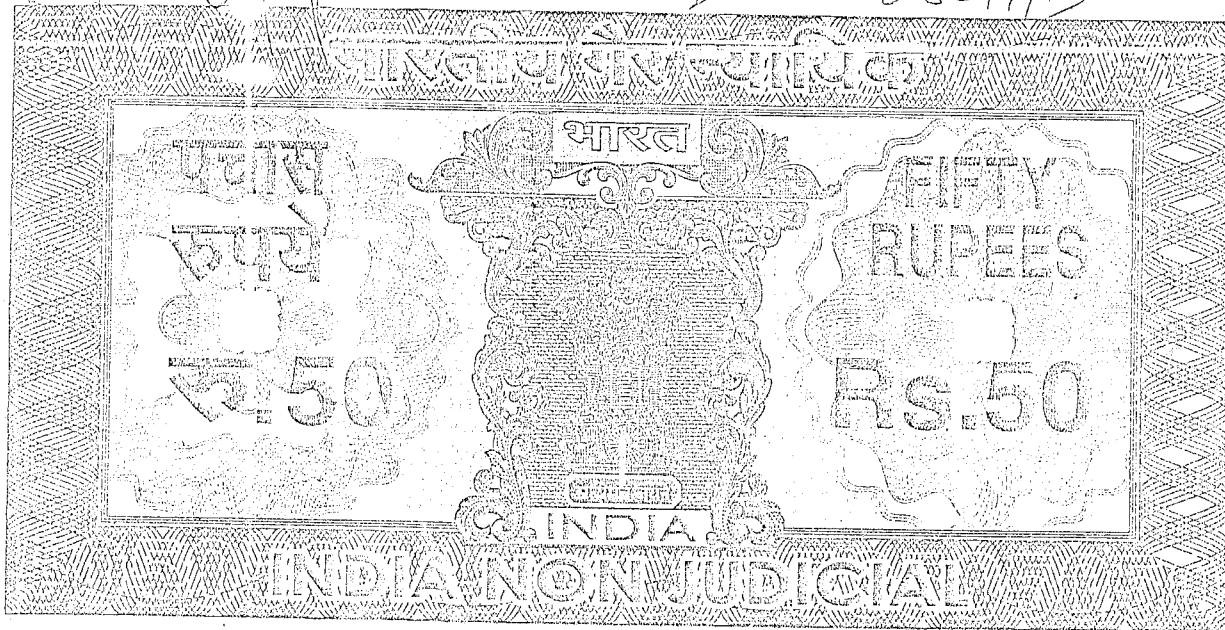


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 052637

NOTED THAT THE DOCUMENT IS ADMITTED
 to registration, the signature sheets and
 the endorsement sheets attached with
 the document are part of this document

Anir
 Anir
 Registrar, West Bengal
 Kolkata

03 DEC 2013

THIS DEED OF EXCHANGE is made this the 3rd day of *November* Two Thousand
 Thirteen BETWEEN MESSRS. STARLITE INFRACON PRIVATE LIMITED, a
 company incorporated under the Companies Act, 1956 and having its Registered
 Office at No. FB - 13, 1598, Rajdanga Main Road, Kolkata - 700 107, P. S. Kasba,

Certificate

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T. C. RAY & CO.
Solicitors & Advocates
6, Old Post Office Street
3rd Floor, Kolkata-700001

✓ C. 2025/13

NAME.....
ADD.....
Rs.....
12 NOV 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1.

Mohanan



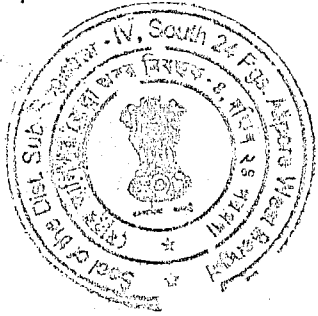
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STARLITE INFRACON PVT. LTD.

Mohanan
Director



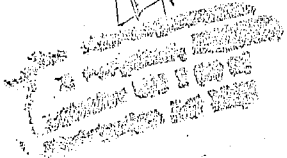
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03 DEC 2013

Rama Chakraborty



03 DEC 2013

S/o. S. C. Chandra
42, S. S. Khanda Rd,
Kolkata-57,

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SCHREINER

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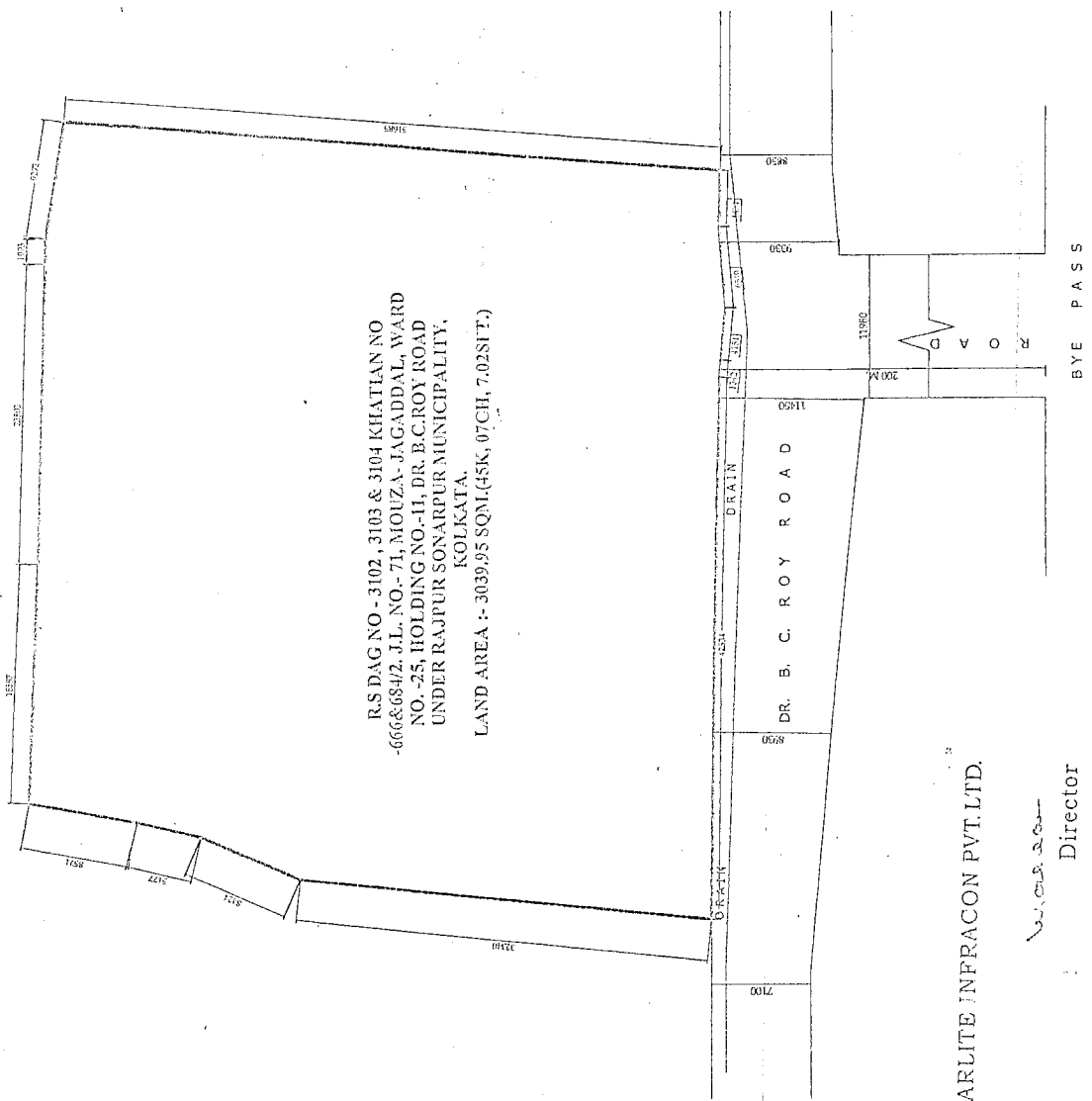
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DATE

23.8.13

R.S DAG NO - 3102, 3103 & 3104 KHATIAN NO
-666&68/2, J.L. NO- 71, MOUZA- JAGADDAL, WARD
NO. -25, HOLDING NO.-11, DR. B.C.ROY ROAD
UNDER RAJPUR SONARPUR MUNICIPALITY,
KOLKATA.
LAND AREA :- 3039.95 SQM.(45K, 07CH, 7.02STP.)



STARLITE INFRACON PVT.LTD.

[Signature]
Director

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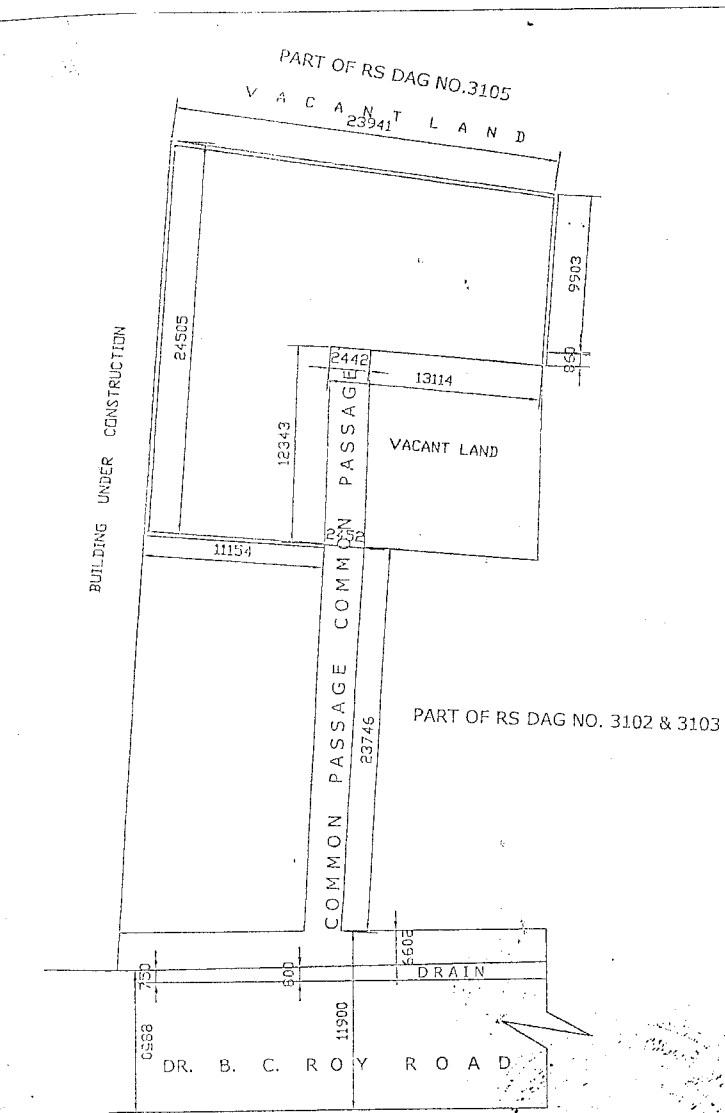
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03 DEC 2013

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 REGISTERED ARCHITECT
 REG. NO.- CA/75/003

LAND AREA,
407.000 SQ.MT.= 06K.- 01CH.-16SFT.

STARLITE INFRACON PVT.LTD.

Rama Chakraborty
 Director

Rama Chakraborty

SITE PLAN OF DAG NO- 3103(P)
KHATIAN NO- 684/2, MOUZA-
JAGADDAL, J. L. NO- 71,
P. S. SONARPUR, WARD NO- 25,
UNDER RAJPUR SONARPUR
MUNICIPALITY, DIST- 24 PGS, (S)
SCALE- 1 : 400



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08899 of 2013
(Serial No. 09048 of 2013 and Query No. 1604L000019663 of 2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 16100/- is paid , by the draft number 810376, Draft Date 04/12/2013, Bank : State Bank of India, ESPLANADE, received on 05/12/2013
2. Rs. 49000/- is paid , by the draft number 810379, Draft Date 04/12/2013, Bank : State Bank of India, ESPLANADE, received on 05/12/2013

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV




(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

0899/13



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08399 of 2013
(Serial No. 09048 of 2013 and Query No. 1604L000019663 of 2013)

On 03/12/2013

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

Presented for registration at 16.03 hrs on :03/12/2013, at the Private residence by Mudit Poddar , one of the Executants.

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

Execution is admitted on 03/12/2013 by

1. Mudit Poddar
Director Cum Principal Officer, Starlite Infracon Pvt Ltd, Fb 13 1598 Rajdanga Main Rd, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.
, By Profession : Others
2. Rama Chakraborty, wife of Biswa Ranjan Chakraborty , Dr B C Roy Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
Identified By Soumitra Chanda, son of S Ch Chanda, 49 D D Khanna Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054, By Caste: Hindu, By Profession: Others.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 04/12/2013

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.-12,32,099/-M.V. of the property of Greatest Value Rs 10,85,181/-

Certified that the required stamp duty of this document is Rs.- 65121 /- and the Stamp duty paid as: Impresive Rs.- 50/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 05/12/2013

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

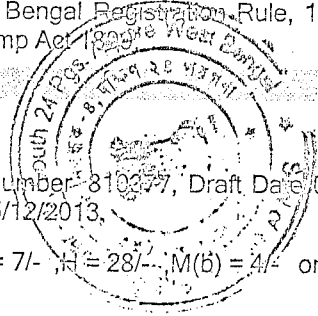
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 31, 4 of Indian Stamp Act, 1899

Payment of Fees:

Amount by Draft

Rs. 11974/- is paid , by the draft number 810377, Draft Date 04/12/2013, Bank Name State Bank of India, ESPLANADE, received on 05/12/2013.

(Under Article : A(1) = 11935/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 05/12/2013)



Handwritten signature

being represented by its Director – cum – Principal Officer Mudit Poddar, son of Manoj Kumar Poddar (PAN NO. ~~AAACCS 5496~~) working for gain and/or carrying on business at or from the aforesaid address, duly empowered and authorised on that behalf hereinafter called and referred to as the **FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and/or assigns) of the **ONE PART AND SMT. RAMA HAKRABORTY**, wife of Biswa Ranjan Chakraborty, (PAN NO. ~~AGZEP 6924B~~) a Citizen of India, at present residing at Dr. B. C. Roy Road, P. O. Dakshin Jagaddal, P. S. Sonarpur, District – 24 Parganas (South) hereinafter called the **SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, legal representatives and/or assigns) of the **OTHER PART**

Rama Chakraborty

WHEREAS :

- A. By a Deed of Conveyance dated 21st September, 1981 and made between Subrata Lahiri (therein described as the Vendor) of the One Part and Smt. Santana Ganguly alias Smt. Santona Ganguly, since deceased, and Amit Kumar Ganguly (therein described as the Purchasers) of the Other Part and registered in the Office of the District Sub-Registrar at Alipore , 24 Parganas South and recorded in Book No. I being Deed No. 10780 for the Year 1981 the said Subrata Lahiri for valuable consideration therein mentioned, sold, conveyed, transferred, assured and assigned unto and in favour of Smt. Santana Ganguly, since deceased, and Amit Kumar Ganguly jointly ALL THAT piece and parcel of land containing by estimation an area of 7 Cottah be the same a little more or less and curved out of the land comprised in R. S, Dag Nos. 3102 and 3103 appertaining to R. S. Khatian Nos. 666 and 684/2 ,Pargana – Magura, Mouza – Jagatdal, P. S. and Sub-Registry Office –Sonarpur, District – South 24 Parganas. more fully and particularly described and mentioned in the PART – I of the FIRST SCHEDULE therein referred to as "the FIRST PLOT OF LAND" TOGETHER WITH the building and/or structure standing thereon and/or on part thereof.
- B. By a Deed of Conveyance dated 21st September, 1981 and made between Subrata Lahiri (therein described as the Vendor) of the One Part and Jyotish Ganguly, since deceased, (therein described as the Purchaser) of the Other Part and registered in the Office of the District Sub-Registrar at Alipore , 24 Parganas South and recorded in Book No. I being Deed No. 10779 for the Year 1981 the said Subrata Lahiri for valuable consideration therein mentioned, sold, conveyed, transferred, assured and assigned unto and in favour of Jyotish Ganguly, since deceased, ALL THAT undivided piece and parcel of land containing by estimation an area of 1 Bigha 13 Cottahs and 4 Chittaks be the same a little more or less and curved out of the land comprised in R. S, Dag Nos. 3102 and 3103 appertaining to R. S. Khatian Nos. 666 and 684/2 ,Pargana–Magura, Mouza– Jagatdal, P. S. and Sub-Registry Office –Sonarpur, District–South 24 Parganas, more fully and particularly described and mentioned in the PART-II of the FIRST SCHEDULE, therein referred to as "the SECOND PLOT OF LAND" TOGETHER WITH the building and/or structure standing thereon and/or on part thereof.

- C. The said Jyotish Ganguly, who during his lifetime was a Hindu governed by Dayabhaga School of Law, died intestate sometime in or about 6th May, 1998 leaving him surviving his wife Smt. Santana Ganguly, his three daughters, namely, Smt. Sumita Ganguly, since deceased, Smt. Nandita Ganguly and Smt. Arpita Mitra nee Ganguly and her only son Amit Kumar Ganguly as his legal heiresses and heir under the Hindu Law of Succession, who thus inherited ALL THAT the said Second Plot of Land jointly and in equal undivided 1/5th part or share each.
- D. The said Smt. Santana Ganguly alias Smt. Santona Ganguly, who was a Hindu governed by Dayabhaga School of Law, died intestate sometime in or about 10th March, 2001 whereby and whereunder her undivided half share in the First Plot of Land and her undivided 1/5th share in the Second Plot of Land devolved unto her only son viz. Amit Kumar Ganguly and three daughters, namely, Smt. Sumita Ganguly, Smt. Nandita Ganguly and Smt. Arpita Mitra (nee Ganguly) jointly and in equal undivided 1/8th share each in respect of the FIRST PLOT OF LAND and an undivided 1/20th share each in the SECOND PLOT OF LAND.
- E. Thus, the said Amit Kumar Ganguly acquired an undivided 5/8th part or share in the First Plot of land and undivided 1/4th part or share in the Second Plot of Land and the three daughters, namely, Smt. Sumita Ganguly, since deceased, Smt. Nandita Ganguly and Smt. Arpita Mitra nee Ganguly got an undivided 1/8th part or share each in the First Plot of Land and undivided 1/4th part or share each in the Second Part of Land.
- F. Smt. Sumita Ganguly, who during her life time was a spinster, died intestate sometime in or about 4th October, 2010 whereupon her undivided 1/8th part or share of and in the First Plot of Land devolved unto her two sisters, namely, Smt. Nandita Ganguly and Smt. Arpita Mitra nee Ganguly and one brother Amit Kumar Ganguly jointly and in equal share whereupon each of them acquired an undivided 1/24th part or share in the First Plot of Land left behind by the said Smt. Sumita Ganguly, since deceased, and as a result of such devolution the said Amit Kumar Ganguly acquired an undivided 2/3rd part or share in the said First Plot of Land and his two sisters, namely, Smt. Nandita Ganguly and Smt. Arpita Mitra nee Ganguly acquired an undivided 1/6th part or share each in the said First Plot of Land.
- G. Similarly, the two sisters, namely, Smt. Nandita Ganguly and Smt. Arpita Mitra (nee Ganguly) and the only brother Amit Kumar Ganguly on the intestate demised of Smt. Sumita Ganguly by way of intestate succession acquired an undivided 1/3rd part or share each of and in the undivided 1/4th part or share left behind Smt. Sumita Ganguly in the Second Plot of Land. Thus the said Amit Kumar Ganguly, Smt. Nandita Ganguly and Smt. Arpita Mitra (nee Ganguly) acquired an undivided 1/3rd part or share in the Second Plot of Land.
- H. By a Bengali Deed of Gift dated 6th August, 2008 and registered in the office of Additional District Sub-Registrar, Sonarpur and recorded in Book No. 1 being Deed No.08115 of 2008 the said Smt. Arpita Mitra (nee

Ganguly), out of her natural love and affection which she did bear for her husband Bhaskar Mitra transferred, assigned and assured by way of Gift, her undivided 1/3rd part or share of and in the Second Plot of Land and comprised in R. S, Dag Nos. 3102 and 3103 appertaining to R. S. Khatian Nos. 666 and 684/2 , Pargana – Magura, Mouza–Jagatdal, P.S. and Sub-Registry Office–Sonarpur, District – South 24 Parganas, containing by estimation an area of five Cottahs more or less.

- I. At all material times, one Subrata Lahiri, son of Sanat Kumar Lahiri No. 17, Block-A, New Alipore, Kolkata-700 053, P.S. 24-Parganas South, was also seized and possessed of ALL THAT pieces and parcels of DANGA land containing by estimation an area of 10 decimals be the same a little more or less situate and lying and comprised within R.S. Dag No. 3104, appearing to R.S. Khatian No. 684/2, within Pargana- Magura, Mouza–Jagatdal P. S. Sonarpur, R.S. No.. 233, J.L. No. 71, P.S. and Sub-Registry Office-Sonarpur, District – 24 Parganas (South), more fully and particularly described and mentioned in PART-III OF THE FIRST SCHEDULE thereunder hereafter for the sake of brevity referred to as "THE SAID THIRD PORT OF LAND".
- J. By an agreement in writing dated 21st September, 1981 and for the consideration therein mentioned the said Subrata Lahiri intended to transfer and demise the SAID THIRD PLOT OF LAND unto and in favour of one Jyotish Ganguly and upon receipt of the full consideration delivered unto him peaceful, vacant and khas possession of the SAID THIRD PLOT OF LAND for being utilized for horticultural purposes.
- K. Since the date of the said agreement the said Jyotish Ganguly continued to hold, possess and enjoy the SAID THIRD PLOT OF LAND without any interruption or obstruction from any person or persons claiming through or under the said Subrata Lahiri and have been making payment of all outgoings and impositions relating and/or concerning thereto.
- L. Owing to inadvertence the said Subrata Lihiri did not execute and/or register the relative Deed of Conveyance concerning the SAID THIRD PLOT OF LAND unto and in favour of the said Jyotish Ganguly until his death.
- M. Coming to know of the contents of the said Agreement dated 21st September, 1981 the Vendor Nos. 1 to 4 herein, being the legal heirs of Jyotish Ganguly approached Subrata Lahiri for execution and registration of the relative Deeds of Conveyance in respect of the SAID THIRD PLOT OF LAND in their favour on the ground more particularly stated therein whereupon by ~~two several~~ Deeds of Agreement dated ~~22 April 2013~~ being ^{Remedy} Deed No. 2734 for the year 2013 ~~and~~ Deed No. 2735 for the year 2013 and registered in the office of ADSR, Sonarpur, the said Subrata Lihiri agreed to execute and register the relative Deeds of Conveyance in favour of Amit Kumar Ganguly and three others.
- N. By a Deed of Conveyance dated 21st June, 2013 and made between the said Subrata Lahiri (therein described as the Vendor) of the First Part and Amit Kuamar Ganguly and Bhaskar Mitra (therein described as the Purchasers) of the Other Part and registered in the Office of the District

Rama Chakraborty

Director

STARLITE INFRACON PVT LTD.

Sub-Registrar –IV, 24-Parganas (South) and recorded in Book No. I, Being Deed No. 5260 for the Year 2013 said Subrata Lihiri for valuable consideration therein mentioned sold, conveyed, transferred, assured and assigned unto and in favour of the Vendors abovenamed ALL THAT the said First, Second and Third Plot of Land, more fully described in Part-III of the First Schedule thereunder written (hereinafter referred to as the "FIRST PREMIES")

- O. By a Deed of Conveyance dated 27th August, 2013 the said Amit Kumar Ganguly and three others along with Bhaskar Mitra therein described as the Vendors of the One Part and Starlite Infracon Pvt. Ltd., the First Party hereto therein described as the Purchaser of the One Part and registered in the office of the DSR – IV, 24 Parganas (South) being Deed No. 07097 for the year 2013, the said Amit Kumar Ganguly and four others for valuable consideration therein mentioned sold, conveyed, transferred, assured and assigned unto and in favour of the First Party hereto ALL THAT pieces and parcels of Land containing by an aggregate area of 2 Bighas 6 Cottahs 8 Chittaks equivalent to 77 decimals more or less and comprised in R. S. Dag No.s 3102 ; 3103 and 3104 appertaining to R.S. Khatian Nos. 666 and 684/2 and situate at J. L. No. 71, Pargana – Magura, Mouza – Jagaddal, P. S. and Sub-Registry Office – Sonarpur, District – 24 Parganas (South) within Ward N. 25 of Rajpur – Sonarpur Municipality or howsoever otherwise hereinafter for the sake of brevity referred to as the "SAID FIRST PREMISES").
- P. At all material times Debendra Narayan Das Kayal, Dwijendra Narayan Das Kayal and Lokendra Narayan Das Kayal were seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute Second Party herein ALL THAT piece and parcel of Bagan Land situate and lying at Mouza-Jagatdal and comprised in J. L. No. 71, RS Dag Nos. 3102 and 3103 appertaining to RS Khatian Nos. 666, 689/2, P. S. Sonarpur, District-24 Parganas (South) measuring 17 cottahs be the same a little more or less.
- Q. By a Deed of Conveyance dated 20th January, 1961 and made between the said Debendra Narayan Das Kayal & Ors. therein described as the Vendors of the One Part and Smt. Aruna Devi therein described as the Purchaser of the Other Part and registered in the Sub-Registry Office at Barua and recorded in Book No. I, being Deed No. 372 for the year 1961 the said Debendra Narayan Das Kayal & Ors. for valuable consideration therein mentioned sold, conveyed, transferred, assigned and assured ALL THAT the said Bagan Land measuring 17 cottahs unto and in favour of the SAID Smt. Aruna Devi as the Purchaser.
- R. By a Deed of Conveyance dated 21st September, 1981 and made between the Smt. Aruna Devi therein described as the Vendor of the One Part and Smt. Arpita Ganguly therein described as the Purchaser of the Other Part and registered in the office of the DSR-Alipore and recorded in Book No. I, being Deed No. 10790 for the year 1981 the said Smt. Aruna Devi for valuable consideration therein mentioned sold, conveyed, transferred,

assigned and assured ALL THAT the said Bagan Land measuring 17 cottahs unto and in favour of the said Smt. Arpita Ganguly as the Purchaser.

- S. By a Deed of Conveyance dated 18th May, 1989 and made between Smt. Arpita Ganguly therein described as the Vendor of the One Part and Smt. Shanti Guha therein described as the Purchaser of the Other Part and registered in the office of ADSR-Alipore and recorded in Book No. I, being Deed No. 6440 for the year 1989 the Smt. Arpita Ganguly for valuable consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser named therein **ALL THAT** carved out demarcated piece and parcel of Bagan Land measuring 11.43 cottahs more or less out of 17 cottahs situate and lying at Mouza-Jagaddal, Touzi Nos. 47, 49, 64, 64 and 68 and comprised in RS Dag Nos. 3102 and 3103 appertaining to RS Khatian Nos. 666, 684/2 within Rajpur Sonarpur Municipality, P. S. and Sub-Registry Office Sonarpur, 24 Parganas (South).
- T. By a Deed of Conveyance dated 18th May, 1989 and made between Smt. Arpita Ganguly therein described as the Vendor of the One Part and Kunal Guha therein described as the Purchaser of the Other Part and registered in the office of ADSR-Sonarpur and recorded in Book No. I, being Deed No. ~~6439~~ for the year 1989 the said Smt. Arpita Ganguly for valuable consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of Kunal Guha, the Purchaser **ALL THAT** the divided and demarcated part of Bagan Land measuring 5 cottahs 14 chittacks and 1 sq. ft. equivalent to 5.57 cottahs more or less situate and lying at Mouza-Jagaddal, Touzi Nos. 47, 49, 64, 64 and 68 and comprised in RS Dag Nos. 3102 and 3103 appertaining to RS Khatian Nos. 666, 684/2 within Rajpur Sonarpur Municipality, P. S. and Sub-Registry Office Sonarpur, 24 Parganas (South).
- U. By a Deed of Conveyance dated 17th day of November 1994 and made between Kunal Guha therein described as the Vendor of the One Part and the Second Party herein therein described as the Purchaser of the Other Part and registered in the office of ADSR-Sonarpur and recorded in Book No. I, being Deed No. ~~6332~~ for the year 1994 the said Kunal Guha for valuable consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser of **ALL THAT** the divided and demarcated part of Bagan Land measuring 5 cottahs 14 chittacks and 1 sq. ft. equivalent to 5.57 cottahs more or less situate and lying at Mouza-Jagaddal, Touzi Nos. 47, 49, 64, 64 and 68 and comprised in RS Dag Nos. 3102 and 3103 appertaining to RS Khatian Nos. 666, 684/2 within Rajpur Sonarpur Municipality, P. S. and Sub-Registry Office Sonarpur, 24 Parganas (South).
- V. Thus the Second Party became seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the divided and demarcated part of Bagan Land measuring 5 cottahs 14 chittacks and 1 sq. ft. equivalent to 5.57 cottahs more or less situate and lying at Mouza-Jagaddal, Touzi Nos. 47, 49, 64, 64 and 68 and comprised in RS Dag Nos. 3102 and 3103

Rama Chakraborty

Director

STARLITE INFRACON PVT. LTD.

appertaining to RS Khatian Nos. 666, 684/2 within Rajpur Sonarpur Municipality, P. S. and Sub-Registry Office Sonarpur, 24 Parganas (South) more fully and particularly described and mentioned in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the "**SECOND PREMISES**" and delineated and shown in the map or plan annexed hereto and there on enclosed within red border line.

- W. The party hereto of the First Part i.e. Starlite Infracon Pvt. Ltd. is the sole and absolute owner in possession of ALL that the said premises more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and Smt. Rama Chakraborty is the sole and absolute owner of ALL THAT the Said Second Premises more fully and particularly described and mentioned in the **SECOND SCHEDULE** hereunder written.
- X. The parties hereto have mutually agreed to exchange and transfer an undivided 6% of right of ownership in their respective properties in between them, that is to say – First Party would transfer 6% of undivided share or interest in the First Premises unto and in favour of the Second Party who in exchange thereof convey an undivided 6% share or interest of and in the Second Premises which is being held and possessed of by the Second Party as the full owner thereof.
- Y. Consequent to such intention of exchange expressed between the parties hereto concerning or relating to their respective rights and interests by these presents the First Party shall acquire an undivided 6% share or interest in the Second Premises and in exchange the Second Party shall hold and enjoy 6% undivided share or interest in the First Premises whereby and whereunder the parties hereto shall be entitled to or be at liberty to amalgamate the said two plots being the First Premises and the Second Premises into one premises and such amalgamated premises shall contain an aggregate area of 2 Bighas 12 Cottahs 4 Chittaks and 1 sq. ft. be the same a little more or less.
- Z. For the purpose of Stamp Duty and Registration Fees this Deed of Exchange for the First Premises has been valued at Rs. -----/- and for the Second Premises has been valued at Rs. -----/-
- AA. Both the parties hereto have mutually agreed to apply for amalgamation of the said two properties more fully and particularly described in the **FIRST SCHEDULE** and **SECOND SCHEDULE** respectively hereunder written into one Unit before the Rajpur – Sonarpur Municipality so as to mutate the amalgamation in their joint names by obtaining a separate holding number in respect of the said amalgamated premises.

NOW THIS INDENTURE WITNESSETH that in pursuance to the said agreement and/or understanding between the parties and in consideration of the premises and transfer by the Second party of her undivided 6% part or share in the right, title and interest in ALL THAT the Second Premises mentioned in Second Schedule hereunder written to the first party, i.e. the First Party doth hereby grant transfer convey by way of exchange to the Second Party its successor, successors-in-office and assigns absolutely and forever **ALL THAT** piece and parcel of land containing an area of 2 Bighas 6 Cottahs 8 Chittaks

Sq.ft. be the same a little more or less comprised in R. S. Dag Nos. 3102 ; 3103 and 3104 appertaining to R. S. Khatian Nos. 666 ad 684/2 within Ward No. 25 of Rajpur -Sonarpur Municipality more fully described in Second Schedule hereunder written **OR HOWSOEVER OTHERWISE** the said undivided further 6% share of the First Premises or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished **AND ALL THE ESTATE** right title claim and demand whatsoever of the First Party into or upon the said undivided share in the First Premises or any part thereof **TOGETHER WITH** all deeds pattas and muniments of title whatsoever in anywise relating to or concerning the said undivided share in the First Premises or any part thereof which now are or hereafter shall or may be in the possession power or control of the First Party and its successors, successor-in-office and assigns or any other person or persons from whom it or they or any of them may procure the same without any action or suit **TO HAVE AND TO HOLD** the said undivided share in the First Premises hereby granted or expressed so to be **UNTO AND TO THE USE** of the Second Party its successors, successor-in-office and assigns absolutely and forever **AND THE FIRST PARTY** doth hereby for itself its successors, successor-in-office and assigns covenant with the second Party its successors, successor-in-office and assigns that notwithstanding any act deed or thing by the First party done executed or knowingly suffered to the contrary it the First Party is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said undivided share in the First Premises hereby granted or expressed so to be unto and to the use of the Second Party and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT** notwithstanding any such act deed or thing whatsoever as aforesaid the First Party has now in it's absolute right and full power and absolute authority to grant the said undivided 6% share in the First Premises hereby granted or expressed so to be unto and to the use of the Second Party its successors, successor-in-office and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said undivided 6% share in the First Premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the First party or any person or persons lawfully or equitably claiming from under or in trust for it **AND THAT** free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the First Party or any person or persons lawfully or equitably claiming under or in trust for it **AND THAT** the First party and all person or persons having or lawfully claiming any estate or interest in the said undivided 6% share in the First Premises or any part thereof from under or in trust for the First party shall and will from time to time and at all times here after at the request and costs of the Second Party its successors, successor-in-office and assigns done and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said undivided share in the First Premises and every part thereof unto and to the use of the Second party its successors, successor-in-office and assigns in manner aforesaid as shall or may be reasonably required.

NOW THIS DEED FURTHER WITNESSETH in pursuance to the said agreement and understanding between the parties and in consideration of the

premises and transfer by the First party of its undivided further 6% part or share of the Second Premises mentioned in Third Schedule hereunder written to the Second party, i.e. the Second party doth hereby grant transfer convey by way of exchange to the First Party its successor successors in office and assigns absolutely and forever **ALL THAT** undivided further 6% part or share of and in **ALL THAT** piece and parcel of the Second Premises containing an area of 5 Cottahas 14 Chittacks 1 Sq.ft. be the same a little more or less comprised in R. S. Dag Nos. 3102 ; 3103 and 3104 appertaining to R. S. Khatian Nos. 666 ad 684/2 within Ward No. 25 of Rajpur -Sonarpur Municipality more fully described in the Third Schedule hereunder written free from all encumbrances **OR HOWSOEVER OTHERWISE** the said undivided share in the Second Premises or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished **AND ALL THE ESTATE** right title interest claim and demand whatsoever of the Second Party in to or upon the said undivided 6% share in the Second Premises or any part thereof **TOGETHER WITH** all deeds pattas and muniments of title whatsoever in anywise relating to or concerning the said undivided 6% share in the Second Premises or any part thereof which now are or hereafter shall or may be in the possession power or control of the Second party and its successors, successor-in-office and assigns or any other person or persons from whom it or they or any of them may procure the same without any action or suit **TO HAVE AND TO HOLD** the said undivided 6% share in the Second Premises hereby granted or expressed so to be **UNTO AND TO THE USE** of the First Party its successors, successor-in-office and assigns absolutely and forever **AND THE SECOND PARTY** doth hereby for itself its successors, successor-in-office and assigns covenant with the First Party its successors, successor-in-office and assigns that notwithstanding any act deed or thing by the Second party done executed or knowingly suffered to the contrary it the Second Party is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said undivided 6% share in the Second Premises hereby granted or expressed so to be unto and the use of the First Party and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT** notwithstanding any such act deed or thing whatsoever as aforesaid the Second Party has now in it's absolute right and full power and absolute authority to grant the said undivided 6% share in the Second Premises hereby granted or expressed so to be unto and to the use of the First Party its successors, successor-in-office and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said undivided share in the Second Premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Second party or any person or persons lawfully or equitably claiming from under or in trust for it **AND THAT** free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the Second Party or any person or persons lawfully or equitably claiming under or in trust for it **AND THAT** the Second party and all person or persons having or lawfully claiming any estate or interest in the said undivided share in the Second Premises or any part thereof from under or in trust for the Second party shall and will from time to time and at all times here after at the request and costs of the First Party its successors, successor-in-office and assigns done and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said

undivided share in the Second Premises and every part thereof unto and to the use of the First party its successors, successor-in-office and assigns in manner aforesaid as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT the said pieces and parcels of land containing by estimation an aggregate area of 2 Bighas 6 Cottah 8 Chittaks equivalent to 77 decimals more or less and comprised in R. S, Dag Nos. 3102, 3103 and 3104 appertaining to R. S. Khatian Nos. 666 and 684/2, j. l. No. 71, Pargana – Magura, Mouza – Jagatdal, P. S. and Sub-Registry Office – Sonarpur, District – South 24 Parganas, within Ward No. 25 of Rajpur – Sonarpur Municipality OR HOWSOEVER OTHERWISE.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT the divided and demarcated part of Bagan Land measuring 5 cottahs 14 chittacks and 1 sq. ft. equivalent to 5.57 cottahs more or less situate and lying at Mouza-Jagaddal, Touzi Nos. 47, 49, 64, 64 and 68 and comprised in RS Dag Nos. 3102 and 3103 appertaining to RS Khatian Nos. 666, 684/2 within Rajpur Sonarpur Municipality, P. S. and Sub-Registry Office Sonarpur, 24 Parganas (South) and delineated and shown in the map or plan annexed hereto and thereon enclosed within red border line and butted and bounded in the manner hereinafter

ON THE NORTH ; By Part of R. S. Dag. NO. 3102 & 3103
 ON THE SOUTH ; By Part of R. S. Dag No. 3102 & 3103
 ON THE EAST ; By Part of R. S. Dag NO. 3102 & 3103 And 8' wide
 Common road end.
 ON THE WEST ; By Plot of R. S. Dag No. 3105.

THE THIRD SCHEDULE ABOVE REFERRED TO :

ALL THAT undivided further 6% part or share of and in ALL THAT the said pieces and parcels of land containing by estimation an aggregate area of 2 Bighas 6 Cottah 8 Chittaks equivalent to 77 decimals more or less and comprised in R. S, Dag Nos. 3102, 3103 and 3104 appertaining to R. S. Khatian Nos. 666 and 684/2, j. l. No. 71, Pargana – Magura, Mouza – Jagatdal, P. S. and Sub-Registry Office – Sonarpur, District – South 24 Parganas, within Ward No. 25 of Rajpur – Sonarpur Municipality OR HOWSOEVER OTHERWISE.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

ALL THAT undivided further 6% part or share of and in ALL THAT the divided and demarcated part of Bagan Land measuring 5 cottahs 14 chittacks and 1 sq. ft. equivalent to 5.57 cottahs more or less situate and lying at Mouza-Jagaddal, Touzi Nos. 47, 49, 64, 64 and 68 and comprised in RS Dag Nos. 3102 and 3103 appertaining to RS Khatian Nos. 666, 684/2 within Rajpur Sonarpur Municipality, P. S. and Sub-Registry Office

STARLITE INFRACON PVT.LTD.

Director

STARLITE INFRACON

Rama Chakraborty

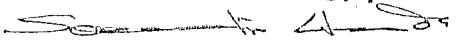
Rama Chakraborty

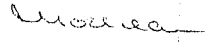
Sonarpur, 24 Parganas (South) and delineated and shown in the map or plan annexed hereto and thereon enclosed within red border line and butted and bounded in the manner hereinafter

ON THE NORTH ; By Part of R.S. Dag No. 3102 & 3103.
 ON THE SOUTH ; By Part of R.S. " " "
 ON THE EAST ; By part of R.S. Dag No. 3102 & 3103 And 8' wide common road. and.
 ON THE WEST ; By Plot of R.S. Dag No. 3105

SIGNED SEALED AND DELIVERED BY
 THE FIRST PARTY AT KOLKATA
 IN THE PRESENCE OF :

STARLITE INFRACON PVT. LTD.


 49, S. S. Khanna Rd,


 Director

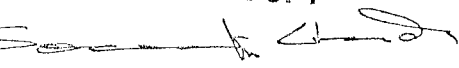
Vol. 89,

3

Tarak Nath Sinha

SIGNED SEALED AND DELIVERED BY
 THE SECOND PARTY AT KOLKATA
 IN THE PRESENCE OF :

Rama Chakraborty


 Tarak Nath Sinha
 24/1, M.N.K. Road.
 Kalkata - 35

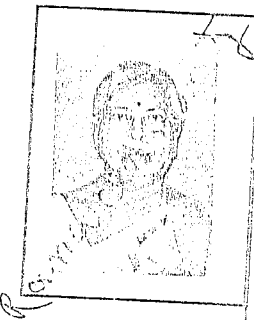
Drafted by me
 S. Ray.
 Adv.

SPECIMEN FORM FOR TEN FINGERPRINTS

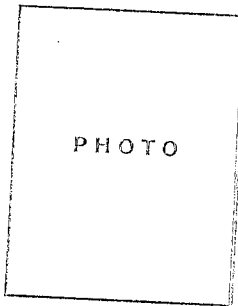


Ward

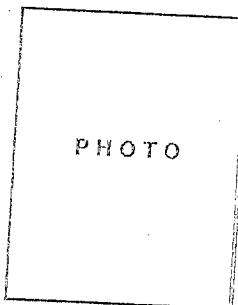
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					