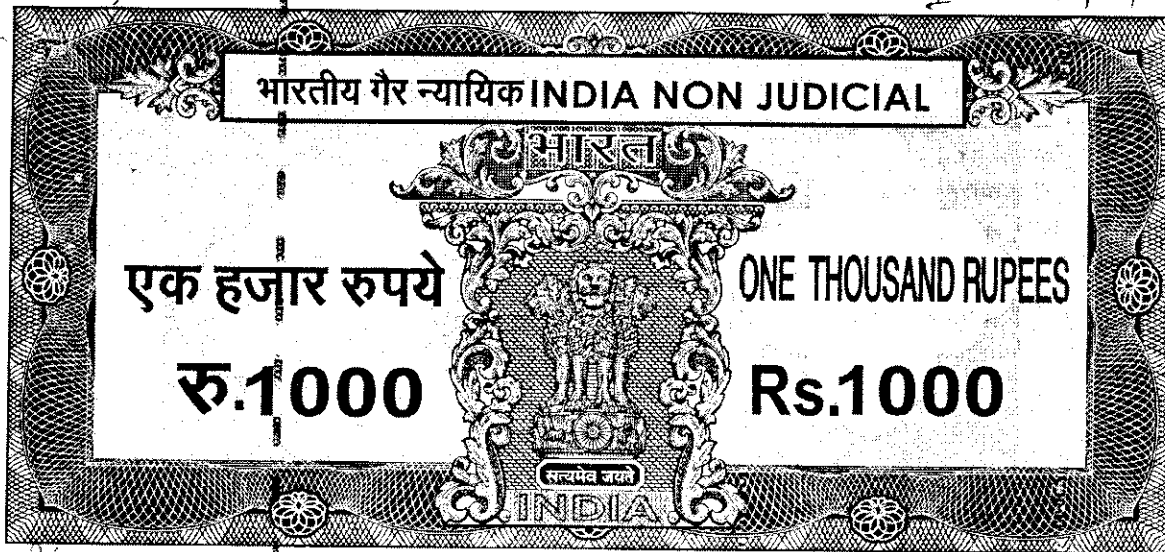


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प्रश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 464440

I certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document

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

DEED OF CONVEYANCE

VALUED AT RS. 70,00,000/-

THIS DEED OF CONVEYANCE made this 20th day of April, 2012  
 BETWEEN SHRI PINTU DAS , son of Late Nilkanta Das, by faith  
 Hindu, by Occupation - Service, residing at Gouranganagar ,  
 P.O. Ghung , P.S. New Town, Dist. North 24 - Parganas, herein  
 after referred to and called as the VENDOR (which terms or  
 expression shall unless excluded by or repugnant to the context  
 be deemed to mean and to include his heirs, executors, adminis -  
 trators, legal representatives and assigns ) of the FIRST PART ;

*[Handwritten signature]*

PAN CARD NO. AM GPD49040

CRK  
5854

2364 13.4.12 10001

ক্রেতার নাম \_\_\_\_\_  
নং \_\_\_\_\_  
D. HOM CHOWDHURY  
Advocate  
High Court, Calcutta

স্বাক্ষরভেদে স্বাক্ষর \_\_\_\_\_  
নিয়ম নম্বর (সফটলেক সিটি) এ. ডি. এর প্রা. 3  
যেটি স্টাম্প কর তাং \_\_\_\_\_  
সালান নং \_\_\_\_\_  
23 MAR 2012

শ্রীমতী বারাকপুর ভেড়ার সিতা দাস  
600000

Bunil Ks. Agarwal  
v. e. T. 9.  
3529

PANASIA CONCLAVE PVT. LTD.

Bunil Ks. Agarwal  
Director



v. e. T. 9.  
3530

Pintu Das (PINTU DAS)

v. e. T. 9.  
3531

Santosh Mondal  
Ramu Das  
wife of Pintu Das  
Gouganga Nagar  
House wife (New town)

Additional District Registrar  
Bidhannagar (Self-Lock City)

20 APR 2012

2.

- A N D -

M/S. PANASIA CONCLAVE PVT. LTD. a company incorporated under the Indian Companies Act. 1956 having its registered office at 1, British Indian Street, 7th floor, Room No. 707, Kolkata 700069 represented by its Director - SRI SUNIL KUMAR AGARWALA , son of Sri Amar Chand Agarwala , by faith Hindu, by occupation Business, residing at aforementioned address , hereinafter referred to and called as the PURCHASER (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and to include its Directors for the time being and the heirs and successors in its office ) of the SECOND PART ; PAN CARD NO, ACS PA84514

A N D

SRI SANTOSH MONDAL, son of Late Satish Chandra Mondal, by faith Hindu, by Occupation Business, residing at Gouranganagar, P.S. New Town, District North 24 Parganas , hereinafter called and referred to as the CONFIRMING PARTY (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his heirs, executors, administrators, legal representatives and assigns ) of the THIRD PART ; PAN CARD NO, AQPPM5527D

WHEREAS :

A) One Sri Nil Kanta Das son of Late Rajanikanta Das of 33A/5, Doctor Lane , P.S. Taltala , Kolkata - 700014 was the absolute owner of a plot of land measuring 60 cottahs lying and situated under Mouza - Ghuni, J.L. No. 23, R.S. No. 232 , Touzi no. 173 , comprised in C.S. Dag No. 2502 , R.S. Dag no. 2708 under C.S. Khatian no. 623 , R.S. Khatian

no..

Advt. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

20 APR 2012

no. 715 , within the jurisdiction of New Town Police station, within the local limits of Jyangra Hatiara 2 No. Gram Panchayet in the Dist. of North 24 Parganas by virtue of one Deed of conveyance duly registered before the Sub Registrar at Cossipore Dum Dum and recorded in Book No. I, Vol No. 30, Pages 173 to 178 Being no. 1751 for the year 1972 from Sri Jitendra Nath Mondal son of Nabin Chandra Mondal of 25, Krishna Mallick Lane , Kolkata 700037.

B) While seized and possessed of the aforesaid property, said Nilkanta Das recorded his name during the period of L.R. settlement and obtained L.R. Khatian No. 1051 against his name as absolute owner and occupier thereof .

C) Thereafter Sri Nilkanta Das died intestate leaving behind him - his two sons Sri Pintu Das , Sri Nantu Das and one daughter named Tinku Poddar as his legal heirs and successors to his estate and accordingly the vendor herein became the absolute owner of 1/3rd share of the aforesaid property measuring 20 cottahs by virtue of inheritance and in terms of Hindu succession Act 1956.

D) While seized and possessed of the aforesaid property, the vendor herein sold out a portion of the same measuring 10 cottah unto the favour of one Ratan Lal Tantiya by virtue of one Deed of conveyance duly registered before the Addl. Dist. Sub Registrar at Bidhannagar ( Salt Lake City ) and recorded in Book No. I, CD volume no. 10 , Pages 11695 to 11709 , Being no. 10820 for the year 2008 and since then the remaining portion of the same measuring 10 cottahs but the physical measurement is 9 cottah 7 chittacks 29 sq.ft. is lying under the physical possession of the vendor herein.

E) ..



Financial District, South West  
The Financial District, South West

20 APR 2012

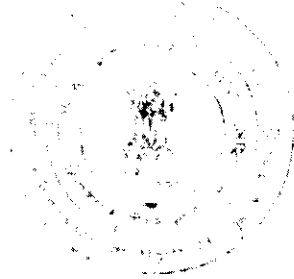
4.

E) With a view to sell out the aforesaid property, the vendor herein entered into an agreement with the Confirming party herein under some terms and conditions mentioned thereon, but due to paucity of funds , it is not possible on his part to purchase the same and finding no other alternative, he has assigned the benefit of the said agreement unto the favour of the purchaser herein and accordingly the parties hereto have entered into an agreement for sale ~~and~~ and subsequently the confirming party is agreed to withdraw all his claims and demands over and above the aforesaid property by signing on this DEED OF CONVEYANCE as confirming party.

F) In terms of said Agreement for sale , the purchaser have paid a sum of Rs. 70,00,000/- (Rupees Seventy lacs ) only to the vendor herein where the vendor hereby admitted and acknowledged the same towards the entire consideration of the schedule mentioned property and accordingly the vendor and the confirming party hereby handed over the vacant and peaceful possession of the relevant property unto the favour of the purchaser herein.

G) Now the vendor and the confirming party hereby agreed to execute and register a proper Deed of conveyance unto the favour of the purchaser herein conveying the ownership , right , title and interest over and above the aforesaid property i.e. ALL THAT piece and parcel of a plot of land measuring an area of 9 cottahs 7 chittacks 29 sq.ft. recorded as SALI , lying and situated under Mouza GHUNI, J.L. No. 23, R.S. No. 232 , Touzi no. 173 , comprised in C.S. Dag no. 2502 , R.S. Dag no. 2708 under C.S. Khatian No. 623 , R.S. Khatian no. 715 , within the jurisdiction of New Town Police station, within the local limits of Jyangra Hatiaara 2 No. Gram Panchayet, in the Dist. of North 24 Parganas , mentioned in the schedule hereinafter written at or for the total consideration of Rs. 70,00,000/- (Rupees Seventy lacs ) only free from all sorts of encumbrances , and for greater clearance of the said plot ,

one ..



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

20 APR 2012



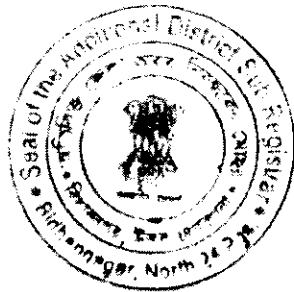
5.

one site plan is annexed herewith and delineated in RED mark which will be treated as a part of this Deed of conveyance .

NOW THIS DEED CONVEYANCE WITNESSETH AS FOLLOWS :-

THIS IN pursuance of the said agreement and in consideration of Rs. 70,00,000/- (Rupees seventy lacs ) only to the vendor and the confirming party paid by the purchaser as per memo below at or for the immediately before the execution of these presents ( the receipt whereof the vendor and the confirming party do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquire, release and forever discharge the said purchaser as well as the said land with common passages , particularly described in the schedule hereunder written ) the vendor and the confirming party do hereby grant, sell, transfer, assign and assure unto the purchaser herein ALL THAT piece and parcel of a plot of land measuring an area of 9 cottahs 7 chittacks 29 sq.ft. recorded as SALI , lying and situated under Mouza GHUNI , J.L. NO. 23, R.S. No. 232 , Touzi no. 173 , comprised in C.S. Dag no. 2502 , R.S. Dag no. 2708 under C.S. Khatian no. 623 , R.S. Khatian no. 715 , within the jurisdiction of New Town Police station, within the local limits of Jyangra Hatara 2 No. Gram Panchayat, in the Dist. of North 24 Parganas morefully described in the schedule hereinafter written and delineated in the map or plan annexed hereto and therein bordered together with full benefits of passages, ways , water ways, rights, liberties, privileges, all manner of easements and appurtenances belonging AND ALL the estate, rights, title, interest, claim and demand whatsoever of the vendor and the confirming party into or upon the same and every part thereof TO HAVE AND TO HOLD

the ..

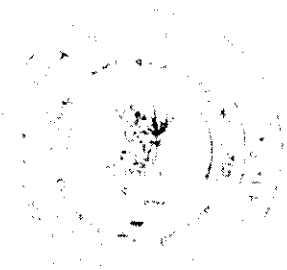


Seal of the Archdiocese of Cologne  
1577 1802 1822 1825 1828 1831 1834 1837 1840 1843 1846 1849 1852 1855 1858 1861 1864 1867 1870 1873 1876 1879 1882 1885 1888 1891 1894 1897 1900 1903 1906 1909 1912 1915 1918 1921 1924 1927 1930 1933 1936 1939 1942 1945 1948 1951 1954 1957 1960 1963 1966 1969 1972 1975 1978 1981 1984 1987 1990 1993 1996 1999 2002 2005 2008 2011 2014 2017 2020

6.

the said piece or parcel of land hereby granted, conveyed, transferred and assigned and intended to be unto and to use of the purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, etc whatsoever and free from all acquisition, and requisition and alignments and any claim or adverse possession and the vendor and the confirming party do hereby covenant with the purchaser as follows :-

1. THAT notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the vendor and the confirming party is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defected in title whatsoever and that the vendor and the confirming party has full power and absolute authority to sell the said property in manner aforesaid.
2. THAT the Purchaser shall hereafter peacefully and quietly hold possess and enjoy the said property in khas without any claim or demand whatsoever from the vendor and the confirming party or any claiming through or under him.
3. FURTHER THAT the vendor his heirs, executors, administrators, representatives or assigns, covenant with the purchaser his heirs, executors, administrators, representatives or assigns to have save harmless indemnify and keep indemnified the purchaser his heirs, administrators or assigns, free or against all encumbrances, charges and equities whatsoever.
4. THAT the vendor and the confirming party his heirs, executors, administrators or assigns, further covenant that the  
vendor ..



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

20 APR 2012

vendor and the confirming party he shall at the request and cost of the Purchaser his heirs, administrators, or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

5. THAT the Purchaser herein will be entitled to mutate his name in respect of the said piece or parcel of land with common passages, with the authorities concerned and will pay the proportionate sum of revenue to the State of West Bengal.

6. THAT the land fully described in the schedule hereinafter written stands retained by the vendor and the confirming party through operation of family ceiling as envisaged in Chapter - II - B, West Bengal land reforms Act.

7. A N D that the said piece or parcel of land or any part or portion thereof or any interest therein has not vested in and/or are/is not acquire by the State of West Bengal Estate Acquisition Act. 1956, or statutory modification thereof or under the Urban land ceiling and regulations Act. 1976 or any other law for the time being in force.

8. ALL THE taxes land revenue and impositions payable in respect of the said property upto date of these presents have been fully paid by the vendor and the confirming party and if any portion of such taxes, levies impositions etc. found to have remained unpaid for the period upto the date hereof, the same shall be deemed to be the liability of the vendor and the confirming party and realisable from the vendor and the confirming party.



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

20 APR 2012

8.

It is hereby declare that the land together with common passage described in the schedule below is the self acquired property of the vendor and the confirming party and he is not the benamder of anyone.

A N D the vendor and the confirming party delivers this day & khas possession of the said land unto the purchaser.

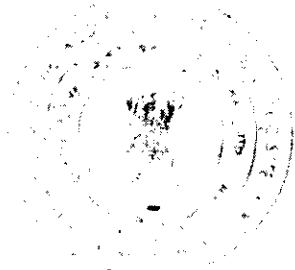
THE SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of a plot of land measuring an area of 9 cottahs 7 chittacks 29 sq.ft. recorded as SALI lying and situated under Mouza - GHUNI , J.L. NO. 23, R.S. no. 232 , Touzi no. 173 , comprised in C.S. Dag No.2502 , R.S. Dag no. 2708 , under C.S. Khatian no. 623 , R.S. Khatian no. 715 , L.R. Khatian no. 1051 , within the jurisdiction of New Town Police station, within the local limits Jyangre Hatiara 2 No. Gram Panchayet, in the Dist. of North 24 - Parganas , which is butted and bounded as follows :-

ON THE NORTH : Plot no. C  
ON THE SOUTH : 40' feet wide metal road ;  
ON THE EAST : Plot no. B  
ON THE WEST : R.S. Dag no. 2708 (P)

One Site plan is annexed herewith and delineated in RED mark as PLOT 'A' , which will be treated as a part of this DEED OF CONVEYANCE.

IN..



THE UNIVERSITY OF CHICAGO  
LIBRARY

20 APR 2012



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

SIGNED SEALED AND DELIVERED

at Kolkata by the parties

in presence of :-

1. *Renu Das*  
*Gouranga Nagar (newtown)*

*Renu Das*

SIGNATURE OF THE VENDOR

2. *Sanjiv Baidya*  
*V.P. :- Gouranga Nagar*  
*P.S. :- New Town*

PANASIA CONCLAVE (PVT.) LTD.

*Sunil K. Agarwal*  
Director

SIGNATURE OF THE PURCHASER

*Savitakha Mondal*

SIGNATURE OF THE CONFIRMING PARTY

DRAFTED & EXPLAINED BY ME :

*Dilip Hom Chaudhury*  
(MR. DILIP HOM CHAUDHURY)

ADVOCATE

(B.C.R. NO. WB-713/78)

TYPED BY

(K.N. GARAI) ADDRESS B/Nagar, Cal-91.



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

20 APR 2012

MEMO OF CONSIDERATION

RECEIVED with thanks from the abovenamed purchaser a sum of Rs. 70,00,000/- (Rupees Seventy lacs ) only towards the entire consideration of the schedule mentioned property in terms of this DEED OF CONVEYANCE and as per memo given below :-

MEMO

Paid by cheque  
via No. 945192 dt. 20.9.2012  
Hydrabad T. G. S. W. CNRBH/21117/18226  
dt. 20.9.2012 on Canara Bank -  
Rayon Anwarabad, K.M. No. 70/102

R. 70, 10, 102/10

(Rupees Seventy lacs) only.

WITNESSES :-

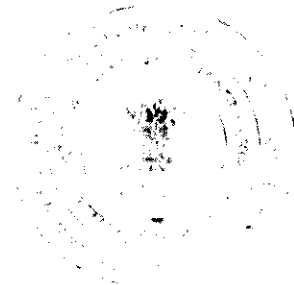
1. Ramu Das

2. Samin Baidya



SIGNATURE OF THE VENDOR





1000  
Muzhappanagar, (San Lake, MY)

20 APR 2012

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Government Of West Bengal  
Office Of the A. D. S. R. BIDHAN NAGAR  
District:-North 24-Parganas

Endorsement For Deed Number : I - 04921 of 2012  
(Serial No. 05270 of 2012)

On

**Payment of Fees:**

On 20/04/2012

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

Presented for registration at 18.47 hrs on :20/04/2012, at the Private residence by Sunil Kr. Agarwala  
Claimant.

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

Execution is admitted on 20/04/2012 by

1. Pintu Das, son of Lt. Nilkanta Das , Gouranga Nagar, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Ghuni , By Caste Hindu, By Profession : Service
2. Santosh Mondal, son of Lt. Satish Ch. Mondal , Gouranga Nagar, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
3. Sunil Kr. Agarwala  
Director, M/s. Panasia Conclave Pvt. Ltd., Floor - 7th, Room - 707, 1, , District:-Kolkata WEST BENGAL, India, P.O. :- Pin :-700069 .  
By Profession : Business

Identified By Ranu Das, wife of Pintu Das, Gouranga Nagar, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: House wife.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 23/04/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

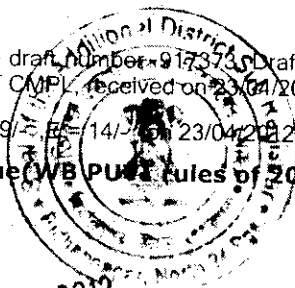
Rs. 0.00/-, on 23/04/2012

Amount by Draft

Rs. 77003/- is paid , by the draft Number 917355 Draft Date 23/04/2012, Bank Name State Bank of India, BIKASH BHVN GOVT CMPL, received on 23/04/2012

( Under Article : A(1) = 76989/- Rs = 14/100 on 23/04/2012 )

**Certificate of Market Value(WB PUA Rules of 2001)**



Adol. District Sub-Reg. N.P.A.T  
Bidhan Nagar, Salt Lake City

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR





Government Of West Bengal  
Office Of the A. D. S. R. BIDHAN NAGAR  
District:-North 24-Parganas

Endorsement For Deed Number : I - 04921 of 2012  
(Serial No. 05270 of 2012)

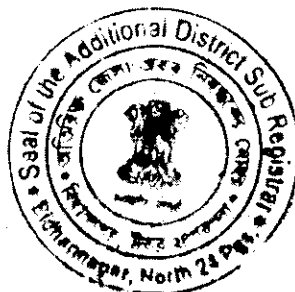
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-70,00,000/-

Certified that the required stamp duty of this document is Rs.- 420020 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 419020/- is paid, by the draft number 917372, Draft Date 23/04/2012, Bank Name State Bank of India, BIKASH BHVN GOVT CMPL, received on 23/04/2012

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Adl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

( Debasish Dhar )

ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 2 of 2

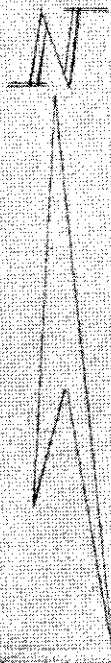
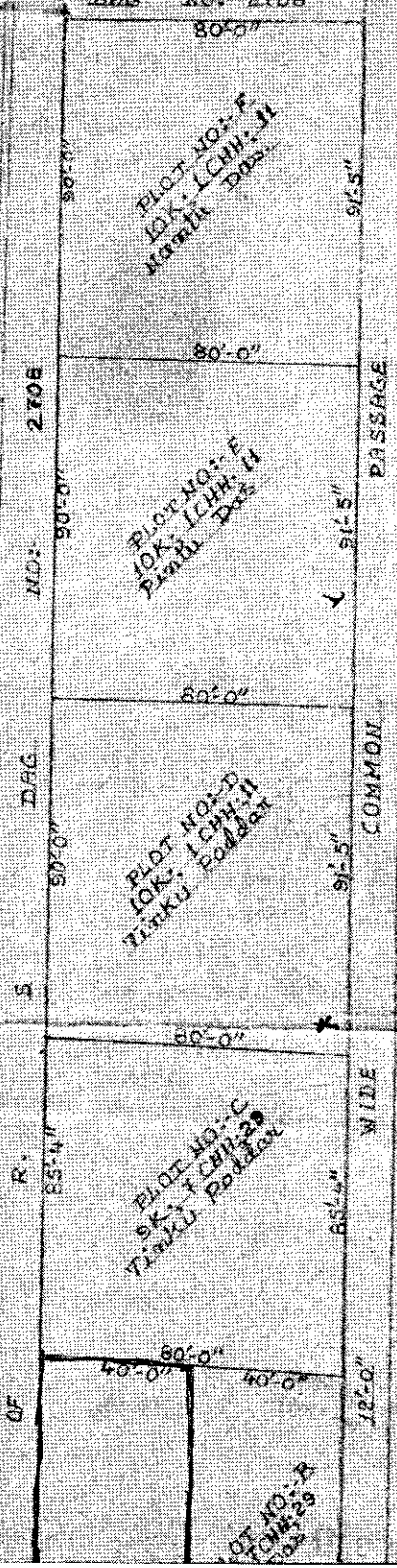
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PART OF R. S.  
DAG NO: 2708

PARTITION  
SITE PLAN OF LAND BY PART OF MOUNTAIN  
CHUNI; J.L. NO: 25; R.S. NO: 232; R.S. DAG NO:  
2708; P.S. KHATIAN NO: 715; L.R. KHATIAN  
NO: 41 & 1051; P.S. NEWTOWN; DIST: NORTH  
24 PARAGANAS; SCALE: 40-1"

NAME OF LAND LORD'S	PLOT NO	LAND AREA
SRI PINTU DAS	A & E	19K; 8 CHH, 40
SRI NANTU DAS	B & F	19K; 8 CHH, 40
SMT TINKU PODDAR	C & D	19K; 8 CHH, 40



PANASIA CONCLAVE PVT. LTD.

*Smti K. Agarwal*  
Director

*Smti Das*

*Nantee Das*



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


20 APR 2012

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


 <i>[Signature]</i>	LH.					
	RH.					

ATTESTED :-

*[Signature]*

 <i>Sunil K. Agarwala</i>	LH.					
	RH.					

ATTESTED :- *Sunil K. Agarwala*

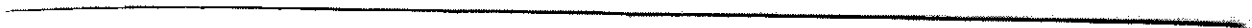
 <i>Santosh Mousal</i>	LH.					
	RH.					

ATTESTED :- *Santosh Mousal*



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

20 APR 2012



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11  
12

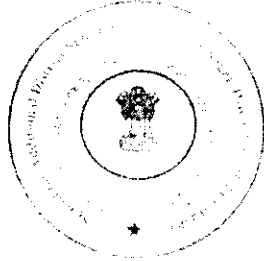
13

14



Certificate of Registration under section 60 and Rule 68

Registered in Book - I  
CD Volume number 7  
Page from 10428 to 10443  
being No 04921 for the year 2012.



(Debasish Dhar) 24-April-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal