

00681 (17)

1-00778



पश्चिम बंगाल WEST BENGAL

D 556469

Handwritten signature and date: 8/1/2010

DEED OF CONVEYANCE DATED 27<sup>th</sup> JANUARY, 2010

LAND AREA - 40.000 DECIMAL

MOUZA - MAHISHBATHAN

POLICE STATION - BIDHANNAGAR (EAST)

DISTRICT - 24 PARGANAS (NORTH)

DEED VALUE - RS.72,60,000/-

Certify that the document is admitted to registration. The signature sheets attached the endorsement sheets are the part of with this documents are the part of this document.

Handwritten signature  
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

29 JAN 2010

V/Casx No - 00196/010  
D(1) - 2571  
D(11) - 571  
Handwritten notes and scribbles

239 22.1.10

Value of N J Stamp Rs 500/-

Name of Purchaser Robinsons Enclave Pvt Ltd.

Address 121, Chatterjee Road

KST 20

H. MUKHERJEE

Stamp Vendor S.K.O. Budge Budge

Radha Sanyal Panchari  
N L

459

FOR PAINPLOW ENCLAVE PVT. LTD.

Radha Sanyal Panchari  
(Authorized Signatory)

N L  
459

FOR ANBERAMA REAL ESTATE PVT. LTD.

Radha Sanyal Panchari  
(Authorized Signatory)

N L

FOR ELITE COMMODITIES PVT. LTD.

Sanyal

Director/Authorized Signatory

(SUNIL AGARWAL)

N L

460

FOR EXPRESS COMMODITIES PVT. LTD.

Sanyal

Director/Authorized Signatory

(SUNIL AGARWAL)

460



Addl. District Sub-Registrar  
Bhaban Nager (Salt Lake City)

27 JAN 2010



PS-MB-003

THIS INDENTURE OF CONVEYANCE made this the 27<sup>th</sup> day of January 2010 [TWO THOUSAND TEN]

B-E-T-W-E-E-N

[1] DOOARS DAIRY PRODUCTS PRIVATE LIMITED, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 5/1A, Hungerford Street, Kolkata - 700 017, represented by its Director namely - G. S. Agarwal, working for gain at 5/1A, Hungerford Street, Kolkata - 700 017, [2]

ANVANTI DEALERS PRIVATE LIMITED, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 5B, Ashton Road, Kolkata - 700 020, represented by its Director namely - Ranjeet Jhajharia, working for gain at 5B, Ashton Road, Kolkata - 700 020, [3] AMRABATHI INVESTRA PRIVATE

LIMITED, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 5B, Ashton Road, Kolkata - 700 020, represented by its Director namely - ~~Kamlesh~~ Pancholi, working for gain at 5B, Ashton Road, Kolkata - 700 020, and [4] PILOT CONSULTANTS PRIVATE LIMITED,

[formerly known as Pilot Consultants Limited] a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered

office at 13, Mahendra Road, Kolkata - 700 025 represented by its Director namely - ~~Ashwin S. Mehta~~ working for gain at 13, Mahendra Road, Kolkata - 700 025, hereinafter

called and referred to as the VENDORS [which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective successor or successors-in-interest / office and/or assigns] of the ONE

PART;

AND

[1] RAINBOW ENCLAVE PRIVATE LIMITED, [Income Tax PAN CARD No. AABCR2114G] a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12C, Pandit Madan Mohan Malaviya Sarani [formerly 12C, Chakraberia Road North], Kolkata - 700 020, represented by its Authorised Signatory namely - Radhe Shyam Pancharia son of Bhanwar Lal Pancharia, working for gain at 83, Tapsia Road South, Kolkata - 700 046,

[2] ANUGRAHA REAL ESTATE PRIVATE LIMITED, [Income Tax PAN CARD No. AACCA7189H] a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12C, Pandit Madan Mohan Malaviya Sarani [formerly 12C, Chakraberia Road North], Kolkata - 700 020, represented by its Authorised Signatory namely - Radhe Shyam Pancharia son of Bhanwar Lal Pancharia, working for gain at 83, Tapsia Road South, Kolkata - 700 046,

[3] ELITE COMMODITIES PRIVATE LIMITED, [Income Tax PAN CARD No. AABCE3069R] a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 10/4B, Lala Lajpat Rai Sarani [formerly 10/4B, Elgin Road], Kolkata - 700 020, represented by its Authorised Signatory



N.L. 461

For DOODARS DAIRY PRODUCTS PVT. LTD.

*G.S. Agarwal*  
Director

(G.S. AGARWAL)



N.L.

462

For ANVANTI DEALERS PVT. LTD.

Ranjeet Singh

Director

(RANJEET SHARMA)



N.L.

463

Amrabathi Investra (P) Ltd.

*Amrabathi Investra*  
Director

(VIKRAM MALIN)

N.L.

464

For PIGOT CONSULTANTS PVT. LTD.

*Pigot*

(BHAVYA NUKESH LAKHANI)  
DIRECTOR AUTHORIZED SIGNATORY  
IDENTIFIED BY ME:-

*Bhavya Nukesh*

(SAVESH MEHRA)

Sl. ANURAG MEHRA

37 P.R. RAJENDRA Path

Ko 1-20

SERVICES



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

27 JAN 2010

namely - Sunil Kumar Agarwal son of Mahabir Prasad Agarwal residing at P-3A, Sherwood Estate, 169, N S C Bose Road, Narendrapur, Kolkata - 700 103 and

**[4] EXPRESS COMMODITIES PRIVATE LIMITED, [Income Tax PAN CARD No. AABCE3068Q]** a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 10/4B, Lala Lajpat Rai Sarani [formerly 10/4B, Elgin Road], Kolkata - 700 020, represented by its Authorised Signatory namely - Sunil Kumar Agarwal son of Mahabir Prasad Agarwal residing at P-3A, Sherwood Estate, 169, N S C Bose Road, Narendrapur, Kolkata - 700 103, hereinafter called and referred to as the **PURCHASERS** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective successor or successors-in-interest / office and/or assigns] of the **OTHER PART;**

**W - H - E - R - E - A - S :**

- A. In this Deed the said **DOOARS DAIRY PRODUCTS PRIVATE LIMITED** is referred to as the Vendor No.1, **ANVANTI DEALERS PRIVATE LIMITED** is referred to as the Vendor No.2, **AMRABATHI INVESTRA PRIVATE LIMITED**, is referred to as the Vendor No.3 and **PILOT CONSULTANTS PRIVATE LIMITED**, is referred to as the Vendor No.4 and the Vendors Nos. 1 to 4 are collectively referred to as the **VENDORS;**
- B. The Vendor Nos. 1 to 4 are presently the joint and absolute owners of ALL THAT piece or parcel of Bastu land measuring **40 [forty] Decimal**, be the same a little more or less, having 'Rayati' rights therein comprised in **R. S. Dag No. 487 [10 Decimal]** appertaining to L. R. Khatian No. 1104] and **R. S. Dag No. 494 [30 Decimal]** appertaining to L. R. Khatian No. 1101, 1102 and 1103] **TOGETHER WITH** Five RT Shed measuring in aggregate 1000 Square Feet, in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), hereinafter called and referred to as the said LAND (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written);
- C. The Vendors have agreed to sell and transfer the entirety of their respective right title interest into or upon the respective plots belonging to each one of them and forming part of the said Land and the Purchasers have agreed to purchase and acquire the said Land and/or the entirety of the respective right title interest of each of the Vendors



✓  
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City),  
9 7 JAN 2010



into or upon the said Land free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever for the consideration and on the terms and conditions hereinafter appearing with the intent and object that the Purchasers shall be entitled to undertake integrated development of the said entire property either by themselves or in conjunction with the owners of the other adjacent plots of land;

D. The abstract on title whereby each of the Vendors have acquired their respective plots of land will appear from the **SECOND SCHEDULE** hereunder written;

E. The Vendor No. 4 was a limited company and they purchased the land in the name of Pilot Consultants Limited. However, the name of the company was changed to Pilot Consultants Pvt. Ltd. w.e.f. 11<sup>th</sup> August, 2009 vide amendment issued under certificate of incorporation dated 11<sup>th</sup> August, 2009 by the concerned Registrar of Company.

F. At or before execution of these presents the **Vendors** and each one of them have assured and covenanted with the Purchasers as follows:

J.1 THAT each of the Vendors have purchased and acquired their respective plots of Land in the manner as would appear from the abstract on title (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written);

J.2 THAT the said Land is free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, wakfs, debutter or any type of encumbrance whatsoever or howsoever;

J.3 THAT the **Vendors** hold free and marketable title in respect of the said Land **and/or in respect of their respective plots;**

J.4 THAT save and except the **Vendors** nobody has any right, title and interest of any nature whatsoever and howsoever in the said Land;



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

27 JAN 2010

Handwritten signature and date: 27/1/10



- J.5 THAT the **Vendors** [or **Vendors'** predecessor-in-interest] exercised their respective options to retain the said Land by submission of Form 'B' under the West Bengal Estates Acquisition Act, 1953 **OR** the said Land described in the **1<sup>st</sup> Schedule** hereunder written stands retained by the then raiyat not having agricultural land beyond the ceiling of the predecessor-in-interest as the case may be;
- J.6 THAT the said Land described in the **FIRST SCHEDULE** hereunder written has been recorded in the finally published khanda-khatian of the each of the Vendors respectively [or **Vendors'** predecessor-in-interest] as the case may be;
- J.7 THAT none of the **Vendors** are members of Scheduled Tribe and hence none of them are required to obtain previous permission in writing from the Revenue Officer under Section 14C of West Bengal Land Reforms Act, for transfer of the said Land;
- J.8 THAT none of the **Vendors** have entered into any Agreement for Sale or lease or transfer in respect of their respective plots nor have created any interest of any third party;
- J.9 THAT the **Vendors** are and their predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the respective plots owned by each one of them without any right or any claim whatsoever of any third party;
- J.10 THAT all rates, charges, taxes, cess and all other-outgoings levied, charged or imposed by any public body or authority including Gram Panchayat/Municipality in respect of has been duly paid till date by each of the Vendors in respect of their respective plots and no amount is due and payable and in the event of there being any outstanding it shall be the obligation and responsibility of the concerned Vendor to make payment of such outstanding amount in respect of its plot of land forthwith on demand without any demur. The **Vendors** also agree to pay all such outgoings which may be levied with retrospective effect in future by the authorities in respect of their respective plots;



**Addl. District Sub Registrar**  
Bidhan Nagar (North 24 P.S. Lake City)

**27 JAN 2010**

10/1/2010  
10:10:10

J.11 THAT the said Land or any part or portion thereof is not subject to any notice of acquisition or requisition none of the **Vendors** have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force;

J.12 THAT there is no Bargadar and/or Bhagchasi [be it recorded in the R.O.R. or not] into or upon the said Land or any part or portion thereof;

J.13 THAT none of the **Vendors** (or their respective predecessor-in-interest) nor any body claiming from or under any one of them have or has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or in favour of any person or persons, company or corporation in respect of their respective plots or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said Land for passing and re-passing between any points within the said Land or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the said Land;

J.14 THAT no part or portion of the said Land can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered / acquired thereunder;

J.15 THAT the said Land nor any part or portion thereof is subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against any of the **Vendors** or the said Land or part or portion thereof, which has the effect of prevailing or restraining any of the **Vendors** in dealing with and/or disposing of its plot which can prejudicially affect the title to the same;





Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
27 JAN 2010

J.16 THAT the **Vendors** are in possession, power or control of the documents of title pertaining to their respective plots of land and further confirm that no document of title has been delivered, deposited or handed over by the any of the Vendors or any of their respective predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;

J.17 THAT the **Vendors** and each one of them have agreed to indemnify and keep indemnified the **Purchasers** against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of any of the **Vendors** of any nature whatsoever and each of the **Vendors** shall be liable and responsible for discharge of the indemnity;

J.18 THAT each of the **Vendors** are now lawfully seized and possessed of or otherwise well and sufficiently to their respective plots forming part of the said Land (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written;

J.19 THAT each of the **Vendors** is fully competent to sell and transfer their respective plots of Land unto and in favour of the **Purchasers**;

J.20 THAT there is no legal bar or impediment under the provisions of any law or rule framed thereunder for the time being in force restraining any of the Vendors in effecting sale and transfer of their respective plots in favour of **the Purchasers**;

G. The Purchasers have agreed to purchase and acquire the said Land and/or the respective right title interest of each of the Vendors into or upon the said Land relying on the aforesaid representations and believing the same to be true, at and for a consideration of **Rs.72,60,000/- (Rupees Seventy Two Lacs Sixty Thousand only)** (hereinafter referred to as the **CONSIDERATION AMOUNT**) and subject to the terms and conditions hereinafter appearing;

H. The parties are desirous of recording the same in writing;



Addl. District Sub Registrar  
Bidhan Nagar (Salt Lake City)

27 JAN 2010



**NOW THIS INDENTURE OF CONVEYANCE WITNESSETH** as follows:

I. THAT in consideration of the said Agreement and in further consideration of a sum of **Rs.72,60,000/- (Rupees Seventy Two Lacs Sixty Thousand only)** of the lawful money of the Union of India well and truly paid by the **Purchasers** to the **Vendor Nos. 1 to 4** at or before the execution of these presents (the receipt whereof the **Vendor Nos. 1 to 4** doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the **Purchasers** and the said land more fully and particularly mentioned and described in the **First Schedule** hereunder written and hereby intended to be sold transferred and conveyed) the Vendor Nos. 1 to 4 doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the **Purchasers** ALL THAT piece or parcel of Bastu land measuring **40 [forty] Decimal**, be the same a little more or less, having 'Rayati' rights therein comprised in **R. S. Dag No. 487 [10 Decimal]** appertaining to L. R. Khatian No. 1104] and **R. S. Dag No. 494 [30 Decimal]** appertaining to L. R. Khatian No. 1101, 1102 and 1103] **TOGETHER WITH** Five RT Shed measuring in aggregate 1000 Square Feet, in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written) **OR HOWSOEVER OTHERWISE** the said Land 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 or distinguished **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, trees, bushes, crops, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Land and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of each of the Vendors into or upon and in respect of the said Land or any



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

27 JAN 2010

and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments and evidences of title which are any ways exclusively relates to or concerns the said Land or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendors** or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity;

II. **TO HAVE AND TO HOLD** the said Land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchasers** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreements, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

III. **AND THE VENDORS AND EACH ONE OF THEM DO HEREBY COVENANT WITH THE PURCHASERS AND EACH ONE OF THEM** as follows:

a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendors** done or executed or knowingly suffered to the contrary each of the **Vendors** is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled their respective plots forming part of the said Land together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;

b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendors** or any of their/his/her ancestors or predecessors-in-title the **Vendors** and each one of them have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said Land and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchasers** in the manner aforesaid;





**Addl. District Sub-Registrar**  
Birbhan Nagar (Salt Lake City),

**27 JAN 2010**

c. **THAT NOTWITHSTANDING** anything contained herein, the said Land shall always be put to use for such purposes as the **Purchasers** deems fit and proper in accordance with law;

d. **AND THAT** the said Land together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, liens, liens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendors** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendors** in the said Land together with structures appurtenant thereto hereby sold in the manner aforesaid.

e. **AND THAT** the **Purchasers** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **Vendors** or any person or persons lawfully claiming through from under or in law or trust for the **Vendors** or any of his/her/their ancestors or predecessors-in-title.

f. **AND FURTHER THAT** the **Vendors** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said Land together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the **Vendors** or any of his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchasers** makes, does, executes and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said Land unto and to the use and benefit of the said **Purchasers** forever in the manner as aforesaid, as the said **Purchasers** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendors** shall at all times hereafter indemnify and keep indemnified the **Purchasers** against losses, damages, costs, charges and expenses, if



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
**27 JAN 2010**

১০/১/১০

any, suffered by reason of any defect in title of the **Vendors** or any breach of the covenants hereunder contained;

**g. AND ALSO** the **Vendors** had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said Land together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.

**h. AND THAT** the **Vendors** shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchaser's name in the records of Block Land & Land Revenue Officer and/or Collectorate of Alipore and/or also with such other statutory body or bodies.

**i. AND** the **Vendors** doth hereby further covenant and assure the **Purchasers** that he/she/they hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the **Purchasers** are dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the **Vendors** shall and will indemnify the **Purchasers** entirely for the losses and damages to be suffered by it in respect of the said Land together with structures appurtenant thereto hereditament and premises hereby sold.

**j. AND THAT** the **Purchasers** herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the **Vendors** or any person or persons lawfully or equitably claiming as aforesaid.



Accl. District Sub-Registrar  
Bidhan Nagar (Saini Lake City)  
27 JAN 2010



**k. AND FURTHER THAT** the **Vendors** doth hereby declare and confirm that he/she/they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.

**l. AND FURTHER THAT** the **Vendors** shall and will pay all outstanding Municipal District Board or Panchayat Tax and taxes Government Revenues and all other impositions whatsoever due and payable by the Vendors or any of his/her/their ancestors or predecessors-in-title up to the date of these presents.

**m. AND** the **Vendors** have agreed to indemnify and keep the **Purchasers**, their respective successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.

**n. AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendors** covenant and assured the **Purchasers** that all title deeds, muniments, papers, documents and receipts in respect of the said Land hereby conveyed to the **Purchasers** hereto and more fully and particularly mentioned and described in Part I, Part II, Part III and Part IV of the FIRST SCHEDULE hereunder written shall remain in custody, control and power of the **Vendors** herein fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the **Purchasers** herein shall have the right and power to take inspection thereof or obtain extracts there from at its own costs and expenses at all times upon 48 hours prior notice in writing to the **Vendors** herein, and the **Vendors** shall produce the original of these Presents to all Courts of law, tribunal, arbitration, proceeding and other places at all times upon request and cost of the **Purchaser** herein upon 48 hours prior notice in writing.

**o. AND THAT** the **Vendors** also declare and confirm that he/she/they are in khas and vacant possession of the said land together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.

**p. AND THAT** the **Vendors** herein declare and confirm that the said Land (more fully and particularly mentioned and described in the **First Schedule** hereunder writer:) has got no claim whatsoever with any



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

27 JAN 2010

Government Body and/or statutory body and/or any agency under the Government.

VI. **AND THE VENDORS** doth hereby assure and covenant with the **Purchasers** that in the event of there being any defect in Title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **Vendors** shall cause such defect to be removed, remedied and have agreed to keep the **Purchasers** saved, harmless and fully indemnified from and against: all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation;

VII. **AND THAT** the **Vendors** never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the **Vendors** for the acquisition or the said Land or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the **Vendors** have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said Land or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said Land or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the **Vendors** and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Land or any part or portion 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** make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Land and every part or portion thereof unto and to the use the **Purchasers** as shall or may be reasonably required.

VIII. **AND THIS DEED FURTHER WITNESSETH** that the Purchasers shall be entitled to amalgamate and/or cause to be amalgamated the said Plots of Land and it is hereby further agreed and declared that the Purchasers have agreed to acquire the said Land with the intent and object of



Addr: District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

27 JAN 2010

undertaking integrated development thereof either by themselves or in conjunction with the other persons and/or persons owning the other contiguous plots of land on such terms and conditions as may be agreed upon between the Purchasers and the owners of the adjacent and/or contiguous plots of land.

IX. **AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;

X. Simultaneously with the execution of this Deed of Conveyance the **Vendors** have made over to the **Purchasers** the actual, physical, vacant and peaceful possession of the said Land;

XI. The Purchaser No. 1 to 4 have acquired equal share in the said Land;

XII. **AND IT IS HERBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Purchasers** [represented by their common Director as the Constituted Attorneys and/or Authorized Representatives of the **Vendors** are hereby authorized and shall be entitled:

1. To defend, manage and maintain the said Land and to pursue the plan to be sanctioned by the Competent Authority;
2. To cause the Building Plans to be revalidated/modified/alterd and to pay fees, costs, charges for such sanction / revalidation / modification / alteration of the Building Plans to be sanctioned by the Competent Authority.
3. To appoint Architect or Architects, Engineers, Surveyors and to have surveyed and soil-tested of the said Land as necessary and for that purpose to make all necessary correspondences with the authorities concerned.
4. To sign, execute and submit all necessary papers, application, documents, statements, undertakings, declaration and map or plans as may be required for having the map/plan or plans in respect of the said Land and also for sanction by the Competent Authority and/or any other Authority or Authorities having jurisdiction in this regard.
5. To appear and represent before all the appropriate authority or authorities including the Municipality, Panchayat, Kolkata Metropolitan





Addr: ~~Distr~~ Sub-Registrar  
Bidhan Nagar (Salt Lake City)

27 JAN 2010

Development Authority, Kolkata Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Block Land & Land Reforms Officer [B.L. & L.R.O.] or its Superior Authorities, District Magistrate/Collector in connection with the mutation of the said LAND, the sanction of the said plan of the said Land and/or change in use and character of the said Land in the Land Records of the Govt. of West Bengal;

6. To pay fees, obtain sanction and such other orders and permissions from the necessary Authorities as may be found expedient for sanction of the plan and other papers and documents as may be required by the necessary authorities.
7. To receive the excess amount of fees, if any paid for the sanction of the said plan/plans to the Authority or Authorities.
8. To utilize or shift or connect the existing utilities in the said Premises in such manner as the Attorneys may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever for and on account of the said Premises or any part thereof (and similarly to receive excess payments receivable from concerned Authorities for and on account of the said Land or any part thereof).
10. To appear and represent and sign on behalf of the **Vendors** before all Authorities including those under the Municipality for fixation and/or finalisation of the annual valuation of the said Land and for that purpose to sign, execute, register and submit necessary papers and documents and to do all such other acts, deeds and things as the said Attorney may deem fit and proper.
11. To file and submit all necessary declarations, statements, applications and/or returns to the necessary Authority or Authorities in connection with the matters herein contained in respect of the Said Premises and obtaining sanction plan.
12. For all or any of the purposes hereinbefore stated and to appear and represent us before all the Authorities having jurisdiction and to sign, execute and submit all necessary papers and documents.
13. To obtain necessary clearance from respective Authorities namely Kolkata Improvement Trust, C.M.D.A., Metro Railway or any other statutory authority or authorities which may be found to be required for the



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

27 JAN 2010

purpose of applying and/or obtaining sanction plan from the KMC in respect of the said Premises and to do all other things ancillary thereto.

14. To prepare and sign all necessary Deed of Declaration which may be required for the purpose of registration and for submission of the same before the Kolkata Improvement Trust, C.M.D.A. or any other statutory authority or authorities and also to sign necessary affidavit.
15. And to pay all fees, charges, cost and expenses in the matter as aforesaid and all other matters concerning and arising out of the said Premises.
16. To obtain mutation of the said Premises in the records of the KMC and the office of the B.L. & L.R.O. or any other authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
17. To obtain change in use and character of the land contained in the said Premises from the Office of the B.L.& L.R.O. and/or any other competent authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
18. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Vendors could do in person.
19. To substitute and appoint from time to time, one or more Attorney, under the Attorney, with the same or limited powers and to cancel/withdraw such appointment at will.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(said LAND)**

ALL THAT piece or parcel of Bastu land measuring **40 [forty] Decimal**, be the same a little more or less, having 'Rayati' rights therein comprised in **R. S. Dag No. 487 [10 Decimal]** appertaining to L. R. Khatian No. 1104] and **R. S. Dag No. 494 [30 Decimal]** appertaining to L. R. Khatian No. 1101, 1102 ~~and 1103] TOGETHER WITH~~ Five RT Shed measuring in aggregate 1000 Square



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

27 JAN 2010



Feet, in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North) **OR HOWSOEVER OTHERWISE** the said **LAND** 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 or distinguished and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered RED which is butted and bounded in the manner following :-

**DAG NO. 487**

ON THE NORTH : Dag No. 483  
ON THE EAST : Dag No. 490  
ON THE SOUTH : Dag No. 494  
ON THE WEST : Dag No. 485

**DAG NO. 494**

ON THE NORTH : Dag No. 487  
ON THE EAST : Dag No. 491  
ON THE SOUTH : Dag No. 493  
ON THE WEST : Dag No. 485

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(ABSTRACT ON TITLE)**

The **Vendors** have acquired the title in respect of the said **LAND** in the manner following:-

1. One Gaurimoni Dasi was fully seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area of 30 Decimal out of total 30 Decimal comprised in R. S. Dag No. 494 under Khatian No. 63/4 and an area of 10 decimal out of total 10 decimal comprised in R. S. Dag No. 487 under Khatian No. 63/4 - [total area being 40 decimal] in Mouza - Mahishbathan, J. L. No. 18, P.S.: Rajarhat now Bidhannagar [East], in the Dist.: 24 - Parganas [North] having been recorded as Rayat in the Record of Rights;
2. By a Deed of Conveyance dated 27<sup>th</sup> November, 2004 duly registered with the Office of the DSR Barasat in Book No. I, Volume No. I, Pages 1 to 22 under Being No. 05849 for the year 2004 the said Gourimoni Dasi sold conveyed and transferred in favour of Vendor Nos. 8 to 12 herein 10 Decimal in Dag No. 487 and 30 Decimal in Dag No. 494, under Khatian



Addr. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
27 JAN 2010

No. 63/4 in Mouza - Mahishbathan, J. L. No. 18, P.S.: Rajarhat now Bidhannagar [East], in the Dist.: 24 - Parganas [North];

3. Thus the said Vendor Nos. 8 to 12 herein acquired the title in respect of the said property and are fully seized and possessed of the same and well and sufficiently entitled to the same;
4. Afterwards the Vendors duly applied to the Office of the B. L. & L. R. O. and obtained suitable order of conversion in the nature and character of the said Land into Bastu Land;



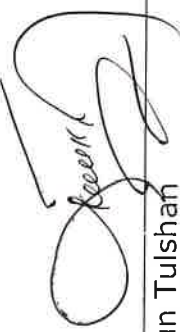
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)


27 JAN 2010

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.


**SIGNED, SEALED AND DELIVERED**

by the above named **VENDORS** in the presence of:

1.   
Arun Tulshan  
Son of Late Kishan Lal Tulshan  
Flat 4D 4<sup>th</sup> Floor FORT MYSORE  
2 Prince Anwar Shah Road  
Kolkata – 700 033

2.   
Pratit Chakraborty  
Working for gain at  
83 Topsia Road South  
Kolkata – 700 046

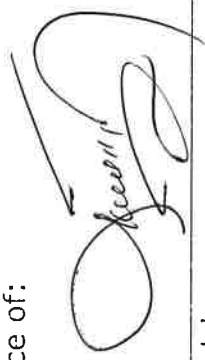
For **DGCARS DAIRY PRODUCTS PVT. LTD.**  
  
Director

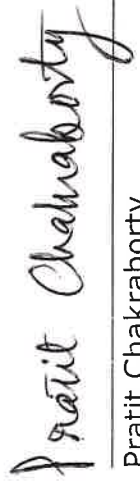
For **ANVANTI DEALERS PVT. LTD.**  
Ranjeet kr. Jhaiporia  
Director  
**Amrabathi Investra (P) Ltd.**  
  
Director

For **PILOT CONSULTANTS PVT. LTD.**  
  
Director/Authorised Signatory

**SIGNED, SEALED AND DELIVERED**


by the above named **PURCHASERS** in the presence of:


1.   
Arun Tulshan  
Son of Late Kishan Lal Tulshan  
Flat 4D 4<sup>th</sup> Floor FORT MYSORE  
2 Prince Anwar Shah Road  
Kolkata – 700 033

2.   
Pratit Chakraborty  
Working for gain at  
83 Topsia Road South  
Kolkata – 700 046

For **RAINBOW ENCLAVE PVT. LTD.**  
Radhu Syam Rancharis  
Director  
**(AUTHORISED SIGNATORY)**

For **ANGIRAWA REAL ESTATE PVT. LTD.**  
Radhu Syam Rancharis  
Director  
**(AUTHORISED SIGNATORY)**

For **ELITE COMMUNITIES PVT. LTD.**  
  
Director/Authorised Signatory

For **EXPRESS COMMUNITIES PVT. LTD.**  
  
Director/Authorised Signatory



Additional District Sub-Registrar  
Bidhanagar (Salt Lake City)

27 JAN 2010



**RECEIVED** of and from the within named Purchasers the within mentioned sum of **Rs.72,60,000/- (Rupees Seventy Two Lacs Sixty Thousand only)** towards the within mentioned consideration for sale and transfer of the said LAND as per MEMO OF CONSIDERATION hereinbelow:

**MEMO OF CONSIDERATION**

Sl.	Date	Cheque No.	Issued by [Purchaser]	Favouring	Bank	Amount
1	27.01.2010	184914	Rainbow Enclave Pvt. Ltd.	Dooars Dairy Products Pvt. Ltd.	Indian Bank	4,53,750/-
2	27.01.2010	184915	Do	Anvanti Dealers Pvt. Ltd.	-do-	4,53,750/-
3	27.01.2010	184916	Do	Amrabathi Investra Pvt. Ltd.	-do-	4,53,750/-
4	27.01.2010	184917	Do	Pilot Consultants Ltd.	-do-	4,53,750/-
5	27.01.2010	398569	Anugraha Real Estate Pvt. Ltd.	Dooars Dairy Products Pvt. Ltd.	Indian Bank	4,53,750/-
6	27.01.2010	398570	Do	Anvanti Dealers Pvt. Ltd.	-do-	4,53,750/-
7	27.01.2010	398571	Do	Amrabathi Investra Pvt. Ltd.	-do-	4,53,750/-
8	27.01.2010	398572	Do	Pilot Consultants Ltd.	-do-	4,53,750/-
9	25.01.2010	071479	Express Commodities Pvt. Ltd.	Dooars Dairy Products Pvt. Ltd.	Punjab & Sind Bank	4,53,750/-
10	25.01.2010	071480	Do	Anvanti Dealers Pvt. Ltd.	-do-	4,53,750/-
11	25.01.2010	071480	Do	Amrabathi Investra Pvt. Ltd.	-do-	4,53,750/-
12	25.01.2010	071481	Do	Pilot Consultants Ltd.	-do-	4,53,750/-
13	25.01.2010	068935	Elite Commodities Pvt. Ltd.	Dooars Dairy Products Pvt. Ltd.	Punjab & Sind Bank	4,53,750/-
14	25.01.2010	068936	Do	Anvanti Dealers Pvt. Ltd.	-do-	4,53,750/-
15	25.01.2010	068937	Do	Amrabathi Investra Pvt. Ltd.	-do-	4,53,750/-
16	25.01.2010	068938	Do	Pilot Consultants Ltd.	-do-	4,53,750/-
						<b>72,60,000/-</b>

**Rs.72,60,000/- (Rupees Seventy Two Lacs Sixty Thousand only)**



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

27 JAN 2010

For Doodla Dairy Products Pvt. Ltd.

For Anvanti Builders Pvt. Ltd.

Anrabathi Investra (P) Ltd.

*[Signature]*  
Director

*[Signature]*  
Director

*[Signature]*  
Director

Vendor No. 1

Vendor No. 2

Vendor No. 3

**Witnesses:**

*[Signature]*

Arun Tulshan  
Son of Late Kishan Lal Tulshan  
Flat 4D 4<sup>th</sup> Floor FORT MYSORE  
2 Prince Anwar Shah Road  
Kolkata - 700 033

For PILOT CONSULTANTS PVT. LTD.  
*[Signature]*

Director/Authorised Signatory

*[Signature]*  
Pratit Chakraborty

Pratit Chakraborty  
Working for gain at  
83 Topsia Road South  
Kolkata - 700 046

**Prepared in my Office**

*[Signature]*  
Pratit Chakraborty  
Advocate  
Alipore Police Court, Kolkata.



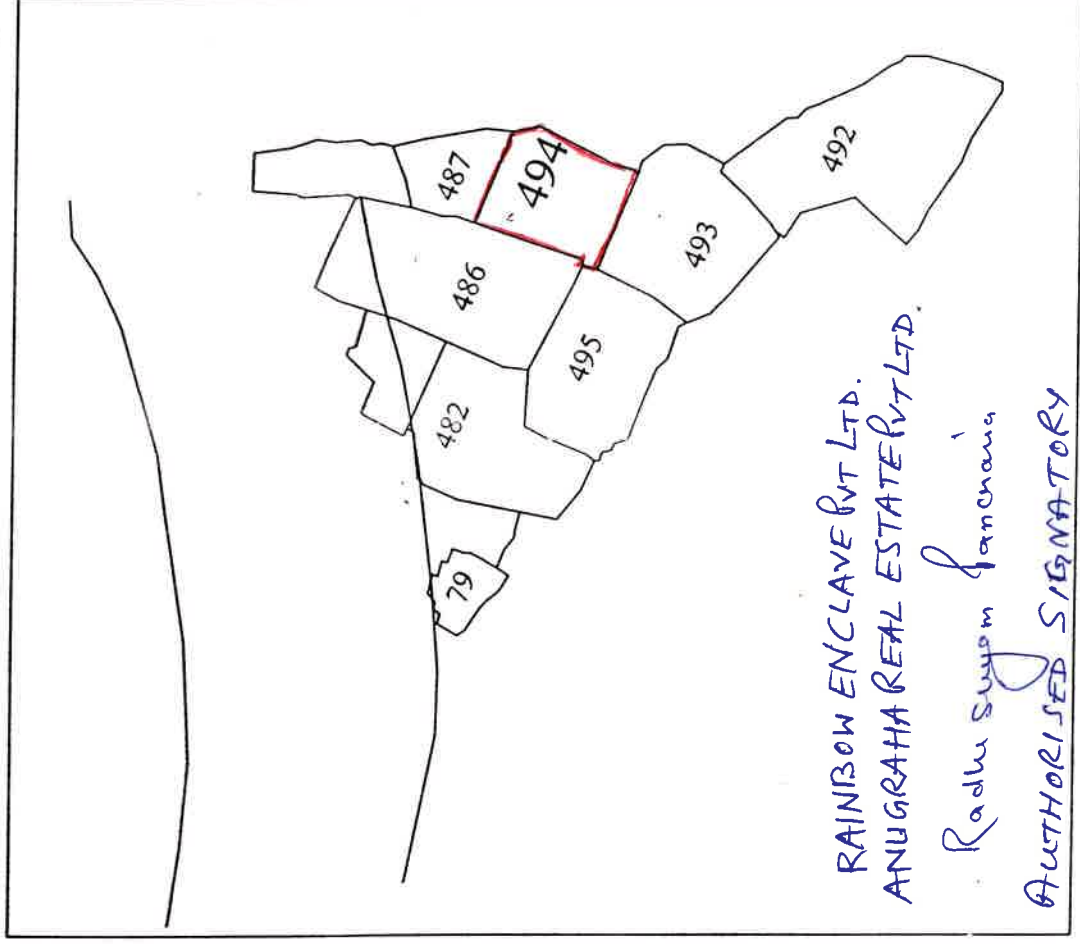
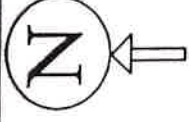
Addl. District Sub-Registrar  
Bidhan Nagar (Sak Lake City)

27 JAN 2010

# Site Plan For L.R.Dag no. 494

Mouza Mahishbathan, J.L. No. 18, Khatian No.- 1101,1102 & 1103  
Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 30 decimals



For DUGARS DAIRY PRODUCTS PVT, LTD.

  
Director

For ANVANTI DEALERS PVT. LTD.

  
Director

Amrabathi Investra (P) Ltd.

  
Director

For PILOT CONSULTANTS PVT. LTD.

  
Director/Authorised Signatory

For ELITE COMMUNITIES PVT. LTD.

  
Director/Authorised Signatory

For EXPRESS RESOURCES PVT. LTD.

  
Authorised Signatory



Addl. District Sub-Registrar  
RiChan Nagar (Salt Lake City)

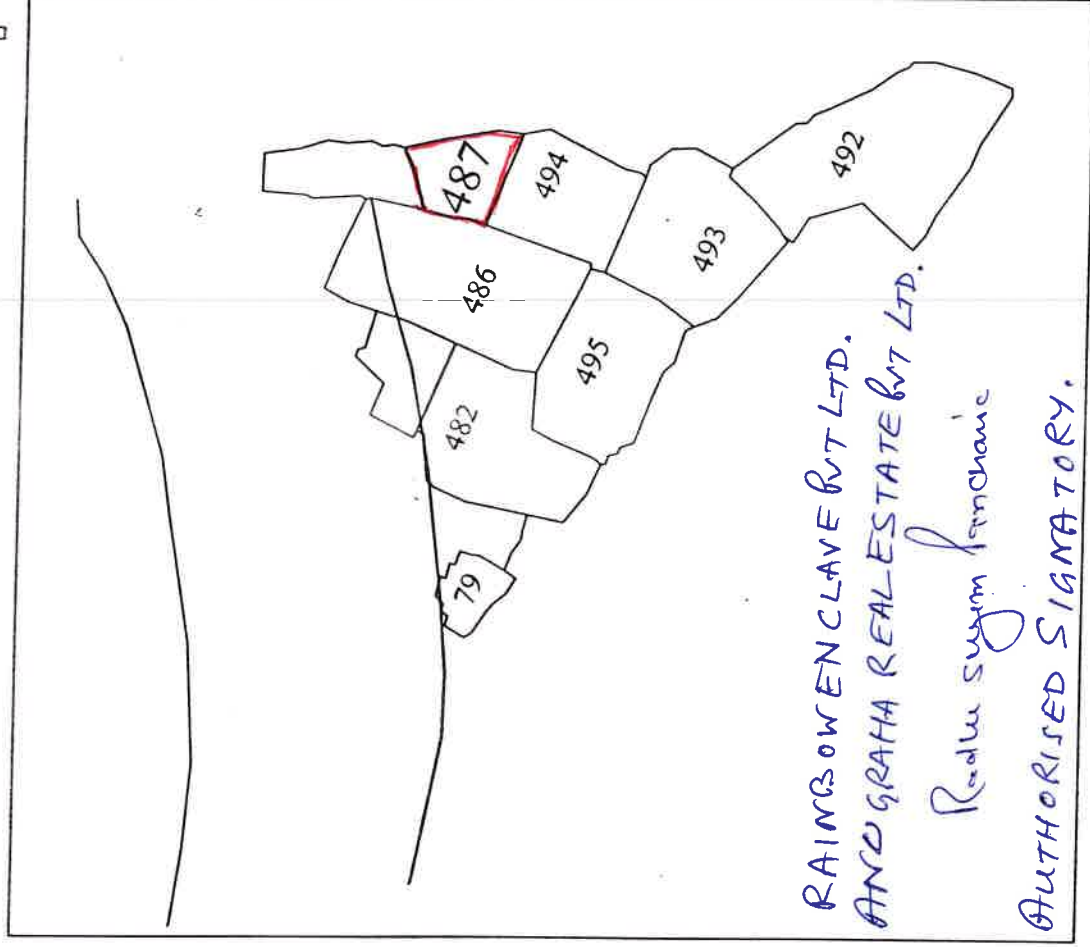
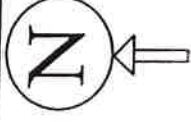
97 JAN 2010



# Site Plan For L.R.Dag no. 487

Mouza Mahishbathan, J.L. No. 18, Khatian No.- 1104  
Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 10 decimals



RAINBOW ENCLAVE PVT. LTD.  
ANGGRAHA REAL ESTATE PVT. LTD.  
রাঙা সূর্যম ফাউন্ডেশন  
AUTHORIZED SIGNATORY.

For DOOARS DAIRY PRODUCTS PVT. LTD.

Director

For ANVANTI DEALERS PVT. LTD.

Director

Amrabathi Investra (P) Ltd.

Director

For PIDOT CONSULTANTS PVT. LTD.

Director/Authorised Signatory

For EXPRESS COMMODITIES PVT. LTD.

Director/Authorised Signatory


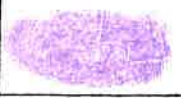




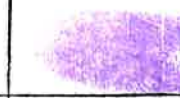



For ELITE COMMODITIES PVT. LTD.

Director/Authorised Signatory



**Addl. District Sub-Registrar**  
Bidhan Nagar (Salt Lake City)











**27 JAN 2010**

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name RADHE SHYAM PANCHARIA


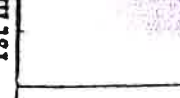




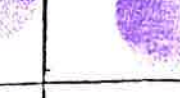


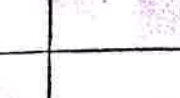
Signature Radhe Shyam Pancharia

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name SUNIL AGARWAL



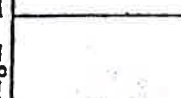

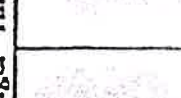




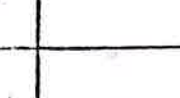
Signature Sunil Agarwal

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name G. S. AGARWAL

Signature G. S. Agarwal

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name RANJEET JHAJHARIA

Signature Ranjeet Jhajharia



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

27 JAN 2010



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name ..... VIKRAM NALIN.

Signature ..... *Vikram Nalin*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name ..... BHAVYA MUKESH LAKHANI.

Signature ..... *Bhavya Mukesh*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
	right hand				
PHOTO					

Name .....

Signature .....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
	right hand				
PHOTO					

Name .....

Signature .....



Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

27 JAN 2010





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

**Endorsement For Deed Number : I - 00778 of 2010**

**(Serial No. 00681 of 2010)**

**On 27/01/2010**

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

**Presented, for registration, at 20.35 hrs on :27/01/2010, at the Private residence by Radhe Shyam Mohan, Malaviya Sarani, Kolkata-700020, By Profession : ----**

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

Execution is admitted on 27/01/2010 by

1. G. S. Agarwal, Director, Doears Dairy Products Pvt. Ltd., 5/1, Hungerford St., Kolkata-700017, By Profession : ----
  2. Ranjeet Kr. Jhajharia, Director, Anvanti Dealers Pvt. Ltd., 5 B, Ashton Rd., Kolkata-700020, By Profession : ----
  3. Vikram Nalin Pancholi, Director, Amrabathi Investra Pvt. Ltd., 5 B. Ashton Rd., Kolkata-700020, By Profession : ----
  4. Bhavya Mukesh Lakhani, Director, Pilot Consultants Pvt. Ltd., 13, Mahendra Rd., Kolkata-700025, By Profession : ----
  5. Radhe Shyam Pancharia, Authorised Signatory, Rainbow Enclave Pvt. Ltd., 12 C, Pandit Madan Mohan, Malaviya Sarani, Kolkata-700020, By Profession : ----
  6. Radhe Shyam Pancharia, Authorised Signatory, Anugraha Real Estate Pvt. Ltd., 12 C, Pandit Madan Mohan, Malaviya Sarani, Kolkata-700020, By Profession : ----
  7. Sunil Kr. Agarwal, Authorised Signatory, Elite Commodities Pvt. Ltd., 10/ 4 B, Lal Lajpat Rai Sarani, Kolkata-700020, By Profession : ----
  8. Sunil Kr. Agarwal, Authorised Signatory, Express Commodities Pvt. Ltd., 10/4 B, Lala Lajpat Rai Sarani, Kolkata-700020, By Profession : ----
- Identified By Sailesh Mehta, son of A. Mehta, 37, Dr. Rajendra Rd. Kol- ,Pin 700020,Thana: ., By Caste: Hindu, By Profession: Service.

( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 29/01/2010**

**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.

**Payment of Fees:**

Fee Paid in rupees under article : A(1) 125741/- ,E = 14/- on 29/01/2010

**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.-1143126/-



( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**01/02/2010 10:53:00**

**Endorsement** Page 1 of 2  
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)





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

Endorsement For Deed Number : I - 00778 of 2010  
(Serial No. 00681 of 2010)

Certified that the required stamp duty of this document is Rs.- 800208 /- and the Stamp duty paid as:  
Impresive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 199950/- is paid17972227/01/2010STATE BANK OF INDIA, Bhowanipore Cal., received on 29/01/2010
2. Rs. 199950/- is paid17972427/01/2010STATE BANK OF INDIA, Bhowanipore Cal., received on 29/01/2010
3. Rs. 199950/- is paid29733227/01/2010STATE BANK OF INDIA, Gokhale Rd. Cal., received on 29/01/2010
4. Rs. 199950/- is paid29733027/01/2010STATE BANK OF INDIA, Gokhale Rd. Cal., received on 29/01/2010

( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR



( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

01/02/2010 10:53:00

EndorsementPage 2 of 2  
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)



Certificate of Registration under section 60 and Rule 69.

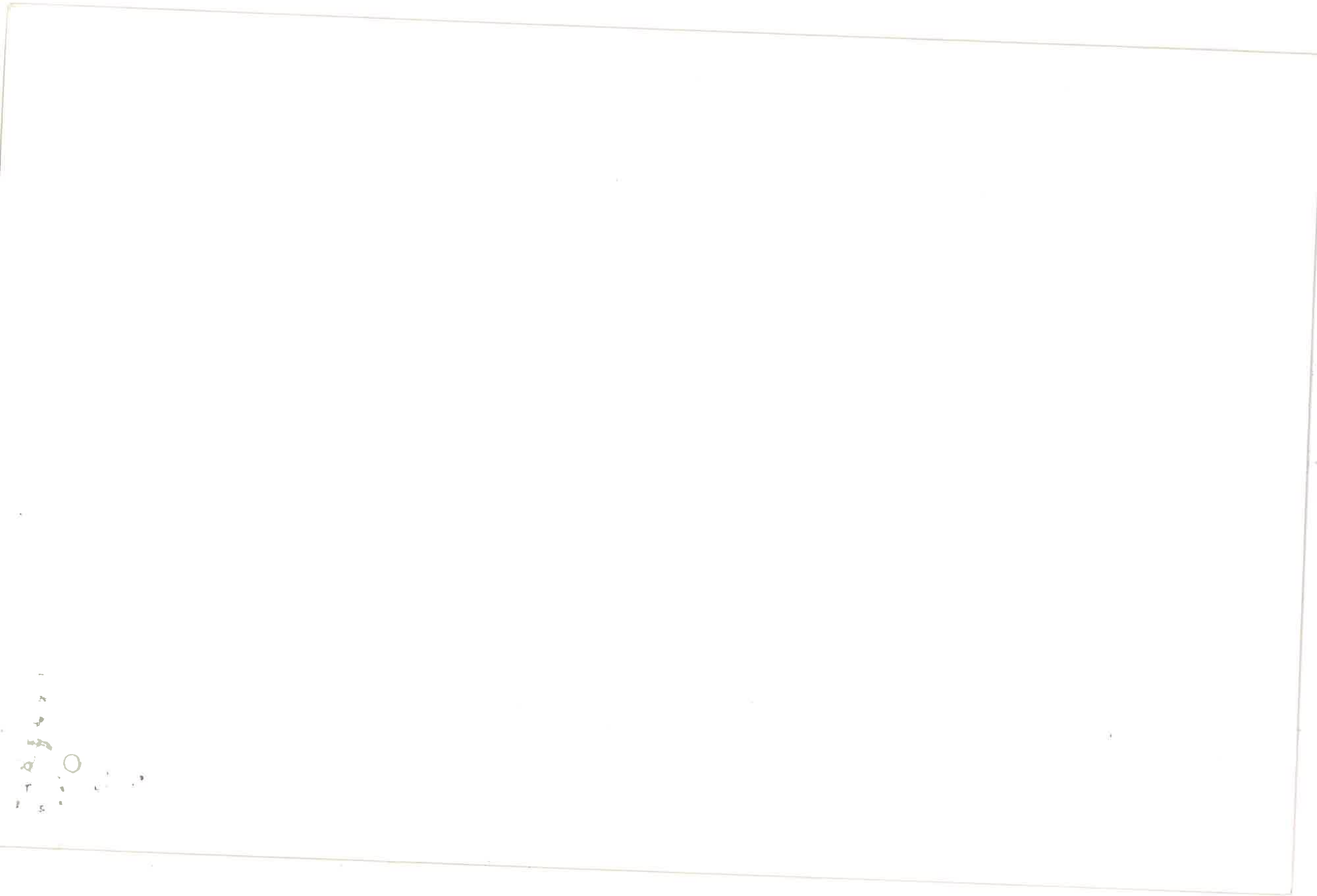
Registered in Book - 1  
CD Volume number 2  
Page from 2343 to 2372  
being No 00778 for the year 2010.



(Rajendra Prasad Upadhyay) 01-February-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal







1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100

2

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100