

DATED THIS THE 28th DAY OF February 2011.

BETWEEN

SRI GIRISH CHANDRA SAHA
... VENDOR/ONE PART

A N D

M/S. BASUMATA VINIMAY PVT. LTD
Represented by Its Director
MR. ANKUR GUPTA
... PURCHASER/OTHER PART

Deed of Conveyance

Drafted by

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES. A-18/1, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA 700 089
A 1111 1111

एक सौ रुपये

Rs. 100

ONE

HUNDRED RUPEES

रु. 100



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

Y 254950

पश्चिम बंगाल WEST BENGAL

Certify that the document is admitted to registration. The signature sheets attached with this documents are the part of this document.

Dist. Sub-Registrar
Bidhan Nagar (Salt Lake City)

- 1 MAR 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 28th day of February, Two Thousand Eleven (2011).A.D.

BETWEEN

SRI GIRISH CHANDRA SAHA, son of Late Sashi Mohan Saha, by faith - Hindu, by occupation - Business, residing at

V.C. No. 98 of 11/11 Contd. P. 2
D.D. 2/11

3

Contd. P. 3

BH-203, Sector - II, Salt Lake City, Police Station - Bidhannagar North, Kolkata - 700 064, hereinafter called and referred to as the "VENDOR" (which terms or expression shall unless excluded by or repugnant to the context or subject or context be deemed to mean and include his, heirs, executors, administrators, legal representatives, and assigns) of the ONE PART.

A N D

M/S. BASUMATA VINIMAY PVT. LTD., a company incorporated under the provisions of Companies Act, 1956, having its registered office at DA-165, Salt Lake City, Sector - I, Police Station - Bidhannagar North, Kolkata - 700 064, represented by its Director namely MR. ANKUR GUPTA, son of Late Jai Narain Gupta, by Religion - Hindu, by Occupation - Business, hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor-or-successors-in-interest and assigns) of the OTHER PART.

WHEREAS by a registered of Conveyance executed on 8th day of March, 1967, and the same was registered on 9th day of March, 1967, registered at the office of the Sub-Registrar Cossipore Dum Dum, 24-Parganas, being recorded in Book No. I, Volume No. 307 at page 151 to 156 as Being No. 1867 for the year 1967, one Sunil Kumar Shaw purchased being the property ALL THAT piece or parcel of bastu lands, measuring an area 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, equivalent to 56 (fifty six) decimal, lying and situated at Mouza - Gopalpur, J.L. No. 2, Touzi No. 2998, R.S. Dag No. 2154, R.S. Khatian No. 237, Police Station - Rajarnat, District- 24-Parganas, from Tomijuddin Mondal and others the Vendors therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written.

Contd. P/3.

AND WHEREAS by a registered of Conveyance executed on 20th day of January, 1989, registered at the office of the Sub-Registrar Bidhannagar Salt Lake City, 24-Parganas (North), being recorded in Book No.1, Volume No.10 at page 73 to 88 as Being No.422 for the year 1989, the vendor herein namely Sri Girish Chandra Saha, purchased being the property ALL THAT piece or parcel of bastu lands, measuring an area 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S. Dag No.2154, R.S. Khatian No.237, Police Station - Rajarhat, District- 24-Parganas (North), from the said Sri Sunil Shaw the Vendor therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written and thereafter the vendor herein mutated his name in the record of the Rajarhat Gopalpur Municipality and obtained a Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, in fact.

AND WHEREAS by vendor herein became sole and absolute owner of the property being ALL THAT piece or parcel of bastu lands, measuring an area 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. Dag No.2154, R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of the Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) and thereafter constructed a tiles shed structure total measuring an area 400 (four hundred) square feet, more or less and asbestor shed measuring an area 800 (eight hundred) square feet upon the said land.

AND WHEREAS the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the property.

being ALL THAT undivided 1/4th (one-fourth) part or share in piece or parcel of bastu lands, measuring an area **25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet**, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, out of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No. A, portion of Municipal Holding No. RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, J.L. No. 2, Touzi No. 2998, R.S./L.R. **Dag No. 2154 (P)**, R.S. Khatian No. 237 corresponding to L.R. Khatian No. 3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No. 4, within the Jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) [the said 1/4th part or share equivalent to the land, measuring an area 6 (six) cotthas 5 (five) chittaks 6 (six) square feet) more or less, togetherwith tiles shed structure measuring an area 100 (one hundred) square feet]], hereinafter called as the "**said property**", morefully and particularly described in the **schedule** hereunder written, at or for total consideration of **Rs. 31,25,000/- (Rupees thirty one lacs twenty five thousand)** only, free from all encumbrances and charges.

AND WHEREAS the Vendor herein declares that the said property is free from all encumbrances, lien and charges, acquisition in all respect and further declare that he never executed any instruments and/or documents relating the said property hereunder sold in favour of his family member or any third party and further more there is no pending litigation as on date stands against the below mentioned property.

AND WHEREAS in accordance of declaration of the vendor as aforesaid the purchaser herein satisfied respecting the property as well as title of the vendor as aforesaid, it will not be out of the place to mention that after being fully satisfied about the vendor title to the property described in the Schedule below the purchaser has agreed to purchase the said property in the manner as it is where it is, hence the

purchaser shall not be entitled to raise any further legal disputes regarding the vendor's title to the undermentioned property which stands now free from all encumbrances to the full knowledge of the purchaser. That apart all pending litigations shall be deemed to have been waived and cancelled.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the sum of Rs. **31,25,000/- (Rupees thirty one lacs twenty five thousand)** only of true and lawful money of the Union of India well and truly paid by the purchaser herein to the Vendor at or before the execution of these presents the receipt whereof the Vendor do hereby admit and acknowledge, and of, and from the same, and every part thereof, hereby acquit, release and discharge the purchaser, its successor or successors-in-interest and everyone of them, and also the said "**PROPERTY**" the Vendor as beneficial owner does by these presents hereby **Indefeasibly GRANT, SELL, CONVEY AND TRANSFER, ASSIGN AND ASSURE** unto the purchaser, its successor or successors-in-interest, representatives and assigns free from all encumbrances, charges, liens, lispens, mortgages, attachments and other defects in title respecting the property being **ALL THAT** undivided 1/4th (one/fourth) part or share in piece or parcel of bastu lands, measuring an area **25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet**, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, out of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No. A, portion of Municipal Holding No. RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, J.L. No. 2, Touzi No. 2998, R.S./L.R. **Dag No. 2154 (p)**, R.S. Khatian No. 237 corresponding to L.R. Khatian No. 3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No. 4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) [the said 1/4th part or share equivalent to the land, measuring an area 6 (six) cotthas 5 (five) chittaks 6 (six) square feet) more or less, togetherwith tiles shed structure measuring an area 100 (one hundred) square feet],

morefully and particularly described in the **SCHEDULE**
hereunder written, and the vendor herein delivered peaceful,
vacant khas possession handover today in favour of the
purchaser herein, **OR HOWSOEVER** otherwise the said
"PROPERTY" now or heretofore was situated, bounded,
called, known, numbered, described and distinguished
TOGETHER WITH the land or ground thereof, walls, yards,
and benefit and advantages of ancient and other lights,
liberties, easements, privileges, appendages and
appurtenances whatsoever thereto or any part thereof
belonging or in any wise appertaining to or with the same or
any part thereof usually held, used, occupied or enjoyed or
reputed to belong or be appurtenant thereto **AND** the
reversion and reversions, remainder and remainders, rents,
issues and profits thereof and of every part thereof together
furthermore with all the estate, right, title, inheritance, use,
trust, property, claim, and demand whatsoever both at law
and in equity of the Vendor into and upon the said
"PROPERTY", or every part thereof **AND** all deeds, pattas,
monuments, writings and evidence of title which in any wise
relate to the said "PROPERTY" or any part or parcel thereof,
which now are or hereafter shall or may be in the custody,
power or possession of the Vendor, his heirs, executors,
administrators or representatives or any persons from whom
they can or may procure the same without action or suit at
law or in equity **TO ENTER INTO AND HAVE HOLD OWN**
POSSESS AND ENJOY the said "PROPERTY" and every part
thereof hereby granted, sold, conveyed and transferred or
expressed and intended so to be with his rights, members and
appurtenances unto and to the use of the purchaser, successor
or successors-in-interest, and assigns forever freed and
discharged from or otherwise by the Vendor well and
sufficiently indemnified of and against all encumbrances, claims,
liens etc. whatsoever created or suffered by the Vendor from
to these presents **AND THE** Vendor do hereby for himself, his
heirs, executors, administrators and representatives, covenant

Contd...2/7

with the purchaser, its successor or successors-in-interest, representatives, **THAT NOTWITH STANDING** any act, deed, or thing whatsoever by the Vendor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to **GRANT, SELL, CONVEY, TRANSFER, ASSIGN AND ASSURE** the said **"PROPERTY"** hereby **GRANTED, SOLD, CONVEYED AND TRANSFERRED OR EXPRESSED OR INTENDED** so to be, unto, and to the use of the purchaser, its heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the purchaser, its successor or successors-in-interest, representatives shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said **"PROPERTY"** and every part thereof and any profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him, or from or under any of his ancestors or predecessors in title **AND THAT FREE AND CLEAR AND FREELY AND CLEARLY** absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnify and keep indemnified the purchaser, of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor, or any of his ancestors or predecessors in title, or any persons or persons lawfully or equitably claiming as aforesaid **AND FURTHER** **THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said **"PROPERTY"** or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchaser, its



heirs, executors, administrators, representatives and assigns
do and execute, or cause to be done and executed all such
acts, deeds and things whatsoever for further better and more
perfectly assuring the said "**PROPERTY**" and every part
thereof unto and to the use of the purchaser, its successor
or successors-in-interest and assigns according to the true
intent and meaning of these presents as shall or may be
reasonably required **AND FURTHER** if the title of the Vendor
found to be defective or thereby any encumbrances fraud or
any suit or proceeding may be known to be pending the Vendor
at his own will clear the said defects **AND FURTHER** that if
any suit or litigation of any from in respect of the said property
hereunder sold may be pending before any Court or by
instituted either pending or instituted in future respecting the
property hereunder sold the purchaser shall be entitled to
defend the same or to be substituted or added as parties
thereto, or get reliefs as may be sought for therein on behalf
of the Vendor and the Vendor his heirs, legal representatives,
executors, and/or assigns shall render every assistance to the
purchaser to institute, defend, conduct, and continue such suits
and litigations for ascertaining, establishing and/or defending
the purchaser title to the property hereunder sold, as also to
institute suit respecting the property hereunder sold **AND**
FURTHER THAT the Vendor and all persons having or lawfully
or equitably claiming any estate or interest whatsoever in the
said "**PROPERTY**" or any part thereof from under or in trust
for him from the Vendor or from or under any of his
predecessors or ancestors in title shall and will from time to
time and at all times hereafter at the request and costs of
the purchaser, its successors-in-interest, successor-in-office,
do and execute, or cause to be done and executed all such
acts, deeds and things whatsoever for further better and more
perfectly assuring the said "**PROPERTY**" and every part
thereof unto and to the use of the purchaser, its , successors-
in-interest, successor-in-office, according to the true intent and
meaning of these presents as shall or may be reasonably
required.

Contd. P/2.

SCHEDULE ABOVE REFERRED TO

(The property hereunder transferred undivided 1/4th (one-fourth) part or share i.e. All that piece or parcel of bastu land, measuring an area 6 (six) cotthas 5 (five) chittaks 6 (six) square feet) more or less, togetherwith tiles shed structure measuring an area 100 (one hundred) square feet) thereof).

ALL THAT undivided 1/4th (one-fourth) part or share in piece or parcel of bastu lands, measuring an area **25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet**, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, out of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No.A, portion of Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. Dag No.2154 (P), R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North), delineated map or plan is annexed hereto being marked with red border line, butted and bounded as follows:—

On the North : R.S./L.R. Dag No.2153; 
On the South : 30' wide Municipal Road;
On the East : Plot No.B, portion of Holding No.RGM-4/10, Block - 'H', Gopalpur House;
On the West : R.S./L.R. Dag No.2148. 

Contd. P/10.

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribe their respective hands and signature on this deed on the day, month and year first above written.

SIGNED AND DELIVERED
BY THE VENDOR AT KOLKATA
IN PRESENCE OF :

- 1. Dadas Nandi
Anandolake 1st lane
PO, R. Gopal Pur
Kolkata

Girish Ch. Saha

SRI GIRISH CHANDRA SAHA
...VENDOR/ONE PART

- 2. Partha Saha
BH-203 SECTOR-II
SALT LAKE KOL-911

SIGNED AND DELIVERED
BY THE PURCHASER AT KOLKATA
IN PRESENCE OF :

- 1. Ankur Gupta
AGV

Basumata Vinimay Private Limited

Ankur Gupta
Director

M/S. BASUMATA VINIMAY PVT. LTD
Represented by its Director
MR. ANKUR GUPTA
...PURCHASER/OTHER PART

- 2. Partha Saha

Drafted By :

Manik Lal De

MR. MANIK LAL DE
Advocate,
High Court, Calcutta.

RECEIVED from the withinnamed purchaser a sum of Rs. 31,25,000/- (Rupees thirty one lacs twenty five thousand) only towards consideration for sale of the property as aforesaid as per memo of consideration as under, as full and final settlements as agreed upon.

Memo of Consideration

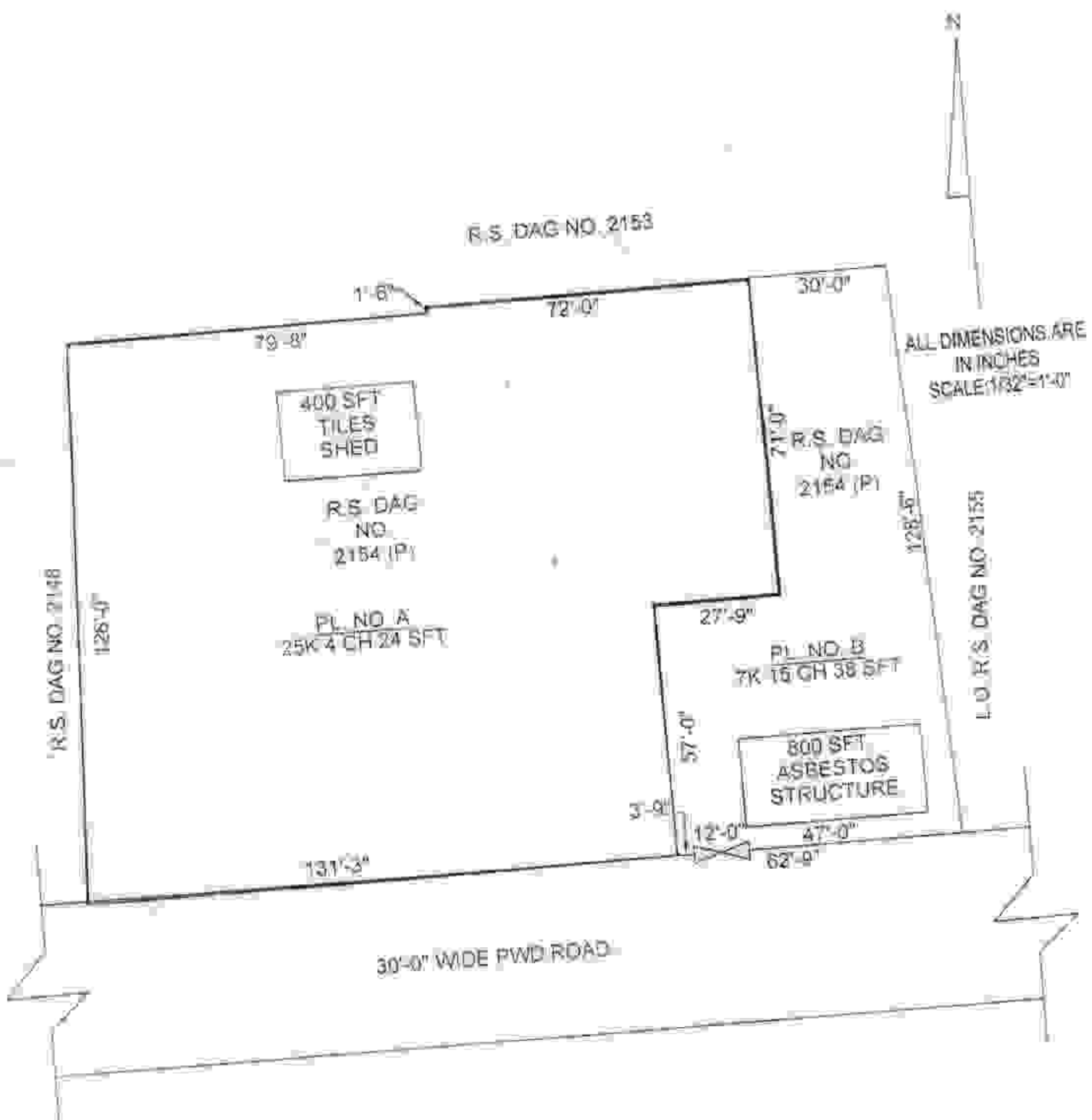
Cheque No. / Cash	Dated	Drawn on.	Amount
802118	22-2-11	Federal Bank Ltd. Mumbai	31,25,000.00
TOTAL RUPEES THIRTY ONE LACS TWENTY FIVE THOUSAND ONLY.			TOTAL Rs. 31,25,000.00

WITNESSES

1. *[Signature]*
2. *Ramesh Ch. Mishra*
37, Egs St Gubbay
South M.C.C.
Kolkata - 70001.

[Signature]
SRI GIRISH CHANDRA SAHA
...VENDOR/ONE PART

measuring an area 400 (four hundred) of the total land measuring an area about 33 (thirty three) 14 (fourteen) chittaks, more or less, lying and situated at being plot No.A, portion of Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, I.L. No.2, Touzi No.2998, R.S./L.R. **Dag No.2154 (P)**, R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District-24-Parganas (North).



Basumata Vinimay Private Limited

[Signature]
Director























[Handwritten notes]

BL
No.

Signature
of the executants/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....

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

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

Endorsement For Deed Number : I - 02496 of 2011
(Serial No. 02631 of 2011)

Payment of Fees:

On 28/02/2011

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

Presented for registration at 18.50 hrs on 28/02/2011 at the Private residence by Ankur Gupta
Claimant.

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

Execution is admitted on 28/02/2011 by

1. Girish Chandra Saha, son of Lt Sashi Mohan Saha, B H -203 Sec- I I Salt Lake, Kolkata,
Thana:-North Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064 .
By Caste Hindu By Profession : Business

2. Ankur Gupta
Director M/s Basumata Vinimay Pvt Ltd, D A -165 Salt Lake Sec- I, Kolkata, Thana:-Bidhannagar
North, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin:-700064 .
By Profession : Business

Identified By Partha Saha, son of Girish Ch Saha, B H -203 Sec- I I Salt Lake, Kolkata, District:-North
24-Parganas, WEST BENGAL, India, P.O. :- Pin -700091 , By Caste: Hindu, By Profession, Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/03/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962; duty stamped under schedule 1A,
Article number - 23,4 of Indian Stamp Act 1899, also under section-5 of West Bengal Land Reforms Act
1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 34708/- on 01/03/2011

(Under Article A(1) = 34694/- E = 14/- on 01/03/2011)

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. 3155000/-

Certified that the required stamp duty of this document is Rs. 220870/- and the Stamp duty paid as
impressive Rs.- 100/-



(Handwritten signature)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 2

Endorsement For Deed Number : I - 02496 of 2011
(Serial No. 02631 of 2011)

Stamp duty

Stamp duty

- 1) Rs. 24800/- is paid 11049028/02/2011 State Bank of India, SWASTHYA BAHWAN, received on 01/03/2011
- 2) Rs. 49000/- is paid 09098827/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
- 3) Rs. 49000/- is paid 09098627/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
- 4) Rs. 49000/- is paid 09099327/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
- 5) Rs. 49000/- is paid 11049128/02/2011 State Bank of India, SWASTHYA BAHWAN, received on 01/03/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

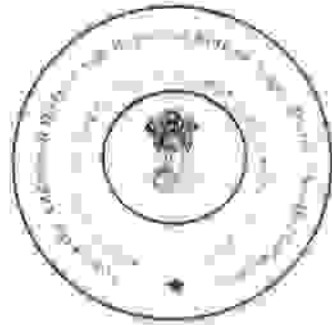



Additional District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)

7 MAR 2011

ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 2 of 2

Registered in Book - I
CD Volume number 4
Page from 15209 to 15225
being No 02496 for the year 2011.




(Debasish Dhar) 01-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

28 FEB 2011

DATED THIS THE 28th DAY OF February, 2011.

BETWEEN

SRI GIRISH CHANDRA SAMA
...VENDOR/ONE PART

A N D

M/S. BASUMATA VINIMAY PVT. LTD.
Represented by Its Director
MR. ANKUR GUPTA
...PURCHASER/OTHER PART

Deed of Conveyance

Drafted by

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
REG. A-18/1, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089

0 28 11

2

DATED THIS THE 28th DAY OF February, 2011

BETWEEN

SRI GIRISH CHANDRA SAHA
...VENDOR/ONE PART

AND

M/S. FESTIVE REALCON PVT. LTD.
Represented by Its Director
MR. DEEPAK AGARWAL
...PURCHASER/OTHER PART

Deed of Conveyance

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RESTAURANT, KALINDI HOUSING ESTATE
B.S. LAKE TOWN, CALCUTTA - 700 059

2658

1-02919

भारतीय नैतिक विज्ञान

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certify that the document is admitted to registration. The signature sheets and endorsement sheets attached with this document are the part of this document.

[Signature]

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

• 1 MAR 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 28th day of February, Two Thousand Eleven (2011).A.D.

BETWEEN

SRI GIRISH CHANDRA SAHA, son of Late Sashi Mohan Saha, by faith - Hindu, by occupation - Business, residing at

6/1, 966, Salt Lake City

contd.../s

(2)

BH-203, Sector - II, Salt Lake City, Police Station - Bidhannagar North, Kolkata - 700 064, hereinafter called and referred to as the "VENDOR" (which terms or expression shall unless excluded by or repugnant to the context or subject or context be deemed to mean and include his, heirs, executors, administrators, legal representatives, and assigns) of the ONE PART.

A N D

M/S. FESTIVE REALCON PVT. LTD., a company incorporated under the provisions of Companies Act, 1956, having its registered office at 209, A.J.C. Bose Road, 5th floor, Room No.180, Police Station - Beniapukur, Kolkata - 700 017, represented by its Director namely MR. DEEPAK AGARWAL, son of Mr. Radheshyam Agarwal, by Religion - Hindu, by Occupation - Business, hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor-or-successors-in-interest and assigns) of the OTHER PART.

WHEREAS by a registered of Conveyance executed on 8th day of March, 1967, and the same was registered on 9th day of March, 1967, registered at the office of the Sub-Registrar Cossipore Dum Dum, 24-Parganas, being recorded in Book No.1, Volume No.307 at page 151 to 156 as Being No.1867 for the year 1967, one Sunil Kumar Shaw purchased being the property ALL THAT piece or parcel of bastu lands, measuring an area 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, equivalent to 56 (fifty six) decimal, lying and situated at Mouza - Gopalpur, I.L. No.2, Touzi No.2998, R.S. Dag No.2154, R.S. Khatlan No.237, Police Station - Rajarhat, District- 24-Parganas, from Tomijuddin Mondal and others the Vendors therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS by a registered of Conveyance executed on 20th day of January, 1989, registered at the office of the Sub-Registrar Bidhannagar Salt Lake City, 24-Parganas (North), being recorded in Book No. I, Volume No. 10 at page 73 to 88 as Being No. 422 for the year 1989, the vendor herein namely Sri Girish Chandra Saha, purchased being the property ALL THAT piece or parcel of bastu lands, measuring an area 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at Mouza - Gopalpur, I.L. No. 2, Touzi No. 2998, R.S. Dag No. 2154, R.S. Khatian No. 237, Police Station - Rajarhat, District- 24-Parganas (North), from the said Sri Sunil Shaw the Vendor therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written and thereafter the vendor herein mutated his name in the record of the Rajarhat Gopalpur Municipality and obtained a Municipal Holding No. RGM-4/10, Block - 'H', Gopalpur House, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No. 4, in fact.

AND WHEREAS by vendor herein became sole and absolute owner of the property being ALL THAT piece or parcel of bastu lands, measuring an area 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at Municipal Holding No. RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, I.L. No. 2, Touzi No. 2998, R.S./L.R. Dag No. 2154, R.S. Khatian No. 237 corresponding to L.R. Khatian No. 3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No. 4, within the jurisdiction of the Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) and thereafter constructed a tiles shed structure total measuring an area 400 (four hundred) square feet, more or less and asbestor shed measuring an area 800 (eight hundred) square feet upon the said land.

AND WHEREAS the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the property

being ALL THAT undivided 1/4th (one/fourth) part or share in piece or parcel of bastu lands, measuring an area **25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet**, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, out of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No.A, portion of Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. **Dag No.2154 (p)**, R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) [the said 1/4th part or share equivalent to the land, measuring an area 6 (six) cotthas 5 (five) chittaks 6 (six) square feet] more or less, togetherwith tiles shed structure measuring an area 100 (one hundred) square feet]], hereinafter called as the "**said property**", morefully and particularly described in the **schedule** hereunder written, at or for total consideration of **Rs.31,25,000/- (Rupees thirty one lacs twenty five thousand)** only, free from all encumbrances and charges.

AND WHEREAS the Vendor herein declares that the said property is free from all encumbrances, lien and charges, acquisition in all respect and further declare that he never executed any instruments and/or documents relating the said property hereunder sold in favour of his family member or any third party and further more there is no pending litigation as on date stands against the below mentioned property.

AND WHEREAS In accordance of declaration of the vendor as aforesaid the purchaser herein satisfied respecting the property as well as title of the vendor as aforesaid, it will not be out of the place to mention that after being fully satisfied about the vendor title to the property described in the Schedule below the purchaser has agreed to purchase the said property in the manner as it is where it is, hence the

purchaser shall not be entitled to raise any further legal disputes regarding the vendor's title to the undermentioned property which stands now free from all encumbrances to the full knowledge of the purchaser. That apart all pending litigations shall be deemed to have been waived and cancelled.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the sum of **Rs. 31,25,000/- (Rupees thirty one lacs twenty five thousand)** only of true and lawful money of the Union of India well and truly paid by the purchaser herein to the Vendor at or before the execution of these presents the receipt whereof the Vendor do hereby admit and acknowledge, and of, and from the same, and every part thereof, hereby acquit, release and discharge the purchaser, its successor or successors-in-interest and everyone of them, and also the said "**PROPERTY**" the Vendor as beneficial owner does by these presents hereby indefeasibly **GRANT, SELL, CONVEY AND TRANSFER, ASSIGN AND ASSURE** unto the purchaser, its successor or successors-in-interest, representatives and assigns free from all encumbrances, charges, liens, dispendans, mortgages, attachments and other defects in title respecting the property being **ALL THAT undivided 1/4th (one/fourth) part or share in piece or parcel of pastu lands, measuring an area 25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet**, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, out of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No. A, portion of Municipal Holding No. RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. **Dag No.2154 (P)**, R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajahat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) [the said 1/4th part or share equivalent to the land, measuring an area 6 (six) cotthas 5 (five) chittaks 6 (six) square

(6)

morefully and particularly described in the **SCHEDULE** hereunder written, and the vendor herein delivered peaceful, vacant khas possession handover today in favour of the purchaser herein, **OR HOWSOEVER** otherwise the said "**PROPERTY**" now or heretofore was situated, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground thereof, walls, yards, and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendor into and upon the said "**PROPERTY**", or every part thereof **AND** all deeds, pattas, monuments, writings and evidence of title which in any wise relate to the said "**PROPERTY**" or any part or parcel thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators or representatives or any persons from whom they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said "**PROPERTY**" and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the purchaser, successor or successors-in-interest, and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents **AND THE** Vendor do hereby for himself, his

with the purchaser, its successor or successors-in-interest, representatives, **THAT NOTWITHSTANDING** any act, deed, or thing whatsoever by the Vendor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to **GRANT, SELL, CONVEY, TRANSFER, ASSIGN AND ASSURE** the said "**PROPERTY**" hereby **GRANTED, SOLD, CONVEYED AND TRANSFERRED OR EXPRESSED OR INTENDED** so to be, unto, and to the use of the purchaser, its heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the purchaser, its successor or successors-in-interest, representatives shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said "**PROPERTY**" and every part thereof and any profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him, or from or under any of his ancestors or predecessors in title **AND THAT FREE AND CLEAR AND FREELY AND CLEARLY** absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnify and keep indemnified the purchaser, of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor, or any of his ancestors or predecessors in title, or any persons or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said "**PROPERTY**" or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all

heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said "**PROPERTY**" and every part thereof unto and to the use of the purchaser, its successor or successors-in-interest and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER** if the title of the Vendor found to be defective or thereby any encumbrances fraud or any suit or proceeding may be known to be pending the Vendor at his own will clear the said defects **AND FURTHER** that if any suit or litigation of any from in respect of the said property hereunder sold may be pending before any Court or by instituted either pending or instituted in future respecting the property hereunder sold the purchaser shall be entitled to defend the same or to be substituted or added as parties thereto, or get reliefs as may be sought for therein on behalf of the Vendor and the Vendor his heirs, legal representatives, executors, and/or assigns shall render every assistance to the purchaser to institute, defend, conduct, and continue such suits and litigations for ascertaining, establishing and/or defending the purchaser title to the property hereunder sold, as also to institute suit respecting the property hereunder sold **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said "**PROPERTY**" or any part thereof from under or in trust for him from the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchaser, its successors-in-interest, successor-in-office, do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said "**PROPERTY**" and every part thereof unto and to the use of the purchaser, its successors-in-interest, successor-in-office, according to the true intent and

SCHEDULE ABOVE REFERRED TO :

(The property hereunder transferred undivided 1/4th (one/fourth) part or share i.e. All that piece or parcel of bastu land, measuring an area 6 (six) cotthas 5 (five) chittaks 6 (six) square feet) more or less, togetherwith tiles shed structure measuring an area 100 (one hundred) square feet) thereof).

ALL THAT undivided 1/4th (one/fourth) part or share in piece or parcel of bastu lands, measuring an area **25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet**, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, out of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No.A, portion of Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, I.L. No.2, Touzi No.2998, R.S./L.R. **Dag No.2154 (p)**, R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarnat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajarnat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North), delineated map or plan is annexed hereto being marked with red border line, butted and bounded as follows:—

- On the North : R.S./L.R. Dag No.2153;
- On the South : 30' wide Municipal Road;
- On the East : Plot No.B, portion of Holding No.RGM-4/10, Block - 'H', Gopalpur House;
- On the West : R.S./L.R. Dag No.2148.

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribe their respective hands and signature on this deed on the day, month and year first above written.

SIGNED AND DELIVERED
BY THE VENDOR AT KOLKATA

IN PRESENCE OF :

1. Bardal Nandi
Anandolabo Hth. Gaud
PO. R. Gajpal Pur


SRI GIRISH CHANDRA SAHA
...VENDOR/ONE PART

2. Partha Saha
BH-203 SECTOR-II
SALT LAKE KOL-91

Festive Realcon Private Limited
Deepak Agarwal.

Director

SIGNED AND DELIVERED
BY THE PURCHASER AT KOLKATA.

IN PRESENCE OF :

1. Manik Lal De
Advocate

M/S. FESTIVE REALCON PVT. LTD
Represented by Its Director
MR. DEEPAK AGARWAL
...PURCHASER/OTHER PART

2. Partha Saha.

Drafted By :



MR. MANIK LAL DE

(11)

RECEIVED from the withinnamed purchaser a sum of Rs.31,25,000/- (Rupees thirty one lacs twenty five thousand) only towards consideration for sale of the property as aforesaid as per memo of consideration as under, as full and final settlements as agreed upon.

Memo of Consideration

Cheque No. / Cash	Dated	Drawn on	Amount
208115	22-02-11	The Federal Bank Ltd. Punjabam Br.	31,25,000/-
TOTAL RUPEES THIRTY ONE LACS TWENTY FIVE THOUSAND ONLY.		TOTAL Rs.	31,25,000.00

WITNESSES

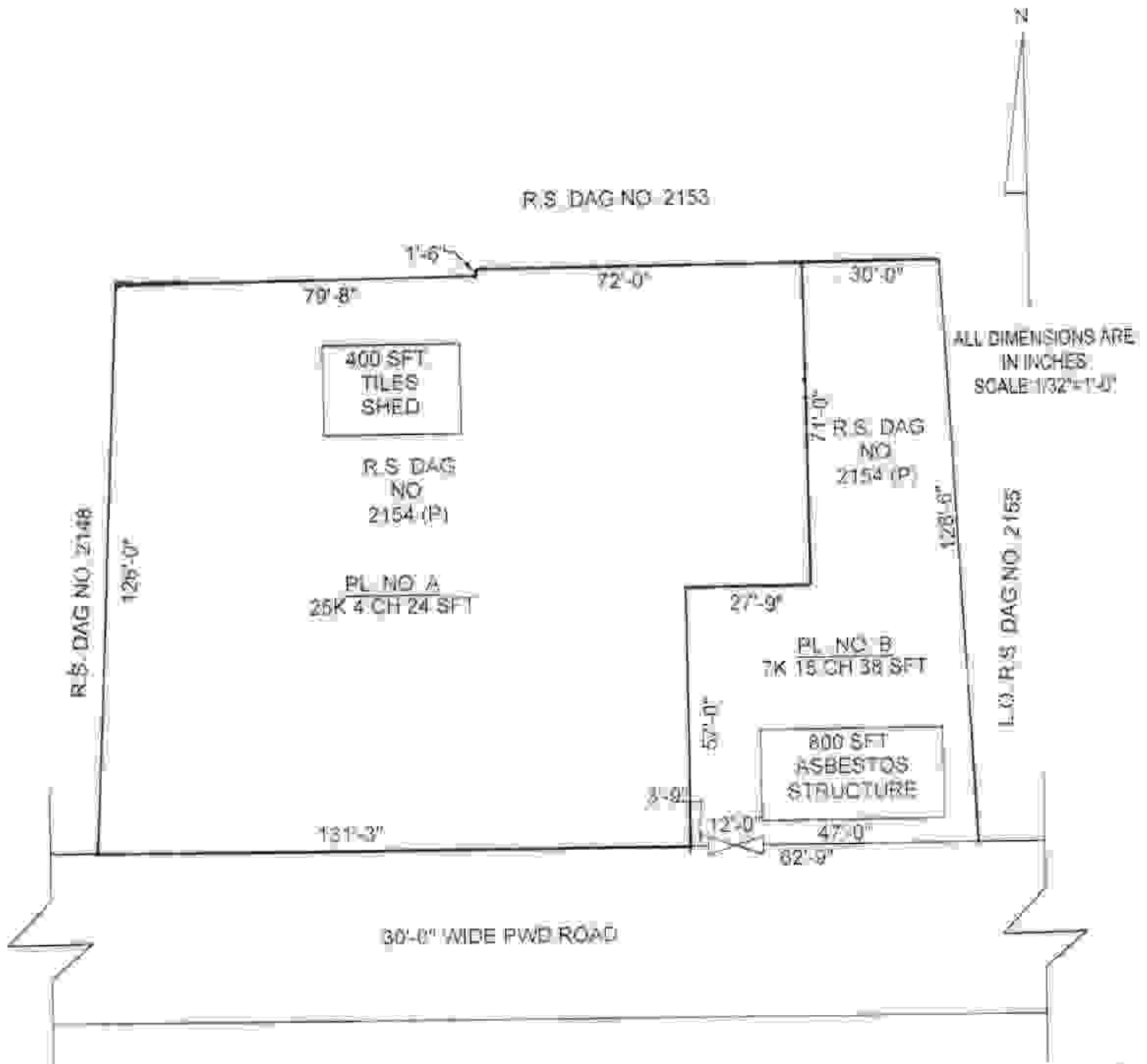
1. Partha Saha

2. Laxmi W. Mishra.
32, 2/2 of G. B. Saha
South Block,
Kolkata - 700001

Sri Girish Chandra Saha

SRI GIRISH CHANDRA SAHA
...VENDOR/ONE PART

Site plan in respect of ALL THAT undivided 1/4th (one fourth) part share in piece or parcel of basti lands, measuring an area **25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet**, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, out of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No.A, portion of Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. **Dag No.2154 (p)**, R.S. Khatlan No.237 corresponding to L.R. Khatlan No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North).
























Sl. No.

Signature of the executants/ Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.

 <i>Prithvi C. Saha</i>					
	Little	Ring	Middle (Left)	Force Hand	Thumb
 <i>Deepak Aggarwal</i>					
	Thumb	Force	Middle (Right)	Ring Hand	Little
 <i>Deepak Aggarwal</i>					
	Little	Ring	Middle (Left)	Force Hand	Thumb
 <i>Deepak Aggarwal</i>					
	Thumb	Force	Middle (Right)	Ring Hand	Little
	Little	Ring	Middle (Left)	Force Hand	Thumb


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

Endorsement For Deed Number : I - 02524 of 2011
(Serial No. 02658 of 2011)

On

Payment of Fees:

On 28/02/2011

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

Presented for registration at 18.40 hrs on 28/02/2011, at the Private residence by Deepak Agarwal, Claimant.

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

Execution is admitted on 28/02/2011 by

1. Girish Ch Saha, son of Lt Sashi Mohan Saha, B H -203 Sec- I I Salt Lake, Kolkata, Thana:-North Bidhannagar, District -North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064, By Caste Hindu. By Profession Business

2. Deepak Agarwal
Director, M/s Festive Realcon Pvt Ltd, 209 A J C Bose Rd 5th Fl, Kolkata, Thana:-Benlapukur, District -Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017
By Profession Business

Identified By Partha Saha, son of Girish Ch Saha, B H -203 Sec- I I Salt Lake, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700091. By Caste: Hindu. By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/03/2011

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 23,4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 34708/-, on 01/03/2011.

(Under Article : A(1) = 34694/- JE = 14/- on 01/03/2011)

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.-3155000/-


Certified that the required stamp duty of this document is Rs.- 220870 /- and the Stamp duty paid as Impresive: Rs.- 100/-



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

* 1 MAR 2011

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 - 02524 of 2011
(Serial No. 02658 of 2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 24800/- is paid 09101327/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
2. Rs. 49000/- is paid 09100927/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
3. Rs. 49000/- is paid 09100027/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
4. Rs. 49000/- is paid 09098627/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
5. Rs. 49000/- is paid 09099027/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR




Additional District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)

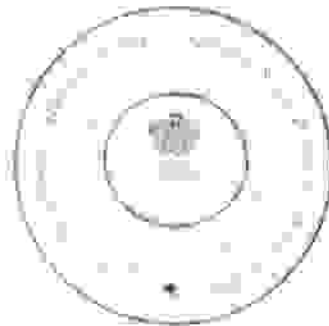
7 MAR 2011

ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 63

Registered in Book - I
CD Volume number 4
Page from 15745 to 15761
being No. 02524 for the year 2011



(Debasish Dhar) 02-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

1944/2011

DATED THIS THE 28th DAY OF February, 2011.

BETWEEN

SRI GIRISH CHANDRA SAHA
...VENDOR/ONE PART

A N D

M/S. FESTIVE REALCON PVT. LTD
Represented by Its Director
MR. DEEPAK AGARWAL
...PURCHASER/OTHER PART

Deed of Conveyance

Drafted by

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
108/A DE, KALINDI MUSEUM ESTATE
P.B. LAKHOWA, CALCUTTA 700017

DATED THIS THE 28th DAY OF February 2011.

BETWEEN

SRI GIRISH CHANDRA SAHA
...VENDOR/ONE PART

AND

M/S. JAMUNA DEAL TRADE PVT. LTD
Represented by Its Director
MR. RADHESHYAM GUPTA
...PURCHASER/OTHER PART

Deed of Conveyance

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-18/1, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089
& 2522 6917.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 256949

Certify that the document is admitted to registration. The signature sheets and the stamp sheets attached with this document are the part of this document.

Addl District Sub-Registrar
Bidhen Nagar (Salt Lake City)

- 1 MAR 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 28th day of February, Two Thousand Eleven (2011).A.D.

BETWEEN

SRI GIRISH CHANDRA SAHA, son of Late Sashi Mohan Saha, by faith - Hindu, by occupation - Business, residing at

V.C. NO. 961 dated 28/2/2011
Contd...P/2.

T, — 250/-
J, — 100/-
350/-

BH-203, Sector - II, Salt Lake City, Police Station - Bidhannagar North, Kolkata - 700 064, hereinafter called and referred to as the "VENDOR" (which terms or expression shall unless excluded by or repugnant to the context or subject or context be deemed to mean and include his, heirs, executors, administrators, legal representatives, and assigns) of the ONE PART.

A N D

M/S. JAMUNA DEAL TRADE PVT. LTD., a company incorporated under the provisions of Companies Act, 1956, having its registered office at DA-120, Salt Lake City, Sector - I, Police Station - Bidhannagar North, Kolkata - 700 064, represented by its Director namely MR. RADHESHYAM GUPTA, son of Late Ram Chandra Gupta, by Religion - Hindu, by Occupation - Business, hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor-or-successors-in-interest and assigns) of the OTHER PART.

WHEREAS by a registered of Conveyance executed on 8th day of March, 1967, and the same was registered on 9th day of March, 1967, registered at the office of the Sub-Registrar Cossipore Dum Dum, 24-Parganas, being recorded in Book No.I, Volume No.307 at page 151 to 156 as Being No.1867 for the year 1967, one Sunil Kumar Shaw purchased being the property ALL THAT piece or parcel of Bastu lands, measuring an area 33 (thirty three) cothas 14 (fourteen) chittaks, more or less, equivalent to 56 (fifty six) decimal, lying and situated at Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S. Dag No.2154, R.S. Khatian No.237, Police Station - Rajarhat, District- 24-Parganas, from Tomijuddin Mondal and others the Vendors therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS by a registered of Conveyance executed on 20th day of January, 1989, registered at the office of the Sub-Registrar Bidhannagar Salt Lake City, 24-Parganas (North), being recorded in Book No.1, Volume No.10 at page 73 to 88 as Being No.422 for the year 1989, the vendor herein namely Sri Girish Chandra Saha, purchased being the property ALL THAT piece or parcel of bastu lands, measuring an area 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S. Dag No.2154, R.S. Khatian No.237, Police Station - Rajarhat, District- 24-Parganas (North), from the said Sri Sunil Shaw the Vendor therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written and thereafter the vendor herein mutated his name in the record of the Rajarhat Gopalpur Municipality and obtained a Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4. In fact,

AND WHEREAS by vendor herein became sole and absolute owner of the property being ALL THAT piece or parcel of bastu lands, measuring an area 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. Dag No.2154, R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of the Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) and thereafter constructed a tiles shed structure total measuring an area 400 (four hundred) square feet, more or less and asbestor shed measuring an area 800 (eight hundred) square feet upon the said land.

AND WHEREAS the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the property

being ALL THAT undivided 1/4th (one/fourth) part or share in piece or parcel of bastu lands, measuring an area **25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet**, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, out of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No.A, portion of Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, In Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. **Dag No.2154 (p)**, R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarhat, Kolkata - 700 059, In Municipal Ward No.4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) [the said 1/4th part or share equivalent to the land, measuring an area 6 (six) cotthas 5 (five) chittaks 6 (six) square feet) more or less, togetherwith tiles shed structure measuring an area 100 (one hundred) square feet]], hereinafter called as the "said property", morefully and particularly described in the schedule hereunder written, at or for total consideration of **Rs.31,25,000/- (Rupees thirty one lacs twenty five thousand)** only, free from all encumbrances and charges.

AND WHEREAS the Vendor herein declares that the said property is free from all encumbrances, lien and charges, acquisition in all respect and further declare that he never executed any Instruments and/or documents relating the said property hereunder sold in favour of his family member or any third party and further more there is no pending litigation as on date stands against the below mentioned property.

AND WHEREAS In accordance of declaration of the vendor as aforesaid the purchaser herein satisfied respecting the property as well as title of the vendor as aforesaid, it will not be out of the place to mention that after being fully satisfied about the vendor title to the property described in the Schedule below the purchaser has agreed to purchase the said property in the manner as it is where it is, hence the

[3]

purchaser shall not be entitled to raise any further legal disputes regarding the vendor's title to the undermentioned property which stands now free from all encumbrances to the full knowledge of the purchaser. That apart all pending litigations shall be deemed to have been waived and cancelled.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the sum of **Rs.31,25,000/- (Rupees thirty one lacs twenty five thousand)** only of true and lawful money of the Union of India well and truly paid by the purchaser herein to the Vendor at or before the execution of these presents the receipt whereof the Vendor do hereby admit and acknowledge, and of, and from the same, and every part thereof, hereby acquit, release and discharge the purchaser, its successor or successors-in-interest and everyone of them, and also the said "**PROPERTY**" the Vendor as beneficial owner does by these presents hereby **INDEFEASIBLY GRANT, SELL, CONVEY AND TRANSFER, ASSIGN AND ASSURE** unto the purchaser, its successor or successors-in-interest, representatives and assigns free from all encumbrances, charges, liens, mortgages, attachments and other defects in title respecting the property being **ALL THAT** undivided **1/4th (one-fourth)** part or share in piece or parcel of bastu lands, measuring an area **25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet**, more or less, togetherwith one tiles shed structure standing thereon, measuring an area **400 (four hundred) square feet**, more or less, out of the total land measuring an area about **33 (thirty three) cotthas 14 (fourteen) chittaks**, more or less, lying and situated at being Plot No.A, portion of Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. **Dag No.2154 (p)**, R.S. Khatlan No.237 corresponding to L.R. Khatlan No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) [the said 1/4th part or share equivalent to the land, measuring an area **6 (six) cotthas 5 (five) chittaks 6 (six) square feet** more or less, togetherwith tiles shed structure measuring an area **100 (one hundred) square feet**],

Contd. P/6.

morefully and particularly described in the
hereunder written, and the vendor herein delivered peaceful,
vacant khas possession handover today in favour of the
purchaser herein, **OR HOWSOEVER** otherwise the said
"PROPERTY" now or heretofore was situated, bounded,
called, known, numbered, described and distinguished
TOGETHER WITH the land or ground thereof, walls, yards,
and benefit and advantages of ancient and other lights,
liberties, easements, privileges, appendages and
appurtenances whatsoever thereto or any part thereof
belonging or in any wise appertaining to or with the same or
any part thereof usually held, used, occupied or enjoyed or
reputed to belong or be appurtenant thereto **AND** the
reversion and reversions, remainder and remainders, rents,
issues and profits thereof and of every part thereof together
furthermore with all the estate, right, title, inheritance, use,
trust, property, claim, and demand whatsoever both at law
and in equity of the Vendor into and upon the said
"PROPERTY", or every part thereof **AND** all deeds, pattas,
monuments, writings and evidence of title which in any wise
relate to the said "PROPERTY" or any part or parcel thereof,
which now are or hereafter shall or may be in the custody,
power or possession of the Vendor, his heirs, executors,
administrators or representatives or any persons from whom
they can or may procure the same without action or suit at
law or in equity **TO ENTER INTO AND HAVE HOLD OWN**
POSSESS AND ENJOY the said "PROPERTY" and every part
thereof hereby granted, sold, conveyed and transferred or
expressed and intended so to be with his rights, members and
appurtenances unto and to the use of the purchaser, successor
or successors-in-interest, and assigns forever freed and
discharged from or otherwise by the Vendor well and
sufficiently indemnified of and against all encumbrances, claims,
liens etc, whatsoever created or suffered by the Vendor from
to these presents **AND THE** Vendor do hereby for himself, his
heirs, executors, administrators and representatives, covenant

Contd..P/7.

with the purchaser, its successor or successors-in-interest, representatives, **THAT NOTWITHSTANDING** any act, deed, or thing whatsoever by the Vendor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to **GRANT, SELL, CONVEY, TRANSFER, ASSIGN AND ASSURE** the said **"PROPERTY"** hereby **GRANTED, SOLD, CONVEYED AND TRANSFERRED OR EXPRESSED OR INTENDED** so to be, unto, and to the use of the purchaser, its heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the purchaser, its successor or successors-in-interest, representatives shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said **"PROPERTY"** and every part thereof and any profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him, or from or under any of his ancestors or predecessors in title **AND THAT FREE AND CLEAR AND FREELY AND CLEARLY** absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnify and keep indemnified the purchaser, of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor, or any of his ancestors or predecessors in title, or any persons or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said **"PROPERTY"** or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchaser, its

Contd...P/8.

heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said "PROPERTY" and every part thereof unto and to the use of the purchaser, its successor or successors-in-interest and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER** if the title of the Vendor found to be defective or thereby any encumbrances fraud or any suit or proceeding may be known to be pending the Vendor at his own will clear the said defects **AND FURTHER** that if any suit or litigation of any from in respect of the said property hereunder sold may be pending before any Court or by instituted either pending or instituted in future respecting the property hereunder sold the purchaser shall be entitled to defend the same or to be substituted or added as parties thereto, or get reliefs as may be sought for therein on behalf of the Vendor and the Vendor his heirs, legal representatives, executors, and/or assigns shall render every assistance to the purchaser to institute, defend, conduct, and continue such suits and litigations for ascertaining, establishing and/or defending the purchaser title to the property hereunder sold, as also to institute suit respecting the property hereunder sold **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said "PROPERTY" or any part thereof from under or in trust for him from the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchaser, its successors-in-interest, successor-in-office, do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said "PROPERTY" and every part thereof unto and to the use of the purchaser, its successors-in-interest, successor-in-office, according to the true intent and meaning of these presents as shall or may be reasonably required.

SCHEDULE ABOVE REFERRED TO :

(The property hereunder transferred undivided 1/4th (one/fourth) part or share i.e. All that piece or parcel of bastu land, measuring an area 6 (six) cotthas 5 (five) chittaks 6 (six) square feet) more or less, togetherwith tiles shed structure measuring an area 100 (one hundred) square feet thereof).

ALL THAT undivided 1/4th (one/fourth) part or share in piece or parcel of bastu lands, measuring an area 25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, but of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No.A, portion of Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, In Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. Dag No.2154 (p), R.S. Khatlan No.237 corresponding to L.R. Khatlan No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North), delineated map or plan is annexed hereto being marked with red border line, butted and bounded as follows:—

- On the North : R.S./L.R. Dag No.2153;
- On the South : 30' wide Municipal Road;
- On the East : Plot No.B, portion of Holding No.RGM-4/10, Block - 'H', Gopalpur House;
- On the West : R.S./L.R. Dag No.2148.

Contd..P/10.

and subscribe their respective hands and signature on this deed
on the day, month and year first above written.

SIGNED AND DELIVERED
BY THE VENDOR AT KOLKATA

IN PRESENCE OF :

1. Pradip Nandi
franchisee looks byy come
PO/11-gopal pur
KOL-136,



SRI GIRISH CHANDRA SAHA
...VENDOR/ONE PART

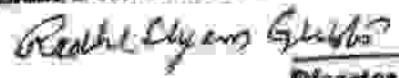
2. Porthe Saha
15 B-203 SECTOR-II
SALT LAKE
KOL-91

SIGNED AND DELIVERED
BY THE PURCHASER AT KOLKATA

IN PRESENCE OF :

1. Manik Lal De
Advocate

Jamuna Dealtrade Private Limited



Director

M/S. JAMUNA DEAL TRADE PVT. LTD,
Represented by Its Director
MR. RADHESHYAM GUPTA
...PURCHASER/ONE PART

2. Porthe Saha

Drafted By :



MR. MANIK LAL DE
Advocate,
High Court, Calcutta.

Contd..P/11.

RECEIVED from the withinnamed purchaser a sum of Rs.31,25,000/- (Rupees thirty one lacs twenty five thousand) only towards consideration for sale of the property as aforesaid as per memo of consideration as under, as full and final settlements as agreed upon.

Memo of Consideration

Cheque No./ Cash	Dated	Drawn on	Amount
808117	28-02-11	The Federal Bank Ltd. Buzza Bazar Br.	31,25,000.00
TOTAL RUPEES THIRTY ONE LACS TWENTY FIVE THOUSAND ONLY.			TOTAL Rs. 31,25,000.00

WITNESSES

1. Partha Saha
2. Koushik W. Mishra.
32, 2/25 Dr. Giribara
South. Moha
Kolkata-700001.

Girish Ch. Saha
 SRI GIRISH CHANDRA SAHA
 ...VENDOR/ONE PART

On
Payment of Duties
On 28/02/2011
Presentation (Under Section 52 & Rule 22A of W.B. Registration Rules, 1962)

Presented for registration at 18.45 hrs on :28/02/2011, at the Private residence by Radheshyam Gupta, Claimant.

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

Execution is admitted on 28/02/2011 by

1. Girish Chandra Saha, son of Lt Sashi Mohan Saha , B H -203 Sec- I I Salt Lake, Kolkata, Thana:-North Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064 , By Caste Hindu, By Profession : Business

2. Radheshyam Gupta
Director, M/s Jamuna Deal Trade Pvt Ltd, D. A-120 Salt Lake Sec- 1, Kolkata, Thana:-North Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064 .
. By Profession : Business

Identified By Partha Saha, son of Girish Ch Saha, B H -203 Sec- I I Salt Lake, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700091 , By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/03/2011
Certificate of Admissibility (Rule 21 W.B. Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duty levied under schedule 1A, Article number : 23.4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

Payment of Duties

Amount By Cash

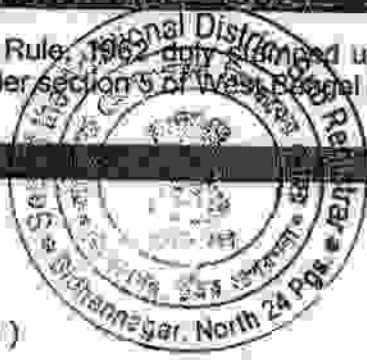
Rs. 34708/- on 01/03/2011

(Under Article : A(1) = 34694/- , E = 14/- on 01/03/2011)

Certificate of Market Value (V.B. PUNDI Files of 2011)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. - 3155000/-

Certified that the required stamp duty of this document is Rs. - 220870 /- and the Stamp duty paid as: Impressive Rs. - 100/-




Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City) (Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Deficit Stamp duty

- 1. Rs. 24800/- is paid 11048828/02/2011 State Bank of India, SWASTHYA BAHWAN, received on 01/03/2011
- 2. Rs. 49000/- is paid 11048928/02/2011 State Bank of India, SWASTHYA BAHWAN, received on 01/03/2011
- 3. Rs. 49000/- is paid 11048428/02/2011 State Bank of India, SWASTHYA BAHWAN, received on 01/03/2011
- 4. Rs. 49000/- is paid 11048728/02/2011 State Bank of India, SWASTHYA BAHWAN, received on 01/03/2011
- 5. Rs. 49000/- is paid 11048628/02/2011 State Bank of India, SWASTHYA BAHWAN, received on 01/03/2011

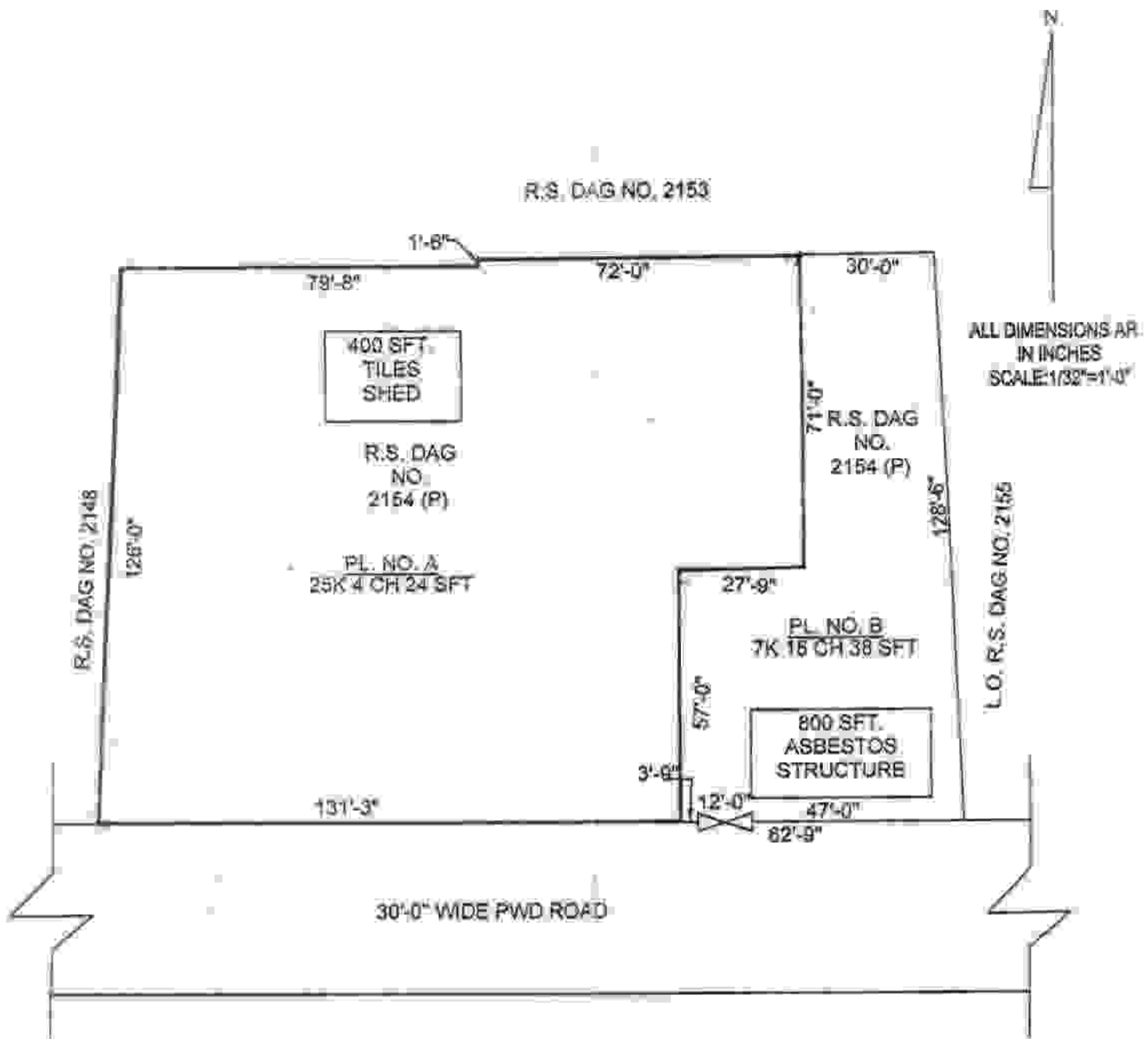
(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Signature)
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City) (Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

1 MAR 2011

of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No.A, portion of Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. **Dag No.2154 (p)**, R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District-24-Parganas (North).



Jamuna Dealtrade Private Limited
Rachin Dey
 Director

Pratik Ch. Saha
 SIG. OF THE VENDOR



























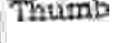





SIG. OF THE PURCHASER

OL
No.

Signature
of the executants/
Presentants

Under Rule 44A of the L.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No. 0000000000

 <i>Low</i>	 Little	 Ring	 Middle (Left)	 Force Hand)	 Thumb
	 Thumb	 Force	 Middle (Right)	 Ring Hand)	 Little
 <i>Rashid</i>	 Little	 Ring	 Middle (Left)	 Force Hand)	 Thumb
	 Thumb	 Force	 Middle (Right)	 Ring Hand)	 Little
	 Little	 Ring	 Middle (Left)	 Force Hand)	 Thumb
	 Thumb	 Force	 Middle (Right)	 Ring Hand)	 Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 15779 to 15795
being No 02526 for the year 2011.



(Debasish Dhar) 02-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

DATED THIS THE 28th DAY OF February 2011.

BETWEEN

SRI GIRISH CHANDRA SAHA
...VENDOR/ONE PART

AND

M/S. JAMUNA DEAL TRADE PVT. LTD
Represented by Its Director
MR. RADHESHYAM GUPTA
...PURCHASER/OTHER PART

Deed of Conveyance

Witnessed by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-18/1, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089
& [322 60]A

DATED THIS THE 28th DAY OF February, 2011.

B E T W E E N

SRI GIRISH CHANDRA SAHA
...VENDOR/ONE PART

A N D

M/S. ROXY COMMO SALES PVT. LTD
Represented by its Director
MRS ANITA AGARWAL
...PURCHASER/OTHER PART

Deed of Conveyance

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-18/1, KALINDI HOUSING ESTATE,
P.S. LAKE TOWN, CALCUTTA - 700 089.

6 25 22 7917

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 256852

Cerify that the document is admitted to registration. The signature sheets attached with this documents are the part of this document.

Addl District Sub-Registrar Bidhan Nagar (Salt Lake Circle) MAR 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 28th day of February, Two Thousand Eleven (2011).A.D.

BETWEEN

SRI GIRISH CHANDRA SAHA, son of Late Sashi Mohan Saha, by faith - Hindu, by occupation - Business, residing at

VC in 00005 of 28 x 20 (Contd. P/2)
20 - 24 -
- 2011 -
- 2011 -

BH-203, Sector - II, Salt Lake City, Police Station - Bidhannagar North, Kolkata - 700 064, hereinafter called and referred to as the "VENDOR" (which terms or expression shall unless excluded by or repugnant to the context or subject or context be deemed to mean and include his, heirs, executors, administrators, legal representatives, and assigns) of the ONE PART.

A N D

M/S. ROXY COMMO SALES PVT. LTD., a company incorporated under the provisions of Companies Act, 1956, having its registered office at 209, A.J.C. Bose Road, 5th floor, Room No.180, Police Station - Beniapukur, Kolkata - 700 017, represented by its Director namely MRS ANITA AGARWAL, wife of Mr. Deepak Agarwal, by Religion - Hindu, by Occupation - Business, hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor-or-successors-in-interest and assigns) of the OTHER PART.

WHEREAS by a registered of Conveyance executed on 8th day of March, 1967, and the same was registered on 9th day of March, 1967, registered at the office of the Sub-Registrar Cossipore Dum Dum, 24-Parganas, being recorded in Book No.1, Volume No.307 at page 151 to 156 as Being No.1867 for the year 1967, one Sunil Kumar Shaw purchased being the property ALL THAT piece or parcel of bastu lands, measuring an area 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, equivalent to 56 (fifty six) decimal, lying and situated at Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S. Dag No.2154, R.S. Khatlan No.237, Police Station - Rajarhat, District- 24-Parganas, from Tomijuddin Mondal and others the vendors therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS by a registered of Conveyance executed on 20th day of January, 1989, registered at the office of the Sub-Registrar Bidhannagar Salt Lake City, 24-Parganas (North), being recorded in Book No.1, Volume No.10 at page 73 to 88 as Being No.422 for the year 1989, the vendor herein namely Sri Girish Chandra Saha, purchased being the property ALL THAT piece or parcel of bastu lands, measuring an area 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S. Dag No.2154, R.S. Khatian No.237, Police Station - Rajarhat, District- 24-Parganas (North), from the said Sri Sunil Shaw the Vendor therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written and thereafter the vendor herein mutated his name in the record of the Rajarhat Gopalpur Municipality and obtained a Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, in fact.

AND WHEREAS by vendor herein became sole and absolute owner of the property being ALL THAT piece or parcel of bastu lands, measuring an area 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. Dag No.2154, R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of the Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) and thereafter constructed a tiles shed structure total measuring an area 400 (four hundred) square feet, more or less and asbestor shed measuring an area 800 (eight hundred) square feet upon the said land.

AND WHEREAS the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the property

being ALL THAT undivided 1/4th (one/fourth) part or share in piece or parcel of bastu lands, measuring an area **25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet**, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, out of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No.A, portion of Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, I.L. No.2, Touzi No.2998, R.S./L.R. **Dag No.2154 (p)**, R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) [the said 1/4th part or share equivalent to the land, measuring an area 6 (six) cotthas 5 (five) chittaks 6 (six) square feet] more or less, togetherwith tiles shed structure measuring an area 100 (one hundred) square feet]], hereinafter called as the "**said property**", morefully and particularly described in the **schedule** hereunder written, at or for total consideration of **Rs.31,25,000/- (Rupees thirty one lacs twenty five thousand)** only, free from all encumbrances and charges.

AND WHEREAS the Vendor herein declares that the said property is free from all encumbrances, lien and charges, acquisition in all respect and further declare that he never executed any instruments and/or documents relating the said property hereunder sold in favour of his family member or any third party and further more there is no pending litigation as on date stands against the below mentioned property.

AND WHEREAS in accordance of declaration of the vendor as aforesaid the purchaser herein satisfied respecting the property as well as title of the vendor as aforesaid, It will not be out of the place to mention that after being fully satisfied about the vendor title to the property described in the Schedule below the purchaser has agreed to purchase the said property in the manner as it is where it is, hence the

purchaser shall not be entitled to raise any further legal disputes regarding the vendor's title to the undermentioned property which stands now free from all encumbrances to the full knowledge of the purchaser. That apart all pending litigations shall be deemed to have been waived and cancelled.

NOW THIS INDENTURE WITNESSETH that, in pursuance of the said agreement and consideration of the sum of Rs. **31,25,000/- (Rupees thirty one lacs twenty five thousand)** only of true and lawful money of the Union of India well and truly paid by the purchaser herein to the Vendor at or before the execution of these presents the receipt whereof the Vendor do hereby admit and acknowledge, and of, and from the same, and every part thereof, hereby acquit, release and discharge the purchaser, its successor or successors-in-interest and everyone of them, and also the said "**PROPERTY**" the Vendor as beneficial owner does by these presents hereby **INDEFEASIBLY GRANT, SELL, CONVEY AND TRANSFER, ASSIGN AND ASSURE** unto the purchaser, its successor or successors-in-interest, representatives and assigns free from all encumbrances, charges, liens, dispendens, mortgages, attachments and other defects in title respecting the property being **ALL THAT** undivided 1/4th (one-fourth) part or share in piece or parcel of bastu lands, measuring an area **25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet**, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, out of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No. A, portion of Municipal Holding No. RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur J.L. No. 2, Touzi No. 2998, R.S./L.R. **Dag No. 2154 (P)**, R.S - Khatian No. 237 corresponding to L.R. Khatian No. 3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No. 4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) [the said 1/4th part or share equivalent to the land, measuring an area 6 (six) cotthas 5 (five) chittaks 6 (six) square feet) more or less, togetherwith tiles shed structure measuring an area 100 (one hundred) square feet]],

Contd. P/6.

morefully and particularly described in the **SCHEDULE** hereunder written, and the vendor herein delivered peaceful, vacant khas possession handover today in favour of the purchaser herein, **OR HOWSOEVER** otherwise the said "**PROPERTY**" now or heretofore was situated, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground thereof, walls, yards, and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendor into and upon the said "**PROPERTY**", or every part thereof **AND** all deeds, pattas, monuments, writings and evidence of title which in any wise relate to the said "**PROPERTY**" or any part or parcel thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators or representatives or any persons from whom they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said "**PROPERTY**" and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the purchaser, successor or successors-in-interest, and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents **AND THE** Vendor do hereby for himself, his heirs, executors, administrators and representatives, covenant

with the purchaser, its successor or successors-in-interest, representatives, **THAT NOTWITH STANDING** any act, deed, or thing whatsoever by the Vendor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to **GRANT, SELL, CONVEY, TRANSFER, ASSIGN AND ASSURE** the said "**PROPERTY**" hereby **GRANTED, SOLD, CONVEYED AND TRANSFERRED OR EXPRESSED OR INTENDED** so to be, unto, and to the use of the purchaser, its heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the purchaser, its successor or successors-in-interest, representatives shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said "**PROPERTY**" and every part thereof and any profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him, or from or under any of his ancestors or predecessors in title **AND THAT FREE AND CLEAR AND FREELY AND CLEARLY** absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnify and keep indemnified the purchaser, of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor, or any of his ancestors or predecessors in title, or any persons or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said "**PROPERTY**" or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchaser, its

Contd., P/8.

heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said "**PROPERTY**" and every part thereof unto and to the use of the purchaser, its successor or successors-in-interest and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER** if the title of the Vendor found to be defective or thereby any encumbrances fraud or any suit or proceeding may be known to be pending the Vendor at his own will clear the said defects **AND FURTHER** that if any suit or litigation of any from in respect of the said property hereunder sold may be pending before any Court or by instituted either pending or instituted in future respecting the property hereunder sold the purchaser shall be entitled to defend the same or to be substituted or added as parties thereto, or get reliefs as may be sought for therein on behalf of the Vendor and the Vendor his heirs, legal representatives, executors, and/or assigns shall render every assistance to the purchaser to institute, defend, conduct, and continue such suits and litigations for ascertaining, establishing and/or defending the purchaser title to the property hereunder sold, as also to institute suit respecting the property hereunder sold **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said "**PROPERTY**" or any part thereof from under or in trust for him from the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchaser, its successors-in-interest, successor-in-office, do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said "**PROPERTY**" and every part thereof unto and to the use of the purchaser, its , successors-in-interest, successor-in-office, according to the true intent and meaning of these presents as shall or may be reasonably required.

SCHEDULE ABOVE REFERRED TO :

(The property hereunder transferred undivided 1/4th (one/fourth) part or share i.e. All that piece or parcel of bastu land, measuring an area 6 (six) cotthas 5 (five) chittaks 6 (six) square feet) more or less, togetherwith tiles shed structure measuring an area 100 (one hundred) square feet) thereof).

ALL THAT undivided 1/4th (one/fourth) part or share in piece or parcel of bastu lands, measuring an area **25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet**, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, out of the total land measuring an area about 33 (thirty three) cotthas 14 (fourteen) chittaks, more or less, lying and situated at being Plot No.A, portion of Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, In Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. **Dag No.2154 (P)**, R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North), delineated map or plan is annexed hereto being marked with red border line, butted and bounded as follows:—

On the North : R.S./L.R. Dag No.2153;
On the South : 30' wide Municipal Road;
On the East : Plot No.B, portion of Holding No.RGM-4/10, Block - 'H', Gopalpur House;
On the West : R.S./L.R. Dag No.2148.

IN WITNESS WHEREOF the parties hereto abovenamed set
and subscribe their respective hands and signature on this deed
on the day, month and year first above written.

SIGNED AND DELIVERED
BY THE VENDOR AT KOLKATA
IN PRESENCE OF :

1. Bimal Nandi
Anandabata APM Camp
PO: Rigopal PUR
KOL-136

Sri Girish Chandra Saha
SRI GIRISH CHANDRA SAHA
...VENDOR/ONE PART

2. Purtha Saha
BH-203 SECTOR-II
SALT LAKE
KOL-97

SIGNED AND DELIVERED
BY THE PURCHASER AT KOLKATA
IN PRESENCE OF :

1. Manik Lal De
Advocate

Roxy Commo Sales Private Limited
Anita Agarwal
Director

M/S. ROXY COMMO SALES PVT. LTD.
Represented by Its Director
MRS ANITA AGARWAL
...PURCHASER/OTHER PART

2. Purtha Saha

Drafted By :

Manik Lal De

MR. MANIK LAL DE
Advocate,
High Court, Calcutta.

Contd..2/11.

RECEIVED from the withinnamed purchaser a sum of Rs.31,25,000/- (Rupees thirty one lacs twenty five thousand) only towards consideration for sale of the property as aforesaid as per memo of consideration as under, as full and final settlements as agreed upon.

Memo of Consideration

Cheque No./ Cash	Dated	Drawn on	Amount
808116	22-02-11	The Federal Bank Ltd. Bunnabazar B.	31,25,000.00
TOTAL RUPEES THIRTY ONE LACS TWENTY FIVE THOUSAND ONLY.			TOTAL Rs. 31,25,000.00

WITNESSES

1. *Fanthe Saha*

2. *Rounak Ch. Mishra*
Dr. Eggs St, G.B. Chowk
South Moha
Kolkata-70001.

Sri Girish Chandra Saha

SRI GIRISH CHANDRA SAHA
... VENDOR/ONE PART

Sl. No.

Signature of the executants/ Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....



Signature



Little



Ring



Middle (Left)



Force Hand



Thumb



Thumb



Force



Middle (Right)



Ring Hand



Little



Little



Ring



Middle (Left)



Force Hand



Thumb



Thumb



Force



Middle (Right)



Ring Hand



Little

Little

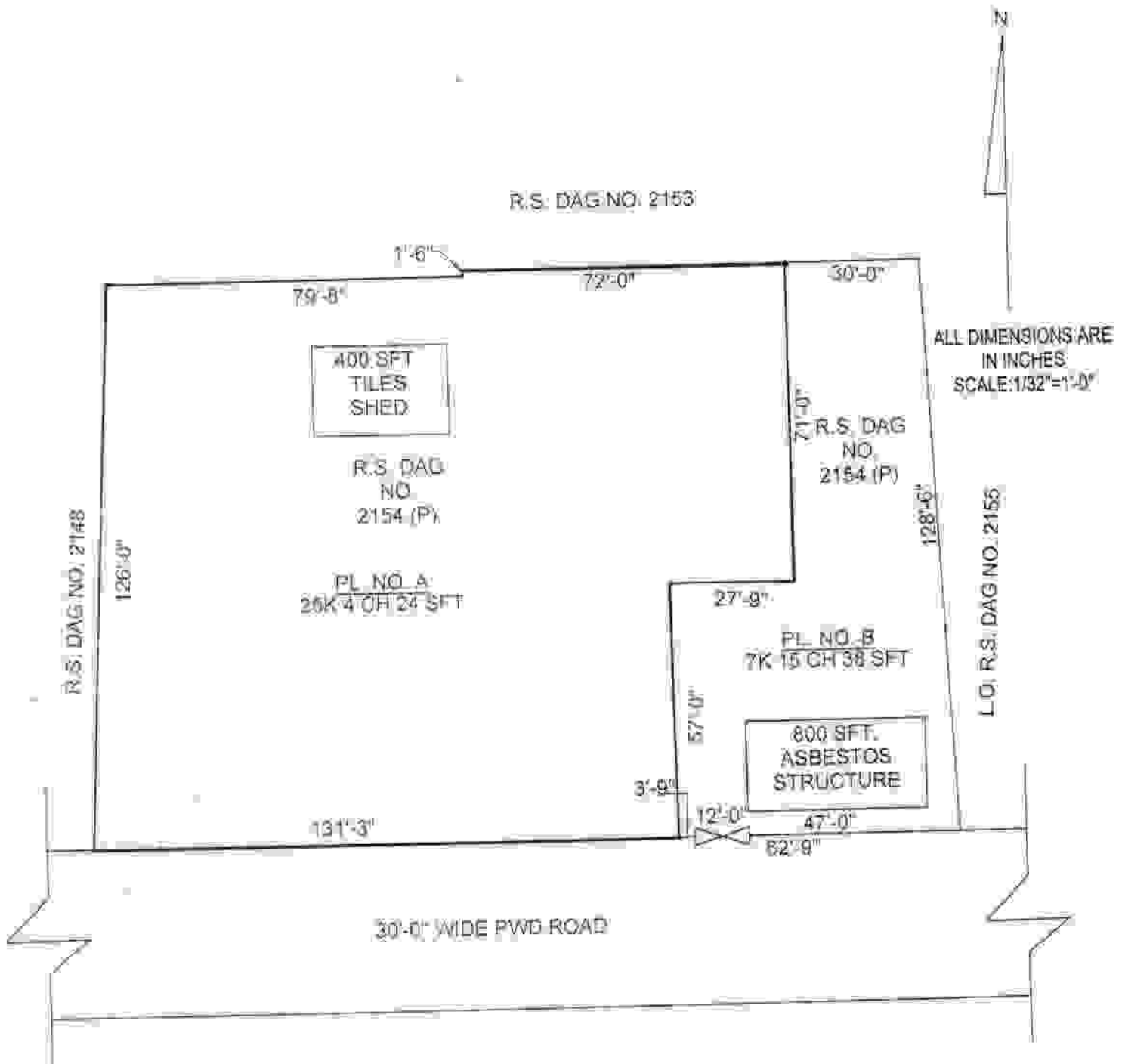
Ring

Middle (Left)

Force Hand

Thumb

14 (fourteen) shacks, more or less, lying and situated at being Plot No.A, portion of Municipal Holding No.RGM-4/10, Block - 'H', Gopalpur House, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. **Dag No.2154 (p)**, R.S. Khatian No.237 corresponding to L.R. Khatian No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajarhat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District-24-Parganas (North).



Roxy Commodores Private Limited
Anita Agnewal
Director

Prakash Ch. Talwar

On

Payment of Fees:

On 28/02/2011

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

Presented for registration at 18.23 hrs on 28/02/2011, at the Private residence by Anita Agarwal
Claimant.

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

Execution is admitted on 28/02/2011 by

1. Girish Chandra Saha, son of Lt. Sashi Mohan Saha , B H -203 Sec- 1 I Salt Lake, Kolkata,
Thana -North Bidhannagar, District-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin -700064 .
By Caste Hindu, By Profession : Business

2. Anita Agarwal
Director, M/S Roxy Commo Sales Pvt Ltd, 209 A.J C Bose Rd 5th Fl. Kolkata, Thana-Beniapukur,
District-Kolkata, WEST BENGAL, India, P.O. :- Pin:-700017,
By Profession : Business

Identified By Partha Saha, son of Girish Ch Saha, B H -203 Sec-1 I Salt Lake, Kolkata, District-North
24-Parganas, WEST BENGAL, India, P.O. :- Pin -700091, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/03/2011

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 - 23,4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act,
1955, Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 34708/- on 01/03/2011

(Under Article A(1) = 34694/- E = 14/- on 01/03/2011)

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. 3155000/-

Certified that the required stamp duty of this document is Rs. - 220870 /- and the Stamp duty paid as
impressive Rs. - 100/-

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

* 1 MAR 2011

Endorsement Page 1 of 2

Endorsement For Deed Number : I - 02525 of 2011
(Serial No. 02657 of 2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 24800/- is paid 09101227/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
2. Rs. 49000/- is paid 09100827/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
3. Rs. 49000/- is paid 09100527/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
4. Rs. 49000/- is paid 09103027/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
5. Rs. 49000/- is paid 09102927/02/2011 State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

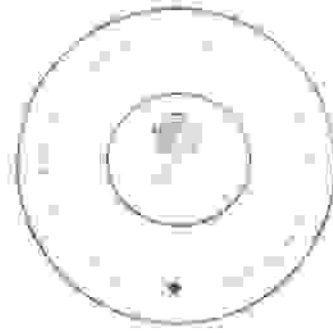



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Bidhan Nagar (Salt Lake City)

1 MAR 2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 2 of 2

Registered in Book of
GD Volume number 4
Page from 15762 to 15778
Being No 92525 for the year 2011.



(Debashish Dhar) 02-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

DATED THIS THE 28th DAY OF February 2011.

BETWEEN

SRI GIRISH CHANDRA SAHA
...VENDOR/ONE PART

AND

M/S. ROXY COMMO SALES PVT. LTD.
Represented by Its Director
MRS. ANITA AGARWAL
...PURCHASER/OTHER PART

Deed of Conveyance

Drafted by

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RISPA-1B/1, KALINDI HOUSING ESTATE
PS: LANE TOWN, CALCUTTA - 700 089
A 2521 6017