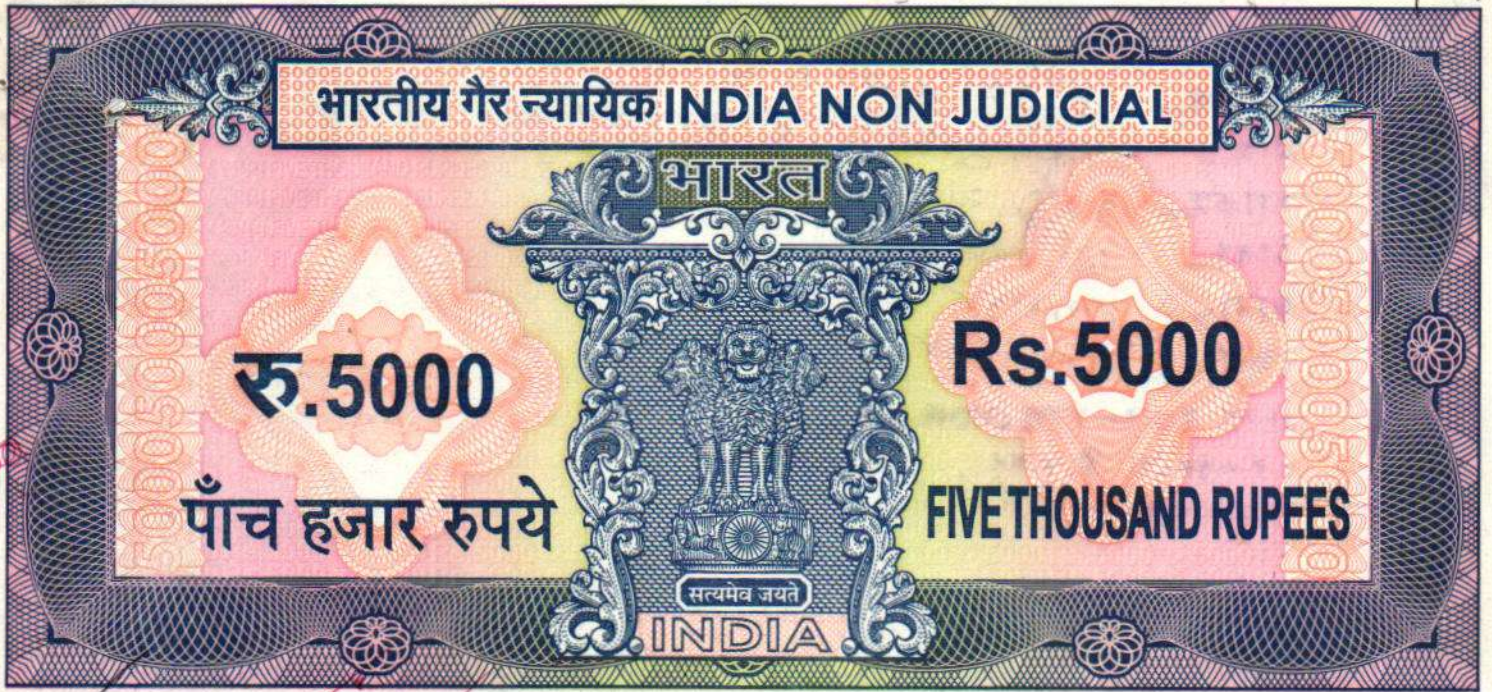


06768

E-06257/07



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

102632

For payment a signature stamp which are parts of Government are attached with the cash

Stamp = 5000.
Bl = 10640.5
C = 15640

1110 07

DEED OF CONVEYANCE VALUED AT RS. 2,60,500/- ONLY

THIS INDENTURE made this 11th day of October Two Thousand Seven **BETWEEN SMT. LAKSHMI NEGEL** W/o. Sri Tarapada Negel, by faith Hindu, Citizen of India, by Profession Housewife, residing at 80/C/17, G. T. Road (West), P.S. Serampore, Dist. Hooghly, hereinafter called the "**VENDOR**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART,**

Contd .. 2

M.V = 260,500
80 = 10640
885581/4

A 2860.5
F 7.5
B: 2867.5

[Handwritten signatures and notes in red ink]

ক্রমিক নং- ২২
 তারিখ- ৪/১০/২০০৭ -
 নাম- জৈরুল হুসেইন চৌধুরী -
 সাক্ষর- ১০/১, বই কোম্পানী -
 টাকা- ৫,০০০/-
 খানা- কোম্পানী -
 জেলা- চন্দ্রপুর-৭ -
 ডা. অ. ডেপার্ট- বাবু বোফো
 ন. হাটপুর মো. ষ্ট্র. নং-৩
 ডেপার্টমেন্ট - স্বাক্ষর মোহাম্মদ -



addl. Dtd. Sub-Registrar
 Comptroller, Hooghly

111007

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Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the Additional District Sub Registrar, Serampore

Signature / LTI Sheet of Serial No 06768 / 2007


Document Number

I - 06257 , 2007

I . Signature of the Presentant

Name of the Presentant	Signature with date
Lakshmi Negel	Lakshmi Negel.

II . Signature of the person(s) admitting the Execution

LTI	SI No	Admission of Execution By	Status	Signature with Date
	1	Lakshmi Negel ps - Serampore 80/ C/17, G. T. Road (W) Hooghly	Self	Lakshmi Negel.


Name of Identifier of above Person(s)

Tarapada Negel
Serampore Hooghly

Signature of Identifier with Date

Tarapada Negel.




Addl. Sub-Registrar
Serampore, Hooghly

111007

Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-06257 of :2007
(Serial No. 06768, 2007)

On 11/10/2007

Admissibility(Rule 43)

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:

Fee Paid in rupees under article : A(1) = 2860/- ,E = 7/- on:11/10/2007

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- 260500/-

Certified that the required stamp duty of this document is Rs 15640 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty : Rs 10640/- is paid by the draft no. :091741, Draft date:11/10/2007, Bank name:STATE BANK OF INDIA, Serampore, recieved on :11/10/2007.

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

Presented for registration at 13.58 on :11/10/2007,at the Office of the ADSR Serampore by Lakshmi Negel,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :11/10/2007 by

1. Lakshmi Negel, wife of Tarapada Negel,80/ C/17, G. T. Road (W),Thana Serampore, By caste Hindu,by Profession :House wife

Identified By Tarapada Negel, son of Lt. Dhananjay Negel Serampore Hooghly Thana: ., by caste Hindu,By Profession :Business.



[Ashim kumar Ghosh]
A. D. S. R

Office of the Additional District Sub Registrar, Serampore
Govt. of West Bengal

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A N D

ASTER VINIMAY PVT. LTD. a private limited company incorporated under the Companies Act 1956 having its Registered office at 10/1, Burtolla Street, P.S. Posta, Kolkata 700 007, represented by its director **SRI ARUN KUMAR KEDIA** S/o. Sri Ram Kumar Kedia, by religion Hindu Citizen of India by Profession Business residing at 50 Suburban School Road, P.S. Kalighat, Kolkata 700 025, hereinafter referred to as the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, Successors-in-office and/or assigns) of the **OTHER PART**.

ALL THAT piece and parcel of Sali/Agricultural Land measuring 2 Katha Two Katha or 0.033 Sahasrangsha land with 250 Sq. Ft. Assbestor Room comprised in R.S. Dag No. 78 appertaining to R.S. Khatian No. 231 corresponding to L.R. Dag No. 74 under L.R Khatian No. 25261 lying and situate at Mouza Serampore, J.L.No. 13, P.S. Serampore, Dist. Hooghly, being holding No. 80/C/17, G. T. Road (West) within the ambit of Serampore Municipality and the said plot delineated and demarcated in the Map or Plan here to annexed and thereon Red Border Lines morefully and particularly described in the Schedule below.

AND WHEREAS the said property was originally belonged to Sri Hemanta Kumar Ghosh S/o. Late Satish Chandra Ghosh of Beniapara, Serampore, Hooghly according to L.R. Parcha.

AND WHEREAS the said Hemanta Kumar Ghosh while in actual Khas

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[Handwritten signature]

**Asst. Dist. Sub-Registrar
Serampore, Hooghly**

1110 07

possession of the said property he sold and transferred the said property to Smt. Karuna Dutta W/o. Sri Prankrishna Dutta of 13 No. Tarapukur Lane, Serampore by way of a Registered Deed of Sale vide Deed No. 910 for the year 1984, 5th March at A.D.S.R Office Serampore.

AND WHEREAS by virtue of said purchase deed said Smt. Karuna Dutta while in actual Khas possession of the said property she sold and transferred the said property to Smt. Lakshmi Negel the present vendor herein by way of a Registered Deed of Sale which was registered on 10th July, 1991 in Book No. 1, Volume No. 41, Pages 79 to 84 vide Deed No. 2917 for the year 1991, at A.D.S.R Office Serampore.

AND WHEREAS by virtue of said Purchase Deed the Present Vendor herein become the absolute Owner and now in absolute Khas possession of the said property is free from all encumbrances. There is no Sale, Lease or any kind of Transaction over this property till to-day and the vendor has good and marketable title thereon.

AND WHEREAS the Vendor have agreed to sale and the Purchaser has agreed to purchase the said schedule below property described fully in schedule below which is free from all encumbrances for the total price of Rs. 2,60,500/- (Rupees Two Lakh Sixty Thousand and Five Hundred) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,60,500/- (Rupees Two Lakh Sixty Thousand and Five Hundred) only paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof




Addl. Dist. Sub-Registrar
Panipat, Haryana


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the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof release, acquit and forever discharge the purchaser and the said property hereby intended to be sold) the Vendor doth hereby grant, transfer, convey, assign and assure unto the Purchaser the said property being **ALL THAT** piece or parcel of "Sali/Agricultural" land measuring an area of 2 katha land with construction be the same a little more or less fully described in the schedule hereunder written or **HOWEVER OTHERWISE** "the said property" now are or is or any time hereto before were or was situate, butted, bounded called, known numbered, described or distinguished **TOGETHERWITH** all right, liberties, privileges, easements, advantages, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or usually held, used, occupied or enjoyed therewith as part parcel or member thereof or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into and upon "the said property" or every part thereof hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be **TOGETHERWITH** all deeds, matters, patta and muniments of title exclusively relating to or concerning "the said property" which now are or hereafter shall or may be in the possession of the Vendor their heirs, executors, administrators or representatives **TO HAVE AND TO HOLD** "the said property" and every part thereof hereby granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be unto and to the use of the Purchaser

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Addl. Dist. Sub-Registrar
Serampore, Hooghly


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absolutely and forever and the Vendor doth hereby for themselves/himself this heirs, executors, administrator, legal representatives and assigns convenient with the Purchaser that **NOTWITHSTANDING** any act, deed or thing whatsoever suffered by them or their predecessors-in-tittle to the contrary the Vendor have now good right, full power and absolute authority to grant, convey transfer, assign and assure "the said property hereby granted, sold, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid **AND** that the purchaser shall and may at all times hereafter peaceable" and quietly held, possess and enjoy the said property and every part thereof and realise the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for their or from under any of their predecessors-in-tittle **AND** that free from all encumbrances, attachments, liens, lispensens, acquisitions and requisitions whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further the Vendor and all persons having or lawfully or equitably claiming any estate or interest in "the said property" or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done, and executed all such acts, deeds and things whatsoever for further and more perfectly assuring "the said prop-

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Addl. Dist. Sub-Registrar
Serampore, Hooghly

1110 07

erty" and every part thereof which is being used for cultivation unto and to the use of the Purchaser in the manner aforesaid as shall or may reasonably be required **AND** further more that the Vendor and all their heirs, executors and administrators shall at all times hereinafter indemnify and keep indemnified the Purchases against loss, damages, cost, charges and expenses, if any suffered by reason of any defect found in the title of the Vendor or any breach of the covenants herein contained.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali/Agricultural Land measuring 2 Katha Two Katha or 0.033 Sahasrangsha land with 250 Sq. Ft. Assbestor Room comprised in R.S. Dag No. 78 appertaining to R.S. Khatian No. 231 corresponding to L.R. Dag No. 74 under L.R Khatian No. 25261 lying and situate at Mouza Serampore, J.L.No. 13, P.S. Serampore, Dist. Hooghly, being holding No. 80/C/17, G. T. Road (West) within the ambit of Serampore Municipality and the said plot delineated and demarcated in the Map or Plan here to annexed and thereon Red Border Lines butted and bounded in the manner as follows.

ON THE NORTH : 12 ft Wide common passage

ON THE SOUTH : By R.S. Dag No 80

ON THE EAST : By R.S. Dag No 87

ON THE WEST : Land of Smt. Krishna Paul




Addl. Dist. Sub-Registrar
Hooghly

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The proportionate annual rent in respect of the said property payable to the Collector of Hooghly on behalf of Government of West Bengal through B.L & L.R.O Serampore is Rs. 2/-.

IN WITNESS WHEREOF the Vendor hereto hath hereunto set and subscribed his respective hands and seal on the day, month and year first above written.

SIGNED SEALED & DELIVERED

BY SMT. LAKSHMI NEGEL

Lakshmi Negel

Received of and from the within named Purchaser the within mentioned sum of Rs. 2,60,500/- only being the consideration in full as per Memo below.

Rs. 2,60,500/-




Addl. Dist. Sub-Registrar
Serampore, Hooghly

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MEMO OF CONSIDERATION

By cash paid Rs. 2,60,500/- (Rupees Two Lakh Sixty Thousand and Five Hundred) only.

Lakshmi Negel.

WITNESSES :

1. Jagan Prasad
of Nabagram

2. Sarabada Negel
Serampore

Drafted by

Swapan Kumar Ghose
Deed Writer

Licence No. 4/43

Serampore Registry Office

TYPED BY : Ambar Mukherjee.
Art O Graphics, Chatra, Serampore.



[Signature]
Add. Dist. Sub-Registrar
Serampore, Hooghly

1110 07

SALE DEED PLAN SHOWING THE LAND
UNDER SERAMPORE MUNICIPALITY
P.S.SERAMPORE ,DIST.-HOOGHLY
THE LAND OF R.S.DAG

NO.78(P)L.R.DAG NO- R.S. KHATIAN

NO.-231IN MOUZA-SERAMPORE,NO.13

AREA OF LAND-02KA.00CH.00SFT

SHOWN BY RED BORDER LINE. SCALE-1''20'-0'

NAME OF VENDEES-ASTER VINIMAY PVT. LTD.

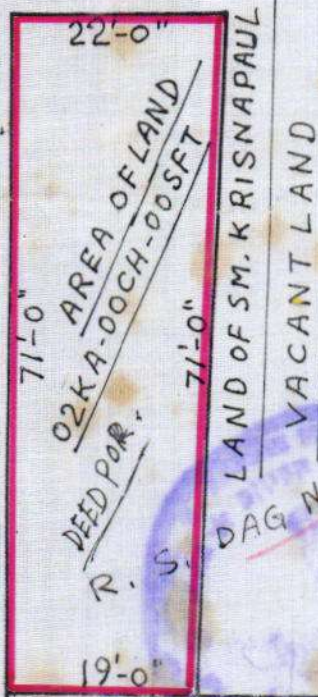
Lakshmi neel

VACANT LAND
R.S. DAG NO-80



VACANT LAND

R. S. DAG NO-87



19'-0"

12'-0" WIDE ROAD
 TO G.T. ROAD

LAND OF SM. KRISNAPPAUL

VACANT LAND

DAG NO-70

Lakshmi neel

[Faint, illegible text]

BRIKANTA GHARA
 Building Plan, Survey, Estimate & Contractor
 81, R.K. Road, Chitra, Serampore
 Lic No. 8964 of 2007-08
 Date *Sghora* 17.9.7

THE LAND OF ASHAB
IN THE DISTRICT OF
MOUNTAIN PROVINCE
SHOWING BY RED BOUNDARY LINE
NAME OF VENDOR: S. K. RAMANATHAN
NAME OF PURCHASER: S. K. RAMANATHAN



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Certificate of Registration under section 60 and Rule 69.










Registered in Book - I
CD Volume number 7
Page from 8869 to 8882
being No 06257 for the year 2007.






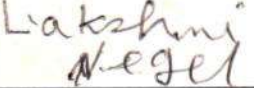






(Ashim kumar Ghosh) 12-October-2007
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
West Bengal


A. D. S. R
Serampore, Hooghly

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LEFT HAND FINGER PRINT				
Little	Ring	Middle	Fore	Thumb
				
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little
				

LEFT HAND FINGER PRINT				
Little	Ring	Middle	Fore	Thumb
				
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little
				

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RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little

LEFT HAND FINGER PRINT				
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Thumb	Fore	Middle	Ring	Little



[Signature]
Add. Dist. Sub-Registrar
Srirangapatna, Srirangapatna

1110 07

SALE DEED PLAN FOR LAND.

IN R.S DAG NO- 78 (P) . APPERTAINING TO R.S KHATIAN NO- 231. UNDER L.R DAG NO - . APPERTAINING TO L.R KHATIAN NO- . IN MOUZA-. SERAMPORE. J.L NO-13. AT HOLDING NO- 78, G.T ROAD (W).UNDER SERAMPORE MUNICIPAL AREA. P.S-SERAMPORE. DIST-HOOGHLY.

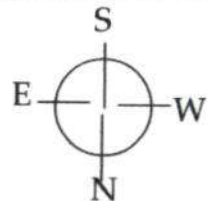
AREA IN DEED OF LAND IN DEED PORTION,
SHOWN IN RED BOUNDARY

- 02 K. 00 CH. 00 SFT.

PURCHASER- ASTER VINIMAY PRIVATE LIMITED.



SCALE-1:200



Parthabroto Chatterjee

DRAWN BY

NOTE- THE DRAWING HAS BEEN DRAWN
ACCORDING TO A PREVIOUSLY MADE PLAN.

SIGNATURE OF VENDOR-