পশ্চিমহাঙ্গা पश्चिम बंगाल WEST BENGAL

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Certify that the document is a desired to registration. The signature shocks and the endorsement sheets attached with this documents are the part of this document.

Add Dis Vict Sub Registrat
Bidhan Natar (Salt Lake City)

15 MAR 2010

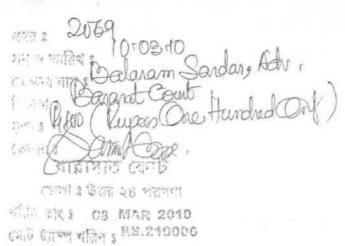
DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 12th day of March in the Year Two thousand Ten.

BETWEEN

1. SRI DHARMA SARDAR, son of Late Kanta Sardar, 2, SRI PALASH SARDAR 3. SRI PRADIP SARDAR, 4. SRI PRABIR SARDAR, 5. SRI BIKASH SARDAR, all sons of Late Satish

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Addl District Sub-Registrar Bidbse Vagar (Salt Lake City)

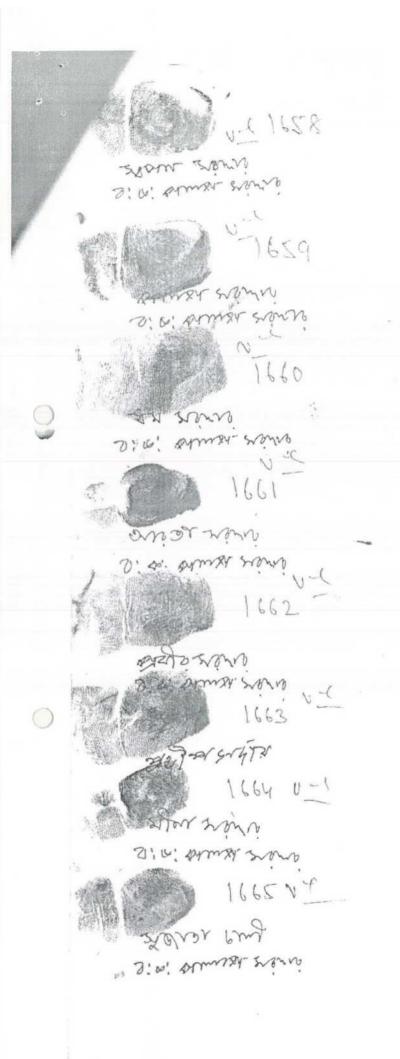
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Sardar, 6. SMT. SANDHYA SARDAR, wife of Late Satish Sardar, 7. SRI SWAPAN SARDAR, 8. SRI MUCHA SARDAR. 9. SRI LAKHAI SARDAR, all are sons of Late Methar Sardar, 10. SMT. CHHABI BALA SARDAR, wife of Late Methar Sardar, 11. SMT. SHIB RANI SARDAR, daughter of Late Methar Sardar, 12. SMT. MINA SARDAR, wife of Raghunath Sardar, daughter of Late Mathor Sardar, 13. SMT. ARATI SARDAR, dauther of Methar Sardar, all are residing at Vill + P.O. Chakpanchuria, P.S. - New Town, District North 24 Parganas, Kolkata - 700136, 14. SMT. SUJATA DHALI, daughter of Late Satish Sardar, residing at Vill - Falti Beliaghata, P.O. - Shasan, P.S. - Barasat, Dist. North 24 Pargaans, all are by Nationality - Indian, by faith - Hindu, by Occupation - Caltivation & Housewife, hereinafter referred to and called as the VENDORS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

MOONLITE BUILDCON PVT. I.TD. a registered company having it's principal place of business at 52, Weston Street, 4th Floor, Kolkata - 12, represented by it's authorised Signatory SRI RABI SINGHA ROY, son of Late Ganesh Singha Roy, by Nationality - Indian, by faith - Hindu, by Occupation - Business residing at Vill Noapara, P.O. Hatiara, P.S. - New Town, District - North 24 Parganas, Kolkata - 700136, hereinafter cailed and referred to as the PURCHASER (which terms or expressions shall

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unless excluded by or repugnant to the subject or context be deemed to include its executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Kanta Sardar, Gosto Sardar and Kalo Sardar were the absolute owners and possessor of a plot of Bastu land measuring 16 decimals out of 32 decimals more or less lying and situated at Mouza - Chakpanchuria, J.L. No. 33, Re: Su: No. 205, Touzi No. 145, R.S. Dag No. 243, R.S. Khatian No. 354, P.S. Rajarhat at present New Town in the District of North 24 Parganas.

AND WHEREAS at the time of enjoying the said property the said Kanta Sardar, Gosto Sardar and Kalo Sardar have amicably settled, divided and verbally partitioned their property by mutual consent among themselves for better enjoyment and occupations. Each of them has got 5.33 decimals out of 16 decimals.

AND WHEREAS while seized and possessed of the aforesaid plot of respective share of 5.33 decimals out of 16 decimals the said Kanta Sardar died intestate leaving behind him surviving only 3 (Three) sons namely Dharma Sardar, Satish Sardar, Mathor Sardar and 4 (Four) daughters namely Khadi Sardar, Chinta Sardar, Renu Sardar and Nenuku Sardar as his legal heirs and successors in respect of his aforesaid plot of land.

AND WHEREAS while seized and possessed of the aforesaid plot of respective share of 5.33 decimals out of 16 decimals jointly the said Satish Sardar died intestate leaving behind him surviving only wife namely Sandhya Sardar, 4 (Four) sons

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AND WHEREAS the vendors herein got rest 2.285 decimals of Bastu Land by virtue of inheritance in Mouza - Chakpanchuria, J.L. No. 33, Re: Su: No. 205, Touzi No. 145, R.S. & L.R. Dag No. 243, R.S. Khatian No. 354, L.R. Khatian No. 5 & 1663, measuring about 2.285 decimals out of 32 decimals and seized and possessed the below Schedule land and morefully and particularly described in the Schedule hereunder written, free simple in possession, free from all encumbrances, Now the present Vendors are seized and possessed of land by mutate their names in the B.L. & L.R.O. Rajarhat/or otherwise by paid the rent to the concern authority well and sufficiently entitled to the said property and enjoyed the same peacefully, freely, absolutely and without any interruptions from any corner

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togetherwith rights to sale, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the Vendors shall think fit and proper.

AND WHEREAS due to badly in need of money the Vendors of this Deed of Sale announced their intention to dispose of a piece or parcel of 'Bastu' land measuring an area of 2.285 decimlas which is more fully described in the Schedule below for a highest Market Price of Rs. 2,60,000.00 (Rupees Two Lakhs Sixty Thousand) only and the Purchaser having come to know the said intention of the Vendors agree to purchase the same at the said Market Price.

Agreement and in consideration of the said sum of Rs. 2,60,000.00 (Rupees Two Lakhs Sixty Thousand) only to the Vendors paid by the Purchaser on or before the execution of these presents (the receipt whereof the Vendors hereby and by a Memo herein admit and acknowledge) The Vendors doth hereby grant) sell, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. ALL THAT piece or parcel of "Bastu' land measuring an area of 06 decimlas "Bastu" land more or less more fully described in the Schedule hereto and delineated and demarcated in the Map or Plan annexed hereto and bordered RED thereon and hereinbefore as well as hereafter called 'the said plot of land' OR HOWSOEVER OTHERWISE the said plot of land now is or at any time hereto before were or was situated, butted, bounded, called, Known, numbered,

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described and distinguished TOGETHER WITH all areas, fence, passage, sewerage, drain, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manners of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in any wise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or members thereof or appurtenant thereto AND the Reversion or Reversions, Reminder or Reminders and all rents, issues and profits thereof and all and every part thereof hereof granted, sold, conveyed transferred, assigned or assured or expressed or intended so to be and all the estate, right, title, interest, inheritance, use, trust, property, claim or demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the said plot of land or any part thereof which now are or were hereafter shall or may be in the custody power or possession of the Vendors or, any 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 said plot of land all and singular the lands, hereditaments messuage, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and for ever free from all encumbrances, trusts, liens, lispendents, charges, attachments, claimants, bargadars (share crippers) requisitions, acquisitions, vestings and alignments whatsoever.

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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 their Predecessors or successors in title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
- done as aforesaid, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.

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rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances, demands, claims, bargas, charges, lined, attachments, vestings, lease, lispendents, uses, debuttars or trusts made or suffered by

the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors.

- iv) AND THAT the Vendors has at or before the execution of this conveyance delivered vacant and peaceful possession of the entirely of the said plot of land to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser.
- and at all times hereafter, peaceably and quietly enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned, and assigned or expressed or intended so to be unto and to the Purchaser without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- absolutely acquitted, exonerated, released and for ever discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently entitled saved and indemnified of, and encumbrances whatsoever suffered or created by the Vendors or any of their Predecessor-in-title or any person lawfully or equitably claiming as aforesaid.

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- vii) AND THAT the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved harmless and kept indemnified against all encumbrances, liens, bargas, vestings, attachments, lispendens, uses, debuttars, trusts, claims and demands or any and every nature whatsoever by or against the Vendors or any persons lawfully or equitably or rightfully claiming as aforesaid in respect of plot of land or any part thereof.
- lawfully, rightfully or equitably claiming any estate or interest in the said plot of land 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 requests and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights here granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid as shall or may be reasonably required.
- ix) AND ALSO THAT the Vendors have not at any time hereto fore done or executed or Knowingly suffered or been party or privy to act, deed, matter or thing whereby the said plot of land and other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or

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expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.

SCHEDULE OF LAND REFERRED TO ABOVE

ALL THAT piece or parcel of BASTU land measuring an area of 02.285 decimlas more or less out of 32 decimals in R.S. & L.R. Dag No. 243, R.S. Khatian No. 354, L.R. Khatian No. 5 & 1663 situtated at Mouza Chakpanchuria, J.L. No. 33, Re.Sa. No. 205, Touzi No. 145, shown and delineated in the site plan marked within Border RED annexed hereto which do form part of this Deed of Conveyance P.S. Rajarhat Addil. District Sub-Registration Office Bidhan Nagar Salt Lake City, District North 24 Parganas, along with all rights of common passages and right of egress and ingress and common facilities and amenitites having Rayati possessory right under the Collector of the District North 24-Parganas on benalf of the Government of West Bengal, within the local limits of Pathorghata Gram Panchayet.

The Photographs, ten fingers impressions of the Vendors and the Purchaser and the site plan will be treated and considered as part of this Deed of Conveyance.

The Govt. Rent of the sold property shall be fixed by the West Bengal Land Revenue Act.

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BUTTED AND BOUNDED BY :

Plot No. D. ON THE NORTH:

R.S. Dag No. 242 & 348. ON THE SOUTH:

Plot No. "B". ON THE EAST :

R.S. Dag No. 242. ON THE WEST :

Di a: Atmay: IN WITNESS WHEREOF the Vendors and Purchaser here to have set and subscribed their respective hands after knowing and understanding the full contents of this Deed in their sound health and sound mind on this the day, month and year first Behash Sande above written.

SIGNED AND DELIVERED KOLKATA IN PRESENCE OF THE FOLLOWING WITNESSES:-

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sio; burne, rem SIGNATURE OF THE VENDORS

Read over and explain by me-

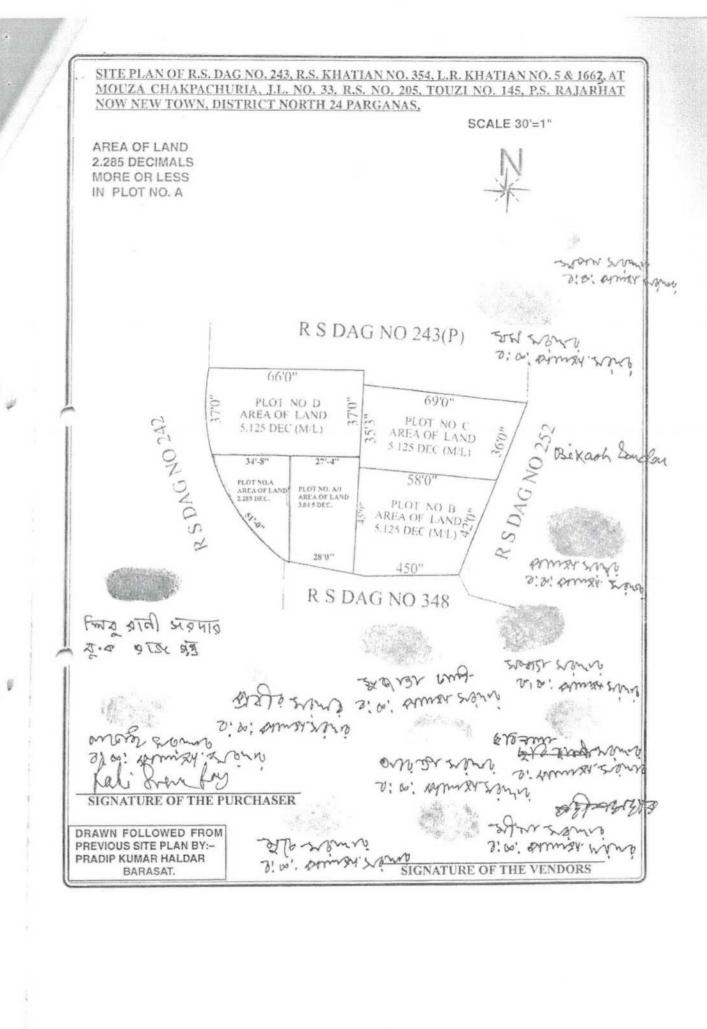
Drafted and explained by

(SRI BALARAM SARDAR)

Advocate

District Judges' Court, North 24-Parganas, Barasat Typed by me :-

(Bidyut Kumar Haldar) Barasat.



MEMO OF CONSIDERATION

RECEIVED the total consideration amounting to Rs. 2,60,000.00 (Rupees Two Lakhs Sixty Thousand) only in full from the within Birash Sardan named Purchaser by Cash.

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WITNESSES :

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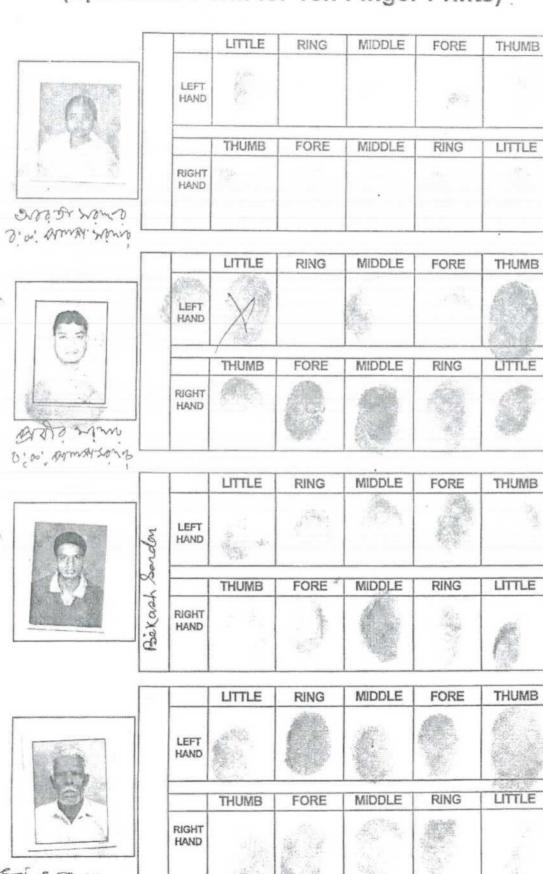
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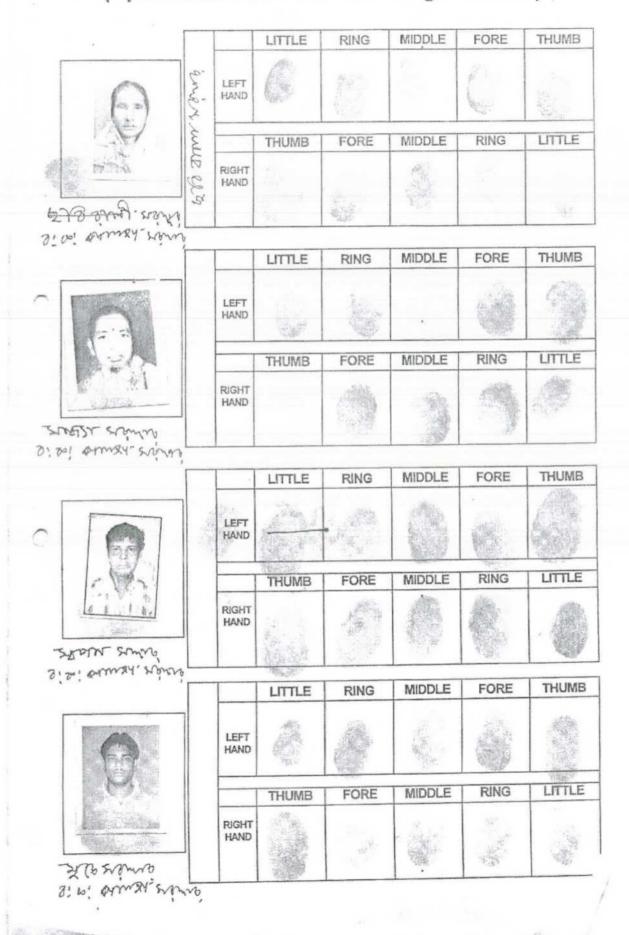
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Signature of the Vendors.

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

Endorsement For Deed Number: I - 02539 of 2010 (Serial No. 02839 of 2010)

On 12/03/2010

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

Presented for registration at 23.48 hrs on :12/03/2010, at the Private residence by Bikash Sardar one of the Executants.

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

Execution is admitted on 12/03/2010 by

- Bikash Sardar, son of Late Satish Sardar, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700136 By Caste Hindu, By Profession: Others
- Dharma Sardar, son of Late Kanta Sardar, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700136 By Caste Hindu, By Profession: Others
- Palash Sardar, son of Late Satish Sardar. Chakpanchuria, Kolkata, Thana:-New Town. District:-North 24-Parganas, WEST BENGAL, India, Pin:-700136 By Caste Hindu, By Profession: Others
- Pradip Sardar, son of Late Satish Sardar, Chakpanchuria, Kolkata, Thana:-New Town, District:-Northe 24-Parganas, WEST BENGAL, India, Pin:-700136 By Caste Hindu, By Profession: Others
- Prabir Sardar, son of Late Satish Sardar, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700136 By Caste Hindu, By Profession: Others
- Sandhya Sardar, wife of Late Satish Sardar, Chakpanchuria, Kolketa, Thana:-New Town. District:-North 24-Parganas, WEST BENGAL, India, Pin:-700136 By Caste Hindu, By Profession House wife
- Swapan Sardar, son of Late Methar Sardar, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700136 By Caste Hindu, By Profession: Others
- Mucha Sardar, son of Late Methar Sardar, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700136 By Caste Hindu, By Profession: Others
- 9. Lakhai Sardar, son of Late Methar Sardar, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700136 By Caste Hindu, By Profession: Others
- 10. Chhabi Bala Sardar wije Dorricate Methar Sardar , Chakpanchuria, Kolkata, Thana:-New Town. District:-North 24-Parganas WEST BENGAL, India, Pin :-700136 By Caste Hindu, By Profession: House wife
- 11. Mina Sardar, wife of Ragnurath Saldar, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL Undia, Pin: 700136 By Caste Hindu, By Profession: House wife
- 12. Arati Sardar, daughter of Late Methar Sardar, Chakpanchuria, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136 By Caste Hindu, By Profession Others
- 13. Sujata Dhali, daughter of Late Satish Sardar, Falti Beliaghata, Thana:-Barasat, District.-North 24-Parganas, WEST BENGAL, India, P.O.:-Shasan By Caste Hindu, By Profession: Others

Add District Sub-Registrat (Rajendra Prasad Upadhyay)
Bidhan Nagar (Sall District Sub-REGISTRAR

15/03/2010 12:40:00 15 MAR 2

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02539 of 2010 (Serial No. 02839 of 2010)

Identified By Palash Sardar, son of Sujay Sardar, Chakpanchuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay) ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/03/2010

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, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article: A(1) = 2871/- ,E = 14/- on 15/03/2010

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.-261735/-

Certified that the required stamp duty of this document is Rs.- 13107 /- and the Stamp duty paid as:

Deficit stamp duty

Deficit stamp duty Rs. 13020/- is paid20558212/03/2010STATE BANK OF INDIA, Swasthya Bhawan.

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

Execution is admitted on 15/03/2010 by

- Shib Rani Sardar, daughter of Late Methar Sardar, Chakpanchuria, Kolkata, Thana:-New Town District:-North 24-Parganas, WEST BENGAL, India, Pin:-700136 By Caste Hindu, By Profession Others
- Identified By Raj Gupta, son of Ganga Prasad Gupta, Tegharia, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

(Rajendra Prasad Upadhyay) ADDITIONAL DISTRICT SUB-REGISTRAR

Con Olstrict Sub Addition (Rain Addition of the Addition of th

Addl Distric Sub Registrar (Rajendra Prasad Upadhyay)
Bidhan Nagari Saddel TONAL DISTRICT SUB-REGISTRAR

15 MAR

EndorsementPage 2 of 2

Government of West Bengal Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas Signature / LTI Sheet of Serial No. 02839 / 2010, Deed No. (Book - I , 02539/2010)

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

SI No. Admission of Execution By Status Photo Finger Print Signature Shib Rani Sardar Self Address - Chakpanchuria, कार कार येंचे Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136 15/03/2010 15/03/2010

Name of Identifier of above Person(s) Raj Gupta Tegharia, Kolkata, District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

SISC ET 12/3/10



Bidhan Nagar (Sali Lake Rajendra Prasad Upadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A. D. S. R. BIDHAN NAGAR

15 MAR 2010

Page 1 of 1

15/03/2010