



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

01080  
A 95557

MVA 39/3000/31  
41

REGISTRATION NO. 2955100  
REGISTRATION DATE 29/5/10



ADDITIONAL REGISTRAR OF ASSURANCES, KOLKATA

A 42889  
E 21  
55  
29  
41  
42994

REGISTRATION NO. 666038  
REGISTRATION DATE 31/12/06  
REGISTRATION FEE 800/-

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made on this 9<sup>th</sup> day of December, Two Thousand Six


*[Faint, illegible text and signatures, possibly representing the parties to the deed.]*

REGISTRATION NO. 079601696  
REGISTRATION DATE 14/2/07  
REGISTRATION FEE 214000/719100/-

REGISTRATION NO. 1434

- 4 DEC 2006

Subhas Chatterjee Adv  
7 B. 1A. 5. Ray Rd KOL-1

Signature  


Signature 18902

ADITYA CHERIMAR



18903  
Sundhar Road for



18904

Signature  
AVISIT CHATTERJEE

SADASIV VYAPAAR PVT. LTD.

Signature  
Director/Authorised Signatory

ARMESHWAR VANIYA PVT. LTD.

Signature  
Director/Authorised Signatory

APNAPAN SALES PVT. LTD.

Signature  
Director/Authorised Signatory

Subhas Chatterjee  
Advocate  
24 High Court, Calcutta

Signature  
REGISTRAR OF COMPANIES

Presented For Registration 11.45 Am  
at Kolkata Regional Office

09 Dec 2006

by Aditya Chimer  
Director

9.12.06

Aditya Chimer & Associates  
regulatory for Sadasiv Vyapaar  
Pvt Ltd, Parmeshwar Vaniya  
Pvt Ltd, and Apnapan Sales  
Pvt Ltd office 7 High  
Road Cal-1



Signature  
Subhas Chatterjee  
Advocate Calcutta

Signature  
REGISTRAR OF COMPANIES  
KOLKATA

9.12-06

**BETWEEN**

**SRI SUKHDEB PRASAD @ SUKHDEB PRASAD DAS** son of Late Ruchai Prasad Das, aged about 54 years, by faith Hindu, by occupation Service residing at 39, Beltala Road, P.S.Ballygunge, Kolkata, hereinafter referred to as the **VENDOR** (which term or expressions unless otherwise excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

(1) **DEBRUP VANIJYA PRIVATE LTD**, a company incorporated under the companies Act 1956, having its Registered office at 135 Foreshore Road, Howrah-711102 (2) **RISING VANIJYA PRIVATE LTD**, a company incorporated under the companies Act 1956, having its Registered office at 135 Foreshore Road, Howrah-711102 (3) **STYLE TRACOM PRIVATE LTD**, a company incorporated under the companies Act 1956, having its Registered office at 135 Foreshore Road, Howrah-711102, (4) **RISHABH DEV BUILDERS PRIVATE LTD**, a company incorporated under the companies Act 1956, having its Registered office at 216 Mahatma Gandhi Road, Kolkata-700007 hereinafter referred to as the **PURCHASERS** (which expression

shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-Office and assigns) of the **SECOND PART**.

**AND**

**AVIJIT CHATTERJEE** son of Late Debnarayan Chatterjee aged about 56 years by faith Hindu, by occupation-Business, residing at 20A, Charu Avenue, P.S. Tollygunge, Kolkata-700033, hereinafter referred to as the **FIRST CONFIRMING PARTY** (which term or expressions unless otherwise excluded by or repugnant to the subject or context shall be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

**AND**

(1) **SADASIV VYAPAAR PRIVATE LTD**, a company incorporated under the companies Act 1956, having its Registered office at 7, Lyons' Range, 2<sup>nd</sup> floor, Room No. 5B, Kolkata -700001, (2) **PARAMESHWAR VANIJYA PRIVATE LTD**, a company incorporated under the companies Act 1956, having its Registered office at 7, Lyons' Range, 2<sup>nd</sup> floor, Room No. 5B, Kolkata -700001, (3) **APNAPAN SALES PRIVATE LTD**, a company incorporated under the companies Act 1956, having its Registered office at 7, Lyons' Range, 2<sup>nd</sup> floor, Room No. 5B, Kolkata -700001,

hereinafter referred to as the **SECOND CONFIRMING PARTIES** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-Office and assigns) of the **FOURTH PART**.

**WHEREAS** by virtue of a Partition Deed executed on 9<sup>th</sup> March 1951 and registered on 12<sup>th</sup> March 1951 one Pronab Prasad Roy and Pratibha Chandra Roy became joint owners in respect of the land situated in Dag No. 393, Khatian No. 110 in the District Survey in Mouza Laskarhat, J.L.No. 11, R.S. No. 150, <sup>24</sup>Parganas Calcutta under Touzi No. 2998 Under P.S. Tollygaunge at present Tiljala, sub registry office at Alipore District 24 Parganas.

**AND WHEREAS** said Pronab Prasad Roy and Pratibha Chandra Roy by executing a Partition deed partitioned their respective shares amongst themselves. The said Deed of Partition was registered before the Sub Registry office at Alipore on 23<sup>rd</sup> August 1967 and recorded in Book No. I Volume No. 127 pages from 15 to being Deed No. 6392.

**WHEREAS** by virtue of the said Partition deed the said Pronab Prasad Roy became absolute owner in respect of All that piece and parcel of the land measuring about 49.5 Satak lying and situated within the Dag No. 393 Khatian 204 P.S. Tiljola, Sub-

Registry Office at Alipore Mouza Laskarhat, J.L.No. 11 Touzi 2998 together with the structure standing there at hereinafter referred to as the 'Said Land'.

**AND WHEREAS** the said Pranab Prasad Roy on 13<sup>th</sup> November 1968 by executing a Registered Bengali Deed of Conveyance sold transferred and conveyed the entire 49.5 Satak of Land in favour of One Biswanath Debnath. The said Deed of Conveyance was registered in the office of District Sub-Registrar Alipore, South 24-Parganas and recorded in Book No. I Volume No. 127 Pages 103 to 106 being Deed No. 6645 of 1968.

**AND WHEREAS** the said Biswanath Debnath after purchasing the said land segregated the said land into several plots and had sold transferred and conveyed the said plots of land to different Purchasers including the Vendor herein by executing several deeds of conveyance.

**AND WHEREAS** the said Biswanath Debnath by executing a Bengali Deed of Conveyance on 13<sup>th</sup> November 1968 sold transferred and conveyed 11 Cottahs of land out of the said 49.5 Satak of land owned by him in favour of the Vendor herein namely Sukdev Prasad which is lying and situated within the Dag No. 393 Khatian No. 204 within P.S. Tollygunge (now Tiljala P.S.), Sub-Registry Office Alipore Touzi No. 2998 J.L.No. 11 Mouza Laskarhat District 24-Parganas, details of which are more fully and

particularly mentioned in the Schedule "A" hereinafter written. The said deed of Conveyance was registered in the office of the office of the Joint Sub-Registrar, Alipore and recorded in Book No. I Volume No.126 pages from 100 to 103 being deed No. 6646 for the year 1968.

**AND WHEREAS** by virtue of the said purchase the Vendor herein became absolute owner in respect of 11 Cottahs of land and is in absolute and peaceful possession of his plot of land along with the right to use and enjoy the common passage measuring about 2 Cottahs.

**AND WHEREAS** the Vendor herein by affirming an affidavit on 6<sup>th</sup> June 1980 before the Executive Magistrate, Alipore, 24 Parganas had changed his name from Sukhdev Prasad to Sukhdev Prasad Das, declaring that Sukhdev Prasad to Sukhdev Prasad Das as the same and identical person and such fact was also published in the local daily.

**AND WHEREAS** during the peaceful possession the Vendor herein entered into an agreement for sale with the First Confirming Party herein on 3<sup>rd</sup> October 2003 in respect of his plot of land measuring about 11 Cottahs as fully mentioned in Schedule "A" at a consideration of Rs. 50,000/- per Cottahs and also received Rs. 20,000/- as earnest money, with certain terms and conditions.

**AND WHEREAS** in the said Agreement for sale the Vendor herein have agreed that the First Confirming Party herein has the liberty to purchase his said plot of land as mentioned the Schedule "A" herein upon payment of the remaining balance amount either by himself or through his nominee or nominees and the Vendor also agreed to execute the registered deed of conveyance either in favour of the First Confirming Party or in favour of his nominee or nominees immediately upon payment of the entire consideration amount.

**AND WHEREAS** the First Confirming Party being the said Agreement holder approached the Second Confirming Parties herein for purchasing the said plot of land measuring about 11 Cottahs along with the proportionate share on the common passage (Equivalent to 1 Cottahs more or less) more fully stated in the Schedule "A" lying and situated within the Dag No. 393 Khatian No. 204, P.S. Tollygunge, sub-registry office Alipore Touzi No. 2998 J.L.No. 11 Mouza Laskarhat, which is more fully and particularly mentioned in Schedule "A" hereinafter written (hereinafter referred to as the said land)

**AND WHEREAS** the Second Confirming Parties herein being fully satisfied regarding the marketability and the Title of the said land expressed their desire to purchase the said land either by themselves or through their Nominee or Nominees and



on the basis whereof the Second Confirming Parties as Purchasers of the said land also entered into an agreement on 16<sup>th</sup> March 2006 with the Vendor and the First Confirming Party herein recording certain terms and conditions and also paid a sum of Rs1,00,000/- (Rupees One Lac only) as an earnest money subject to the marketability of the said Plot of land.

**AND WHEREAS** the Vendor herein has agreed to sell his plot of land in favour of the Purchasers herein and the First and Second Confirming Parties herein also agreed to confirm the said sale by relinquishing /surrendering/assigning their respective right title and interest as accrued by the said deed of Agreements for Sale dated 3<sup>rd</sup> October 2003 and dated 16<sup>th</sup> March 2006.

**AND WHEREAS** the Second Confirming Parties being the said Agreement holder approached the Purchasers herein for purchasing the said plots of land measuring about 11 Cottahs along with the proportionate share on the common passage (Equivalent to 1 Cottahs more or less) more fully stated in the Schedule "A" lying and situated within the Dag No. 393 Khatian No. 204, P.S. Tollygunge (Now Tiljala), sub-registry office Alipore Touzi No. 2998 J.L.No. 11 Mouza Laskarhat, which is more fully and particularly mentioned in Schedule "A" hereinafter written.

**AND WHEREAS** the Purchasers herein being satisfied regarding the marketability and the Title of the said land expressed their desire to purchase 1/4<sup>th</sup> undivided Share each in respect of the said land at a total consideration of Rs.39,00,000/- (Rupees Thirty Nine Lacs only) out of which a sum of Rs. 10, 00,000/- (Rupees Ten Lacs only) shall be paid to the First Confirming Party and a sum of Rs.7,00,000/- (Rupees Seven Lacs Only) shall be paid to the Second Confirming Parties towards the consideration for relinquishing and/or assigning their right title and interest as they have accrued by the said deed of Agreements for Sale dated 3<sup>rd</sup> October 2003 and dated 16<sup>th</sup> March 2006 and the balance sum of Rs.22,00,000/- (Rupees Twenty Two Lacs only) will be paid to the Vendor herein.

**AND WHEREAS** the Vendor herein considering the said consideration as reasonable agreed to sell his plot of land in favour of the Purchasers herein and the First Confirming Party and Second Confirming Party herein also agreed to confirm the said sale by relinquishing /surrendering/assigning their respective right title and interest as accrued by the said deed of Agreements for Sale dated 3<sup>rd</sup> October 2003 and 16<sup>th</sup> March 2006.

**AND WHEREAS** Purchasers herein being desirous of purchasing the said plot of land approached the Vendor and the confirming party and the Vendor and the confirming

party agreed to sell the said property being Schedule "A" herein at a total consideration of Rs.39,00,000/- (Rupees Thirty Nine Lacs only) out of which a sum of Rs. 10, 00,000/- (Rupees Ten Lacs only) shall be paid to the First Confirming Party and a sum of Rs.7,00,000/- (Rupees Seven Lacs Only) shall be paid to the Second Confirming Parties towards the consideration for relinquishing and/or assigning their right title and interest as they have accrued by the said deed of Agreements for Sale dated 3<sup>rd</sup> October 2003 and dated 16<sup>th</sup> March 2006.

**AND WHEREAS** on being approached by the Purchasers herein the Vendor agreed to sell ALL THAT the piece and parcel of land to the Purchasers in equal and undivided shares measuring about 11 Cottahs along with the proportionate share on the common passage measuring about 1 Cottahs more fully stated in the Schedule "A" lying and situated within the Dag No. 393 Khatian No. 204, P.S. Tollygunge, sub-registry office Alipore Touzi No. 2998 J.L.No. 11 Mouza Laskarhat, at a total consideration of Rs.39,00,000/- (Rupees Thirty Nine Lacs only)

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.22,00,000/- (Rupees Twenty Two Lacs only) to the Vendor and a sum of Rs. 10, 00,000/- (Rupees Ten Lacs only) shall be paid to the First Confirming Party and a sum of Rs.7,00,000/- (Rupees Seven Lacs Only) aggregating a

total sum of Rs.39,00,000/- (Rupees Thirty Nine Lacs only) paid by the Purchasers on or before the execution of these presents (the receipt whereof the Vendor and the First and the Second Confirming Party doth hereby as well as by the receipt hereunder written separately admit and acknowledge) the vendor do hereby grant convey assure, assign and transfer unto the Purchasers ALL THAT the piece and parcel of land measuring about 11 Cottahs along with the proportionate share of the common passage (Equivalent to 1 Cottahs more or less) more fully stated in the Schedule "A" lying and situated within the Dag No. 393 Khatian No. 204, P.S. Tollygunge, sub-registry office Alipore Touzi No. 2998 J.L.No. 11 Mouza Laskarhat more fully and particularly described in the SCHEDULE "A" hereunder written more fully and particularly delineated in the MAP annexed hereto with border RED TOGETHER WITH all share of areas, sewers, drains, ways, paths passages, common fences, boundary walls, waters, water courses, lights, liberties, privilege, easements and appurtenances whatsoever to the said premises belonging or in any wise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever of the VENDOR into or upon the said land and premises or any part thereof hereby granted conveyed, transferred, assigned and assure or expressed or intended so to be TOGETHER WITH all deeds, pattahs and muniments of title whatsoever exclusively

relating to or concerning the said property or any part thereof which now are or hereafter shall or may be in the possession custody, power or control of the Vendor **TO HAVE AND TO HOLD** the said property hereby granted, conveyed, transferred, assigned and assured or otherwise or expressed or intended so to be unto and to the use of the Purchasers absolutely and for ever **AND** the Vendor doth hereby covenant with the Purchasers that not withstanding any act deed or thing suffered by him or his predecessors in title to the contrary the Vendor hath now good right full power and absolute authority to grant convey, transfer, assign and assure **ALL THAT** the piece and parcel of land measuring about 11 Cottahs along with the proportionate share on the common passage (Equivalent to 1 Cottahs more or less) more fully stated in the Schedule "A" lying and situated within the Dag No. 393 Khatian No. 204, P.S. Tollygunge, sub-registry office Alipore Touzi No. 2998 J.L.No. 11 Mouza Laskarhat proportionate share of land and premises hereby granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be unto and to the use of Purchasers in manner aforesaid **AND** that the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said premises and receive the profits thereof without any interruption, claim or demand whatsoever from or by the Vendor or any of them or any person or person lawfully equitably claiming from under or in trust for him **AND THAT**

free from all encumbrances, attachments, liens, lispendences, acquisitions and requisitions whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said premises or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

Vendor covenants that he has full power and absolute title in respect of ALL THAT the piece and parcel of land measuring about 11 Cottahs along with the proportionate share on the common passage (Equivalent to 1 Cottahs more or less) more fully stated in the Schedule "A" lying and situated within the Dag No. 393 Khatian No. 204, P.S. Tollygunge, sub-registry office Alipore Touzi No. 2998 J.L.No. 11 Mouza Laskarhat, and has no liability for payment of any statutory dues in respect of the said property on and from the date of execution of this Indenture and the said property has not been acquired and/or no notice of acquisition has been served upon the Vendor in respect of the said property and same is free to use forever free from all encumbrances and the

