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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

07689/14
P 414209

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 30 day of August in the year Two Thousand and Fourteen (2014) of the Christian Era.

BETWEEN

1) SMT. CHIRAJI @ CHILADERANI PATRA, wife of Late Radha Krishna Patra, 2) SMT. SONALI PATRA @ MONDAL, wife of Shri Fawan Mondal and daughter of Late Radha Krishna Patra, both are by faith-Hinduism, both are by occupation-House Wife, SI No-1 is residing at Balachandrapur Bramanipara, Joka, P.S.-Haridevpur, Kolkata-700 109, District-24 Parganas (South), SI No-2 is residing at 50, Chakrabarti, Hazra -o-Makulpura, P.S.-Bishnupur, Pin Code-700103, District-24 Parganas (South), hereinafter jointly called and referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include their heirs, successors, executors, administrators, agents and assigns etc) of ONE PART.

[Signature]
 Notary Public
 Kolkata

EDEN RICHMOND PARKILL
[Signature]
 Designated Patent Attorney


2018
 EDEN RICHMOND PARK LLP
 10 JUL 2014

Rdtg General
 4952

1700 Property Pk Ltd, 1800 Concess Pk Ltd,
 1900 Finance & Service Pk Ltd, 2000 Housing Pk Ltd,
 2100 Retail Pk Ltd, 2200 Community Pk Ltd,
 2300 Leisure Pk Ltd, 2400 Education Pk Ltd,
 2500 Health Pk Ltd, 2600 Other Pk Ltd,
 2700 Energy Pk Ltd, 2800 Transport Pk Ltd,
 2900 Services Pk Ltd, 3000 Other Pk Ltd,
 3100 Other Pk Ltd, 3200 Other Pk Ltd,
 3300 Other Pk Ltd, 3400 Other Pk Ltd,
 3500 Other Pk Ltd, 3600 Other Pk Ltd,
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 9500 Other Pk Ltd, 9600 Other Pk Ltd,
 9700 Other Pk Ltd, 9800 Other Pk Ltd,
 9900 Other Pk Ltd, 10000 Other Pk Ltd


Rdtg General
 Authorized Signatory

IDENTIFIED BY ME


 MD. MAHFUZ TAREEM
 Advocate & Property Master
 Calcutta High Court



8 AUG 2014

EDEN RICHMOND PARK LLP

 Designated Partner/Authorized Signatory

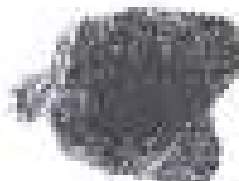
AND

1) **MIRIK PROPERTY PVT. LTD.** holder of P.A.N.- AABCM 1860B, having its office at 5C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 2) **INDIAL COMPLEX PRIVATE LIMITED**, holder of P.A.N.-AACCN 08320, having its office at 5C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 3) **ANWAL FINANCIAL & SERVICES PRIVATE LIMITED**, holder of P.A.N.-AABCN 1210B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 4) **MADEE HOUSING PRIVATE LIMITED**, holder of P.A.N.-AABCM 1850D, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 5) **CALVIN MARKETING PRIVATE LIMITED**, holder of P.A.N.-AABCC 1885A, having its office at 5C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 6) **DYNASTY VANLIYA PRIVATE LIMITED**, holder of P.A.N.-AABCD 1171F, having its office at 5C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 7) **MADDER ENCLAVE PRIVATE LIMITED**, holder of P.A.N.-AABCM 1851C, having its office at 5C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 8) **MEMORY ESTATE PRIVATE LIMITED**, holder of P.A.N.-AABCM 1852B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 9) **FURNEMA PROMOTERS PRIVATE LIMITED**, holder of P.A.N.-AADCP 5434H, having its office at 5C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 10) **OLIVER ENCLAVE PRIVATE LIMITED**, holder of P.A.N.-AAGD 7380P, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 11) **RITURAJ COMPLEX PRIVATE LIMITED**, holder of P.A.N.-AACCR 9742H, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 12) **LARREA TRADECOM PRIVATE LIMITED**, holder of P.A.N.-AAACL 5343P, having its office at 9, Old China Bazar Street, 3rd Floor, P.S.-Hare Street, Kolkata- 700 001, 13) **JEEVANDEEP TRADING COMPANY PRIVATE LIMITED**, holder of P.A.N.-AAACI7744B, having its office at 10/1/2, Syed Saifey Lane, 1st Floor, P.S.-Burrabazar, Kolkata-700 073, 14) **RAINCOM GOODS PRIVATE LIMITED**, holder of P.A.N.-AABCR 3581M, having its office at 10/1/2, Syed Saifey Lane, 1st Floor, P.S.-

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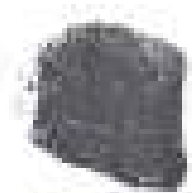
Chartered Accountants

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4929

City of Chandernagore
No. 100 of 1929



4929

100/1929 (100)

IDENTIFIED BY ME -

T. J. J.

(MR. MAHARAJ TANDON)
Advocate
Calcutta High Court



WILSON RICHMOND PARK LLP

Company Registration No. 1929
Company Registration No. 1929

Barrabazar, Kolkata-700 073, 18) **ASAD DEALER PVT. LTD.** holder of P.A.N.-AACCA5415G, having its office at 6C, Elgin Road, 4th Floor, P.S.-Ehawanipur, Kolkata-20, 19) **SIRAJ DEALER PVT. LTD.** holder of P.A.N.-AABCN0371M, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, 17) **SRINIDHAN ENCLAVE PVT. LTD.** holder of P.A.N.-AACCB7610C, having its office at 6C, Elgin Road, 4th Floor, P.S.-Ehawanipur, Kolkata-20, 18) **HELIUM CONSTRUCTION PVT. LTD.** holder of P.A.N.-AACCB7609N, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, 19) **EASTURE MERCANTILE PVT. LTD.** holder of P.A.N.-AAECK9006G, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, 20) **RAJRANG MANSION PVT. LTD.** holder of P.A.N.-AADCB4549B, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, 21) **SEAGATAM DISTRIBUTOR PVT. LTD.** holder of P.A.N.-AACSO0021L, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, all are private limited companies incorporated under the provisions of the Companies Act, 1956, being represented by their Authorized Signatory **SHRI ADITYA AGARWAL**, son of Sri Sanil Agarwal, hereinafter jointly called and referred to as the "PURCHASERS", which expression shall unless excluded by or repugnant to the context shall mean and include their successors, executors, administrators, legal representative, successors-in-interest, successors-in-office and assign etc) of the OTHER PARTY.

WHEREAS in all material times one **SHRI DUKHRAM PATRA**, son of Late Abhyag Ramar Patra and his nephew **SHRI CHANDRA KUMAR PATRA**, son of Late Narayan Chandra Patra were the joint owners, occupiers, seized and possessed in respect of their land measuring more or less 2.67 Acres i.e. 161Kattahe BChitaka 258qft lying in Mouza-Sanchandrapur, Pargana-Magara, P.S.-Formerly Behala, then Thakurpukur and now Haridspur, R.S. No-334, Tongi No-416B1, J.L. No-33, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550 under L.R. Khatian No-808, 388, 1250, 245, 1446 & others khatians in District-24 Parganas (South).

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Designated Authorized Signatory



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Designated Partnership, Limited Liability

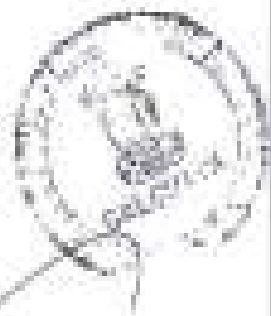
WHEREAS while both of them had been jointly enjoying the right, title, interest and possession in respect of the aforesaid property measuring more or less 2.67 Acres i.e. 161Kattaha 8Chittaka 258sqft lying in R.S. Dag no-312 under R.S. Khellan no-122, Mouza-Ramchandrapur in District-24 Parganaa (South), they for their better use and enjoyment with separate demarcation and allotment, they mutually and amicably partitioned the said property where each of them obtained 50% demarcated share in the said R.S. Dag Number-312 in respect of total landed area 2.67 Acres. Thus SHRI DUKHIRAM PATRA, son of Late Akhyay Kumar Patra became the owner of 133.5 Decimal i.e. 80 Kattaha 12 Chittaka 12.5 Sqft which was physically lying on eastern portion of this dag and similarly SHRI CHANDRA KUMAR PATRA, son of Late Narayan Chandra Patra became the owner of 133.5 Decimal i.e. 80 Kattaha 12 Chittaka 12.5 Sqft which was physically lying on western portion of this dag.

WHEREAS while the said SHRI DUKHIRAM PATRA, son of Late Akhyay Kumar Patra had been enjoying the right, title, interest and possession in respect of his recorded land measuring more or less 133.5 Decimal i.e. 80 Kattaha 12 Chittaka 12.5 Sqft in R.S. R.D.R. lying in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Formerly Dehala, then Thakurpukur and now Haridevpur, R.S. No-104, Tongi No-41681, J.L. No-81, R.S. Khellan No-122, R.S. Dag No-312, corresponding to L.R. Dag No-850, District-24 Parganaa (South), sold, conveyed and transferred 16.5 Decimal i.e. 10Kattaha demarcated land to one SHRI ADHIR CHANDRA SINGH, son of Late Surendra Nath Biswas and SMT. MONIKA GHOSH, wife of Late Prem Chandra Ghosh by virtue of "Deed of Conveyance" which was registered in the office of D.S.R. at Alipur on 10/01/1973 and duly recorded in Book Number-1, Volume Number-12, Pages in written 264 to 267, Deed Number-138 and for the year 1973.

WHEREAS while the said SHRI DUKHIRAM PATRA, son of Late Akhyay Kumar Patra had been enjoying the right, title, interest and possession in respect of his remaining unsold land measuring more or

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Company Secretary



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Designated Director/Authorized Signatory

less 117 Decimals La. 70Kattaha 12Chittaha 256sqft lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridrapur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), freely and voluntarily granted, conveyed, transferred, given, assigned and assured the same unto and to his two sons namely SHRI RADHA KRISHNA PATRA and SHRI BIJAY KUMAR PATRA by virtue of "Deed of Gift" which was registered in the office of A.D.S.R. at Behala on 28/11/1974 and duly recorded in Book Number-1, Volume Number-81, Pages in written 185 to 188, Deed Number-4890 and for the year 1974.

AND WHEREAS thus both SHRI RADHA KRISHNA PATRA and SHRI BIJAY KUMAR PATRA each became the absolute owner of 58.5 Decimal La. 35Kattaha 6Chittaha 12.58sqft lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridrapur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South).

AND WHEREAS while SHRI BIJAY KUMAR PATRA, son of Late Dukhiram Patra had been enjoying the right, title, interest and possession in respect of his 58.5 Decimal La. 35Kattaha 6Chittaha 12.58sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridrapur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), recorded his name in L.R. R.O.R in respect of 58 Decimal of land.

AND FURTHER WHEREAS while SHRI RADHA KRISHNA PATRA, son of Late Dukhiram Patra had been enjoying the right, title, interest and possession in respect of his 58.5 Decimal La. 35Kattaha 6Chittaha 12.58sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridrapur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312,

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Designated Partner, Chartered Accountant

ADDITIONAL INFORMATION
OF ASSESSMENT
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corresponding to L.R. Dag No-350, District-24 Parganas (South), died on 11/04/1975 and leaving intestate behind his wife namely SMT. CHARI @ CHAHIRANI PATRA (vendor herein), two sons namely SHRI BIYAMAL PATRA, SHRI SASHINATH @ KASHINATH PATRA and three daughters namely SMT. SHEFALI MAHJAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL (vendor herein), as his only legal heirs and successors.

AND FURTHER WHEREAS while the legal heirs and successors of said Radha Krishna Patra i.e. SMT. CHARI @ CHAHIRANI PATRA (vendor herein), SHRI BIYAMAL PATRA, SHRI SASHINATH @ KASHINATH PATRA, SMT. SHEFALI MAHJAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL (vendor herein), had been jointly enjoying the right, title, interest and possession in respect of their 58.5 Decimal i.e. 35Kattaka 8Chitraka 12.58sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Fernochy Bahala, then Thakurpukur and now Haridrapur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khadan No-122, R.S. Dag No-312, corresponding to L.R. Dag No-350, District-24 Parganas (South), recorded their names in L.R. R.O.R in respect of 58 Decimal of land.

AND WHEREAS while SHRI BIJAY KUMAR PATRA and alongside six legal heirs of RADHA KRISHNA PATRA since deceased had been jointly enjoying the right, title, interest and possession in respect of their 117 Decimal i.e. 70Kattaka 13Chitraka 358sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Thakurpukur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khadan No-122, R.S. Dag No-312, District-24 Parganas (South), a portion of land measuring 1565 Sqft i.e. 2Kattaka 2Chitraka 255sqft merged with local road which is lying in and around of the aforesaid property for its development work and thus physically said property became 68Kattaka 10Chitraka in measurement.

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AND FURTHER WHEREAS thus SHRI BIJAY KUMAR PATRA became owner of undivided 50% share of the total land which was physically found i.e. measuring more or less 68Kattaks 10Chittaks and similarly aforesaid six legal heirs of RADHA KRISHNA PATRA since deceased i.e. SMT. CHABI @ CHABI RANI PATRA, SHRI SHYAMAL PATRA, SHRI. KASHINATH @ KASHINATH PATRA, SMT. SHEFALI MAHAI (vender herein), SMT. DEPALI BOR (vender herein), SMT. SONALI PATRA @ MONDAL, became owner of undivided 50% share of the total land which was physically found i.e. measuring more or less 68Kattaks 10Chittaks.

AND FURTHER WHEREAS therefore SHRI BIJAY KUMAR PATRA became absolute owner of undivided land measuring more or less 34Kattaks 05Chittaks and similarly aforesaid six legal heirs of RADHA KRISHNA PATRA since deceased i.e. SMT. CHABI @ CHABI RANI PATRA (vender herein), SHRI SHYAMAL PATRA, SHRI. KASHINATH @ KASHINATH PATRA, SMT. SHEFALI MAHAI, SMT. DEPALI BOR, SMT. SONALI PATRA @ MONDAL (vender herein) became joint owners of undivided land measuring more or less 34Kattaks 05Chittaks lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridpur, R.S. No-334, Touji No-41681, J.L. No-31, R.S. Khatian No-123, R.S. Dag No-313, corresponding to L.R. Dag No-550, District-24 Parganas (South).

AND FURTHER WHEREAS while SHRI BIJAY KUMAR PATRA, son of late Dukhinam Patra had been enjoying the right, title, interest and possession in respect of his 34Kattaks 05Chittaks of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridpur, R.S. No-334, Touji No-41681, J.L. No-31, R.S. Khatian No-123, R.S. Dag No-313, corresponding to L.R. Dag No-550 under L.R. Khatian No.-808, District-24 Parganas (South), died on 14/13/1998 and leaving intestate behind his wife namely SMT. RADHARANI PATRA, two sons namely SHRI SITANATH PATRA, SHRI. TARAKNATH PATRA and four daughters namely SMT.

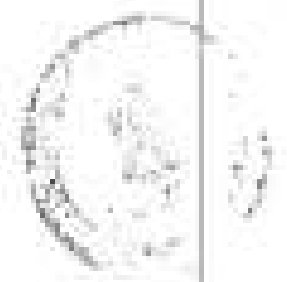
EDEN RICHMOND PARK LLP


Designated Partner, Member of the Bar

EDEN RICHMOND PARK LLP


Designated Professional, Licensed Therapy

ADDITIONAL REGISTRAR
OF ASSURANCE - EDUKAYA
21 8 APR 2024

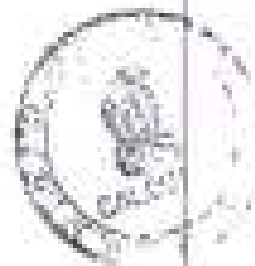


DRAUPADI JELE, SMT. PROJAPATI PATRA, SMT. MINATI MONDAL, SMT. TAPATI MONDAL as his only legal heirs and successors.

AND FURTHER WHEREAS while legal heirs of Madhu Krishna Patra since deceased i.e. **SMT. CHABI @ CHABIRANI PATRA**(vendor herein), **SRI SHYAMAL PATRA, SRI SASHINATH @ KASHINATH PATRA, SMT. SHEFALI HAKHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL**(vendors herein) and legal heirs of Bijay Kumar Patra since deceased i.e. **SMT. RADHARANI PATRA, SRI SITANATH PATRA, SRI TARAKNATH PATRA, SMT. DRAUPADI JELE, SMT. PROJAPATI PATRA, SMT. MINATI MONDAL, SMT. TAPATI MONDAL** had been jointly enjoying the right, title, interest and possession in respect of their entire land 68Kattaka 100Airtaka lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Bahala, then Thakurpukur and now Haridwar, R.S. No-334, Topi No-414B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), aforesaid two co-shares or co-owners namely **SRI SASHINATH @ KASHINATH PATRA** and **SRI SITANATH PATRA** approached and requested their said co-shares or co-owners named above to demarcate two plots each measuring 8Kattaka i.e. altogether 16Kattaka for them out of their respective land areas in extreme south-western portion of total land area and thus the rest aforesaid co-shares or co-owners have agreed their demand and for the purpose of their said allotment, they have demarcated the said 16Kattaka accordingly.

AND FURTHER WHEREAS while the present owners i.e. vendors **SMT. CHABI @ CHABIRANI PATRA** and **SMT. SONALI PATRA @ MONDAL** have been enjoying the right, title, interest and possession in respect of their 2/6th undivided share in 34Kattaka 05Chittaka i.e. 11Kattaka 07Chittaka 018qR of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Bahala, then Thakurpukur and now Haridwar, R.S. No-334, Topi No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550 under L.R. Khatian Numbers-388 & 1446, District-24 Parganas (South) decided to sell out

EDEN RICHMOND PARK LLP
[Signature]
Sole Proprietor/Authorized Signatory



EDEN RICHMOND PARK LLP

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Corporate Administrator

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and transfer their undivided said portion of land i.e. 11Kattaka 07Chittaka 018qft appertaining to R.S. Dag No. 312 under R.S. Khatian no. 122, corresponding to L.R. Dag No-550 under L.R. Khatian Numbers-388 & 1446 in Mouza- Ramchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridwarpur, Total No-41681, R.S. No-334, J.L. No-31, District-24 Parganas (South).

The Vendors thus being in financial requirement have decided to sell out and transfer the schedule property measuring more or less 11Kattaka 07Chittaka 018qft of land appertaining to R.S. Dag No. 312 under R.S. Khatian no. 122 corresponding to L.R. Dag No-550 under L.R. Khatian Numbers-388 & 1446 in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridwarpur, Total No-41681, R.S. No-334, J.L. No-31 and thus Purchasers have agreed to purchase the same hereinafter called the said land at a price of Rs-32,59,456/- (Rupees Thirty Two Lakhs Fifty Nine Thousand Four Hundred and Fifty Six only) which is free from all encumbrances, charges, mortgages, disputes, dependences, acquisitions, requisitions, alignments.

AND WHEREAS the Vendors have assured and represented unto the purchasers as follows:

- 1) The Vendors are having permanent heritable and transferable right in the schedule property and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said land and are entitled to deal with and transfer the said land i.e. schedule property without any restriction, dispute, denial, claim or obligation from any body else.
- 2) The said undivided land i.e. schedule property is free from all encumbrances, charges, mortgages, disputes, dependences, acquisitions, requisitions and alignments.

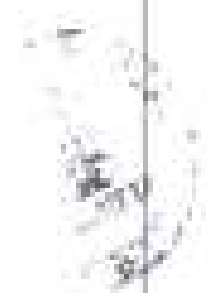
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Deputy Registrar, Patna

EDEN RICHMOND PARK LLP


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3) The Vendors have duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of their undivided land up to the date of execution of the "Deed of Conveyance".

4) The Vendors have not received and are not aware of any notice of acquisition or requisition or abridgments of the schedule property or any part thereof and no suit or proceeding relating to the schedule property has been initiated and /or is pending in any court of law and the schedule property is free from any liabilities.

5) The Vendors have not entered into any agreement with any third party for sale or otherwise in respect of the schedule property or any portion thereof.

6) The schedule property has not been given for agriculture purposes to any "CHAS", "BHACHAS" and /or any "JOTEDAR".

7) That the schedule property is **Sali** in nature.

AND WHEREAS relying on the said assurances and representation of the Vendors and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the schedule property and pay the consideration money to the Vendors herein and have conveyed thereof.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.32,59,456/-** (Rupees Thirty Two Lakhs Fifty Nine Thousand Four Hundred and Fifty Six only) paid by the Purchasers to the Vendors at the time of execution of these presents (the receipt of which the Vendors hereby admit and acknowledge).

EDEN RICHMOND PARK LLP



Designated Person/Authorized Signatory

EDEN RICHMOND PARK LLP



Designated Partner/Authorized Signatory

20 APR 2024

The Vendors hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers in respect of the schedule property fully described in the schedule hereunder written and hereinafter and before called the "SCHEDULE PROPERTY" together with all the legal incidents thereof AND also all deeds, Pattas and parchas, 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 Vendors into and upon the said premises AND all other benefits and rights appertaining thereto AND various rights in all approaches, paths, passages thereto TOGETHER WITH all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and unto the Purchaser TO HAVE AND TO HOLD the same absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, liabilities whatsoever but subject to payment of annual land revenue (Kojana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS as follows:

1) The right, title and interest in the land of the said premises which the Vendors do hereby profess to transfer and that the Vendors have the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the Purchaser, ownership entitlements, rights, title and interest in the said undivided land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.

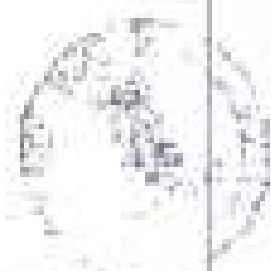
EDEN RICHMOND PARK LLP


Designated Authorized Signatory

EDEN RICHMOND PARK LLP

Regional Planning & Design Agency

McKENZIE
OF ARCHITECTURAL SERVICES
2 2 400 2000



II) After purchasing the said land, the Purchasers will have absolute authority to sell, transfer, assign, mortgage and /or let out the said undivided land or any part thereof and the Purchasers shall have the right to mutate their names in respect of the Schedule Property and to construct building or buildings with the prior sanction or approval of the concerned authority.

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 schedule property and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendors and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendors and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

IV) The Vendors 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 Vendors have 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 Purchaser hereunder may be prejudicially affected.

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

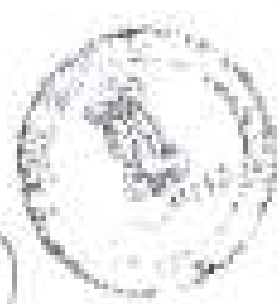
EDEN RICHMOND PARK LLP

Company Name Authenticated Digitally

EDEN RICHMOND PARK LLP


Designated Partner/Authorized Signatory

ADITYA K. REDDY
OF ASSURANCES I, KOLKATA
25 MAR 2014



SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided land measuring more or less 11Kattaka 07Chittaka 01Bqft together with 100 Sqft tile shed structure situated within Mouza-Ramchandrapur, Pargana-Magura, appertaining to R.S. Dag No. 312 under R.S. Khatian No-122 corresponding to L.R. Dag no- 550 under L.R. Khatian No-388 & 1446, Thani no- 41681, J.L. No. 31, R.S. No- 334, Police Station- Haridwar, District 24 Parganas (S), under K.M.C. Ward No.-142 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, telephones lines, sewer, drain, surface and/or overhead/beneath the soil thereto and more fully shown entire land in the copy of assessed plan delineated in the "RED VERGE" which is butted and bounded as follows-

NORTH— Land of R.S. Dag No-199 & 200.

SOUTH— Land of R.S. Dag No-357, land of Kashi Nath Patra & Sitanath Patra and 33 ft wide road.

EAST— Part land of R.S. Dag No-312, land of R.S. Dag No-357 & 313 and 33 ft wide road.

WEST— Part land of R.S. Dag No-312 and land of Sitanath Patra.

EDEN ALHAMDY


Deputy District Officer, Magura



24 APR 2014

EDEN RICHMOND PARK LLP

Designated Partnership Limited Liability

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

BOOKED SEALED AND DELIVERED
at Kolkata in the presence of:

1. Anubam Kumar Das
1111 - Malabar (Kolkata)
P.O. - Kalyanpur, P.S. - Gariahat
Kolkata - 700 104

2. Subal Das
Ranchandrapur
P.O. - R.G. Thakurani
P/S - Haridaspur
MS Road
Kolkata - 104

স্বাক্ষরিত (স্বাক্ষর)

১৭.২.০১ সালকারি তারিখ
১৩.১৬.১৬.০১ সালকারি
স্বাক্ষরিত



.....
SIGNATURE OF VENDORS

ESSEN RICHMOND PART. LLB
[Signature]
Integrated Financial Services Company

ADDITIONAL REGISTRAR
OF ASSESSMENT ALBERTA
28 AUG 2014

EDEN RICHMOND FARM LLP


Douglas Palmer, Cultural Secretary

ABC Property Pk. Ltd. ABC Group Pk. Ltd.
Aberdeen Associated & Service Pk. Ltd. ABC Group Pk. Ltd.
Cable Marketing Pk. Ltd. ABC Group Pk. Ltd.
Market Exchange Pk. Ltd. ABC Group Pk. Ltd.
Preston Property Pk. Ltd. ABC Group Pk. Ltd.
Rural Property Pk. Ltd. ABC Group Pk. Ltd.
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ABC Group Pk. Ltd. ABC Group Pk. Ltd.




.....
SIGNATURE OF PURCHASERS

Drafted by me as per information
And instruction furnished by the
Parties.


ADVOCATE

MR. MAHMOUD TAYEB
Advocate & Property Valuer
Cairo, Egypt

EDEN RICHMOND PARK LLP

Designated Partner/Authorized Signatory

ADDITIONAL REGISTRAR
OF ASSURANCE, BOLKABER
2 8 MAR 2014

EDEN RICHMOND PARK LLP



Original Form: Reduced Signature

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.32,59,456/- (Rupees Thirty Two Lakhs Fifty Nine Thousand Four Hundred and Fifty Six only) being the consideration in full and final payment as per memo below:

SL. NO	PARTICULARS	ISSUED IN THE NAME OF	AMOUNT IN RUPEES
1.	Bank Draft vide No- 570849 dated 27/08/14 issued by CITI Bank N.A.	CEHABIRANI PATRA	Rs.16,29,728/-
2.	Bank Draft vide No- 570848 dated 27/08/14 issued by CITI Bank N.A.	SORALI MONDAL	Rs.16,29,728/-
TOTAL-			Rs.32,59,456/-

TOTAL RUPEES THIRTY TWO LAKHS FIFTY NINE THOUSAND FOUR HUNDRED AND FIFTY SIX ONLY.

WITNESSES

1. Golden Kumar Das
P.O. - Haridwar (Uttarakhand)
P.S. - Haridwar, P.O. - Haridwar
Pin - 246124

(Signature)

I, T. I. of Haridwar
P.O. - Haridwar (Uttarakhand)
P.S. - Haridwar, P.O. - Haridwar
Pin - 246124

2. Satish Dholi
Ranchanagar
P.O. - R.C. Thakurani
P.S. - Haridwar
Main Road
Kols 104

SIGNATURE OF VENDORS

EDEN RICHMOND PARK LLP.

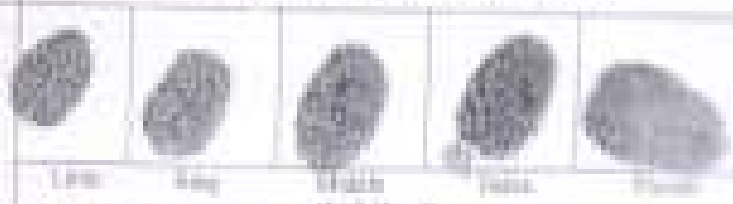
(Signature)
Company Representative/Authorized Signatory

ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
20 AUG 2014

EDEN RICHMOND PVTN LLP
[Signature]
Chartered Accountants & Financial Consultants

Name & Signature of the Director/Proprietor

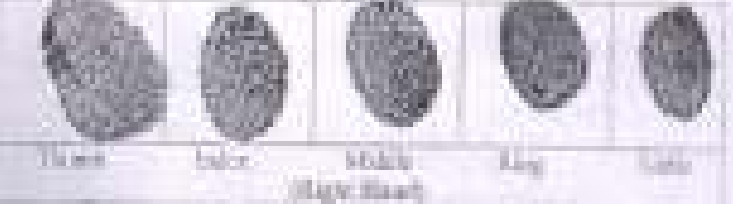
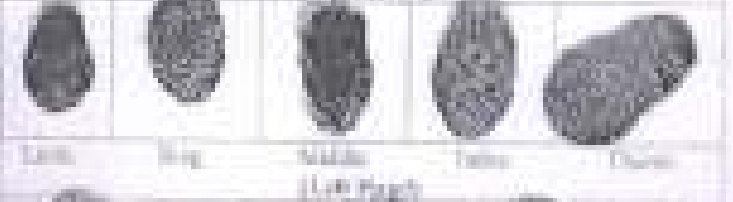
SPECIMEN FOR TEN FINGER PRINTS



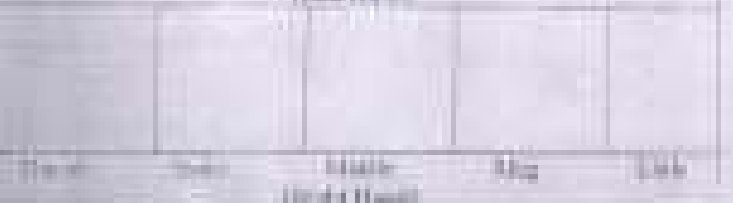
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Handwritten signature



Handwritten note: 100% of... 100% of... 100% of... 100% of...



EDEN RICHMOND PARK LLP


Professional Partnership Limited Company

2 8 AUG 2014



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

Endorsement For Deed Number 11 - 6898 of 2014
(Serial No. 27688 of 2014 and Query No. 1801/800810402 of 2014)

On 28/08/2014

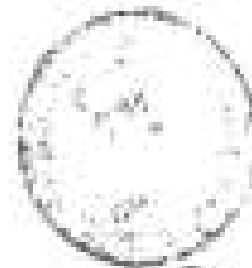
Presented(Under Section 52 & Rule 22A(3) - 48(1), W.B. Registration Rules, 1952):

Presented for registration on 18.08.14, on 2808/2014, at the Private residence of Aditya Kumar Chatterjee.

Admission of Execution(Under Section 58, W.B. Registration Rules, 1952)

Execution is admitted on 28082014 by

1. Chitra Devi Das also Chitra Devi, wife of Lt. Rajib Krishna Das, Sachinbazar, Panskura, Jala, Bakara, Thane-Thakurpur, District-South 24-Parganas, WEST BENGAL, India, Pin - 700124, By Ganga Devi, By Professor / House wife
2. Soma Sarda Aka. Soma Devi, wife of Pawan Mondal, 33, Chakrabarty, House-D, Midnapore, Thane-Thakurpur, District-South 24-Parganas, WEST BENGAL, India, Pin - 700103, By Ganga Devi, By Professor / House wife



[Signed by]

REG. REGISTRAR OF ASSURANCE OF KOLKATA
Endorsement Page 1 of 2

01/09/2014 11:26:55

EDEN RICHMOND PARK LLP

Designated Partner, Digital Signatory

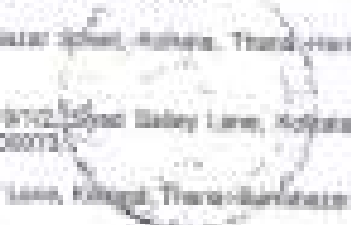


Government Of West Bengal
Office Of the A.R.A. - KOLKATA
District-Kolkata

Endorsement For Deed Number 11-3808 of 2014
(Serial No. 27688 of 2014 and Query No. 1897L000018402 of 2014)

1. Author Agency

- Authorized Signatory, Milk Provery Pvt. Ltd., 8 C, Egin Road(Late Lajpat Rai Street), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700022
- Authorized Signatory, Neral Complex Pvt. Ltd., 8 C, Egin Road(Late Lajpat Rai Street), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700022
- Authorized Signatory, Nopal Finance & Services Pvt. Ltd., 8 C, Egin Road(Late Lajpat Rai Street), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700022
- Authorized Signatory, Nenas Housing Pvt. Ltd., 8 C, Egin Road(Late Lajpat Rai Street), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700022
- Authorized Signatory, Nalin Marketing Pvt. Ltd., 8 C, Egin Road(Late Lajpat Rai Street), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700022
- Authorized Signatory, Nymex Varjo Pvt. Ltd., 8 C, Egin Road(Late Lajpat Rai Street), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700022
- Authorized Signatory, Nether India Pvt. Ltd., 8 C, Egin Road(Late Lajpat Rai Street), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700022
- Authorized Signatory, Nemoi Estate Pvt. Ltd., 8 C, Egin Road(Late Lajpat Rai Street), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700022
- Authorized Signatory, Purnea Financiers Pvt. Ltd., 8 C, Egin Road(Late Lajpat Rai Street), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700022
- Authorized Signatory, Olive Estate Pvt. Ltd., 8 C, Egin Road(Late Lajpat Rai Street), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700022
- Authorized Signatory, Pura Complex Pvt. Ltd., 8 C, Egin Road(Late Lajpat Rai Street), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700022
- Authorized Signatory, Lanka Tradex Pvt. Ltd., 8, Old Chna Bazar Street, Kolkata, Thana-Veda Street, District-Kolkata, WEST BENGAL, India, Pin -700021
- Authorized Signatory, Jeevanraj Trading Company Pvt. Ltd., 101/2, Syed Bailey Lane, Kolkata, Thana-Bhowanipore, District-Kolkata, WEST BENGAL, India, Pin -700073
- Authorized Signatory, Rainier Goods Pvt. Ltd., 101/2, Syed Bailey Lane, Kolkata, Thana-Bhowanipore, District-Kolkata, WEST BENGAL, India, Pin -700073
- Authorized Signatory, Acid Dealers Pvt. Ltd., 8 C, Egin Road(Late Lajpat Rai Street), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700022
- Authorized Signatory, Ring Dealers Pvt. Ltd., 22-23 B, More Plaza, Road, Kolkata, Thana-Bhowanipore, District-Kolkata, WEST BENGAL, India, Pin -700022



OFFICE OF THE
REGISTRAR (COMPANIES)
KOLKATA

23/09/2014 13:29:03

Endorsement Page 2 of 4

EDEN RICHMOND PARK LLP

Authorized Person/Authorized Signatory



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

**Endorsement For Deed Number : I - 08068 of 2014
(Serial No. 67489 of 2014 and Query No. 1881L000019402 of 2014)**

District-South 24-Parganas, WEST BENGAL, India, Pin - 700029

Authorized Signatory, Emerald Enclave Pvt. Ltd, 5-C, Egan Road(Late Lagan Rd Sarani), Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin - 700029

Authorized Signatory, Spectrum Construction Pvt. Ltd, 2023 B, Howrah Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India, Pin - 700029

Authorized Signatory, Raktar Mercantile Pvt. Ltd, 2023 B, Howrah Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India, Pin - 700029

Authorized Signatory, Spring Mansion Pvt. Ltd, 2023 B, Howrah Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India, Pin - 700029

Authorized Signatory, Swagata Distilleries Pvt. Ltd, 2023 B, Howrah Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India, Pin - 700029

By Profession - Other

Witnessed by Mr. Mahim Talwar, son of _____, High Court, CALCUTTA, Thana-Howrah Street, District-Kolkata, WEST BENGAL, India, By Case: Muslim, By Profession: Advocate

[Dipankar Roy]
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

On 30/08/2014

Certificate of Market Value(WB FIVE rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-52,89,499/-

Certified that the required stamp duty of this document is Rs- 22182/- and the Stamp duty paid as Impression Rs- 100/-

[Dipankar Roy]
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

On 01/09/2014

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

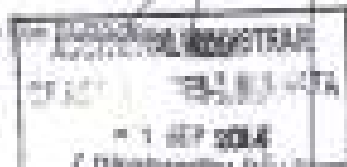
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule IA, Article number - 21, of Indian Stamp Act 1889

Payment of Fees:

Amount by Draft

Rs. 3842/- is paid, by the draft number 567792, Draft Date 29/08/2014, Bank Name State Bank of India, LA MARTINPORE, received on 01/09/2014

(Under Article - A(1) = 3842/-, E = 14/-, J = 52/-, AGS) = 25/-, 342) = 4/-



ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA
Endorsement Page 2 of 4

01/09/2014 13:39:04

EDEN RICHMOND PARK LLP

Company Partner/Authorized Signatory



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

Endorsement For Deed Number : I - 08268 of 2014
(Serial No. 87588 of 2014 and Query No. 1401L000019482 of 2014)

Deficit stamp duty

Deficit stamp duty Rs. 20150/- is paid, by the draft number 507711, Draft Date 29/06/2014, Bank State Bank of India, Lt.toARTIN/246, received on 31/06/2014

(District Office)
A.O.C. REGISTRAR OF ASSURANCE-I OF KOLKATA



ADDITIONAL REGISTRAR
ASSURANCE-I OF KOLKATA
1 SEP 2014

(District Office)
A.O.C. REGISTRAR OF ASSURANCE-I OF KOLKATA
Endorsement Page 4 of 8

81/06/2014 13:22:00



DEED PLAN OF UNDIVIDED LAND MEASURING MORE OR LESS 11 KATTAKS 7 CHITTAKS 1 SQ. FT. APPERTAINING TO R.S. DAG NO. 312 UNDER R.S. KHATAN NO. - 122 CORRESPONDING TO L.R. DAG NO. - 355 UNDER L.S. KHATAN NO. - 585 & 1446 UNDER MOUZA - RAMCHANDRAPUR, PARGANA - MAGURA, P.S. - FORMERLY BEHALA & NOW HARIDEVPUR. TOLU NO. - 416 BI, R.S. NO. - 334, I.L. NO. - 13, DISTRICT - 24 PARGANAS (2), WITHIN K.M.C WARD NO. - 187



(Signature)

LET OF *(Signature)*
 and member of *(Signature)*

- MPK Property Pvt. Ltd. Mawal Complex Pvt. Ltd.
- Charal Trade & Service Pvt. Ltd. Mawal Housing Pvt. Ltd.
- Tanvir Property Pvt. Ltd. Sanyal Heights Pvt. Ltd.
- Radha Property Pvt. Ltd. Sanyal Heights Pvt. Ltd.
- Parvati Property Pvt. Ltd. Sanyal Heights Pvt. Ltd.
- Harsh Property Pvt. Ltd. Latha Properties Pvt. Ltd.
- Sanyal Property Pvt. Ltd. National Bank Pvt. Ltd.
- Sanyal Property Pvt. Ltd. Sanyal Property Pvt. Ltd.
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TAMAL KANTI ROY
Tamal Kanti Roy
 Signature of Buyer

 SIGNATURE OF BUYER

(Signature)

 SIGNATURE OF SELLER / WITNES

(Signature)

 SIGNATURE OF PURCHASERS

EDGE RICHMOND PARK LLP

(Signature)

Designated Professional Signatory



EDGE RICHMOND PARK LLP
Integrated Planning & Design Solutions

EDER RICHMOND PARK LLP



Designated Partner/Authorized Signatory