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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

*[Signature]*  
Addl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)  
1 MAR 2012



DEED OF CONVEYANCE

1. Date: 29th February 2012
2. Place: ADSR, BIDHANAGAR SALT LAKE CITY
3. Parties:

✓ Dipty Kame Das      Sukumar Das

Subhra Nandy

Abhimanyu Nandy

Atak Kumar Nandy

27044

Premal Tanhore

Mu-113

NAME	.....
ADD	.....
Ref	.....
29 FEB 2012	
S. CHATTERJEE	
Secy of Stamp Office	
C. C. 4th	
210, I. L. Bajaj Street, Col-7	

✓ Akash Kumar Nandy



v.e.T.9.  
1859

29 FEB 2012

✓ Akash Kumar Nandy



v.e.T.9.  
1860

✓ Abhimanyu Nandy



v.e.T.9.  
1861

Subha Nandy



Raj Kumar Ojha  
S/o Mangilal Ojha  
210, I. L. Bajaj Street  
Chhickatre - Kol-7  
Business

Adl District Sub-Registrar  
Bhubaneswar, (Salt Lake City)

29 FEB 2012

- ✓ 3.1 MRS. SUBHRA NANDY, wife of Alak Kumar Nandy, by faith Hindu, by Nationality: Indian, by occupation: House wife, residing at HB- 269, Sector 3, Salt Lake, Kolkata 700106, having PAN No. ABQPN1588H
- ✓ 3.2 ALAK KUMAR NANDY, son of Late Sudhanshu Bimal Nandy, by faith: Hindu by Nationality: Indian, by occupation: Business, residing at HB- 269, Sector 3, Salt Lake, Kolkata 700106, having PAN No. ABTPN8418K
- ✓ 3.3 ABHIMANYU NANDY, son of Alak Kumar Nandy, by faith: Hindu, by Nationality: Indian, by occupation: Business, residing at HB- 269, Sector 3, Salt Lake, Kolkata 700106, having PAN No. AMRPN4538R
- ✓ 3.4 SUKUMAR DAS, son of Santosh Kumar Das, by faith Hindu, by Nationality: Indian, by occupation: Business, residing at 137, R.B. Road, Birati, Kolkata- 700051, having PAN No. AEXPD0330F
- ✓ 3.5 SMT. DIPTI RANA DAS wife of Sukumar Das, by faith: Hindu, by Nationality: Indian, by occupation: Business, residing at 137, R.B. Road, Birati, Kolkata 700051 having PAN No. AEFHPD0479C

Dipti Rana Das

[Collectively Vendors, includes their successors-in-interest).

AND

- 3.7 PREM LAL JAIN, son of Late Madan Lal Jain by faith Hindu, by Nationality: Indian, by occupation: Business, of 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. ACVPJ 2348D).
- 3.8 MRS. PRAMILA JAIN wife of Prem Lal Jain, by faith Hindu, by Nationality: Indian, by occupation: Business, of 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. ACOPJ 4365K).
- 3.9 SHRAYANS JAIN son of Prem Lal Jain, by faith Hindu, by Nationality: Indian, by occupation: Business, of 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AEYPJ 9340Q).
- 3.10 RISHI JAIN son of Prem Lal Jain, by faith Hindu, by Nationality: Indian, by occupation: Business, of 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AFNPJ 3406K).
- 3.11 ARUN INVESTMENTS AND COMMERCIAL PRIVATE LIMITED, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCA 5810F).
- 3.12 DUBSON DEALCOM PRIVATE LIMITED, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh

Dipti Rana Das

Subhra Nandy

Abhimanyu Nandy

Sukumar Das  
Alak Kumar Nandy



v.e.T.9.

1862

Dipky Jang Das



v.e.T.9.

1863

Sukumar Das



Rej Kumar Jha,  
870 Margi Lal Jha  
210, J. L. Bajaj Street,  
Cohia Katra, Kolkata  
Business

Additional District Sub-Registrar  
(North 24 Parganas, West Bengal)

29 FEB 2012

Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.  
(Having PAN No. AABCD 1971B).

