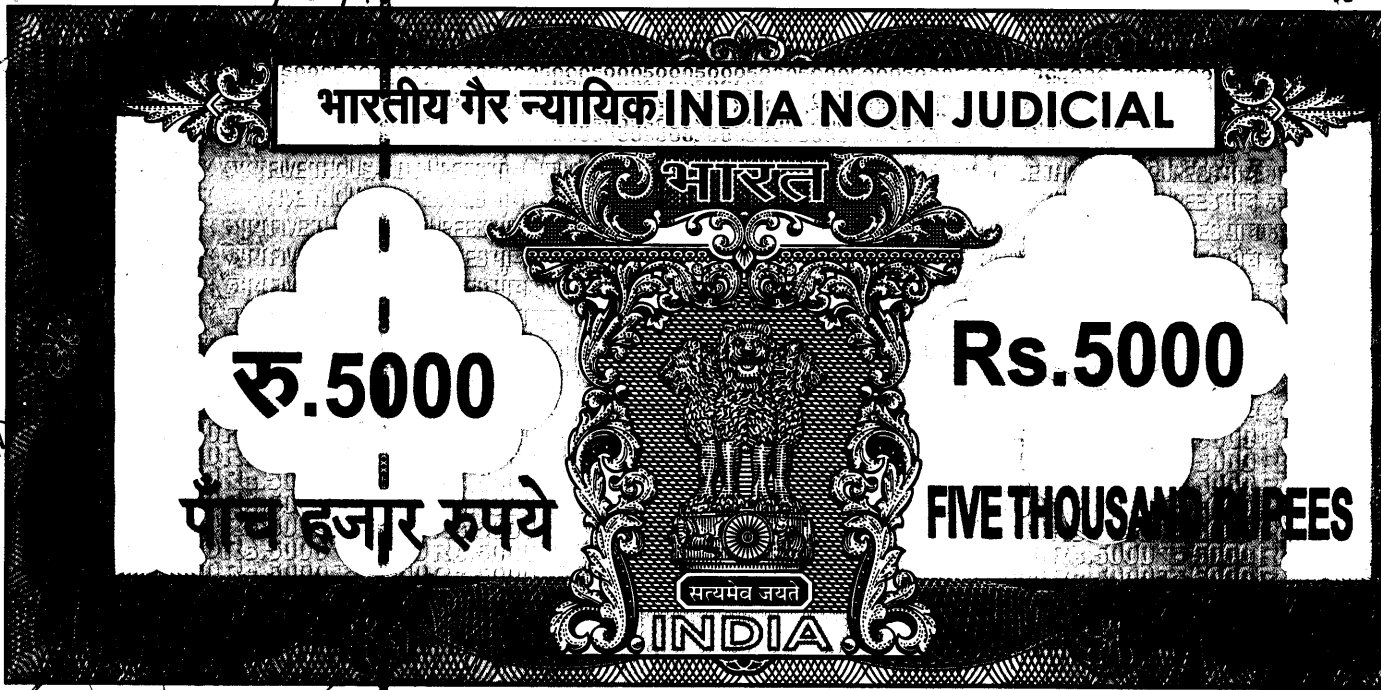


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M.V=59797

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 430991

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar
of Assurances-I, Kolkata
29-9-12

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 29th day of sep Two Thousand Twelve (2012);

SL. NO. DATE

Shree Krishna Projects.

NAME

ADD.

78. Beattinck. Street.

AMT.

5000 (Five Thousand only) Kol-1

M Ghosh

MOUSUMI GHOSH
LICENSED OFFICE VENDOR
KOLKATA REGISTRATION OFFICE



Identified by Me:

varraj g uia thakurta.
Advocate.
High Court, Calcutta.

2005

BETWEEN

SRI ISWAR RAJ RAJESWHAR, SRI SRI LAKSHMI NARAYAN, SRI SRI ISWAR SRIDHAR NARAYAN, SRI SRI SATYA NARAYAN CHATURBHUIJ MURTI a private trust having its deity located at 27, Shitalatala Lane, Kolkata- 700 011 and being represented by its present Shebait **SRI MANOJ PATNAIK**, son of Late Bijay Bardhan Patnaik, residing at 584, M. B. Road, "Delux Complex", Block- A1, Flat No.- 507, Birati, Nimta, North 24 Parganas, hereinafter referred to as the "**VENDOR**" (which expression shall mean and include its successors-in-interest, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

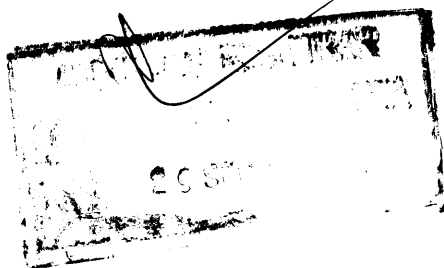
M/s. SHREE KRISHNA PROJECTS (the word 'SHREE' in the Company name was inadvertently typed as 'SRI' in the original application of the Shebait and so the Court Order dated 07.07.2012), a partnership firm having its registered office at 133, Canning Street, 3rd floor, Room No.9, Kolkata- 700 001 now shifted to 78, Bentinck Street, Block-B, 5th Floor, Kolkata- 700 001, represented through its Partner and Authorised Signatory **SRI DIPAK YADUKA**, hereinafter referred to as **PURCHASER** (which term and/or expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-interest and/or nominee or nominees and/or assigns) of the **OTHER PART**:



UNIVERSITY OF
20 SEP 1954

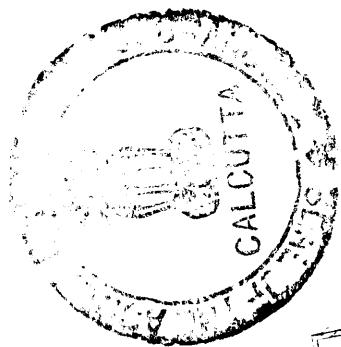
WHEREAS :-

- A. That at all material times one Nut Behari Adhikary a pious Hindu Governed by the Dayabhaga School, by dint of his labour and own resources acquired some properties and during his life time installed and established the above deities namely Sri Iswar Raj Rajeswar, Sri Sri Lakshmi Narayan, Sri Sri Iswar Sridhar Narayan and Sri Sri Satya Narayan Chaturbhuj in a temple within his dwelling house at 27, Shitalatala Lane, Kolkata- 700 011, and used to worship the said deities and perform regular seva pujas in a befitting manner.
- B. To ensure a regular source of income for such performances of Seva Pujas and other festivals, the said Nut Behari Adhikary executed a Deed of "Arpannama" duly registered on 14.09.1949 at the office of the S. R. Sealdah and recorded in Book No.-1, Volume No.36, pages No.66 to 71, Being No.1915 thereby consecrating the properties unto and in favour of the said deities and divested himself of his rights, title and interest therein and continued to perform regular Seva Puja and other festivals.
- C. The said Nut Behari Adhikary died on 18.09.1949 and in terms of the direction of the said deceased as envisaged in the said "Arpannama", his only son and male heir Jagannath



Adhikary became the next shebait who thereafter carried on with the desires of the settlor as a pious and devout Shebait.

- D. With the passage of time, the debutter properties which the settlor acquired during his life time and which were let out to different tenants for accruing of income to defray the expenses of the said debutter became seriously dilapidated and the old tenants aided and abated by unauthorized occupants stopped payment of rents whereas the temple and the dwelling complex where the deities are located being very very old needed immediate renovation for which the said shebait has no money thereby making it difficult for them to maintain the Estate.
- E. Under such and other compelling circumstances, the said shebait has left with no alternatives and decided /offered to sell the debutter properties on "as is where is basis" and to invest the residue of the sale proceeds upon meeting the expenses of repairs of the temple and the dwelling house for collection of interest to maintain the activities of the said debutter and on coming to know of the said intention, the PURCHASER had offered to purchase the said debutter properties on "as is where is basis" for a total consideration of Rs. 30,00,000/- (Rupees Thirty Lakh) Only being the highest market price available in the said locality.



ADDITIONAL REGISTRAR
CENTRAL DEPARTMENT
20 SEP 1954

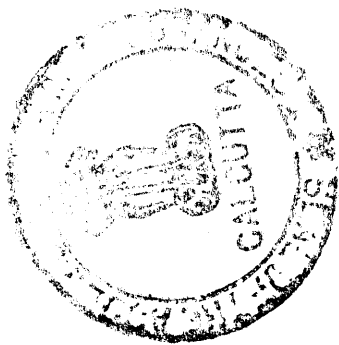
- F. Accordingly, the said shebait for the benefit and welfare of the deities and the debutter estate preferred an application as a petitioner in the Court of the Learned District Judge Alipore being Misc. Case No.781 of 2008 (under the appropriate provision of Indian Trust Act, 1882) praying inter alia for a leave to sell the debuttar properties in favour of the purchaser 'Shree Krishna Projects' by which it is known and registered but 'Shree' was inadvertently spelt as 'Sri' as mentioned above, and the said debuttar properties are morefully described in Schedule A (i) & A (ii) of the said application and Schedule 'A' and 'B' hereunder written at such consideration as stated hereinabove otherwise free from encumbrances.
- G. In pendency of the said Misc application, the previous petitioner Jagannath Adhikary died on 29.10.2008 and consequent thereto the VENDOR herein as new shebait applied for substitution of his name as the petitioner/shebait, as the said deceased in exercise of the choice of appointment of new shebait as contemplated in the said "Arpannama" during his life time appointed the Vendor herein as new shebait in place and stead of him.
- H. The Vendor herein is also a pious devout Hindu and on several occasions stood by the Debutter for its maintenance



AGENCY
OF ASIAN
20 SEP

and such appointment was not objected to by the only son and male heir of the said deceased on filing a proper application before the Court.

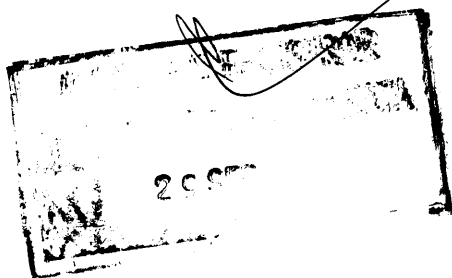
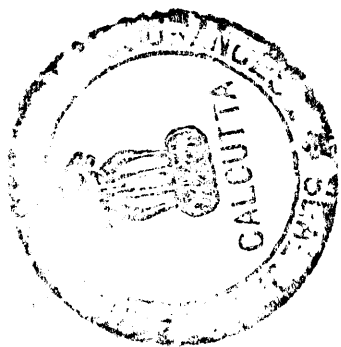
- I. By order dated 07.07.2011, the Learned VIII Court of Addl. District Judge Alipore was pleased to substitute the name of the VENDOR as petitioner/shebait in place of late Jagannath Adhikary.
- J. The Learned Court of District Judge at Alipore by another order dated 27.07.2012 was pleased to grant liberty to the petitioner/shebait to sell the properties as described in the Schedule A (i) & (ii) of the application to the intending purchaser as mentioned therein at a consideration as stated therein being the value as assessed by the A.D.S.R. Sealdah but excluding all liabilities attached to the properties and subject to a condition that the sale proceeds shall be deposited in any interest bearing term deposit of any Nationalised Bank in the Name of the Deities represented by the said shebait.
- K. The purchaser has accordingly paid the said Assessed Value of Rs. 47,25,661/- (Rupees Forty Seven lakhs Twenty Five thousand Six hundred Sixty One) Only in favour of the Vendor in the account opened in the name of the deities at UCO Bank, Main Branch Kolkata for opening a Term Deposit



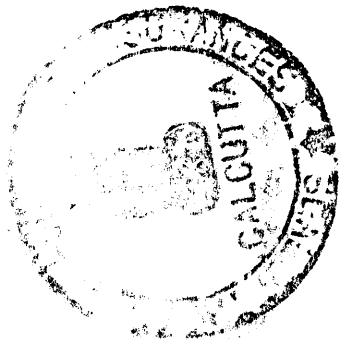
ADDITIONAL REGISTRAR
OF ASSURED INVESTMENTS
29 SEP 1981

prior to the execution of this Deed of Conveyance as recited in the manner in the receipts column hereunder written, as directed by the Learned Court and has on completion of the directive of the Learned Court requested the Vendor to execute the present Deed in its favour.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the said sum of Rs.47,25,661/- (Rupees Forty Seven Lakhs Twenty Five Thousand and Six hundred Sixty One) only lawfully and truly paid by the purchaser to the Vendor as per the Memo of Consideration hereunder written on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge the same and of and from the same and every part thereof acquit release and forever discharge the said premises hereby sold to the purchaser) the Vendor do hereby indefeasibly grant convey transfer sell assure and assign unto the purchaser **ALL THAT** the said properties morefully described in the Schedule "A" and "B" hereunder written messuage tenement or dwelling house and hereditaments together with piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same is erected and built containing an area of 20 Cottahs 7 Chittacks in total be the same a little more or less situate lying at and being premises No.88 and 89, Manicktola Main Road, (now known as Satin Sen Sarani), K.M.C. Ward No.32, P.S. Manicktola, Kolkata-



700 054, and all right title and interest belonging to the Vendor in the said premises more fully and particularly mentioned and described in the Schedule "A" & "B" hereunder written on as is where is basis (and hereinafter referred to as the said premises) subject to payment of arrears of municipal rates and taxes, if any, and subject to lease hold right of the said premises **TOGETHER WITH** all erections thereon standing, yards, courts, areas, sewers, drains ways, paths, passages, common and other passage, ground water, water courses, fixture **AND** all manner of former and other rights, liberties privileges easement and benefits whatsoever to the said hereditaments and premises belonging to or in anywise appertaining thereto or usually held or enjoyed therewith or reputed to belonging to or be appurtenant thereto and reversion or reversions remainder or reminders and the rents issued and profits thereof **AND** all the estate right title and interest of the Vendor and all other persons having any beneficial interest unto or upon the said premises and every part thereof and all documents and muniments and writings and other evidence of title which exclusively relate to the said premises or any part thereof and which now are or heretofore was or may be in the custody power or possession of the Vendor or in the custody, power or possession of any person from whom they can procure the same without action or suit **TO HAVE AND TO HOLD** the said premises **AND ALL AND SINGULAR** the said premises hereby granted sold and conveyed



29 SEP 1954



transferred assigned and assured or expressed or intended so to be on "as is where is basis" with all rights numbers and appurtenances thereof unto and to the use of the purchaser absolutely and forever free from all encumbrances and liabilities (except liabilities of corporation and leasehold right) whatsoever **AND** the Vendor doth hereby covenant with purchaser that the Vendor are the absolute owners of the said premises and that there is no legal impediment, whatsoever, in conveying, transferring and/or assigning the said premises as an absolute owner thereof and that the Vendor now hath good right full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure **ALL AND SINGULAR** the said premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the purchaser whatsoever in the manner aforesaid according to the true intent and meaning of these presents and that the purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the said premises hereby granted sold and conveyed and receive and take the rents issues and profits thereof and every part thereof without any lawful suit trouble hindrance eviction interruption disturbance claim and demand whatsoever from of or by the Vendor or any other person or persons whomsoever and that free and clear and freely and clearly and absolutely acquitted exonerated discharged

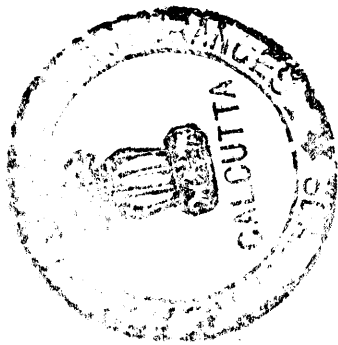


ADDITIONAL
POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES
20 CENTS

and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of former and other estates mortgages charges liens and lispens claims demands debts, attachments, liabilities, executions and encumbrances whatsoever and further that the VENDOR and all persons having or lawfully or equitably claiming any estate right title interest property claim and demand whatsoever in to or from the said premises hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall from time to time and at all times hereafter at the request and costs of the purchaser do or execute or cause to be done or executed all such acts deeds and things for further better and more perfectly effectually and satisfactorily granting transferring and assuring the said premises and every part or parcel thereof unto and the use of the purchaser as shall or may be reasonably required by the purchaser.

SCHEDULE "A" ABOVE REFERRED TO :

ALL THAT the piece and parcel of land admeasuring a total area of 18 Cottahs 7 Chitacks be the same a little more or less together with structures comprising and consisting of 8 Nos. shop rooms in the front and 5 R.T. sheds at the rear portion and a two storied brick built house identified known and distinguished as municipal premises No.



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
29 SEP 1954

88, Manicktola Main Road, P.S. Manicktola, now known as Satin Sen Sarani, Assessee No. 11-032-11-00508, K.M.C. Ward No.32, A.D.S.R. office at Sealdah, District-24 Parganas (S) Kolkata-700054 butted and bounded as :

On the North by : No.89, Manicktola Main Road, beyond that 20' wide road and five star club and Bidyarthi club.

On the South by : Manicktola Main Road

On the East by : Premises Nos.87, 91 A/1A, 91 A/2, 91A, 90B, and 90A, Manicktola Main Road.

On the West by : Manicktola main Road.

SCHEDULE "B" ABOVE REFERRED TO :

ALL THAT the piece and parcel of land admeasuring a total area of 2 Cottahs and 0 Chittacks be the same a little more or less together with two (2) R.T. sheds lying situate and at being municipal premises No. 89, Manicktola Main Road, now known as Satin Sen Sarani P.S. Manicktola, Assessee No. 11-032-11-00510, K.M.C. Ward No.32, Kolkata-700054, A.D.S.R. office, Sealdah, Dist-24 Parganas (S), butted and bounded in the manner

On the North by : Manicktola Main Road

On the South by : No.88, Manicktola Main Road

On the East by : Premises Nos. 87, 91 A/1A, 91 A/2,



ADDITIONAL LIBRARY
OF ASSOCIATED LIBRARIES
29 SEP

LIBRARY

91A, 90B, and 90A, Manicktola Main Road.

On the West by : Manicktola Main Road

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand and executed these presents on the day month and year the first above written.

SIGNED AND DELIVERED by the abovenamed **VENDOR** at Kolkata in presence of:

1. *Ashwini Mukherjee..*
Sodpur Calcutta. 111
2. *Razi Zafar*
7/F, Abinash Chowdhury Lane Kol-46

For
SRI ISWAR RAJ RAJESWAR
SRI LAKSHMI NARAYAN
SRI ISWAR SRIDHAR NARAYAN
SRI SATYA NARAYAN CHATURBHUI MURTI
Mamaj Pattnaik
SEBAIT

SIGNATURE OF THE VENDOR

PAN - AOUPP1785M

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

1. *Ashwini Mukherjee..*
2. *Razi Zafar..*

For SHREE KRISHNA PROJECTS.

Dipak Yadava
Authorised Signatory

SIGNATURE OF THE PURCHASER

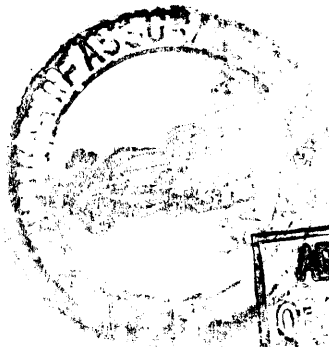
PAN - ABLFS7890N

DRAFTED BY ME :-

vswraj guha thakurta.

ADVOCATE
High Court, Calcutta.

104
THE WAR RAILROAD
THE
THE
THE



ADDITIONAL
CONFIDENTIAL
20572

MEMO OF CONSIDERATION

RECEIVED of and from the within mentioned Purchaser the within mentioned sum of Rs.47,25,661/- (Rupees Forty Seven lakhs Twenty Five thousand Six hundred Sixty One) Only by way of Term Deposit Receipt as ordered by the Learned Court of District Judge, Alipore towards total consideration payable by the Purchaser to the Vendor under these presents as follows :-

DATE	TERM DEPOSIT RECEIPT NO.	BANK	AMOUNT (Rs.)
05-09-2012	165997	UCO BANK, MAIN BRANCH, KOLKATA	47,25,661/-
		TOTAL	47,25,661/-

(**RUPEES** Forty Seven lakhs Twenty Five thousand Six hundred Sixty One **ONLY**).

WITNESSES :

1. *Ashu Mukherjee*
2. *Raj Laha*

For
 SRI ISWAR RAJ RAJESWAR
 SRI SRI LAKSHMI NARAYAN
 SRI SRI ISWAR CHANDER NARAYAN
 SRI SRI SATYA NARAYAN CHATURBHUI MURTI
Mamij Patnaik
 SEBAIT

SIGNATURE OF THE VENDOR



ADDITIONAL RECEIPT
CONFERENCE ROOM
29 SEP 64



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09112 of 2012
(Serial No. 08278 of 2012)

On

Payment of Fees:

On 29/09/2012

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

- Rs. 0.00/-, on 29/09/2012

Amount by Draft

Rs. 657865/- is paid , by the draft number 038952, Draft Date 28/09/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 29/09/2012

(Under Article : A(1) = 657767/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 29/09/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-5,97,97,724/-

Certified that the required stamp duty of this document is Rs.- 4185860 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

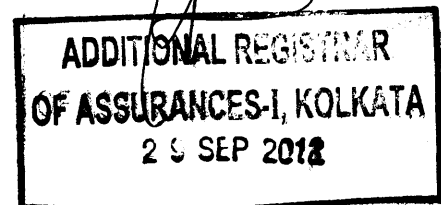
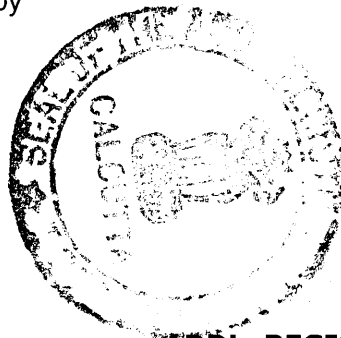
Deficit stamp duty Rs. 4180860/- is paid 03895128/09/2012 State Bank of India, DALHOUSIE SQUARE, received on 29/09/2012

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

Presented for registration at 11.45 hrs on :29/09/2012, at the Office of the A.R.A. - I KOLKATA by Dipak Yaduka ,Claimant.

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

Execution is admitted on 29/09/2012 by



(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

29/09/2012 14:22:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09112 of 2012
(Serial No. 08278 of 2012)

1. Manoj Patnaik

Shebait, Sri Iswar Raj Rajeswar, 27, Sitalatala Lane, Kolkata, Thana:-Narikeldanga, P.O. :-
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700011.

Shebait, Sri Sri Lakshmi Narayan, 27, Sitalatala Lane, Kolkata, Thana:-Narikeldanga, P.O. :-
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700011.

Shebait, Sri Sri Iswar Sridhar Narayan, 27, Sitalatala Lane, Kolkata, Thana:-Narikeldanga, P.O. :-
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700011.

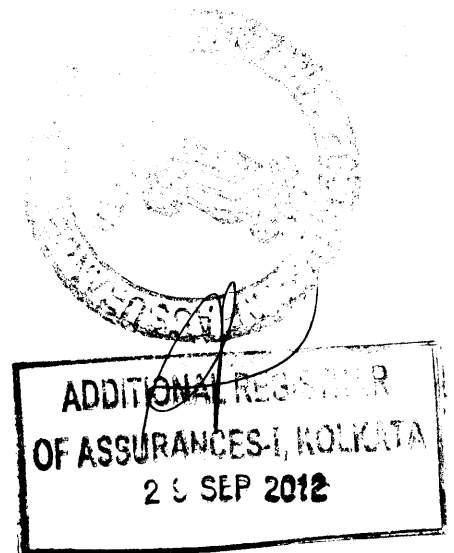
Shebait, Sri Sri Satya Narayan Chaturbhuj Murti, 27, Sitalatala Lane, Kolkata, Thana:-Narikeldanga,
P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700011.
, By Profession : Others

2. Dipak Yaduka

Authorised Signatory, M/s. Shree Krishna Porjects, B, 78, Bentink Street, Kolkata, Thana:-Hare Street,
P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Others

Identified By Suraj Guha Thakurta, son of .. , High Court, CALCUTTA, Thana:-Hare Street, P.O. :-
,District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.



(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA







(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 08278 / 2012

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Dipak Yaduka B, 78, Bentink Street, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	 29/09/2012	 LTI 29/09/2012	<i>Dipak Yaduka</i> 29/09/2012.

II . Signature of the person(s) admitting the Execution at Office.

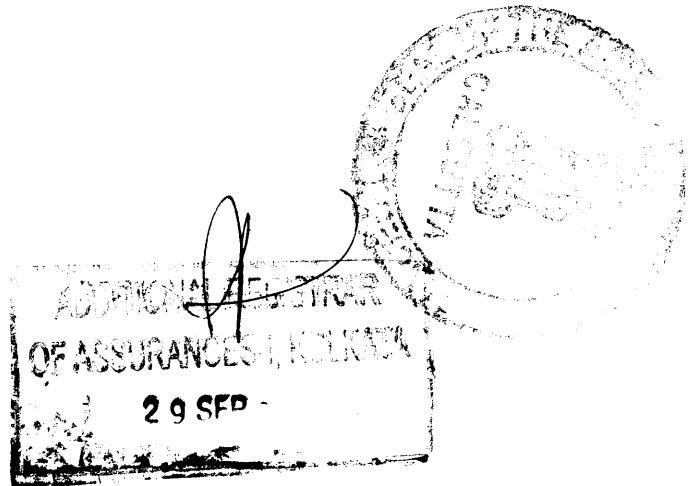
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Manoj Patnaik Address -Delux Complex, Birati, A 1, Flat No:507, 584, M. B. Road, Thana:-Nimta, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India,	Self	 29/09/2012	 LTI 29/09/2012	<i>Manoj Patnaik</i>
2	Dipak Yaduka Address -B, 78, Bentink Street, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self	 29/09/2012	 LTI 29/09/2012	<i>Dipak Yaduka</i>

Name of Identifier of above Person(s)

Suraj Guha Thakurta
High Court, CALCUTTA, Thana:-Hare Street, P.O. :-
,District:-Kolkata, WEST BENGAL, India,

Signature of Identifier with Date

Suraj Guha Thakurta
29/9/12.

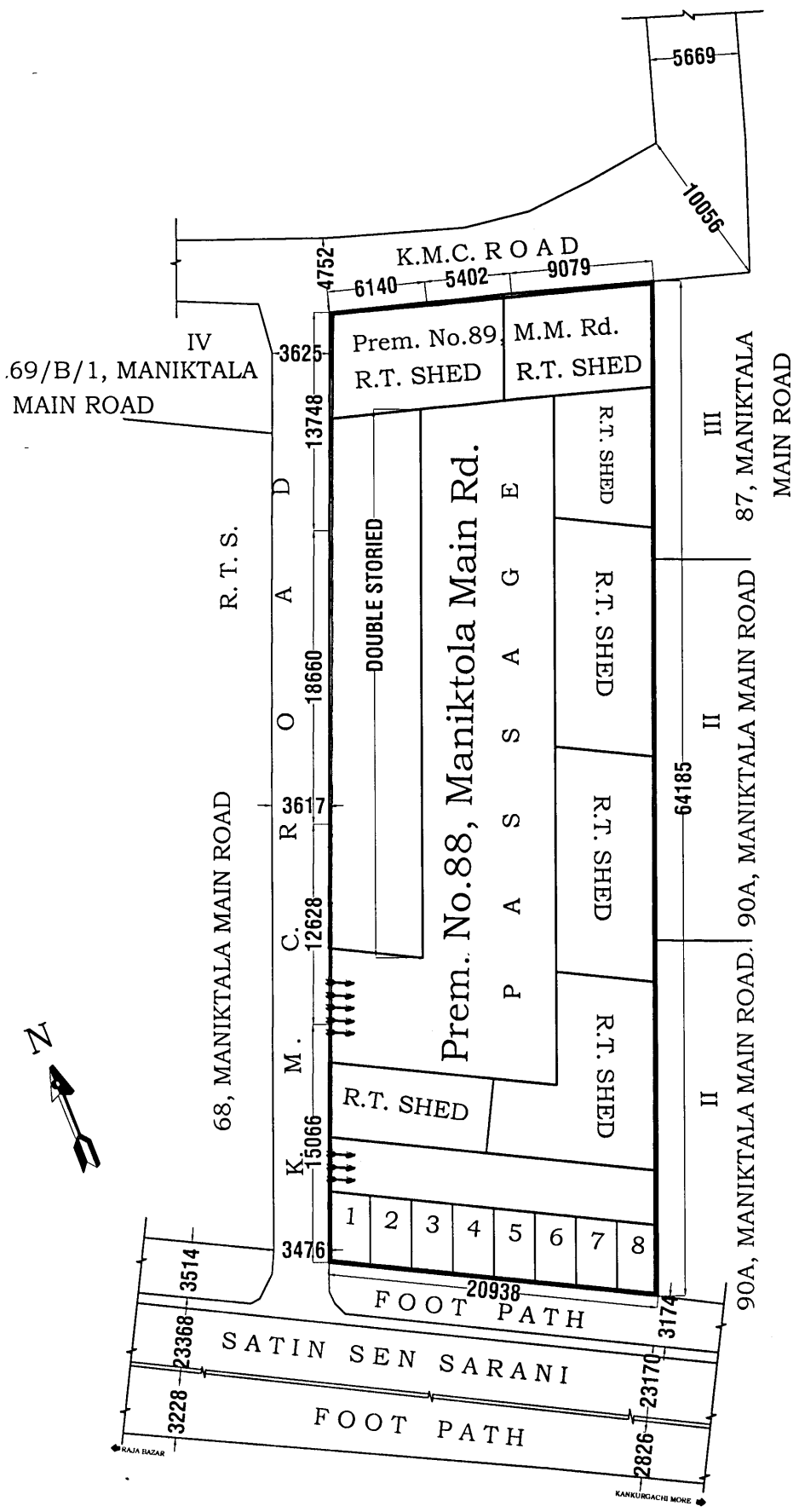


(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA

PREMISES NO. 88 ADMEASURING 18 COTTAHS 7 CHITACKS ASSESSEE NO. 110321100508

& PREMISES NO. 89 MANIKTOLA MAIN ROAD, ADMEASURING 2 COTTAHS 0 CHITACKS

ASSESSEE NO. 110321100510, KMC WARD NO. 32, KOLKATA - 700 054



Scale - N.T.S.

FOR
SRI ISWAR RAJ RAJESWAR
SRI SRI LAKSHMI NARAYAN
SRI SRI ISWAR SRIDHAR NARAYAN
SRI SRI SATYA NARAYAN CHATURBHUJ MURTI

Manij Fatma
SEBAIT

FOR SHREE KRISHNA PROJECTS

Shripak Yadav
Authorised Signatory

SIGNATURE OF VENDOR

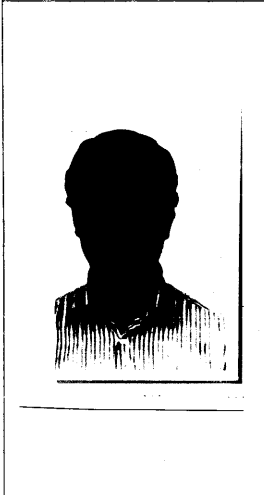
SIGNATURE OF PURCHASER



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
29 SEP

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of
Executants /
Presentants



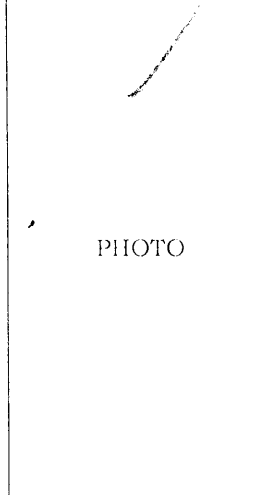
Ripak Yachan

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

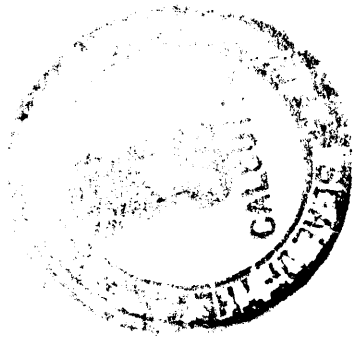


Mamij Patrooir

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



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



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 SEP -

DATED this 28th day of Sept, 2012.

BETWEEN

**SRI ISWAR RAJ RAJESWHAR, SRI
SRI LAKSHMI NARAYAN, SRI SRI
ISWAR SRIDHAR NARAYAN, SRI
SRI SATYA NARAYAN
CHATURBHUJ MURTI**

- A private trust, VENDOR

AND

**M/s. SHREE KRISHNA
PROJECTS**

- PURCHASER

DEED OF CONVEYANCE

In respect of the Land with
structures at 88, Manicktolla Main
Road measuring 18 Cottah and 7
Chittack & 89, Maincltolla Main
Road measuring 2 Cottah 0 Chittack

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
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(Ashim Kumar Ghosh) 04-October-2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal