) Chittack 0 (Zero) sq.ft. more or less of land out of her possession, in C.S. Dag No. 411, R.S. Dag No. 416, under C.S. Khatian No. 431, L.R. Khatian No. 1706, in Mouza - Chawkpachuria, J.L. No. 33, Re. Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Bhola Nath Kapoor, by the strength of a Registered Deed of Conveyance, registered on 05.08.1991, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 125, Pages 377 to 384, being Deed No. 6931 for the year 1991.

5.1.5 **Jointly Sale by Kali Pada Maity & Bhola Nath Kapoor to the present owner, Mandira Developers Pvt. Ltd. :** The said Kali Pada Maity & Bhola Nath Kapoor jointly sold, transferred and conveyed 10 decimals more or less of land in C.S. Dag No. 411, R.S. Dag No. 416, under C.S. Khatian No. 431, L.R. Khatian No. 1706, in Mouza - Chawkpachuria, J.L. No. 33, Re. Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to the present owner, Mandira Developers Pvt. Ltd., by the strength of of Registered Deed of Conveyance, registered on 12.10.2007, in the office of the D.R. North 24 Parganas, Barasat, and recorded in Book No. I, Volume No. 17, Pages 133 to 143, being Deed No. 8433 for the year 2007.

5.1.6 **Absolute Ownership of Lalit Chandra Sardar :** One Lalit Chandra Sardar, one of the present owner herein, is the absolute owner of 09 decimals more or less of land as per record in L.R. Settlement in L.R.

Contd.....7

Khatian No. 1548/1 in R.S. Dag No. 416, L.R. Dag No. 416 under R.S. Khatian No. 597, in Mouza - Chawkpachuria, J.L. No. 33, Re. Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, by mutating his name on the basis of the Deed of Conveyance, by which he purchased the land from one Ganesh Chandra Naskar, son of Haran Chandra Naskar of Chawkpachuria, which was registered on 08.12.1989, in the office of the D.R. North 24 Parganas, Barasat, and recorded in Book No. I, Volume No. 185, Pages 303 to 308, being Deed No. 8705 for the year 1989.

5.1.7 **Jointly Desire of Sale by Mandira Developers Pvt. Ltd. & Lalit Chandra Sardar to the present Purchasers, Alpha Vanijya Pvt. Ltd. & BLD Consultancy Services Pvt. Ltd. :** The said Mandira Developers Pvt. Ltd. & Lalit Chandra Sardar jointly decided to sell **ALL THAT** piece and parcel of demarcated plot of Sali land measuring **19 decimals be the same a little more or less,** lying and situate at **Mouza - Chawkpachuria**, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, comprised in C.S. Dag No. 411, **R.S. Dag No. 416,** under C.S. Khatian No. 431, **R.S. Khatian No. 597, L.R. Khatian Nos. 1706 & 1548/1,** A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, to the present Purchasers, Alpha Vanijya Pvt. Ltd. & BLD Consultancy Services Pvt. Ltd. **(Said Property).**

Contd.....8

5.1.8 **Title of the Vendors** : Thus in the abovementioned circumstances, the vendors have become the absolute owners of the Said Property.

5.1.9 **True and Correct Representations :** The Vendors are the absolute and undisputed owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

5.2 **Representations, Warranties and Covenants regarding Encumbrances :** The Vendors represent, warrant and covenant regarding encumbrances as follows :

5.2.1 **No Acquisition / Requisition :** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.

5.2.2 **No Encumbrance by Act of Vendors :** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

Contd.....9

5.2.3 **Right, Power and Authority to Sell :** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.

5.2.4 **No Dues :** No tax in respect of the Said Property is due to the Patharghata Gram Panchayet and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendors.

5.2.5 **No Right of Preemption :** No person or persons whosoever have/had/ has any right of preemption over and in respect of the Said Property or any part thereof.

5.2.6 **No Mortgage :** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.7 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

Contd.....10

5.2.8 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.9 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and / or alienating the Said Property or any part thereof.

6. **Basic Understanding :**

6.1 **Agreement to Sell and Purchase :** The Vendors have approached the Purchasers and offered to sell the Said Property to the Purchasers and the Purchasers based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), have agreed to purchase the Said Property from the Vendors.

7. **Transfer :**

7.1 **Hereby Made :** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of their right, title and interest of whatsoever or howsoever nature in the Said Property **ALL THAT** piece and parcel of demarcated plot of Sali land measuring **19 decimals be the same a little more or less,** lying and situate at **Mouza - Chawkpachuria**, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, comprised in C.S. Dag No. 411, **R.S. Dag No. 416,** under C.S.

Contd.....11

Khatian No. 431, **R.S. Khatian No. 597, L.R. Khatian Nos. 1706 & 1548/1**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, and morefully described in the Schedule below free from all encumbrances.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs. 16,00,000.00 (Rupees Sixteen lakhs) only** paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Memo and Receipt hereunder written admit and acknowledge.

8. **Terms of Transfer :**

8.1 **Salient Terms :** The transfer being effected 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 perpetual.

8.1.3 **Free from Encumbrances :** Free from all encumbrances of any and every nature whatsoever including but not limited to all claim, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever.

Contd.....12

8.1.4 **Together with All Other Appurtenances :** Together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/ non-mutated lands received by the Vendors as mentioned in the various sub-clauses of Clause 5 above.

8.2 **Subject to :** The transfer being effected by this Conveyance is subject to :

8.2.1 **Indemnification :** Indemnification by the vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the vendors about the correctness of the vendors' title and the representations and authority to sell, which if found defective or untrue at any time, the vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.

8.2.2 **Transfer of Property Act :** All obligations and duties of vendors, and purchasers as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the vendors to the purchasers, which the purchasers admit, acknowledge and accept.

Contd.....13

8.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors with regard to which the vendors hereby indemnify and agree to keep the purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession :** The vendors hereby covenant that the purchasers and its director, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive 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 purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendors.

8.6 **Indemnity :** The vendors hereby covenants that the vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the purchasers and its

Contd.....14

director, executors, administrators, representatives and assigns and / or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the purchasers and its director, executors, administrators, representatives and assigns and / or its successors-in-interest by reason of any defect in title of the vendors or any of the representations being found to be untrue.

8.7 **No Objection to Mutation :** The vendors declare that the purchasers can fully be entitled to mutate its names in all records of the concerned authority including Patharghata Gram Panchayet and to pay tax or taxes and all other impositions in its own names. The vendors undertake to co-operate with the purchasers in all respect to cause mutation of the Said Property in the name of the purchasers and in this regard shall sign all documents and papers as required by the purchasers.

8.8 **Further Acts :** The vendors hereby covenant that the vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the purchasers and / or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Contd.....15

SCHEDULE

(SAID PROPERTY)

[SUBJECT MATTER OF SALE]

ALL THAT piece and parcel of demarcated plot of Sali land in total measuring **19 decimals be the same a little more or less,** lying and situate at **Mouza - Chawkpachuria**, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, comprised in C.S. Dag No. 411, **R.S. Dag No. 416,** under C.S. Khatian No. 431, **R.S. Khatian No. 597, L.R. Khatian Nos. 1706 & 1548/1,** A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, butted and bounded as follows :-

ON THE NORTH	:	Ganesh Mondal.
ON THE SOUTH	:	R.S. Dag Nos. 414 & 415.
ON THE EAST	:	R.S. Dag No. 416 (P).
ON THE WEST	:	R.S. Dag No. 413 (P).

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

Contd.....16

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1.

2.

Montu Mondal
Director of
Mandira Developers Pvt. Ltd.

MANDIRA DEVELOPER'S PVT. LTD.
DIRECTOR

Drafted by :

For Pinaki Chattopadhyay & Associates,
Solicitor & Advocates,
Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700 059.
Ph. : 2570 8471.

Lalit Chandra Sardar
Owners / Vendors

Composed by :

Paresh Swarnakar,
14/B, Jessore Road,
Kolkata - 700 028.

Contd.....17

MEMO OF CONSIDERATION

Received **Rs. 16,00,000.00 (Rupees Sixteen lakhs) only** as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named purchasers.

Witnesses :-

1.

2.

Montu Mondal
Director of
Mandira Developers Pvt. Ltd.

MANDIRA DEVELOPER'S PVT. LTD.
DIRECTOR

Lalit Chandra Sardar
Owners / Vendors

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

LH.

RH.

For BLD CONSULTANCY SERVICES (P) LTD.

Director.

ATTESTED :-

For BLD CONSULTANCY SERVICES (P) LTD.

Director.

LH.

RH.

ALPHA VANIJYA (P) LTD

Ashok Kumar Dolia

Director

ATTESTED :-

ALPHA VANIJYA (P) LTD

Ashok Kumar Dolia

Director

LH.

RH.

MANDIRA DEVELOPER'S PVT. LTD.

DIRECTOR

ATTESTED :-

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

LH.					
RH.					

ATTESTED :-

PHOTO	LH.				
	RH.				

ATTESTED :-

PHOTO	LH.				
	RH.				

ATTESTED :-

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-09902 of :2008
(Serial No. 07978, 2008)

On 28/07/2008

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

Presented for registration at 20.12 hrs on :28/07/2008,at the Private residence by Montu Mondal,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 28/07/2008 by

1. Montu Mondal,Director,Mandira Developers P Ltd,Jyotbhim, profession :Business
2. Lalit Chandra Sardar, son of Lt Tarapada Sardar ,Chakpanchuria Rajarhat ,Thana Rajarhat, By caste Hindu,by Profession :Cultivation

Identified By Jahiruddin Molla, son of Jamiruddin Molla Chakpanchuria Thana: Rajarhat, by caste Hindu,By Profession :Others.

Name of the Registering officer :Abhijit Kumar Das
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 29/07/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 17589/- on:29/07/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-1600000/-

Certified that the required stamp duty of this document is Rs 80000 /- and the Stamp duty paid as: Impresive Rs- 1000

Deficit stamp duty

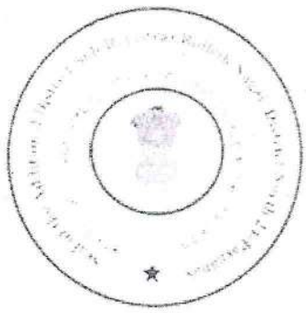
Deficit stamp duty Rs 79020/- is paid, by the draft number 348658, Draft Date 26/07/2008 Bank Name STATE BANK OF INDIA, Calcutta Airport, received on :29/07/2008.

Name of the Registering officer :Abhijit Kumar Das
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 16222 to 16244
being No 09902 for the year 2008.



(Abhijit Kumar Das) 30-July-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

DATED THE DAY OF 2008

DEED OF CONVEYANCE

BETWEEN

Mandira Developers Pvt. Ltd.

Lalit Chandra Sardar

Owners / Vendors

Alpha Vanijya Pvt. Ltd.

BLD Consultancy Services Pvt. Ltd.

Purchasers

Drafted by

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& Associates

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