- 3.13 **JAINEX COMMERCE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCJ 2570L).
- 3.14 **PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCP 6980A).
- 3.15 **MANIK FINTRADE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AADCM 2561M).
- 3.16 **JFC HIRE PURCHASE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AAACJ 6819R).
- 3.17 **PARAS FINVEST PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCP 8232F).
- 3.18 **NORTEL DEALCOM PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCN 6151B).
- 3.19 **DOLPHIN AGENTS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCD 1177D).
- 3.20 **DREAM APPLICATION SOFTWARE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AADCD 3527B).
- 3.21 **DREAM NIRMAN PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4215B).

Dipty Ranidas

Subha Nandy

SID, Abhimanya Nandy

Sukuman Das

Alak Kumar Nandy

- 3.22 **BISWAPITA PROPERTIES PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCB 7272J).
- 3.23 **JAIMATA CREATIONS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCJ 6049G).
- 3.24 **U.S.CREATION PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AAACU 7820P).
- 3.25 **BAJRANG CREATIONS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCB 7273K).
- 3.26 **RISU IMPEX PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AADCR 1403N).
- 3.27 **SYMPHONIC VANIJYA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AAJCS 4763L).
- 3.28 **DAMODAR TRADING PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4213M).
- 3.29 **DREAM ENCLAVE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4217D).
- 3.30 **DREAM DEVELOPERS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 0167A).
- 3.31 **JAIN PLAZA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra

Depty Jami Das

Subha Nandy

SIC

Abhimanyu Nandy

Sukumar Das  
Abhishek Nandy

Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCJ 7122Q).

- 3.32 **DREAM TOWER KOLKATA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4214A).
- 3.33 **GROWWELL VYAPAAR PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCG 8455A).
- 3.34 **JAIN GROUP PROJECTS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCCJ 1203D).

[Collectively **PURCHASERS** which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and deemed to mean and included its successors-in-interest, successors-in-office and/or assigns).

Vendors and Purchasers, collectively **Parties**.

#### NOW THIS CONVEYANCE WITNESSES:

#### 4. Subject Matter of Conveyance:

**4.1 Said Land:** Total Land measuring 21.4097 decimal more or less, as per share [ but as per Record of Rights Land measuring 21 decimal more or less including [1] Sali Land measuring 4 decimal as per ROR [but as per share land measuring 4.7386 decimal more or less] comprised in R.S./L.R. Dag No. 334, L.R. Khatian No. 862 [2] Sali Land measuring 5 decimal as per ROR [but as per share land measuring 4.7386 decimal more or less] comprised in R.S./L.R. Dag No. 334, L.R. Khatian No. 863 [3] Sali Land measuring 4 decimal as per ROR [but as per share land measuring 4.7343 decimal more or less] comprised in R.S./L.R. Dag No. 334, L.R. Khatian No. 864 [4] Sali Land measuring 4 decimal as per ROR [but as per share land measuring 3.5991 decimal more or less] comprised in R.S. Dag No. 334, L.R. Khatian No. 865 and [5] Sali Land measuring 4 decimal as per ROR [but as per share land measuring 3.5991 decimal more or less] comprised in R.S./L.R. Dag No. 334, L.R. Khatian No. 866 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR: Bidhannagar, Salt Lake City, District Sub Registry Office at Barasat, District 24 Parganas (North), under the Patharghata Gram Panchayat [collectively Said Land], described in the Schedule below.

Representations, Warranties and Covenants of the Vendors :

Subhna Nandy

Hohimanya Nandy

Sukuman Das  
Arak Kumar Nandy

5.1 Representations, Warranties and Covenants on Chain of Title:

5.1.1 **Ownership of Subhra Nandi wife of Alope Kumar Nandi Vendor No. 3.1 herein] : Subra Nandi wife Alope Kumar Nandi Vendor No. 3.1 herein]** is the sole and absolute recorded owner of **All that** piece and parcel of Land measuring 4.7386 decimal more or less but as per Records of Rights land measuring 4 decimal more or less **comprised** in R.S./L.R. Dag No. 334, L.R. Khatian No. 862 in MouzaKadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station Rajarhat, ADSR, Bidhannagar, Salt Lake City District Sub Registry Office Barasat, District 24Parganas (North), under the **Patharghata Gram Panchayat [First Land]**, described in the **Schedule** below by virtue of the Deed of Conveyances being **Deed No. 5575 for the year 2007**, duly registered with the Office of the A.D.S.R. Bidhan Nagar, West Bengal, recorded in Book No. I, C.D. Volume No. 3, page- 4815 to 4832 and **Deed No. 2358 for the year 2008**, duly registered with the Office of the A.D.S.R. Bidhan Nagar, West Bengal, recorded in Book No. I, C.D. Volume No. 3, page- 1151 to 1163 respectively.

