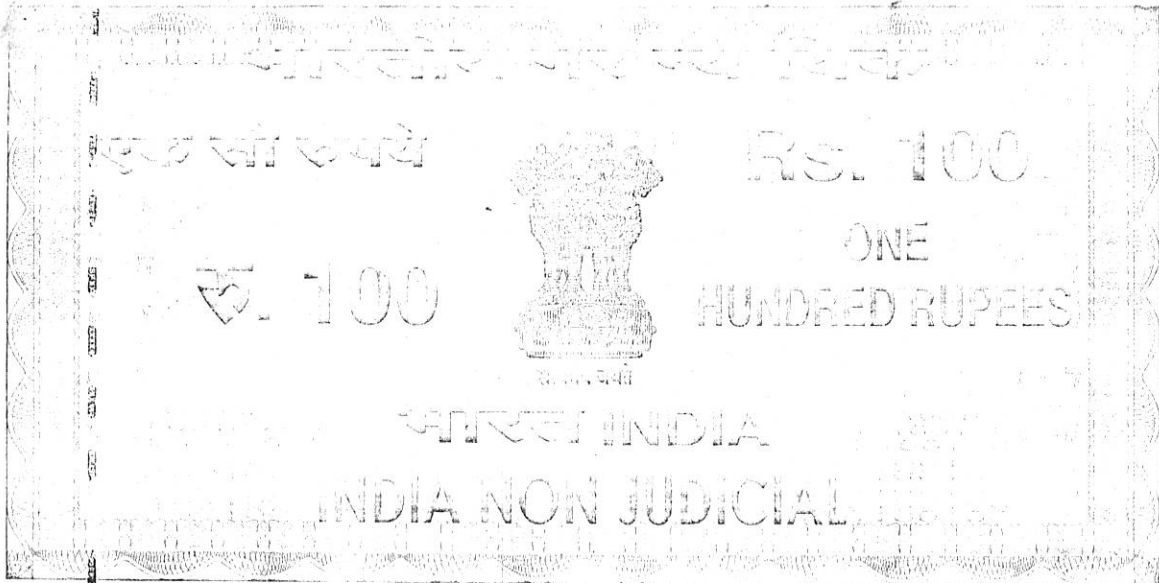


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8,29,277/- D 683803

10/12/08


 KSA, District Sub-Registrar
 10 DEC 2008

DEED OF CONVEYANCE

THIS INDENTURE made on this 10th Day of Dec, Two Thousand and Eight

B E T W E E N

✓
MINA SONIKA wife of BIJAY KUMAR SONIKA residing at 28/V/1C RAM KRISHNA SAMADHI ROAD, KOLKATA- 700054 by faith Hindu, by occupation Housewife, By Nationality Indian hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, representative, executors, administrators and assigns) of the ONE PART.

A N D

IDEAL AWAS PRIVATE LIMITED .represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 50, J.I. NEHRU ROAD, KOLKATA-700071, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the OTHER PART

WHEREAS , MINA SONIKA the vendor herein, is the recorded owner of agricultural land measuring more or less 6.57 Satak out of 730 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO. 266/4 situated at Mouza – MAHISHBATHAN, J. L. No. 18, under P. S. – Bidhan Nagar (East) in the district of 24 – Paraganas (North).

AND WHEREAS 2.10 satak out of the said 6.57 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO. 266/4 situated at Mouza – MAHISHBATHAN, J. L. No. 18, under P. S. – Bidhan Nagar (East) in the district of 24 – Paraganas (North) has been acquired by the Govt. of West Bengal under the Land Acquisition Act 1984. And accordingly the vendor herein, became the owner & occupier of the remaining 4.47 Satak

in R.S.& L.R. DAG NO. 490 at Mouza – MAHISHBATHAN and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS the vendor herein, is the absolute owner & occupier of the said land and enjoy a good and marketable title on the said land which she proposes to transfer unto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 4.47 Satak at Mouza – MAHISHBATHAN hereinafter called the "said plot", more fully and particularly described in Schedule hereunder written, for a price of Rs.5,40,000 /- (Rupees FIVE LAC FORTY THOUSAND ONLY) and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs.5,40,000 /- (Rupees FIVE LAC FORTY THOUSAND ONLY) paid by the purchaser to the vendors before the execution of this present (the receipt of which the vendor doth hereby admit and acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule hereunder written with the rights of all sewers, drains, common fences, rights, liberties, privileges, easements , Quasi - easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto **AND ALL THAT ESTATE** right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and property or any part thereof **TOGETHER WITH** All deeds pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and property or any part thereof which nor are or hereafter shall or may be in the possession

or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and **NOTWITHSTANDING** any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possesses and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it **AND FURTHER** that the vendor and all person or persons lawfully or equitably claiming any estate part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be

reasonably required. The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Sali Land measuring an area of 4.47 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO. 266/4, under ward No. 14, Bidhan Nagar Municipality within the limit of Bidhan Nagar (East) Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza – MAHISHBATHAN, J. L. No. 18, TOUZI NO. 10 in the district of 24 – Paraganas (North).

A Map or Plan Annex hereto bordered “RED” line being part of this document

The Plot of land is bounded as under :-

R.S. & L.R.DAG NO. 490

ON THE NORTH : PART OF R.S. & L.R.DAG NO. 490

ON THE SOUTH : R.S. & L.R.DAG NO. 555

ON THE EAST : MOUZA THAKDARI

ON THE WEST : R.S. & L.R.DAG NO. 487, 488 & 489

MEMO OF CONSIDERATION

Received from the within named Purchaser a sum of **Rs.5,40,000 /-** (Rupees FIVE LAC FORTY THOUSAND ONLY) towards full and final payment of the consideration for sale of the Said Plot described in the Schedule above, in the following manner.

Mode	Date	Bank	Amount(Rs)
ChequeNo. 642605	16.12.2008	BANK OF INDIA	Rs.5,40,000 /-

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES :

1. *Bijay Mohi*
49, Nalini Seth Road
Kolkata 700007
2. *Prof. Dr. K. S. Sanyal*
28/1/10 R.K.S Road
Kolkata - 54

Urena Sanyal

SIGNATURE OF THE VENDOR

Saswati Poddar
Drafted by: SASWATI PODDAR, Adv.

WB/236/01

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their
respective hands and seals on the day, month and year first above written.

WITNESSES :

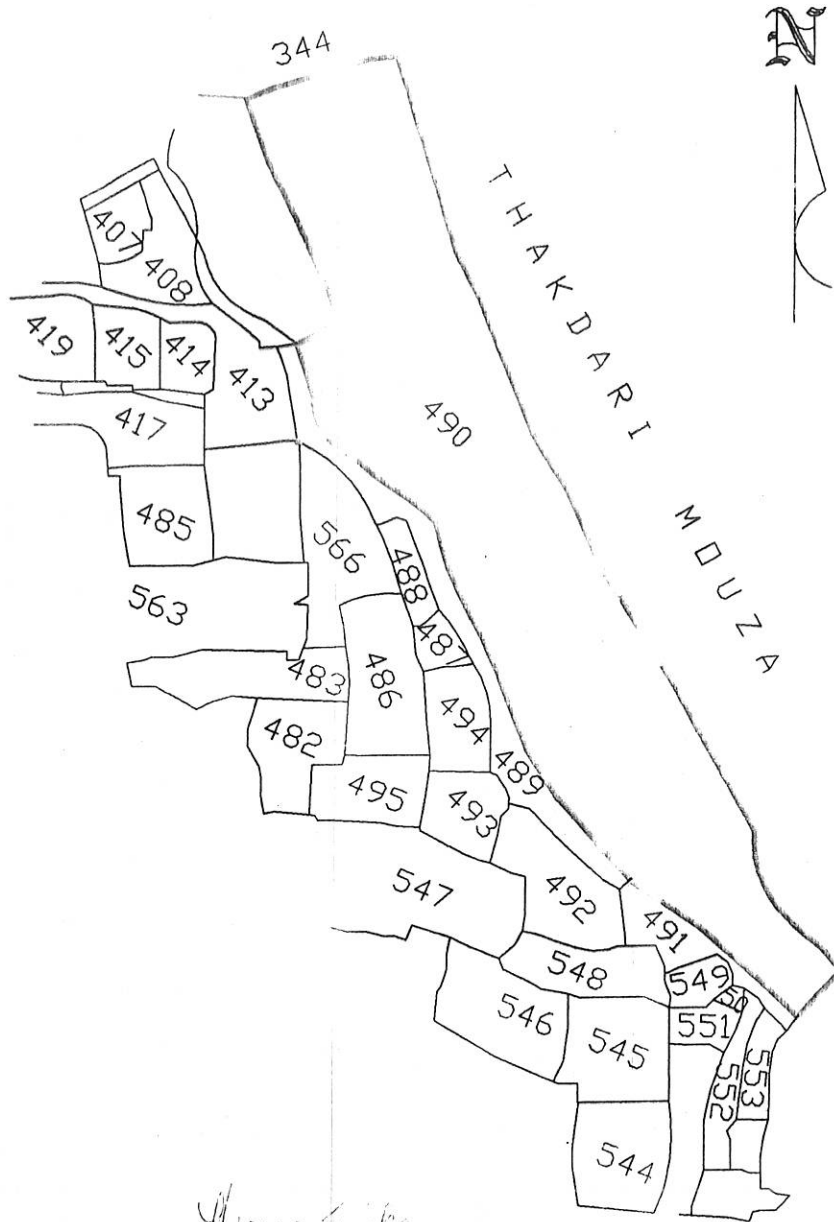
1. Binay Mohi

2. Rajendra Kr. Sonkar

[Faint signature]
SIGNATURE OF THE VENDOR



















THE PLAN OF LAND AT MOUZA-MAHISBATHAN, J.L. NO.- 18,
R.S. NO.-203, TOUJI NO.-10, L.R. KHATIAN NO.- 266/4,
R.S. DAG NO.- 490, P.S.-BIDHAN NAGAR(EAST),
DIST.-NORTH 24 PGS.

AREA OF LAND : Dag No.- 490 = 4.47 Satak.

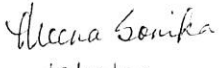


Meena Saha



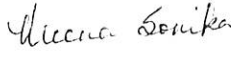
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants						
	<i>Ujjwala Sarin</i>						
		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)							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
	Thumb	Fore	Middle	Ring	Little		
(Right Hand)							

I. Signature of the Presentant

Name of the Presentant	Signature with date
Mina Sonika	 18/12/08

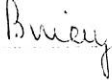
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mina Sonika Address -28/v /1 C, R. K. S. Rd. Kol	Self		 LTI	
			18/12/2008	18/12/2008	

Name of Identifier of above Person(s)

B Modi
PS-Posta,49, Nalini Sett Rd. Kol

Signature of Identifier with Date


18.12.08

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-14594 of :2008
(Serial No. 12270, 2008)

On 18/12/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 9119/- on:18/12/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 829277/-

Certified that the required stamp duty of this document is Rs 49757 /- and the Stamp duty paid as: Impressive Rs- 100

Deficit stamp duty

Deficit stamp duty Rs 49777/- is paid, by the draft number 187844, Draft Date 18/12/2008 Bank Name STATE BANK OF INDIA, Bikash Bhavan G. O., received on :18/12/2008.

resentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 14.18 hrs on :18/12/2008,at the Office of the A. D. S. R. BIDHAN NAGAR by Mina Sonika,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 18/12/2008 by

1. Mina Sonika, wife of Bijay Kr. Sonika ,28/v /1 C, R. K. S. Rd. Kol ,Thana .,Pin 700054, By caste Hindu,by Profession :House wife

Identified By B Modi, son of Lt. C. Lal Modi 49, Nalini Sett Rd. Kol 700007 Thana: Posta, by caste Hindu By Profession :Service.


[Abhijit Kumar Das]

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 21071 to 21083
being No 14594 for the year 2008.



C

(Abhijit Kumar Das) 19-December-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal