



S/N 2809805

S. B. I.
 Cheque No. 568952, 167804
 dt. 5.4.07 for 25.8.07
 Rs. 49500 + 39100 = 88600/-
 has been Paid as a Stamp duty.

5000

ARA - I
 27.8.07

Deficit "A" Form Rs. 11110.00
 Subsequently realized
 on SBI Cheque No. dt.

THIS INDENTURE OF CONVEYANCE made this the 18th day of April
TWO THOUSAND AND SEVEN BETWEEN (1) BISWANATH KUNDU
(2) SAMBHUNATH KUNDU : both sons of Late Bibhuti Bhusan Kundu
(3) BARUN KUNDU (4) PRANAB KUNDU both sons of Late
 Mrityunjoy Kundu **(5) SMT. ANITA ADHIKARY** wife of Sri Kasinath
 Adhikary and daughter of Late Mritunjoy Kundu **(6) MISS. SUNITA**

S.B.I. Kalighat Br. - Bhabhi Anukul ch.
 Cheque No. 260093292, 7369233
 dt. 5.4.07, 18.4.07
 Rs. 49500 + 49500 = 99000/-
 has been Paid as deficit Stamp duty

1978
 1980

12.5.07
 99000

4302

16 APR 2007

No.
Sold to..... **R. L. GAGGAR**
Address..... **Solicitor & Advocate**
500/1, TEMPLE CHAMBERS,
1, OLD POST OFFICE STREET,
1ST FLOOR, KOLKATA - 700 001

L. S. VENDOR,
HIGH COURT - CL

✓ *Baulcha Natta Kundu*



25/6

Presented for Registration *22/08/07*

..... on the *18/5*

days of *18/5* year.....
Vendor Residence *Pancha Natta Kundu*

✓ *Pancha Natta Kundu*



25/7

ADDITIONAL REGISTRAR OF ASSURANCES - KOLKATA

✓ *Biswa Natta Kundu*



25/8

*1) Samblesath ready
2) Biswa Natta Kundu
3) Barun Kundu
4) Pancha Natta Kundu
5) Amla Kundu*

✓ *Barun Kundu*



25/9

✓ *Pancha Natta Kundu*



25/10

✓ *Anita Adhikari*

ADDITIONAL REGISTRAR OF ASSURANCES - KOLKATA



KUNDU daughter of Late Mrityunjoy Kundu (7) **SHYAMAL KUNDU** son
of Late Madan Gopal Kundu and (8) **SMT. ^{SEFALI} ~~SEFALI~~ CHANDRA** wife of
Shri Ajit Chandra and daughter of Late Madan Gopal Kundu all residing
at No.2/3E Chandra ^{Nath} Chatterjee Street, P.S. Bhowanipore, Kolkata 700
025 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 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) In pursuance of and by virtue of a Deed of Partition dated 26th
December 1939 registered at the office of the District Sub
Registrar, Alipore in Book No. I Volume No. 33 Pages 23 to 42
Being No. 234 for the year 1940 (1) Sri Biswanath Kundu (2) Sri
Sambhunath Kundu (3) Sri Mrityunjoy Kundu (since deceased)

Sehali Chandra

and (4) Sri Madan Gopal Kundu (also since deceased) were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the divided and demarcated

portion of **ALL THAT** the Municipal Premises No. 2/3 Chandra

BANK NALTA
Chatterjee Street, P.S. Bhowanipore, Kolkata 700 025 containing

by estimation an area of 1 Cottahs 12 Chittacks and 37 Sq.ft.

(be the same a little more or less) **TOGETHER WITH** the

building and structures standing thereon **AND TOGETHER**

WITH the right over and in respect of the common passage

(situation whereof is shown and delineated in the map or plan

annexed to the said Deed of Partition) which has since been

numbered as Municipal Premises No.2/3E Chandra Chatterjee

Street, Kolkata 700 025 (more fully and particularly mentioned

and described in the **SCHEDULE** hereunder written and

hereinafter for the sake of brevity referred to as the said

PREMISES situation whereof is shown and delineated in the

map or plan annexed hereto and bordered in **RED** thereon)

each one of them being entitled to undivided one fourth share

or interest into or upon the said Premises.

- B) The said Mrityunjoy Kundu who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 28th December 2002 his wife Smt. Jayanti Kundu having

predeceased him, leaving him surviving his two sons namely Barun Kundu and Pranab Kundu, his unmarried daughter namely Miss Sunita Kundu and another married daughter Smt. Anita Adhikary and upon the death of the said Smt. Mrityunjoy Kundu his undivided one fourth share or interest devolved upon his said heirs each one of them being entitled to undivided 6.25% share or interest into or upon the said Premises.

C) The said Madan Gopal Kundu who was also a Hindu governed by the Dayabhaga School of Hindu Law also died intestate on 11th November 2003 his wife namely Basanti Kundu having predeceased him leaving him surviving his only son namely Shyamal Kundu and his married daughter namely Sephali Chandra and upon his death his undivided 25% share or interest into or upon the said Premises devolved upon his said two heirs each one of them being entitled to undivided 12.5% 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 the following undivided share or interest into or upon the said Premises.

(1)	BISWANATH KUNDU	-	25%
(2)	SAMBHUNATH KUNDU	-	25%
(3)	BARUN KUNDU	-	6.25%
(4)	PRANAB KUNDU	-	6.25%
(5)	SMT. ANITA ADHIKARY	-	6.25%
(6)	MISS. SUNITA KUNDU	-	6.25%
(7)	SHYAMAL KUNU	-	12.50%
(8)	SMT. SEPHALI CHANDRA	-	12.50%

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.2/3E Chandra Chatterjee ^{Naik} _{TSNK} Street, Kolkata 700 025 (hereinafter 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 interest of the Vendors into or upon the said Premises free from all encumbrances charges liens, lispendens attachments trusts whatsoever or howsoever for the consideration and on the terms and conditions hereinafter appearing.

G) At or before 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 owner of the said Premises.

b) **THAT** the said Premises is free from all encumbrances charges liens lispens attachments trusts whatsoever or howsoever.

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 further 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 said Premises.
- g) **THAT** all 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 to 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.18,00,000/-** (Rupees Eighteen lacs only) of the lawful money of the Union of India paid by the Purchaser to the Vendors at or before the execution these presents (the receipt whereof the Vendors and each one of them 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 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 doth hereby indefeasibly grant sell transfer convey assign and assure unto the

Buyer
Nalk
Purchaser **ALL THAT** the Municipal Premises No. 2/3E Chandra Chatterjee Street, Kolkata 700 025 (hereinafter referred to as the said **PREMISES** more fully and particularly mentioned and described in **SCHEDULE** hereunder written situation whereof is shown and delineated in the map or plan annexed hereto and bordered in **RED** thereon) **TOGETHER WITH** all buildings and structures standing thereon absolutely and forever **AND TOGETHER WITH** right over and in respect of the common passage free from all encumbrances chargés liens lispendens 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 drainways 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 **SUBJECT HOWEVER** to the rights

of the said Tenants but otherwise 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 owner 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 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 is 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 prohibitions restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the said **PREMISES** by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their respective predecessors in title as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the said **PREMISES** upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendors and those relating to the period after the date of execution of these presents shall be payable by the Purchaser.

V. **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 the said Land comprised in the said property or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting, has been served on the Owners and/or Vendors for the acquisition of the said **PREMISES** or any part 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 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** THAT all 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

**THE SCHEDULE ABOVE REFERRED
(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 structures situated and standing thereon measuring approx. 1048 Sq.ft. of covered area within Mouja Bhowanipore Kasaripara. in Dihi Panchannagram Division 6, situate lying at and being Municipal Premises No. 2/3E Chandra Street, Kolkata -700 020 within, Police Station Bhowanipore, within the limits of the Calcutta Municipal Corporation, District Sub-Registration Office Alipore in the District of 24-Parganas(South) (situation whereof has been shown and delineated in the map or plan annexed hereto and bordered in **RED** colour thereon.

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 **VENDORS** at Kolkata in the

presence of:- *[Signature]*

*C-50-3 Banketchi
Mhasan Salt Lake City
West Bengal*

*Barun Chatterjee
10-B, Poddapukur Road
KOL-20*

- 1) Biswa Nath Kundu
- 2) *[Signature]*
- 3) Barun Kundu
- 4) *[Signature]*
- 5) Anita Adhikari
- 6) Sanita Kundu
- 7) *[Signature]*
- 8) Sejali Chandra

SIGNED SEALED AND DELIVERED by

the **PURCHASER** at Kolkata in the

presence of:-

*Shanik Kundu
10-C.R. Avenue
Kolkata - 72*

Barun Chatterjee

VIBGYOR PROJECT PRIVATE LIMITED

[Signature]
Director / Authorised Signatory

Kaushal Kumbhar



RECEIVED of and from the within named

Purchaser the within mentioned sum of

Rs.18,00,000/- (Rupees Eighteen lacs) only

Rs.18,00,000.00

being the full agreed consideration money as

per Memo. of Consideration written below :

MEMO OF CONSIDERATION

Pay Order No.	Dated	Bank/Branch	Favouring	Amount
056511	18.04.07	Citi Bank N.A.	Biswanath Kundu	4,50,000.00
056510	18.04.07	Citi Bank N.A.	S.N. Kundu	4,50,000.00
2002	18.04.07	Citi Bank N.A.	Barun Kundu	1,12,500.00
056514	18.04.07	Citi Bank N.A.	Pranab Kundu	1,12,500.00
056515	18.04.07	Citi Bank N.A.	Anita Adhikary	1,12,500.00
056513	18.04.07	Citi Bank N.A.	Sunita Kundu	1,12,500.00
056516	18.04.07	Citi Bank N.A.	Shyamal Kundu	2,50,000.00
056512			Sefali Chandra	2,50,000.00
				----- 18,00,000.00 =====

(Rupees Eighteen lacs only)

Witnesses :

Ajit Chandra

1) Biswa Nath Kundu

2) Biswanath Kundu

3) Barun Kundu

4) Pranab Kundu

5) Anita Adhikary

6) Sunita Kundu

7) Shyamal Kundu

8) Sefali Chandra

drafted and prepared in my
office

R. L. GAGGAR

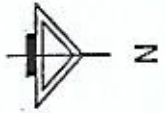
**R. L. GAGGAR
SOLICITOR & ADVOCATE
HIGH COURT AT CALCUTTA**

PLAN OF PREMISES NO. 2/3E, CHANDRA^{nath} CHATTERJEE

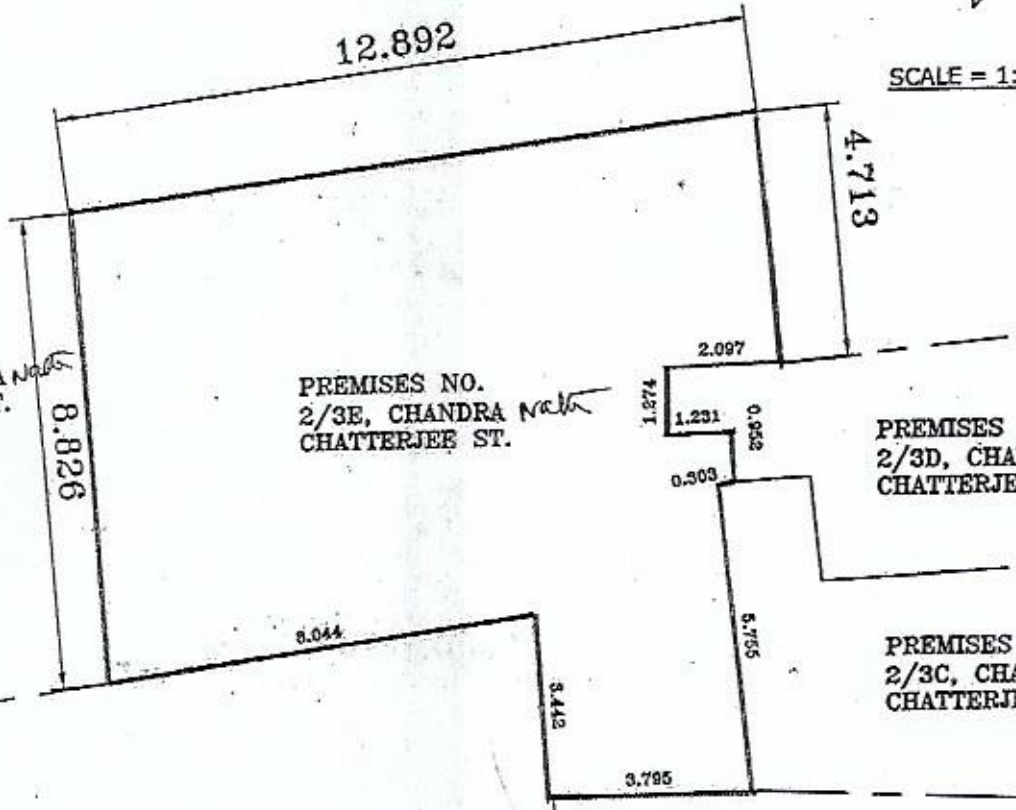
KOLKATA.-700025

OF THE LAND :

ATTACH 12 CHATTAK 37 SQ FT./120.510 SQ M (MORE OR LESS)



SCALE = 1: 150(M)



PREMISES NO.
2/3G, CHANDRA NATH
CHATTERJEE ST.

PREMISES NO.
2/3E, CHANDRA NATH
CHATTERJEE ST.

PREMISES NO.
2/3D, CHANDRA NATH
CHATTERJEE ST.

PREMISES NO.
2/3C, CHANDRA NATH
CHATTERJEE ST.

PREMISES NO.
2/2, CHANDRA NATH
CHATTERJEE ST.

PREMISES NO.
28A, ASUTOSH MUKHERJEE ROAD

- Biswa Nath Kundu
- Paulehu Nath Kundu - Sunitakundu.
- Barun Kundu - Jayamal Kundu
- Purnima Kundu
- Anita Adhikari
- Sejali Chandra

VENDOR(S) SIGNATURE

VENDEE(S) SIGNATURE



Biswa Nath Kundu



Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)



Sambhu Nath Panda



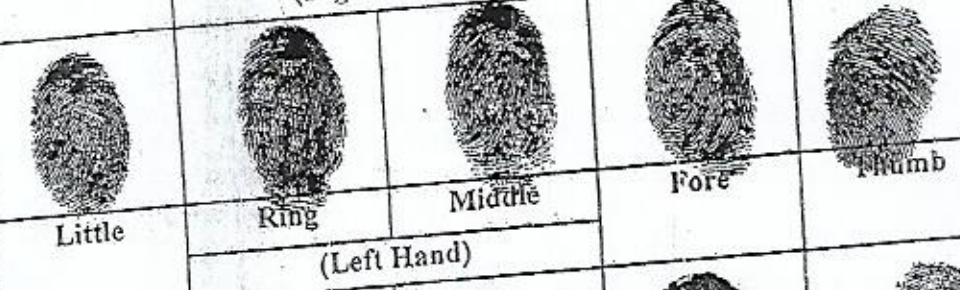
Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)



Barun Kumar



Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)



Purushottam Kumar



Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)



Anita Ashikale



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



SUNITA KUNDU



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Jayamal Kumar



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Deepali Chandra



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle













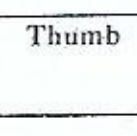
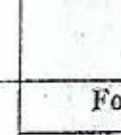
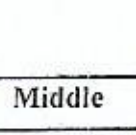
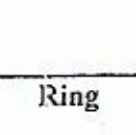
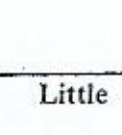
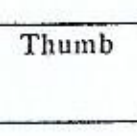
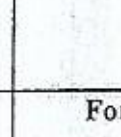
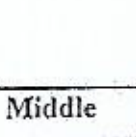
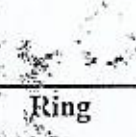
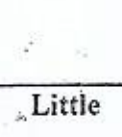


Ring



Little

SPECIMEN FORM FOR TEN FINGERPRINTS

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