5.1.2 **Ownership of Alope Kumar Nandi son of Late Sudhanshu Bimal Nandi Vendor No. 3.2 herein] : Alope Kumar Nandi son of Late Sudhanshu Bimal Nandi Vendor No. 3.2 herein]** is the sole and absolute recorded owner of the **All that** piece and parcel of recorded owner of land measuring 5 decimal more or less **comprised** in R.S./L.R. Dag No. 334, L.R. Khatian No. 863 in MouzaKadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station Rajarhat, ADSR, Bidhannagar, Salt Lake City District Sub Registry Office Barasat, District 24Parganas (North), under the **Patharghata Gram Panchayat [Second Land]**, described in the **Schedule** below by virtue the Deed of Conveyances being **Deed No. 5575 for the year 2007**, duly registered with the Office of the A.D.S.R. Bidhan Nagar, West Bengal, recorded in Book No. I, C.D. Volume No. 3, page- 4815 to 4832 and **Deed No. 2358 for the year 2008**, duly registered with the Office of the A.D.S.R. Bidhan Nagar, West Bengal, recorded in Book No. I, C.D. Volume No. 3, page- 1151 to 1163 respectively.

5.1.3 **Ownership of Abhimunya Nandi son Alope Kumar Nandi Vendor No. 3.3 herein] : Abhimunya Nandi son Alope Kumar Nandi Vendor No. 3.3 herein]** is the sole and absolute recorded owner of the **All that** piece and parcel of Land measuring 4.73 decimal more or less but as per Records of Rights land measuring 4 decimal more or less **comprised** in R.S./L.R. Dag No. 334, L.R. Khatian No. 864 in MouzaKadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station Rajarhat, ADSR, Bidhannagar, Salt Lake City District Sub Registry Office Barasat, District 24Parganas (North), under the **Patharghata Gram Panchayat [Third Land]**, described in the **Schedule** below by virtue of the Deed of Conveyances being **Deed No. 5575 for the year 2007**, duly registered with the Office of *Sunusand*

*Dipty Jansidas*

*Subhra Nandy*

*Abhimanya Nandy*

*Alope Kumar Nandi*



the A.D.S.R. Bidhan Nagar, West Bengal, recorded in Book No. I, C.D. Volume No. 3, page- 4815 to 4832 and Deed No. 2358 for the year 2008, duly registered with the Office of the A.D.S.R. Bidhan Nagar, West Bengal, recorded in Book No. I, C.D. Volume No. 3, page- 1151 to 1163 respectively.

5.1.4 **Ownership of Sukumar Das son of Santosh Kumar Das Vendor No. 3.4 herein] : Sukumar Das son of Santosh Kumar Das Vendor No. 3.4 herein]** is the sole and absolute recorded owner of the **All that** piece and parcel of Land measuring 3.5991 decimal more or less but as per Records of Rights land measuring 4 decimal more or less **comprised** in R.S./L.R. Dag No. 334, L.R. Khatian No. 865 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station Rajarhat, ADSR, Bidhannagar, Salt Lake City District Sub Registry Office Barasat, District 24 Parganas (North), under the **Patharghata Gram Panchayat [Fourth Land]**, described in the **Schedule** below by virtue of the Deed of Conveyances being **Deed No. 5575 for the year 2007**, duly registered with the Office of the A.D.S.R. Bidhan Nagar, West Bengal, recorded in Book No. I, C.D. Volume No. 3, page- 4815 to 4832.

5.1.5 **Ownership of Smt. Dipti Rana Das wife Sukumar Das Vendor No. 3.5 herein] : Smt. Dipti Rana Das wife Sukumar Das Vendor No. 3.5 herein]** is the sole and absolute recorded owner of the **All that** piece and parcel of Land measuring 3.5991 decimal more or less but as per Records of Rights land measuring 4 decimal more or less **comprised** in R.S./L.R. Dag No. 334, L.R. Khatian No. 866 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station Rajarhat, ADSR, Bidhannagar, Salt Lake City District Sub Registry Office Barasat, District 24 Parganas (North), under the **Patharghata Gram Panchayat [Fifth Land]**, described in the **Schedule** below by virtue of the Deed of Conveyances being **Deed No. 5575 for the year 2007**, duly registered with the Office of the A.D.S.R. Bidhan Nagar, West Bengal, recorded in Book No. I, C.D. Volume No. 3, page- 4815 to 4832.

5.1.6 **Said Land:** The First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land collectively Said Land, described in the Schedule below.

5.1.7 **Vendors:** The Vendor mentioned in clause 3.1, 3.2, 3.3, 3.4 and 3.5 above hereinafter referred as the Vendors.

5.1.8 **Absolute Owners:** In the manner stated above, the Vendors have become the joint owners of the Said Land and are in Possession of the Said Land.

Dipti Rani Das

5.1.9 **True and Correct Representations:** The Vendors are the undisputed joint owners of the Said Land, such ownership having been acquired in the manner stated in

Subhra Nandy

Abhimanyu Nandy

Sukumar Das  
Atal Kumar Nandy

Clauses 5.1.1 to 5.1.8 above, the contents of which are all true and correct.

5.2 Representations, Warranties and Covenants on Encumbrances:

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition or requisition of the Said Land and declare that the Said Land is not affected by any scheme of the Gram Panchayat/Municipal Authority or Government or any Statutory Body.

5.2.2 **No Encumbrance by Act of Vendors :** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.

5.2.3 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Land to the Purchasers.

5.2.4 **Free from all Encumbrances:** The Said Land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, will, uses, debutters, trusts, prohibitions, bargadars, Income Tax Attachment, Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendor's predecessors-in-title and the title of the Vendors to the Said Land is free, clear and marketable.

5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Land or any part thereof.

6. Background:

6.1 **Agreement to Sell and Purchase:** The Vendors have approached and offered to sell the Said Land and the Purchasers, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), has agreed to purchase the Said Land.

7. Transfer:

Dipty Jaisri Das

Subhra Nandy

1107

Abhimanyu Nandy

Suman Das

Alak Kumar Das

**7.1 Conveyance:** The Vendors hereby sell, convey and transfer the Said Land free from all encumbrances being Total Land measuring 21.4097 decimal, more or less, as per share [but as per Record of Rights Land measuring 21 decimal, more or less, including [1] Sali Land measuring 4 decimal as per ROR [but as per share land measuring 4.7386 decimal more or less] comprised in R.S./L.R. Dag No. 334, L.R. Khatian No. 862 [2] Sali Land measuring 5 decimal as per ROR [but as per share land measuring 4.7386 decimal more or less] comprised in R.S./L.R. Dag No. 334, L.R. Khatian No. 863 [3] Sali Land measuring 4 decimal as per ROR [but as per share land measuring 4.7343 decimal more or less] comprised in R.S./L.R. Dag No. 334, L.R. Khatian No. 864 [4] Sali Land measuring 4 decimal as per ROR [but as per share land measuring 3.5991 decimal more or less] comprised in R.S. Dag No. 334, L.R. Khatian No. 865 and [5] Sali Land measuring 4 decimal as per ROR [but as per share land measuring 3.5991 decimal more or less] comprised in R.S./L.R. Dag No. 334, L.R. Khatian No. 866 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR: Bidhannagar, Salt Lake City, District Sub Registry Office at Barasat, District 24 Parganas (North), under the Patharghata Gram Panchayat [collectively Said Land], described in the Schedule below.

**7.2 Consideration:** The sale, conveyance and transfer of the Said Land is being made in consideration of a sum of Rs. 64, 76,533/- (Rupees Sixty Four Lac Seventy Six Thousand Five Hundred and Thirty Three only) paid to the Vendors, the entirety of which has been received by the Vendors and the Vendors have executed the Receipt and Memo of Consideration below to admit and acknowledge the receipt thereof.

**8. Terms of Transfer:**

**8.1 Salient Terms:** The transfer being affected by this Conveyance is:

**8.1.1 Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

**8.1.2 Absolute:** Absolute, irreversible and perpetual.

**8.1.3 Free from encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.

**8.2 Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendors have in the Said Land and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Land.

Dipty rami Das

Subhra Ranby Abhimanyu Pandey

Surman Das  
Abhimanyu Pandey

8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchasers on express indemnification by the Vendors about the correctness of the Vendors' title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendors shall, at the Vendors' own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.3.2 **Transfer of Property Act:** All obligations and duties of Vendors and Vendees as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.4 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Land has been handed over by the Vendors to the Purchasers, which the Purchasers admit, acknowledge and accept.

8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnifies and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

8.6 **Holding Possession:** The Vendors hereby covenant that the Purchasers shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendors.

8.7 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendor's in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or its successors-in-interest by reason of any defect in title of the Vendors or any of the Representations being found to be untrue.

8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Land.

Diptyranidas

Subhra Nandy

Abhimanyu Nandy

Sukuman Das  
Abhishek Nandy

**Schedule  
(Said Land)  
[Subject Matter of Sale]**

All that piece and parcel of Total Land measuring 21.4097 decimal more or less as per share [ but as per Record of Rights Land measuring 21 decimal more or less **comprised** in in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station Rajarhat, ADSR, Bidhannagar, Salt Lake City District Sub Registry Office Barasat, District 24Parganas (North), under the Patharghata Gram Panchayat Dag No. and khatian Nos. as follows

R.S./L.R. Dag No.	R. S./L.R. Khatian Nos.	Classification of Land	Area of total Dag in decimal	Share [10000]	Ownership of Vendors sold the Said Land by this Deed of Conveyance to Purchasers (in decimal, more or less)
334	862	Sali	43	1102	4 ✓
334	863	sali	43	1102	5 ✓
334	864	sali	43	1101	4 ✓
334	865	sali	43	837	4 ✓
334	866	sali	43	837	4 ✓

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land.

NORTH	:	R.S./L.R. DAG NOS. 352 AND 326
SOUTH	:	PANCHAYAT ROAD
EAST	:	R.S./L.R. DAG NOS. 326 AND 334 (PART)
WEST	:	R.S./L.R. DAG NOS. 249, 250 AND 251

Deputy Registrar

Subhra Nandy

Abhinav Nandy

Suren Das  
State Revenue Officer

9. Execution and Delivery:

9.1 In witness whereof the Vendors have executed and delivered this instrument of Conveyance on the date given above.

Hak Kumar Nandy  
Abhimanyu Nandy  
Subhra Nandy

Depty Juni Das  
Sukumar Das

[Vendors]

Witnesses:

1. Raj Kumar Saha  
210, J.L. Bajaj Street  
Lohia Katra, Kol-7
  2. ~~Signature~~  
~~Signature~~  
GDN: [Signature]  
[Signature]  
[Signature]
- GDN - 28 [Signature]

Receipt And Memo of Consideration

Received from the Purchasers the sum of Rs. 64,76,533/- (Rupees Sixty Four Lac Seventy Six Thousand Five Hundred and Thirty Three only) towards full and final payment of the Consideration receivable by the Vendors under this Conveyance, in the following manner:

Mode	Date	Bank	Amount[Rs.]
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,03,852/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-

Deputy Jari Das  
Subha Nandy  
Debi Kumar  
Abhimanyu Nandy  
Sukuman

Demand Drtaft	29.02.2012	ICICI BANK	Rs.1,03,852/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,00,827/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs.1,00,827/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-

Dipty Jami Das

Subha Nandy

Alok Kumar Nandy

Abhimanyu Nandy

Sukuman Das

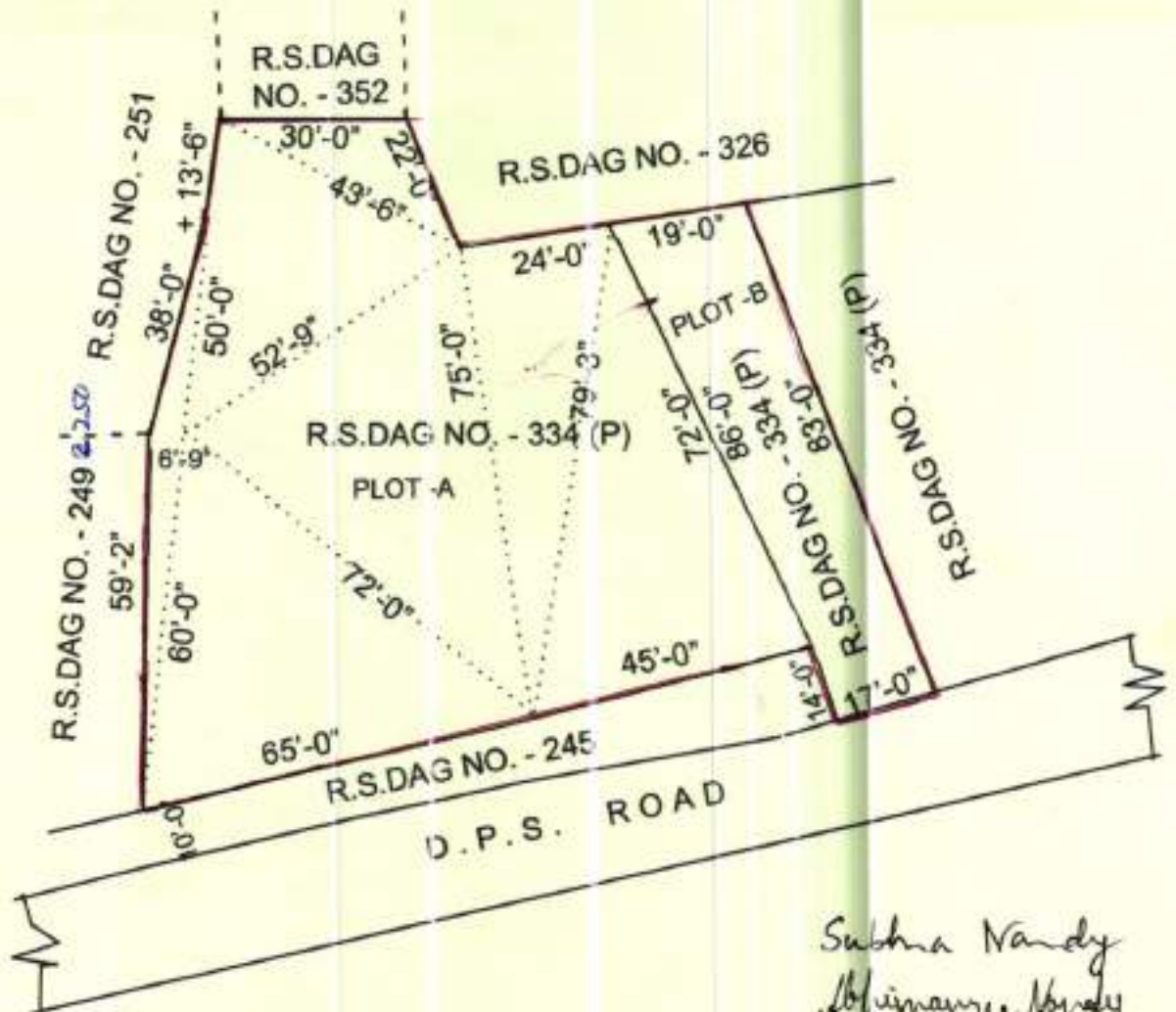


SITE PLAN OF R.S. DAG NO. - 334, AT MOUZA - KADAM PUKUR, J.L. NO. - 25,  
R.S. NO. - 83, L. R. KH. NO. - \_\_\_\_\_, P.S. - RAJARHAT, DIST. - NORTH 24  
PARGANAS.

SCALE : - 1" = 30'-0".

VENDEE - \_\_\_\_\_

VENDOR - \_\_\_\_\_



*Subha Nandy  
 Abhinav Nandy  
 Alak Kumar Nandy*

COLOUR	REFERENCE	AREA			
		ACRE	K.	CH	SFT.
PLOT-A	R.S.DAG NO. - 334 (P)	0.1818	11	00	00
PLOT-B	R.S.DAG NO. - 334 (P)	0.0330	02	00	00
TOTAL AREA		0.2148	13	00	00

MORE OR LESS

*Dipky Jaisidao  
 Sukuman Das*

COPIED BY  
 M. BISWAS  
 SURVEYER  
 RAJARHAT.

VENDOR'S SIGNATURE. - \_\_\_\_\_

Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,90,000/-
Demand Drtaft	29.02.2012	ICICI BANK	Rs. 1,39,001/-

Akash Kumar Das  
 General Manager  
 ✓ Subha Nandy  
 Deputy Controller  
 Achinmoy Nandy

[Vendors]

Witnesses:

1. Raj Kumar Das

2. Anand Das

Drafted and prepared as per document produce before me.

