

M/V = 865024/

04BB 092395

Handwritten notes and signatures, including 'A-87891', 'A-281', 'E-21', and '5-15095'. There is also a signature '0510306'.

REGISTRAR U.S. 7 (2) O. REGISTRATION ACT 1908

13/3/06

DEED OF CONVEYANCE

2 for
AV 726/
paid in

THIS DEED OF CONVEYANCE is made on this the 14th day of 13-03-06
December in the Christian Era of TWO THOUSAND AND FIVE

BETWEEN

For Amits Developers LLP
Authorized Signatory

SRI DIPENDRA NATH BAIDYA Alias NASKAR, Son of Late Jogish Naskar, by Nationality Indian, by Religion Hinduism; by Occupation Cultivation, residing at Village Sarmastr Chaik, Police Station



Handwritten numbers 865024/ and 11446 (7)

11448/71 14/12/05

En. No.	11448/71
Sold to Mr./Mrs.	Oval Developers Pvt. Ltd
Address	15 BTO Westside Rd
No.	15230/71

15/12/05



11.50
20th
Dec 05

122013 = 45000
14013 = 3000
1011 = 10
48010

Dipendra Nath
Baidya
NASKAR
Sajjan Singh
Ri Mishra
etc

DIPENDRA NATH BAIDYA
NASKAR

6857

DIPENDRA NATH BAIDYA
NASKAR

357/101
2. 200-11. 0 2 5 7 1 2 1 0
12/12/05

Handwritten signature or scribble.

Abdul Hamman
Abdul Mojid
Chak Rayu
Ri Mishra
etc

Abdul Hamman
Abdul Mojid
Chak Rayu maha
P.C. Baidya
Dit- (3) 200-11-02-571210

For Amrit Developers LLP
Authorized Signat





0488 092396

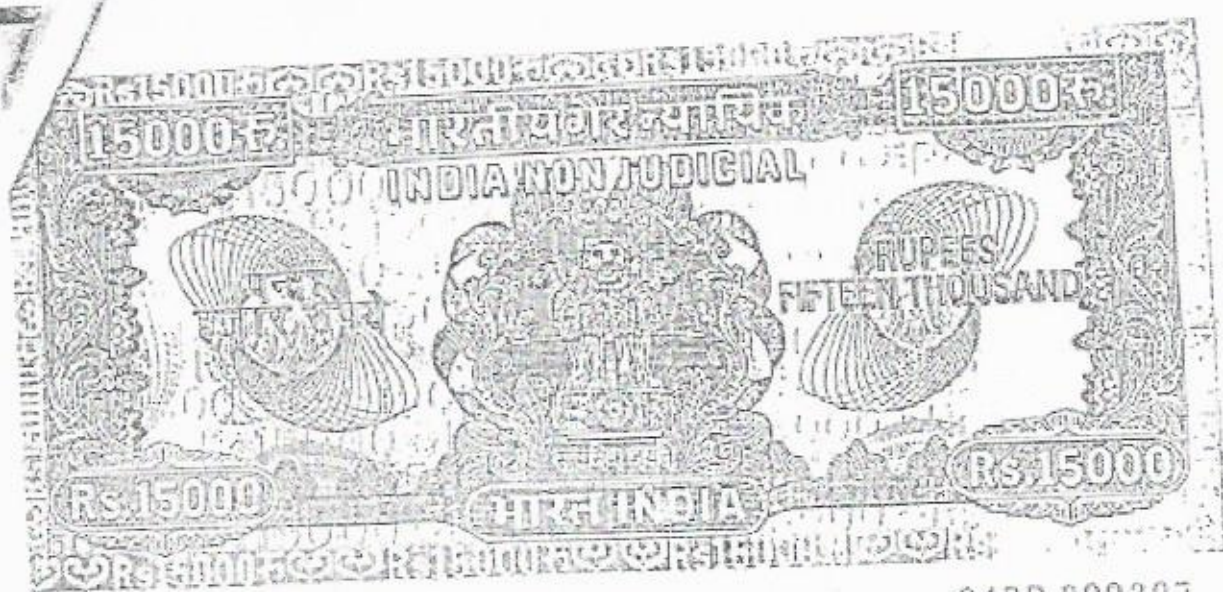
Bishnupur, District South 24-Parganas in the State of West Bengal, hereinafter called and referred to as the "V E N D O R" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

M/S. OVAL DEVELOPERS PRIVATE LIMITED, a Private Limited Company incorporated under the Indian Companies Act, 1956 represented by its one of the Directors, namely MR. NIRMAL K. SHAH, having its registered office at 4th Floor, 15, Brabourne Road, Police Station - Hare Street, Kolkata - 700 001 in the State of West Bengal, hereinafter called and referred to as the "P U R C H A S E R" (which expression shall unless otherwise repugnant to the context be deemed to mean and include its successors, administrators, legal representatives and assigns) of the SECOND PART.

For Amala Development
Authorized Signatory





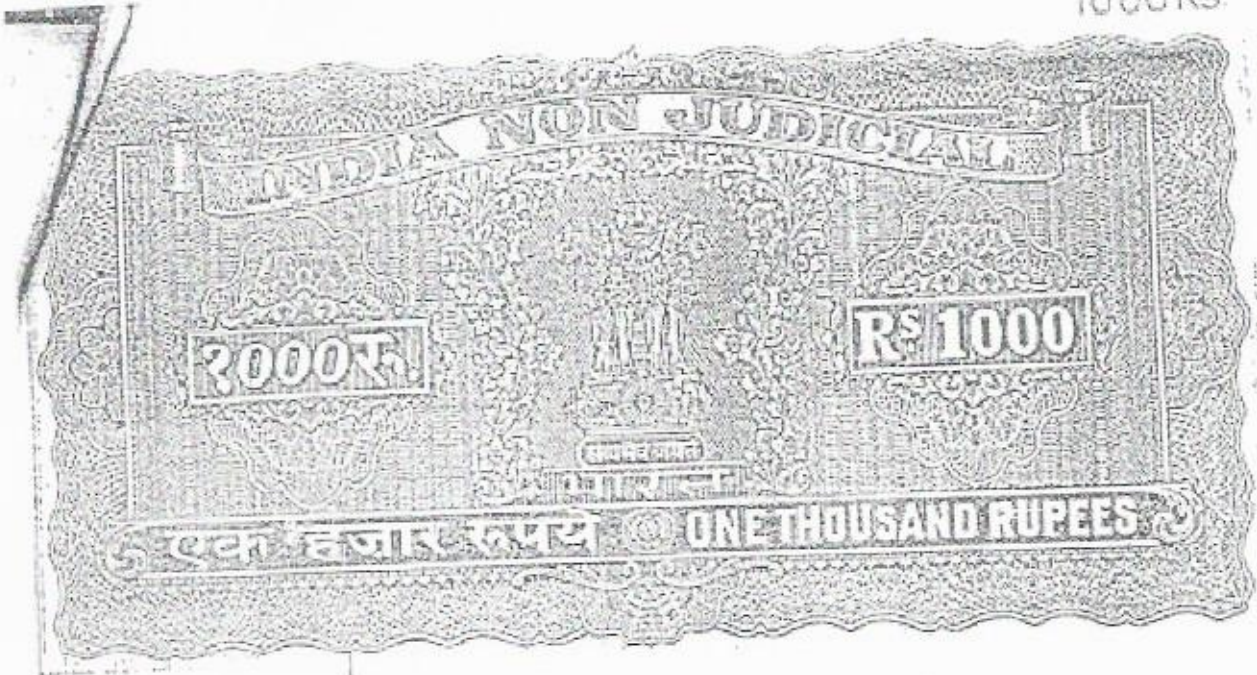
AND

SMT. SUNDARI NASKAR, Wife of Late Jogish Naskar, by Nationality Indian, by Religion Hinduism, by Occupation House-hold-Work, residing at Village Sarmaster Chalk, Police Station Bishnupur, District South 24-Parganas in the State of West Bengal, hereinafter called and referred to as the "CONFIRMING PARTY" (which expression shall unless otherwise repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the THIRD PART.

WHEREAS the Vendor herein seized and possessed of otherwise sufficiently entitled a piece of land measuring 32 Decimals as 1/3rd share of the total land measuring an area of 96 Decimals of Salf land comprised in R. S. Dag No. 1 appertaining to R. S. Khasan No. 54 and

For Amits Developers LLP
Authorised Signatory





Krishi Khatian No. 60 at Mouza Sarmaster Chalk, J. L. No. 17 within the limits of Gram Panchayat, District Collectorate Touzi No. 351-B, Pargana Magura, Revenue Survey No. _____ and Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24-Parganas by way of inheritance and got recorded his name with the Record of Rights as sixteen annas owner thereof free from all encumbrances and paying rents for the same regularly to the Government Authority.

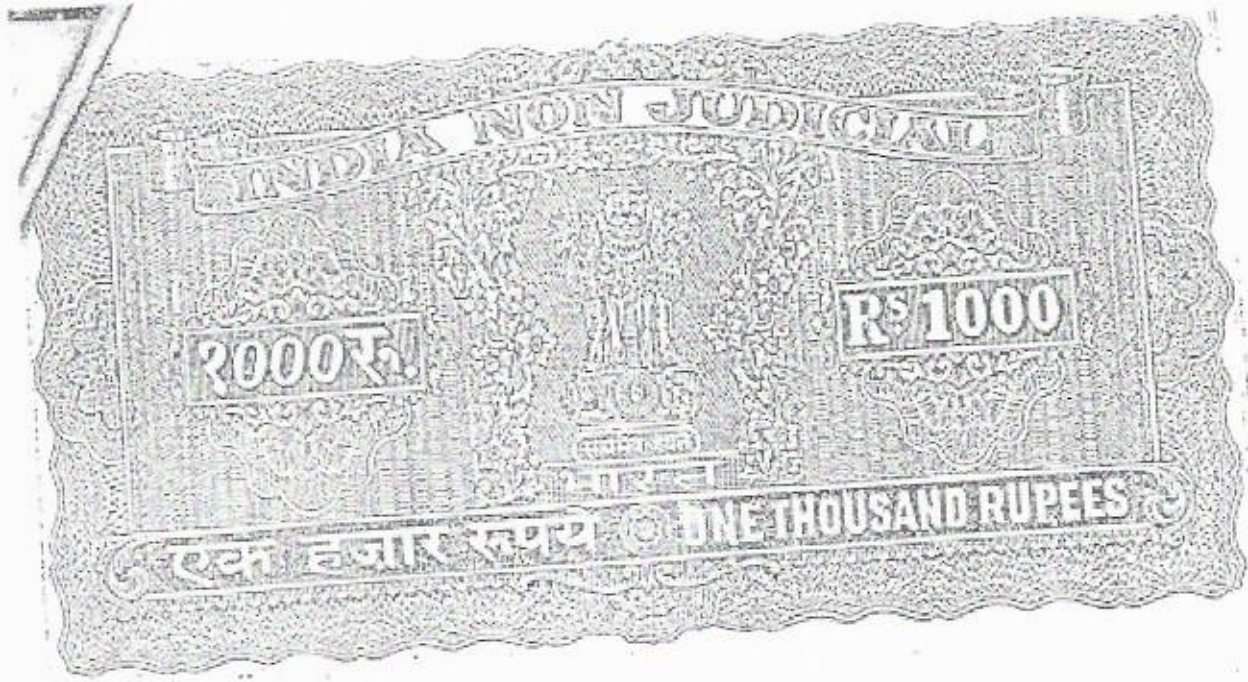
Be it mention here that the aforesaid entire schedule of land measuring 96 Decimals was owned by Jogish Naskar and since after his death his three sons got their names recorded with the Record of Rights for which their mother raised no objection and henceforth she became the Confirming Party showing her acceptance and free hearted consent to sell out the said schedule of land by her son the Vendor herein.

For Amits Developers Ltd.

Authorised Signatory



1000Rs



AND WHEREAS at present due to financial crisis as well as urgent need of a lot of money for legal necessities, the Vendor herein has decided and agreed and announced to sell his schedule of Revenue Paying Collectorate land measuring an area of 32 (Thirty-two) Decimals corresponding to 19 Cottahs 5 Chittaks 31 Square Feet, be the same a little more or less, as 1/3rd (3333 portion of 1000) share out of 96 Decimals of Sali land comprised in R. S. Dag No. 1 appertaining to Krishi Khatun No. 60 and R. S. Khatun No. 54 at Mouza Sarinaster Chalk within the limits of Daulatpur Anchal Panchayct, J. L. No. 17 District Collectorate Touzi No. 351-B Pargana Magura, Revenue Survey No. _____ under Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24-Parganas, more fully and particularly described in the Schedule hereunder written free



For Anandis Developers Ltd

Authorized Signatory

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

04AA 537919

No. 60 and R. S. Khatian No. 54 at Mouza Sarmaster Chalk within
 _____ Anchal Panchayet, J. L. No. 17 and Additional District Sub-
 Registration Office at Bishnupur, District Collectorate Touzi No. 351-B
 Pargana Magura, Revenue Survey No. _____ Police Station Bishnupur,
 District South 24-Parganas transfer by way of sell at Rs. 8,00,000/-
 (Rupees Eight lakhs) only and whereas accepting the proposal the
 Vendor hereto has received and acknowledged the receipt of the said
 total consideration money from the Purchaser on or before the
 execution and registration of this Deed of Conveyance as per Memo of
 Consideration written hereinbelow.



For Amitis Developers LLP

Authorized Signatory

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 8,00,000/- (Rupees Eight lakhs) only paid by the Purchaser to the Vendor hereto in respect of the total consideration/sell price of the schedule mentioned entire land hereunder written on or before the execution and registration of this Deed of Conveyance (the receipt whereof the Vendor doth hereby admit and acknowledge the same as per Memo of Consideration) hereunder written well and the Vendor hereto DOTH HEREBY forever release, acquit, exonerate, discharge, sell, transfer, assigns and dispose of ALL THAT the piece and parcel of land measuring an area of 32 (Thirty-two) Decimals corresponding to 19 (Nineteen) Cottahs 5 (Five) Chittaks 31 (Thirty-one) Square Feet be the same a little more or less of Sali land comprised in R. S. Dag No. 1 appertaining to Krishi Khatian No. 60 and R. S. Khatian No. 54 at Mouza Sarmaster Chalk within Daulatpur Anchal Panchayat, J. L. No. 17 under District Collectorate Touzi No. 351-B Pargana Magura; Revenue Survey No. _____ and Additional District Registration Office at Bishnupur, Police Station Bishnupur, District South 24-Parganas free from all encumbrances, liberties, appurtenances along with all easement rights including the user right of common passage for free ingress and egress to and from the schedule of land which is more fully and particularly described in the Schedule hereunder written.

AND the Vendor hereto further DOTH HEREBY grant, convey, sell, transfer, assign, assure, dispose of absolute unto and in favour of the Purchaser hereto ALL THAT the said piece of land measuring 32 (Thirty-two) Decimals corresponding to 19 (Nineteen) Cottahs 5 Chittaks 31 Square Feet) be the same a little more or less of Sali land free from all

For Amitis Developers LLP
Authorized Signatory



encumbrances, liberties, appurtenances TOGETHER WITH all easement rights, privileges in any pertaining to the said property belonged to the estate right, title, interest, claims, demands and charges whatsoever unto and upon the said schedule of land which is free from all encumbrances, charges, liens, dependencies, acquisition or requisition and/or vested under any scheme of the State Government or claims and demands etc. whatsoever TO HAVE AND TO HOLD the same absolutely in the manner as aforesaid free from all obstructions, charges, claims, demands etc. of the schedule of land thus purchased by the Purchaser hereto and the Purchaser shall have every right, authority, power, interest, possession and claim to sell, convey, gift, lease, hypothecate, mortgage, assign, assure, dispose of the schedule of land thus purchased by the Purchaser hereunder written in the schedule hereinbelow to any person or persons in any manner whatsoever.

THAT the Vendor hereto covenant hereby that NOTWITHSTANDING anything heretobefore done or suffered to the contrary the Vendor hereto to have good and absolute right, title, possession, interest, claims and authority to convey the schedule mentioned land hereunder written well which is free from all encumbrances, charges, liens, dependencies, claims, demands, whatsoever more fully and particularly described in the schedule hereunder written and have all rights, privileges and appurtenances thereunto belonging and the same was never vested or were under any scheme of acquisition or requisition by the Government in any act, rules, provisions or bye-laws which is hereby said, conveyed and transferred unto and in favour of the Purchaser hereto by the Vendor herein and the Vendor has not done or

For Amrit Developers LLP
 Authorized Signatory



knowingly suffered against anything whereby the schedule of landed property may be encountered, stake, affected or impeached in estate, title or otherwise.

AND the Vendors hereto shall and will at all times indemnify and keep indemnified and harmless the Purchaser herein against all claims, demands, objections whatsoever in respect of the schedule mentioned land hereby sold, conveyed and make good unto and in favour of the Purchaser hereto from all losses, damages, costs, and expenses that may be accrued or be incurred by reasons of any defect, deficiency which may be found or detected in right, title, interest or possession in the schedule of property and for granting the same right.

AND THAT the Purchaser hereto shall henceforth peacefully and quietly hold, possess and enjoy the rents, issues and profits desirably from and out of the said purchased schedule of land without hindrance, interruption or disturbances from or by the Vendor or any other person or persons claiming through or under entrust for the Vendor without any lawful let, hindrances and interruption or disturbances by any other person or persons whatsoever.

THAT all the rents and revenues and other impositions payable in respect of the schedule of land hereby sold have been fully paid by the Vendor and if any portion of such be found to have been remained unpaid for the period into the date thereof the same shall be decreed to be the liability of the Vendor and realisable from the Vendor.



The Developers Ltd.

Authorized Signatory

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THAT the Vendor hereby promised and assured that the Vendor shall at all times do and execute at the cost and expenses of the Purchaser all such further acts, deeds, things and assurances as may be reasonably required by the Purchaser for the better or further effecting and assuring the conveyance hereby sold and conveyed.

SCHEDULE OF LAND AS REFERRED TO ABOVE

ALL THAT piece and parcel of Revenue Paying Collectorate land measuring an area of 32 (Thirty-two) Decimals corresponding to 19 (Nineteen) Cottahs 5 (Five) Chittaks 31 (Thirty-one) Square Feet be the same a little more or less of Sali land comprised in R. S. Dag No. 1 appertaining to Krishi Khatian No. 60 and R. S. Khatian No. 54 at Mouza Sarmaster Chalk within Daulatpur Anchal Panchayet, J. L. No. 17 District Collectorate Touza No. 351-B Pargana Magura Revenue Survey No. _____ Additional District-Sub-Registration Office at Bishnupur, Police Station Bishnupur, District - South 24-Parganas along with all easement rights, liberties, appurtenances, liens, dependencies, along with easement rights including user right of common passage for free ingress and egress to and from the schedule of land and the same is further more fully and clearly shown in the sketched Map or Plan annexed herewith delineated with RED Border Line which shall be deemed to be the part and parcel of this Deed of Conveyance of which rent to be paid to the District Collectorate, South 24-Parganas at Alipore in favour of the Office of the Government of the State of West Bengal @ Rs. 06.50 Paise only per annum and the same is dated and bounded in the following manner :

For Additional Deputy Registrar
Additional Deputy Registrar

ON THE NORTH : Land of R. S. Dag No. 502 (High Breed)

ON THE SOUTH : Land of R. S. Dag No. 3

ON THE EAST : Land of R. S. Dag No. 2

ON THE WEST : Land of R. S. Dag No. 3

IN WITNESS WHEREOF the Vendor, the Purchaser and the Confirming Party hereto have set and subscribed their respective hands and signature hereunto in presence of the following witnesses, the day, month and year first written above.

SIGNED, SEALED AND DELIVERED

at

in presence of:

2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER



SIGNATURE OF THE CONFIRMING PARTY

For Amicus Development LLP

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 8,00,000/- [Rupees Eight lakhs] only on this day as full and final payment of Sell/Consideration Money of the schedule mentioned lands sold by this Deed of Conveyance in the following manner :-

By Banker's Cheque No. 053669 dated 14.12.2005, drawn on Bharat Overseas Bank Limited, in favour of "Dipendra Nath Baidya"

Rs. 8,00,000.00

(RUPEES EIGHT LAKHS ONLY)

Rs. 8,00,000.00

WITNESSES:

Handwritten notes in Hindi:
1. असुलखाना
E/O - H. H. D. D. D.
No. 210 - K. K. Chak
Rajn. m. d. l.
दिल्ली के अधीन (3)
असुलखाना
दिल्ली के अधीन (3)
असुलखाना
दिल्ली के अधीन (3)

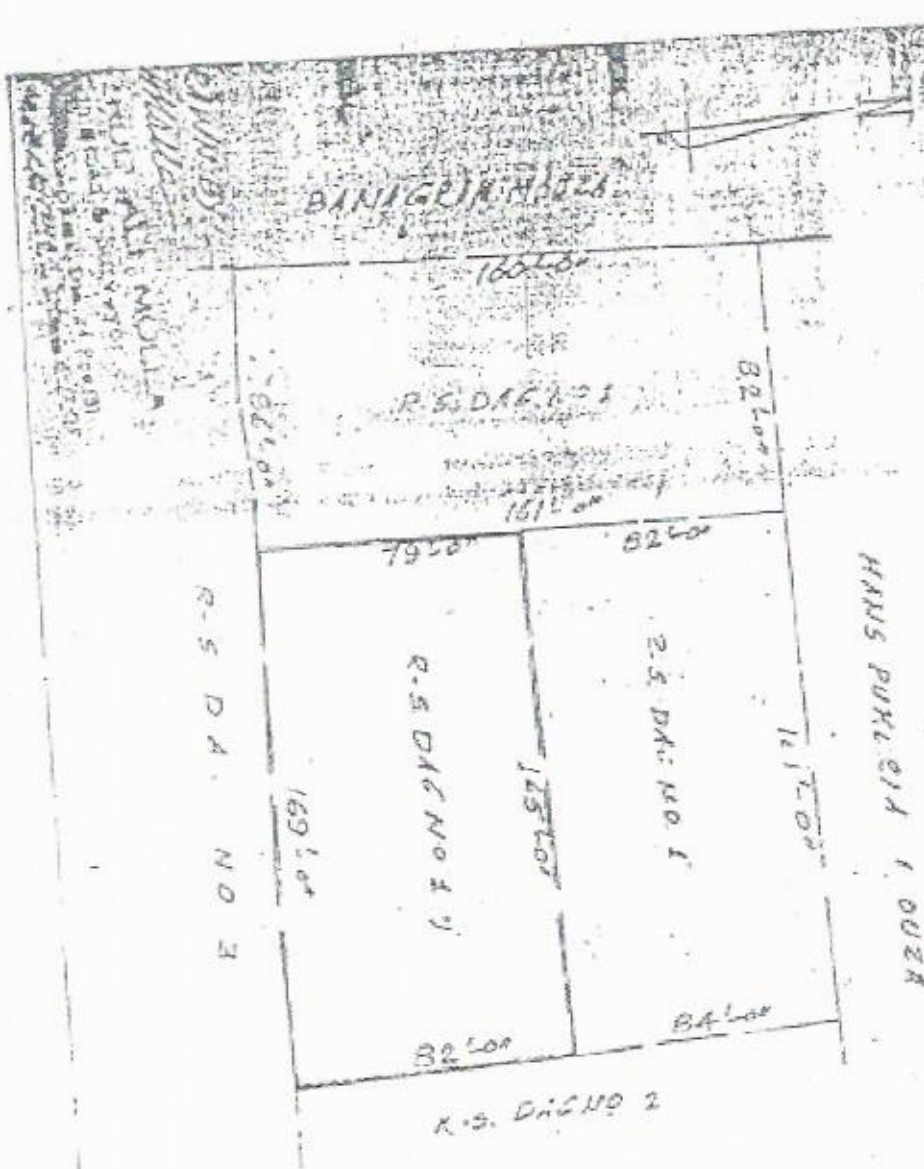
Drafted by me.
[Signature]
(TAPAN CHAKRABORTY)
ADVOCATE,
Criminal Court, Alipore,
Kolkata - 700 027.

DIPENDRA NATH BAIDYA
KASKAR
SIGNATURE OF THE VENDOR



For Amit Developers LLP
Authorized Signatory

Typed by: *[Signature]*
[Signature]



ATTA MOUZA - SARKHATER CHAK
 R.S. KH. NO. 54. 1. 2. KH. NO. 60. 1
 OF AREA - 32 DEC. 19K. 6CH. 91.
 MOUZA - MAP AREA - 31 DEC. (1BK.
 P.S. BISHNUPUR. DIST. P.P.GESS).

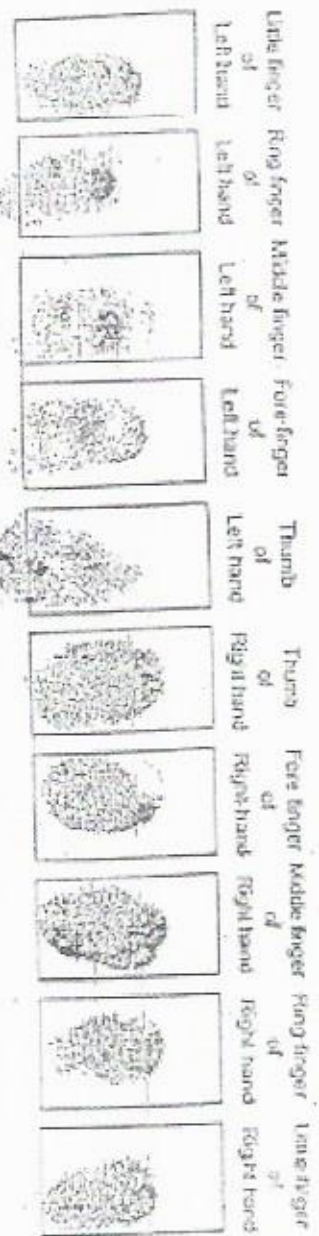
HAUS PURI 01A 1002A

THE PLAN
 J.L. No 17. R.S. 10 327.
 ACT OF R.S. D.A. NO. 1.
 SPER. RECORD. BU - 45 PER.
 (2CH. 27 SFT. MORE 3/2 LESS).
 DATE: 1-6-70 SHC UNDER REVLINER.



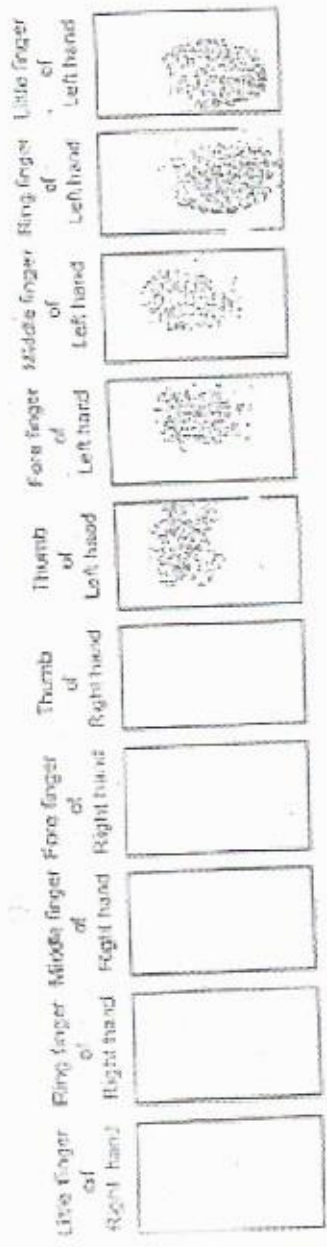
For Amias De...

Author's Property



DIPENDRA NATH BAIDYARKAR
 Attested the finger prints

 Signature



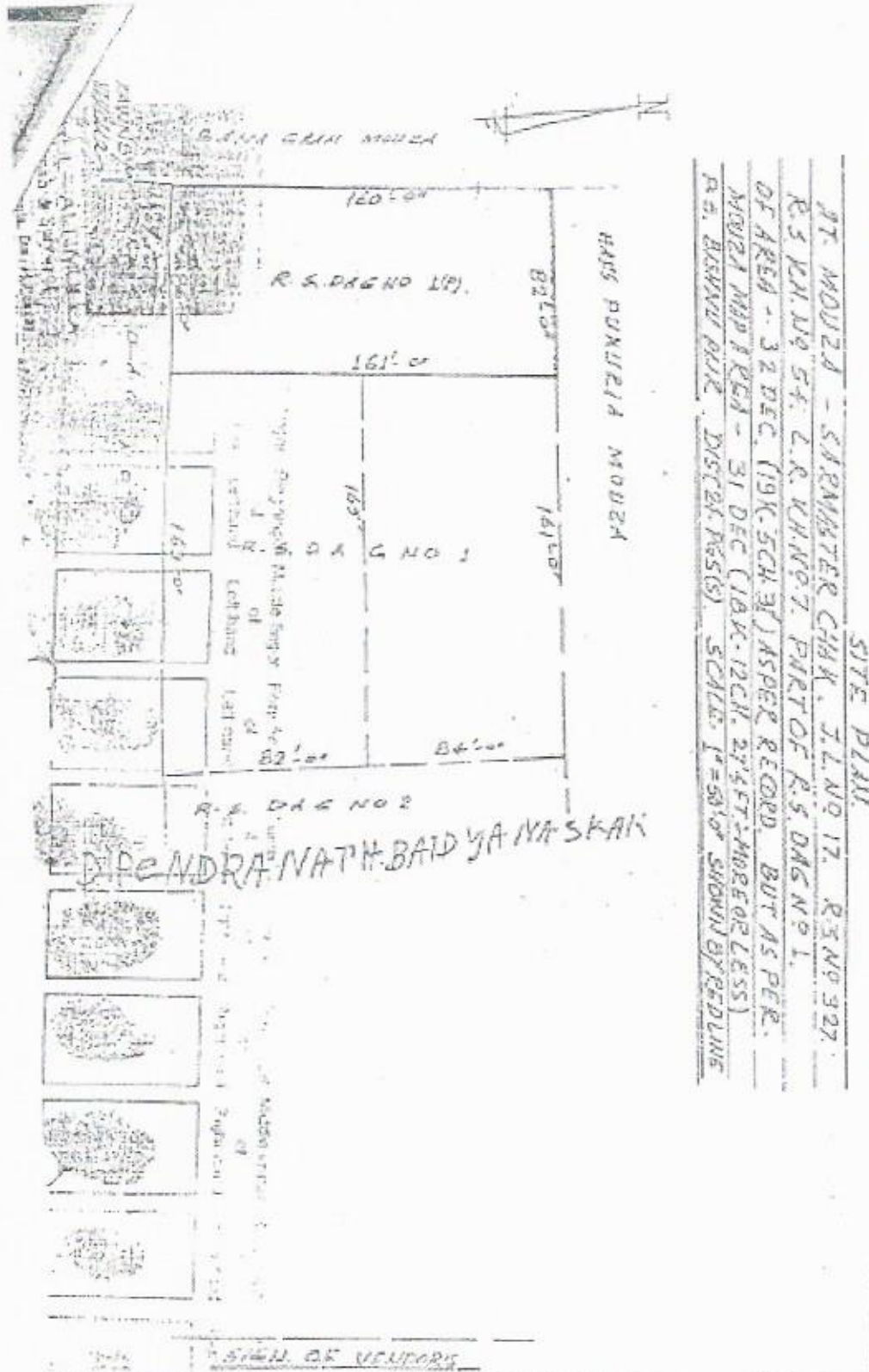
ANSHU DEVELOPERS PVT. LTD.
 Attested the finger prints

 Signature Director.



For Anshu Developers LLP

Authorized Signatory



JT. MOUZA - SHAMSTER CHAK, T.L. NO 17, R.S. NO 327.
 R.S. PAKHO 54, L.R. KH. NO 7, PART OF R.S. DAG NO 1.
 OF AREA - 32 DEC. (19K-5CH 3) AS PER RECORD, BUT AS PER.
 MOUZA MAP AREA - 31 DEC (18K-12CH. 27.5 FT - MORE OR LESS)
 R.S. BISHNU PUR, DIST. B. NEGOS) SCALE: 1"=50'0" SHOWN BY RED LINE

R.S. DAG NO 2
 DIPENDRA NATH BAI DYANASKAR

SIGN. OF VENDORS
 DIPENDRA NATH BAI DYANASKAR
 said the finger prints
 Signature

AMITIS DEVELOPERS PVT. LTD.
 Attested the finger prints
 Signature - Director.



For Amitis Developers LLP

Authorised Signatory

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 8,00,000/- (Rupees Eight lakhs) only on this day as full and final payment of Sell/Consideration Money of the schedule mentioned lands sold by this Deed of Conveyance in the following manner :-

By Banker's Cheque No. 053669 dated 14.12.2005, drawn on Bharat Overseas Bank Limited, in favour of "Dipendra Nath Baidya"

Rs. 8,00,000.00

(RUPEES EIGHT LAKHS ONLY)

Rs. 8,00,000.00

WITNESSES:

1. *Resubmission*
E/O - *Mr. Tapan*
Mazid - *Vill. Chak*
Rajn *malik*
Dist. *Alipore*
24 *Paragon (3)*
23/12/05
20/12/05
20/12/05
20/12/05

DIPENDRA NATH BAIDYA
NASKAR
SIGNATURE OF THE VENDOR

Drafted by me
Tapan Chakraborty
(TAPAN CHAKRABORTY)
ADVOCATE,
Criminal Court, Alipore,
Kolkata : 700 027.

Typed by: *Rafi Haldar*
Alipore Sub Court
Kol-27.



[Signature]
For Amits Developers LLP
Authorized Signatory



REGISTRAR GENERAL
REGISTRATION ACT 1908



REGISTRAR GENERAL
REGISTRATION ACT 1908

26.6.06



613
6.10
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