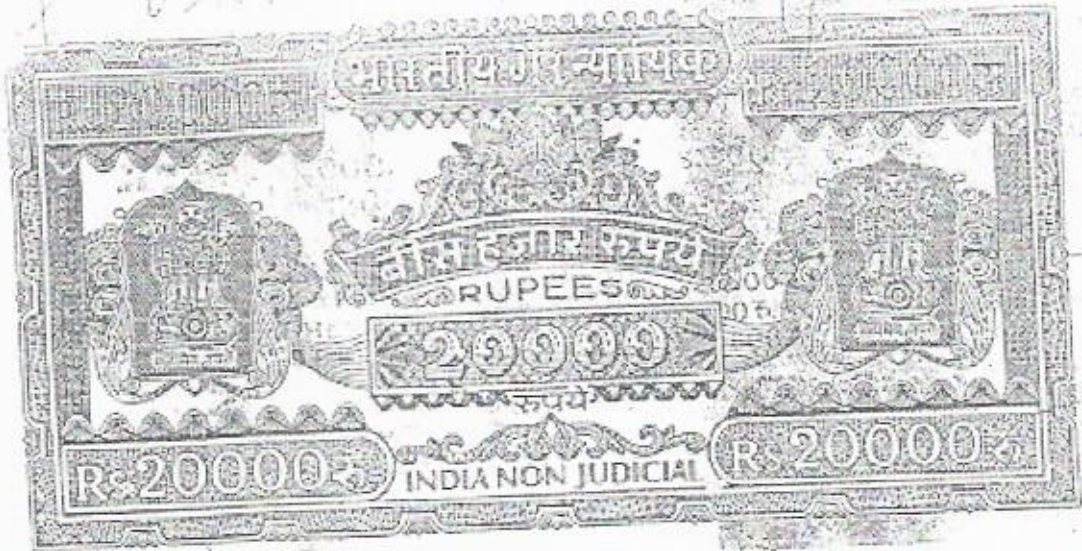


0346f M-4 11/11/06

2



DONE
QUAL

MN-1057518f

04CC 041532

[Faded and mostly illegible text, possibly a receipt or ledger entry]

4726/
B. Roy
Page No. 15097
05.03.06

DISTRICT SUB-REGISTRAR IN
REGISTRATION ACT 1908

1057518
4726/

10/3/06

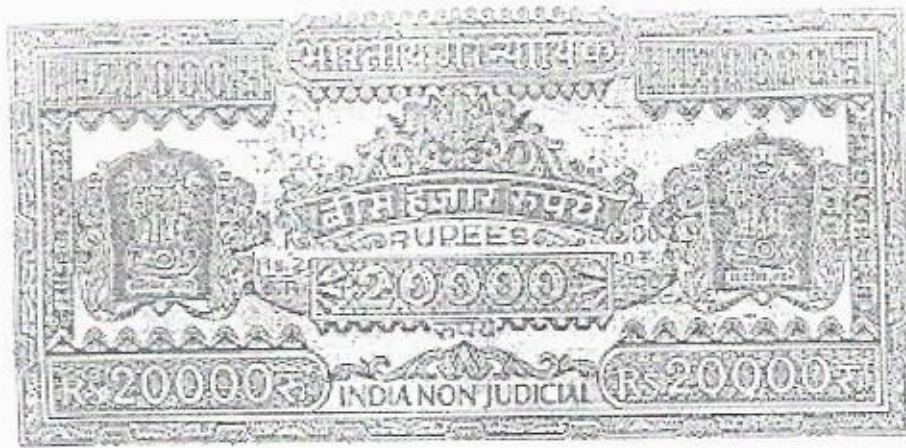
DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 10 day of March in the Christian Era of TWO THOUSAND FIVE A. D. BETWEEN SHRI BIMAL CHANDRA ROY, son of late Monoranjan Roy, by nationality Indian, by religion Hinduism, by occupation Cultivation, residing at Village - Sarmaster Chalk, Police Station - Bishnupur, District - 24-Parganas (South) in the State of West Bengal, hereinafter called and referred to as the "VENDOR" (which

[Handwritten notes in the left margin]

For And...
[Faded text]





04CC 041533

• 2 •

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 ONE PART.

A N D

M/S. OVAL DEVELOPERS PRIVATE LIMITED, a Private Limited
Company incorporated under the Indian Companies Act, 1956

For Analis Developers LLP

Authorized Signatory





06AA 200152

- 3 -

represented by its one of the Directors, namely MR. TUSHAR JHUNJHUNWALA, having its registered office at 4th Floor of 15, Brabourne Road, Police Station - Hare Street, Kolkata - 700 001, hereinafter called and referred to as the "PURCHASER" (which expression shall unless otherwise repugnant to the context be deemed to mean and include its successors, administrators, legal representatives and assigns) of the OTHER PART.

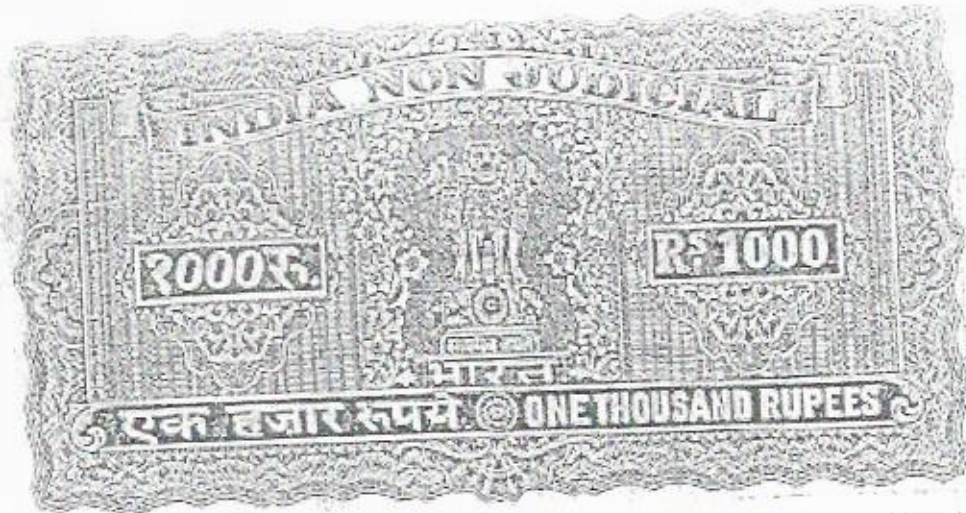
WHEREAS one Monoranjan Roy, now deceased, son of late Sashi Bhusan Roy, being the father of the Vendor hereby got 16-1/2 Saks/Decimals of out of 1.31 Acres of Gali land comprised in Dsg No.

For Amitis Developers LLP

Authorized Signatory



Purchaser



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

265291

- 4 -

423 appertaining to Khalian No. 115 under Act 4 of the District Collectorate Touzi Nos. 3, 4, 5 at Mouza Banagram within Banagram Anchal Panchayet, J. L. No. 16, Pargana - Khaspur, Revenue Survey No. 30 under jurisdiction of Additional District Sub-Registration office at Bishnupur and District Registration ^{ওফিস} Alipore within Police Station - Bishnupur, the then District - 24 Parganas by way of purchase through registered Deed of Sale being No. 5702 for the year 1967 from (1) Bakkar Ali Khan, (2) Yasin Ali Khan, (3) Belat Ali Khan, (4) Abul Ali Khan, all sons of late Fakir Ali Khan, resident of Village - Rasapurja, Police Station Bishnupur, the then District - 24 Parganas registered in the office of District Sub-Registrar at Bishnupur on 30th May, 1967 and the same was recorded in Book No. 1, Volume No. 87, Pages from 66 to 68 written therein free from all encumbrances.

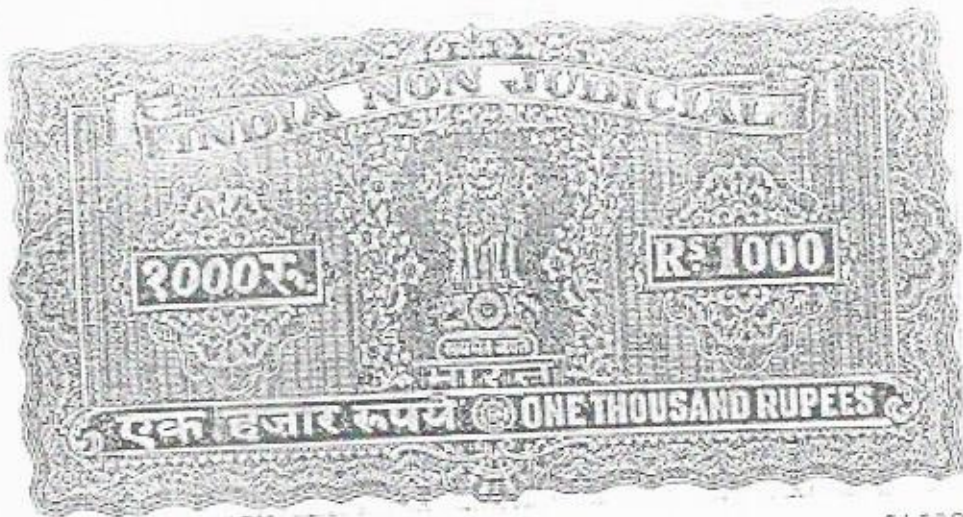
5702/1967

Handwritten initials



For Assistant District Officer

Handwritten signature and name of the Assistant District Officer



पश्चिम बंगाल WEST BENGAL

265293

- 5 -

Registrar at Dushinapur on 28th February, 1968 corresponding to 15th Falgun, 1374 B. S. and the same was recorded in Book No. 1, Volume No. 87 Pages from 66 to 68 written therein free from all encumbrances.

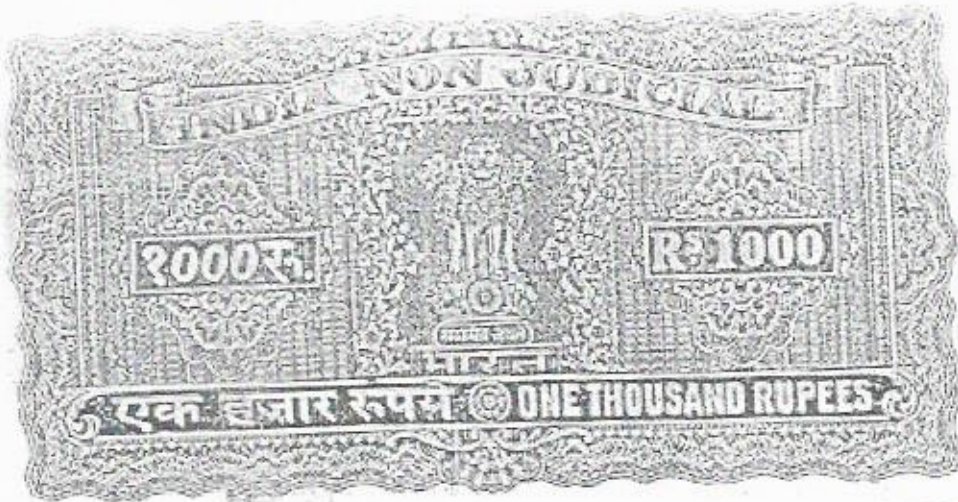
AND WHEREAS this said Monoranjan Roy, now deceased, being the deceased father of the Vendor herein thus seized and possessed the total land measuring 16-1/2 Decimals of Sali land by virtue of Deed of Sale being No. 5702 for the year 1967 plus 33 Decimals of Sali land by virtue of Deed of Sale being No. 2516 for the year 1968 and 49-1/2 Decimals of Sali land comprised in Dag No. 423 appertaining to Khastan No. 115 under W. B. L. R Act 4 of the District Collectorate Touzi Nos. 3, 4, 5 at Mouza - Banagram within the Banagram Anchal Panchayet, J. L. No. 15, Pargana - Khospur, Revenue Survey No. 30 under the jurisdiction of the Additional District Sub-Registration Office at

5702 / 1967

→ 2616 / 1968



Handwritten signature or initials.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

245294

- 7 -

Bishnupur, Police Station — Bishnupur, the then District — 24-Parganas free from all encumbrances and said Monoranjan Roy died in the year 1975 leaving behind at the time of his death his three sons, namely (1) SHRI BIMAL ROY, the Vendor herein, (2) SHRI BIPUL ROY and (3) SHRI AMAL ROY, as his sole heirs and legal survivors in earth, and whereas the above-named (1) SHRI BIMAL ROY, (2) SRI BIPUL ROY and (3) SRI AMAL ROY being sons and only legal survivors while hold and possessed the aforementioned schedule of land left behind by Monoranjan Roy, since deceased, free from all encumbrances by way of inheritance in equal share of 16-1/2 Decimals i.e. 10 (Ten) Cottahs by each of the above-named sons out of the total land of 49-1/2 Decimals or said 30 (Thirty) Cottahs of Sali land partitioned in between them by amicable settlement.

1/3 part of 49.50 acre

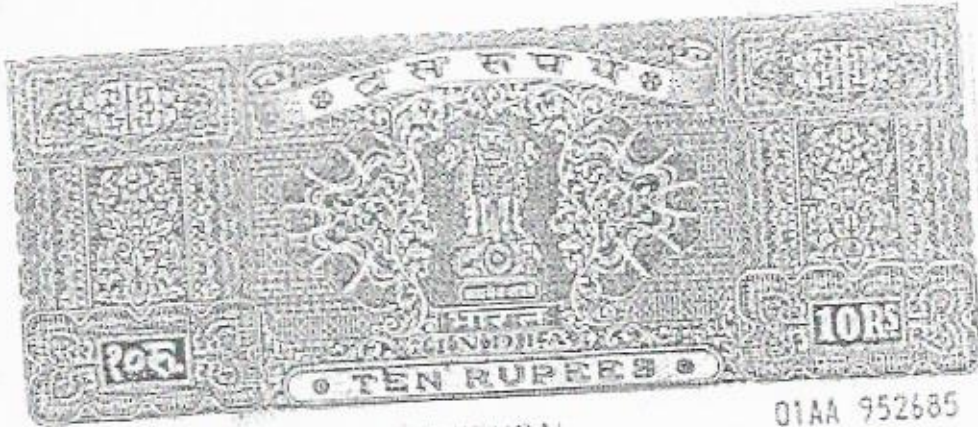


*3 Sali
+ 16.50 acre
49.50 Acre
1/3 part of 49.50 acre
= 16.50 acre each*

For Amitis Developers LLP

Authorized Signatory

10RS.



01AA 952685

পশ্চিমবঙ্গ সরকার দ্বারা WEST BENGAL

- 5 -

AND WHEREAS thereafter one namely SRI RIPUL ROY, son of late Monoranjan Roy, amongst the above-named co-owners as aforesaid sold out his 1/3rd share of land measuring 16-1/2 Decimals i.e. 10 (Ten) Cottahs out of the total land of 49-1/2 Decimals or say 30 (Thirty) Cottahs of Sali land in favour of Sri Rabindra Nath Bar son of late Jogendra Nath Bar, resident of Village - Chalk-Raju-Molla, Police Station - Bishnupur, District - South 24-Parganas by virtue of a registered Deed of Sale being 4768 for the year 1980 registered in the office of the then District - Sub-Registrar at Bishnupur on 7th July, 1980 free from all encumbrances.

BIPUL ROY
↓
RABINDRANATH
BAR

4768/1980

AND WHEREAS thus while said Sri Rabindra Nath Bar of Village - Chalk-Raju-Molla, Police Station - Bishnupur, 24-Parganas (South) and Sri Amal Roy, son of late Monoranjan Roy, resident of Village -



For Audit & Signature

Ar

SarMASTER-Chalk, Police Station - Bishnupur, District - South 24-Parganas were holding and possessing their respective piece of lands measuring 16-1/2 Decimals or say 10 (Ten) Cottahs each out of the aforementioned total schedule of land measuring 49-1/2 Decimals or say 30 (Thirty) Cottahs comprised in Dag No. 423 appertaining to Khatian No. 115 under W. B. L. R Act 4 of the District Collectorate Touzi Nos. 3, 4, 5 at Mouza - Banagram within the Banagram Anchal Panchayet, J. L. No. 16, Pargana - Khaspur, Revenue Survey No. 30 under the jurisdiction of the then District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, the then District - 24-Parganas, both of the above-named Shri Rabindra Nath Bar, son of late Jogendra Nath Bar, resident of Village - Chalk-Raju-Molla and Shri Amal Roy, son of late Monoranjan Roy, resident of Village - SarMASTER-Chalk, both under Police Station - Bishnupur, the then District - 24-Parganas, have jointly sold out their respective piece of land measuring 16-1/2 Decimals by virtue of registered Deed of Sale being No. 4768 for the year 1980 and land measuring 16-1/2 Decimals enjoyed and possessed by Shri Amal Roy as ^{owner} 1/3rd share out of his father's property of 49-1/2 Decimals and totaling of which 33 (Thirty-three) Decimals corresponding to 20 (Twenty) Cottahs out of aforesaid 49-1/2 Decimals or say 30 (Thirty) Cottahs comprised in Dag No. 423 appertaining to Khatian No. 115 at Mouza - Banagram within Banagram Anchal Panchayet, J. L. No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana - Khaspur, Revenue Survey No. 30 within the jurisdiction of

4768 / 1980



For Ambia Developers LLP
 Authorized Signatory

Additional District Sub-Registration Office at Bishnupur, Police Station
- Bishnupur, District - 24-Parganas by virtue of Deed of Sale being No.
1579 for the year 1984 in favour of the present Vendor herein which
was registered in the office of District Sub-Registrar at Bishnupur on 5th
March, 1984 and the same recorded in Book No. I, Volume No. _____,
Pages from ____ to ____ written therein free from all encumbrances.

AND WHEREAS thus the present Vendor herein holding, enjoying and
possessing his 1/3rd share of land measuring 16-1/2 Decimals i.e. 10
(Ten) Cottahs by way of inheritance out of his deceased father's property
of 49-1/2 Decimals as aforesaid plus the aforementioned 33 Decimals
i.e. 20 (Twenty) Cottahs, which was purchased by him under Deed of
Sale No. 1579/1984 totalling of which 49-1/2 Decimals corresponding
to 30 (Thirty) Cottahs of Sali land comprised in Dag No. 423
appertaining to Khudan No. 115 at Mouza - Banagram within the
Banagram Anchal Panchayet, J. L. No. 16, District Collectorate Touzi
Nos. 3, 4, 5, Pargana - Khaspur, Revenue Survey No. 30 under the
jurisdiction of Additional District Sub-Registration Office at Bishnupur,
Police Station - Bishnupur, District - South 24 Pargana, free from all
encumbrances.

AND WHEREAS due to financial crisis for the legal necessities, the
Vendor herein decided, agreed and announced to sell out his



above-mentioned entire Revenue Payable schedule of land measuring 49-1/2 Decimals corresponding to 30 (Thirty) Cottahs of Sali land comprised in Dag No. 423 appertaining to Khatian No. 115 at Mouza - Banagram, within Danagram Anchal Panchayet, J. I. No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana - Khaspur, Revenue Survey No. 30 within Additional District Sub-Registration Office at Bishnupur and District Registration Office at Alipore, Police Station - Bishnupur, District - South 24-Parganas more fully described in the Schedule hereunder written, free from all encumbrances, charges, liens, dependencies, attachments, acquisition or requisition and/or vested by the Government under any Scheme, Acts, Rules, provisions or bye-laws which the Vendor herein is holding good peaceful and marketable title thereof in law and in response to such intention of the Vendor herein, knowing from a reliable source, the Purchaser herein proposed and agreed to purchase the said entire Revenue Paying Collectorate schedule of land measuring 49-1/2 Decimals corresponding to 30 (Thirty) Cottahs of Sali land, to the same a little more or less, more fully described in the Schedule hereunder written and after a thorough discussion, searching, bargaining well, the satisfactory marketable Sell Price/Consideration amount in respect of transfer of the schedule mentioned entire land by way of sell has been settled or fixed at Rs. 9,00,000/- (Rupees nine lakhs) only by and between the Vendor and the Purchaser herein, and understanding well and satisfied with the above-mentioned sell price/consideration amount as the satisfactory

For Aunitis Developers LLP


Authorized Signatory



highest marketable sell price/consideration amount, the Vendor herein has accepted the proposal of the Purchaser to have the transaction of sell in respect of the schedule mentioned land between them, the Vendor hereto has received and acknowledged the receipt of the aforementioned total sell price/consideration money from the Purchaser hereto on or before the execution and registration and registration of this Deed of Conveyance in respect of the schedule mentioned entire land, in favour of the Purchaser herein as per Memo of Consideration written hereunder.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 9,00,000/- (Rupees nine lakhs) only paid by the Purchaser to the Vendor herein in respect of total Sell/Consideration price of the schedule mentioned entire landed properties written hereunder on or before the execution of these presents, the receipt whereof the Vendor doth hereby admit, acknowledge and confirm as per Memo of Consideration, hereunder written well and the Vendor hereto DOTH HEREBY forever release, acquit, exonerate, discharge, sell, transfer, convey, assign and dispose of ALL THAT piece and parcel of Sali land measuring an area of 49-1/2 Decimals corresponding to 30 (Thirty) Cotahs, be the same a little more or less, comprised in Dag No. 423 appertaining to Khatlan No. 115 at Mouza - Banagram within Banagram Anchal Panchayat, J. L. No. 10, District Collectorate Touzi Nos. 3, 4, 5, Pargana - Khaspur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-



10

Registration Office at Bishnupur, District Registration Office at Alipore,
Police Station - Bishnupur, District - South 24-Parganas free from all
encumbrances, liens, dispendences, appurtenances along with all
easement rights including user right of the common passage for free
ingress and egress to and from the schedule land, more fully and
particulars described in the schedule hereunder written.

AND the Vendor hereto further DOETH HEREBY grant, convey, sell,
transfer, assign, assure and dispose of absolute right, title, possession
and interest unto and in favour of the Purchaser hereto ALL THAT the
aforesaid piece and parcel of Sali land measuring an area of 49-1/2
Decimals corresponding to 30 (Thirty) Cottaks, be the same a little more
or less, as aforesaid, free from all encumbrances, liens, dispendences,
liberties, appurtenances TOGETHER WITH all easement rights,
privileges if any pertaining to the said landed property belonged to the
estate right, title, possession, interest, claims, demands and charges
whatssoever upon and upon the said schedule of land which is free from
all encumbrances, acquisition, requisition and/or vested under any
scheme of the State Government, claim and demand 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, transfer, dispose of the schedule of land herein below thus



For Amitis Developers LLP

Authorized Signatory

purchased by the Purchaser hereunder written in the Schedule well to any person or person in any manner whatsoever.

THAT the Vendor hereto covenant hereby that NOTWITHSTANDING anything hereto before done or suffered to the contrary the Vendor has good and absolute right, title, possession, interest, claims, authority and power to enjoy the schedule mentioned lands hereunder written well free from all encumbrances, charges, liens, dependences, claims, demands, dispute 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 sold, conveyed and transferred unto and in favour of the Purchaser hereto by the Vendor herein and the Vendor has not done or knowingly suffered against any losses, dispute or damages whereby for that the schedule mentioned landed properties may be encumbered, stake, affected or impeached in estate, title or otherwise.

THAT the Vendor 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 lands hereby sold, conveyed, transferred, assured, assigned and disposed of and make good unto and in favour of the Purchaser hereto from all losses, damages, costs and expenses that may be accrued or be



For Amitis Developers LLP

Authorized Signatory

incurred by reasons of any defect, deficiency that may be found or detected in right, title, interest, possession, easement rights of the schedule of lands and for granting the same right.

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 purchase schedule of land without hindrances, 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, revenues and other impositions payable in respect of the schedule of lands 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 releasable from the Vendor herein.

THAT the Vendor hereby promised and assured that the Vendor shall at all times do and execute at the costs 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.



For Amrits Developers LLP
[Signature]
[Faint text]

SCHEDULE OF LAND AS REFERRED TO ABOVE

ALL THAT piece and parcel of Revenue Paying Collectorate land measuring an area of 49-1/2 Decimals corresponding to 1 (One) Bigha 10 (Ten) Chittais of Sali land, be the same a little more or less comprised in Dag No. 423 appertaining to Khatian No. 115 at Mouza Banagram, within Banagram Anchal Panchayet, J. L. No. 15, District Collectorate Town Nos. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 30 under the jurisdiction of Additional District Sub-Registration Office at Bishnupur and District Registration Office at Alipore, Police Station - Bishnupur, District - South 24-Parganas which is owned by the vendor herein (as 1/3rd share i.e. 16-1/2 decimals of the total land measuring 49-1/2 Decimals of Sali land by way of inheritance partitioned amongst the co-owners amicably and 2/3rd share i.e. 33 Decimals of the total land measuring 49-1/2 decimals by way of purchase by virtue of registered Deed of Sale being No. 1579 of 1984 from the then previous Vendors) free from all encumbrances, liens, lispendences, appertences along with all easement rights including user right of common passage for free ingress and egress to and from the schedule land and the same is further further more fully and clearly shown in the sketch Map or Plan annexed herewith delineated with RED verge line which shall deemed to be the part and parcel of this Deed of Conveyance of which rent is to be paid to the District Collectorate, South 24-Parganas at Alipore in favour of the Office of the Government




For Amatis Developers LLP

• Authorized Signatory

of the State of West Bengal @ Ra. 9/- (Niners Nine) only per annum and the same is butted and bounded in the following manner :

ON THE NORTH : Own land Dag No. 423

ON THE SOUTH : Noor Mohamud Molla Dag No. 424

ON THE EAST : Yunish Ali Naskar Dag No. 3

ON THE WEST : Bhasa Naskar Dag No. 422

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

SIGNED, SEALED AND DELIVERED

at

in presence of

1.

SIGNATURE OF THE VENDOR

2.

SIGNATURE OF THE PURCHASER



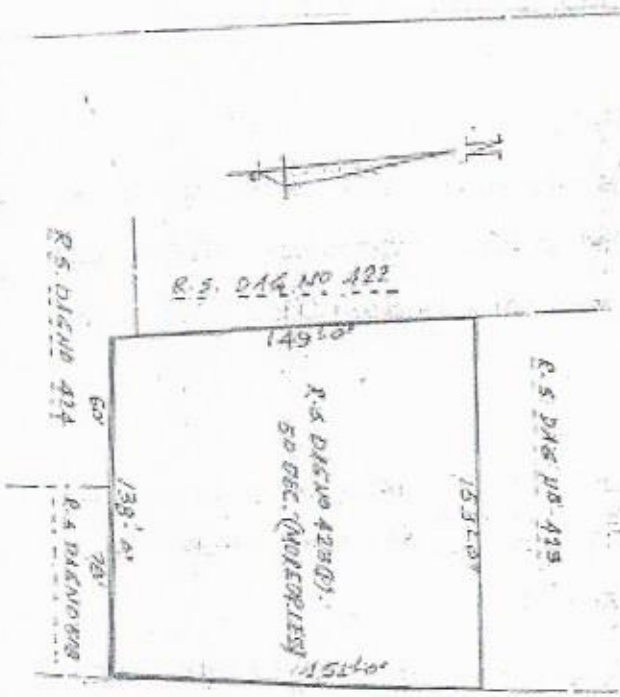
A handwritten signature in blue ink, appearing to be "X" or a similar stylized mark.

For Amitis Developers LLP
A handwritten signature in blue ink, appearing to be "P" or a similar stylized mark.

SITE PLAN

AT MOUZA. BANIGRAM. T.L. NO 16. R.S. NO 30. R.S. KH. NO 115
PART OF R.S. DIST NO 413. OF AREA. 50 DEC. (MORE OR LESS)
18. NO 8. (MORE OR LESS). P.S. BISHNU PUR. DIST 24 (R.S.S).
SCALE - 1" = 50' 0"

SHOWN BY RED LINE:



SARMASTER CHAK MOUZA

SIGN OF VENDOR'S



For Amitis Developers, Pvt Ltd

Authorized Signatory

DEPARTMENT
CIVIL
NAZHEK ALI MOLLU
SARMASTER CHAK MOUZA
P.O. BANIGRAM, Dist-24 (R.S.S)
PIN-731004

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 9,00,000/- (Rupees Nine Lacs) only on this day as full and final consideration money of the schedule mentioned lands sold by this Deed of Conveyance in the following manner :

Paid by Banking Cheque No. 053019 dated 22/07/2005
drawn on Bharat Overseas Bank Ltd., Bellary, Cal - 29
in favour of SHRI BIMAL CHANDRA ROY
Rs. 9,00,000.00

(RUPEES NINE LACS) ONLY

WITNESSES:

1. *Anshu K Roy*
Ch. O. Malhotra
PALLAN (APPANODDY) P. B. Birla
22/7/05

2. *श्री ५ ब्रह्म*
Ch. O. Malhotra
22-7-05

Drafted by me:

Ch. O. Malhotra, Advocate
Criminal Court, Kottur, Kottur, 700 27.

Typed by: *Ch. O. Malhotra*
Criminal Court, Kottur, Kottur, 700 27.

SIGNATURE OF THE VENDOR



Thumb 1st finger middle finger ring finger small finger



left hand

right hand

Name.....

Signature.....



left hand

right hand

Signature.....



left hand

right hand

Name.....



left hand

right hand

Signature.....



left hand

right hand


For Aaditi Developers LLP

Authorized Signatory