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पश्चिम बंगाल WEST BENGAL

v/c - 100/09

E. 687952

AV 06-401m

Certified that the Document is certified to Registration. The Signature Sheet and the assignment stamp attached to this document are the part of this Document.

[Signature]
Authorized Signatory
of Assesment Office

100

54810

DEED OF CONVEYANCE

[The Property Valued at Rs. 1,60,000/-]

THIS DEED OF CONVEYANCE is made this 27th day of July, Two Thousand and Nine (2009 A.D.)

BETWEEN

SHRI SASANKA SEKHAR CHOWDHURY, son of Late Kalikrishna Chowdhury by faith - Hindu, by occupation - Retired Person, residing at 5/21, Bijooy Gash Colony, (Jadavpur Central Road), P.S- Jadavpur, Kolkata-700 092, hereinafter called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, legal representatives, executors, administrators and/or assigns etc.) of the **FIRST PART**

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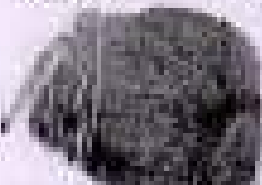
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No. 3183
Name BANJAY K. Das Advocate
Address 22, 23rd Road Kat-20
Vendor Sri. Subhankar Das
Alipur Collectory
24 Parganas (South)

SUBHANKAR DAS
STAMP - VENDOR
Alipur Police Court
Kolkata-700027

Adhikari
(KESHA MODI)



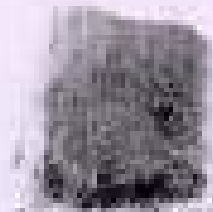
3183

SANDHYA SANKAR PVT. LTD.
SANDHYA KIRSE PVT. LTD.

Adhikari
Authorized Signatory

WORTHEN PROPERTY PRIVATE LIMITED

[Signature]
Authorized Officer



3183

Sandhya Sankar Chandray
(SANDHYA SANKAR CHANDRAY)
Identified by me



[Signature]

[Signature]
MO MAHFUZ TAKRIM

B.Sc. B.L. B.A. (Hons) M.A. LL.B. (Hons)
Assistant Registrar, Alipur Police Court

Additional Registrar of
Assurances - I, Kolkata

27 JUL 2009

AND

1) **M/S BHAGWATI NIKETAN PRIVATE LIMITED**, a private limited Company incorporated under the provisions of the Companies Act-1956, having its registered office at 6C, High Road, Kolkata- 700020. 2) **M/S BANDHAN HIRISE PRIVATE LIMITED**, a private limited Company incorporated under the provisions of the Companies Act-1956, having its registered office at 6C, High Road, Kolkata- 700020, hereinafter jointly called and referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors-in-interest, legal representatives, administrators and/or assigns etc.) of the **OTHER PART**.

WHEREAS one Debendra Nath Dey Sarkar and others had established a Company under the name and style of "**SUBURBAN AGRICULTURAL DIARY & FISHERY**" under the provision of the Companies Act, 1956 and transferred their said entire property in the name of the said Company by virtue of a registered "Deed of Conveyance" which was registered in the office of Alipor Joint Sub Registrar on 01/06/1939 and duly recorded in Books No- 1, Volume No- 9, Pages or written 68 to 69, Deed No- 440 and for the year 1939.

AND WHEREAS in the records of the Cadastral Settlement it was inserted that the said Company namely the "**SUBURBAN AGRICULTURAL DIARY & FISHERY**" was the owner and / or the occupier of 8 Annas 17 Gandas 3 Kana 1 Kranti and in order to get its said share of property, the said Company filed a Suit for Partition and Declaration being the T. S. No- 16 of 1941 before the Ld. Court of the 3rd Sub Judge at Alipore against the other 16 Co- Shareers in respect of the said entire property.



Administrative Register of
Associations of Subjects
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AND WHEREAS by virtue of the said "Suit for Partition and Declaration" was disposed by the said Learned Court and the said Company i.e. the '**SUBURBAN AGRICULTURAL DIARY & FISHERY**' was entitled to get a share of 8 Annas 17 Gandas 3 Kara 1 Kranti as demanded by them and the other 16 Co-sharers of the said entire property being the Respondents therein were entitled with the rest part and as such the said Company and the other 16 Co-Sharers became the joint owners in respect of the said property.

