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G-7114

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Administrative under Memo 21 & 22  
 s/s 6 (1) of W.B. R Act 1988 D 162089  
 Govt Stamp under the Indian  
 Stamp Act 1898 Subsequently  
 amended Schedule LA. No. 23  
 Fees Paid 10/-

M/VRS-1739146

Stamp Duty required 17,39,146/-  
 Stamp Duty Paid 25,200/-  
 Balance 17,13,946/-  
 Date 7-12-09  
 Place T. Road (Calcutta)

Registrar s/s 1 (D)  
 North 24-Parganas  
 L.S. & S.S.

**DEED OF CONVEYANCE**

7/12/09  
 7 DEC 2009

THIS INDENTURE made on this 20th Day of June Two Thousand and Eight

Stamp Duty of Rs 16,708  
 as per Banker's Certificate  
 Bank Draft No. 6029830602973  
 Both Dated 15-7-08 at colony  
 pure, Barabati

V/c - 100-1538  
 DE - 20-6-08  
 2500  
 600  
 3100

16.7-08

V/c 100-01538  
 DE 20/6/08  
 2500  
 600  
 3100

M/V 1739146

A 46421

137500

A 14487

C 7

H 28

M 4

14526

14526

14526

BETWEEN

Debit Regn. Fees Rs. 4642/-  
dated on 7-12-09  
As per Misc. Receipt No. 4397

District Sub-Registrar-II  
North 24-Pgs. Baranagar  
7-12-09

M/S KALYANI VINIMAY PVT. LTD., being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 29A, SIR HARIRAM GOENKA STREET, KOLKATA-700007 hereinafter called the 'VENDOR' (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

AND

M/S EXULT ESTATES PRIVATE LIMITED, a company Registered under the Companies Act, 1956, having its registered office at 50, Jawaharlal Nehru Road, Kolkata-700071, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS one M/S KALYANI VINIMAY PVT. LTD, the vendor herein, is the recorded owner of agricultural land measuring 3.20 Satak out of 78 Satak in R.S.& L.R. DAG NO. 489 & 5.48 Satak out of 730 Satak in R.S.& L.R. DAG NO. 490 i.e. in total 8.68 Satak under L.R KHATTAN NO.265/3 situated at Mouza - MAHISHBATHAN, J. L. No. 18, under P. S. - Bidhan Nagar ( East ) in the district of 24 - Paraganas (North).

AND WHEREAS M/S KALYANI VINIMAY PVT. LTD., the vendor herein, is the absolute owner & occupier of the said land and enjoy a good and marketable title on the said land which he 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 8.68 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs.13,17,500 /- (Rupees THIRTEEN LAKHS SEVENTEEN THOUSAND FIVE HUNDRED 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.13,17,500 /- (Rupees THIRTEEN LAKHS SEVENTEEN THOUSAND FIVE HUNDRED 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 pattaahs 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 3.20 Satak in R.S.& L.R. DAG NO. 489 & 5.48 Satak in R.S.& L.R. DAG NO. 490 i.e. in total 8.68 Satak under L.R. KHATIAN NO.265/3, 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. 489

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

ON THE SOUTH : R.S. & L.R.DAG NO. 492

ON THE EAST : R.S. & L.R.DAG NO. 490

ON THE WEST : R.S. & L.R.DAG NO. 494

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

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. Krishnendu Sankar  
11, Mohamamed Road, Kol-23.

2. S. S. Raju  
11/77

FOR KALYANI VINIMAY (P) LTD.

Anil Kumar Nayyar

Director

SIGNATURE OF THE VENDOR

M/S. EXUL ESTATES  
Green Estate Projects Pvt. Ltd.

Sri K. S. Dhanu

Director  
AUTHORISED

**MEMO OF CONSIDERATION**

Received from the within named Purchaser a sum of Rs.13,17,500 /- (Rupees THIRTEEN LAKHS SEVENTEEN THOUSAND FIVE HUNDRED 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)      |
|----------------------------|------------|---------------|-----------------|
| DEMAND DRAFT<br>NO. 043270 | 20-06-2008 | BANK OF INDIA | Rs.13,17,500 /- |

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. *Krishnendu Sankar*

2. *Saswati Poddar*

FOR KALYANI VINIMAY (P) LTD  
*Annuvinu Kalyan*  
Director

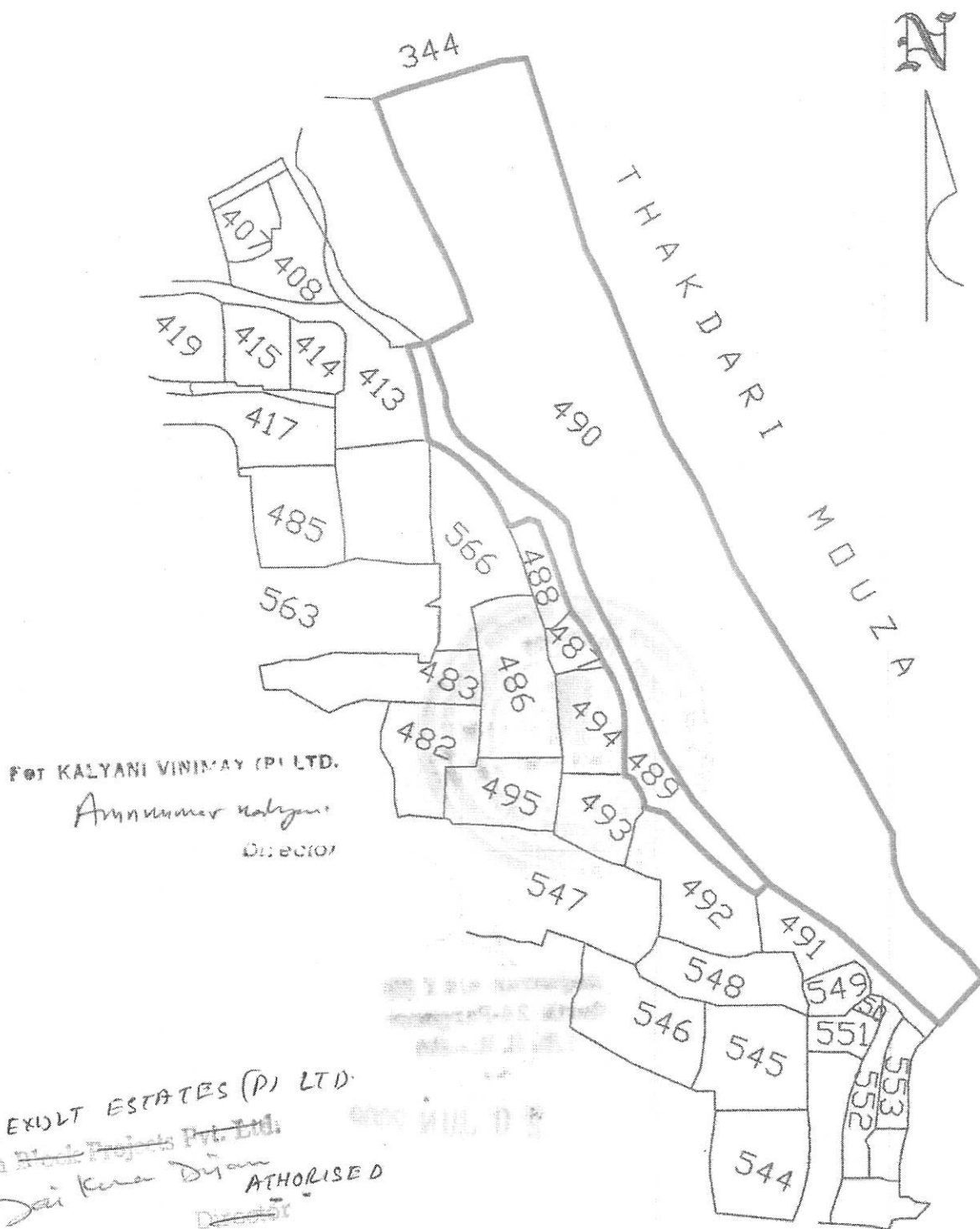
\_\_\_\_\_  
SIGNATURE OF THE VENDOR

Drafted by: SASWATI PODDAR, Adv.

WB/236/01

**SITE PLAN OF LAND AT MOUZA-MAHISBATHAN, J.L. NO.- 18,  
 R.S. NO.-203, TOUJI NO.-10, L.R. KHATIAN NO.- 265/3,  
 R.S. DAG NO.- 489 & 490, P.S.-RAJARHAT, DIST.-NORTH 24  
 24 PARGANAS.**













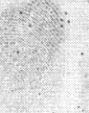







AREA OF LAND : Dag No.- 489 = 3.20 Satak.  
 Dag No.- 490 = 5.48 Satak.



FOT KALYANI VINIMAY (P) LTD.  
 Annummer mahajan  
 Director

MIS. EXULT ESTATES (P) LTD.  
 Green Field Projects Pvt. Ltd.  
 Jai Kura Dyan  
 AUTHORIZED  
 Director

**SPECIMEN FORM FOR TEN FINGERPRINTS**

| Sl. No.  | Signature of the Executants/ Presentants |   |   |   |   |  |
|--|--|---|---|---|---|--|
| <br><i>Deena Dima</i> |  |    |    |    |    |  |
|  |  | Little  | Ring<br>(Left Hand)   | Middle  | Fore  |  |
|  |  |    |    |    |    |    |
|  |  | Thumb   | Fore<br>(Right Hand)  | Middle  | Ring  | Little   |
| <br><i>Amun...</i>  |  |  |  |  |  |  |
|  |  | Little  | Ring<br>(Left Hand)   | Middle  | Fore  | Thumb  |
|  |  |  |  |  |  |  |
|  |  | Thumb   | Fore<br>(Right Hand)  | Middle  | Ring  | Little   |
|  |  |   |   |   |   |  |
|  |  | Little  | Ring<br>(Left Hand)   | Middle  | Fore  | Thumb  |
|  |  |   |   |   |   |  |
|  |  | Thumb   | Fore<br>(Right Hand)  | Middle  | Ring  | Little   |



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 10  
Page from 247 to 256  
being No 07114 for the year 2009.



*[Handwritten signature]*

(Dinabandhu Roy) 22-April-2010  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal