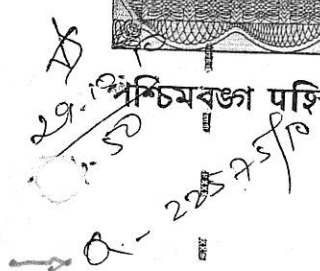


116



G 254707

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

2010  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

- 1 NOV 2010

DEED OF CONVEYANCE

THIS INDENTURE made on this 29th day of October Two Thousand and Ten

Ramadas, Josh

in Ramhwest

**BETWEEN**

**RAM NIWAS JOSHI** son of Late Hetram Joshi by faith Hindu, by occupation-business, by nationality Indian, presently residing at Club Town, Block-V, Flat No.4A, V.I.P. Road, Teghoria, P.S. Baguihati, Kolkata - 700052 hereinafter called the '**Vendor**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representative, executors, administrators and assigns) of the **ONE PART.**

**AND**

**EXULT PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office situated at 50, Jawahar Lal Nehru Road, Kolkata 700071, represented by its Authorised Representative, Anuj Tulsyan, son of N. K. Tulsyan 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, successors-in-interest, legal representatives, administrators and assigns) of the **OTHER PART**

**AND**

**JAIGURU VINTRADE PVT. LTD.**, a company incorporated under the Companies Act, 1956 and having its registered office situated at 391/131, Price Anwar Shah Road, Kolkata - 700068 represented by its Director Arvind Kumar Munka son of Late Ram Gopal Munka and hereinafter called the '**Confirming Party**' (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, nominees and assigns) of the **THIRD PART.**

**WHEREAS** the Vendor herein is the recorded owner of agricultural land measuring more or less 10.66 Satak out of 730 Satak in R.S. & L.R. DAG NO. 490 under L.R KHATIAN NO 305/1 situated at Mouza - MAHISHBATHAN, J.L. No. 18, under P.S. Rajarhat now Electronic Complex (Sector-V) police station, in the district of 24 - Paraganas (North) hereafter called the said Property.

*Ram Niwas Joshi*

AND WHEREAS the Vendor herein, purchased the said Property from Panchanan Pramanik by way of a Sale Deed bearing no. 5004, book no. I, Vol. No. 91, pages from 236 to 243, for the year 1995 duly registered at Office of the District Registrar, Barasat, North 24 Parganas is the absolute owner and occupier of the said Property and enjoys a good and marketable title on the said Property.

AND WHEREAS, out of the above said Property 3.40 satak has been acquired by the Govt. of West Bengal under the Land Acquisition Act 1984 and the Vendor herein is entitled to receive the compensation for such acquisition from the concerned authority of Government of West Bengal without any interference or claim of the Purchaser and accordingly the Vendor herein, became the absolute owner and occupier of the remaining 7.26 Satak in R.S. & L.R. DAG NO. 490 under L.R KHATIAN NO. 305/1 situated at Mouza – MAHISHBATHAN, J.L. No. 18, under Rajarhat now Electronic Complex (Sector-V) police station, in the district of 24 – Paraganas (North) hereafter called the said Land.

AND WHEREAS the Vendor herein, is the absolute owner and occupier of the said Land and enjoys a good and marketable title on the said Land.

AND WHEREAS the Vendor herein, being desirous of selling the said Land entered into an agreement with the Confirming Party for sale of the said Land for the consideration terms and conditions mentioned in the said Agreement, whereby the Confirming Party has paid the sum of Rs. 10,000/- to the Vendor herein towards the advance and/or earnest money.

AND WHEREAS the Confirming Party herein, assigned its vested right title and interest in the said Land in favour of the purchaser herein and nominated the Purchaser herein to complete the transaction by taking a Conveyance Deed against payment of the balance consideration amount of Rs. 8,91,100/- (Rupees Eight Lakh Ninety One Thousand One Hundred Only) to the Vendor and Rs. 5,69,700/- (Rupees Five Lakh Sixty Nine Thousand Seven Hundred Only) to the Confirming Party as the nomination charges for sale of the said Land directly by the Vendor to the Purchaser.

AND WHEREAS the Vendor has accepted the nomination made by the Confirming Party and agreed to sell and the Purchaser has agreed to purchase the said Land being the plot of land measuring an area of 7.26 Satak at Mouza – MAHISHBATHAN, more fully and

*Ram Kumar Jha*

particularly described in Schedule hereunder written, for the total price of Rs.14,60,800/- (Rupees Fourteen Lakh Sixty Thousand Eight Hundred Only) (which is inclusive of Rs. 5,69,700/- (Rupees Five Lakh Sixty Nine Thousand Seven Hundred Only) paid to the Confirming Party towards its profit on nomination) and on the terms and conditions mentioned herein. The Vendor hereby agreed to refund to the Confirming Party all amount received as advance.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement between the Parties and in consideration of a sum of Rs.14,60,800/- (Rupees fourteen Lakh Sixty Thousand Eight Hundred Only) paid by the Purchaser to the Vendor and the Confirming Party before the execution of these presents (the receipt of which the Vendor and the Confirming Party doth hereby admit and acknowledge) the Vendor doth hereby grant convey and transfer unto the Purchaser all that piece or parcel of the said Land, more fully described in the 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 Vendor 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 may 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

*Ram Nivas Joshi*

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 he is hereby executing this deed out of his free will and is not subject to any outside influences, in a sound mind and good health and with full knowledge of the contents of this deed.

The Confirming Party represents that it has not dealt with the said Land nor created any mortgage or encumbered the said Land in any manner whatsoever, and further confirm that the Confirming Party have no future claim or demand against the said Land and/or against the vendor herein in respect of the said Land.

*Ramkishan Joshi*

**SCHEDULE OF THE PROPERTY**

**(the Said Land)**

ALL THAT piece of Sali (agricultural) Land measuring an area of 7.26 Satak in R.S. & L.R. DAG NO. 490 under L.R Khatian NO. 305/1, under ward No. 14, Bidhan Nagar Municipality within the limit of Rajarhat police station now Electronic Complex (Sector-V) 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 : Mouza Thakdari  
ON THE SOUTH : Part of R.S. & L.R.Dag No. 555  
ON THE EAST : Mouza Thakdari  
ON THE WEST : Part of R.S. & L.R. Dag No. 489 & 491

**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.

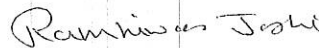
**WITNESSES:**

1.  (PRATIK JOSHI)

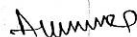
S/o Mr. R.N. Joshi  
Club Town BLS/4A VEP Rd  
Tegharia Kolkata-700052

2. 

50, J.D. Nelson Rd,  
Kol-71



**SIGNATURE OF THE VENDOR**



**SIGNATURE OF THE CONFIRMING  
PARTY**



### MEMO OF CONSIDERATION

Received from the within named Purchaser by a sum of Rs.14,60,800/- (Rupees fourteen Lakh Sixty Thousand Eight Hundred Only) full and final payment of the consideration for sale of the Said Land described in the Schedule above, out of which the vendor herein has received a sum of Rs. 8,91,100/- (Rupees Eight Lakh Ninety One Thousand One Hundred Only) towards the total consideration amount and the confirming party herein received a sum of Rs. 5,69,700/- (Rupees Five Lakh Sixty Nine Thousand Seven Hundred Only).

Received by	Mode	Date	Bank	Amount (Rs.)
Vendor	Ch. No. '049184'	28/10/2010	Bank of India	Rs. 8,91,100/-
Confirming party	Ch. No. '644314'	27/10/2010	Bank of India	Rs. 5,69,700/-
			Total =	Rs. 14,60,800/-

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. *[Signature]*  
(PRATIK JOSHI)  
s/o Mr. R.N. Joshi  
Club Town BLS/4A VLP Rd  
Tegharia Kolkata - 700052
2. *[Signature]*  
Sulam Sahe  
50, J.R. Nelson Road  
Kolkata - 71

*Ram Kumar Jani*

SIGNATURE OF THE VENDOR

*Arun Kumar*

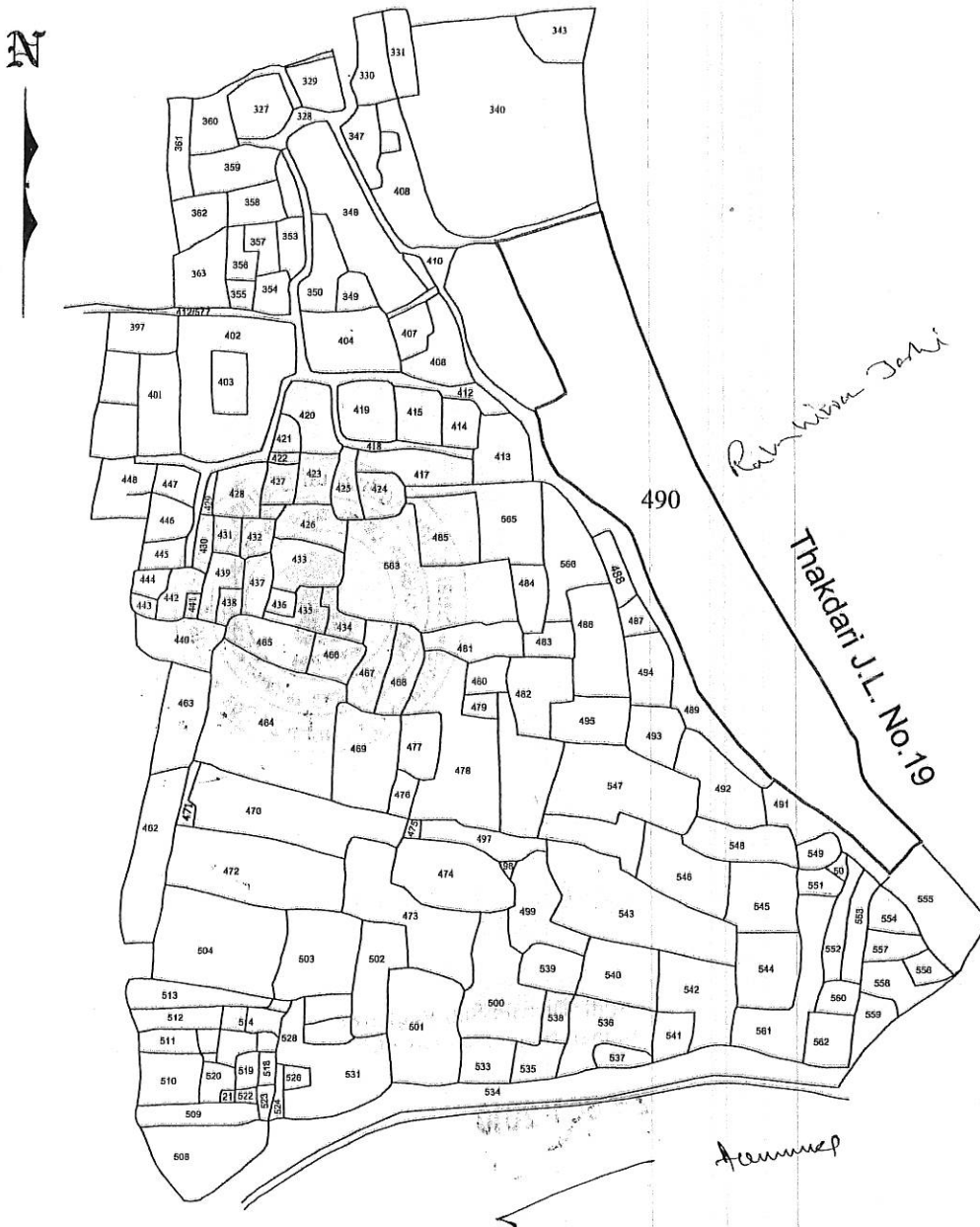
SIGNATURE OF THE CONFIRMING  
PARTY

*R. Banerjee.*  
Drafted by: Ratul Banerjee, Abv.  
WB/2009/1953/03

SITE PLAN OF LAND AT MOUZA-MAHISHBATHAN,  
J.L. NO.- 18, R.S. NO.-203, L.R. KHATIAN NO.-305/1,  
R.S. & L.R. DAG NO.-490, P.S.-BIDHAN NAGAR (EAST).  
DIST.-NORTH 24 PGS.

AREA OF LAND : 7.26 Satak.

SCALE- 1:3960







**Government Of West Bengal**  
Office Of the A. D. S. R. BIDHAN NAGAR  
District:-North 24-Parganas

**Endorsement For Deed Number : I - 10845 of 2010**  
(Serial No. 10678 of 2010)

**On 29/10/2010**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16.50 hrs on :29/10/2010, at the Private residence by Ram Niwas Joshi , one of the Executants.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 29/10/2010 by

1. Ram Niwas Joshi, son of Late Hetram Joshi , Club Town, BI - V, Flat No 4 A, V I P Road, Teghoria, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700052 , By Caste Hindu, By Profession : Business
2. Arvind Kumar Munka  
Director, Jaiguru Vintrade Pvt. Ltd., 391/131, Price Anwar Shah Road, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700068 .  
, By Profession : Others  
  
Identified By Pratik Joshi, son of R N Joshi, Club Town, B L S / 4 A, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700052 , By Caste: Hindu, By Profession: Others.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 01/11/2010**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899.

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 16060/- ,E = 14/- on 01/11/2010

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1460800/-

Certified that the required stamp duty of this document is Rs.- 87668 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 5687 is paid on 28/10/2010 State Bank of India, CHOWRINGHEE, received on 01/11/2010




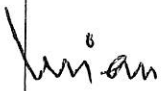











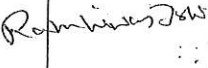






















( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

*(Signature)*  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
( Debasish Dhar )

1 NOV 2010

ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 1 of 1

# SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
 						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	
 						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	
 						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	

Registered in Book - I  
CD Volume number 17  
Page from 8469 to 8480  
being No 10845 for the year 2010.



(Debasish Dhar) 01-November-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal