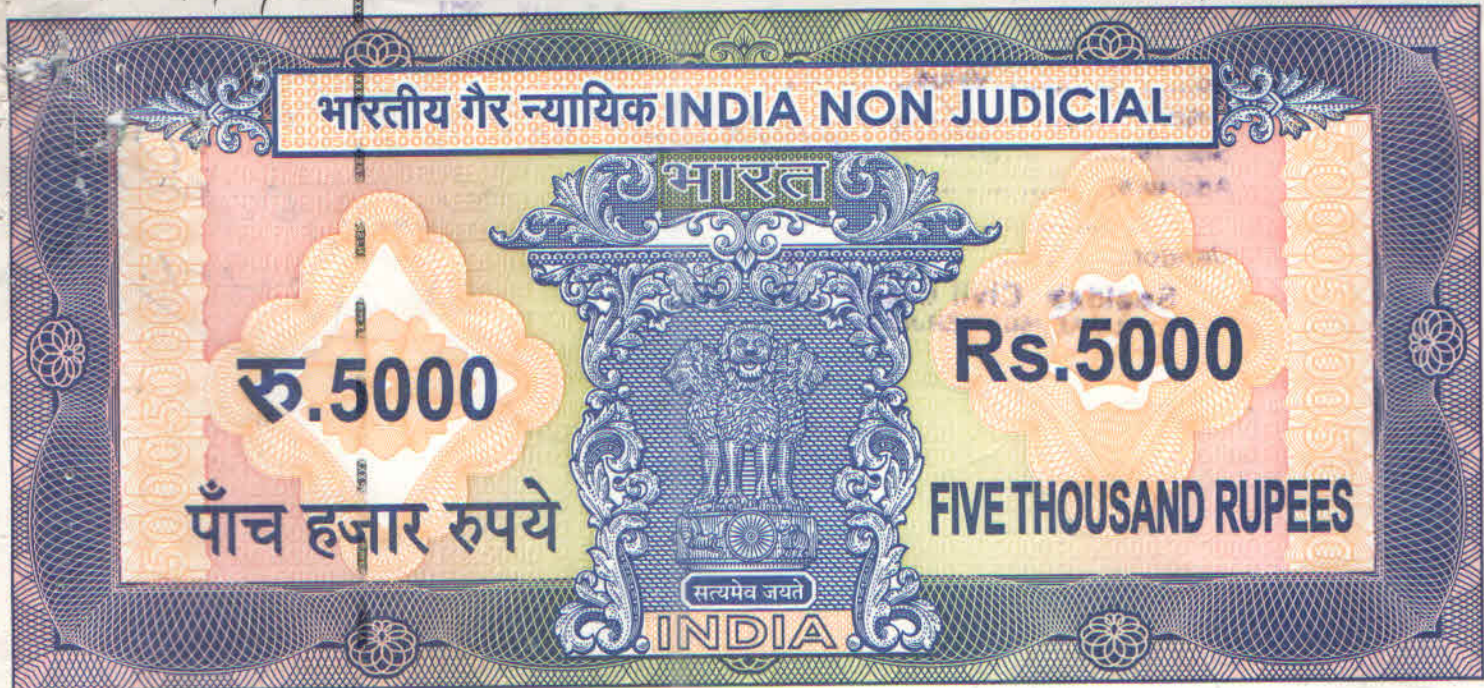


06443/2011

I-7/15/11



9

1692

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 119800

$\frac{14602}{11}$
 MW 9831762



02/6/11
 630 km

142, Registrar of Assurances &
 Kolkata.

Certified that the Document is admitted to
 Registration. The Signature Sheet and the
 endorsement sheets attached to this document
 are the part of this Document.

Handwritten signature

Additional Registrar
 of Assurances-1a, Kolkata

07.06.11

Rs + Fees + v/c
 = due

$\frac{J(1) - 250}{J(10) - 150}{400}$

DEED OF CONVEYANCE

Deed valued at **Rs.27,00,000/- (Rupees Twenty Seven Lakh)** only.

This indenture is made on this the 2nd day of JUNE ~~May~~ **2011** of the
 Christian era.

Deben Chakraborty

Subla Chakraborty

27 MAY 2011

No. 7440 Value 5000/-
Date.....
Sold to.....
Address.....
Vendor.....

Aatreyee Nirman (P) Ltd.
9/12, Laxmiger Soin
Kolkata-1.

Sealdah Civil Court
(ALOKE MIKHERJEE)



Tamz (JAYATI ROY)

4008C

Tamz
For Aatreyee Nirman Pvt. Ltd.
(JAYATI ROY)
Director Director

4009C

Sukla Chakraborty

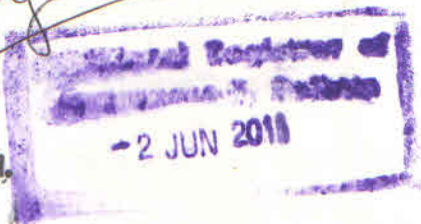
4010C

Debiy Chakraborty



4011C

For Aatreyee Nirman Pvt. Ltd.



Director Director

Handwritten signature.

Binod Sanyal
874 ABC Road
Kolkata-22

Handwritten signature.

B E T W E E N

(1) **SMT. SUKLA CHAKRABORTY** wife of Late Debitosh Chakraborty, by faith Hindu, by Nationality Indian, by Occupation Housewife, residing at 19/2B, Ultadanga Main Road, P.S. Ultadanga, District North 24 Parganas, Kolkata - 700067 and (2) **SRI DEBRAJ CHAKRABORTY** son of Late Debitosh Chakraborty, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 19/2B, Ultadanga Main Road, P.S. Ultadanga, District North 24 Parganas, Kolkata — 700067 hereinafter referred to as and known as **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, interest and assigns of the

FIRST PART.

A N D

AATREYEE NIRMAN PRIVATE LIMITED a Private Limited Company registered under Indian Companies Act 1956 having PAN No. AAHCA1 189Q also having its office at Mercantile Building Block C, 3rd Floor, 9/12, Lal Bazar Street, Kolkata — 700001, represented by its authorised signatory namely (1) **SMT. JAYATI ROY** wife of Sri Indrajit Roy and (2) **SRI INDRAJIT ROY** son of Late Bimal Kumar Roy, both by faith Hindu, both Nationality Indian, by occupation Business, residing at 50, Gorakhya Bashi Road, P.S. Dum Dum, Kolkata — 700028, hereinafter referred to and known as **PURCHASER** (which

expression shall unless excluded by or repugnant to the context be deemed to mean and include his their heirs, executors, legal representation and assigns) of the **SECOND PART.**

WHEREAS ALL THAT PIECE AND PARCEL of Land measuring 27.50 decimal more or less lying and situated in Mouza Sultanpur, Dag No. 2550 and 3.75 decimal in Dag No. 2549 in Khatian No. 402, J.L. No. 10, R.S. No. 148, under P.S. Dum Dum, District North 24 Parganas within the Local limits of Dum Dum Municipality originally belonged to one Habibur Rahaman Khan, son of Late Abdul Khelek Khan who got this property by virtue of Deed of Gift being no. 1506 of Sub-Registrar Cossipore Dum Dum Office for the year 1952 recorded in Book 1, Volume No. 24 within in pages No. 82 to 86 from MST. Jennatan Nessa & MST. Mahamudur Nessa i.e. the wife and daughter of the recorded owner Sk. Baharuddin and had been possessing the same by using the same as the home-estate.

AND WHEREAS aforesaid Habibur Rahaman Khan by virtue of the aforesaid Deed of Gift became the absolute owner of 10 anna share in the property of Dag no. 2549 and 2550 and wanted to sale the property and Sri Hemanta Kumar Mukhopadhyay son of Late Lalmohan Mukhopadhyay agreed to purchase the property and after paying the proper consideration money had purchased the property by virtue of a Regd. Deed of Conveyance being No. 6324 for the year 1955 of Cossipore Dum Dum Sub-Registry Office on 25 /07/1955 which is recorded in Book 1, Volume No. 91, Page No. 148 to 150 of that office, but in that deed the area of land was written 29.80 decimals.

AND WHEREAS one Sri Surendra Kumar Roy brought a partition suit in the court of the Ld. Munsif 1st Court at Sealdah on behalf of Hemanta Kumar Mukhapadhy being No. 828 of 1955 which was primarily disposed off on 14.09.1961. In the Judgment Ld. Court gave decree of partition in favour of the said Hemanta Kumar Mukhapadhy for 10 anna share in Dag no. 2549 and 2550 written in clause 16 of the said judgment where his property was recognised by the court for 31.25 decimals and later on the decree was made final on 14/01/1981.

AND WHEREAS Hemanta Kumar Mukhopadhy became the absolute owner of the schedule property as partitioned by the Court and had been possessing the same as his own.

AND WHEREAS Hemanta Kumar Mukhopadhy died intestate on 15.04.1984 leaving behind his wife SMT. SARAJU BALA as his only legal heir and after the death of Sri Hemanta Kumar Mukhopadhy said Saraju Bala Mukherjee became the absolute owner of the schedule property.

AND WHEREAS said Saraju Bala Mukherjee was issueless and in the old age Sri Debitosh Chakraborty took care and looked after her. Being highly pleased and satisfied with his care and out of love and affection Smt. Saraju Bala executed a will on 18.06.1997 by which she gave the scheduled property to Sri Debitosh Chakraborty as gift and also declared that after her death Sri Debitosh Chakraborty will be the absolute owner of the schedule property.

AND WHEREAS Saraju Bala Mukherjee while being the absolute owner and possessor of the property had died on 31.07.1997.

AND WHEREAS after the death of SMT. SARAJU BALA MUKHERJEE, Debitosh Chakraborty became the owner of the scheduled property as desired by Smt. Saraju Bala in her will. Debitosh Chakraborty applied before the Ld. District Judge Court at Barasat for probate vide case No. Misc. Judicial Case No. 304 of 1999 and got the order of probate of the said will by the Ld. Court on 15.09.2004 and became the absolute owner of the scheduled property.

AND WHEREAS Debitosh chakraborty died intestate on 18=02=2006 leaving behind his widow Smt Sukla Chakraborty & only son Sri Debraj Chakraborty who jointly became the true owner of the said property as the legal heir of Late Debitosh Chakraborty.

AND WHEREAS the said Vendors being the only legal heirs of the above Debitosh Chakraborty are absolutely seized and possessed of or otherwise well and sufficiently entitled to the messuage lands heriditament, right of all that piece and parcel of land measuring 27.50 decimals and 3.75 decimal in dag no. 2550 and 2549 respectively comprises in Khatian No. 402 in Mouza Sultanpur, J.L. No. 10, under P.S. Dum Dum, District North 24 Parganas morefully and particularly and fully described in Schedule below and intend to be hereby conveyed as an estate of inheritance in fee simple in possession, free from encumbrances.

AND WHEREAS the said Vendors have agreed with the said purchasers for the absolute sale to them the said massuage land heriditaments intended to be hereby granted and inheritance there of in fee simple in possession free from encumbrances at the price of **Rs.27,00,000/- (Rupees Twenty seven Lakh)** only.

NOW THIS INDENTURE WITNESSETH that :

In pursuance of the said agreement and in consideration of said sum of **Rs.27,00,000/- (Rupees Twenty Seven Lakh)** only paid by the said Purchasers to the aforesaid Vendors on or before execution of these present as per memo of consideration hereinafter the receipt of which hereby admitted and acknowledged by the Vendors and from the payment of the same and every part thereof do hereby forever release, discharge, grant, sale, transfer, convey and acquit the said purchaser their heirs, representatives and assigns ALL THAT piece and parcel of land measuring 27.50 decimals and 3.75 decimal in Dag no. 2550 and 2549 respectively comprises in Khatian No.. 402 in Mouza Sultanpur, J.L. No. 10, under P.S. Dum Dum, District North 24 Parganas more particularly described in Schedule hereunder TOGETHER WITH all areas , fences, passages, sewers, drains, water, water courses and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said property or in anywise

appertaining thereto or any part thereof AND right to use all the estate right, title, interest, claim and demand whatsoever of them the said vendors and upon the said property and any part thereof AND right to sale, transfer, convey, gift to any other person or persons TOGETHER WITH right to common use of all deeds, Pattahs and muniments of title whatsoever in anyways relating to or concerning the said property heriditaments and property or any part thereof which now or hereafter shall or may be in the possession or power or contract of the said vendors their heirs, executors, representatives or assign or any other person or persons from whom they or any of them may procure the same without any action or suit at law or in equity TO HAVE AND HOLD the said property all and singular, the lands heriditaments, messuages, benefits, rights and premises hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be into and every part thereof un to and to the use of the said Purchasers their heirs, executors and administrators absolutely and forever, free from all encumbrances, trusts, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions, vesting and alignments whatsoever;

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :

That not withstanding any act, deed, matter or things by the said Vendors or by any of their ancestors or predecessors in title done

or executed or knowingly suffered to the contrary, the said Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well sufficiently entitled to the said property hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect estate, indefeasible estate of inheritance without any manner of conditions use trust or other thing whatsoever to alter defect encumber or make void the same that notwithstanding any such act deed or thing whatsoever' as aforesaid the said vendors have good right to grant the said property hereby granted or expressed so to be in to and to the use of the said purchasers and their heirs and assigns in manner aforesaid AND the said purchasers their heirs and assigns shall and may at all times hereinafter peaceful and quietly possess and enjoy the said property and receive the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said vendors or any person or persons lawfully or equitably deriving from under or entrust or from or under any of their ancestors or predecessors in title and that free from all encumbrances whatsoever made or suffered by the vendors or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid.

AND FURTHER that the said vendors and all persons having or lawfully or equitably claiming any estate or interest into the said property or any of them or any part thereof from, under or in trust

for them, the said vendors or from or under any of their ancestors or predecessors in title shall and will from time to time and all times hereinafter at the request and cost of the said purchasers their heirs and assigns do or execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof into and to the said purchasers their heirs assigns in the manner as aforesaid as shall and may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 27.50 decimal more or less lying and situated in Mouza Sultanpur, Dag No. 2550 and 3.75 decimal in Dag No. 2549 total of 31.25 decimal of land including pucca structure measuring 500Sq. Ft(in Motilal colony) in Khatian No. 402, J.L. No. 10, R.S. No. 148, under P.S. Dum Dum, District North 24-Parganas within the Local limits of Dum Dum Municipality Ward No. 4, Kolkata – 700081, butted and bounded as under :-

BUTTED BOUNDED

On the North by	:	Dag No. 2547 & 2551,
On the South by	:	Road,
On the East by	:	Part of Dag No. 2550,
On the West by	:	Others Property.

IN WITNESS WHEREOF the parties hereto have hereunto set and affixed respective hand and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED

at KOLKATA in presence of :-

1. Binod Choudhary
1A, at Gules Road, Dum Dum
Calcutta Kolkata 28

Sukla Chakraborty
(Pan No 21 From 60)

Debnaj Chakraborty
(From 60)

SIGNATURE OF THE VENDORS

2. Arun Halder,
166 Keshab Chandra
Sen Street, Calcutta

3. Anind Saha
5/4 RBC Road
Dum, Dum, Calcutta (JAYATI ROY)
Kolkata - 700028 Pan No - ACXP9705L

For Aastreyee Nirman Pvt. Ltd.


Director


Director

(Pan No - ACXP9706K)

SIGNATURE OF THE PURCHASERS

Dropped by
K.K. Ganguly
Adv
2/11 B, Serpentine Lane
K-14.

MEMO OF CONSIDERATION

R E C E I V E D from the within named **PURCHASER** the within mentioned sum of **Rs.27,00,000/- (Rupees Twenty SEVEN Lakh)** only by way of consideration money for the sale of the within mentioned **Property** as per Memo below: -

Payment made by Draft being No. 845937 dated 31.05.2011	Rs. 9,00,000.00
Payment made by Draft being No. 845938 dated 31.05.2011	Rs. 9,00,000.00
Payment made by Draft being No. 845939 dated 31.05.2011	Rs. 7,00,000.00
By Cash	Rs. 2,00,000.00
TOTAL :	Rs. 27,00,000.00

=====

(Rupees Twenty Seven Lakhs) only.

WITNESSES:

1. *Brimod Choudhary*
19/1/1, Ganga Road Brim Brim
Cont. Kol - 28

Sukla Chakraborty























2. *Arjun Halder*
166 Keshab Chandra
Sen Street Kalyan

Debnay Chakraborty























3. *Brimod Sinha*
8/4 RBC Road
Dum, Dum cont.
Kolkata - 700028

SIGNATURE OF THE VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS

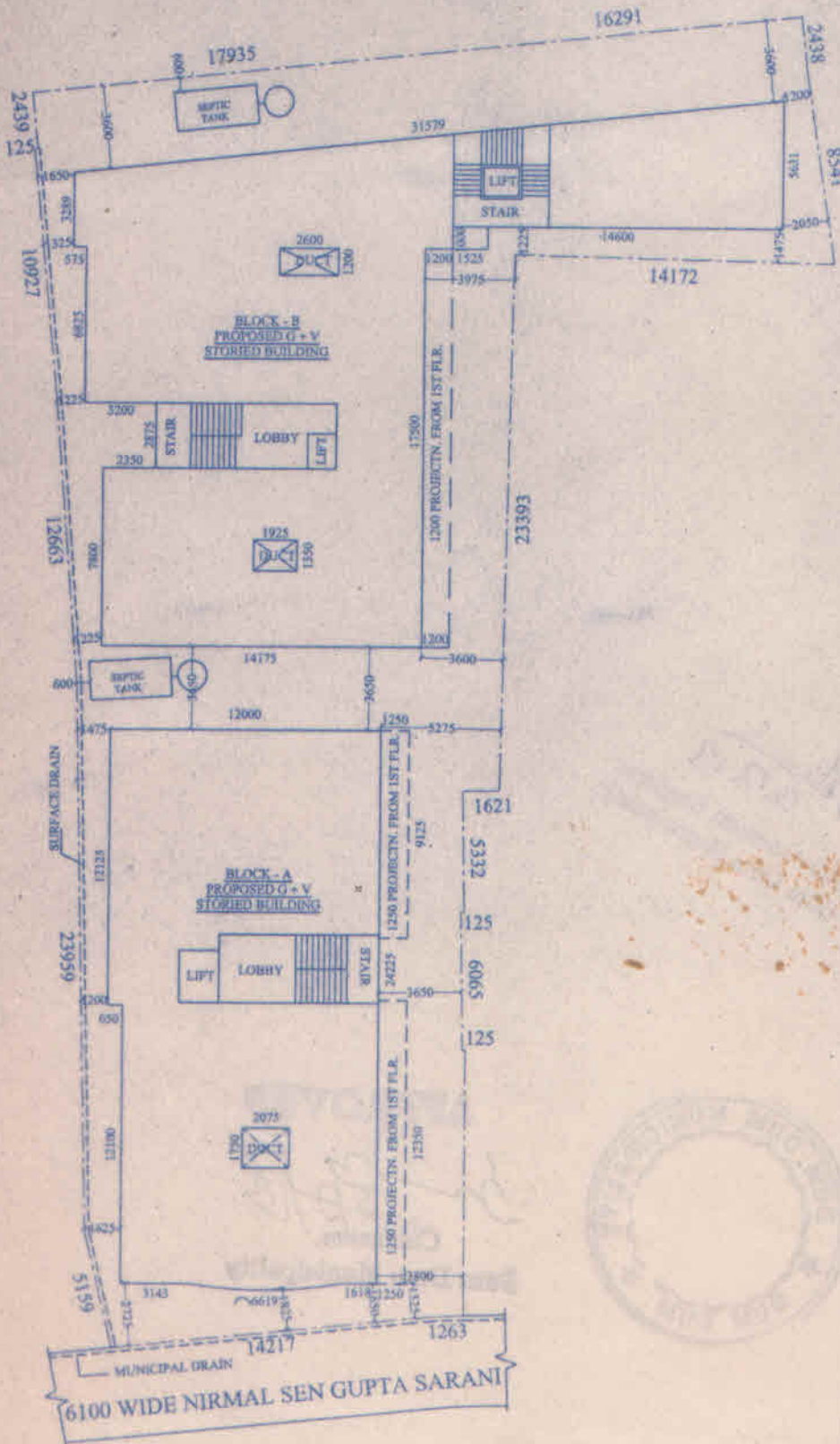
SL. No.	Signature of the Executants/ Presentants							
Srikala Chatterjee 		Little	Ring Middle (Left Hand)		Fore	Thumb		
								
		Thumb	Fore Middle (Right Hand)		Ring	Little		
								
		Debajyoti Chatterjee 		Little	Ring Middle (Left Hand)		Fore	Thumb
								
Thumb	Fore Middle (Right Hand)			Ring	Little			
								
		Little	Ring Middle (Left Hand)		Fore	Thumb		
Thumb	Fore Middle (Right Hand)		Ring	Little				

SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants						
<i>Indrajit Ray</i>	 <i>Indrajit Ray</i>	Little	Ring	Middle	Fore	Thumb	
			(Left Hand)				
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
							
<i>Tammi</i>	 <i>Tammi</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)							



SITE PLAN SHOWING THE LAND AREA
AT HOLDING NO. - 84/2, MOTILAL
COLONY, AT MOUZA - SULTANPUR, C.S.
KHATIAN NO. - 402, C.S. DAG NO. - 2549 &
2550, TOUZI NO. - 173, J.L. NO. - 10, R.S.
NO. - 148, WARD NO. - 04, P.S. - DUM
DUM, UNDER DUM DUM MUNICIPALITY,
DIST. - 24 PGS (N), KOLKATA - 700081.



LAND AREA = 18 K. - 14 CH. - 22.5 SFT.
 (1264.63 SQ.M.)

BLOCK-A-
 PROPOSED GROUND FLOOR COVERED
 AREA = 280.42 SQ.M.
 PROPOSED TYPICAL FLOOR COVERED
 AREA = 307.26 SQ.M.

BLOCK-B-
 PROPOSED GROUND FLOOR COVERED
 AREA = 382.53 SQ.M.
 PROPOSED TYPICAL FLOOR COVERED
 AREA = 405.06 SQ.M.

TOTAL GROUND FLOOR COVERED
 AREA = 662.95 SQ.M (52.42 %)
 TOTAL TYPICAL FLOOR COVERED
 AREA = 712.32 SQ.M (56.32 %)

PERMISSIBLE COVERED AREA = 50 %

NAME OF THE LAND OWNERS
 AATREYEE NIRMAN PRIVATE LIMITED

For Aatreyyee Nirman Pvt. Ltd.

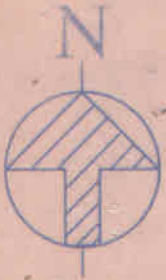
(Signature)
 Director Director

SIG. OF THE OWNERS

(Signature)
ASHIM KUMAR SAHA
 Civil Engineer (M.E.)
 PWD 116/A/ Col. L. - 2015
 Dum Dum Municipality

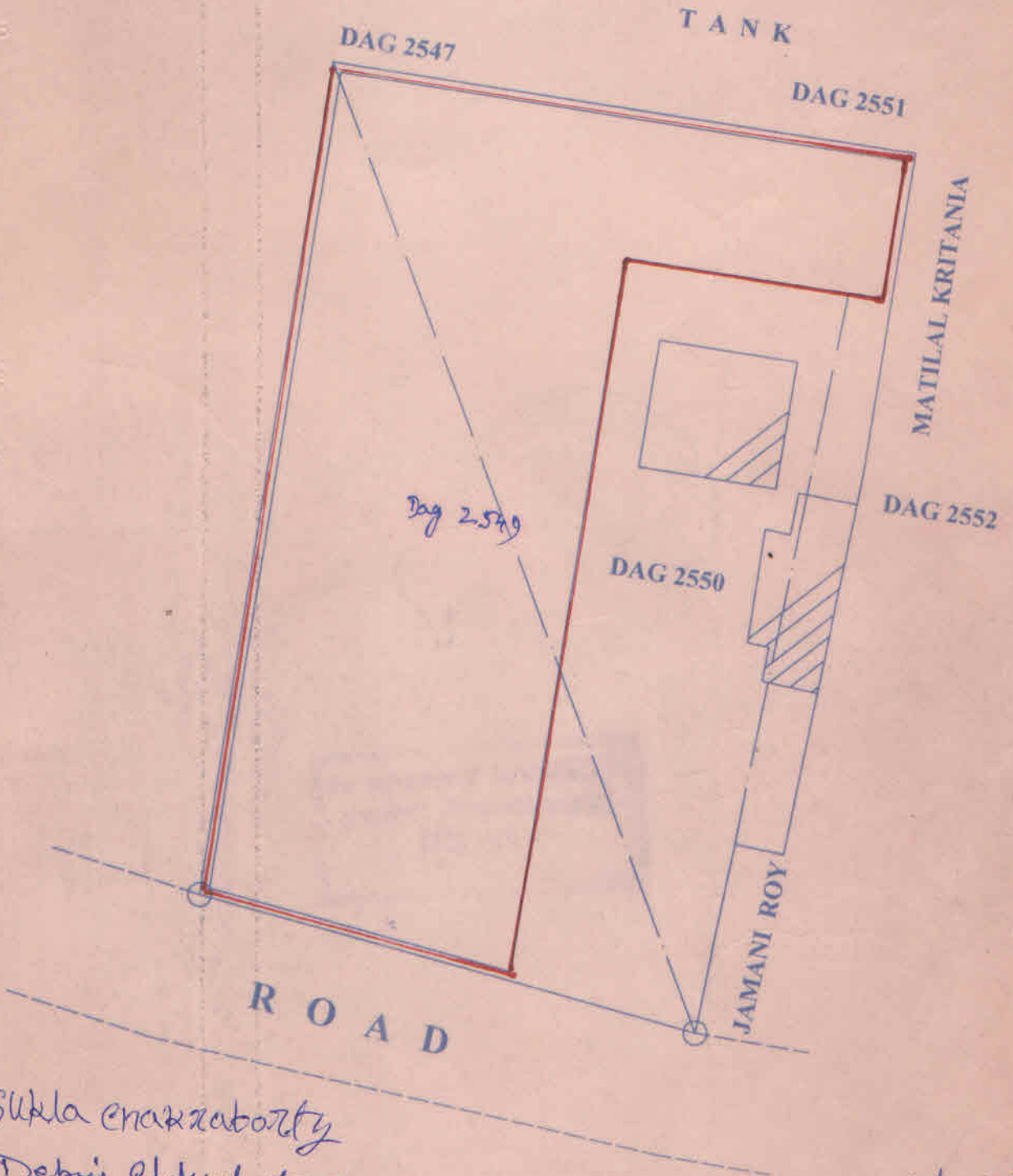
SIG. OF ENGINEER

PIECE & PARCEL OF LAND MEASURING 27.50 DECIMAL
AT MOUZA- SULTANPUR, DAG NO. 2550 AND 3.75 DECIMAL
IN DAG NO. 2549 AT SULTANPUR MOUZA - TOTAL LAND 31.25
INCLUDING PUCA STRUCTURE 500 SFT. (MOTILAL COLONY)
SCALE- 1"=33'-0"



PURCHASER : AATRE YEE NIRMAN (P) LTD.

VENDORS : SUKLA CHAKRABORTY &
DEBRAJ CHAKRABORTY



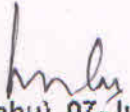
Sukla Chakraborty
Debraj Chakraborty

Silvanis Roy
DRAWN BY

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 26
Page from 1221 to 1239
being No 07175 for the year 2011.




(Sudhakar Sahu) 07 June-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 07175 of 2011
(Serial No. 06443 of 2011)

On 02/06/2011

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

Presented for registration at 13.10 hrs on :02/06/2011, at the Private residence by Smt Jayati Roy, one of the Claimants.

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

Execution is admitted on 02/06/2011 by

1. Smt Sukla Chakraborty, wife of Late Debitosh Chakraborty , 19/2 B, Ultadanga Main Road, Kol, Thana:-Ultadanga, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700067 , By Caste Hindu, By Profession : House wife
 2. Debraj Chakraborty, son of Late Debitosh Chakraborty , 19/2 B, Ultadanga Main Road, Kol, Thana:-Ultadanga, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700067 , By Caste Hindu, By Profession : Business
 3. Smt Jayati Roy
Director, Aatreyee Nirman Pvt Ltd, Mercantile Building, C, 3rd Floor, 9/12, Lal Bazar Street, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 ,
By Profession : Business
 4. Indrajit Roy
Director, Aatreyee Nirman Pvt Ltd, Mercantile Building, C, 3rd Floor, 9/12, Lal Bazar Street, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
By Profession : Business
- Identified By B Sriwastva, son of - , 8/4, R B C Road , Dum Dum Cant, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700028 , By Caste: Hindu, By Profession: Business.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 04/06/2011

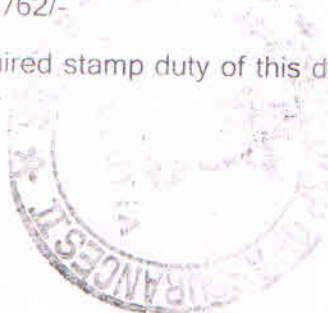
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-9331762/-

Certified that the required stamp duty of this document is Rs.- 653234 /- and the Stamp duty paid as Impresive Rs.- 5000/-

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 07/06/2011



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

07/06/2011 16:07:00

EndorsementPage 1 of 3



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 07175 of 2011
(Serial No. 06443 of 2011)

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 102732/-, on 07/06/2011

(Under Article : A(1) = 102641/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 07/06/2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid25176201/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
2. Rs. 11234/- is paid25176301/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
3. Rs. 49000/- is paid25176001/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
4. Rs. 49000/- is paid25176101/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
5. Rs. 49000/- is paid25175801/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
6. Rs. 49000/- is paid25175901/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
7. Rs. 49000/- is paid25175601/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
8. Rs. 49000/- is paid25175701/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
9. Rs. 49000/- is paid25175401/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
10. Rs. 49000/- is paid25175501/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
11. Rs. 49000/- is paid25175201/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
12. Rs. 49000/- is paid25175301/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
13. Rs. 49000/- is paid25175001/06/2011State Bank of India, ESPLANADE, received on 07/06/2011
14. Rs. 49000/- is paid25175101/06/2011State Bank of India, ESPLANADE, received on 07/06/2011



(Handwritten signature)

(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 2 of 3

07/06/2011 16:07:00



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 07175 of 2011
(Serial No. 06443 of 2011)

Payment of Fees:

Amount By Cash

Rs. 0/-, on 07/06/2011

Exempted (on 07/06/2011)

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

07/06/2011 16:07:00

EndorsementPage 3 of 3