AND WHEREAS the said Learned Court of 3rd Sub Judge at Allpore being satisfied with the application filed by the Parties in the said T.S. No- 16 of 1941 and according to the reports submitted by the Ld. Pleader Commissioner passed the Final Decree being the Order No- 546 dated 14th July 1971 and as such the said property was amicably divided. As a result thereof '**SUBURBAN AGRICULTURAL DIARY & FISHERY**' was entitled to get a share of 8 Annas 17 Gandas 3 Kara 1 Kranti as demanded by them and finally became the owner in respect of their landed property.

AND WHEREAS while enjoying the said property, the said '**SUBURBAN AGRICULTURAL DIARY & FISHERY**' with a view to sell out the some portion of land out of the said total landed property.

AND WHEREAS while the said '**SUBURBAN AGRICULTURAL DIARY & FISHERY**' was enjoying the right, title, interest and possession in respect of their 8 Annas 17 Gandas 3 Kara 1 Kranti share in total landed property was sold, conveyed and transferred in two sale deeds measuring more or less 13.02 acres appertaining to R.S. Dag No- 90 under R.S. Khatian No- 103 & 104 in Moham-Nayabad to one **SHRI KANTI RANJAN**



Additional Registrar of
Assurances of the State
27 JAN 1908

CHAKROBORTY, son of Late Nalini Mohan Chakraborty and **SRI KALI NARAYAN BHATTYACHARYA**, son of Late Girish Chandra Bhattacharya by way of two 'Deed of Conveyance' which was registered in the office of the S.R. Alipore on 23/05/1975 and duly recorded in Book No- 1, Volume No- 89, Pages in written 206 to 223, Deed No- 4533 and for the Year 1975 and Book No- 1, Volume No- 129, Pages in written 56 to 71, Deed No- 4534 and for the Year 1975 respectively.

AND WHEREAS while the said one **SRI KALI NARAYAN BHATTYACHARYA** and one **SRI KANTI RANJAN CHAKROBORTY** were enjoying the right, title, interest and possession in respect of their aforesaid property appertaining to R.S. Dag No-90 under R.S. Khatian No-103 & 104 in Mouza- Nayabad was sold, conveyed and transferred a land measuring more or less 15 Kattah as per map or plan annexed therein to one **SMT. SABITRI GANGULY**, wife of Shri Bibhuti Bhuvan Ganguly by way of 'Deed of Conveyance' which was registered in the office of the S.R. Alipore on 24/05/1975 and duly recorded in Book No- 1, Volume No- 86, Pages in written 99 to 104, Deed No- 3720 and for the Year 1975.

AND WHEREAS while the said one **SMT. SABITRI GANGULY**, wife of Shri Bibhuti Bhuvan Ganguly was enjoying the right, title, interest and possession in respect of her 15 Kattah land appertaining to R.S. Dag No-90 under R.S. Khatian No- 103 & 104 in Mouza- Nayabad was sold conveyed and transferred the same i.e. 15 Kattah as per map or plan annexed therein to one **SRI SASANKA SEKHAR CHOWDHURY**, son of Late Kalkrishna Chowdhury, the Vendor herein by way of a 'Deed of Conveyance' which was registered in the office of the S.R. Alipore on 04/06/1979 and duly recorded in Book No- 1, Volume No.- 85, Pages in written 164 to 165, Deed No- 2429 and for the Year 1979.



Additional Register of
Assurances - 1, Folios
87, 88, 89

AND WHEREAS the Vendor being the present owner and still enjoying his right, title, interest and possession in respect of the said land i.e. measuring more or less 15 Kattabs of landed property comprising in R.S. Dag No. 90 under R.S. Khatian No. 103 & 104 in Mouza- Nayabad and the said Vendor has been enjoying, possessing and holding the same as demarcated share with absolute rights of ownership and transfer.

AND FURTHER WHEREAS the present owner, being in financial requirement, has decided to sell and transfer his demarcated scheduled land i.e. measuring more or less 2 Kattabs from the extreme western side of said 15 Kattabs of landed property comprising in R.S. Dag No. 90 under R.S. Khatian No. 103 & 104 in Mouza- Nayabad, more fully mentioned in the schedule below and on negotiations with the Purchasers herein, the Vendor has agreed to sell and the Purchasers have agreed to purchase the said land fully described in the schedule hereunder written and herein after called the said land at a price of **Rs. 1,60,000 (One Lakh and Sixty Thousand)** only which is free from all encumbrances, charges, mortgages, disputes, litigations, acquisitions, requisitions, allotments but subject to the obligation to pay and contribute annual land revenue, as hereinafter stated.

AND FURTHER WHEREAS the Vendor has assured and represented unto the purchasers as follows:

- 1) The Vendor having his permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land and are entitled to deal with transfer the



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Additional Registrar of
Assurances - J. Holgate
17 JUL 2010

said demarcated land without any restriction, dispute, denial, claim or obligation from any body else.

2) The said demarcated land is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions and alignments.

3) The Vendor has not received and is not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof and no suit or proceedings relating to the said land has been initiated and /or is pending in any court of law and the said land is free from any lispendences.

4) The Vendor has not entered into any agreement with any third party for sale or otherwise in respect of the Schedule land or any portion thereof.

5) That the Schedule land is **Sell** in nature.

AND FURTHER WHEREAS relying on the said assurances and representation of the Vendor and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the Schedule land and pay the consideration money to the Vendor as per her share herein and have conveyance thereof.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs. 1,60,000 (One Lakh and Sixty Thousand)** only paid by the Purchasers to the Vendor at the time of execution of these presents (the receipt of which the Vendor hereby admit and acknowledged) The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers the **SAID LAND** fully described in the schedule hereunder written and hereinafter and before called the "**SCHEDULE LAND**" **TOGETHER WITH** all the legal incidents thereof **AND** also all

ADDRESSES TO WHICH
ASSIGNMENTS - L. B. 1000
E F 22 2000

NORTECH PROPERTY PRINTER LIMITED



deeds, Pattas and purchases, title deeds exclusively relating thereto AND also with all rights, privileges, easements, rents, issues and profits and yield thereof AND all the estate right, title, interest, property claim and demand whatsoever of the Vendor into and upon the said premises AND all other benefits and rights appertaining therein AND various rights in all approaches, paths, passages therein TOGETHER WITH all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and UNTO the Purchasers TO HAVE AND TO HOLD the same jointly in equal shares absolutely and forever as heritable and transferable estate in fee simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, dependencies whatsoever but subject to payment of annual land revenue (Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS as follows:

I] The right, title and interest in the land of the said premises which the Vendor do hereby profess to transfer and that the Vendor has the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the Purchasers, ownership entitlements, rights, title and interest in the said demarcated land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.

II] The Purchasers shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said land or any part thereof and the Purchasers shall have the right to mutate its name in respect of the said land and to construct building



Additional Requirement of
Assurance - Evaluate
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or buildings with the prior sanction or approval of the concerned authority or authorities.

III) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold, use and enjoy the said land and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendor and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendor and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

IV) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid.

V) The Vendor has not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchasers hereunder may be prejudicially affected.

VI) That the Vendor in the best of her knowledge hereby further state that the Schedule mentioned property or any part thereof was / is not effected by any provisions of West Bengal Land Reforms Act or West Bengal Land Acquisition Act or West Bengal Land Regulation Act or if any other provision or any other Act or Acts.

MORTCH PROPERTY PRIVATE LIMITED


Authorized Signatory



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Additional Registrar of
Assurances - Kolkata
17 Jul 2020

VII) That if any error or omission in the recital of the "Deed of Conveyance", transpires at a later date, by the Vendor at the cost and request of the purchaser and shall do and execute or cause to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever require in favour of the Purchasers.

SCHEDULE PROPERTY

ALL THAT piece and parcel of land containing an area more or less 2 Kattaha with 100 Sqft tile shed structure situated within Mouza- Nayabad, Pargana-Khaspur, comprising in R.S. Dag no- 90 under R.S Khatian no - 103 & 104, J.L. no - 25, R.S. No-3, Collectorate Touzi no- 56, under K.M.C. Ward No- 109, Police Station- Purba Jadavpur, District- 24 Pargana (S), under the jurisdiction of the Kolkata Municipal Corporation, Jadavpur Unit, Borough no- XII, together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephone lines, sewer, drain, surface and/or overhead/beneath of the soil thereto and more fully shown in the copy of annexed plan delineated in the "RED VENGE" which is butted and bounded as follows:-

ON THE NORTH : Canal

ON THE SOUTH : 33'0" Wide Road.

ON THE EAST : Land of R.S. Dag no- 90 (P)

ON THE WEST : Land of Purchasers.

MORTON PROPERTY PRIVATE LIMITED


Authorised Signatory




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Additional Register of
Assurances - J. Kulkarni
17.08.2008

IN WITNESS WHEREOF the parties herunto set and subscribed their respective hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

1. 
SANJAY KUMAR JAIN
Advocate
8, Old China Bazar Street
Kolkata-700001

2. 
Advocate
High Court, Calcutta.


.....
(Signature of Vendor)

SHREE SHREE PVT. LTD
SANJAY JAIN PVT. LTD.


Authorized Signatory

.....
(Signature of Purchaser)

Drafted by me as per documents and information furnished by the Vendor.

MORTGAGE PROPERTY FINANCE LTD



ADVOCATE

MD MAHFUZ TAHRIM

B.A., LL.B., M.A., M.L.S., D.C.A.

Advocate, Member of Council and Bar, Calcutta

10, New Market

COOP GROUP

CC, High Road, Kolkata-70



Authorized Signatory



Additional Register of
Assurances - I. Kollata
27 JUL 2010

MORTECH PROPERTY INSURE LIMITED


Authorized Signatory

Photo & Signature
of the Encumbrer/
Financier

SPECIMEN FOR TEN FINGERPRINTS



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[Handwritten Signature]



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Additional Treasurer of
Northtech Pvt. Kolkata
27 JUL 2009

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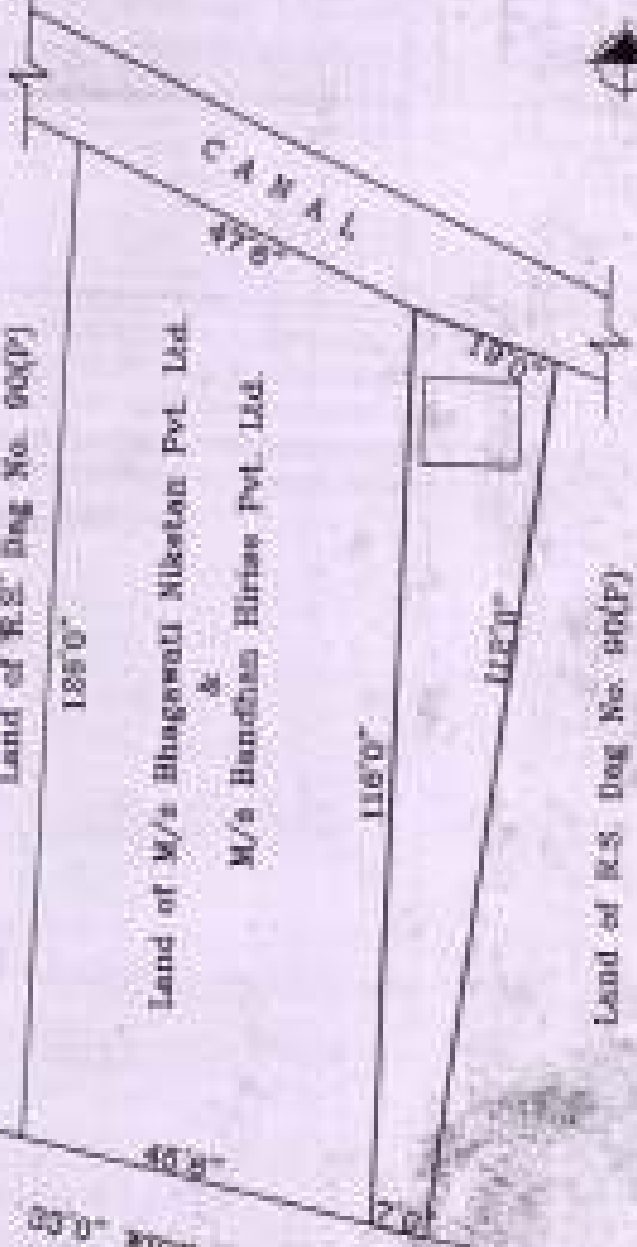
SITE PLAN SHOWS THE PLOT OF LAND APPERTAINING TO R.S. DAG NO. 50,
 UNDER R.S. KHATAN NO. 103 & 104, MOLDA, NAYAGAD, J.L. NO. 25,
 WITHIN K.M.C. WARD NO. 109, P.S. PURBA JADAVPUR,
 KOLKATA-700 084, SOLD TO 1) M/S BHAGWATI NIKETAN PVT. LTD.
 AND 2) M/S BANDHAN HIRISE PVT. LTD.

AREA OF LAND= 66K. 00CH. 00SQFT.
 SHOWN IN RED BORDER LINE

SCALE 1" = 20'



Name of Vendor
 Shri Saurika Sarker
 Chowdhury



SHAGWATI NIKETAN PVT. LTD.
 BANDHAN HIRISE PVT. LTD.

[Handwritten Signature]
 Authorized Signatory

Sig. Of Purchasers
Saurika Sarker
Chowdhury

Sig. Of Vendor



[Handwritten Signature]
 SUDY SARKAR, Director
 KORTech Property Private Limited
 Reg. Of I.B.B.
 10, C.I. B.S. Rd, Lohis.

[Handwritten Signature]



Additional Register of
Assurances - 1, Kolkata
17 JUL 2009

NORTHCH PROPERTY PRIVATE LIMITED


Authorized Signatory

Government Of West Bengal
Office of the A.R.A. - KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number : 1-07554 of :2009
(Serial No. 35255, 2009)

On 27/07/2009

Presented Under Section 53 & Rule 23A(1), 49(1)

Presented for registration at 18-40 hrs on 27/07/2009 at the Private residence by Krishna Mod, one of the Claimants.

Admission of Execution Under Section 58

Execution is admitted on 27/07/2009 by

1. Sanku Sekhar Chowdhury, son of Lt. Kalleshina Chowdhury, SO1, Bijo Gern Colony (Jadivpur Central Park) Kolkata-62, Thana Jadivpur, By caste Hindu, By Profession Retired Police
2. Krishna Mod, Authorized Signatory M. S. Bhagwati Nandan Pvt. Ltd. B.C. Elgin Road, Kolkata-20, profession Others
3. Krishna Mod, Authorized Signatory M. S. Sandhan Hira Pvt. Ltd. B.C. Elgin Road, Kolkata-20, profession Others

Verified By: Md. Manjur Tahir, son of ... B.C. Elgin Road Calcutta-20 Thana ... By caste Muslim, By Profession Advocate.

Name of the Registering officer : Dines Kumar
Mukhopadhyay
Designation : A. R. A. - KOLKATA

On 28/07/2009

Certificate of Admissibility (Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23.5 of Indian Stamp Act 1929

Payment of Fees:

Fees Paid in rupees under article (A) = 10043/- E = 14/- J = 50/- M(1) = 25/- M(2) = 4/- on 28/07/2009

Certificate of Market Value (RR P.V.V) rules 1999

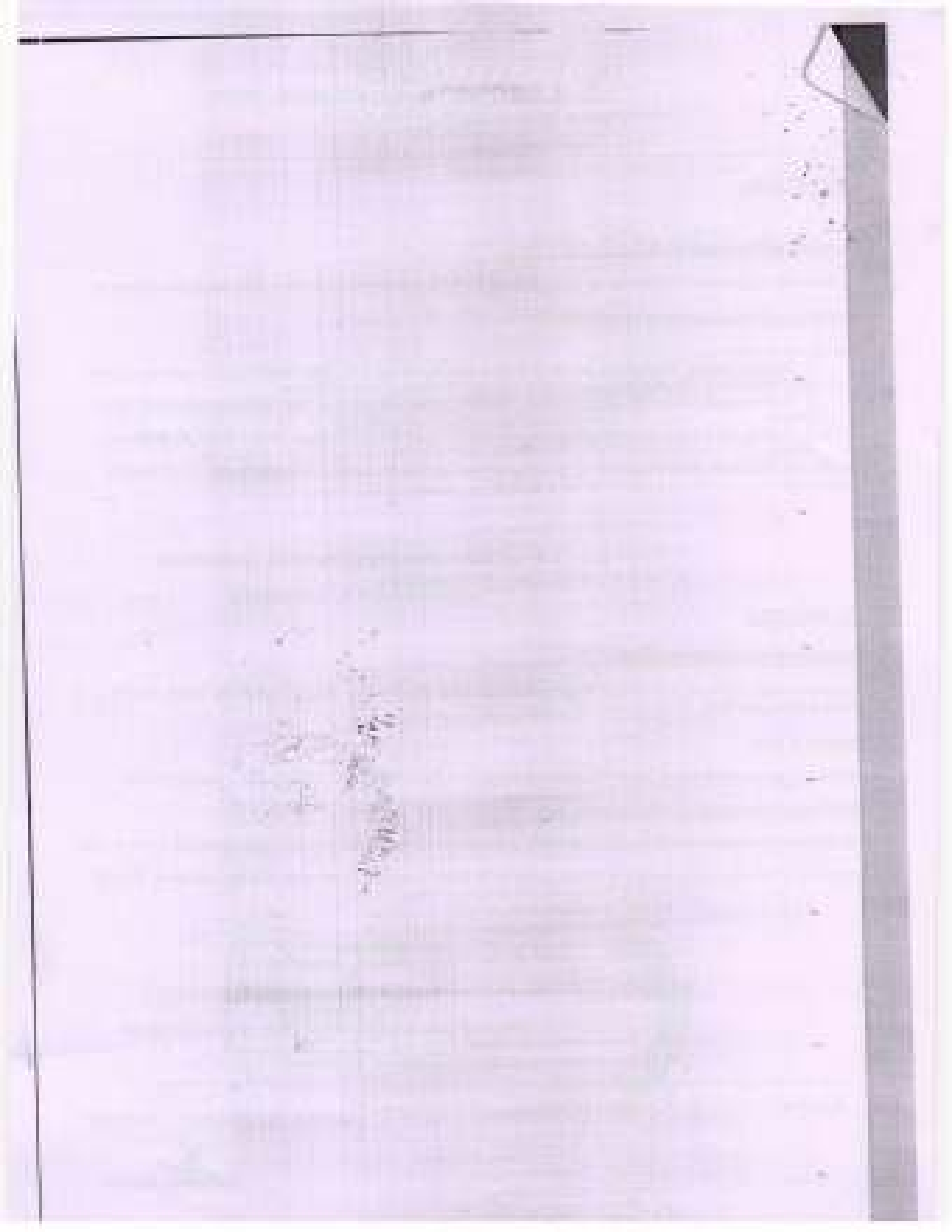
Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs- 913000/-

Certified that the required stamp duty of this document is Rs- 54801/- and the Stamp duty paid as: Ingressive Rs- 100



Additional Registrar of
Assurances - Kolkata
Dines Kumar Mukhopadhyay
A. R. A. - 17085-2009

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE OF
KOLKATA
Govt. of West Bengal



Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001.
Endorsement For deed Number 1-07985 of 2008
(Serial No. 95334, 2008)

Debit stamp duty

Debit stamp duty Rs 54875/- is paid, by the draft number 080230, Draft Date 25/07/2009 Bank Name STATE BANK OF INDIA, Comm. br. Kolkata, received on 25/07/2009.

Name of the Registering officer: Dines Kumar
Mukhopadhyay
Designation :A. R. A. -I KOLKATA

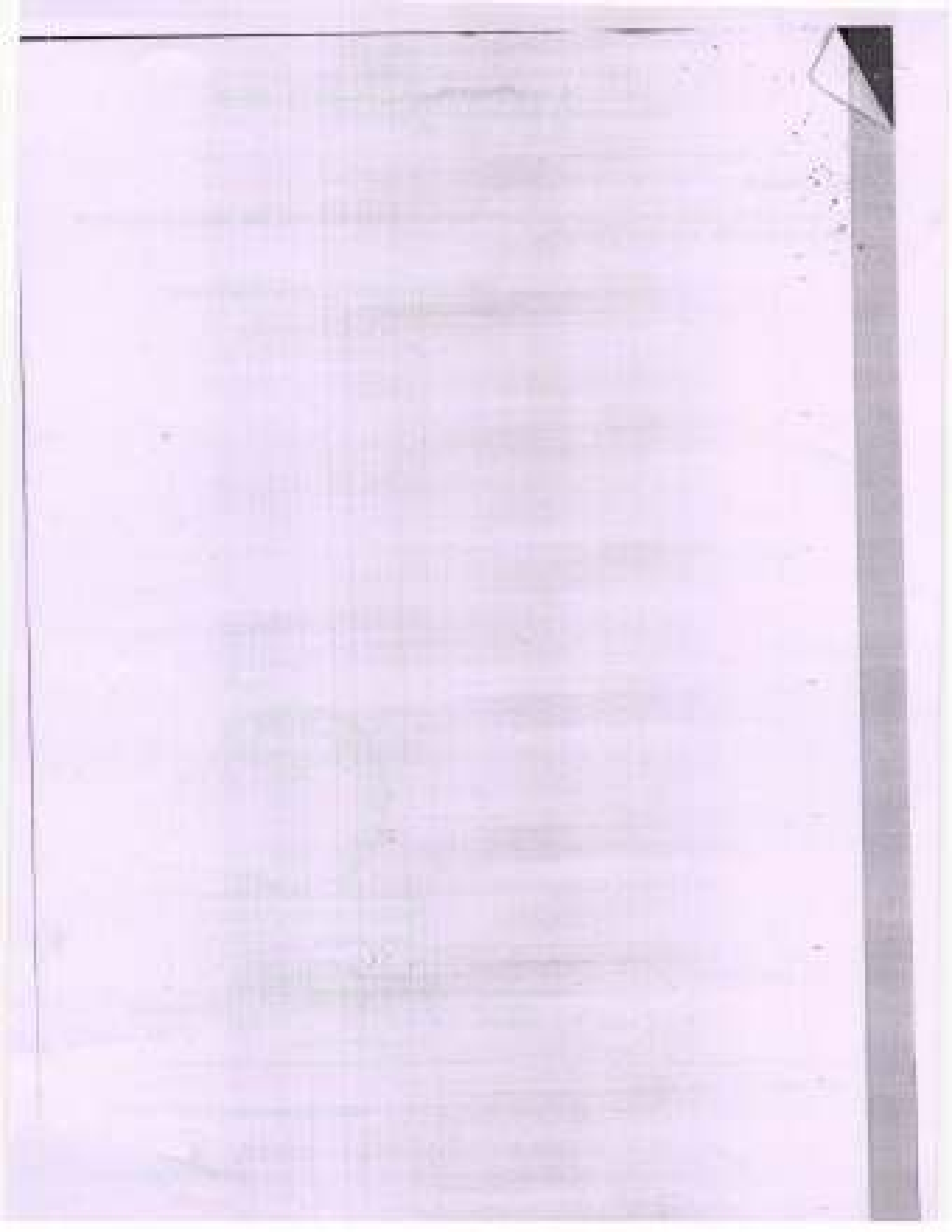


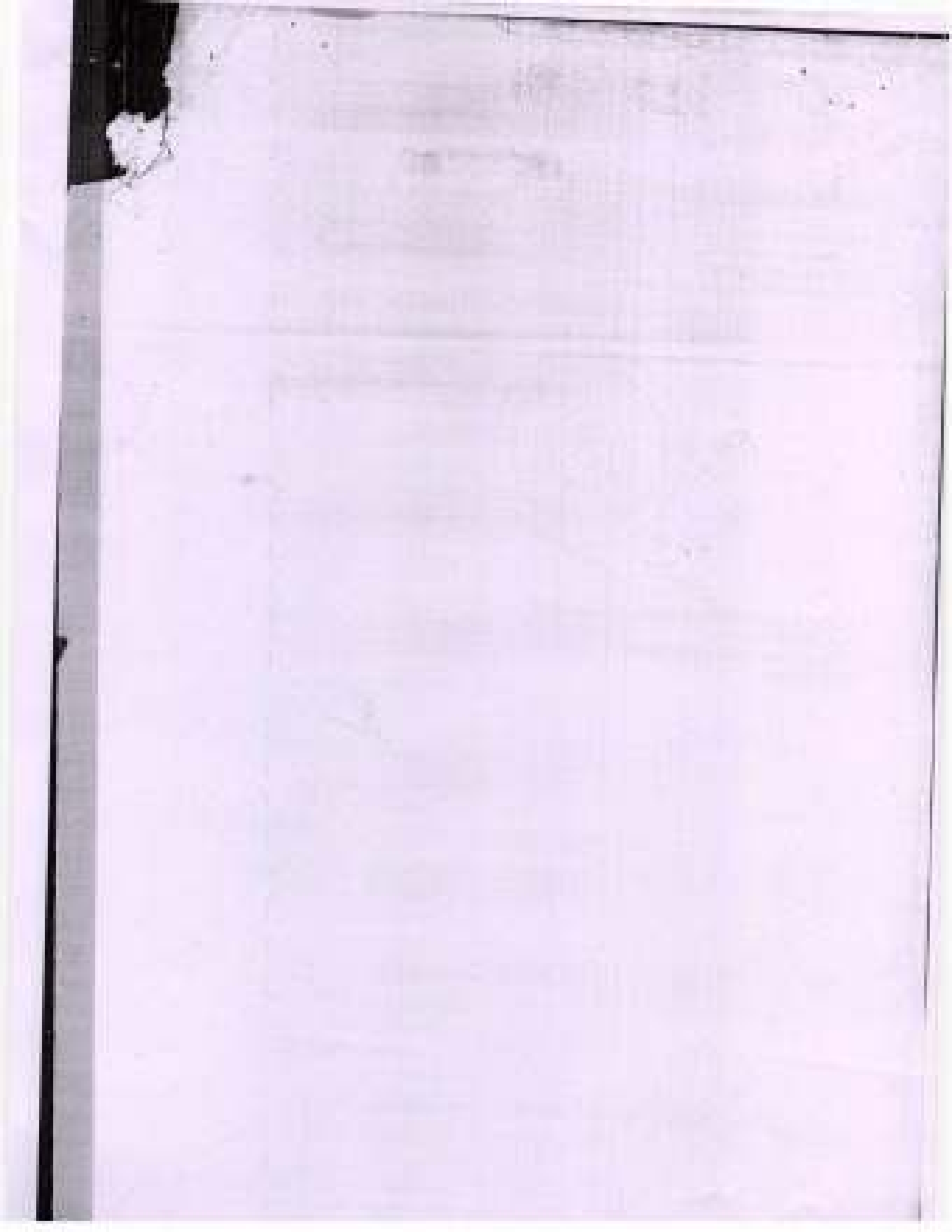
Additional Registrar of
Assurances - I, Kolkata
25.07.2009
Dines Kumar Mukhopadhyay
A. R. A. -I KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF
KOLKATA

Govt. of West Bengal


Authorized Signatory





Certificate of Registration under section 43 and Rule 25

Registered in Book - I
CD Volume number 12
Page from 437 to 443
Serial No 07955 for the year 2009



Dated this 29th day of July 2009
at KOLKATA
Office of the REGISTRAR
West Bengal

RENTCH PROPERTIES PRIVATE LIMITED


Registrar

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, & the vendor hereby receive the within mentioned sum of Rs.1,60,000/- (Rupees One Lakh and Sixty Thousand only) being the consideration money in full and final payment as per memo below:-

SL. NO	PARTICULAR :	ISSUED IN THE NAME OF	AMOUNT IN RUPEES :
1.	Banker's Cheque vide No-092231 dated: 25/07/09 issued by State Bank of India, Commercial Branch, Kolkata.	SASANKA SEKHAR CHOWDHURY	Rs. 70,000/-
2.	CASH	SASANKA SEKHAR CHOWDHURY	Rs. 90,000/-
TOTAL			Rs. 1,60,000/-

TOTAL RUPEES ONE LAKH AND SIXTY THOUSAND only.

WITNESSES

1. *Sanjay Jain*
SANJAY KUMAR JAIN
Advocate
1, 8th Cross Street
Bhubaneswar

2. *Sarbojit Ghosh*
Advocate
High Court, Calcutta

Sasanka Sekhar Chowdhury
.....
(SIGNATURE OF THE VENDOR)

NORTTECH PROPERTY PRIVATE LIMITED

[Signature]
Authorized Signatory



Additional Register of
Astracids - I. Solista
27.03.2009

WORTCH PROPERTY PRIVATE LIMITED


Authorized Signatory