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DEED

Valued at Rs. 11.92.222.00 orași

THIS DEED OF CONVEYANCE made on this day 19 th of September Two Thousand Seven (2017)

BETWEEN

MAYA TRADING CORPORATION, having its Registered office at Sajirhat (Talbanda), P.O. New Barrackpore, P.S. Ghola Dist. North 24 Parganas, represented by its parlners L. SRI

CHAND. 2. DEV ANAND. 3. SRI NASENDRA JEEWANI, all sons of Late Khatan Das, all are

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residing at Sajirhat (Talbanda), P.O. New Barrackpore, P.S. Ghola, Dist. North 24 Parganas, all are by faith Hindu by Nationality Indian, by occupation Business, hereinafter referred to as the "VENDOR" (Which expression shall unless excluded by or repugnant to the context, include their heirs, executors, administrators, successors, and legal representatives and assigns) of the "ONE PART".

<u>AND</u>

GOKUL HEIGHTS (P) LTD. an existing company within the meaning of the Companies Act, 1956 and having its registered Office at 2, Ho-Chi-Minh Sarani, P.S. Shakespeare Sarani, Kolkata 700071, hereinafater referred to as the "PURCHASER" (Which term or expression shall unless excluded by or repugnant to the subject or context, be deemed to mean and include its successor or successors in office, and/or assigns) of the "OTHER PART".

WHEREAS one Bahar Ali Mondal was seized and possessed and/or well and sufficiently entitled to an area of 27 Decimal out of 90 Decimal of land in Dag No. 90/680, under Khatian No. 181, and an area of land 27 decimal out of 74 Decimal of land, in

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gualder date Herri Herring of the Contract of

Dag No. 92, under Khatian No. 182/2, and an area of land 18 Decimal out of 70 Decimal of land, in Dag No. 101, under Khatian No. 181/1, and an area of 03 Decimal out of 09 Decimal in Dag No. and an area of 03 Decimal out of 09 Decimal in Dag No.179, under Khatian No.16, comprising to L.R. Khatian No.303/1, situated at Mouza -Talbanda, J.L. No.28, R.S. No.105, Touzi No. 147, 160 to 162 and 3, under local limit of Bilkanda – 1, Gram Panchayat, 🕢 at present Ghola, Dist. North 24 P.S. Khardah Barrackpore, accquired by Parganas. A.D.S.R. Office way of inheritance from his father now deceased Ali Hossain Mondal as absolute owner thereof. Thereafter said Bahar Ali Mondal sold transferred and conveyed in favour of Maya Trading Corporation by way of Bengali Kobala Being No. 2604, dated 23.04.1962 entered in Book No.1, Vol. No. 26, Pages 186 to 190, registered in the office of the S.R. Barrackpore. AND WHEREAS said partners of Maya Trading Corporation herein vendor enjoying and possessing the aforesaid land and mutated in L.R. Operation in the Corporation under Khatian name of Maya Trading the partners of Maya 303/1 and Corporation started and had been running the brickfield

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business on the aforesaid land as absolute owner thereof.

AND WHEREAS thus the partners of Maya Trading corporation herein Vendor have been enjoying and possessing the aforesaid land i.e. 01 (one) Bigha 03 (Three) Cottahs 13 (Thirteen) Chittacks 23 (Twenty Three) Sq.ft. and kancha structure thereon by paying B.L. & L.R.O. rent and Panchayat taxes accordingly and the said land is free from all encumbrances charges, liens and mortgage whatsoever.

AND WHEREAS the Vendors in addition to the above, have also represented, assured and declared the Purchaser as follows :-

- That the Vendors are the sole and absolute owners in respect of the said property more fully and particularly described in the schedule hereunder written, and the Vendors are in possession of the said property and no other person has any right, title, interest, claim, demand whatsoever and howsoever and in respect of the said property or any part hereof.
- the said property is free from encumbrances, mortgages, charges, lispendences, attachments, trusts whatsoever and howsoever and there is no defect in the title of



the Vendors and the Vendors have a good, clear and marketable title in respect of the said property and every part thereof.

- c) That there is no legal impediment or bar on the part of the vendors to sell assign or transfer the said property or any part thereof.
- d) That the said property is not subject to any acquisition or requisition proceeding and the Vendors have no knowledge of and has not received any notice to that effect from any authority or authorities.
- e) That no certificate case is pending for realization of any taxes from the Vendors.
- f) That no suit or proceeding is pending in any court regarding the title of the said property or any part thereof or of any other nature whatsoever.
- into any agreement for sale/transfer of the said property as morefully and particularly described in the schedule hereunder written and hereinafter referred to as the "said property" or any part thereof with any person or persons whatsoever

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and/or any other agreement whatsoever in respect of the said property or any part thereof.

AND WHEREAS relying upon the aforesaid representations and/or declaration of the Vendors and believing the same to be true and acting on good faith and on the Vendors having agreed to sale, assign and transfer the said property more fully and particularly described in the schedule hereunder written the Purchaser have agreed to purchase the said property for or at a total consideration of Rs. 11,92,222.00 (Rupees Eleven lakhs Ninety Two Thousand Two Hundred Twenty Two) only.

AND WHEREAS due to urgent need of money the partners of Maya Trading Corporation herein Vendor agreed to sale and Purchaser agreed to purchase ALL THAT 01 Bigha 03 Cottahs 13 Chittacks 23 Sq.ft. of land alongwith Six Cancha hutments of about 100 Sq.ft. each at Mouza Talbanda herein morefully and particularly described in the schedule hereunder written and hereafter referred to as the "said property" at the consideration of Rs. 11,92,222.00 (Rupees Eleven Lakhs Ninety Two Thousand Two Hundred Twenty Two) only.





AND WHEREAS the purchaser herein the other part agreed to pay the partners of Maya Trading Corporation herein Vendor of the one part the entire consideration money of Rs. 11,92,222.00 (Rupees Eleven Lakhs Ninety Two Thousand Two Hundred Twenty Two) only and being requested by the purchaser the Vendor has agreed to complete the transfer in respect of the said property and by executing and registering these presents for the consideration and on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITHNESSETH That in pursuance of the said offer and acceptance and in consideration of a sum of Rs. 11,92,222.00 (Rupees Eleven Lakhs Ninety Two Thousand Two Hundred Twenty Two) only paid to the VENDOR by the PURCHASER the Vendor do hereby acknowledge and admit the receipt whereof and for ever release and discharge the Purchaser from the same or every part thereof AND the VENDOR do hereby grant, transfer and convey unto and to the use and in favour of the said Purchaser absolutely and for ever and delivered possession of the said property more fully and particularly described in the Schedule of the property hereinunder written free from all encumbrances

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TOGETHER WITH all Deeds, pattahs and muniments of title whatsoever in anywise relating to or concerning any part thereof which now or said property the are or hereafter shall or may be in the possession, power or control of the Vendor or an by other person or persons from whom they or any of them may procure the same AND TO HAVE AND TO the said property, message tenement/hereby HOLD sold, conveyed, granted or expressed so to be unto and to the use of the Purchaser absolutely and for AND the Vendor do hereby covenant with Purchaser that notwithstanding any act, deed or things by the Vendor done executed or knowingly suffered Vendor are now lawfully, the contrary the rightfully and absolutely seized and possessed or otherwise well and sufficiently entitled to the said property, message tenement or land hereditament hereby granted or expressed so to be and every part thereof free from all encumbrances for a perfect and inheritance without any manner indefeasible estate of or condition use trust or other things without any manner or condition use trust to make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendor have now in





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themselves good, right and full power to grant the said property massage tenement or land hereditaments and premises hereby sold, granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid AND the Purchaser, their successorsin-office, and/or assigns shall and may at all times hereafter peacefully and quietly hold possess and property message/tenement/land enjoy the said hereditament/premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor any persons lawfully or equitably claiming from under or in trust for them, from or under any of their/its predecessor-in title AND THAT free and clear and freely and clearly and absolutely saved harmless and kept indemnified against all estates and encumbrances created by the Vendor (or by any or their predecessors-in-title) or any person persons lawfully or equitably claiming from under or in trust for themselves AND FURTHER THAT the vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the property, massage tenement land hereditaments and premises or any of them or any part thereof







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from under or in trust for the Vendor (or from under any of their ancestor or predecessors-in-title), shall and will from time to time and at all times thereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such act, deeds and things whatsoever for further and said property, message/ more perfectly assuring the tenement and hereditament and premises and every part thereof unto and into the use of the Purchaser in manner aforesaid as shall or may be reasonably required AND THE VENDOR do hereby further with the Purchaser that they will unless covenant prevented by accident upon reasonable ground to be produced by them including their successors-in-interest unto this Purchaser or their attorneys or agents at any Trial Commission Examination or otherwise as occasion shall require including all or any of the Indenture of Conveyance in the recital hereto mentioned for the purpose of maintaining, defending or providing the title to and in the land hereditament and premises hereby sold, conveyed or expressed so to be or any part thereof and also at the like request and cost of the Purchaser deliver or cause to be delivered to them including its successors in office

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and/or assigns unto the Purchaser such attested or other copies or extracts of or from the Indentures Deeds and muniments of title as mentioned in the aforementioned kobala Executed by the Vendor Predecessor-in-interest in favour of the Vendor as may be required and shall in the meantime unless prevented as aforesaid or otherwise cause to be kept the said deeds safe unobliterated and in perfect condition.

SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT land measuring in aggregate 01 Bigha 03 Cottahs 13 Chittacks 23 Sft. comprising of piece and parcel of revenue paying Sali land of an area 16 Cottahs 06 Chittacks i.e. 27 Decimal with Three Cancha Structures (measuring about 100 Sq.ft. each) out of 90 Decimal of land in Dag No. 90/680, under Khatian No. 181, and an area of 02 Cottahs with 100 Sq.ft. Cancha Structure out of 74 Decimal of land, in Dag No. 92, under Khatian No. 181/2, and an area of 01 Cottah 13 Chittacks 23 Sq.ft. with 100 Sq.ft. Cancha Structure out of 70 Decimal of land in Dag No. 101, under Khatian No. 181/1, and an area of 01 Cottah 13 Chittacks with 100 Sq.ft. Cancha Structure in Dag No. 177, and an area of 01 Cottah 13 Chittacks with 100 Sq.ft. Cancha Structure in Dag No.179, under Khatian No.16, comprising to L.R. Khatian No.303/1

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(in the name of Maya Trading Corporation) area of land 01 (one) Bigha 03 (Three) Cottahs 13 (Thirteen) Chittacks 23 (Twenty Three) Sq.ft. i.e. Decimal of land situated at Mouza -39.34 Talbanda, J.L. NO. 28, R.S. No. 105, Touzi No. 147, .. 160 to 162 and 3, under local limit of Bilkanda-1, Gram Panchayat, P.S. Khardah at prescnt Ghola, Dist. North 24 Parganas, A.D.S.R. Office Barrackpore, which is shown and delineated by RED border in the annexed plan hereto. The original land lord the Govt of West Bengal. being represented collector of North 24 Parganas. This said land butted and bounded as follows:

BUTTED AND BOUNDED BY PLAN NO.1

On the North :: Dag No. 92 & 101.

On the South :: Dag No. 173.

On the East :: Dag No. 93, 101 & 92.

On the West :: Dag No. 90/680 & 92.

BUTTED AND BOUNDED BY PLAN NO.2

On the North :: Dag No. 90/680.

On the South :: Dag No. 176.

On the East :: Part of Dag No. 177.

On the West :: Part of Dag No. 177.

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BUTTED AND BOUNDED BY PLAN NO.3

On the North :: Dag No. 178.

On the South :: Others land.

On the East :: Part of Dag No. 179.

On the West :: Dag No. 184.

IN WITNESS WHERE OF the parties hereto of the One Part and Other part have put their respective signatures on the day, month and year written at the outset.

Signed, Sealed and

Delivered in presence of

Following Witness

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Samura Mal Agaman

Signature of the Purchaser

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Signature of the Executants/Presentants

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MEMO OF CONSIDERATION

Received by the Vendors paid by the purchasers the sum of Rs. 11,92,222.00 (Rupees Eleven Lakhs Ninety Two Thousand Two Hundred Twenty Two) only as follows:-Branch Amount dated Cheque No. Bank India Exchange 3,97,408.00 12.09.2007 317701 UCO Bank Place, Kolkata India Exchange 3,97,407.00 12.09.2007 317702 UCO Bank Place, Kolkata UCO Bank India Exchange 3,97,407.00 317703 12.09.2007 Place, Kolkata

Total 11,92,222.00

(Rupees Eleven Lakhs Ninety Two Thousand Two Hundred Twenty Two) only

Signed, Sealed and Delivered in presence following Witness:

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Vendors Signature of the

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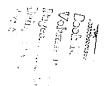
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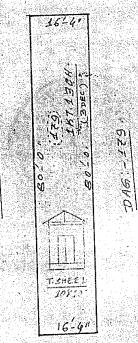
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A SITE PLAN OF MOUZA TALBANDA J.L. NO:28. R.S. NO:-105. DAG. NO:-179 (P). UNDER
BILKANDA PANCHEYAT. P.S.:-6HOLA. DIST:NORTH-24PARGANAS. SCALE:-20-1"

DAG:- 178.



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Government Of West Bengal Office of the A. D. S. R. BARRACKPORE BARRACKPORE

Endorsement For deed Number :I-08523 of :2008 (Serial No. 06850, 2007)

On 19/09/2007

Payment of Fees.

Fee Paid in rupees under article : A(1) = 13112/..., E = 7/... on.19/09/2007

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 60606067.

Certified that the required stamp duty of this document is Rs 363646 /- and the Stamp duty paid as Impresive Rs 500

Deficit stamp duty

Deficit stamp duty. Rs 54631/- is paid, Draft Date 19/09/2007 Bank Name STATE BANK OF INDIA, Barrackpore, recent on 19/09/2007.

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

Presented for registration at 14.00 hrs. on .19/09/2007,at the Office of the A. D. S. R. BARRACKPORL — By straig Chandle one of the Executants

Admission of Execution(Under Section 58)

Execution is admitted on 19/09/2007 by

- 1 Bhag Chand, Partner, Maya Ťrading Corporation, Sajirhat, 24 Parganas (IN) 24 Parganas (IN) professor Business
- 2. Deb. Anand Partner Maya Trading Corporation, Sajirhat, 24 Parganas (N), 24 Parganas (N), profession for sinces.
- Narendra Kumar, Jeewani, Partner, Maya Trading Corporation, Sajirhat, 24 Parganias (14):24 Parganias (14):24 Parganias (14):24 Parganias (14):24 Parganias (14):24 Parganias (14):25 Parganias (14):2
- 4. S. M. Agarwal, Director, Gokul Heights P. Ltd, Ho Chi Min Sarani, profession, Private Service indentified By Sandeep Poddar, son of R. P. Poddar, Bidhan Nagar Kolkata Thana, Salt Lake, by caste Hindu, By Profession, Business

Name of the Registering officer: Walay Ehushan Bhattacharyya Designation :ADDITIONAL DISTRICT SUB-REGIS (WAL)

On 03/09/2008

[Malay Bhushan Bhattacharyya]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE

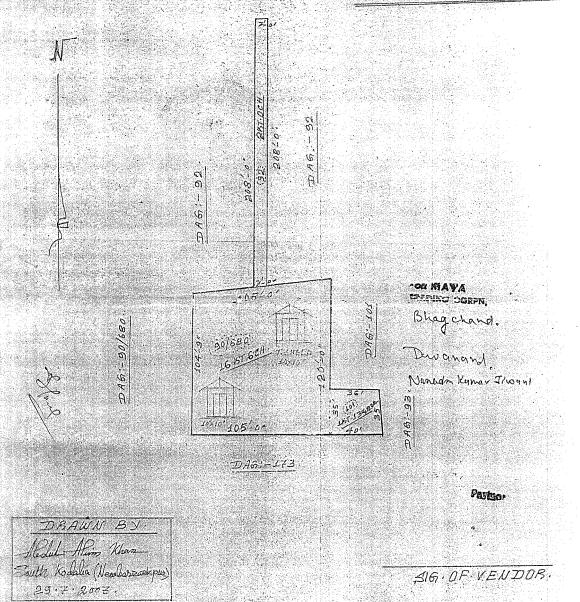
Govt. of West Bengal

Paga 1 6/2

Slove

A:3/TE PLAN OF MOUZA TALBANDA J.L. NO:-28 R.S. NO:-105; DAG NO:-90/680; 101,292 CPS UNDER BILKANDA PANCHESAT. P.2;:-6HOLA: DIST:-NORTH-24 PARGANAS BCALE:-5041"

TOTAL ABEA: -20KT. 3CH-23SFT



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Government Of West Bengal Office of the A. D. S. R. BARRACKPORE BARRACKPORE

Endorsement For deed Number :I-08523 of :2008 (Serial No. 06850, 2007)

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962, duly stamped under schedule 1A. Anicle number, 23 q of Indian Stamp Act 1899, also under section 5, of West Bengal Land Reforms Act, 1955, Court fee stamp paid Rs 10,00/-

Deficit stamp duty

Deficit stamp duty 1.Rs 48000/- is paid, by the draft number 987872, Draft Date 26/08/2008 Bank Name STATE BANK OF INDIA, Burra Bazar, received on :03/09/2008. 2.Rs 48000/- is paid, by the draft number 897871. Draft Date 26/08/2008 Bank Name STATE BANK OF INDIA, Burra Bazar, received on :03/09/2008. 3.Rs 48000/- is paid, by the draft number 897870. Draft Date 26/08/2008 Bank Name STATE BANK OF INDIA, Burra Bazar, received on :03/09/2008. 4.Rs 48000/- is paid, by the draft number 897869, Draft Date 26/08/2008 Bank Name STATE BANK OF INDIA, Burra Bazar, received on :03/09/2008. 5.Rs 48000/- is paid, by the draft number 897868, Draft Date 26/08/2008 Bank Name STATE BANK OF INDIA, Burra Bazar, received on :03/09/2008. 6.Rs 48000/- is paid, by the draft number 897867. Draft Date 26/08/2008 Bank Name STATE BANK OF INDIA, Burra Bazar, received on :03/09/2008. 7.Rs 16055/- is paid, by the draft number 897866. Draft Date 26/08/2008 Bank Name STATE BANK OF INDIA, Burra Bazar, received on :03/09/2008. Bank Name STATE BANK OF INDIA, Burra Bazar, received on :03/09/2008.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees A(1) = 53548/ on 03/09/2008

Name of the Registering officer Malay Shushan Bhattacharyya Designation :ADDITIONAL DISTRICT SUB-REGISTRANCE

[Malay Bhushan Bhattacharyya]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE

Govt. of West Bengal

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Considered Regionation under section 60 and Rule 6s.

1 Asserted in Book - 1 CD volume number 1: Plags from 1351 to 1070 Using No 08523 for the year 2000



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