Vendor doth hereby deliver possession of the said property to the Purchasers for the purpose of use and benefit of the Purchasers in the said property and the Vendor covenants with the Purchasers that in case any defect in title due to any action of the Vendor surfaces in future or in case the peaceful enjoyment of the said property is disturbed in any manner whatsoever the Vendor will execute necessary deed or deeds or do all such acts to remove such defects at the request and cost of the Purchasers. The First and the Second Confirming Parties herein also relinquished their all right title and interest as they have accrued by entering into the said two agreement dated 3<sup>rd</sup> October 2003 and dated 16<sup>th</sup> March 2006 in respect of ALL THAT the piece and parcel of land measuring about 11 Cottahs along with the proportionate share on the common passage (Equivalent to 1 Cottahs more or less) more fully stated in the Schedule "A" lying and situated within the Dag No. 393 Khatian No. 204, P.S. Tollygunge, sub-registry office Alipore Touzi No. 2998 J.L.No. 11 Mouza Laskarhat.

**THE SCHEDULE 'A' ABOVE REFERRED TO**

ALL THAT the piece and parcel of the land measuring about 11 Cottahs of land together with Darwan's Quarter measuring about 100sq.ft along with the proportionate share on the common passage measuring about 1 Cottahs more or less lying and situated within the Dag No. 393 in part Khatian No. 204 R.S No. 151 within P.S. Tiljala, Sub-Registry Office Alipore Touzi No. 2998 J.L.No. 11 Mouza Laskarhat, District 24-Parganas which is situated within the Municipal limits of Kolkata Municipal Corporation under ward No 107 along with the proportionate share on the common passage more fully and particularly delineated in the MAP annexed hereto with border RED butted and bounded in the manner as follows:-

ON THE NORTH-	By the Land of Pranab Prasad Roy
ON THE SOUTH -	By the Corporation Road
ON THE EAST -	By the Land of Radha Rani Seth and Radha Sing
ON THE WEST -	By the Land of Pranab Prasad Roy



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

SIGNED SEALED AND DELIVERED

By the Vendor at Kolkata in presence of

1. *Prasanna Das*
2. *Rishi Ghosh*

*Sukhdesh Prasad Das*

SIGNED SEALED AND DELIVERED

By the First Confirming Party at Kolkata

in the presence of

1. *Prasanna Das*
2. *Rishi Ghosh*

*Amrit Khatun*

SIGNED SEALED AND DELIVERED

By the Sadasiv Vyapaar Private Ltd Second Confirming Parties at Kolkata in the presence of

1. *Prasanna Das*
2. *Rishi Ghosh*

SADASIV VYAPAAR PVT. LTD.

*Amrit Khatun*  
Director/Authorised Signatory

SIGNED SEALED AND DELIVERED

By the Parameswar Vanijya Private Ltd Second Confirming Parties at Kolkata in the presence of

1. *Prasanna Das*
2. *Rishi Ghosh*

PARAMESWAR VANIJYA PVT. LTD.

*Amrit Khatun*  
Director/Authorised Signatory

SIGNED SEALED AND DELIVERED

By the Apnapan Sales Private Ltd Second Confirming Parties at Kolkata in the presence of

1. *Prasanna Das*
2. *Rishi Ghosh*

APNAPAN SALES PVT. LTD.

*Amrit Khatun*  
Director/Authorised Signatory

**RECEIVED** by the Vendor from the within named  
Purchasers the within mentioned sum  
of

Rs.22,00,000/-

## MEMO OF CONSIDERATION

- |              |   |                         |
|--------------|---|-------------------------|
| 1.           | By Pay Order No. 329570 dated 04-12-2006<br>drawn on Syndicate Bank Shibpur Howrah<br>Branch paid to the Vendor by Devrup Vanijya<br>Private Ltd being the Purchaser No. 1 herein<br>for a sum of   | Rs5, 50,000=00          |
| 2.           | By Pay Order No. 329575 dated 04-12-2006<br>drawn on Syndicate Bank Shibpur Howrah<br>Branch paid to Vendor by the Rising Vanijya Private Ltd<br>being the Purchaser No. 2 herein for a sum of      | Rs5,50,000=00           |
| 3.           | By Pay Order No. 329566 dated 04-12-2006<br>drawn on Syndicate Bank Shibpur Howrah<br>Branch paid to the Vendor by the Style Tracom<br>Private Ltd being the Purchaser No. 3 herein<br>for a sum of | Rs5, 50,000=00          |
| 4.           | By Demand Draft No. 126556 dated 04-12-2006<br>drawn on The Federal Bank Limited paid to the<br>Vendor by the Rishab Dev Builders Private<br>Ltd being the Purchaser No. 4 herein for a sum of      | <u>Rs. 5, 50,000=00</u> |
| <b>Total</b> |   | <u>Rs22, 00,000 =00</u> |

(Rupees Twenty Two Lacs only)

WITNESS

Rajendra Prasad

6. Old Post of Se

No 1

Rajendra Prasad

100, Ashok Ashok  
No 84.

Sukhdev Prasad

Signature of the Vendor

**RECEIVED** by the First Confirming Party  
from the within named Purchasers the within  
mentioned sum of

Rs. 10, 00,000/-

MEMO OF CONSIDERATION

1. By Pay Order No. 329571 dated 04-12-2006  
drawn on Syndicate Bank Shibpur Howrah Branch  
paid to the First Confirming Party  
by Devrup Vanijya Private Ltd being the  
Purchaser No. 1 herein for a sum of Rs. 2, 50,000=00
  2. By Pay Order No. 329576 drawn on Syndicate Bank  
Shibpur Howrah Branch paid to First Confirming Party  
by the Rising Vanijya Private Ltd  
being the Purchaser No. 2 herein for a sum of Rs. 2, 50,000=00
  3. By Pay Order No. 329567 drawn on Syndicate Bank  
Shibpur Howrah Branch paid to the First Confirming Party  
by the Style Tracom Private Ltd being the  
Purchaser No. 3 herein for a sum of Rs. 2, 50,000=00
  4. By Demand Draft No. 126557 drawn on  
The Federal Bank Limited paid to the  
First Confirming Party by the Rishab Dev Builders  
Private Ltd being the Purchaser No. 4 herein for a sum of Rs. 2, 50,000=00
- Total** Rs. 10, 00,000.=00

(Rupees Ten Lacs only)

WITNESS

*For Osam Feroz*

*Signature of the First Confirming Party*

Signature of the First Confirming Party

**RECEIVED** by the Second Confirming Parties  
No.1 Sadasiv Vyapaar Private Ltd. from the within  
named Purchasers the within mentioned sum of

Rs.2,33,333.=00

## MEMO OF CONSIDERATION

- |  |                        |
|--|------------------------|
| 1. By cash   | Rs. 8,333=00           |
| 2. By Pay Order No.329572 dated 04-12-2006<br>drawn on Syndicate Bank, Shibpur Howrah<br>Branch in favour of Sadasiv Vyapaar Private<br>Ltd being the Second Confirming Party No. 1<br>Paid by Devrup Vanijya Private Ltd being<br>the Purchaser No. 1 herein for a sum of           | Rs. 56,250=00          |
| 3. By Pay Order No.329577 dated 04-12-2006<br>Drawn on Syndicate Bank, Shibpur Howrah<br>Branch in favour of Sadasiv Vyapaar Private<br>Ltd being the Second Confirming Party No. 1<br>Paid by Rising Vanijya Private Ltd being the<br>Purchaser No. 2 herein for a sum of           | Rs. 56,250=00          |
| 4. By Pay Order No. 329569 dated 04-12-2006<br>Drawn on Syndicate Bank, Shibpur Howrah<br>Branch in favour of Sadasiv Vyapaar<br>Private Ltd being the Second Confirming<br>Party No. 1 Paid by Style Tracom Private<br>Ltd being the Purchaser No. 3 herein for a<br>sum of         | Rs. 56,250=00          |
| 5. By Pay Order No.126558 dated 04-12-2006<br>Drawn on Syndicate Bank, Shibpur Howrah<br>Branch in favour of Sadasiv Vyapaar<br>Private Ltd being the Second Confirming<br>Party No. 1 Paid by Rishab Dev Developers<br>Private Ltd being the Purchaser No. 4 herein for a<br>sum of | Rs. 56,250=00          |
| Total  | <u>Rs. 2,33,333=00</u> |

(Rupees Two Lacs Thirty Three Thousand Three Hundred and Thirty Three only)

1. *Roshan Patel*

SADASIV VYAPAAR PVT. LTD.

2. *Ravi Ghosh*

*Urvashi*  
Director/Authorised Signatory

SADASIV VYAPAAR PRIVATE LIMITED

RECEIVED by the Second Confirming Parties  
No. 2 Parameswar Vanijya Private Ltd from the within  
named Purchasers the within mentioned sum of

Rs.2,33,333.=00

## MEMO OF CONSIDERATION

1. By Cash  
Rs. 8,333=00
2. By Pay Order No.329573 dated 04-12-2006  
Drawn on Syndicate Bank, Shibpur Howrah  
Branch in favour of Parameswar Vanijya  
Private Ltd being the Second Confirming  
Party No. 2 Paid by Devrup Vanijya Private  
Ltd being the Purchaser No. 1 herein for a  
sum of  
Rs. 56,250=00
3. By Pay Order No.329578 dated 04-12-2006  
Drawn on Syndicate Bank, Shibpur Howrah  
Branch in favour of Parameswar Vanijya  
Private Ltd being the Second Confirming  
Party No. 2 Paid by Rising Vanijya Private  
Ltd being the Purchaser No. 2 herein for a  
sum of  
Rs. 56,250=00
4. By Pay Order No.329568 dated 04-12-2006  
Drawn on Syndicate Bank, Shibpur Howrah  
Branch in favour of Parameswar Vanijya  
Private Ltd being the Second Confirming  
Party No. 2 Paid by Style Tracom Private  
Ltd being the Purchaser No. 3 herein for a  
sum of  
Rs. 56,250=00
5. By Pay Order No. 126559 dated 04-12-2006  
Drawn on Syndicate Bank, Shibpur Howrah  
Branch in favour of Parameswar Vanijya  
Private Ltd being the Second Confirming  
Party No. 2 Paid by Rishab Dev Developer Private  
Ltd being the Purchaser No. 4 herein for a  
sum of  
Rs. 56,250=00  
Rs.2, 33, 333 =00

(Rupees Two Lacs Thirty Three Thousand Three Hundred and Thirty Three only)

1. *Prasanna Bhat*

2. *Ravi Shankar*

*Minisw*  
Director/Authorised Signatory

PARAMESWAR VANIJYA PRIVATE LIMITED

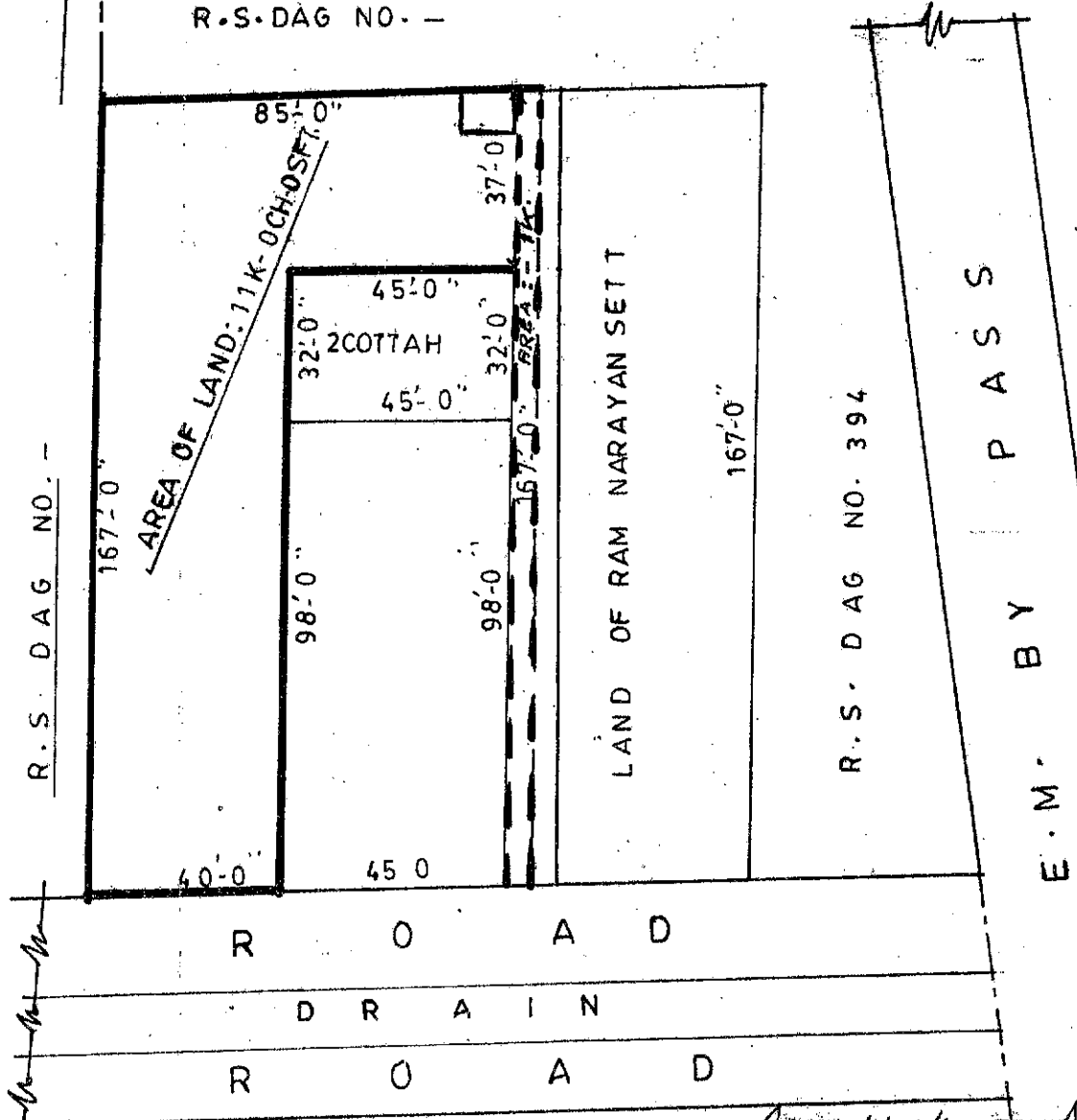
R.S.DAG NO.393, KHATIAN NO.204, P. S.TILJALA,  
DISTRICT-24 PARGANAS (SOUTH).

SCALE: 33'-0" = 1" INCH

AREA OF LAND: 11 COTTAH (MORE OR LESS)  
COMMON AREA: 1 COTTAH ( " " " )

SHOWN IN RED COLOUR

R.S.DAG NO. -



*Sukhdeb Prasad Es*

**VENDOR: SUKHDEB PRASAD**  
( alias SUKHDEB PRASAD DAS )

**PURCHASERS:**

- 1. DEBRUP VANIJYA (P) LTD.
- 2. RISING VANIJYA (P) LTD.
- 3. STYLE TRACOM (P) LTD.
- 4. RISHAL DEV (P) LTD.

*Abhijit Chatterjee*

**ABHIJIT CHATTERJEE**  
**FIRST CONFIRMING PARTIES**

*Director/Authorised Signator*

1. SADASIV VYAPAN (P) LTD.  
PARMESHWAR VANIJYA PVT. LTD.

2. PARAMESWAR VANIJYA (P) LTD.  
APNAPAN SALES PVT. LTD.

3. APNAPAN SALES (P) LTD.  
Director/Authorised Signator

**SECOND CONFIRMING PARTIES**

*To be paid by: J. Maning  
308, Mangal Lane, Kolkata-700017*

**DEED OF CONVEYANCE MADE ON  
THIS THE 9<sup>th</sup> DAY OF December, 2006**

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**BETWEEN**  
**SUKHDEB PRASAD @ SUKHDEB DAS**  
**VENDOR**  
**AND**  
**DEBRUP VANIJYA PRIVATE LTD & ORS**  
**PURCHASERS**  
**AND**  
**AVIJIT CHOTTOPADHYAY**  
**FIRST CONFIRMING PARTY**  
**AND**  
**SADASIV VANIJYA PRIVATE LTD &**  
**ORS**  
**SECOND CONFIRMING PARTIES**



ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA  
23/2/07

**DEED OF CONVEYANCE**



Mr. SUBHAS BHATTACHARYYA  
ADVOCATE  
7B, KIRAN SANKAR ROY ROAD  
1<sup>st</sup> FLOOR, CALCUTTA - 700 001

Scanned  
23/2/07

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