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भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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S.30 PMV
V.C. No.
D. No. 28264/10
22/12/10

Certified that the document is admitted to registration. The signature sheet and the prescribed sheets attached with this document are a part of this document.

[Signature]

Sub-District Registrar
Sunderbani, South 24 Parganas

24 DEC 2010

CONVEYANCE

1. Date: 22nd December 2010
2. Place: Kolkata
3. Parties:
 - 3.1 Debash Ghosh, son of Late Nityananda Ghosh, 32/2, Gobinda Bose Lane, Police Station Kalighat, Kolkata-700025 (PAN ABDPG 2439D)

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H. Roy

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AS

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N. Roy

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S. B. Bhowmik

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NAME _____
 ADD/ADV _____
 RS. _____

16 DEC 2010
SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Netaji

Anand Nathany
(ANAND NATHANY)



Devanshi Infra Projects Pvt. Ltd.
SAMMAN REALTORS PVT. LTD.

Anand Nathany
Director



Adya Devcon (P) Ltd.
Adya Township (P) Ltd

Anand Nathany
Director



For MEGHNA PROJECTS PVT. LTD.
For Meghna Tradecom Pvt. Ltd.

Anand Nathany
Director



Shivang... M. Ltd.
P... ..

Anand Nathany
Director

Sh. Anand Nathany
Gen. M... ..

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16 DEC 2010

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Addl. Dist. Sub-Registrar
Sundernagar, S.No. 24 Dist.

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24 DEC 2010

- 3.2 **Anima Ghosh**, wife of Late Nityananda Ghosh, residing at 32/2, Gobinda Bose Lane, Police Station Kalighat, Kolkata-700025
- 3.3 **Mallika Ghosh**, wife of Debasis Ghosh, 32/2, Gobinda Bose Lane, Police Station Kalighat, Kolkata-700025 (PAN ADVPG2255R)
- 3.4 **Sudipta Ghosh**, son of Late Nityananda Ghosh, 32/2, Gobinda Bose Lane, Police Station Kalighat, Kolkata-700025 (PAN AGQPG6330F)
- 3.5 **Jayanta Ghosh**, son of Late Nityananda Ghosh, 32/2, Gobinda Bose Lane, Police Station Kalighat, Kolkata-700025 (PAN AJIPG7298M)
- 3.6 **Srabani Ghosh**, wife of Rabindra Nath Ghosh, residing at 3, Telipara Road, Police Station Kalighat, Kolkata-700025
- 3.7 **Banani Mukherjee**, wife of Gopal Mukherjee, residing at 129, Harish Mukherjee Road, Police Station Bhowanipore, Kolkata-700026 (PAN BHDPM1396J)
- 3.8 **Sampa Bhattacharya**, wife of Indra Nath Bhattacharya, residing at 24A, Rup Narayan Nandan Lane, Police Station Kalighat, Kolkata-700025 (PAN AEHPB2853F)
- 3.9 **Indrani Ghosal**, wife of Tapas Ghosal, residing at 76B, Swinhoe Lane, Police Station Kasba, Kolkata-700042 (PAN AMCPG4292Q)
- 3.10 **Biplab Roy**, son of Late Jatindra Mohan Roy, residing at 106/15, Hazra Road, Police Station Tollygunge, Kolkata-700026 (PAN ADJPR4712L)
- 3.11 **Nilima Roy**, wife of Biplab Roy, residing at 106/15, Hazra Road, Police Station Tollygunge, Kolkata-700026 (PAN ACNPR5160K)
- 3.12 **Sankar Roy**, Late Jatindra Mohan Roy, residing at 4B, Kalighat Road, Police Station Kalighat, Kolkata-700026 (PAN ACNPR5162M)
- 3.13 **Tapasi Saha nee Roy**, wife of Alope Saha residing at 4B, Kalighat Road, Police Station Kalighat, Kolkata-700025, being represented by her brother and constitute attorney Biplab Roy, son of Late Jatindra Mohan Roy, residing at 106/15, Hazra Road, Police Station Tollygunge, Kolkata-700026 (PAN ADJPR4712L)
- 3.14 **Nibedita Saha nee Roy**, wife of Ajay Saha, residing at 45, Kalidas Patundi Lane, Police Station Kalighat, Kolkata-700026 (PAN ACNPR5161J)

(collectively **Vendors**, includes successors-in-interest)

And

- 3.15 **Meghna Tradecom Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 2nd Floor, 9, Ramsevak Mullick Lane, Police Station Barabazar, Kolkata-700007 (PAN AAFCM0390P), represented by Piyush Agarwal, son of Suresh Kumar Agarwal, of, 2nd Floor, 9, Ramsevak Mullick Lane, Kolkata-700007 (PAN AERPA2369D)

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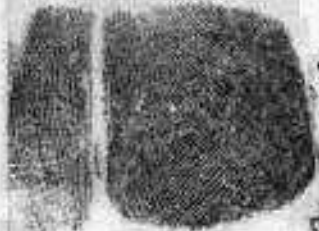
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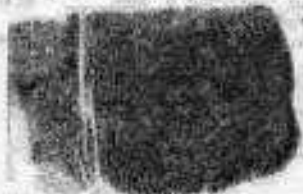
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Mongal Mondal
by the pen of
Sr. Abdul Sayyad.

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Sudipta Ghosh

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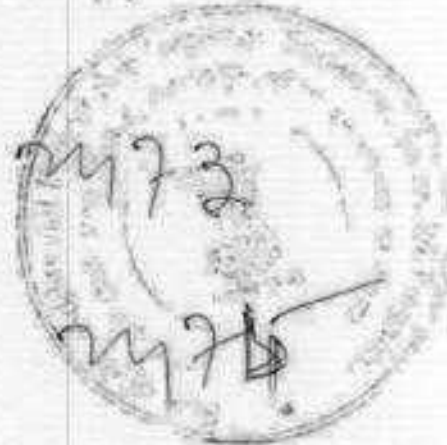


Schamin Ghose

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Anima Ghosh.



Hallika Ghosh

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Tasanta Ghosh

Skabani
Ghosh.

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24 DEC 2010



Banani Mukherjee.

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San Babhachara

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Sudhani Ghosal

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Nilima Roy.

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Nikolita Saha

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Sankar Roy

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ADD. Dist. Sub-Registrar
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24 DEC 2010

Vendors, Purchasers and Confirming Parties collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 Said Property: (1) Land measuring 26.5 (twenty six point five) decimal, more or less, comprised in and being a part of L.R. *Dag* No. 3, recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-I** of the **1st Schedule** below (**First Property**) **And** (2) land measuring 16 (sixteen) decimal, more or less, comprised in and being a part of L.R. *Dag* No. 4, recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-II** of the **1st Schedule** below (**Second Property**) **And** (3) land measuring 23 (twenty three) decimal, more or less, comprised in and being a part of L.R. *Dag* No.5, recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-III** of the **1st Schedule** below (**Third Property**) **And** (4) land measuring 12 (twelve) decimal, more or less, comprised in L.R. *Dag* No. 6, recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-IV** of the **1st Schedule** below (**Fourth Property**) **And** (5) land measuring 5 (five) decimal, more or less, comprised in and being a part of L.R. *Dag* No. 9, recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-V** of the **1st Schedule** below (**Fifth Property**) **And** (6) land measuring 5 (five) decimal, more or less, comprised in and being a part of L.R. *Dag* No. 19, recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-VI** of the **1st Schedule** below (**Sixth Property**) **And** (7) land measuring 3 (three) decimal, more or less, comprised in L.R. *Dag* No. 21, recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-VII** of the **1st Schedule** below (**Seventh Property**) totaling to land measuring 90.5 (ninety point five) decimal equivalent to 2 (two) *biga* 14 (fourteen) *chatak* 12 (twelve) *chittak* and 1.8 (one point eight) square feet, more or less, morefully and collectively described in the **2nd Schedule** below (the First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property, the Sixth Property and the Seventh Property collectively **Said Property**) **together with** 8 (eight) RT shed structures measuring about 100 (hundred) square feet each, totaling to 800 (eight hundred) square feet, more or less, standing thereon, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendors in the above property.

5. Background, Representations, Warranties and Covenants:

5.1 Representations and Warranties Regarding Title: The Vendors represent, warrant and covenant regarding title as follows:

The bottom section of the document contains several handwritten signatures and initials. On the left, there are initials 'S.G.', 'B.M.', and 'A.M.'. In the center, there is a signature that appears to be 'NCA' with a checkmark. To the right, there are several signatures, including one that clearly reads 'N. Roy' and another that reads 'S. Saha'. There are also some illegible initials and marks scattered throughout this section.

- 5.1.5 **Grant of POA:** By a Power of Attorney dated 10th December, 2010, registered in the Office of the District Sub-Registrar-I, South 24 Parganas, in Book No. IV, CD Volume No.3, at Pages 1426 to 1435, being Deed No. 00900, (POA) Tapasi Saha (Vendor No. 3.13 herein) constituted and appointed her brother Biplob Roy to sign and execute this conveyance on her behalf. The POA is valid and subsisting and has not been revoked by Tapasi Saha.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors further represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever has/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debtors*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *burgadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

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6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khaj*, vacant, peaceful and physical possession and the Purchasers have agreed to purchase the same after being satisfied on the basis of the documents and papers supplied by the Vendors and also based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**).
- 6.2 **Confirmation of the Confirming Parties:** The Confirming Parties hereby confirm the sale made in favour of the Purchasers and hereby undertake, confirm, guarantee and assure that they have not and shall not have any claim, objection of whatsoever nature, with respect to the instant transfer, at any point of time in future.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of their right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **2nd Schedule** below, comprises of the (1) First Property, i.e. (1) land measuring 26.5 (twenty six point five) decimal, more or less, comprised in and being a part of L.R. *Dag* No. 3, recorded in L.R. *Khata* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-I** of the **1st Schedule** below **And** (2) Second Property, i.e. land measuring 16 (sixteen) decimal, more or less, comprised in and being a part of L.R. *Dag* No. 4, recorded in L.R. *Khata* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-II** of the **1st Schedule** below **And** (3) Third Property, i.e. land measuring 23 (twenty three) decimal, more or less, comprised in and being a part of L.R. *Dag* No. 5, recorded in L.R. *Khata* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-III** of the **1st Schedule** below **And** (4) Fourth Property, i.e. land measuring 12 (twelve) decimal, more or less, comprised in L.R. *Dag* No. 8, recorded in L.R. *Khata* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-IV** of the **1st Schedule** below **And** (5) Fifth Property, i.e. land measuring 5 (five) decimal, more or less, comprised in and being a part of L.R. *Dag* No. 9, recorded in L.R. *Khata* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-V** of the **1st Schedule** below **And** (6) Sixth Property, i.e. land measuring 5 (five) decimal, more or less, comprised in and being a part of L.R. *Dag* No. 19, recorded in L.R. *Khata* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-VI** of the **1st Schedule** below **And** (7) Seventh Property, i.e. land measuring 3 (three) decimal, more or less comprised in L.R. *Dag* No. 21, recorded in L.R. *Khata* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas, morefully described in **Part-VII** of the **1st Schedule** below totaling to land measuring 90.5 (ninety point five) decimal equivalent to 2 (two) *bits* 14 (fourteen) *coral* 12 (twelve) *chittak* and 1.8 (one point eight) square feet, more or less, **together with** 8 (eight) RT shed structures measuring about @ 100 (one hundred) square feet each

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totaling to 800 (eight hundred) square feet, more or less, standing thereon, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendors in the above property, free from all encumbrances. The Vendors hereby declare that though the quantum of land according to the Deed of Conveyance dated 10th August, 1999 of the Vendors is 90.5 (ninety point five) decimal, but on physical verification the quantum of land is found to be 71 (seventy one) decimal equivalent to 42 (forty two) *cattak* 12 (twelve) *chittak*, more or less, and the Consideration is being paid by the Purchasers on such physical measurement only. The Purchasers shall not question the discrepancy with respect to the quantum of land.

- 7.3 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 3,84,00,000/- (Rupees three crore and eighty four lac) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debtors*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *burgulars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** indemnification by the Vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors about the correctness of the Vendors' title and the Representations and authority to sell, which if found defective or untrue at any time, the Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** all obligation and duty of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchasers.
- 8.4 **Outgoings** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet

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demand or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and their assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under them in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and their assigns and/or their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and their assigns and/or its successors-in-interest by reason of any defect in title of the Vendors or any of the Representations being found to be untrue.
- 8.7 **No Objection to Mutation:** The Vendors and the Confirming Parties declare that the Purchasers are fully entitled to mutate its name in all public and statutory records (including records of BL&LRO and Rajpur-Sonarpur Municipality) and the Vendors and the Confirming Parties hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorneys of the Vendors/Confirming Parties and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Ist Schedule
Part-I
(First Property)

Land measuring 26.5 (twenty six point five) decimal, more or less, comprised in and being a part of L.R. Dtg No. 3, recorded in L.R. Khata Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, Mouza Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas

Part-II
(Second Property)

Land measuring 16 (sixteen) decimal, more or less, comprised in and being a part of L.R. Dtg No. 4, recorded in L.R. Khata Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, Mouza Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas

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**Part-III
(Third Property)**

Land measuring 23 (twenty three) decimal, more or less, comprised in and being a part of L.R. Dtg No. 5, recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas

**Part-IV
(Fourth Property)**

Land measuring 12 (twelve) decimal, more or less, comprised in L.R. Dtg No. 8, recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas

**Part-V
(Fifth Property)**

Land measuring 5 (five) decimal, more or less, comprised in and being a part of L.R. Dtg No. 9, recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas

**Part-VI
(Sixth Property)**

Land measuring 5 (five) decimal, more or less, comprised in and being a part of L.R. Dtg No. 19, recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas

**Part-VII
(Seventh Property)**

Land measuring 3 (three) decimal, more or less comprised in L.R. Dtg No. 21, recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, *Mouza* Kumrakhali, J.L. No. 48, Police Station Sonarpur, District South 24 Parganas

**2nd Schedule
(Said Property)**

(1) Land measuring 26.5 (twenty six point five) decimal, more or less, comprised in and being a part of L.R. Dtg No. 3 recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508 **And** (2) Land measuring 16 (sixteen) decimal, more or less, comprised in and being a part of L.R. Dtg No. 4 recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508 **And** (3) Land measuring 23 (twenty three) decimal, more or less, comprised in and being a part of L.R. Dtg No. 5 recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508 **And** (4) Land measuring 12 (twelve) decimal, more or less, comprised in L.R. Dtg No. 8 recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508 **And** (5) Land measuring 5 (five) decimal, more or less, comprised in and being a part of L.R. Dtg No. 9 recorded in L.R. *Khatian* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508 **And** (6) Land

9

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Handwritten signatures and notes:
Suraj Bh
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Shresh.
h. Roy
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2002
9.B
h. Roy

measuring 5 (five) decimal, more or less, comprised in and being a part of L.R. *Dag* No. 19 recorded in L.R. *Khatam* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508 **And** (7) Land measuring 3 (three) decimal, more or less comprised in L.R. *Dag* No. 21 recorded in L.R. *Khatam* Nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508, all in *Munza* Kumrakhal, J.I. No. 48, Police Station Sonarpur, District South 24 Parganas totaling to land measuring 90.5 (ninety point five) decimal equivalent to 2 (two) *bigha* 14 (fourteen) *astak* 12 (twelve) *chittak* and 1.8 (one point eight) square feet, [on physical verification the quantum of land is 71 (seventy one) decimal equivalent to 42 (forty two) *astak* 12 (twelve) *chittak*], being the First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property, the Sixth Property and the Seventh Property **together with** 8 (eight) RT shed structures measuring about 100 (one hundred) square feet each, totaling to 800 (eight hundred) square feet, more or less, standing thereon and the Said Property is butted and bounded as follows:

- On the North** : By R.S. *Dag* No. 3(P), R.S. *Dag* No. 4(P), R.S. *Dag* No. 8(P) and R.S. *Dag* No. 9(P)
- On the East** : By N. S. C Bose Road
- On the South** : By R.S. *Dag* No. 23, R.S. *Dag* No. 20, R.S. *Dag* No. 19(P) and R.S. *Dag* No. 9(P)
- On the West** : By R.S. *Dag* No. 2 and R.S. *Dag* No. 1

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendors in the Said Property.

9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed this Conveyance on the date mentioned above.

Debasis Ghosh
(Debasis Ghosh)

Anima Ghosh
(Anima Ghosh)

Mallika Ghosh
(Mallika Ghosh)

Sudipta Ghosh
(Sudipta Ghosh)

Jayanta Ghosh
(Jayanta Ghosh)

Srabani Ghosh
(Srabani Ghosh)

Banani Mukherjee
(Banani Mukherjee)

Sampa Bhattacharya
(Sampa Bhattacharya)

Indrani Ghosal
(Indrani Ghosal)

Biplab Roy
(Biplab Roy)

Nilima Roy
(Nilima Roy)

Sankar Roy
(Sankar Roy)

Biplab Roy
(Tapasi Saha
being represented by her brother and
constituted attorney Biplab Roy)

Nibedita Saha
(Nibedita Saha)

[Vendors]

For Meghna Tradecom Pvt. Ltd.
[Signature]
Director
(Meghna Tradecom Private Limited)

For MEGHNA PROJECTS PVT. LTD.
[Signature]
Director
(Meghna Projects Private Limited)

Adya Township (P) Ltd.
[Signature]
Director
(Adya Township Private Limited)

Adya Devcon (P) Ltd.
[Signature]
Director
(Adya Devcon Private Limited)

SAMMAN REALTORS PVT. LTD.
[Signature]
Director
(Samman Realtors Private Limited)

Devanshi Infra Projects Pvt. Ltd.
[Signature]
Director
(Devanshi Infra Projects Private Limited)

PADMA COMPLEX PVT. LTD.
[Signature]
Director
(Padma Complex Private Limited)

Shivangi Infra Realty Pvt. Ltd.
[Signature]
Director
(Shivangi Infra Realty Private Limited)

[Purchasers]

সাহজান মন্ডল

(Sahajan Mondal alias Sajahan Mondal)



(Mongal Mondal alias Anwar Hossain Mondal alias Mangaljan Mondal)

Read over and explained the contents of this document by me to Mongal Mondal alias Anwar Hossain Mondal alias Mangaljan Mondal in Bengali language, who, after understanding the meaning and purport of this document, have put his thumb impression upon the same in my presence.

Sr. Abdul Joyal.

Signature

S. A. Joyal, Advocate.

[Confirming Parties]

Drafted by
S. A. Joyal, Advocate
Enrollment no. 1608/2008

Witnesses:

Signature Sonerak Barin

Name Sonerak Barin

Father's Name Late Manishan

Address 79, S.P.D. Block

Durgachatin, Kal-86

Signature Sr. Abdul Joyal, Advocate.

Name _____

Father's Name _____

Address High Court, Gwalior.

Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.3,84,00,000/- (Rupees three crore and eighty four lac) towards full and final payment of the consideration for sale of the Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Demand Draft No. 305988	16.12.2010	Axis Bank	5,40,000/-	Debasis Ghosh
Demand Draft No. 239050	18.12.2010	Vijaya Bank	5,40,000/-	Debasis Ghosh
Demand Draft No. 754227	21.12.2010	Indian Bank	5,40,000/-	Debasis Ghosh
Demand Draft No. 754211	21.12.2010	Indian Bank	5,40,000/-	Debasis Ghosh
Demand Draft No. 754195	21.12.2010	Indian Bank	5,40,000/-	Debasis Ghosh
Demand Draft No. 117457	20.12.2010	Syndicate Bank	5,40,000/-	Debasis Ghosh
Demand Draft No. 117471	21.12.2010	Syndicate Bank	5,40,000/-	Debasis Ghosh
Demand Draft No. 003427	22.12.2010	HDFC Bank	5,40,000/-	Debasis Ghosh
Demand Draft No. 305990	16.12.2010	Axis Bank	5,40,000/-	Anima Ghosh
Demand Draft No. 239052	18.12.2010	Vijaya Bank	5,40,000/-	Anima Ghosh
Demand Draft No. 754229	21.12.2010	Indian Bank	5,40,000/-	Anima Ghosh
Demand Draft No. 754213	21.12.2010	Indian Bank	5,40,000/-	Anima Ghosh
Demand Draft No. 754197	21.12.2010	Indian Bank	5,40,000/-	Anima Ghosh
Demand Draft No. 117459	21.12.2010	Syndicate Bank	5,40,000/-	Anima Ghosh
Demand Draft No. 117473	21.12.2010	Syndicate Bank	5,40,000/-	Anima Ghosh
Demand Draft No. 003429	22.12.2010	HDFC Bank	5,40,000/-	Anima Ghosh
Demand Draft No. 305987	16.12.2010	Axis Bank	4,80,000/-	Mallika Ghosh
Demand Draft No. 239049	18.12.2010	Vijaya Bank	4,80,000/-	Mallika Ghosh
Demand Draft No. 754226	21.12.2010	Indian Bank	4,80,000/-	Mallika Ghosh
Demand Draft No. 754210	21.12.2010	Indian Bank	4,80,000/-	Mallika Ghosh
Demand Draft No. 117456	20.12.2010	Syndicate Bank	4,80,000/-	Mallika Ghosh
Demand Draft No. 117470	21.12.2010	Syndicate Bank	4,80,000/-	Mallika Ghosh
Demand Draft No. 754241	22.12.2010	Indian Bank	4,80,000/-	Mallika Ghosh
Demand Draft No. 003426	22.12.2010	HDFC Bank	4,80,000/-	Mallika Ghosh
Demand Draft No. 305989	16.12.2010	Axis Bank	5,40,000/-	Sudipta Ghosh
Demand Draft No. 239051	18.12.2010	Vijaya Bank	5,40,000/-	Sudipta Ghosh
Demand Draft No. 754228	21.12.2010	Indian Bank	5,40,000/-	Sudipta Ghosh
Demand Draft No. 754212	21.12.2010	Indian Bank	5,40,000/-	Sudipta Ghosh
Demand Draft No. 754196	21.12.2010	Indian Bank	5,40,000/-	Sudipta Ghosh
Demand Draft No. 117458	21.12.2010	Syndicate Bank	5,40,000/-	Sudipta Ghosh
Demand Draft No. 117472	21.12.2010	Syndicate Bank	5,40,000/-	Sudipta Ghosh
Demand Draft No. 003428	22.12.2010	HDFC Bank	5,40,000/-	Sudipta Ghosh
Demand Draft No. 305991	16.12.2010	Axis Bank	60,000/-	Jayanta Ghosh
Demand Draft No. 239053	18.12.2010	Vijaya Bank	60,000/-	Jayanta Ghosh
Demand Draft No. 754230	21.12.2010	Indian Bank	60,000/-	Jayanta Ghosh
Demand Draft No. 754214	21.12.2010	Indian Bank	60,000/-	Jayanta Ghosh
Demand Draft No. 754198	21.12.2010	Indian Bank	60,000/-	Jayanta Ghosh
Demand Draft No. 117460	21.12.2010	Syndicate Bank	60,000/-	Jayanta Ghosh
Demand Draft No. 117474	21.12.2010	Syndicate Bank	60,000/-	Jayanta Ghosh
Demand Draft No. 003430	22.12.2010	HDFC Bank	5,40,000/-	Jayanta Ghosh
Demand Draft No. 305992	16.12.2010	Axis Bank	60,000/-	Srabani Ghosh
Demand Draft No. 239054	18.12.2010	Vijaya Bank	60,000/-	Srabani Ghosh
Demand Draft No. 117461	21.12.2010	Syndicate Bank	60,000/-	Srabani Ghosh
Demand Draft No. 117475	21.12.2010	Syndicate Bank	60,000/-	Srabani Ghosh
Demand Draft No. 754243	22.12.2010	Indian Bank	60,000/-	Srabani Ghosh

Demand Draft No. 754244	22.12.2010	Indian Bank	60,000/-	Srabani Ghosh
Demand Draft No. 754242	22.12.2010	Indian Bank	60,000/-	Srabani Ghosh
Demand Draft No. 003431	22.12.2010	HDFC Bank	60,000/-	Srabani Ghosh
Demand Draft No. 305993	16.12.2010	Axis Bank	60,000/-	Banani Mukherjee
Demand Draft No. 239055	18.12.2010	Vijaya Bank	60,000/-	Banani Mukherjee
Demand Draft No. 754232	21.12.2010	Indian Bank	60,000/-	Banani Mukherjee
Demand Draft No. 754216	21.12.2010	Indian Bank	60,000/-	Banani Mukherjee
Demand Draft No. 754200	21.12.2010	Indian Bank	60,000/-	Banani Mukherjee
Demand Draft No. 117462	21.12.2010	Syndicate Bank	60,000/-	Banani Mukherjee
Demand Draft No. 117476	21.12.2010	Syndicate Bank	60,000/-	Banani Mukherjee
Demand Draft No. 003432	22.12.2010	HDFC Bank	60,000/-	Banani Mukherjee
Demand Draft No. 305995	16.12.2010	Axis Bank	60,000/-	Banani Mukherjee
Demand Draft No. 239057	18.12.2010	Vijaya Bank	60,000/-	Sampa Bhattacharya
Demand Draft No. 754234	21.12.2010	Indian Bank	60,000/-	Sampa Bhattacharya
Demand Draft No. 754218	21.12.2010	Indian Bank	60,000/-	Sampa Bhattacharya
Demand Draft No. 754202	21.12.2010	Indian Bank	60,000/-	Sampa Bhattacharya
Demand Draft No. 117464	21.12.2010	Syndicate Bank	60,000/-	Sampa Bhattacharya
Demand Draft No. 117478	21.12.2010	Syndicate Bank	60,000/-	Sampa Bhattacharya
Demand Draft No. 003434	22.12.2010	HDFC Bank	60,000/-	Sampa Bhattacharya
Demand Draft No. 305994	16.12.2010	Axis Bank	60,000/-	Indrani Ghosal
Demand Draft No. 239056	18.12.2010	Vijaya Bank	60,000/-	Indrani Ghosal
Demand Draft No. 754233	21.12.2010	Indian Bank	60,000/-	Indrani Ghosal
Demand Draft No. 754217	21.12.2010	Indian Bank	60,000/-	Indrani Ghosal
Demand Draft No. 754201	21.12.2010	Indian Bank	60,000/-	Indrani Ghosal
Demand Draft No. 117463	21.12.2010	Syndicate Bank	60,000/-	Indrani Ghosal
Demand Draft No. 117477	21.12.2010	Syndicate Bank	60,000/-	Indrani Ghosal
Demand Draft No. 003433	22.12.2010	HDFC Bank	60,000/-	Indrani Ghosal
Demand Draft No. 305982	16.12.2010	Axis Bank	4,80,000/-	Biplab Roy
Demand Draft No. 239044	18.12.2010	Vijaya Bank	4,80,000/-	Biplab Roy
Demand Draft No. 754221	21.12.2010	Indian Bank	4,80,000/-	Biplab Roy
Demand Draft No. 754189	21.12.2010	Indian Bank	4,80,000/-	Biplab Roy
Demand Draft No. 117451	20.12.2010	Syndicate Bank	4,80,000/-	Biplab Roy
Demand Draft No. 117465	21.12.2010	Syndicate Bank	4,80,000/-	Biplab Roy
Demand Draft No. 754245	22.12.2010	Indian Bank	4,80,000/-	Biplab Roy
Demand Draft No. 003421	22.12.2010	HDFC Bank	4,80,000/-	Biplab Roy
Demand Draft No. 305983	16.12.2010	Axis Bank	4,80,000/-	Nilima Roy
Demand Draft No. 239045	18.12.2010	Vijaya Bank	4,80,000/-	Nilima Roy
Demand Draft No. 754222	21.12.2010	Indian Bank	4,80,000/-	Nilima Roy
Demand Draft No. 754206	21.12.2010	Indian Bank	4,80,000/-	Nilima Roy
Demand Draft No. 754190	21.12.2010	Indian Bank	4,80,000/-	Nilima Roy
Demand Draft No. 117452	20.12.2010	Syndicate Bank	4,80,000/-	Nilima Roy
Demand Draft No. 117466	21.12.2010	Syndicate Bank	4,80,000/-	Nilima Roy
Demand Draft No. 003437	22.12.2010	HDFC Bank	4,80,000/-	Nilima Roy
Demand Draft No. 305984	16.12.2010	Axis Bank	4,80,000/-	Sankar Roy
Demand Draft No. 239046	18.12.2010	Vijaya Bank	4,80,000/-	Sankar Roy
Demand Draft No. 754223	21.12.2010	Indian Bank	4,80,000/-	Sankar Roy
Demand Draft No. 754207	21.12.2010	Indian Bank	4,80,000/-	Sankar Roy
Demand Draft No. 754191	21.12.2010	Indian Bank	4,80,000/-	Sankar Roy
Demand Draft No. 117453	20.12.2010	Syndicate Bank	4,80,000/-	Sankar Roy
Demand Draft No. 117467	21.12.2010	Syndicate Bank	4,80,000/-	Sankar Roy
Demand Draft No. 003423	22.12.2010	HDFC Bank	4,80,000/-	Sankar Roy
Demand Draft No. 305985	16.12.2010	Axis Bank	4,80,000/-	Tapasi Saha
Demand Draft No. 239047	18.12.2010	Vijaya Bank	4,80,000/-	Tapasi Saha

Demand Draft No. 754224	21.12.2010	Indian Bank	4,80,000/-	Tapasi Saha
Demand Draft No. 754208	21.12.2010	Indian Bank	4,80,000/-	Tapasi Saha
Demand Draft No. 754192	21.12.2010	Indian Bank	4,80,000/-	Tapasi Saha
Demand Draft No. 117454	20.12.2010	Syndicate Bank	4,80,000/-	Tapasi Saha
Demand Draft No. 117468	21.12.2010	Syndicate Bank	4,80,000/-	Tapasi Saha
Demand Draft No. 003424	22.12.2010	HDFC Bank	4,80,000/-	Tapasi Saha
Demand Draft No. 305986	16.12.2010	Axis Bank	4,80,000/-	Nibedita Saha
Demand Draft No. 239048	18.12.2010	Vijaya Bank	4,80,000/-	Nibedita Saha
Demand Draft No. 754225	21.12.2010	Indian Bank	4,80,000/-	Nibedita Saha
Demand Draft No. 754209	21.12.2010	Indian Bank	4,80,000/-	Nibedita Saha
Demand Draft No. 754193	21.12.2010	Indian Bank	4,80,000/-	Nibedita Saha
Demand Draft No. 117455	20.12.2010	Syndicate Bank	4,80,000/-	Nibedita Saha
Demand Draft No. 117469	21.12.2010	Syndicate Bank	4,80,000/-	Nibedita Saha
Demand Draft No. 003425	22.12.2010	HDFC Bank	4,80,000/-	Nibedita Saha
Total			3,84,00,000/-	

Debasis Ghosh

(Debasis Ghosh)

Mallika Ghosh

(Mallika Ghosh)

Jayanta Ghosh

(Jayanta Ghosh)

Banani Mukherjee

(Banani Mukherjee)

Indrani Ghosal

(Indrani Ghosal)

Nilima Roy

(Nilima Roy)

Biplab Roy

(Tapasi Saha

Being represented by her brother and
constituted attorney Biplab Roy)

[Vendors]

Anima Ghosh

(Anima Ghosh)

Sudipta Ghosh

(Sudipta Ghosh)

Srabani Ghosh

(Srabani Ghosh)

Sampa Bhattacharya

(Sampa Bhattacharya)

Biplab Roy

(Biplab Roy)

Sankar Roy

(Sankar Roy)

Nibedita Saha

(Nibedita Saha)

Witnesses:




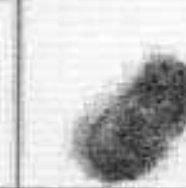


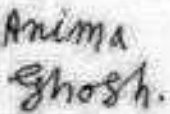












Signature: Somenath Banerjee

Name: Somenath Banerjee

Signature: [Signature]

Name: Mr. Atul Jyoti, Secy. Dept. Court.

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 					
		(Left Hand)				
						
(Right Hand)						
	 					
		(Left Hand)				
						
(Right Hand)						
	 					
		(Left Hand)				
						
(Right Hand)						

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



Sudip Ghosh



Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)



Tapan Ghosh



Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)



Shabani Ghosh






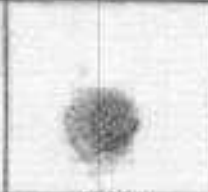


























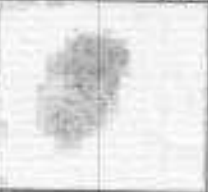


Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)


































SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--

 Banasi Mukherjee					
	(Left Hand)				
					
	(Right Hand)				
 Sampa Paul					
	(Left Hand)				
					
	(Right Hand)				
 Indrani Ghosal					
	(Left Hand)				
					
	(Right Hand)				

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants

 Sanjay Roy	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				
 Nibedita Saha	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				
 Rajendra Prasad	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



Nelima Roy.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sudhansu

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

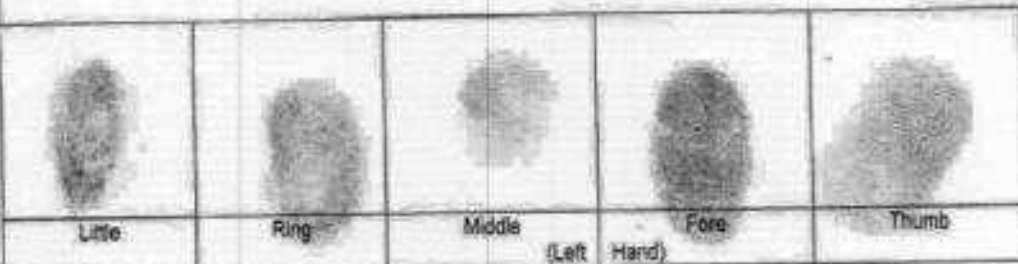


Sudhansu

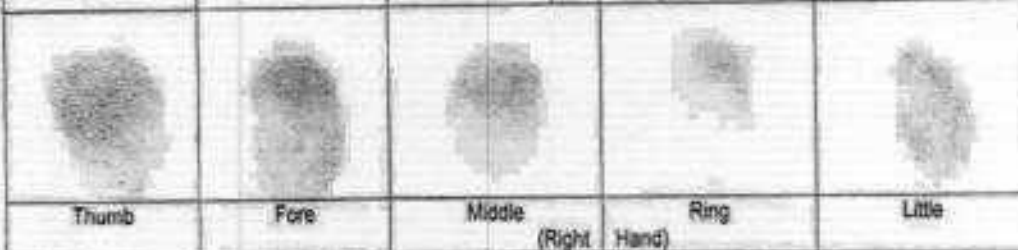
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM TEN FINGER PRINTS

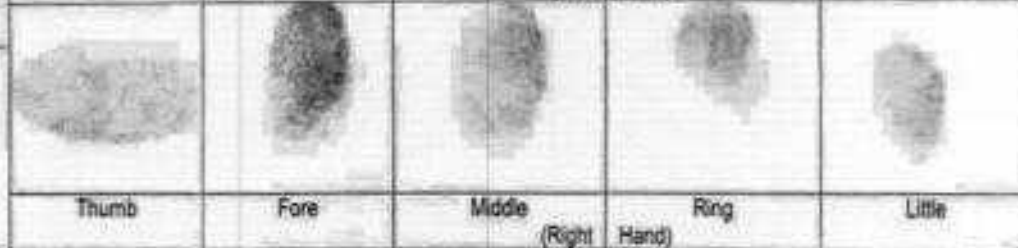
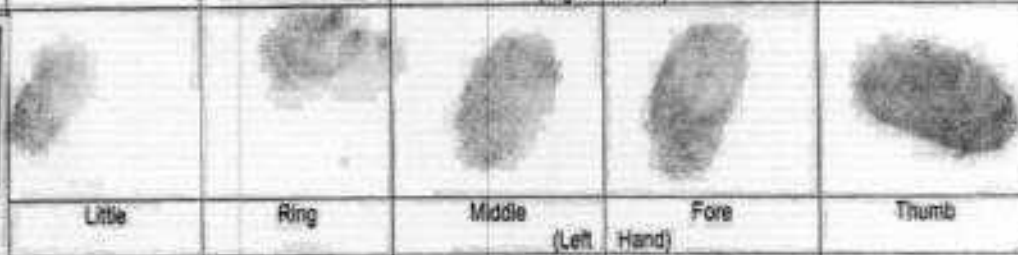
Sl. No. Signature of the executants and/or purchaser Presentants



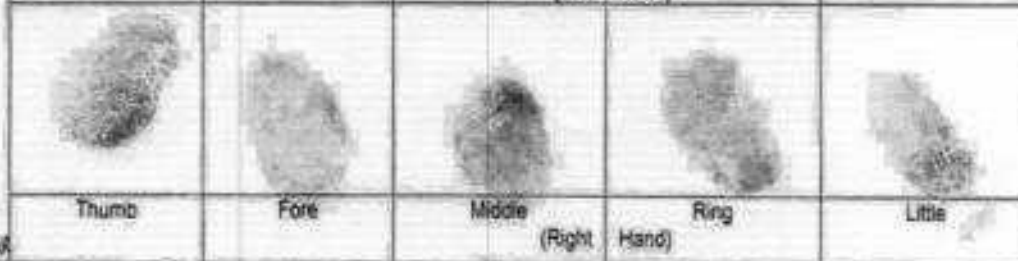
[Handwritten signature]



20/06/25
B. P. M.



L. T. I. of
Monique Mendel
by the power of
SR. Anil Singh



SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser, Presentants



A. S. Chandrasekhar
A. S. Chelle

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District: South 24-Parganas

Endorsement For Dead Number : I - 14250 of 2010
(Serial No. 15771 of 2010)

On

Payment of Fees:

On 22/12/2010

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

Presented for registration at 17.30 hrs on :22/12/2010, at the Private residence by Anant Nathany, one of the Claimants.

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

Execution is admitted on 22/12/2010 by

1. Debasis Ghosh, son of Lt. Nityananda Ghosh , 32/2, Gobinda Bose Lane, Kolkata, Thana-Kalighat, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By Caste Hindu, By Profession : Business
2. Anima Ghosh, wife of Lt. Nityananda Ghosh , 32/2, Gobinda Bose Lane, Kolkata, Thana-Kalighat, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By Caste Hindu, By Profession : House wife
3. Malika Ghosh, wife of Debasish Ghosh , 32/2, Gobinda Bose Lane, Kolkata, Thana-Kalighat, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By Caste Hindu, By Profession : House wife
4. Sudipta Ghosh, son of Lt. Nityananda Ghosh , 32/2, Gobinda Bose Lane, Kolkata, Thana-Kalighat, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By Caste Hindu, By Profession : Business
5. Jayanta Ghosh, son of Lt. Nityananda Ghosh , 32/2, Gobinda Bose Lane, Kolkata, Thana-Kalighat, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By Caste Hindu, By Profession : Business
6. Srabani Ghosh, wife of Rabindra Nath Ghosh , 3, Teli Para Road, Kolkata, Thana-Kalighat, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By Caste Hindu, By Profession : House wife
7. Banani Mukherjee, wife of Gopal Mukherjee , 129, Harish Mukherjee Road, Kolkata, Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : House wife
8. Sampa Bhattacharya, wife of Indranath Bhattacharya , 24a, Rup Narayan Nandan Lane, Kolkata, Thana-Kalighat, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By Caste Hindu, By Profession : Business
9. Indrani Ghosal, wife of Tapas Ghosal , 76b, Swinhoe Lane, Kolkata, Thana-Kasba, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700042 , By Caste Hindu, By Profession : Business
10. Nilima Roy, wife of Biplab Roy , 105/15, Hazra Road, Kolkata, Thana-Tollygunge, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : Business

(Ashoke Kumar Biswas)

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Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

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11. Sankar Roy, son of Lt. Jatindra Mohan Roy , 4b, Kalighat Road, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : Business
12. Nibedita Saha (Roy), wife of Ajay Saha , 45, Kalidas Patindi Lane, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : Business
13. Sahajan Mondal Alias Sajahan Mondal, son of Lt. Amjad Mondal , Majher Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700103 , By Caste Muslim, By Profession : Business
14. Mangal Mondal Alias Anwar Hossain Mondal, son of Lt. Amjad Mondal , Majher Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700103 , By Caste Muslim, By Profession : Business
15. Piyush Agarwal
Director, Meghna Projects Pvt. Ltd., Ramsevak Mallick Lane, Kolkata, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .
Director, Megna Tradecom Pvt. Ltd., Ramsevak Mallick Lane, Kolkata, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .
By Profession : Business
16. Naresh Ch. Agarwal
Director, Adya Devcon Pvt. Ltd., 74, Lenin Sarani, Kolkata, Thana:-Taltola, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
Director, Adya Township Pvt. Ltd., 74, Lenin Sarani, Kolkata, Thana:-Taltola, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
By Profession : Business
17. Anant Nathany
Director, Devanshi Infra Projects Pvt. Ltd., 14f, Swinhoe Street, Kolkata, Thana:-Gariahat, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
Director, Samman Realtors Pvt. Ltd., 14f, Swinhoe Street, Kolkata, Thana:-Gariahat, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
By Profession : Business
18. Sanjiv Kr. Dabriwal
Director, Shivangi Infra Realty Pvt. Ltd., 2, Rowland Road, Kolkata, Thana:-Ballygunge, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700020 .
Director, Padma Complex Pvt. Ltd., 2, Rowland Road, Kolkata, Thana:-Ballygunge, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700020 .
By Profession : Business
Identified By Sk. Abdul Jaynal, son of Sk. Mansur Ali, High Court, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Advocate.

Amrati

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ADDITIONAL DISTRICT SUB-REGISTRAR
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Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 14250 of 2010
(Serial No. 15771 of 2010)

Deficit stamp duty

1. Rs. 336400/- is paid, by the draft number 079947, Draft Date 21/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 24/12/2010
2. Rs. 336400/- is paid, by the draft number 022919, Draft Date 21/12/2010, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 24/12/2010
3. Rs. 336400/- is paid, by the draft number 079737, Draft Date 16/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 24/12/2010
4. Rs. 336400/- is paid, by the draft number 079738, Draft Date 16/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 24/12/2010
5. Rs. 336400/- is paid, by the draft number 079946, Draft Date 21/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 24/12/2010
6. Rs. 336400/- is paid, by the draft number 079945, Draft Date 21/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 24/12/2010
7. Rs. 336400/- is paid, by the draft number 079943, Draft Date 21/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 24/12/2010
8. Rs. 336400/- is paid, by the draft number 079944, Draft Date 21/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 24/12/2010

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 4 of 4



Government Of West Bengal
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District-South 24 Parganas

Endorsement For Deed Number : I - 14250 of 2010

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(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 23/12/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-38440000/-

Certified that the required stamp duty of this document is Rs.- 2690820 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

Execution is admitted on 23/12/2010 by

1. Biplab Roy, son of Lt. Jatindra Mohan Roy , 106/15, Hazra Road, Kolkata, Thana-Tollygunge, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : Business

Identified By Sk. Abdul Jaynal, son of Sk. Mansur Ali, High Court, Kolkata, District-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Advocate.

Executed by Attorney

Execution by

1. Biplab Roy, son of Lt. Jatindra Mohan Roy , 106/15, Hazra Road, Kolkata, Thana-Tollygunge, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026 By Caste Hindu By Profession: Business,as the constituted attorney of Tapasi Saha (Roy) is admitted by him.

Identified By Sk. Abdul Jaynal, son of Sk. Mansur Ali, High Court, Kolkata, District-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Advocate.

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/12/2010

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. 422843/-, on 24/12/2010

(Under Article : A(1) = 422829/- E = 14/- on 24/12/2010)

Deficit stamp duty

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

DEED PLAN

PLAN SHOWING THE PORTION OF THE LAND UNDER R.S.DAG NO: 3(P),4(P), 5(P),8(P),9(P),19(P) & 21(P), MOUZA: KUMRAKHALI, P.S: SONARPUR, DIST: SOUTH 24 PARGANAS, KOLKATA-700084., AREA OF THE LAND: 02 BIGHA 14 KOTTAH 12 CHATTAK 1.8 SFT/ 90.5 ACRE. (MORE OR LESS) BORDERED BY [] COLOUR.

TOTAL R.T.SHED AREA= 800 SFT.



(SCALE = 1:800)

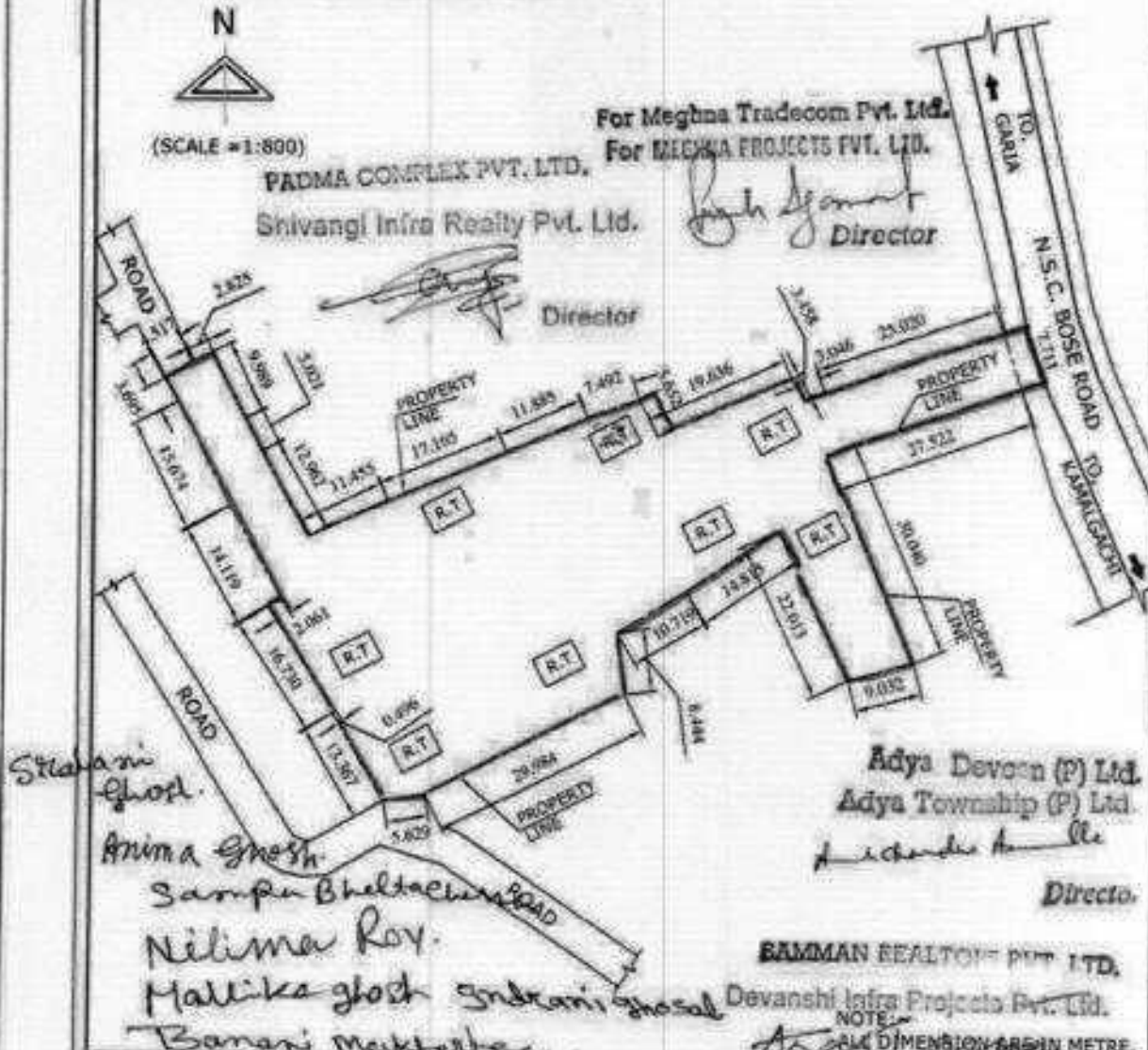
For Meghna Tradecom Pvt. Ltd.
For MEGHNA PROJECTS PVT. LTD.

PADMA COMPLEX PVT. LTD.

Shivangi Infra Realty Pvt. Ltd.

Bhishan Ghosh
Director

[Signature]
Director



Stabani Ghosh

Anima Ghosh

Sampat Bhattacharya

Nilima Roy

Mallika Ghosh

Banani Mukherjee

Adya Devora (P) Ltd.
Adya Township (P) Ltd.

[Signature]
Director

SAMMAN REALTOR PVT LTD.

Devanshi Infra Projects Pvt. Ltd.

NOTE: ALL DIMENSIONS ARE IN METRE.

Stabani Ghosh
Bipul Roy
Sudipta Ghosh
Sankar Roy
Nibedita Ghosh

VENDOR'S SIGNATURE

[Signature]
Director

VENDER'S SIGNATURE

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 34
Page from 3641 to 3672
being No 14250 for the year 2010.



Ashoke Kumar Biswas
(Ashoke Kumar Biswas) 06-January-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal