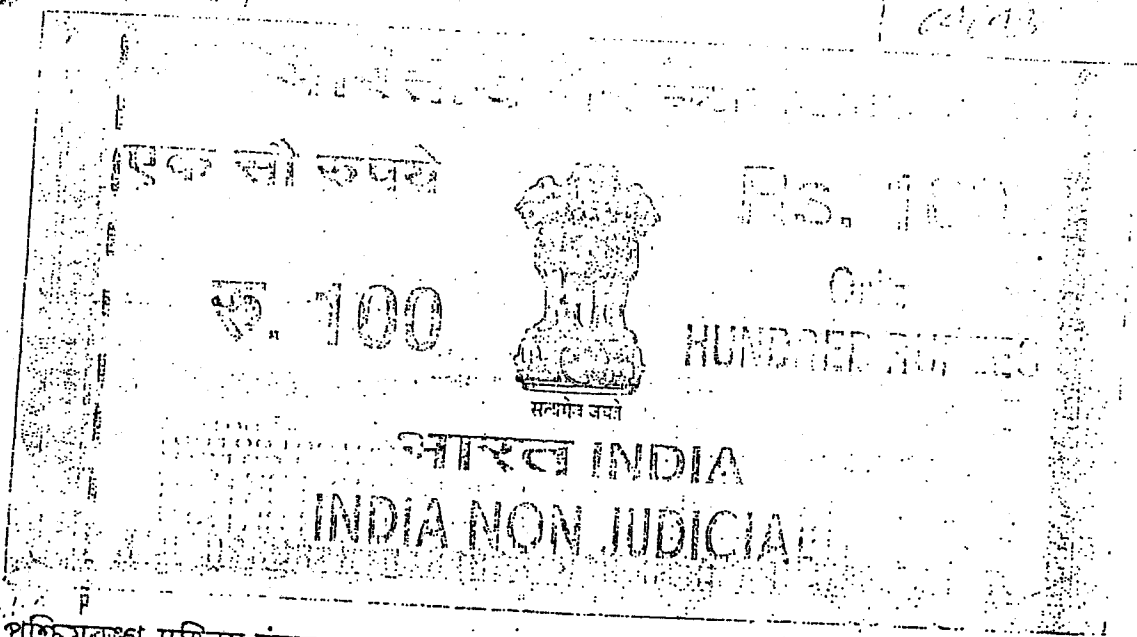


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10/03



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 5157-001 3 317173

Registration details page required 7.4.08

Sub-Registrar (P.W. Dept.)
7 APR 2008

8 APR 2008

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 07th day of APRIL TWO THOUSAND EIGHT;

BETWEEN

(1) SRI MANOJ CHHAWCHHARIA (PAN No.ACUPC5969L), son of Late Purushottam Das Chhawchharia AND (2) SMT. ANJU CHHAWCHHARIA, (PAN No.ACDPC5465G), wife of Sri Manoj Chhawchharia, both by faith Hindu and residing at 1A, Nando Mullick Lane, Kolkata - 700 006, hereinafter jointly referred to as "VENDORS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART;

AND
No. 1517
for Deeds Department P.W. Dept.
376 Anju Chhawchharia
Director

Signature

Sold to...
Advances
9 MAR 2008
L.S.K.

Van blatt

128042

Sold to...
Advances
Volvo... - 6 MAR 2003
L.S.K.
High Court A.S.

Mahendra Muskara (Adv)

GA K.S.K. Rd
Kot-1



3378

VC

Van blatt

of 2000, April 2000 P.V. 613



VC

3377

अजी चौधरी
(अनंत चौधरी)

VC

3379



Aju Chawchharia



Identified by me.

Muskara

Mahendra Muskara
Advocate, High Court
Kolkata.

Additional District Judge
Kolkata

2 APR 2008

M/S. DUKE APARTMENTS PRIVATE LIMITED, (DUKAPRIV) A PRIVATE
Private Limited Company, within the meaning of the Companies Act, 1956
having its Registered Office at 5, Kabir Road, Kolkata - 700125, hereinafter referred to
and referred to as the "PURCHASER" (which expression shall unless excluded by
or repugnant to the context be deemed to mean and include its directors present
or future, executors, administrators, representatives and assigns or the OTHER
PART;

A. Avanti Paul and Jibanti Paul were jointly the owners in respect of land
measuring about 16 (one) Bighas and 6 (six) Cottahs situated in P. S. Rajarhat,
P. S. Dag No. 140 J.L. No. 10 Mouza-Atghara, 24-Parganas (North).

B. The said Avanti Paul and Jibanti Paul made a plan by dividing a portion of the
said plot of land measuring about 10 Bighas into 26 separate and independent
plots and the same were numbered and marked as Plots Nos. 4 to 29 in the
manner as shown in the Plan-X annexed hereto and therein bordered with
Yellow colour further making a common road/passage measuring about 37
Cottahs for the use and enjoyment of the same by the owners/occupiers of the
said several 26 plots and the said common road / passages is shown in Green
borders in the Plan-X annexed hereto. The remaining portion of the said plot of
land measuring about 5 Cottahs and 7 Chittacks was sold by the said Avanti
Paul and Jibanti Paul in favour of different buyers.

C. In or about the year 1965 the said Avanti Paul and Jibanti Paul with the consent
and concurrence of the heirs of Late Jiten Paul namely Smt. Charusia Paul,
Kali Krishna Paul, Radha Charan Paul and Golak Paul duly sold all the said 26
plots together with proportionate ownership right in the said common
road/passage measuring about 37 Cottahs in favour of different buyers.

D. By a Bengali Kobala dated 10th August, 1965 registered in Book No.1 Volume
No.110 pages 24 to 30 Being Deed No.7532 for the year 1965 at the office of the
Sub-Registrar, Cossipore, Dum Dum, the said Avanti Paul and Jibanti Paul
with the consent of the abovenamed heirs, heiress and legal representatives of
Late Jiten Paul, duly sold transferred and conveyed unto and in favour of Sri
Niharendu Manna, All that the land in aggregate measuring about 7 Cottahs
being the plot No.8 comprised in portion of R. S. Dag No.140, P. S. Khation
No.90, J.L. No. 10 P. S. Rajarhat, Mouza- Atghara, 24-Parganas (North) and the
same marked as Plot No.8 in the Plan-X annexed thereto Together with
proportionate ownership right title or interest in respect of the said
Road/passage (equivalent to 1 Cottah 9 Chittacks 23 Sq. Ft.) shown in Green
borders in the plan-X annexed hereto, free from all encumbrances whatsoever
at or for the consideration therein mentioned hereinafter referred to as "the
Said Plot", more fully described in the First Schedule hereunder written.

E. By a Bengali Kobala dated 23rd February, 1979 being Deed No.1205 registered at
the office of the Sub-Registrar Cossipore, Dum Dum the said Niharendu
Manna sold transferred conveyed ALL THAT "the Said Plot" free from all
encumbrances whatsoever unto and in favour of Sri Madan Mohan Das or
for the consideration therein mentioned.

[Handwritten signatures and text]
Sri Madan Mohan Das
Sri Madan Mohan Das

F. In the said Indenture Sri Madan Mohan Das divided and conveyed the said Plot into two plots measuring 3 Cottahs and 8 Chittacks being the western and eastern portion of the said Plot nos.

G. In the said Indenture Sri Madan Mohan Das divided and conveyed the said Plot into two plots measuring 3 Cottahs and 8 Chittacks being the western and eastern portion of the said Plot nos. In the year 1989 at the office of the Additional District Sub-Registrar Paliyan Nagar the said owner Sri Madan Mohan Das sold transferred and conveyed the said eastern portion as also the western portion of the said plot together with proportionate ownership right title or interest in respect of the said road/passage shown in Green borders in the Plan-X annexed hereto respectively in favour of Sri Nartyan Kumar Bhattacharya and Sri Bimal Biswas respectively free from all encumbrances whatsoever.

H. In the premises aforesaid, Sri Bimal Biswas became the absolute owner in respect of All That piece or parcel of agricultural land measuring about 3 (Three) Cottahs and 8 (Eight) Chittacks being Western portion of the Said Plot No.8 Together with proportionate ownership right title or interest in respect of said road/passage (equivalent to 12 Chittacks and 34 Sq. Ft.) comprised in portion of R. S. Dag No. 140, R. S. Khatian No.90, L. R. Khatian No.1190, J.L. No.10 P. S. Rajarhat, Mouza-Atghara, Dist 24-Parganas (North) more fully described in the Second Schedule hereunder written and also shown and delineated in RED borders in the plan annexed hereto, hereinafter referred to as the "Said Premises".

I. By an Indenture of Conveyance dated 15th July, 2005 registered in Book No.1, Volume No.37 Pages 221 to 245 Being Deed No.00580 for the year 2005 at the office of the Addl. District Sub-Registrar, Bidhannagar (Salt Lake City), the said Bimal Biswas transferred and conveyed unto and in favour of the Vendors herein, the Said Premises i.e. ALL THAT piece or parcel of agricultural land measuring about 3 (Three) Cottahs and 8 (Eight) Chittacks being Western portion of the Said Plot No.8 Together with proportionate ownership right title or interest in respect of said road/passage (equivalent to 12 Chittacks and 34 Sq. Ft.) comprised in portion of R. S. Dag No. 140, R. S. Khatian No.90, L. R. Khatian No.1190, J.L. No.10 P. S. Rajarhat, Mouza-Atghara, Dist 24-Parganas (North), more fully described in the Second Schedule therein and also shown and delineated in RED borders in the plan annexed hereto, free from all encumbrances whatsoever, at or for the consideration therein mentioned.

J. In the premises aforesaid, the Vendors herein, became the absolute owner in respect of the Said Premises i.e. ALL THAT piece or parcel of agricultural land measuring about 3 Cottahs and 8 Chittacks being Western portion of the Said Plot No.8 comprised in portion of R. S. Dag No.140 J.L. No.10 P. S. Rajarhat, Mouza-Atghara, Dist.24 Parganas (North) shown and delineated in RED border in the Plan-X annexed hereto Together with the proportionate ownership right in respect of the said Road/passage (equivalent to 12 (Twelve) Chittacks and 34 (Thirty-four) Sq. Ft.) shown in green borders in the Plan-X hereto, more fully described in the Second Schedule hereunder written (hereinafter collectively referred to as "the Demised Premises"), free from all encumbrances whatsoever.

[Signature]

[Signature]

K. The Vendors applied for and got the mutation certificate from the Rajahmundry Municipal Corporation in their favour recording the Demised Premises in their names under Mutation Certificate no 23387 dated 21 May 2016 and the Demised Premises has been recorded as Holding No.RCM/11/06-2006.

L. The Vendors abovenamed doth hereby represented and assured the Purchaser as follows:

- a) That the Vendors are the sole and absolute owners in respect of the "Demised Premises";
- b) That the "Demised Premises" is free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, alignments, Barga, attachment and trust whatsoever;
- c) That the "Demised Premises" is not adversely affected by the west Bengal Land Reforms Act, 1956 and/or the Urban Land (Ceiling & Regulation) Act, 1976;
- d) That the "Demised Premises" is not affected by any Barga whatsoever and that the Vendors abovenamed at all times have been and still are in physical possession and occupation of the Demised Premises;
- e) That the Vendors abovenamed have an undivided proportionate ownership right in respect of the said road/passageway shown in green borders in the plan annexed hereto;
- f) That there is no restraint order passed by any court of law nor there is any impediment of any nature whatsoever for the Vendors to sell and or transfer the Demised Premises or portion thereof and/or their undivided proportionate share in the said road/passageway in favour of the Purchaser abovenamed;
- g) That in the event the Purchaser abovenamed agrees to purchase and or acquire the Demised Premises with proportionate ownership right in the said road/passageway as per this Agreement, the Vendors abovenamed shall make over the vacant and peaceful possession in respect of the same in favour of the Purchaser;
- h) That the Vendors herein and/or their predecessors in title have not deposited the title deeds or documents in respect of the "Demised Premises" with any person or party with an intention to create equitable mortgage or as security for performance of any act or payment of any money or otherwise;
- i) The Vendors have not entered into any agreement and or arrangement with any person or party either for sale or for development of the Demised Premises nor any such agreement is subsisting;



Alja Choudhary

M. The Purchaser hereby relying on the above said agreement and in consideration of the sum of Rs. 51,57,000/- (Rupees Fifty-one Lacs Fifty-seven Thousand) only duly paid to the Vendors herein for sale of the Demised Premises...

N. The Vendors have agreed to sell and the Purchaser herein has agreed to purchase the Demised Premises i.e. ALL THAT the piece or parcel of plot of agricultural land measuring 3 (Three) Cottahs and 8 (Eight) Chittacks situate lying at and being western portion of the Plot No. 8 and shown and delineated in RED borders in the plan annexed hereto, together with proportionate ownership right in the said passage/road (equivalent to 12 Twelve Cottahs and 24 (Thirty-four) Sq. Ft.) shown and delineated in green borders in the plan annexed hereto comprised in portion of R. S. Dag No. 140, R. S. Khaitan No. 90, L. R. Khaitan No. 1190, J. L. No. 10 P. S. Rajarhat, Mouza-Atghara, District 24 Parganas (North), more fully described in the Second Schedule hereunder written free from all encumbrances, mortgages, charges, liens, dispendous claims, demands, liabilities, acquisitions, requisitions, Barga, attachment, alienation and trusts whatsoever, at or for the agreed consideration and on the above terms.

NOW THIS INDENTURE ~~is~~ made this ... day of ... 19... in pursuance of the said agreement and in consideration of the sum of Rs. 51,57,000/- (Rupees Fifty-one Lacs Fifty-seven Thousand) only duly paid to the Vendors herein by the Purchaser at our before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledges and of and from the same and every part thereof acquits releases and discharges the Purchaser as also the land hereby intended to be sold transferred and conveyed) the Vendors doth hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser abovenamed ALL THAT the piece or parcel of agricultural land measuring about 3 (Three) Cottahs and 8 (Eight) Chittacks be the same a little more or less situate lying at and being the Western portion of Plot No. 8 comprised in portion of R. S. Dag No. 140, R. S. Khaitan No. 90, L. R. Khaitan No. 1190, J. L. No. 10, P.S.-Rajarhat, Mouza-Atghara, shown and delineated in RED borders in the Plan annexed hereto Together with undivided proportionate ownership right in the road/passage measuring about 37 Cottahs (equivalent to 12 Chittacks and 34 sq. ft.) shown and delineated in green borders in the Plan annexed hereto comprised in portion of R. S. Dag No. 140, R. S. Khaitan No. 90, L. R. Khaitan No. 1190, J. L. No. 10, P.S.-Rajarhat, Mouza-Atghara, District 24 Parganas (North) shown in Green Borders in the Plan annexed hereto (more fully described in the Second Schedule hereunder written (hereinafter referred to as "the Demised Premises") free from all encumbrances, mortgages, charges, liens, dispendous claims, demands, liabilities, acquisitions, requisitions, Barga, attachment, alienation and trusts whatsoever.

OR HOWSOEVER OTHERWISE "the Demised Premises" or any part thereof now are or is or heretofore were or was situated tenanted butted by and a well known numbered described and distinguished.

TOGETHER WITH all compounds, areas, ways, paths, passages, wells, canals, water, water-courses, plants trees, crops, bushes and all manner of improvements and all other rights of land comprised therein AND ALL liberties, privileges, easements and appurtenances whatsoever thereunto belonging or held or used or occupied therewith or reputed to belong or appurtenant thereto AND the

[Handwritten signatures and stamps]

reversion or reversions, remainder or remainders AND THE rents issues and profits of "the Demised Premises" and all the estates, right, title, interest, property claim and demands whatsoever both at law and in equity of the Vendors into, upon and in any manner concerning the "Demised Premises" and every part thereof TOGETHER WITH all rights of ingress to and egress from the "Demised Premises" at all times with all rights to lay drains, water pipes, sewerage, electric and telephone cables and pipes TOGETHER WITH all deeds, pattahs, muniments writings and evidences of title and other documents exclusively relating to or concerning "the Demised Premises" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any other person or persons from whom the Vendors can or may procure the same, without any action or suit at law or in equity.

TO HAVE AND TO HOLD "the Demised Premises", more fully described in the Second Schedule hereunder written hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and for ever as and for an absolute indefeasible and perfect estate of inheritance thereof in fee simple or an estate equivalent thereto, without any manner of condition use trust and other things whatsoever to alter defeat encumber or make void the same AND free from all encumbrances charges, mortgages, liens, lispendens, claims, demands, liabilities, acquisitions requisitions, barga, attachments, alignments and trusts whatsoever;

AND THE VENDORS doth hereby covenant with the Purchaser as follows:

THAT notwithstanding any act deed matter or thing whatsoever by the Vendors or any of the predecessors in title of the Vendors made, committed or knowingly suffered to the contrary, the Vendors is lawfully rightfully and absolutely seized and possessed or otherwise well and sufficiently entitled to the "Demised Premises" hereby granted sold, conveyed and transferred or intended so to be in perfect and indefeasible estate of inheritance, without any manner of condition use trust or thing whatsoever to alter, defeat, encumber or make void the same;

THAT notwithstanding any such act deed matter or thing whatsoever as aforesaid, the Vendors have good right, full power and absolute authority and indefeasible title to grant, sell, convey and transfer the "Demised Premises" hereby granted sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the "Demised Premises" hereby granted sold conveyed and transferred, and receive the rents issues and profits of the "Demised Premises", without any lawful eviction interruption hindrance claim or demand whatsoever from, or by the Vendors or any other persons or persons having or lawfully or equitably claiming from under or in trust for the Vendor;

AND THAT free and clear and freely and clearly and absolutely acquired exonerated released and discharged by and at the costs and expenses of the Vendors and well and sufficiently saved, defended, kept harmless and

indemnified of and from and against all manner of encumbrances whatsoever made, suffered, created, done executed or occasioned by the Vendor or any other person or persons whatsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid:

AND THAT the "Demised Premises" is not affected by any charge or any attachment including attached under any certificate case or any proceedings started at the instance of the Income Tax authorities or the Estate Duty authorities or other Government authorities under the Public Demand Recovery Act or any other acts or otherwise whatsoever:

AND THAT no declaration, has been made or published for acquisition or requisition of the "Demised Premises" or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force AND THAT the "Demised Premises" or any part thereof is not affected by any proceedings for acquisition or requisition under the Defence of India Act or Rules framed there under or any other Acts or enactments whatsoever:

AND THAT "the Demised Premises" being agricultural land, there is no impediment under the provisions of the Urban Land (Ceiling & Registration) Act, 1976 for the Vendors to grant, transfer, convey, sell, assign and assume the "Demised Premises" in favour of the Purchaser in the manner aforesaid.

AND THAT the Vendors and all other persons having or lawfully or equitably or rightfully claiming any estate right title or interest or trust property claim and demand whatsoever in "the Demised Premises" hereby sold, conveyed, granted and transferred or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do execute and perfect or cause to be made, done, executed and perfected all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring conveying and confirming "the Demised Premises" and every part thereof unto and to the use and benefit of the purchaser for ever in the manner aforesaid, as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO

"THE SAID PLOT"

ALL THAT piece or parcel of agricultural plots of land in aggregate measuring (Seven) Cottahs be the same a little more or less situate lying at and being Plot No.8 comprised in portion of R. S. Dag No.140, R. S. Khatian No.90, J. L. No.16, C.S. Khatian No.120, P. S. Rajarhat, Mouza-Atghara, 24-Parganas (North) shown and delineated in BLUE borders in the plan-X annexed hereto TOGETHER WITH an undivided proportionate ownership right in the road passage measuring about 37 Cottahs shown in Green borders in the plan-X annexed hereto (equivalent to 1 Cottah 9 Chittacks and 23 Sq. Ft.).

THE SECOND SCHEDULE ABOVE REFERRED TO

"The DEMISED PREMISES"

ALL THAT the piece or parcel of agricultural land measuring about 3 Cottahs Cottahs and 8 (Eight) Chittacks be the same a little more or less situate lying at and being the Western portion of Plot No.8 comprised in portion of R. S. Dag No.140, R. S. Khatian No.90, J. L. Khatian No.1190, J.L.No.10, P.S. Rajarhat.

[Handwritten signature]

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Menza-ATGHARA within the jurisdiction of Additional Sub-Division Office of Ekibarnagar, Salt Lake City, Municipal Hoarding No. FC/31 M. 1921-22 in Ward No. 6 in the municipality of Rajahat Gopalpur Municipality in the Thana of North 24 Parganas and also shown and delineated in B.P.D. surveys in the plan annexed hereto TOGETHER WITH undivided proportionate ownership right in the road/passage measuring about 37 Cottahs [equivalent to 12 (Twelve) Chittacks and 34 (Thirty-four) Sq. Ft] shown and delineated in green borders in the Plan annexed hereto; the Demised Property being the Western Portion of the Said Plot more fully described in the First Schedule above written:

By this Deed total 4 (Four) Cottahs 4 (Chittacks) and 34 (Thirty-four) Sq. Ft. 13 (Three) Cottahs 8 (Eight) Chittacks of land and 12 (Twelve) Chittacks and 34 (Thirty-four) Sq. ft. of proportionate ownership right in the passage is being conveyed

IN WITNESS WHEREOF the Vendors and the Purchaser hereto have put their hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED

By the Vendors abovenamed at Kolkata in the Presence of:

Ravi Khaitan
(Ravi Khaitan)
45 Shukla Peer Sarani
Kolkata.

Manoj Chhawchharia

(MANOJ CHHAWCHHARIA)

Anju Chhawchharia
(ANJU CHHAWCHHARIA)

SIGNED SEALED AND DELIVERED

By Mr. VIKAR KHATTA
the Director of M/s. DUKE APARTMENTS PRIVATE LIMITED, the Purchaser abovenamed at Kolkata in the Presence of:

Hanswardhan Dasgupta

5, KASER ROAD

KOL - 700 026

Drafted by
Mahendra Mukherjee
Advocate
High Court, Kolkata

3.8-6
17-2

3-5-2
4-4-2

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned amounts Towards payment of consideration in full And as per Memo hereunder written Rs. 51,57,000/=

MEMO

1. By Cheque no.488264 dt. 15th February, 2008 drawn on ABN Amro Bank, Kolkata, by the Purchaser in favour of Sri Manoj Chhawchharia, the Vendor No.1 for Rs.10,00,000/=
 2. By Cheque no.613863 dt. 15th February 2008 drawn on Citi Bank, N. A. Kolkata, by the Purchaser in favour of Smt Anju Chhawchharia, the Vendor No.2 for Rs.10,00,000/=
 3. By Cheque no.201022 dt. 2nd April, 2008 drawn on Allahabad Bank, South Calcutta, Calcutta, by the Purchaser in favour of Sri Manoj Chhawchharia, the Vendor No.1 for Rs.15,78,500/=
 4. By Cheque no.201023 dt. 2nd April, 2008 drawn on Allahabad Bank, South Calcutta, Calcutta, by the Purchaser in favour of Smt Anju Chhawchharia, the Vendor No.2 for Rs.15,78,500/=
- Total: Rs.51,57,000/=

(Rupees Fifty-One Lacs Fifty-Seven Thousand Only)

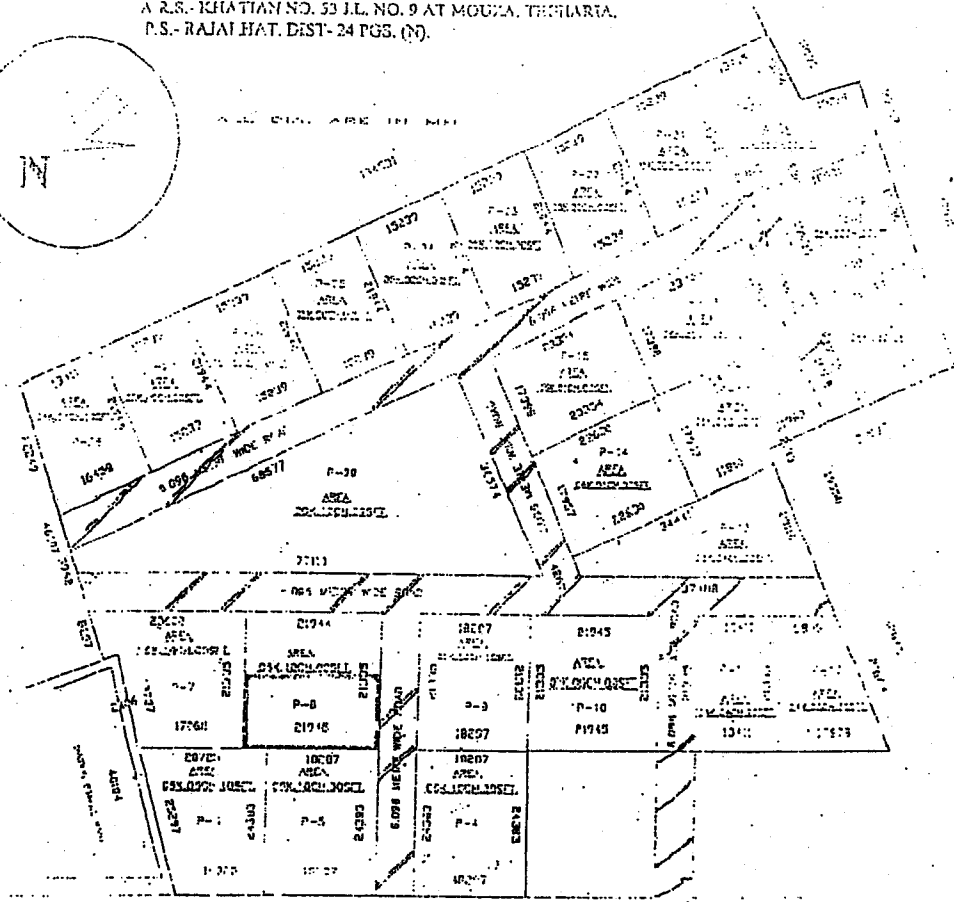
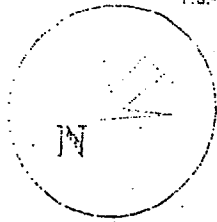
Witness:

Harshvardhan Jaisaf

(Signature)
(MANOJ CHHAWCHHARIA)

(Signature)
(ANJU CHHAWCHHARIA)
Vendors

PLOT PLAN OF THE LAND OF R.S. DAG NO. 140, R.S. KHATTAN NO.- 90,
 J.L. NO.-10, MOUZA - ATGHARA AND R.S. DAG NO. - 324,
 A R.S.- KHATTAN NO. 53 J.L. NO. 9 AT MOUZA, THEHARIA,
 P.S.- RAJAJ HAT, DIST- 24 PGS. (0).



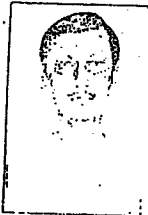





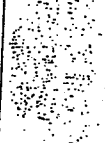




22.50 METER WIDE RAJAJHAT ROAD

M. J. Choudhary






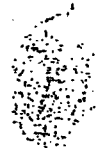





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 P. 10/1

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/ SELLER/
BUYER/ CAIRMENT
WITH PHOTO








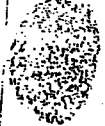



UNDER RULE 44 A OF THE I. R. ACT 1908
L.H. BOX- SMALL TO THUMB PRINTS
N.B.:-
R. H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED: *[Signature]*

	LH.					
	RH.					

ATTESTED: *[Signature]*

 <i>[Signature]</i>	LH.					
	RH.					

ATTESTED -

Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement Certificate Number 1-04643 of 2008
(Serial No. 53756, 2008)

Office of the A. D. S. R. Bidhan Nagar
Bidhan Nagar
Endorsement Certificate Number 1-04643 of 2008
(Serial No. 53756, 2008)

Name of the Registering officer: Nurul Amin Khan
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

(Nurul Amin Khan)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR, BIDHAN NAGAR

Govt. of West Bengal

Date: 20/11/2008

