

AND WHEREAS the aforementioned Parties of the Vendors - A, B, C and D herein respectively by virtue of the aforementioned Deed of Conveyances they have been occupying, enjoying and possessing the entire rights, title, possessions, and interests absolutely of their respective measurements of areas of schedule of lands having unfettered right, title possession and interests free from all encumbrances and by paying revenues payable for the same respectively to the Government Authority regularly till now.

AND WHEREAS at present due to financial crisis as well as urgent need of a lot of money for each of their respective legal necessities, the Parties of the Vendor - A, B, C and D herein severally have decided, agreed and announced to sell out their aforementioned respective schedule areas of lands being Revenue Paying Collectorate Salt lands (A) 08-8/9, Decimals + 16-1/2 Decimals = 25-1/88 Decimals corresponding to 15 (Fifteen) Cottaks 05 (Five) Chittaks 08 (Eight) Square Feet + (B) 11-1/2 Decimals corresponding to 07 (Seven) Cottaks + (C) 10 (Ten) Decimals corresponding to 05 (Six) Cottaks + (D) 11-1/2 Decimals corresponding to 07 (Seven) Cottaks and totalling of which 58-1/16 Decimals corresponding to 01 (One) Bigha 15 (Fifteen) Cottaks 05 (Five) Chittaks 08 (Eight) Square Feet or say 35 (Thirty-Five) Cottaks 05 (Five) Chittaks 08 (Eight) Square Feet, be the same a little more or less out of total

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area of 214 Decimals of Sali land comprised in R.S.Dag No. 420 appertaining to R.S. Khatian No. 33 at Mouza Banagram under Banagram Inchal Panchayet, J.L.No. 16, District Collectorate Poust Nos. 3, 4, 5 Fargane Khaspur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24 Parganas, more fully and particularly further more described in the Schedule hereinbelow written, free from all encumbrances, charges, liens, dispendences, attachments, acquisition, requisition and/or vested by the State Government in any scheme, acts, rules, provisions or bye laws and the parties of the Vendors - A, B, C and D herein are respectively holding good peaceful and marketable title in their respective schedule areas of lands in law.

AND WHEREAS in response to such intention of the Parties of the Vendors herein, knowing from a reliable sources, the Purchaser hereto being a Private Limited Company approached to the Vendors hereto respectively to purchase of their afore mentioned schedule areas of lands and after thorough discussion, bargaining, searching verbally well, the marketable consideration amount/sell price have been settled and fixed by and between the Parties of the Vendors and the Purchaser herein for transfer of the schedule mentioned entire lands, as referred to above well, by way of sell in favour of the



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Purchaser hereto by the Parties of the Vendors respectively at the rate of Rs. 50,000/- ( Rupees Fifty Thousand ) only per Guttake and accepting the proposal, the Parties of the Vendors hereto have received and acknowledged the receipt of the total Sale Consideration money of Rs. 17,50,000/- ( Rupees Seventeen Lacs Fifty Thousand ) only from the Purchaser hereto on or before execution and registration of the Deed of Conveyance in favour of the Purchaser hereto as per Memo of Consideration written hereinbelow.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the aforesaid verbal agreement and in consideration of Rs. 17,50,000/- Rupees Seventeen Lacs Fifty Thousand only paid by the Purchaser to the Parties of the Vendors - (A) SMT. MIRA BANDEYOPADHYAY, (B) SMT. HASI BHATTACHARYYA, (C) SMT. ANJALI CHAKRABORTY and (D) SMT. MANJU BANERJEE herein in respect of the total consideration amount for transfer of their respective schedule mentioned areas of entire lands in favour of the Purchaser herein by way of sell by the Parties of the Vendors (A) SMT. MIRA BANDEYOPADHYAY, (B) SMT. HASI BHATTACHARYYA, (C) SMT. ANJALI CHAKRABORTY, and (D) SMT. MANJU BANERJEE herein, hereunder written well on or before the execution and registration of this Deed of Conveyance ( the receipt whereof the parties of the

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Vendors - (A) SMT. MIRA BANDHYOPADHYAY, (B) SMT. HASI BHATTACHARYYA, (C) SMT. ANJALI CHAKRABORTY, and (D) SMT. MANJEE BANERJEE herein DOE HEREBY admit and acknowledge as per Memo of Consideration heretofore written well and the Parties of the Vendors - A, B, C and D hereto DOE HEREBY forever release acquit, exonerate, discharge, sell, transfer, convey, assign assure and dispose of (A) 08-8/9 Decimals + 16-1/2 Decimals = 25-1/18 Decimals corresponding to 15 Cottaks 05 Chittaks 08 Square Feet + (B) 11-1/2 Decimals corresponding to 07 Cottaks + (C) 10 Decimals corresponding to 05 Cottaks + (D) 11-1/2 Decimals corresponding to 07 Cottaks and totalling of which 58-1/18 Decimals corresponding to 01 Bigha 15 Cottaks 05 Chittaks 08 Square Feet or say 35 (Thirty-five) Cottaks 05 (Five) Chittaks 08 (Eight) Square Feet, be the same a little more or less out of total area of 214 Decimals of Salt Land comprised in R.S. Dag No. 420 appertaining to R.S. Khatian No. 33 at Mouza Sandgram under Banagram Anchal Panchayat, J.L. No. 16, District Collectorate Fouzi Nos. 3, 4, 5, Pargana Khazipur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub Registration Office at Bishnupur, and District Registration Office at Alipore, Police Station Bishnupur, District South 24 Parganas, more fully and particularly further described in the Schedule of lands hereinafter written, free from all encumbrances, liberties, appurtenances, alongwith all easement rights including the user right of common passage for free

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ingress and egress to and from the schedule of lands.

A N D the Parties of the Vendors herein further BOTH HEREBY grant, convey, sell, transfer, assign, assure dispose of absolutely unto and in favour of the Purchaser hereto ALL THAT the aforementioned schedule of lands total measuring an area of 58-1/18 Decimals corresponding to 35 (Thirty-Five) Cottaks 05 (Five) Chittaks 08 (Eight) Square Feet, be the same a little more or less, Salt land, free from all encumbrances, liabilities, appurtenances, TOGETHER WITH all easement rights, privileges in any pertaining to the said landed property belonged to the estate right, title, interest, claims, demands and charges whatsoever unto and upon the aforementioned schedule of lands which are free from all encumbrances, charges, liens, liabilities, acquisition or requisition and/or vested by the Government under any scheme, claim and demand etc. whatsoever TO HAVE AND TO HOLD the same absolutely in the manner as aforesaid free from all obstructions, charges, claims, demands of the aforementioned schedule of lands thus purchased by the Purchaser hereto and the Purchaser shall have every right, authority, power, interest, possession and claim to sell, convey, gift, mortgage, lease, hypothecation, assign, assure or dispose of the schedule of lands hereinbelow thus purchased by the Purchaser hereunder

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written to any person or persons or concern in any manner whatsoever.

THAT the Parties of the Vendors herein covenant that NOTWITHSTANDING anything heretofore done or suffered to the contrary the Vendors here to have good and absolute right, title, possession, interest, claims and authority to convey the schedule mentioned lands hereunder written, well, which are free from all encumbrances, charges, liens, dispendances, 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 were never under acquisition or requisition and/or vested by the State Government in any scheme, acts, rules, provisions or bye-laws which are hereby sold, conveyed and transferred unto and in favour of the Purchaser herein by the Parties of the Vendors herein collectively and the Parties of the Vendors herein have not done or knowingly suffered against anything whereby the schedule of lands may be encumbered, stake, affected or impeached in estate, title or otherwise.

THAT the Parties of the Vendors herein shall and will at all times indemnify and keep indemnified and harmless the Purchaser herein against all claims, demands, objec-

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objections whatsoever in respect of the aforementioned schedule of lands hereby sold, conveyed and made good unto and in favour of the Purchaser herein 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 respect of the aforementioned schedule of lands and for granting the same right.

A. N. D. that the Purchaser herein shall have henceforth every right, title, and interest and quietly hold, possess and enjoy the rents, issues and profits desirably from and of the said purchased schedule of lands without hindrances, interruption or disturbances from or by the parties of the Vendors or any of their heirs, successors, executors, administrators, legal representatives and/or assigns claiming through or any of their heirs, successors, executors, administrators, legal representatives and/or assigns claiming through or under entrust for the parties of the Vendors herein 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 aforementioned schedule of lands

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hereby sold have been fully paid by the Parties of the Vendors - A, B, C and D herein respectively and if any portion of such be found to have been remained unpaid for the period unto the date thereof the same shall be decreed to be the liability of the Parties of the Vendors - A, B, C and D herein and realisable from the Respective Parties of the Vendors herein.

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

SCHEDULE OF LANDS AS REFERRED TO ABOVE

District 24 Parganas (South), Police Station Bishnupur, Additional District Sub-Registration Office at Bishnupur, and District Registration Office at Alipore, District Collectorate Touzi Nos. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 30, Mouza Banagram under Banagram Anchal Panchayet, J.L.No. 16, R.S. Khatisn No. 33 and R.S. Dag No. 420, Nature of land Salt owned and possessed by the respective parties of the Vendors the following areas :

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1. SMT. NIRA BHADHYPADHIAY, VENDOR - A :

08-8/9 Decimals by virtue of Deed of Conveyance Being No. 16 for the year 1988 registered on 03/01/1988 at the then Sub-Registrar Office at Bishnupur, and 16-1/2 Decimals by virtue of the Deed of Conveyance Being No. 39 for the year 1978 registered on 05.01.1978 in the then Sub-Registrar Office at Bishnupur, and thus totalling of which ( 08-8/9 + 16-1/2 ) 25-1/18 Decimals corresponding to 15 Cottahs 05 Chittaks 08 Saimra Peet :

2. SMT. HASI BHATTACHARYYA, VENDOR - B :

11-1/2 Decimals corresponding to 07 (Seven) Cottahs by virtue of the Deed of Conveyance Being No. 1327 for the year 1989 registered on 08/03/1989 at the then Sub-Registrar Office at Bishnupur ;

3. SMT. ANJALI CHAKRABORTY, VENDOR - C :

10 (Ten) Decimals corresponding to 06 (Six) Cottahs by virtue of the Deed of Sale Being No. 1328 for the year 1989 registered on 08/03/1989 at the then Sub-Registrar Office at Bishnupur ;

4. SMT. MANJU BANERJEE, VENDOR - D :

11-1/2 Decimals corresponding to 07 (seven) Cottahs by virtue of the Deed of Conveyance Being No. 1329 for the year 1989 registered on 08/03/1989 at the then Sub-Registrar Office at Bishnupur ;

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— IN WITNESS WHEREOF the Parties of the Vendors - A, B, C and D hereto have set and subscribed their respective hands and signatures / Left Thumb Impressions hereunto, the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Alipore, Kolkata-700 027,

in presence of WITNESSES :

1. Madan Mohan  
5/0 Cops (Mullai)  
P.O. Kalyani  
D.P. Jeyapalan

(A) Mira Banerjee  
( SMT. MIRA BANDETOPADHYAY )

2. Madan Mohan  
UK-Kapilhat  
P.O. Prithampur  
20/1/20

(B) Hasi Bhattacharya  
( SMT. HASI BHATTACHARYA )

(C) Anjali Chakraborty  
( SMT. ANJALI CHAKRABORTY )

(D) Manj Banerjee  
( SMT. MANJO BANERJEE )

For Amitis Developers LLP

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MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 17,50,000/- ( Rupees Seventeen Lacs Fifty Thousand Only ) only on this day as full and final total consideration money of the schedule of lands sold by this Deed of Conveyance in the following manner :

1. By Banking Cheque No. 107923 dated 8/9/06 drawn on and 107924 dated 8/9/06 drawn of Central Bank of India, New Road, Alipore Branch, Kolkata. 7,50,000/-  
in favour of SMT. MIRA BANDHYOPADHYAY, the VENDOR - A

herein ;

2. By Banking Cheque No. 107921 dated 8/9/06 drawn on and Cheque No. 107922 dated 8/9/06 Central Bank of India, New Road, Alipore Branch, in favour of SMT. HASI BHATTACHARYA, the VENDOR - B

herein ;

3,50,000/-

3. By Banking Cheque No. 107911 dated 8/9/06 drawn on and Cheque No. 107918 dated 8/9/06 Central Bank of India, New Road, Alipore Branch, in favour of SMT. KINJA ANJALI CHAKRABORTY, the Vendor

- C herein ;

3,00,000

4. By Banking Cheque No. 107919 dated 8/9/06 drawn on and Cheque No. 107920 dated 8/9/06 Central Bank of India, New Road, Alipore Branch, Kolkata in favour of SMT. MANJU BANERJEE, the Vendor - D herein

3,50,000/-

For Amitis Developers LLP

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WITNESSES:

1. Subhasis Chatterjee  
46, Sector No. Chatterjee  
10, Kanchai St. Jajpur

(A) Mira Banerjee  
SMT. MIRA BANDHYOPADENAY

(B) Hasi Bhattacharyya  
SMT. HASI BHATTACHARYYA

2. Mahadev Das  
VII - Kanchai  
P.O. Bhubaneswar  
Mysore (S)

(C) Anjali Chakraborty  
SMT. ANJALI CHAKRABORTY

Drafted by me:  
Bhairab Halder  
Advocate,  
Alipore Criminal Court,  
Kolkata: 700 027,  
Regd. No. F-1706/1735/13

(D) Manju Banerjee  
SMT. MANJU BANERJEE

Typed by:  
Tapan Chatterjee  
Typist,  
Alipore Criminal Court,  
Kolkata: 700 027.



For Amitts Developers LLP

Authorized Signatory

Thumb 1st finger middle finger ring finger small finger



left hand

right hand

Name Mira Banerjee

Signature Mira Banerjee

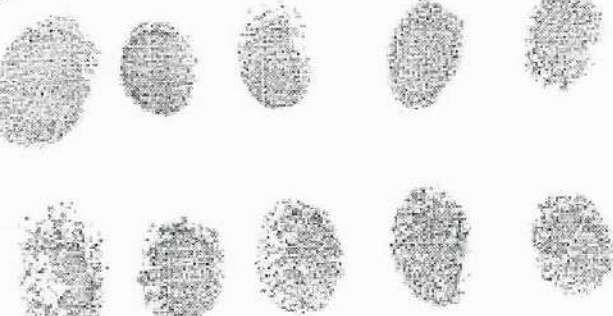


left hand

right hand

Name Harsh Chatterjee

Signature Harsh Chatterjee



left hand

right hand

Name Anjali Chatterjee

Signature Anjali Chatterjee



left hand

right hand

Name Manoj Banerjee

Signature Manoj Banerjee



left hand

right hand

Name Rohan Chatterjee

Signature Rohan Chatterjee



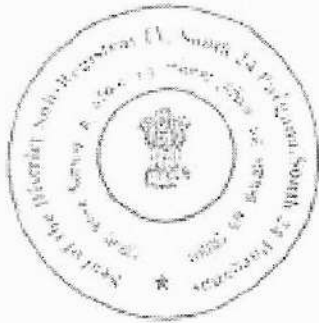
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Certificate of Registration under section 60 and Rule 69.

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(Dulal Chandra Saha) 05-April-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal

For Amtis Developers LLP  
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