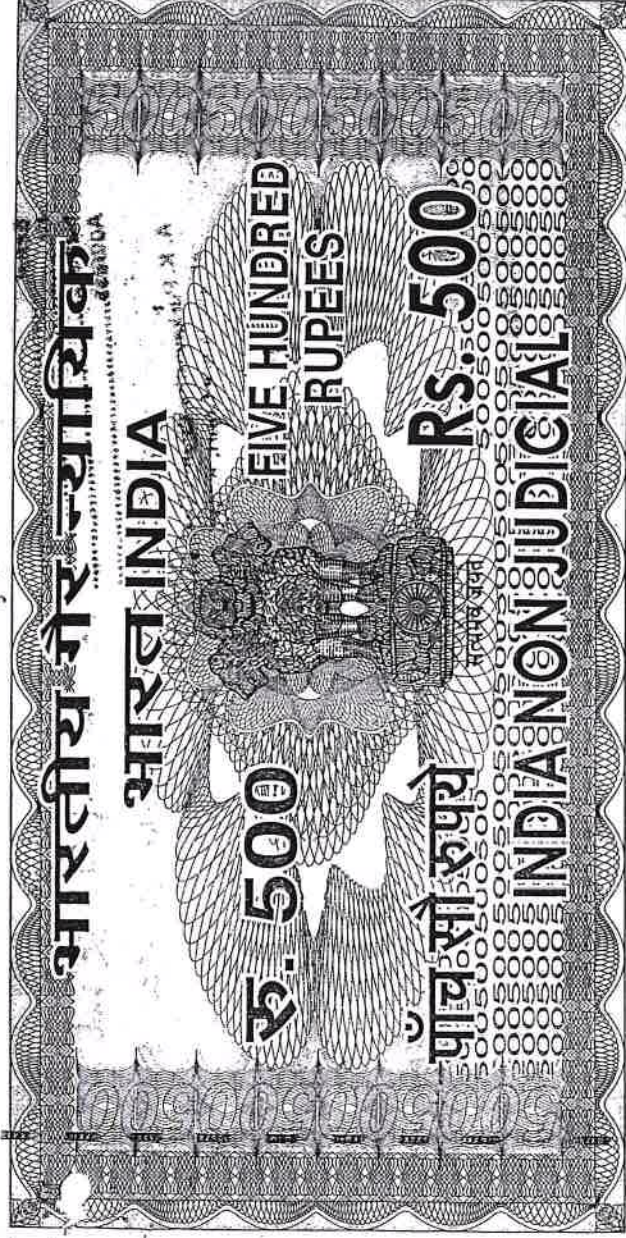


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Case no - 245709

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Signature

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

DEED OF CONVEYANCE DATED 15th JULY, 2009
LAND AREA - 6 COTTAH 10 CHITTACK AND 13 SQUARE FEET
PREMISES NO. 181, KABI GURU SARANI, KOLKATA - 700 038
MOUZA - FUNJA SAHAPUR
POLICE STATION - BEHALA
DISTRICT - 24 PARGANAS (SOUTH)
DEED VALUE - RS.45,75,000/-

10.98 dec

Signature

16 JUL 2009
District Registrar
Bhadrakali, South 24 Parganas
Kolkata

2235

Serial.....
Dt.....
Name.....
Address.....

Ps. Inns Pvt Ltd.

12c. Chakrabertia Road. (N)

Kol -
A. K. Purkayastha (Stamp Vendor)
Alibore Police Court, Kol-2.

for kin Sancheti

soot



614

For P. S. Inns Pvt. Ltd.

for kin Sancheti

Authorized Signatory
CARUN KUMAR SANCHETI

Shailja Developers Pvt. Ltd.

Vijay Kumar Agarwal

Director



615

Shailja Infrastructure Developers Pvt. Ltd.

Vijay Kumar Agarwal

Director

VIJAY KUMAR AGARWAL

616



For UDAY INFOTECH PVT. LTD.

Sunil Agarwal

Director / Authorized Signatory.

(SUNIL AGARWAL)



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Identified by me:-
Malay Sancheti

16 JUL 2009

Registrar of Companies
Alibore, South 24

THIS DEED OF CONVEYANCE made this the 15th day of JULY, 2009 [Two Thousand Nine]

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

JITESH KUMAR SAHA, son of Late N. C. Saha, Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 22/1, Banamali Naskar Road, P.S.: Behala, Kolkata - 700 060, [PAN NO. AVPPS2259D] hereinafter called and referred to as the **VENDOR** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART;**

A N D

(1) P. S. INNS PRIVATE LIMITED, a Private Limited Company within the meaning of the Companies Act, 1956 having its Registered Office at 12C, Chakraberia Road (N), P.S.: Ballygunge, Kolkata - 700 020, represented by its Authorised Signatory Arun Kumar Sancheti, son of Sumermal Sancheti, working for gain at 83, Tcpsia Road (S), Kolkata - 700 046 [PAN NO. AABCP4805C]