Prasenjit Mitra,  
 Advocate  
 High Court, Calcutta



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

Endorsement For Deed Number : I - 02694 of 2012  
(Serial No. 02889 of 2012)

( Under Article : A(1) = 71236/- ,E = 14/- on 01/03/2012 )

**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.-64,76,533/-

Certified that the required stamp duty of this document is Rs.- 388612 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 388612/- is paid, by the draft number 946932, Draft Date 01/03/2012, Bank Name State Bank of India, JEEVAN DEEP, received on 01/03/2012

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



1 MAR 2012

Additional District Sub-Registrar  
Bidhanagar, (Salt Lake City)

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



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

**Endorsement For Deed Number : I - 02694 of 2012**  
**(Serial No. 02889 of 2012)**

**On**

**Payment of Fees:**

**On 29/02/2012**

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

Presented for registration at 21.50 hrs on :29/02/2012, at the Private residence by Alak Kumar Nandy, one of the Executants.

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

Execution is admitted on 29/02/2012 by

1. Subhra Nandy, wife of Alak Kumar Nandy , H B - 269, Sec - 3, Salt Lake, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700106 , By Caste Hindu, By Profession : House wife
2. Alak Kumar Nandy, son of Alak Kumar Nandy , H B - 269, Sec - 3, Salt Lake, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700106 , By Caste Hindu, By Profession : Business
3. Abhimanyu Nandy, son of Alak Kumar Nandy , H B - 269, Sec - 3, Salt Lake, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700106 , By Caste Hindu, By Profession : Business
4. Sukumar Das, son of Santosh Kumar Das , 137 R B Road, Birati, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700051 , By Caste Hindu, By Profession : Business
5. Dipti Rana Das, wife of Sukumar Das , 137 R B Road, Birati, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700051 , By Caste Hindu, By Profession : Business

Identified By Raj Kumar Ojha, son of Mangi Lal Ojha, 210, J C Bajaj Street, Lohia Katra, District:-Kolkata, WEST BENGAL, India P.O. :- Pin :-700007 , By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
 ADDITIONAL DISTRICT SUB-REGISTRAR

**On 01/03/2012**

**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:**

Amount By Cash

Rs. 0.00/-, on 01/03/2012

Amount by Draft

Rs. 71250/- is paid , by the draft number 0246931 Draft Date 01/03/2012, Bank Name State Bank of India, JEEVAN DEEP, received on 01/03/2012



District Sub-Registrar  
 Bidhan Nagar, (Salt Lake City)

( Debasish Dhar )  
 ADDITIONAL DISTRICT SUB-REGISTRAR

Page No. \_\_\_\_\_  
**SPECIMEN FORM TEN FINGERPRINTS**

Sr No. \_\_\_\_\_  
 Signature of the executants and/or purchaser Presentants



*Prithvi Jain*



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little



*Shreyansh Jain*



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little



*Jain*



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)







































Ring



Little

Page No.  
**SPECIMEN FORM TEN FINGERPRINTS**

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 					
		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)						

Page No.  
SPECIMEN FORM TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



*Pranita Jain*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Subha Nandy*














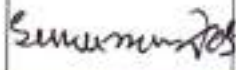











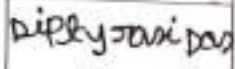










Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Abhisek Kumar Singh*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Page No.  
**SPECIMEN FORM TEN FINGERPRINTS**

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



DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

Between

MRS. SUBRA NANDI AND ORS  
...Vendors  
And

PREM LAL JAIN AND ORS  
... Purchasers

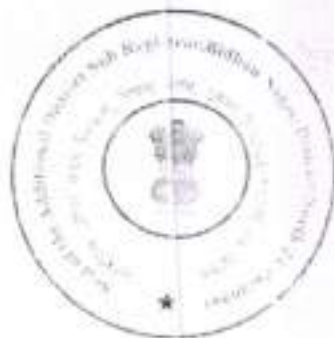
DEED OF CONVEYANCE

Land at Mouza Kadampukur  
District 24, Parganas (North)

Mani Sankar Roychowdhury  
Advocate  
Raja Chamber  
4, Kiran Sankar Roy Road  
Kolkata-700 001

Certificate of Registration under section 60 and Rule 60.

Registered in Book - I  
CD Volume number 4  
Page from 11026 to 11049  
being No 02694 for the year 2012.



(Debasish Dhar) 02-March-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal