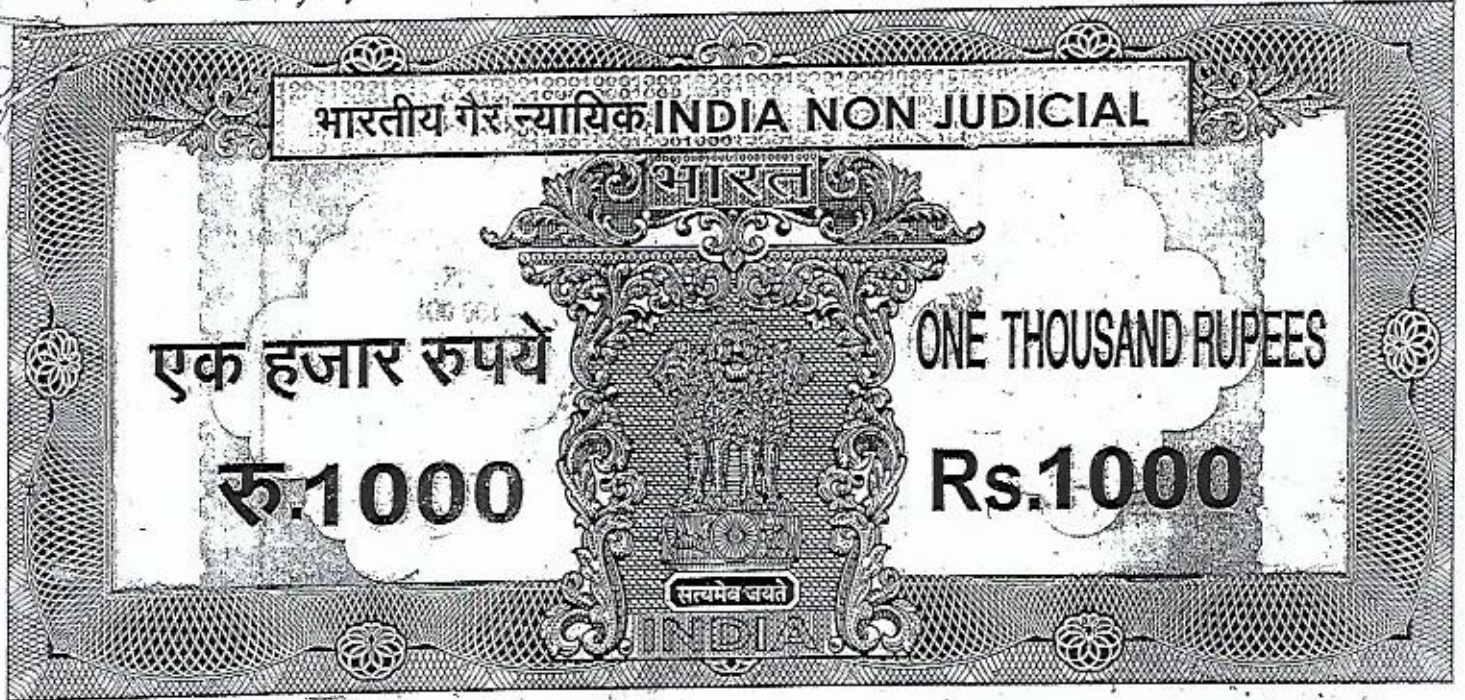


01979

08523



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A/598889

*2/10/14*  
*14/20/14*  
*Accepted*

*23/10/14*

*843989*  
*[Signature]*  
*[Signature]*  
*[Signature]*

ADDITIONAL REGISTRAR OF ASSURANCES - KOLKATA  
*[Signature]*

*New Memo*  
 S.D.D. \_\_\_\_\_  
 Charges Rs. 184402-184406  
 dt. 14.2.14  
 Re. 4994084 + 37100  
 has been Paid as defiled Stamp Rs. \_\_\_\_\_

THIS INDENTURE OF CONVEYANCE made this the *14th* day of *February* TWO THOUSAND AND SEVEN BETWEEN (1) ARUN KUNDU son of Late Bishnupada Kundu residing at Flat No.G1 28A, Prince Anwar Shah Road, Kolkata 700 045 (2) BISWANATH KUNDU son of Late

*[Signature]*  
*[Signature]*  
*[Signature]*

*[Signature]*  
*[Signature]*

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130029

11 JAN 2007

R. L. GAGGAR  
Solicitor & Advocate  
TEMPLE CHAMBERS,  
8, OLDPOST OFFICE STREET,  
1RD FLOOR, KOLKATA - 700 001

L. S. VERMA,  
CHIEF CLERK

5 x 1000 = 5000

(KAUSHAL KUMBHAT)

Presented for Registration on the 14th days of July 2007  
Venerable Residence  
Kaushal Kumbhat  
ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

VIBGYOR PROJECTS PRIVATE LIMITED  
Director / Authorised Signatory  
(KAUSHAL KUMBHAT)

- 1) Kaushal Kumbhat
- 2) Ajeet Kumar
- 3) Rajwade
- 4) Joydeep Kumar
- 5) Arun Kumar
- 6) Ranjan Kumar
- 7) Chandan Kumar

835

1 Arun Kumar

836

2 Rajwade

837

3 Joydeep Kumar



Dipankar Dutta

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

Dipankar Dutta

11/1/07



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 598891

1B

Gardens, Govt. Housing Estate, 48/4 Sultan Alam Road, Kolkata 700

033 (5) RANJAN KUNDU son of Late Bishnupada Kundu residing at

No.2/2/1B Chandra Chatterjee Street, Kolkata 700 025 (6)

CHANCHAL KUNDU son of Late Bishnupad Kundu residing at



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 598892

1C

No.2/2/1B Chandra Chatterjee Street, Kolkata 700 025 (7) SMT.

ASHOKA DAS wife of Sri Sadhan Chandra Das and daughter of the  
said Late Bishnupada Kundu and residing at No.4 Chandra Chatterjee

Street, Kolkata 700 025 and (8) SMT. ASHIMA GHOSH wife of Sri

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

A 598893

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1D

Pradip Ghosh and daughter of the said Late Bishnupada Kundu residing, at Flat No.301, Hill Park, Co-operative Housing Society Limited, Vadawali Section-B Cabin Road, Ambermath (East) Thane, Maharashtra 421 501 hereinafter collectively referred to as the

**VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs legal representatives executors administrators and assigns) of the **ONE PART AND VIBGYOR PROJECTS PVT LTD** a company incorporated within the meaning of the Companies Act 1956 having its registered office situated at No.15 Chittaranjan Avenue, Kolkata 700 072 hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **OTHER PART**

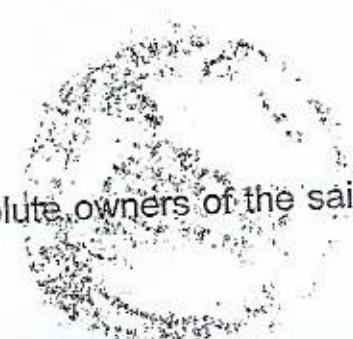
## WHEREAS

A) One Bishnupada Kundu (since deceased) during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the Municipal Premises No. 2/3C and 2/2/1B Chandra <sup>Nalk</sup> Chatterjee Street, P.S. Bhowanipore, Kolkata 700 025 (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity collectively referred to as the said **PREMISES** situation whereof is shown and delineated in the map or plan annexed hereto and bordered in **RED** thereon)

B) The said Bishnupada Kundu who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 1<sup>st</sup> December 1983 leaving him surviving his widow Smt. Belarani Kundu (also since deceased), six sons namely (1) Arun Kundu (2) Biswanath Kundu (3) Joydeb Kundu (4) Asim Kundu (5) Ranjan Kundu (6) Chanchal Kundu and his two married daughters namely Smt. Ashoka Das and Smt. Ashima Ghosh and upon his death the said heirs and/or legal representatives became entitled to the entirety of the said Premises.

C) The said Smt. Belarani Kundu widow of the said Late Bishnupada Kundu also died intestate on 19<sup>th</sup> October 2003 leaving her surviving the Vendors herein as her only heirs and/or legal representatives and consequent to the deaths of the said Late Bishnupada Kundu and the said Late Belarani Kundu the Vendors herein thus became the absolute owners of the entirety of the said Premises each one of them became entitled to undivided 1/8<sup>th</sup> share or interest into or upon the said Premises.

D) The Vendors are thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the entirety of the said Premises each of the Vendors being entitled to undivided 1/8<sup>th</sup> share or interest into or upon the said Premises.

- E) In the events as recited hereinabove the Vendors are the sole and absolutely owners of the said Premises. The entirety of the said Premises is in khas possession of the Vendors.
- F) The Vendors and each one of them have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the Municipal Premises No. 2/3C & 2/2/1B Chandra Chatterjee Street, Kolkata 700 025 (hereinafter collectively referred to as the said **PREMISES** more fully and particularly mentioned and described in the **SCHEDULE** hereunder written situation whereof is shown and delineated in the map or plan annexed hereto and bordered in **RED** thereon) and/or the entirety of the right title and interest of the Vendors into or upon the said Premises free from all encumbrances charges liens lispensens attachments trusts whatsoever or howsoever for the consideration and on the terms and conditions hereinafter appearing.
- G) At or before the execution of this Indenture the Vendors and each one of them have assured and represented to the Purchaser as follows:
- a) **THAT** the Vendors alone are the absolute owners of the said Premises.
- 



- b) THAT the said Premises is free from all encumbrances and charges and the Vendors are in khas possession of the entirety of the said Premises.
- c) THAT the Vendors have a marketable title in respect of the said Premises.
- d) THAT the Vendors have not entered into any agreement for sale transfer and/or development in respect of the said Premises or any part or portion thereof.
- e) THAT the Vendors have not entered into any agreement for sale transfer and/or development nor have created any interest of any third party into or upon the said Premises or any part or portion thereof.
- f) THAT the Vendors are fully competent to sell and transfer the entirety of the said Premises.
- g) THAT all the municipal rates taxes and other outgoings including electricity charges payable in respect of the said Premises have been paid and/or shall be paid by the Vendors upto the date of execution of this Indenture.

h) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed to execute this Indenture and to purchase and acquire the said Premises.

**NOW THIS INDENTURE WITNESSETH as follows:**

I. THAT in pursuance of the Said **AGREEMENT AND** in further consideration of a sum of **Rs.40,00,000/-**(Rupees Forty lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors and each one of them in equal proportion at or before the execution these presents (the receipt whereof the Vendors and each one of them respectively 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 the Vendors and each one of them respectively doth hereby acquit release and discharge the Purchaser as well as the said **PREMISES** hereby intended to be sold transferred and conveyed) the Vendors and each one of them respectively doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchaser **ALL THAT** the Municipal Premises No. 2/3C and 2/2/1B Chandra Chatterjee Street, Kolkata 700 025 (hereinafter collectively referred to as the said **PREMISES** more fully and particularly mentioned and described in **SCHEDULE** hereunder written and the situation

whereof has been shown and delineated in the map or plan annexed hereto and bordered in RED thereon) **TOGETHER WITH** the building and/or structures standing thereon absolutely and forever free from all encumbrances charges liens lienspendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements whatsoever **OR HOWSOEVER OTHERWISE** the said **PREMISES** 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 benefits and advantages of ancient and other lights all yards courtyards areas 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 to the said **PREMISES** or any part thereof belonging or in anyway appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in

equity of the Vendors into or upon and in respect of the said **PREMISES** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anyway exclusively relate to or concern the said **PREMISES** or any part or parcel thereof which now are or hereafter 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 both at law or in equity **TO HAVE AND TO HOLD** the said **PREMISES** 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 Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lispensens whatsoever.

II. **AND** the Vendors and each one of them doth hereby covenant with the Purchaser that the Vendors alone are the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the said **PREMISES** and every part thereof free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendors and each one of them do hereby

covenant with the Purchaser that they have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said **PREMISES** hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said **PREMISES** or any part thereof in the manner as aforesaid.

III. **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said **PREMISES** hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors now have in themselves good right full and absolute power to grant sell convey transfer assure and assign the said **PREMISES** hereby granted sold conveyed transferred and

assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid **AND THAT** the Vendors have duly made over possession of the said **PREMISES** to the Purchaser herein and the Purchaser has received and accepted the same without any dispute, demand or claim whatsoever against the Vendors in respect of the nature and/or occupancy of the constructions on the land comprised in the said **PREMISES** or otherwise.

IV. **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take 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 or equitably claiming from under or in trust for the Vendors or from under or in trust of any of their respective predecessors in title **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and in the manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions

12

of any 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 **PREMISES** or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **PREMISES** and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

VI. **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **PREMISES** or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **PREMISES** and every part thereof unto and to the use of the Purchaser.

VII. **AND THIS DEED FUIRTHHER WITNESSETH as follows:**

- i) That all the municipal rates taxes and outgoings payable in respect of the said Premises upto the date of execution shall be paid borne and discharged by the Vendors and the Vendors and each one of them have agreed to indemnify and keep the

Purchaser indemnified from and against all costs charges claims actions suits and proceedings.

ii) AND IT IS HEREBY FURTEHR DECLARED that the Vendors have put the Purchaser in possession of the entirety of the said Premises and the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof without any hindrance or obstruction from the Vendors or any other person and/or persons claiming through or under them

**THE SCHEDULE ABOVE REFERRED TO  
(THE SAID PREMISES)**

ALL THAT the pieces and parcels of land containing by admeasurement an area of 1 Cottah 12 Chittacks and 37 Sq.ft. (be the same a little more or less) together with the old building and/or structures measuring Approx. 900 Sq.ft. (more or less) situated and standing thereon within Mouja Bhowanipore Kasaripara. Touji No. 2833 in Dihi Panchannagram Division 6, Sub-Division "----" comprised in Dag No. 252 (Old) New 528/491 situate lying at and being Municipal Premises No. 2/3C & 2/2/1B Chandra <sup>NATH</sup> Chatterjee Street, Kolkata -700 025 within, Police Station Bhowanipore, within the limits of the Kolkata Municipal Corporation, Ward No. 71 and in the Dist. Sub-Registration Office Alipore in the District of 24-Parganas(South) and butted and bounded as follows that it to say;

ON THE NORTH : By \_\_\_\_\_  
ON THE EAST : By 28A Ashutosh Mukherjee Road  
ON THE SOUTH : By 2/3E Chandra <sup>NATH</sup> Chatterjee Street  
ON THE WEST : By 2/3D Chandra <sup>NATH</sup> Chatterjee Street



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 AND DELIVERED by  
the VENDORS at Kolkata in the  
presence of:-

*Ajankar Datta*  
28A, Prince Anwar Shah Road  
P.O. Lake Gardens  
Kolkata. 700045

*Banumati*  
10-B Paddopukur Road  
Kolkata-20

*Arun Kundu*  
ARUN KUNDU

*Biswanath Kundu*  
BISWANATH KUNDU

*Joydeb Kundu*  
JOYDEB KUNDU

*Asim Kundu*  
ASIM KUNDU

*Ranjan Kundu*  
RANJAN KUNDU

*Chanchal Kundu*  
CHANCHAL KUNDU

*Ashoka Das*  
SMT. ASHOKA DAS

*Ashima Ghosh*  
SMT. ASHIMA GHOSH

SIGNED AND DELIVERED by  
the PURCHASER at Kolkata in the  
presence of:-

*Mr. Satish Kumar*  
6, Old Park Office  
Kolkata-700007.

*Mr. Satish Kumar*

VIBGYOR PROJECTS PRIVATE LIMITED

*[Signature]*  
Director / Authorised Signatory

(KAUSHAL KUMBHAR)

RECEIVED of and from the within named  
 Purchaser the within mentioned sum of  
 Rs.40,00,000/- (Rupees Forty lacs) only,  
 being the full agreed consideration money as per  
 Memo. of Consideration written below :

Rs.40,00,000.00

<u>B DRAFT NO.</u>	<u>DATED</u>	<u>BANK &amp; BR</u>	<u>FAVOURING</u>	<u>AMOUNT</u>
304327	13.02.07	Citi Bank at A Kolkata.	Ashoka Das	5,00,000.00
046545	14.02.07	-DO-	Arjun Kundu	500,000.00
046546	14.02.07	-DO-	Arjun Kundu	500,000.00
304326	13.02.07	-DO-	Chanchal Kundu	500,000.00
046541	14.02.07	-DO-	Ranjana Kundu	500,000.00
046542	14.02.07	-DO-	Biswanath Kundu	500,000.00
046543	14.02.07	-DO-	Joydeb Kundu	500,000.00
			Ashima Ghosh	500,000.00
			<u>Total</u>	<u>Rs.40,00,000.00</u>

(Rupees Forty Lacs only)

- 1 Arjun Kundu
- 2 Biswanath Kundu
- 3 Joydeb Kundu
- 4 Arjun Kundu
- 5 Arjun Kundu
- 6 Chanchal Kundu
- 7 Ashoka Das
- 8 Ashima Ghosh

Witnesses :

Dipankar Dutta

Banankumar

Drafted and prepared in my  
 Office

*R. L. GAGGAR*  
 R. L. GAGGAR  
 SOLICITOR & ADVOCATE  
 HIGH COURT AT CALCUTTA

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



*Biswas Mr. Pr. Kund.*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



*Ashaker Mr.*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



*S. J. Kund*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



*[Signature]*



Amen Kudu

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



Joydel Kudu

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



Agan Kudu

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



Chancel Kudu

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



*Abhooch  
Sohima Ghosh*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

PHOTO

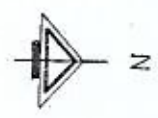
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

PHOTO

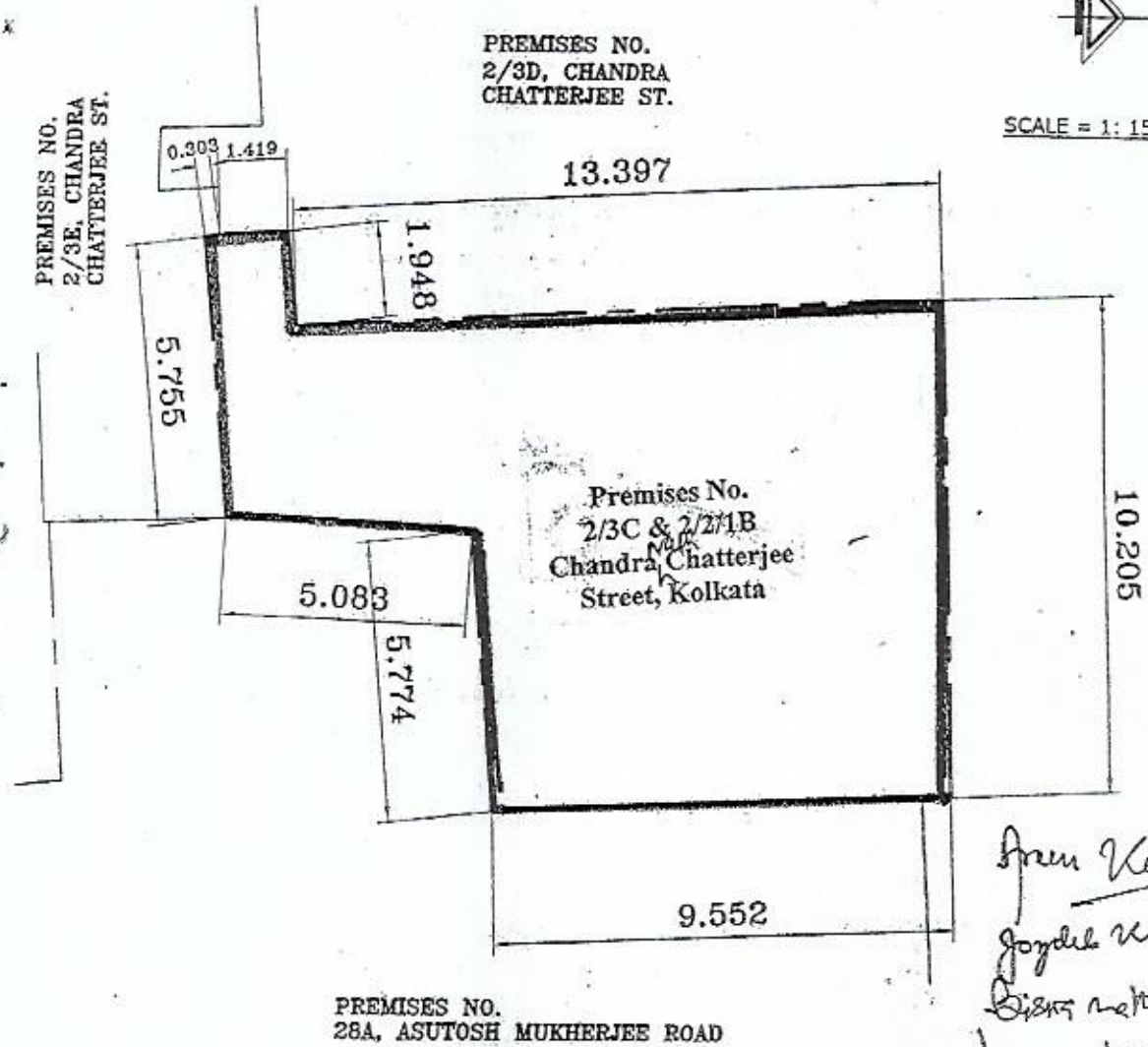
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SITE PLAN

PREMISES NO. 2/3C & 2/2/1B CHANDRA CHATTERJEE STREET,  
KOLKATA 700 025 P.S. BHOWANIPUR  
LAND AREA : 1 COTTAHS 12 CHITTACKS 37 SQ.FT. (MORE OR LESS)



SCALE = 1: 150(M)



*From Vendor*  
*Jyoti Kundu*  
*Biswajit Kundu*  
*Ashaka Das*

**VIBGYOR PROJECTS PRIVATE LIMITED**  
*[Signature]*  
Director / Authorised Signatory

*[Signature]*  
*Ashanka Ghosh*  
*Chandak Kundu*

VENDOR(S) SIGNATURE

VENDEE(S) SIGNATURE