(2) SHAILJA DEVELOPERS PRIVATE LIMITED, a Private Limited Company within the meaning of the Companies Act, 1956 having its Registered Office at 105, Park Street, Kolkata - 700 016, represented by its Director Vijay Agarwal, son of Ram Pratap Agarwal, working for gain at 105, Park Street, Kolkata - 700 016 [PAN NO. AAMCS0789F] **(3) SHAILJA INFRASTRUCTURE DEVELOPERS PRIVATE LIMITED**, a Private Limited Company within the meaning of the Companies Act, 1956 having its Registered Office at 105, Park Street, Kolkata - 700 016, represented by its Director Vijay Agarwal, son of Ram Pratap Agarwal, working for gain at 105, Park Street, Kolkata - 700 016 [PAN NO. AAMCS0788E] **AND (4) UDAY INFOTECH PRIVATE LIMITED**, a Private Limited Company within the meaning of the Companies Act, 1956 having its Registered Office at 36/1A, Elgin Road, Kolkata - 700 020, represented by its Director Sunil Agarwal, son of Late Mahabir Prasad Agarwal, residing at Flat No. P-3A, Sherwood Estate, 169, N. S. C. Bose Road, P.S.: Sonarpur, Kolkata - 700 103 [PAN NO. AABCU0640C] hereinafter called and referred to as the **PURCHASERS** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective successor or successors-in-interest/office and/or assigns] of the **OTHER PART;**



618

इति वरु शुक्र
[JITESH KUMAR SAHA]

Justified by me:-

Mohay Sun Gupta.
S/o Late SUNIL KUMAR
SEN GUPTA.

AZILKORE POLICE COURT.

Kol. 27.

Business.



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10/12/09

W - H - E - R - E - A - S -

- A. At all material times one Bireswar Ghosh was the sole and absolute owner in respect of several properties including ALL THOSE pieces and parcels of Land measuring 7 [seven] Bigha, be the same a little more or less, TOGETHER WITH brick built structures and buildings erected on part or portion thereof, comprised in Dag Nos. 288, 289 and 291 under Khatian Nos. 1502, 1503, 1504 and 141, in Mouza - Punja Sahapur, J. L. No. 9, the Municipal Premises Nos. of which being 30/1 and 30/2, Agarwalla Garden Road, Police Station - Behala, in the town of Calcutta, within the Municipal Limits of South Suburban Unit of Corporation of Calcutta Ward No. 118 in the District: 24 - Parganas, hereinafter called the ENTIRE PROPERTY;
- B. While he was seized and possessed of the said Entire Property the said Bireswar Ghosh died intestate leaving him surviving his wife namely - Niharāndu Bala Dassi and three sons namely - [1] Saileswar Ghosh, [2] Bhubaneswar Ghosh and [3] Gopeshwar Ghosh as his sole and absolute legal heirs and successors who jointly inherited the said Entire Property, each person acquiring equal 1/4th share in the same;
- C. Two of the aforesaid Co-sharers of the said Entire Property namely - [1] Bhubaneswar Ghosh and [2] Gopeshwar Ghosh filed a suit for partition against the other two co-sharers of the Entire Property namely [1] Saileswar Ghosh and [2] Niharāndu Bala Dassi being Title Suit No. 4 of 1941 in the Court of the Ld. 1st Subordinate Judge at Alipore. Subsequently on 11th March, 1942 a Solenama was filed in the trial Court by the Parties to the Suit and the said Partition Suit was finally decreed in terms of the said Solenama on or about 12th September, 1946 which was amended by Order No. 108 dated 22nd January, 1948 by the Trial Court in accordance with the Partition Commissioners Report filed in the aforesaid Suit;
- D. In the Report filed by the Ld. Partition Commissioners in the Trial Court a Map or Plan of Partition was annexed by the said Ld. Partition Commissioners and in the Plan the said Entire Property was divided and demarcated into several plots. It also contained three plots namely - Plot 'F' measuring 6 [six] Cottah 5.5 [five point five] Chittack, Plot 'E' measuring 11 [eleven] Cottah 15 [fifteen] Chittack and Plot 'D' measuring 13 [thirteen] Chittack aggregating 19 [nineteen] Cottah 1.5 [one joint five] Chittack. The said three plots being Plot 'F', 'E' and 'D' measuring in aggregate 19 [nineteen] Cottah 1.5 [one point five] Chittack, lying and situate at Municipal Premises No. 30/1, Agarwalla Garden Road, Kolkata - 700 038 and which was previously identified as



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~~ALIPORE, WEST BENGAL~~

20/12/2017

Dag No. 288 and 289 [Part] in Mouza - Punja Sahapur, were allotted for ever to the said Bhubaneswar Ghosh son of Late Bireshwar Ghosh;

E. Thus the said Bhubaneswar Ghosh son of Late Bireshwar Ghosh acquired absolute right title and interest in respect of ALL THOSE pieces and parcels of land measuring 19 [nineteen] Cottah 1.5 [one point five] Chittack, be the same a little more or less, TOGETHER WITH brick built structures and buildings erected on part or portion thereof, comprised in Dag Nos. 283 [Part] and 289 [Part] in Mouza - Punja Sahapur, the Municipa Premises No. of which being 30/1, Agarwalla Garden Road, P. S.: Behala, Kolkata - 700 038, hereinafter called and referred to as the said MOTHER PREMISES;

F. On or about 25th day of January, 1978 the said Bhubaneswar Ghosh son of Late Bireshwar Ghosh made and published his Last Will and Testament by which he bequeathed and devised the entirety of the said Mother Premises measuring 19 [nineteen] Cottah 1.5 [one point five] Chittack, in favour of his nephew namely - Goutam Ghosh son of Late Gopeshwar Ghosh, residing at 13 Ramchand Ghose Lane, Kolkata - 700 006;

G. Later on the said Bhubaneswar Ghosh son of Late Bireshwar Ghosh died and subsequent to his death the said Goutam Ghosh as Executor of the said Will of the said Bhubaneswar Ghosh son of Late Bireshwar Ghosh duly applied for probate in the Court of the Ld. District Delegate at Alipore. Upon contest by Shefalika Ghosh & Others the said application for probate was transferred to the Court of the Ld. 9th Additional District Judge at Alipore and numbered as O.S. Case being O. S. No. 14 of 2001. By an Order dated 20th September, 2002 the Ld. 9th Additional District Judge at Alipore was pleased to grant probate of the said Will and by virtue of this probate the entirety of the said Mother Premises i.e. ALL THOSE pieces and parcels of land measuring 19 [nineteen] Cottah 1.5 [one point five] Chittack, be the same a little more or less, TOGETHER WITH brick built structures and buildings erected on part or portion thereof, comprised in Dag Nos. 288 [Part] and 289 [Part] in Mouza - Punja Sahapur, the Municipal Premises No. of which being 30/1, Agarwalla Garden Road, P. S.: Behala, Kolkata - 700 038, within the municipal limits of Ward No. 118 of the Kolkata Municipal Corporation, free from all encumbrances was bequeathed and devised upon the said Goutam Ghosh son of Late Gopeshwar Ghosh and he became the sole and absolute owner of the same;

H. The said Mother Premises being Municipal Premises No. 30/1, Agarwalla Garden Road, P. S.: Behala, Kolkata - 700 038, was renumbered and



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~~Registrar, Alipore, West Bengal~~

50/2/2017

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renamed by the Kolkata Municipal Corporation and came to be known as 181, Kabi Guru Sarani, P.S.: Behala, Kolkata - 700 060;

I. By a Deed of Conveyance dated 21st December, 2007 duly registered with the Office of the District Sub-Registrar - II, Alipore, South 24 - Parganas in Book No. I, CD Volume No. 7, Pages 4791 to 4805, under Being No. 02107 for the year 2009 the said Goutam Ghosh son of Late Gopeshwar Ghosh, residing at 13 Ramchand Ghose Lane, Kolkata - 700 006 sold transferred and conveyed in favour of Jitesh Kumar Saha son of Late N. C. Saha, residing at 22/1, Banamali Naskar Road, Kolkata - 700 060 part or portion of the said Mother Premises i.e. **ALL THAT** piece and parcel of revenue free Land measuring **6 [six] Cottah 10 [ten] Chittack and 13 [thirteen] Square Feet**, be the same a little more or less, **TOGETHER WITH One RT SHED** measuring **275 Square Feet**, lying and situate at and being part of **Premises No. 181, Kabi Guru Sarani** which was previously known as 30/1, Agarwalla Garden Road and which was formerly comprised in Dag Nos. 288 [Part] and 289 [Part] appertaining to Khatian Nos. 1502, 1503, 1504 and 141, in Mouza: Punja Sahapur, J. L. No. 9, within the jurisdiction of Police Station - Behala, within Municipal Limits of Ward No. 118 of the Kolkata Municipal Corporation, in the town of Kolkata - 700 038, District: 24 - Parganas [South], within the jurisdiction of Sub-Registry Office at ADSR of Alipore at Behala and District Registry Office at DSR, Alipore, 24 - Parganas [South], hereinafter called and referred to as the said PREMISES and more fully and particularly mentioned and described in the **1st** **SCHEDULE** hereunder written, free from all encumbrances including but NOT limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

J. Following the aforesaid purchase the said Jitesh Kumar Saha is fully seized and possessed of the said premises;

K. Subsequently the Vendor decided to sell and transfer the said Premises the said Jitesh Kumar Saha the Vendor herein offered to sell and transfer the said Premises in favour of the Purchasers at or for a Total Consideration of **Rs.45,75,000/- [Rupees Forty five lacs seventy five thousand only]**, free from all encumbrances including but NOT limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions,



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alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

L. At or before execution of these presents the **Vendor** herein has assured, declared and represented to the **Purchasers** as follows (hereinafter collectively referred to as **The Representations**);

L.1 THAT the Vendor is the sole and absolute owner of the said Premises having acquired the title in respect of the same as described hereinabove;

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

L.3 THAT the Vendor holds free and marketable title in respect of the said Premises;

L.4 THAT save and except the Vendor nobody has any right, title and interest of any nature whatsoever and howsoever in the said Premises;

T.5 THAT the Vendor has not entered into any Agreement for Sale or lease or transfer in any other manner whatsoever in respect of the said Premises with any other person or persons save and except the Purchasers herein;

L.6 THAT the Vendor is and his predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said Premises without any right or any claim whatsoever of any third party.

L.7 THAT all rates, charges, taxes, cess and all other-outgoings levied, charged or imposed by any public body or authority including KMC in respect of the said Premises has been duly paid till date and no





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~~Registered by the Registrar of Companies, Alipur Jharkhand~~

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amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendor forthwith on demand without any demur. The Vendor also agrees to pay all such outgoings which may be levied with retrospective effect in future by the authorities;

L.8 THAT the said Premises or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendor has been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force;

L.9 THAT the Vendor [or Vendor's predecessor-in-interest] nor any body claiming from or under them nor any of them have or has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or in favour of any person or persons, company or corporation or in respect of the Premises or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said Premises for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire Premises;

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

L.11 THAT the said Premises nor any part or portion thereof is subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against the Vendor or the said Premises or part or portion thereof, which has the effect of prevailing or restraining the Vendor in dealing with and/or disposing of the said land which can prejudicially affect the title to the same;



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**REGISTERED BY
DIRECTOR GENERAL OF REGISTRATION
AND TRANSFER OF PROPERTY**

50/12/2017

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L.12 THAT the Vendor is in possession, power or control of the documents of title in respect of the said Premises and further confirms that no document of title has been delivered, deposited or handed over by the Vendor or any predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;

L.13 THAT the Vendor has agreed to indemnify and keep indemnified the Purchasers against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of the Vendor of any nature whatsoever and properties of the Vendor shall be liable and responsible for discharge of the indemnity.

L.14 THAT the Vendor is lawfully seized and possessed of or otherwise well and sufficiently to the said Property described in the 1st Schedule hereunder written;

L.15 THAT the Vendor is fully entitled and legally capable to sell and transfer the said Premises described in the **1st Schedule** hereunder written in favour of the Purchasers;

L.16 THAT there is no legal bar or impediment under the provisions of any law or rule framed thereunder for the time being in force in the Vendor effecting sale and transfer of the said Premises in favour of the Purchasers;

M. Relying upon the **Representations** of the Vendor as aforesaid and believing the same to be true and acting on faith thereof the **Purchasers** have accepted the offer of the **Vendor** and agreed to purchase and acquire the said **Premises** from the **Vendor** as aforesaid on the terms and conditions hereinafter recorded;

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH that pursuant to the **Representations** and Offer made by the **Vendor** to the **Purchasers** and the **Purchasers**, having relied upon the **Representations** of the **Vendor** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the **Vendor** and in further **TOTAL CONSIDERATION** of a sum of **Rs.45,75,000/- [Rupees Forty five lacs seventy five thousand only]** only of the lawful money of the Union of India well and truly paid by the **Purchasers** to the **Vendor** at or before the execution of these presents (the receipt whereof the **Vendor** doth



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**REGISTERED BY HEAD OFFICE
ALIPUR, DISTRICT ALIPUR, JHARKHAND**

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hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the Purchasers and the said Premises hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchasers the said Premises being ALL THAT piece and parcel of revenue free Land measuring 6 [six] Cottah 10 [ten] Chittack and 13 [thirteen] Square Feet, be the same a little more or less, TOGETHER WITH One RT SHED measuring 275 Square Feet, lying and situate at and being part of Premises No. 181, Kabi Guru Sarani which was previously known as 30/1, Agarwalla Garden Road and which was formerly comprised in Dag Nos. 288 [Part] and 289 [Part] appertaining to Khatian Nos. 1502, 1503, 1504 and 141, in Mouza: Punja Sahapur, J. L. No. 9, within the jurisdiction of Police Station - Behala, within Municipal Limits of Ward No. 118 of the Kolkata Municipal Corporation, in the town of Kolkata - 700 038, District: 24 - Parganas [South], within the jurisdiction of Sub-Registry Office at ADJR of Alipore at Behala and District Registry Office at DSR, Alipore, 24 - Parganas [South], hereinafter called and referred to as the said PREMISES and more fully and particularly mentioned and described in the 1st SCHDEULE hereunder written, free from all encumbrances including but NOT limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever OR HOWSOEVER OTHERWISE the said Premises or any part or portion thereof now are or is any time or times hereof, were or was situated, tenanted, butted, bounded, called, known, numbered, described, mentioned, identified or distinguished;

TOGETHER WITH all yards, courtyards, paths, passages, trees, gardens, walls, fences, ditches, water, watercourses, sewers, drains, compounds, advantages of ancient or other rights, lights, liberties, privileges, easements, appendages and appurtenances belonging or in anywise appertaining thereto or known as part and parcel or member thereof AND the reversior or reversions, remainder or remainders AND all the rents, issues and profits thereof AND all the estate, right, title, interest, property, claim and demand whatsoever or howsoever both at law or in equity of the VENDOR into and upon the said Premises or any part or portion thereof;

AND ALL deeds, pattahs, muniments, evidences of title and writing whatsoever which exclusively related to the said Premises and every part thereof and which now are or is or any time hereafter shall or may be in the



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Stamp of Registrar of Companies, Alipore, Calcutta
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possession, custody or power of the VENDOR or any person or persons from whom the Vendor may procure the same without any action or suit and the benefits of all covenants for production of all title deeds;

TO HAVE AND TO HOLD the said *Premises* hereby granted, conveyed, transferred, assigned or assured or expressed or intended so to be inclusive of right of free and uninterrupted passage of running water, soil, through the sewers, water courses, drains, cables, pieces, wires which may at any time hereafter be in under or passing through the *Premise* or any part thereof unto the use and benefit of the PURCHASERS absolutely and for ever, free from all encumbrances, charges, liabilities, liens, lis-pendens, attachments, trust, acquisitions, requisitions, alignments, vesting with the authorities, claims, adverse possession and objections of any nature whatsoever **A N D** the VENDOR doth and hereby covenant and agree to with the PURCHASERS THAT NOTWITHSTANDING any act, deed or thing by the VENDOR made, done, the VENDOR is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said *Premises* hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be for a perfect and indefeasible estate of inheritance without any manner or condition or other thing whatsoever to alter, defeat, encumber or make void the same;

A N D THAT NOTWITHSTANDING any act, deed, matter or thing done, the VENDOR now has good right, full power, indefeasible title, lawful and absolute authority to grant, transfer, convey, assign and assure unto and to the use and benefit of the PURCHASERS the said *Premises* and every part thereof absolutely and for ever and in the manner aforesaid, free from all encumbrances and liabilities whatsoever;

A N D THAT the PURCHASERS shall and will from time to time and at all times hereafter peaceably and quietly possess and enjoy the said *Premises* and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or any person or persons lawfully and equitably claiming through under or in trust for them;

A N D THAT free and clear, freely and clearly and absolutely acquitted exonerated and discharged from or by the VENDOR and well and sufficiently saved, defended, kept harmless and indemnified of from and against all and all manner or former or other right, title, interest, liens, charges, lis-pendens and encumbrances whatsoever created, made, done, occasioned or suffered by the



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VENDOR or any person or persons rightfully claiming through under or in trust for the VENDOR;

A N D THAT the said *Premises* is not affected by any attachment including attachment by any certificate case or any proceedings started at the instance of the Income Tax Authority or Estate Duty Authorities or other Government Authorities under Public Demand Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceedings against the VENDOR or his predecessors-in-interest for realization of Income Tax or Estate Duty or Other Taxes or due so or otherwise under the Public Demand Recovery Act and/or any other acts for the time being in force and that the said *Premises* is not affected by any notice or scheme of the Kolkata Improvement Trust or the Kolkata Municipal Corporation or any other Public Body or Authority or the Government or any other Public Body or Authority;

A N D THAT no declaration has been made or published for acquisition of the said *Premises* or any part or portion thereof under the Land Acquisition Act or any other Acts for the time being in force and that the said *Premises* or any part thereof is not affected by any notice of acquisition or requisition under the Defense of India Act or Rules framed thereunder or any other acts or enactments whatsoever;

A N D THAT there is no impediment or bar under the provisions of any other law and/or statute for the time being in force, for the VENDOR to grant, convey, transfer, sell, assign and assure the said *Premises* in favour of the PURCHASERS in the manner aforesaid;

A N D FURTHER THAT the VENDOR and all persons having lawfully and equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever into, upon and in respect of the said *Premises* under or in trust for the VENDOR shall and will from time to time and at all times hereafter upon every reasonable request and at the costs and expenses of the PURCHASERS make, do, execute and perfect or cause to be made, done, executed and perfected all such further and absolutely assuring, conveying and confirming the said *Premises* unto and to the use and benefit of the PURCHASERS forever in the manner as aforesaid, as the said PURCHASERS shall or may reasonably require **AND FURTHER MORE THAT** the VENDOR shall at all times hereafter indemnify and keep indemnified the PURCHASERS against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in the title of the VENDOR or any breach of the covenants hereunder contained;



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**Registrar of Companies,
Alipore, West Bengal**

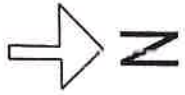
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SITE PLAN OF PREMISES NO. 181, KABIGURU SARANI (PART), P.S.: BEHALA
KOLKATA-700 038

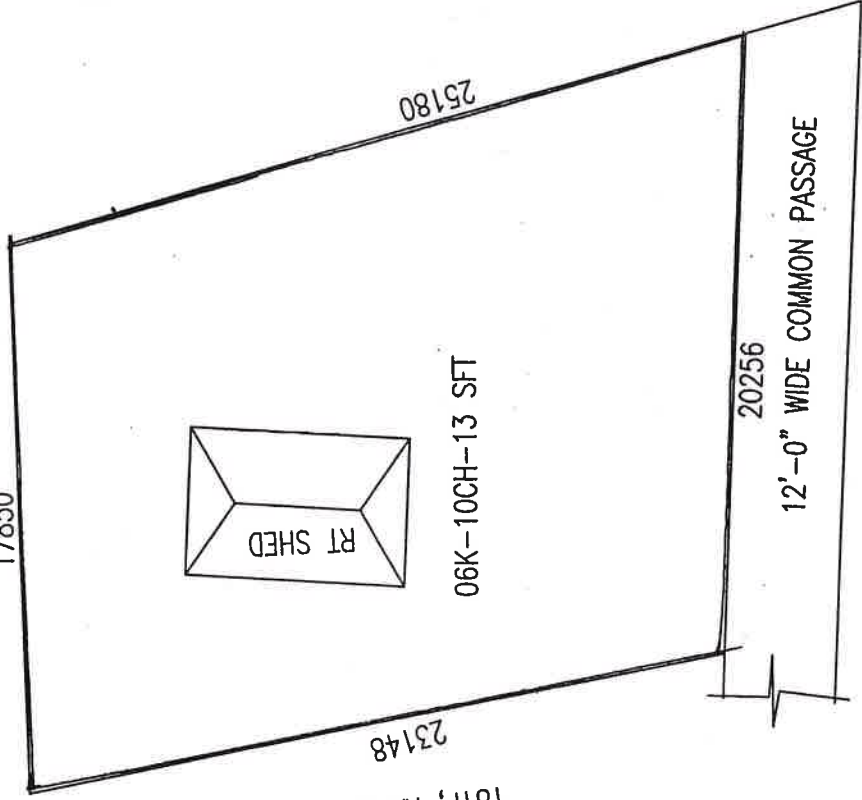
IN MOUZA-PUNJA SAHAPUR, DIST.:-24 PARGANAS (SOUTH).
UNDER KMC WARD NO. 118, BOROUGH NO-XIII

LAND AREA-6 COTTAH-10 CHITTACK-13 SFT.(More or Less)
TOGETHER WITH RT SHED MEASURING 275 SFT.

NAME OF VENDOR-JITESH KUMAR SAHA



181, KABIGURU SARANI
17850



181, KABIGURU SARANI CORPORATION OF INDIA LTD
& GUDOWN OF FOOD

181F, KABIGURU SARANI
23148

06K-10CH-13 SFT

20256

12'-0" WIDE COMMON PASSAGE

25180

For P. S. Inns Pvt. Ltd.

Jitesh Kumar Saha
Authorised Signatory

Authorised Signatory

SIGNATURE OF VENDOR

Jitesh Kumar Saha

For UDAY INFOTECH PVT. LTD.

Shalija
Director / Authorised Signatory.

Director / Authorised Signatory.

Shalija Developers Pvt. Ltd.

Vijay Kumar Agarwal
Director

Director

Shalija Infrastructure Developers Pvt. Ltd.

Vijay Kumar Agarwal
Director

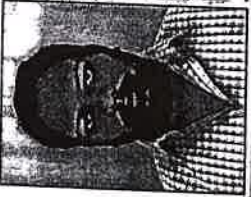
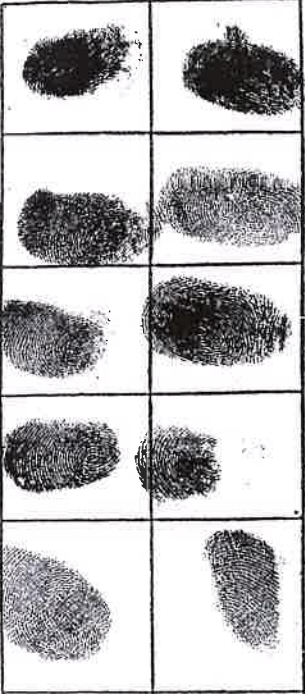
Director



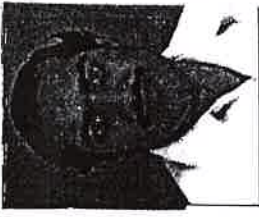
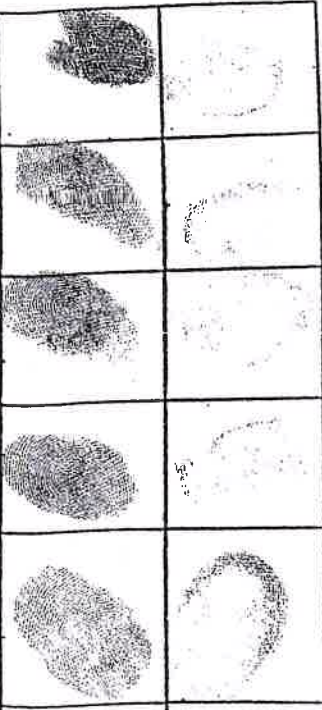
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REGISTRAR OF COMPANIES
ALIPORE, WEST BENGAL**

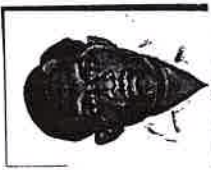
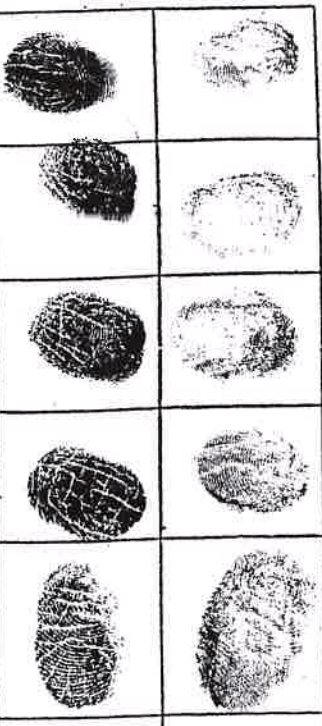
50/12/97

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



Name... JITESH KUMAR SAHA
 Signature... Jitesh Kumar Saha

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

Name... ARUN KUMAR SANCHETI
 Signature... Arun Kumar Sancheti

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

Name... VIJAY AGARWAL
 Signature... Vijay Agarwal

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

Name... SUNIL AGARWAL
 Signature... Sunil Agarwal



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স্বাক্ষরিত
১৯৫২
১১/১১/৫২

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

AND FURTHER THAT while constructing and/or interpreting the meaning of this Deed:

- [a] Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.
- [b] Words denoting the masculine gender include, where the context permits and requires, the feminine gender and vice-versa.
- [c] Words denoting the masculine and feminine genders include, where the context permits and requires, the neuter gender and vice-versa.

Simultaneously with the execution of this Deed of Conveyance the **Vendor** has made over to the **Purchasers** the actual, physical, vacant, khas and peaceful possession of the said **Premises**;

**1st Schedule
Premises**

ALL THAT piece and parcel of revenue free Land measuring **6 [six]**, **Cottah 10 [ten] Chittack and 13 [thirteen] Square Feet**, be the same a little more or less, **TOGETHER WITH One RT SHED** measuring **275 Square Feet**, lying and situate at and being part of **Premises No. 181, Kabi Guru Sarani** which was previously known as 30/1, Agarwalla Garden Road and which was formerly comprised in Dag Nos. 288 [Part] and 289 [Part] appertaining to Khatian Nos. 1502, 1503, 1504 and 141, in Mouza: Punja Sahapur, J. L. No. 9, within the jurisdiction of Police Station - Behala, within Municipal Limits of Ward No. 118 of the Kolkata Municipal Corporation, in the town of Kolkata - 700 038, District: 24 - Parganas [South], within the jurisdiction of Sub-Registry Office at ADSR of Alipore at Behala and District Registry Office at DSR, Alipore, 24 - Parganas [South], which is bordered in the 'RED' verge on the Plan annexed hereto and which is butted and bounded in the manner following:-

ON THE NORTH:	Common Passage;
ON THE SOUTH:	By Premises No. 181, Kabiguru Sarani;
ON THE EAST:	By Premises No. 181F, Kabiguru Sarani;
ON THE WEST:	By Premises No. 181, Kabiguru Sarani and Premises of Food Corporation of India Limited;

OR HOWSOEVER OTHERWISE the said **Premises** or any part or portion thereof now are or is any time or times hereof, were or was situated, tenanted, butted, bounded, called, known, numbered, described, mentioned, identified or distinguished;



[Handwritten signature]

**REGISTERED BY THE REGISTRAR
ALIPORE, WEST BENGAL**


50/12/07

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on this Deed on the date month and year first above written;

SIGNED, SEALED and DELIVERED

by the **VENDOR** at **KOLKATA**

in the presence of:


(JITESH KUMAR SAHA)



1. ARUN TULSIAN
Flat 4D, 4th Fl.,
2, Prince Anwar Shah Rd
Cal-33


2. Malay Sengupta
Chennai Police Const
Cal-27.


SIGNED, SEALED and DELIVERED

by the **PURCHASERS** at **KOLKATA**


in the presence of:

For **P. S. Inns Pvt. Ltd.**


Authorised Signatory
ARUN KUMAR SANCHETI

1. 

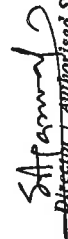
Shailja Developers Pvt. Ltd.


Director

Shailja Infrastructure Developers Pvt. Ltd.


Director
(VISTAY KUMAR AGARWAL)

For **UDAY INFOTECH PVT. LTD.**


Director
Authorised Signatory.
(SUNIL AGARWAL)

2. Malay Sengupta
Chennai Police Const
Cal-27.



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**REGISTRAR OF COMPANIES
ALIPORE, WEST BENGAL**

50/2/2017

RECEIVED of and from the within named Purchasers the within named sum of **Rs.45,75,000/- [Rupees Forty five lacs seventy five thousand only]** towards the **TOTAL CONSIDERATION** for sale transfer convey assign and assure the said Premises unto and in favour of the Purchasers as per Memo below:-


MEMO OF CONSIDERATION

Sl. No.	Date	Bank Draft No.	Bank	On account of Purchasers	Amount
1	15-07-09	198552	Indian Bank, Surat Base Rd.	P.S. Infosys LTD.	1143750/-
2	15-07-09	050181	Union Bank of India Ballygunge -Dnr	Shankha Developpes P. LTD	1143750/-
3	15-07-09	050184	-Dnr	Shankha Infra Structure Developpes P. LTD	1143750/-
4	14-07-09	027631	Punjab and Bank, Ginning Mee	Uday Info Tech P LTD	1143750/-
Total					4575000/-

WITNESSES

1) 

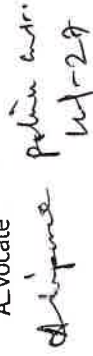
2) Malay Sengupta.
 Supreme Police Court.
 16.1.27.


 (JITESH KUMAR SAHA)
 Vendor

Prepared in my Office



Advocate


 16-27



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REGISTERED
SECRETARY
WEST BENGAL

50/2/2017

50/877
Government Of West Bengal
Office of the D.S.R.-II SOUTH 24-PARGANAS
ALIPORE

Serial No. 02490, 2009

Certified that the required stamp duty of this document is Rs 320270/- and the Stamp duty paid as: Impressive Rs- 500

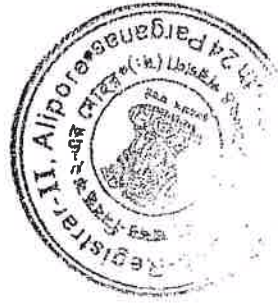
Deficit stamp duty

Deficit stamp duty 1.Rs 40000/- is paid, by the draft number 935583, Draft Date 14/07/2009 Bar k Name State Bank Of India, Jeevan Deep, received on :16/07/2009. 2.Rs 40000/- is paid, by the draft number 935584, Draft Date 14/07/2009 Bank Name State Bank Of India, Jeevan Deep, received on :16/07/2009. 3.Rs 40000/- is paid, by the draft number 935585, Draft Date 14/07/2009 Bank Name State Bank Of India, Jeevan Deep, received on :16/07/2009. 4.Rs 80000/- is paid, by the draft number 259156, Draft Date 14/07/2009 Bank Name State Bank Of India, Chowringhee, received on :16/07/2009. 5.Rs 40000/- is paid, by the Bankers cheque number 132371, Bankers Cheque Date 14/07/2009 Bank Name State Bank Of India, Chowringhee, received on :16/07/2009. 6.Rs 80000/- is paid, by the Bankers cheque number 294672, Bankers Cheque Date 14/07/2009 Bank Name State Bank Of India, Gokhale Rd., received on :16/07/2009.



Name of the Registering officer :**Sadhan Chandra Das**
Designation :**DISTRICT SUB-REGISTRAR-II**

[Sadhan Chandra Das]
DISTRICT SUB-REGISTRAR-II
OFFICE OF THE DISTRICT SUB-REGISTRAR-II OF SOUTH 24-PARGANAS
Govt. of West Bengal



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**REGISTERED BY
REGISTRAR OF COMPANIES
ALIPORE, CALCUTTA**

5012/87

Government Of West Bengal
Office of the D.S.R.-II SOUTH 24-PARGANAS
ALIPORE
Endorsement For deed Number :I-02500 of :2009
(Serial No. 02490, 2009)

On 15/07/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 18.00 hrs on :15/07/2009,at the Private residence by Arun Kumar Sancheti,one of the Claimants.

Admission of Execution(Under Section 58)

Execution is admitted on 15/07/2009 by

1. Jitesh Kumar Saha, son of Late N C Saha ,22/1, Banamali Naskar Road Kolkata - 60 ,Thana Behala, By caste Hindu,by Profession :Business
 2. Arun Kumar Sancheti,Authorised Signatory,P S Inns Private Limited,12 C, Chakraberia Road (M),Ballygunge,Kolkata - 20, profession :Others
 3. Vijay Kumar Agarwal,Director,Shaija Developers Private Limited,105, Park Street,Kolkata - 16, profession :Others
 4. Vijay Kumar Agarwal,Director,Shaija Infrastructure Developers Private Ltd.,,105, Park Street,Kolkata - 16, profession :Others
 5. Sunil Agarwal,Director,Uday Infotech Private Limited,36/1 A, Elgin Road,Kolkata - 20, profession :Others
- identified By Malay Sengupta, son of Late Sunil Kumar Sengupta Alipore Police Court Kolkata - 27 Thana: ., by caste -Hindu,By Profession :Business.

Name of the Registering officer :**Sadhan Chanara Das**
Designation :**DISTRICT SUB-REGISTRAR-II**

On 16/07/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,4 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 50314/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on:16/07/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-4575000/-


[Sadhan Chandra Das]
DISTRICT SUB-REGISTRAR-II

OFFICE OF THE DISTRICT SUB-REGISTRAR-II OF SOUTH 24-PARGANAS
Govt. of West Bengal



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REGISTERED BY THE REGISTRAR OF COMPANIES, ALIPORE, CALCUTTA.

50/12/109



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 1890 to 1910
being No 02500 for the year 2009.



(Sadhan Chandra Das) 20 July-2009
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II SOUTH-24-PARGANAS
West Bengal

21/07/09