



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

009698

31/1/08
 8281/08
 MV = 1250508
 RC = 49000 + 2117

20,000
 49,000
 3415

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310108

THIS DEED OF CONVEYANCE is made this 30th day of January in the year of Christ Two Thousand Eight BETWEEN M/S SENS DEVELOPER INDIA PVT. LTD. (PAN AAHCS9078E) a private Ltd. Company, (PAN registered under the provisions of Indian Companies Act 1956 having it registered office at Dakshin Rajyadharpur Ghoshpara, P.O. Mallickpara, P.S. Serampore Dist Hooghly, represented by its Directors 1. SRI PRASANTA SEN son of late Lalmohan Sen, 2. SRI PRATAP SEN 3. SRI PRASENJIT SEN both sons of Sri Prosanta Sen 4. SMT. PARAMITA SEN wife of Sri Pratap Sen, 5. SMT. JAYA SEN w/o Sri Prasanta Sen, all are by faith Hindu, by Nationality Indian, by occupation Business, residing at Dakshin Rajyadharpur Ghoshpara, P.O. Mallickpara, P.S. Serampore Dist Hooghly, herein after referred to as the VENDORS (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators and legal representatives and assigns) of the FIRST PART

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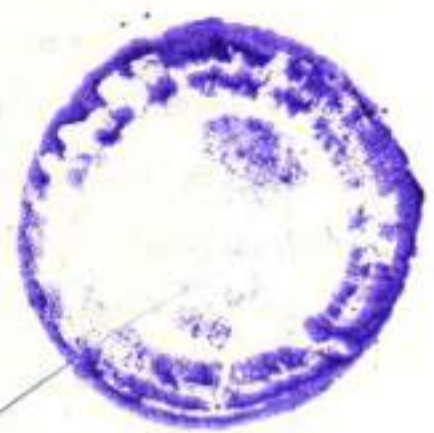
4057/05
 8082

31/1/08

SL. NO. 1110 DATE 24/10/08
 SERAMPORE TREASURY
 NAME OF PURCHASER Deleabrata Das Adarshi
 ADDRESS Serampore Court
 P.S. Serampore
 DIST. Hooghly
 STAMP CLERK
 SERAMPORE TREASURY



24/10/08
 NO. (one) IN INDOES
 STAMP NO. 1110 OF 2070
 VALUE RS 20,000/- (Rupees
 Twenty thousand only)
 STAMP CLERK
 SERAMPORE TREASURY



Addl. Dist. Sub-Registrar
 SERAMPORE, HOOGHLY

310108

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 **00586 / 2008**






Document Number

01155/08
 1 - XXXXXX XXXX

I. Signature of the Presentant

Name of the Presentant	Signature with date
Prasenjit Sen	 31/1/08

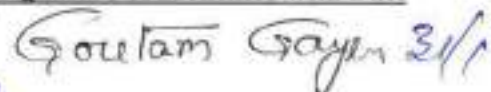
II. Signature of the person(s) admitting the Execution

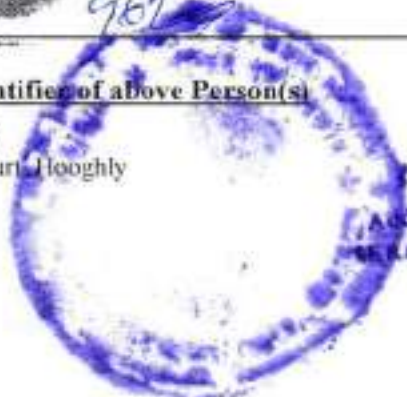
LTI	Sl No	Admission of Execution By	Status	Signature with Date
	1 964	Jaya Sen ps - Serampore Dakshin Rajyadharpur, Ghoshpara Mallickpara Hooghly	Self	Jaya Sen 31/1
	2 965	Paramita Sen ps - Serampore Dakshin Rajyadharpur, Ghoshpara Mallickpara Hooghly	Self	Paramita Sen 31/1
	3 962	Prasanta Sen ps - Serampore Dakshin Rajyadharpur, Ghoshpara Mallickpara Hooghly	Self	Prasanta Sen 31/1
	4 961	Prasenjit Sen ps - Serampore Dakshin Rajyadharpur, Ghoshpara Mallickpara Hooghly	Self	Prasenjit Sen 31/1
	5 960	Pratap Sen ps - Serampore Dakshin Rajyadharpur, Ghoshpara Mallickpara Hooghly	Self	Pratap sen 31/1

Name of Identifier of above Person(s)

Goutam Gayen
 Serampore Court, Hooghly

Signature of Identifier with Date


 Goutam Gayen 31/1



Addl. Dist. Sub-Registrar
 SERAMPORE, HOOGHLY

310108

(Ashim kumar Ghosh)
 ADSR Serampore

Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-01155 of :2008
(Serial No. 00586, 2008)

On 31/01/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 13266/- ,E = 14/- on:31/01/2008

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-1206563/-

Certified that the required stamp duty of this document is Rs 72414 /- and the Stamp duty paid as: Impressive Rs- 20000

Deficit stamp duty

Deficit stamp duty : 1.Rs 49000/- is paid by the draft no. :639149, Draft date:29/01/2008, Bank name:State Bank Of India, Serampore, recieved on :31/01/2008. 2.Rs 3415/- is paid by the draft no. :639082, Draft date:28/01/2008, Bank name:State Bank Of India, Serampore, recieved on :31/01/2008.

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

Presented for registration at 13.52 on :31/01/2008,at the Office of the ADSR Serampore by Prasenjit Sen,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :31/01/2008 by

1. Prasenjit Sen,Directors,M/ S, Sens Developer India Pvt. Ltd.,Dakshin Rajyadharpur Ghoshpara,Pan - A A H C S 9078 E,Pan - A A H C S 9078 E, profession :Business
2. Prasanta Sen,Directors,M/ S, Sens Developer India Pvt. Ltd.,Dakshin Rajyadharpur Ghoshpara,Pan - A A H C S 9078 E,Pan - A A H C S 9078 E, profession :Business
3. Pratap Sen,Directors,M/ S, Sens Developer India Pvt. Ltd.,Dakshin Rajyadharpur Ghoshpara,Pan - A A H C S 9078 E,Pan - A A H C S 9078 E, profession :Business
4. Paramita Sen,Directors,M/ S, Sens Developer India Pvt. Ltd.,Dakshin Rajyadharpur Ghoshpara,Pan - A A H C S 9078 E,Pan - A A H C S 9078 E, profession :Business
5. Jaya Sen,Directors,M/ S, Sens Developer India Pvt. Ltd.,Dakshin Rajyadharpur Ghoshpara,Pan - A A H C S 9078 E,Pan - A A H C S 9078 E, profession :Business

Identified By Goulam Gayen, son of Lt. M. L. Gayen Serampore Court Hooghly Thana: Serampore, by caste Hindu,By Profession :Law Clerk.

Name of the Registering officer :**Ashim Kumar Ghosh**
Designation :**Addl. District Sub Registrar**

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

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



Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

210208

Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-01155 of :2008
(Serial No. 00586, 2008)

On 21/02/2008

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/-

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : on: 21/02/2008.

Name of the Registering officer : **Ashim Kumar Ghosh**
Designation : **Add. District Sub Registrar**



[Ashim kumar Ghosh]
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
Govt. of West Bengal

Addl, Dist Sub-Registrar
SERAMPORE, HOOGHLY

210208

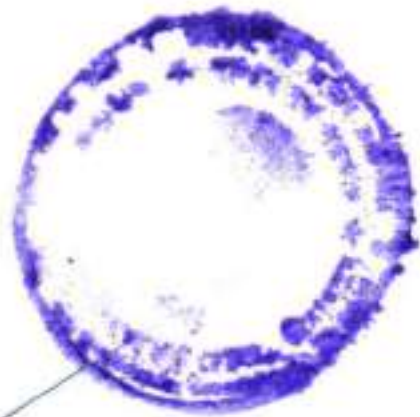
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A N D

M/S ANTRIKSH SUPPLIERS PRIVATE LIMITED a Company Registered under the provision of Indian Companies Act 1956, having its Registered Office at 50, Suburban School Road, P.S. Kalighat, Kolkata-700025, having its PAN AAGCA6784J, represented by its Director **SRI ARUN KUMAR KEDIA**, Son of Ram Kumar Kedia, by faith Hindu, by occupation Business, residing at 50, Suburban School Road, P.S. Kalighat, Kolkata-700025. hereinafter referred to as the **PURCHASER** (which terms or expression shall mean unless excluded by or repugnant subject to the context be deemed to mean and includes its successor and successor-in-office and/or assigns) of the **SECOND PART**.

WHEREAS ALL THAT piece and parcel of Bastu/Viti land measuring an aggregated area of 07 (Seven) Cottah 05 (Five) Chattak together with 100 Sft. Tile shed thereon out of which Bastu land measuring 03 Cottah 04 Chattak Comprised in R.S. Plot No. 83, appertaining to R.S. Khatian No. 279, under L.R. Plot No. 75, and Viti land measuring an area of 04 Cottah 01 Chattak Comprised in R.S. Plot No. 84, appertaining to R.S. Khatian No. 279, under L.R. Plot No. 76 and 77, both corresponding to L.R. Khatian No. 4839, 1148, 7355, 24231, 17374, 9096, 4593 lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 79, G.T. Road (West), Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly; more fully and particularly described in the schedule hereinafter written and also shown and delineated in **RED** in the Map or Plan annexed hereto and hereinafter referred to as "**the said Property**" together with more other land was originally owned and possessed by one Gopi Ballav Nayek son of late Kartik Chandra Nayek of 79, G.T. Road (West), Serampore, Hooghly and he was in absolute khas possession of the said total property.

AND WHEREAS Gopi Ballav Nayek died intestate on 24/10/1974 leaving behind his legal heirs namely Smt. Panchanani Nayek (Wife) and his six sons Nanda Dulal Nayek, Jashoda Dulal Nayek, Pashupati Dulal Nayek, Amiya Ranjan Nayek, Subhash Chandra Nayek, and Gosta Behari Nayek and two daughters Smt. Bina alias Puspa Rani Saha and Smt. Arati Khan as his only legal heirs and representatives as such all his right title and interest in respect of his total property was devolved upon his aforesaid legal heirs equally 1/9th share each as per Hindu Law of Succession.



Adm. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

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AND WHEREAS Smt. Panchanani Nayek died intestate in the year 1983 leaving behind her legal heirs namely six sons Nanda Dulal Nayek, Jashoda Dulal Nayek, Pashupati Dulal Nayek, Amiya Ranjan Nayek, Subhash Chandra Nayek, and Gosta Behari Nayek and two daughters Smt. Bina alias Puspa Rani Saha and Smt. Arati Khan as his only legal heirs and representatives as such all her right title and interest in respect of her 1/9th share of the total property was devolved upon his aforesaid legal heirs equally 1/8th share each as per Hindu Law of Succession.

AND WHEREAS Nanda Dulal Nayek also died intestate on 29/05/1997 leaving behind his legal heirs namely Smt. Satadal Nayek (Wife) and his three daughters Smt. Dipti Saha Miss Shyamali Nayek and Miss Gayetri Nayek as his only legal heirs and representatives as such all his right title and interest in respect of his 1/8th share of total property was devolved upon his aforesaid legal heirs equally 1/4th share each as per Hindu Law of Succession.

AND WHEREAS Pashupati Nayek and others filed a partition and administration suit before the Hon'ble Second Civil Judge (Senior Division) Court at Hooghly being Suit No. 10/1998 Pashupati Nayek and ors vs. Jashoda Dulal Nayek & ors and the said land and other land was a subject matter of the said suit. And in the said suit a preliminary decree was passed on 20th September 2000.

AND WHEREAS during pendency of the said suit Jashoda Dulal Nayek also died intestate on 08/12/2000 leaving behind his wife Smt. Reboti Nayek, four sons Sanjay Nayek, Tapas Nayek, Prabir Nayek, Subhojit Nayek and only daughter Smt. Mita Saha as his only legal heirs and representatives as such all his right title and interest in respect of his 1/8th share of total property was devolved upon his aforesaid legal heirs equally 1/6th share each as per Hindu Law of Succession.

AND WHEREAS after the demise of said Jashoda Dulal Nayek his legal heirs and all others co-sharer amicably settled their disputes amongst themselves and compromise the said suit amicably.

AND WHEREAS Pashupati Dulal Nayek, Amiya Ranjan Nayek, Subhash Chandra Nayek, Gosta Behari Nayek, Smt. Bina alias Puspa Rani Saha, Smt. Arati Khan, Smt. Satadal Nayek, Smt. Dipti Saha, Miss Shyamali Nayek, Miss Gayetri Nayek, Smt. Reboti Nayek, Sanjay Nayek, Tapas Nayek, Prabir Nayek, Subhojit Nayek and Smt. Mita Saha became the joint owners in respect of their share and were in absolute khass possession by exercising their joint right, title and interest free from all encumbrances.



310708
Addl. Dist. Sub-Registrar
MUMBAI, HOOGHLY

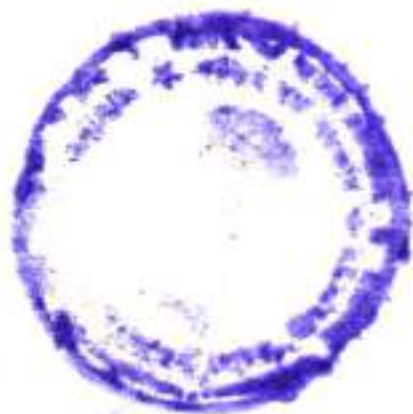
AND WHEREAS by a Deed of sale dated 17th day of May 2004, registered in Book No. I, CD Vol. No.3, pages at 13850 to 13882, Being No. 04051 for the year 2005 of Serampore A.D.S.R. Office said Pashupati Dulal Nayek, Amiya Ranjan Nayek, Subhash Chandra Nayek, Gosta Behari Nayek, Smt. Bina alias Puspa Rani Saha, Smt. Arati Khan, Smt. Satadal Nayek Smt. Dipti Saha, Miss Shyamali Nayek, Miss Gayetri Nayek, Smt. Reboti Nayek, Sanjay Nayek, Tapas Nayek, Prabir Nayek, Subhojit Nayek and Smt. Mita Saha Jointly sold transferred and delivered possession of the said property together with some other properties in favour of **M/S SENS DEVELOPER INDIA PVT. LTD.** the present Vendors herein.

AND WHEREAS by aforesaid purchase **M/S SENS DEVELOPER INDIA PVT. LTD.** become the absolute owner of the schedule property together with more other properties and now in absolute khass possession by exercising its absolute right, title and interest free from all encumbrances.

AND WHEREAS **M/S SENS DEVELOPER INDIA PVT. LTD.** represented by its Directors jointly have decided to dispose off the schedule property and have agreed to sell their schedule property and were in search of prospective buyer who could purchase the said property.

AND WHEREAS the purchaser through its principal agent approached the Vendors and made a proposal to purchase the said property and offered to pay a sum of Rs. 12,06,562/- (Rupees Twelve Lakh Six Thousand Five hundred Sixty Two) only.

AND WHEREAS the Vendors have agreed to sell to the Purchaser and believing the aforesaid representations made by the Vendors as true and correct and acting on the faith thereof the Purchaser has agreed to purchase the said Property free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants decrees executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever for an agreed total consideration of Rs. 12,06,562/- (Rupees Twelve Lakh Six Thousand Five hundred Sixty Two) only on the terms and conditions hereinafter contained.

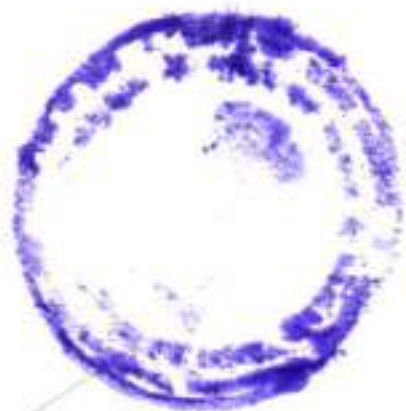


Adi Dwi Sub-Registrar
SRAMPUR, HOOGHLY

310108

a. Simultaneously with the execution of these presents the said entire consideration of Rs. 12,06,562/- (Rupees Twelve Lakh Six Thousand Five hundred Sixty Two) only has been paid by the Purchaser to the Vendors and the Vendors have made over vacant and peaceful possession of the said Property to the Purchaser simultaneously with the execution of these presents.

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid agreement and in consideration of Rs. 12,06,562/- (Rupees Twelve Lakh Six Thousand Five hundred Sixty Two) only has been paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby admit and acknowledged to have been received from the purchaser as well as by the memo of consideration hereunder written) the Vendors do hereby and hereunder grant convey transfer assign give and assure and to the use of the Purchaser freely and voluntarily free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants decrees executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever **ALL THAT** piece and parcel of Bastu/Viti land measuring an aggregated area of 07 (Seven) Cottah 05 (Five) Chattak together with 100 Sft. Tile shed thereon out of which Bastu land measuring 03 Cottah 04 Chattak Comprised in R.S. Plot No. 83, appertaining to R.S. Khatian No. 279, under L.R. Plot No. 75, and Viti land measuring an area of 04 Cottah 01 Chattak Comprised in R.S. Plot No. 84, appertaining to R.S. Khatian No. 279, under L.R. Plot No. 76 and 77, both corresponding to L.R. Khatian No. 4839, 1148, 7355, 24231, 17374, 9096, 4593 lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 79, G.T. Road (West), Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly, more fully and particularly described in the **Schedule** hereunder written and also shown and delineated in **RED** in the Map or Plan annexed hereto and hereinafter referred to as "**the said Property**" **TOGETHER WITH** the parts or portions thereof or **HOWSOEVER OTHERWISE** the said Property or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described



[Handwritten signature]
Addl Dist Sub-Registrar
SRAMPUR, BOGHRA

310708

or distinguished **TOGETHER WITH** the hutments compounds situate thereat **AND TOGETHER WITH** all benefits and advantages of ancient and other lights all walls yards courtyards compound areas ditches fences trees shrubs hedges and all manner of former and other rights liberties easements privileges advantages appendages and appurtenances whatsoever to the said Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions, remainder or remainders of the said Property and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use and demand whatsoever both at law and in equity of the Vendors in to and upon and in respect of the said Property and every part thereof and **TOGETHER WITH** all deeds Kobalas use and demand whatsoever both at law and in equity of the Vendors in to and upon and in respect of the said Property and every part thereof and **TOGETHER WITH** all deeds Kobalas pattahs muniments and evidences of title which in anywise relate to or concern the said Property and/or any part or parcel thereof which now are or hereafter shall or may be or come in the custody power possession or control of the Vendor or any of them or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said Property free from all encumbrances and liabilities whatsoever and **ALL AND SINGULAR** and other the said Property hereby granted, transferred and assured or expressed or intended so to be with all rights, easements and appurtenance unto and to the use of the Purchasers free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants decrees executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever **AND** the Vendor do and each of them doth hereby covenant with the Purchasers that the Purchasers are absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said Property and every part thereof **AND THAT** the Vendor has now in themselves good right and full and absolute power to grant convey transfer assign give and assure the said Property hereby granted conveyed transferred assigned given and assured or



Adi Diar Sub-Registrar
SRAMPURE, MOOCHAY

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expressed so to be unto and to the use of the Purchasers in the manner aforesaid **AND THAT** the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any of them or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of them or from under or in trust for their predecessor(s) -in- title **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Property or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do acknowledge and execute or cause to be made done acknowledged and executed all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required **AND THAT** the Vendors shall henceforth have no right title or interest whatsoever in the said Property hereby conveyed and given to the Purchaser and the sale and transfer of the said Property.

II. THE VENDORS DOTH HEREBY AGREE AND COVENANT WITH THE PURCHASER AND DECLARE as follows :

1. The Vendors are the absolute owner and otherwise well and sufficiently seized possessed of the said Property and the Vendors have or any of them has neither entered into any agreement or arrangement or sold transferred conveyed assigned or mortgaged the said Property or any portion thereto to any person or body whatsoever or whatsoever.
2. There is no latent or patent defect in the title of the Vendors of and to the said Property.
3. The Purchaser shall be freely and clearly absolutely acquitted, exonerated and released and discharged and sufficiently saved, defended, kept harmless and indemnified of from and against all and all manner of defects in title, lis pendens, attachments, encumbrances,

Contd.....8



Addl Dist. Sub-Registrar
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executions and liabilities whatsoever made or suffered by the VendorS and/or their predecessors-in-title or any of them or any other person or persons lawfully or equitably claiming under or in trust for them or any of them and compensate the Purchaser for all costs and expenses incurred or suffered or paid by the Purchaser in this regard.

4. The vendors herein have supplied all the relevant documents related to the Schedule Property and the purchaser are entitled to scrutinize all title deeds and records etc. AND the Vendors themselves and their heirs and successors do hereby covenant with the purchaser and declare that they or their heirs or successors shall have no right title and interest, claim or demand after transferring the schedule property.

III AND THE VENDORS DO HEREBY FURTHER COVENANT WITH AND ASSURE THE PURCHASER as follows :

(a) Notwithstanding any act deed or thing done by the Vendors or the Vendors' predecessors - in- title or any of them or executed or knowingly suffered to the contrary, the Vendors are lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said Property hereby sold granted conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alter defeat encumber or make void the same.

(b) The right, title and interest which the Vendors do hereby profess to transfer subsists and the Vendors have good right, full power and absolute authority to grant convey transfer assign and assure the said Property hereby sold granted conveyed transferred assigned and assured or expressed so to be and every part thereof unto and to the use of the Purchaser in the manner aforesaid.

(c) The said Property and every part thereof is freed and discharged of from and against all manner of encumbrances charges liens claims demands mortgages leases tenancies licensees occupancy rights trusts debutter prohibitions restrictions restrictive covenants decrees executions acquisitions requisitions attachments vesting alignments easements liabilities and lis pendens whatsoever.



Add. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

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(d) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon and peaceably and quietly possess hold and enjoy the said Property and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by any of the Vendors or any person claiming from through under or in trust for any of them.

(e) The Purchaser shall be entitled to all the estate, right, title and interest whatsoever both at law and in equity of the Vendors in respect of the said Property and every part thereof.

(f) The Purchaser shall be entitled to all rights benefits liberties privileges advantages appendages appurtenances and easements whatsoever belonging or anywise appertaining to the said Property or any part thereof including the right of ingress to and egress from the said Property.

(g) The Vendors and all persons lawfully or equitably claiming from under or in trust for any of them shall from time to time and at all times hereafter at the request of the Purchaser make do acknowledge and execute or cause to be made done acknowledged or executed all such further and other acts deeds conveyances matters and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

(h) The representations made by the Vendors to the Purchaser as aforesaid and stated and mentioned in the recitals hereinbefore are true and correct and in the event of any of the same being incorrect or untrue and affecting the absolute title of the Purchaser acquired by it by virtue of these presents, the Vendors shall duly indemnify the Purchaser of from and against all losses and/or damages suffered by the Purchaser by reason of acting on the faith thereof as aforesaid including costs charges and expenses for perfecting the purchaser's title to the said property.



[Handwritten signature]
Addl Dist. Sub-Registrar
SERAMPUR, MOGHAY

310108

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Bastu/Viti land measuring an aggregated area of 07 (Seven) Cottah 05 (Five) Chattak together with 100 Sft. Tile shed thereon out of which Bastu land measuring 03 Cottah 04 Chattak Comprised in R.S. Plot No. 83, appertaining to R.S. Khatian No. 279, under L.R. Plot No. 75, and Viti land measuring an area of 04 Cottah 01 Chattak Comprised in R.S. Plot No. 84, appertaining to R.S. Khatian No. 279, under L.R. Plot No. 76 and 77, both corresponding to L.R. Khatian No. 4839, 1148, 7355, 24231, 17374, 9096, 4593 lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 79, G.T. Road (West), Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly, as shown and delineated in the Map/Plan annexes herewith together with all right of easement thereto.

That the aforesaid property is Butted and bounded by :-

ON THE NORTH :- LAND OF R.S. DAG NO.

ON THE SOUTH :- LAND OF VENDORS.

ON THE EAST :- LAND OF VENDORS.

ON THE WEST :- 12' WIDE PASSAGE AND LAND OF NAYEK FAMILY.

The annual rent of Total Rs. 20/- is payable to the Govt. of West Bengal.

IN WITNESSES WHEREOF the Vendors put their signature the day, month and the year First Above written.

SIGNED AND DELIVERED BY

THE VENDORS IN PRESENCE OF :-

1. Goutam Gayen
Sagampore Court
Hooghly

2. Goutam Kumar
Serampore

For S.E. DEVELOPER
INDIA LIMITED
Paramita Sen

Jaya Sen

Rajakap Sen

Paramita Sen

Paramita Sen

SIGNATURE OF THE VENDORS



Addl Dist. & Registrar
SRAMPORE, HOOGHLY

310108

MEMO OF CONSIDERATION

Received Rs. 12,06,562/- (Rupees Twelve Lakh Six Thousand Five hundred Sixty Two) only from the above named purchaser in Following manner :-

<u>Date</u>	<u>Chq No.</u>	<u>Bank</u>	<u>Amount</u>	<u>Paid by</u>
20.7.07	486901	Tamilnad Mercantile Bank Ltd	3,20,000/-	Aster Traders P Ltd on behalf of Antriksh Suppliers P Ltd.
30.1.08	547502	—do—	5,00,000/-	Antriksh Suppliers P Ltd.
30.1.08	547503	—do—	3,86,562/-	Antriksh Suppliers P Ltd.
			<u>12,06,562/-</u>	

For SE
(INDIA) PRIVATE LIMITED
Director

For SE
(INDIA) PRIVATE LIMITED
Director

Prasanna Sen

Prasanna Sen

WITNESSES

1. Goutam Goyen
Serampore Court
Hogly

Prasanna Sen
Paramita Sen

SIGNATURE OF THE VENDORS

2. Soumi Rinjan Das
Kumari

Director

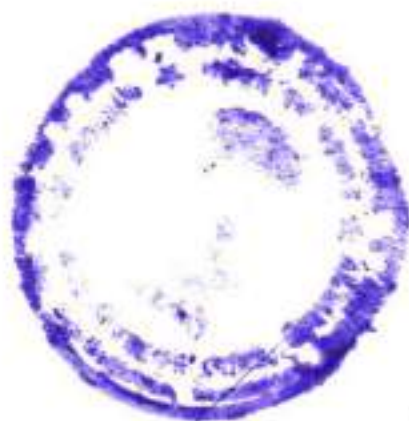
Drafted by me :-

Debabrata Das
(DEBABRATA DAS)

Advocate Serampore Court.

Typed by :- S. Raju

Serampore Court.

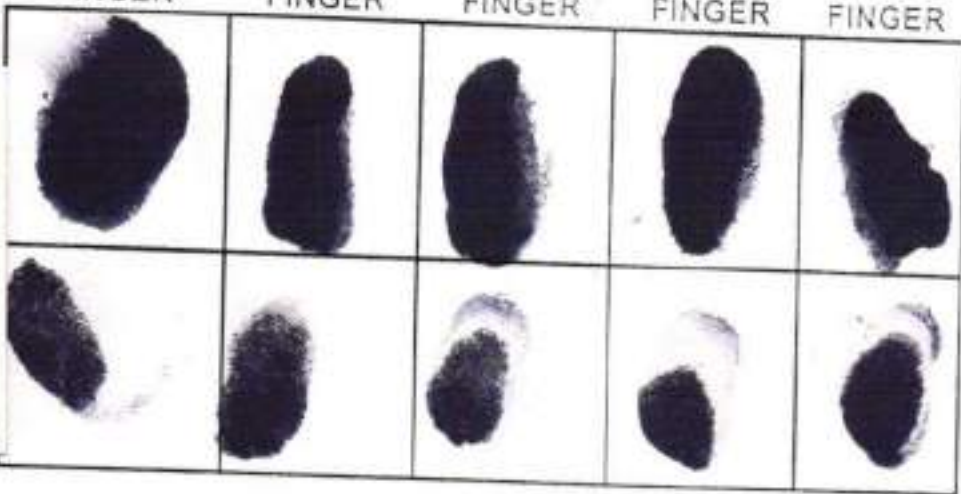


(Handwritten signature)
Addl. Dist. Sub-Registrar
SERAMPUR, MOGDHLY

310108

FINGER PRINTS OF BOTH HANDS

THUMB FINGER FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



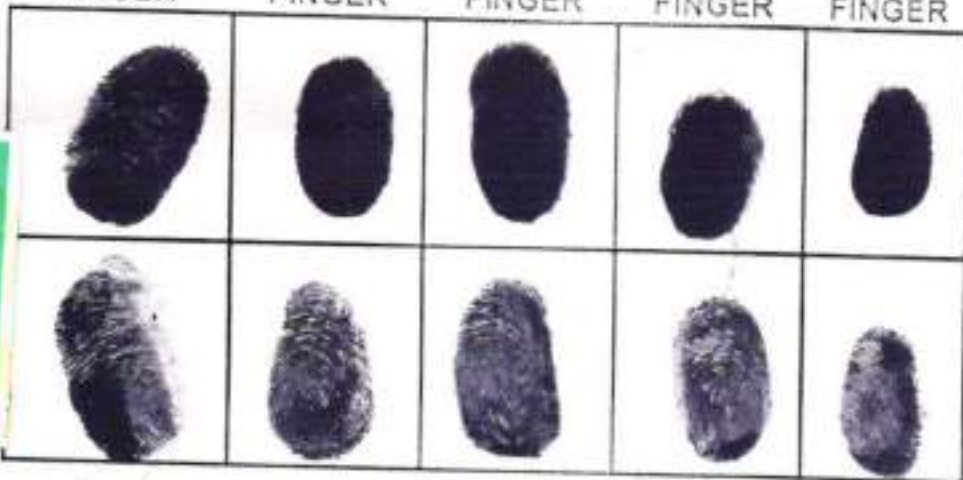
L.
H.
F.
P.

R.
H.
F.
P.



Prasanta Sen

THUMB FINGER FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



L.
H.
F.
P.

R.
H.
F.
P.



Jaya Sen

THUMB FINGER FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

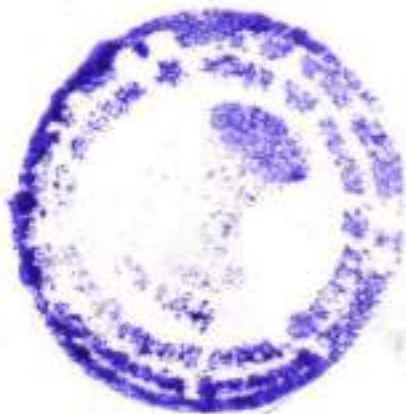


L.
H.
F.
P.

R.
H.
F.
P.



Pratap Sen



Adi. Dist. Sub-Registrar
BRAMPORE, HOOGHLY

310708

FINGER PRINTS OF BOTH HANDS



	THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
						L. H. F. P.
						R. H. F. P.

Prasanna Sen



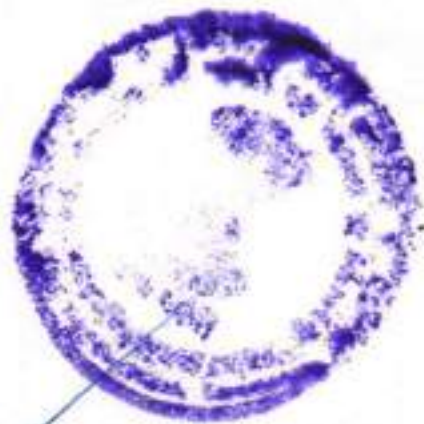
	THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
						L. H. F. P.
						R. H. F. P.

Paramita Sen



	THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
						L. H. F. P.
						R. H. F. P.

Pratik Sen



Addl Dist. Sub-Registrar
SERAMPORE, HOOGHLY

310708

SALE DEED PLAN SHOWING THE LAND AT HOLDING
NO 79 G.T.ROAD (EAST) UNDER SERAMPORE
MUNICIPALITY,P.O.-P.S.-SERAMPORE ,DIS.-HOOGHLY
THE LAND OF R.S.DAG NOS.- 83(P) & 84(P) IN
KHATIAN NO.- 279 UNDER MOUZA- SERAMPORE
L.R.DAG NO.- 75,76 & 77 IN KHATIAN NO.- 4839, 1148, 7355 & others
AREA OF LAND 07 KA 05 CH. 00' SFT. SCALE USED 1" = 45'-0"
SHOWN BY RED BORDER LINE.
NAME OF VENDEE-ANTRIKSH SUPPLIERS PVT.LTD.
NAME OF DIRECTOR-SRI ARUN KUMAR KEDIA.

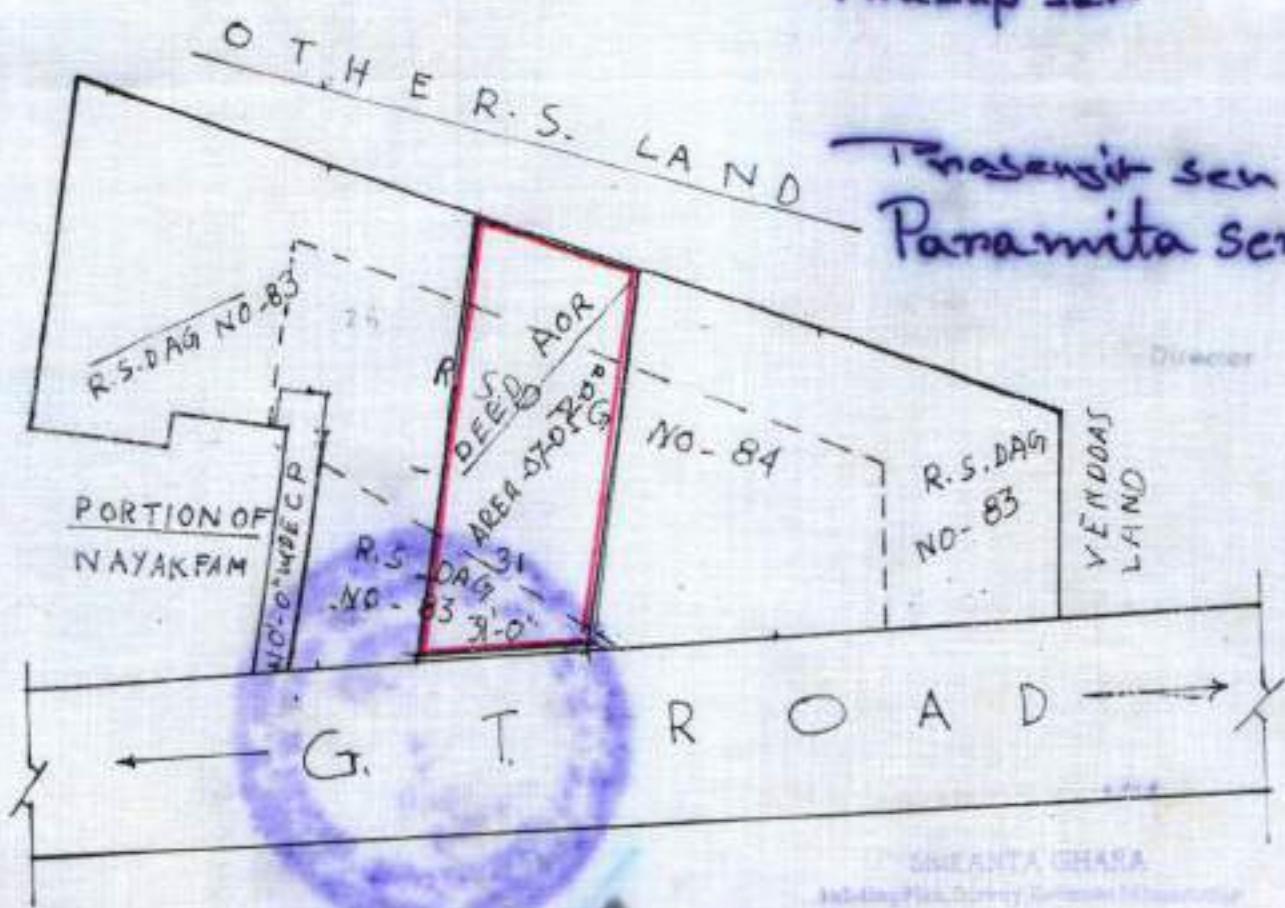
SCHEDULE OF LAND

83(P)	03	04	00
84(P)	04	01	00
TOTAL	07	05	00



Ananta Sen
Jaya Sen
Anakap Sen

Trisangit Sen
Paramita Sen
 Director



ANTRIKSH SUPPLIERS PVT. LTD.

SHEANTA GHATA
 81, K.E. Road, Thane, Maharashtra
 LIS No 8964. of 2007-08
 Sig. & phora 05-01-09

801010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6460 to 6478
being No 01155 for the year 2008.



(Ashim kumar Ghosh) 25-February-2008
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
West Bengal


Addl. Dist Sub-Registrar
SERAMPORE

250208

MADE THIS DAY OF JANUARY 2008

DEED OF CONVEYANCE

BETWEEN

M/S SENS DEVELOPER INDIA PVT. LTD.

VENDOR

AND

M/S ANTRIKSH SUPPLIERS PRIVATE LIMITED.

PURCHASER

AREA- 07 Cottha 05 Chattak.

Prepared by:-

Debabrata Das

Advocate Serampore Court

9831066785

PHONE/FAX-26224284