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पश्चिम बंगाल WEST BENGAL

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9-017061/12
V.C NO- 3139/12

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

Dist. Sub-Registrar
Bidhanagar, (Salt Lake City)

21 AUG 2012

CONVEYANCE

1. Date: 05/07/2012.

2. Place: Kolkata

3. Parties:

38

2-05-2012

Value of N. J. Stamp Rs. 500/-
Name of Purchaser
Address

BAPI DAS
Advocate
Alipore Police Court
Kolkata-700027

Handwritten signature

A. MUKHERJEE
Stamp Vendor (S.S. Indus Indus)

Kesum mundhra.



10978

Kesum mundhra.



10979

Kisnam Purabit



10980

Anand Kumar Agarwal



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F.T.O.

3.1 **OSCAR BUSINESS PRIVATE LIMITED**, a private Limited company registered under the Companies Act, 1956, represented by its Authorised Signatory Mr. Subrata Majumder, son of Bimal Chand Majumder, residing at 36/1/1, Tangra Road, Kolkata - 700 015 having its registered Office at CF 305, Salt Lake City, Sector-I, Kolkata -700 064

ANAND KUMAR AGARWAL.

3.2 **ANAND-AGRARWAL**, Son of Kunjalal Agarwal residing at 4E, Block -I, Bhavani Complex, Ghoshpara, Kestapur, District of 24 Parganas North

3.3 **KUSUM MUNDRA**, wife of Shyam Sunder Mundra residing at CF- 300, Salt Lake City Sector Kolkata -700064,

3.4 **KISHAN PUROHIT**, son of Jamunadas Purohit, residing at 66 Pathariaghata Street, P.S Jorabagan, Kolkata- 700006

3.5 **SANTANU CHATTERJEE**, son of Sri Durgadas Chatterjee residing at B/14/1Rajarhat Road Jaromandir, District 24 Parganas North, represented by his Constituted Attorney Subrata Majumder, son of Bimal Chand Majumder, residing at 36/1/1, Tangra Road, Kolkata - 700 015 vide a registered Power of Attorney dated 17th February, 2010 duly registered in the office of the ADSR, Bidhannagar, Salt Lake City and recorded in Book No. IV, CD Volume No. I, Pages from 2409 to 2418, Being No. 00269 of 2010;

(3.1 and 3.5 collectively **VENDORS** which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representative and assigns)

And

3.6 **GYANESHWAR PROJECTS PVT. LTD (INCOME TAX PAN: AAECG6345H)**, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 30, Chittaranjan Avenue Kolkata - 700012, represented by its Authorised Signatory **Mr. Ajay Tiwari**, son of Sri J. P. Tiwari, residing at 343 G. T. Road, Salkia, Howrah - 711 106.

3.7 **SATYALAXMI VINTRADE PVT. LTD (INCOME TAX PAN: AARCS2660N)**, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 5, Rameshwar Malia Lane, Howrah - 711 101, represented by its Authorised Signatory, **Mr. Prakash Kumar Bhimrajka**, son of Late Bajrang Lal Bhimrajka working for gain at 36/1A, Elgin Road, Kolkata - 700 020



10981

OSCAR BUSINESS PVT. LTD.

Subrata Majumdar

Director

(AUTHORISED SIGNATORY)
(SUBRATA MAJUMDAR)



10981

Subrata Majumdar
(SUBRATA MAJUMDAR)
AS CONSULTEED ATTORNEY OF
SANTANU CHATTERJEE

Identified by me:-

Apriya _____

APRIYA MUNDHRA
S/O SITYAM MUNDHRA
CF-200 SALT LAKE CITY
KOL-64
BUSINESS



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(3.6 and 3.7 hereinafter collectively called the **PURCHASERS** (which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-interest / office and/or assigns)

Vendor/s and Purchaser/s individually **Party** and collectively **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **1st Plot:** Sali land measuring about 3.24 (three point two four) decimals out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1205, Mouza - Mahishbathan, J.L. No.18, Police Station- **Electronic Complex [previously Bidhannagar (East)]**, Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the **1st Schedule** below and demarcated 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 in the 1st Plot of Vendor No 3.1.

4.2 **2nd Plot:** Sali land measuring about 1 (two) decimals out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1089, Mouza - Mahishbathan, J.L. No.18, Police Station **Electronic Complex [previously Bidhannagar (East)]**, Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the **2nd Schedule** below and demarcated 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 in the 2nd Plot of Vendor No 3.2.

4.3 **3rd Plot:** Undivided 0.0078 share in the Sali land out of 52 Decimals , comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1088, Mouza - Mahishbathan, J.L. No.18, Police Station **Electronic Complex [previously Bidhannagar (East)]**, Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the **3rd Schedule** below and demarcated 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 in the 3rd Plot of Vendor No 3.3.



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- 4.4 **4th Plot:** Undivided 0.0078 share in the Sali land out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatiar No. 1090, Mouza - Mahishbathan, J.L. No.18, Police Station Electronic Complex [previously Bidhannagar (East)], Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the 4th Schedule below and demarcated 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 in the 4th Plot of Vendor No 3.4
- 4.5 **5th Plot:** Undivided 0.0078 shares in the Sali land out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1091, Mouza - Mahishbathan, J.L. No.18, Police Station Electronic Complex [previously Bidhannagar (East)], Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the 5th Schedule below and demarcated 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 in the 5th Plot of Vendor No 3.5.
- 4.3 All the 1st Plot, 2nd Plot, 3rd Plot, 4th Plot, and 5th Plot more fully described in the 1st Schedule, 2nd Schedule, 3rd Schedule, 4th Schedule and 5th Schedule herein collectively referred to as the Said Property
5. **Background, Representations, Warranties and Covenants**
- 5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchasers regarding title:
- 5.1.1 **Sale by Kalidas Mondal and Ors to Oscar Business Private Limited:** By an Indenture of Conveyance dated 13th day of July, 2007, recorded in Book No. 1, Deed No. 00169 for the year 2007 the said (Said Conveyance) (1) Sri Kali Das Mondal (2) Smt Maha Rani Mondal collectively as Vendors therein sold, transferred and conveyed an area of 5.84 Satak i.e. in Dag Nos. 492 (3.24 Satak) and 482 (2.60 Satak), under L. R. Khatian No. 44 and 10, 13 at Mouza - Mahishbathan, J. L. No. 18, Police Station - Bidhannagar East, within the limit of Bidhannagar Municipality, unto and in favour of Oscar Business Private Limited i.e. the vendor 3.2 herein.
- 5.1.2 **Mutation by Oscar Business Private Limited:** That the said Oscar Business Private Limited by virtue of the said Conveyance became the absolute owner of



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the land measuring 3.24 Satak in Dag No. 492 along with other Dags and only 2 Satak out of 3.24 Satak was mutated and recorded in the L. R. Settlement and were assigned L. R. Khatian No. 1075 at Mouza - Mahishbathan, J. L. No. 18. Police Station - Bidhannagar East, within the limit of Bidhannagar Municipality.

5.1.3 Sale By Sushil Kumar Naskar and Ors to Anand Agarwal and Ors:- By an Indenture of Conveyance dated 8th November 2004, recorded in Book No. I, Deed No. 05568 for the year 2004 the said **(Said Conveyance) (1) Sri Sushil Kumar Naskar (2) Sri Phanindra Nath Naskar (3) Sri Ramapada Laskar (4) Shiburam Laskar (5) Sri Sailen Mondal** collectively as Vendors therein sold, transferred and conveyed an total area of **44 Satak i.e 17.50 out of 63 Satak in Dag Nos. 469 , 21.50 Satak out of 58 Satak in Dag No 486, 1 Satak out of 42 Satak in Dag no 482, 1 Satak out 52 in Dag No 492 and 3 Satak out of 98 Satak in Dag No 485/ 563** under L. R. Khatian No. 61, 303, 331,338/1 at Mouza - Mahishbathan, J. L. No. 18. Police Station - Bidhannagar East, within the limit of Bidhannagar Municipality, unto and in favour of Anand Agarwal (Vendor 3.3), Kusum Mundra (Vendor 3.4), Kishan Purohit (Vendor 3.5) and Santanu Chatterjee (Vendor No3.6) herein.

5.1.4 Mutation by Anand Agarwal:- That the said Anand Agarwal by virtue of the said Conveyance became the absolute owner of the land measuring 1 Satak in Dag No. 492 along with other Dags and the mutation of 1 Satak was recorded in the L. R. Settlement and were assigned L. R. Khatian No. 1085 at Mouza - Mahishbathan, J. L. No. 18. Police Station - Bidhannagar East, within the limit of Bidhannagar Municipality.

5.1.5 Mutation by Kusum Mundra :- That the said Kusum Mundra by virtue of the said Conveyance became the absolute owner of Undivided 0.0078 share in the Sali land out of 52 Decimals in Dag No. 492 along with other Dags in records of L. R. Settlement and were assigned L. R. Khatian No. 1088 at Mouza - Mahishbathan, J. L. No. 18. Police Station - Bidhannagar East, within the limit of Bidhannagar Municipality.

5.1.6 Mutation by Kishan Purohit:- That the said Kishan Purohit by virtue of the said Conveyance became the absolute owner of Undivided 0.0078 share in the Sali land out of 52 Decimals in Dag No. 492 along with other Dags in records of L. R. Settlement and were assigned L. R. Khatian No. 1090 at Mouza - Mahishbathan, J. L. No. 18. Police Station - Bidhannagar East, within the limit of Bidhannagar Municipality.

5.1.7 Mutation by Santanu Chatterjee:- That the said Santanu Chatterjee by virtue of the said Conveyance became the absolute owner of Undivided 0.0078 share in



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the Sali land out of 52 Decimals in Dag No. 492 along with other Dags in records of L. R. Settlement and were assigned L. R. Khatian No. 1C91 at Mouza - Mahishbathan, J. L. No. 18. Police Station - Bidhannagar East, within the limit of Bidhannagar Municipality.

5.1.8 Ownership of the Vendors: Thus, the Vendors became and are the sole and absolute owners of the Said Property described in the **1st Schedule, 2nd Schedule, 3rd Schedule, 4th Schedule and 5th Schedule** below, and all representations of the Vendors with regard to his aforesaid chain of title are true and correct.

5.2 Representations and Warranties of Vendors Regarding Encumbrances: The Vendors have made the following representations and given the following warranties to the Purchasers regarding encumbrances:

5.2.1 No Acquisition/Requisition: The Said Property has neither been acquired or requisitioned under any law nor notified for any acquisition, requisition or scheme of the Municipal Authority, Government or any Statutory Body whatsoever and further the Vendors have not received any notice or intimation in this regard.

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 the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 No Act of Vendors: The Vendors have not, at any time, done or executed or suffered or been party or privy to any act, deed, matter or thing whereby the Said Property can or may be impeached, encumbered or affected in title in any manner whatsoever.

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 absolutely to the Purchasers.

5.2.5 Certificate Case: No Certificate Case is pending for realization of any Government revenue from the Vendors.

5.2.6 No Right of Preemption: No person or persons whatsoever has or has claimed to have any right of preemption over and/or in respect of the Said Property or any part thereof.

5.2.7 No Mortgage: No mortgage or charge is presently subsisting in respect of the Said Property or any part thereof.



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5.2.8 **Free From All Encumbrances:** The Said Property is now free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis-pendens 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.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the Purchasers in equal shares free from all encumbrances and liabilities of any and every nature whatsoever **and with good, bankable and marketable title** and together with khas, vacant, peaceful and physical possession and the Purchasers will purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**).

6.2 **Transfer of Title:** The Vendors are now executing this Conveyance to complete the transfer of title of the Said Property in favour of the Purchasers.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers in equal shares the 1st Plot described in the **1st Schedule** below, being Sali land measuring about 3.24 (three point two four) decimals out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1205, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar, Sub-Registration District Bidhannagar, District North 24 Farganas, within the limits of Bidhannagar Municipality morefully described in the **1st Schedule** below and demarcated 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 in the 1st Plot of Vendor No 3.1.



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7.2 Hereby Made: The Vendors hereby sell, convey and transfer to the Purchasers in equal shares the 2nd Plot described in the 2nd Schedule below, being Sali land measuring about 1 (two) decimals out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1089, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar, Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the 2nd Schedule below and demarcated 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 in the 2nd Plot of Vendor No 3.2.

7.3 Hereby Made: The Vendors hereby sell, convey and transfer to the Purchasers in equal shares the 3rd Plot described in the 3rd Schedule below, being Undivided 0.0078 share in the Sali land out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1088, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar, Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the 3rd Schedule below and demarcated 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 in the 3rd Plot of Vendor No 3.3.

7.4 Hereby Made: The Vendors hereby sell, convey and transfer to the Purchasers in equal shares the 4th Plot described in the 4th Schedule below, Undivided 0.0078 share in the Sali land out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1090, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar, Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the 4th Schedule below and demarcated 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 in the 4th Plot of Vendor No 3.4 together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature in the above property.

7.5 Hereby Made: The Vendors hereby sell, convey and transfer to the Purchasers in equal shares the 5th Plot described in the 5th Schedule below, Undivided 0.0078 shares in the Sali land out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1091, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar, Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the 5th Schedule below and demarcated on the Plan annexed hereto and bordered in



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colour Red thereon together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature in the 5th Plot of Vendor No 3.5.

7.6 Consideration: The aforesaid transfer is being made in consideration of a sum of **Rs.85,282/- (Rupees Eight lacs eighty five thousand two hundred eighty two only) (Consideration)** paid by the Purchasers to the Vendor no 3.1, Vendor No 3.2, Vendor No 3.3, Vendor No 3.4 and Vendor No 3.5, receipt of which the Vendor no 3.1, Vendor No 3.2, Vendor No 3.3, Vendor No 3.4 and Vendor No 3.5 hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges and of and from the payment of the same forever discharges and acquits the Purchaser 3.6 and 3.7 the Said 1st Plot, 2nd Plot, 3rd Plot, 4th Plot and 5th Plot more fully described in the 1st Schedule, 2nd Schedule, 3rd Schedule, 4th Schedule and 5th Schedule (**Collectively Property**).

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 encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executons, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens 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 thereto including but not limited to customary and other rights of easements for beneficial use and enjoyment of the Said Property.

8.2 **Transfer of Property Act:** The transfer being effected by this Conveyance is subject to all obligations and duties of vendors and vendee as provided in the Transfer of Property Act, 1882.



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8.3 **Indemnification:** The transfer being effected by this Conveyance is subject to indemnification by the Vendors about the correctness of Vendors' title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at its own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.4 **No Objection to Mutation, Conversion and Plan Sanction:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names and convert the said Property in all public and statutory records and Sanction Plan from the concerned authority and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendors and empowers and authorizes 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 co-operate with the Purchasers in all respect to cause mutation, conversion and plan sanction of the Said Property in the name of the Purchasers and in this regard the Vendors shall sign all documents and papers as required by the Purchasers.

8.5 **No objection to other clearances:** The Vendors declare that the Purchasers shall be entitled to obtain clearance from Urban Land Ceiling, Airport Authority, Fire, Microwave, Pollution and other statutory body for which Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the Constituted Attorneys of the Vendors and empowers and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and in this regard the Vendors undertake to co-operate with the Purchasers as and when required by the Purchasers.

8.6 **Outgoings** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under it, 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.



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8.8 **Delivery of Possession:** The Vendors hereby confirm that khas, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchasers.

8.9 **Holding Possession:** The Vendors hereby covenant that the Purchasers 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.

8.10 **Title Documents:** The Vendors confirm that in consideration of the Purchasers having paid the entirety of the Consideration to the Vendors, the Vendors have simultaneously with the execution of this Conveyance, delivered to the Purchasers all original documents of title and other documents relating to the Said Property that were in the custody of the Vendors and the Purchasers shall be entitled to unfettered ownership and custody thereof at all times hereafter.

SAID PROPERTY

1st Schedule

1st Plot

Sali land measuring about 3.24 (three point two four) decimals out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1205, Mouza - Mahishbathan, J.L. No.18, Police Station Electronic Complex [previously Bidhannagar (East)], Sub-Registration District Bidhannagar, District North 2nd Parganas, within the limits of Bidhannagar Municipality and demarcated on the Plan annexed hereto and bordered in colour Red thereon and is butted and bounded as follows:-

On the North	:	Dag No. 494
On the East	:	Dag No. 491
On the South	:	Dag No. 547
On the West	:	Dag No. 495

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor no 3.1 in the Said 1st Plot



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L.R. Dag No.	L.R. Khatian No.	Nature of the Land	Total Area of Dag (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner	Amount
492	1205	Sali	52	3.24	OSCAR BUSINESS PRIVATE LIMITED,	590819.00
Total area of land sold				3.24		

2nd Schedule

2nd Plot

Sali land measuring about 1 (one) Decimals out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1089, Mouza - Mahishbathan, J.L. No.18, Police Station Electronic Complex [previously Bidhannagar (East)], Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality and demarcated on the Plan annexed hereto and bordered in colour Red thereon and is butted and bounded as follows:

On the North	: Dag No. 494
On the East	: Dag No. 491
On the South	: Dag No. 547
On the West	: Dag No. 495

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor no 3.2 in the Said 2nd Plot.

L.R. Dag No.	L.R. Khatian No.	Nature of the Land	Total Area of Dag (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner	Amount
492	1089	Sali	52	1	ANAND AGRARWAL.	73616.00
Total area of land sold				1		

3rd Schedule

3rd Plot

Undivided 0.0078 share in the Sali land out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1088, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar, Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality and demarcated on the Plan annexed hereto and bordered in colour Red thereon and is butted and bounded as follows:



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- 5 JUL 2012

On the North	:	Dag No. 494
On the East	:	Dag No. 491
On the South	:	Dag No. 547
On the West	:	Dag No. 495

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor 3.3 in the Said 3rd Plot.

L.R. Dag No.	L.R. Khatian No.	Nature of the Land	Total Area of Dag (in decimal)	Total undivided share sold in the Dag	Total Area sold (in decimal)	Name of the Recorded Owner	Amount
492	1088	Sali	52	0.0078	0.00	KUSUM MUNDRA	73616.00
Total area of land sold				0.0078	0.00		

4th Schedule
4th Plot

Undivided 0.0078 share in the Sali land out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1090, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar, Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality and demarcated on the Plan annexed heretc and bordered in colour **Red** thereon annexed heretc and bordered in colour **Green** thereon and is butted and bounded as follows:

On the North	:	Dag No. 494
On the East	:	Dag No. 491
On the South	:	Dag No. 547
On the West	:	Dag No. 495

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor 3.4 in the Said 4th Plot.

L.R. Dag No.	L.R. Khatian No.	Nature of the Land	Total Area of Dag (in decimal)	Total undivided share sold in the Dag	Total Area sold (in decimal)	Name of the Recorded Owner	Amount
492	1090	Sali	52	0.0078	0.00	KISHAN PUROHIT	73616.00
Total area of land sold				0.0078	0.00		



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

• 5 JUL 2012

5th Schedule5th Plot

Undivided 0.0078 shares in the Sali land out of 52 Decimals, comprised in and forming part of L.R. Dag No.492, recorded in L. R. Khatian No. 1091, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar, Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality and demarcated on the Plan annexed hereto and bordered in colour Red thereon and is butted and bounded as follows:

On the North	:	Dag No. 494
On the East	:	Dag No. 491
On the South	:	Dag No. 547
On the West	:	Dag No. 495

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or whatsoever nature of the Vendor no 3.5 in the Said 5th Plot.

L.R. Dag No.	L.R. Khatian No.	Nature of the Land	Total Area of Dag (in decimal)	Total undivided share sold in the Dag	Total Area sold (in decimal)	Name of the Recorded Owner	Amount
492	1091	Sali	52	0.0078	0.00	SANTANU CHATTERJEE,	73616.00
Total area of land sold					0.0078	0.00	



Addl. District Sub Registrar
Bidhannagar, (Salt Lake City)

5 JUL 2012

9. Execution and Delivery

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

Subrata Majumder
OSCAR BUSINESS PRIVATE LIMITED

(PAN NO - AAA CO 3468 M.)

Anand Kumar Agrawal

ANAND AGRARWAL.

Kusum Mundhra.

KUSUM MUNDRA

Kishan Purohit

KISHAN PUROHIT

Subrata Majumder

SANTANU CHATTERJEE
P.O.A SUBRATA MAJUMDER.

[Vendors]

Witnesses:

Abhishek
CF-300 Salt Lake City
Kolkata-64.

Ramraj Jain
83, Topsia Rd (S)
Kolkata-46.

Prepared by me
Pratik Chakrabarty
Advocate,
All India Police Court
Kolkata-700 027.



Address: District Sub-Registrar
Bidhannagar (Salt Lake City)

5 JUL 2012

Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs.8,85,282/-** (Rupees Eight lacs eighty five thousand two hundred eighty two only) towards full and final payment of the Consideration for sale of the Said Property described in the Schedule above, in the following manner:

Kusum Mundhra

In favour of	Mode of Payment	Cheque No. & Date	Amount (Rs.)
Oscar Business Pvt. Ltd.	Cheque	000001, 12/05/2012 BANK OF INDIA	295410.00
Do	Cheque	290 208 18/5/12 PUNJAB & SIND BANK	295409.00
Anand Agarwal	Cash	N. A.	36808.00
Do	Cash	N. A.	36808.00
Kusum Mundhra	Cash	N. A.	36808.00
Do	Cash	N. A.	36808.00
Kishan Purohit	Cash	N. A.	36808.00
Do	Cash	N. A.	36808.00
Shantanu Chatterjee	Cash	N. A.	36808.00
Do	Cash	N. A.	36808.00
			8,85,284.00

OSCAR BUSINESS PVT. LTD.

Subrata Mazumder
Authorized Signatory
OSCAR BUSINESS PRIVATE LIMITED

PAN No - AAACO3468M.

Anand Kumar Agarwal

ANAND AGRARWAL.

Kusum Mundhra

KUSUM MUNDRA

Kishan Purohit

KISHAN PUROHIT

Subrata Mazumder

SANTANU CHATTERJEE

P.O. A SUBRATA MAZUMDER

[Vendors] (As constituted Attorney of
SUBRATA MAZUMDER)

Witness
Abhishek
Ramraj Jain



Addl. District Sub-Registrar
Bidhannagar, (Sajil Lake City)

- 5 JUL 2012

Site Plan For L.R.Dag no. 492

Mouza Mahishbathan, J.L. No. 18, L.R.Khatian No.- 1085, -090,1088,
1205 & 1091 Police Station - Electronic Complex,
District North 24 Parganas

Area Sold - 4.24 decimals



Anand Kumar Agent.

Kusum Mondal

Subrata Mondal

as Constituted
attorneys of (P.O.A of SANTANU CHATTERJEE)

Kishan Bhowmik

.....
Signature of Vendors

Subrata Mondal



Addl. District Sub-Registrar
Bidhannagar, (Sai Lake City)

25 JUL 2012



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

Endorsement For Deed Number : I - 10851 of 2012
(Serial No. 09314 of 2012)

On 06/07/2012

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.-36,61,818/-

Certified that the required stamp duty of this document is Rs.- 256347 /- and the Stamp duty paid as: Impressive Rs.- 500/-

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

Presented for registration at 21.50 hrs on :06/07/2012, at the Private residence by Kusum Mundra , one of the Executants.

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

Execution is admitted on 06/07/2012 by

1. Subrata Majumder
Authorised Signatory, Oscar Business Pvt. Ltd., C F-305, Salt Lake City, Sec-I, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064.
, By Profession : Business
 2. Anand Kr. Agarwal, son of Kunjalal Agarwal , 4 E, B L- I, Bhavani Complex, Ghoshpara, Kestopur, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 3. Kusum Mundra, wife of Shyam Sundar Mundra , C F-300, Salt Lake City, Sec- I, P.O. :- , District:-Kolkata, WEST BENGAL, India, Pin :-700064, By Caste Hindu, By Profession : Others
- Identified By Aditya Mundhra, son of S. Mundhra, C F-300, Salt Lake City, P.O. :- , District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Subrata Majumder, son of Bimal Ch. Majumder , 36/1/1, Tangra Rd., P.O. :- , District:-South 24-Parganas, WEST BENGAL, India, Pin :-700015, By Caste Hindu By Profession: Others,as the constituted attorney of Santanu Chatterjee is admitted by him.
- Identified By Aditya Mundhra, son of S. Mundhra, C F-300, Salt Lake City, P.O. :- , District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste: Hindu, By Profession: Business.



On 09/07/2012

Payment of Fees:

Amount By Cash

Rs. 40285.00/-, on 09/07/2012


Additional District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Debasish Dhar)

21 AUG 2012

ADDITIONAL DISTRICT SUB-REGISTRAR

1000

1000

1000

1000

1000



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

Endorsement For Deed Number : I - 10851 of 2012

(Serial No. 09314 of 2012)

(Under Article : A(1) = 40271/- , E = 14/- on 09/07/2012)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 957453, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 09/07/2012
2. Rs. 49000/- is paid, by the draft number 957454, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 09/07/2012
3. Rs. 49000/- is paid, by the draft number 957455, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 09/07/2012
4. Rs. 49000/- is paid, by the draft number 957456, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 09/07/2012
5. Rs. 49000/- is paid, by the draft number 957509, Draft Date 07/07/2012, .Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 09/07/2012
6. Rs. 11350/- is paid, by the draft number 957503, Draft Date 07/07/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 09/07/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/08/2012

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:

Amount By Cash

Rs. 0.00/-, on 21/08/2012



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

21 AUG 2012

Adl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

100

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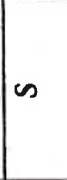



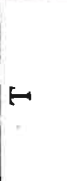









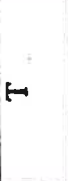
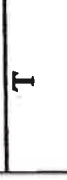



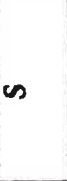
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SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executans.

						
						
	<i>Anand Kumar Aggarwal</i>					
						
						
						
						




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

5 JUL 2012

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executants.

										
	<u>Kes 4M Mundhra</u>									
		S	R	M (Left Hand)	I					
		T	I	M (Right Hand)	R					
		S	R	M (Left Hand)	I					
		T	I	M (Right Hand)	R					
		S	R	M (Left Hand)	I					
		T	I	M (Right Hand)	R					
		S	R	M (Left Hand)	I					
		T	I	M (Right Hand)	R					


































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

5 JUL 2012

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executans.

Kishan Purohit						
		S	R	M (Left Hand)	I	T
						
		T	I	M (Right Hand)	R	S
		Kishanlal Purohit				
						
		S	R	M (Left Hand)	I	T
						
		T	I	M (Right Hand)	E	S
						
		S	R	M (Left Hand)	I	T
						
		T	I	M (Right Hand)	R	S





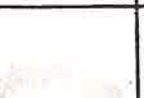







Addl. District Sub-Registrar
Bidhannagar - (Salt Lake City)

5 JUL 2012

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. **Signature of the Executant.**












Subrata Majumdar		S	R	M (Left Hand)	I	I	T		
									
		T	I	M (Right Hand)	R	I	S		
		S	R	M (Left Hand)	I		T		
		T	I	M (Right Hand)	R		S		
		S	R	M (Left Hand)	I		T		
		T	I	M (Right Hand)	R		S		



Addl. District Sub-Registrar
Bidhannagar, (Salt Lako City)

5 JUL 2012





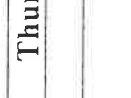





SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name..... Ramesh Kumar Bhambhani.....
 Signature..... Ramesh Bhambhani.....

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

Name..... GTJY Tiwari.....
 Signature..... Ajay Tiwari.....
 Authorised Signatory **Director**

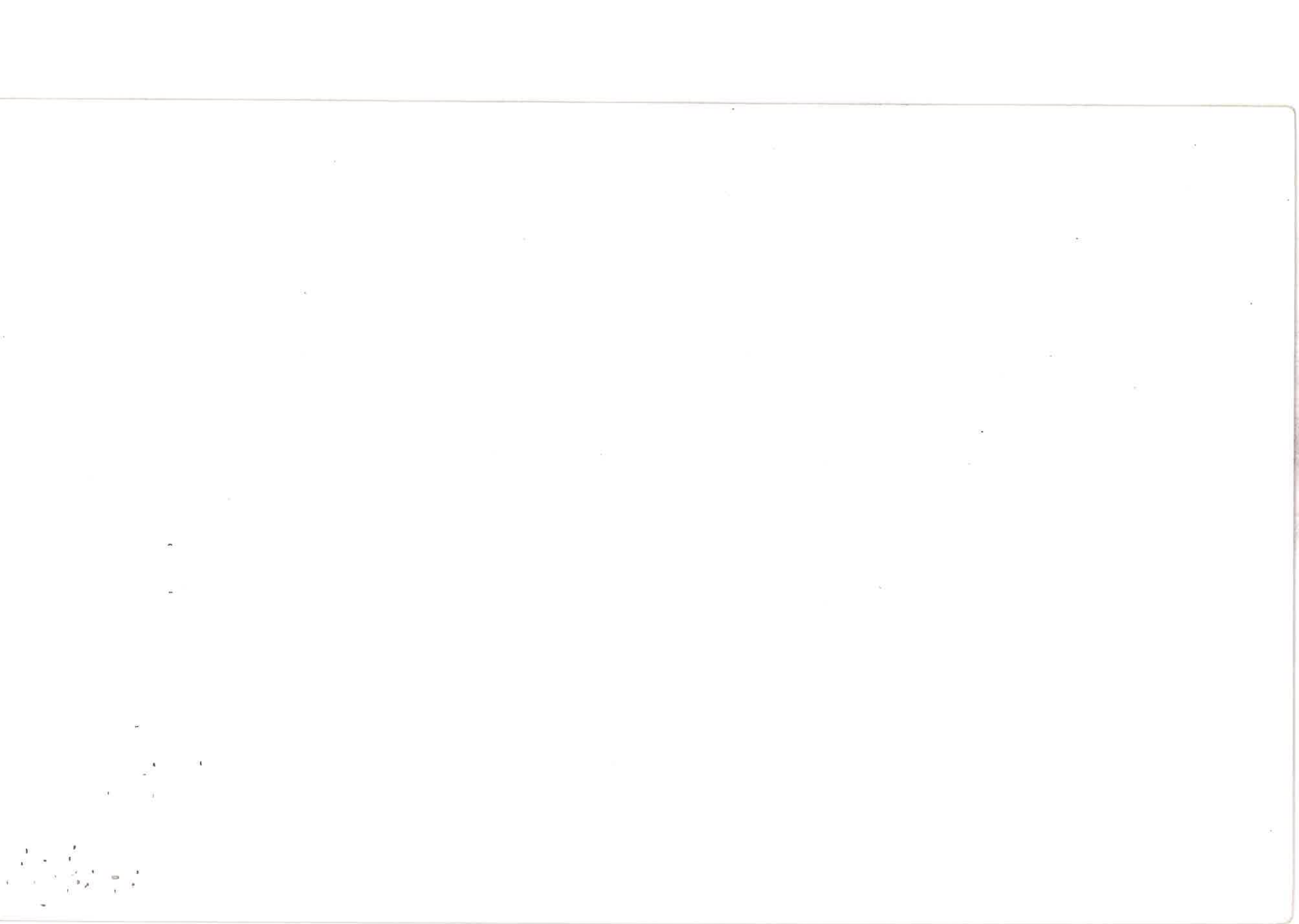
<p align="center">PHOTO</p>					
	Little	Ring	Middle Hand (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle Hand (Right Hand)	Ring	Little

Name.....
 Signature.....



Addl. District Sub-Registrar
Bidhanagar, (Sate Lake City)

5 JUL 2012



DATED THIS DAY OF 2012

BETWEEN

**OSCAR BUSINESS PRIVATE LIMITED
ANAND AGRARWAL.
KUSUM MUNDRA
KISHAN PUROHIT
SANTANU CHATTERJEE**

Vendors

AND

**GYANESHWAR PROJECTS PVT. LTD
SATYALAXMI VINTRADE PVT. LTD.**

Purchasers


DEED OF CONVEYANCE

Witnesses:

Certificate of Registration under section 60 and Rule 60

Registered in Book - I
CD Volume number 15
Page from 7596 to 7622
being No 10851 for the year 2012.




(Debasish Dhar) 22-August-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

