

SRI GIRISH CHANDRA SAHA

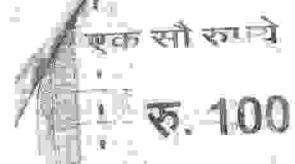
AND

M/S: BAS DMATA VINIMAY PART LTD.
REPLEMENTED BY Its Director.
MR. ANKUR GUPTA
PUPCHASER/OTHER PART

Deed of Conveyance

Drulled by

MR. MANIK LAL DE
ADVOCATE
INGII CHUKT, CALCUTTA
RES A 18/1, KALUVDI NOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA 700 ORG





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> Add District Sub Registres Bidhan Nagar (Salt Lake City)

-1 MAR 2011

DEED OF CONVEYANCE

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

BETWEEN

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

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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.

AND

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.1, Volume No.307 at page 151 to 156 as Being No.1867 for the year 1967, one Sunii 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.

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 Girlsh 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. Khatlan No.237, Police Station - Rajarhat, District- 24-Parganas (North), from the said Srl Sunii 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 Rejerhat Gopelpur Municipality and obtained a Municipal Holding No.RGM-4/10, Black - 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 basto lands, measuring an area 33 (thirty three) cotthas of basto lands, measuring an area 33 (thirty three) cotthas 14 (fourteen) chittaks, more or lass, lying and situated at 14 (fourteen) chittaks, more or lass, lying and situated at 14 (fourteen) chittaks, more or lass, lying and situated at 15 (fourteen) chittaks, more or lass, lying and situated at 16 (fourteen) chittaks, more or lass, lying and situated at 17 (fourteen) constructed at 18 (fourteen) chittaks, lying and situated at 18 (fourteen) chittaks, lying and situated at 18 (fourteen) chittaks, lying and grant chittaks, lying and area 400 (four hundred) square feet, more or less and area 400 (four hundred) square feet, more or less and asbestor shed measuring an area 800 (alght 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 of shale in plece 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 - 700 859, in Municipal Ward No.4, within the jurisdiction of Rajahat Additional District Sub-Registrar Bighannagar 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 aforesald, 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 CONT. J. 97/5.

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 walved 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 whereaf 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-ininterest and everyone of them, and also the said "PROPERTY" the Vendor as peneficial 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, lispendens, mortgages, attachments and other defects in title respecting the property being ALL THAT undivided 1/4th (one/fourth) part or share in plece or parcel of bastu lands, measuring an area 25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet, more or less, together with 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 - 'Hr. Gopalpur House, In Mouza - Gopalpur, J.L. No.2, Touzi No.2998, R.S./L.R. Dag No.2154 (p), R.S. Khadan No.237 corresponding to L.R. Khatlan No.3227, Police Station - Rajarhat, Kolkata - 700 059, 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 shed structure feet) more or less, togetherwith tiles measuring an area 100 (one hundred) square feet)], Con10...P/6-

merefully and particularly described in the Schebote 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. appurtenances whatsoever thereto or any part thereof belonging or in any wise appertaining to or with the same or liberties. 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 of 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

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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 do and execute, or cause to be done and executed all such acts, deeds and things whatspever 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 helrs, 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., successorsin-interest, successor-in-office, according to the true intent and meaning of these presents as shall or may be reasonably Contil Pla. required.

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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)

ALL THAT undivided 1/4th (one/fourth) part or share in thereof). plece 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.Z, Touzi No.2998, R.S./L.R. Dag No.2154 (p), R.S. Khatian No.237 corresponding to L.R. Khatlan 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), delineated map or plan is annexed hereto being marked with red border line, butted and bounded as follows:-

R.S./L.R. Dag No.2153 On the North

: 30 wide Municipal Road; on the South

: Plot No.B, partion of Holding On the East

No.RGM-4/10, Block - "H", Gopalpur

House

R.S./L.R. Dag No.2148. On the West

contol. 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 :

2 David Homeli Anamabolaka loth Cane POLRE DAPAL FULL

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... VENDOR/ONE PART

SIGNED AND DELIVERED BY THE PURCHASER AT KOLKATA

IN PRESENCE OF : AST. Partialna Basumata Vinimay Private Limited

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

Drafted By

MR. MANIK LAL DE

Advocate,

High Court, Calcutta.

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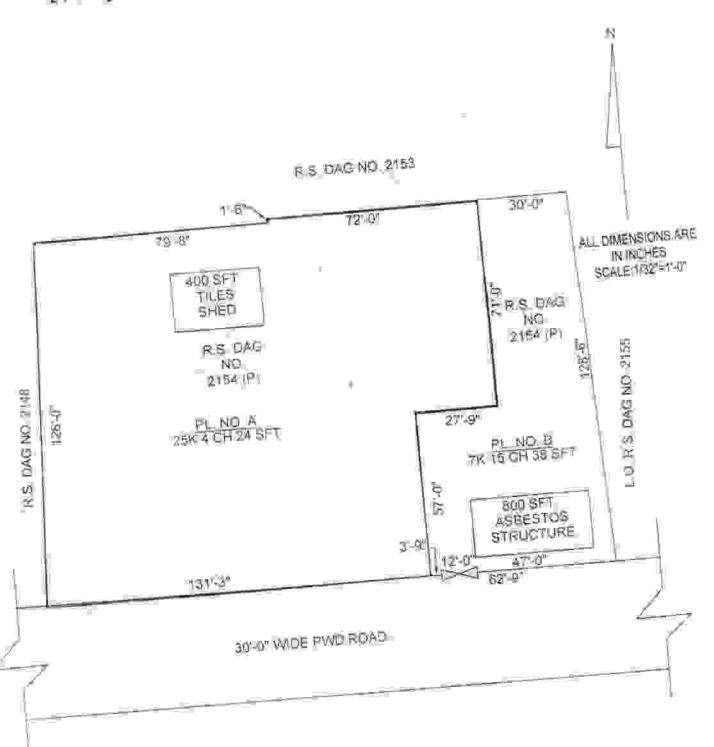
Rs.31,25,000/- (Rupees thirty one lacs twenty five thousand) RECEIVED from the withinnamed purchaser only towards consideration for sale of the property as aforesaid as per memo of consideration as under, as full and final settlements as agreed upon.

Memo of Consideration

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Basumata Vinimay Private Limited

Director

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Under Rule 44A of the I.R. Act 1908

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Government Of West Bengal Office Of the A. D. S. R. BIDHAN NAGAR

District:-North 24-Parganas

Endorsement For Deed Number : 1 - 02496 of 2011

(Serial No. 02631 of 2011)

ayment of Fees:

resentation(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 .Cuaimanu

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

Execution is admitted on 28 02/2011 by

- 1 Ginsh Chandra Saha, son of Lt Sashi Mohan Saha , B H -203 Sec- I I Sait Lake, Kolkata Thana; North Bidhannager, District: North 24-Perganas, WEST BENGAL, India, P.O. Pin :-700084 By Caste Hindu. By Profession Business
- Director M/s Basumeta Vinimay Pvt Ltd, D A -165 Salt Lake Sec. I. Kolketa, Thana: Bidhannagar Ankur Gupta North, District: North 24-Parganas, WEST BENGAL, India, P.O. - Pin :-700054 By Profession : Business

Identified By Parthe Saha, son of Girish Ch Sana, 8 H - 203 Sec- I I Salt Lake, Kolkata, District - North 24 Pargamas, 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, 1952 duty stamped under schedule 1A. Article number 123.4 of Indian Stamp Act 1899, also upper section 5 of West Bengal Land Reforms Act. 1955 Court (es stamp paid Rs. 10/-

payment of Fees:

Antourit By Cash

Rs 34708/- or 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 within a the subject matter of the deed has been assessed at Ra. 3155000 -

Certified that the required stamp duty of this document is Ks - 220870 (- and the Stamp duty paid as impresive Rs.- 100/-를 Ų

> Antid District Sub-Registrat (Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

01/03/2011 13:29:00

Office Of the A, U, S, O. D. District: North 24-Parganas

Endorsement For Deed Number : 1 - 02496 of 2011 (Serial No. 02631 of 2011)

Rs. 24800/- is: paid11049028/02/2011State: Bank of India. SWASTHYA: BAHWAN, received on

Rs. 48000F is paid09098827/02/2011State Bank of India. AE MARKET SALT LAKE SCTR 1, received 01/03/2011

Rs. 490001- is paid09099627/02/2011State Bank of India, AE MARKET SALT LAKE SCTR 1, received

1 Rs 49000/- is paid09099327/02/2017State Bank of highla, AE MARKET SALT LAKE SCTR 1 received

Fig. 49000i is paid11049128/02/2011State Bank of India, SWASTHYA BAHWAN, received on D 1:03/2011

ABDITIONAL DISTRICT SUB-REGISTRAR



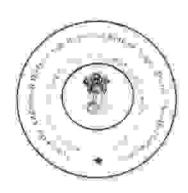


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MAR 2016ITIONAL DISTRICT SUB-REGISTRAR EndorsementPage 2 of 2

Certificate of Registration Linder section by and note co.

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



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

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DATED THIS THE 284 DAY OF PERVICENCE, 2011.

SRI GIRISH CHANDRA SAHA ...VENDOR/ONE PART

AND

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

Deed of Conveyance

Drafted by

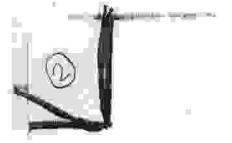
MR. MANIK LAL DE

ADVOCATE

HIGH COURT, CALCUTTA

RES- A-18/1, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089

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DATED THIS THE 281/ DAY OF FEBRUARY , 2011

SRI GIRISH CHANDRA SAHA

AND

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

Deed of Conveyance

Drafted by

MIT. MANIK LAL DE
ADVOCATE

FIGH COURT, CALCUTTA
RESTATEL KALINDH HOUSING PRIATE
P.S. LAKETOWN, CALCUTTA - 100 DS9

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Rs. 11 ₽NE HUNDRED RUPEES

न्धिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Add District Sub-Registrat Bidhan Hagar (Solt Lake City) - 1 MAR 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS made on this 28 16 day of February Two Thousand Eleven (2011).A.D.

BETWEEN

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

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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.

AND

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. DEPAK 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 Sunii Kumar Shaw purchased being the property ALL THAT piece of 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 plece 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. Khatlan No.237, Police Station - Rajarhat, District- 24-Parganas (North), from the sald Sri Sunii 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.

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.2184, 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 Rajahat Gopalpur Municipality. Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Pargunas (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

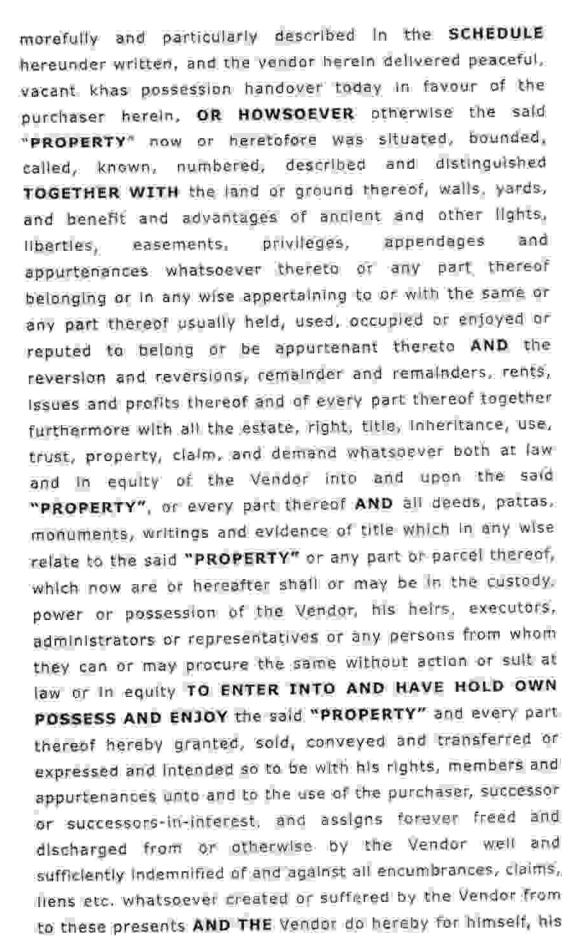
being ALL THAT undivided 1/4th (one/fourth) part or share in plece or parcel of bastu lands, measuring an area 25 (twenty five) cotthas 4 (four) chittaks 24 (twenty four) square feet, more or less, togetherwith one tiles shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, out of the total land measuring an area about 33 (thirty three) cottnas 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. Khatlan No.3227, Police Station - Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajahat Municipality, Additional District Sub-Registrar Gopalpur Bidhannagar Sait Lake City, District- 24-Parganas (North) [the said 1/4th part or share equivalent to the land, measuring an area 6 (six) cotthas 5 (flye) chittaks 6 (six) square feet) more or less, together with 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.

vendor as aforesald the purchaser herein satisfied respecting the property as well as title of the vendor as aforesald, 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 sald 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 walved 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. Hens, lispendens, 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, 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 s service the trive should structure



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 aforesald 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 at the much aser. 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 sult or proceeding may be known to be pending the Vendor at his own will clear the said defects AND FURTHER that if any sult 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, successorsin-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 plece 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, 1.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 - Rajarnat, 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), delineated map or plan is annexed hereto being marked with red border line, butted and bounded as follows:-

On the North S.R.S./L.R. Dag No. 2153;

On the South 3 30' wide Municipal Road;

On the East : Plot No.B, portion of Holding

No.RGM-4/10, Block - "H", Gopalpur

Heuse;

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. Bowlet Namour Anandolako HTH Cana be. B. Clarket for

your de cl - Salo. SRI GIRISH CHANDRA SAHA ... VENDOR/ONE PART

2. Paritha Sur. D. BH- 203 SECTOR D DALT LOKE KOL 9

> Fastive Realcon Private Limited Deepak Agrawal.

SIGNED AND DELIVERED BY THE PURCHASER AT KOLKATA

Director

IN PRESENCE OF

Manile Ras &

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

2. Tanthe Sup.

Drafted By :

Thomas Raldo

MR. MANIK LAL DE

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

	4		y		
Cheque No / Dated		Drawn on	Amount		
208115	22-02-11	The Federal Bannille.	3125000		
11	EES THIRTY O	NE LACS TWENTY TOTAL Rs.	31,25,000.00		

1. - Cartha Salos

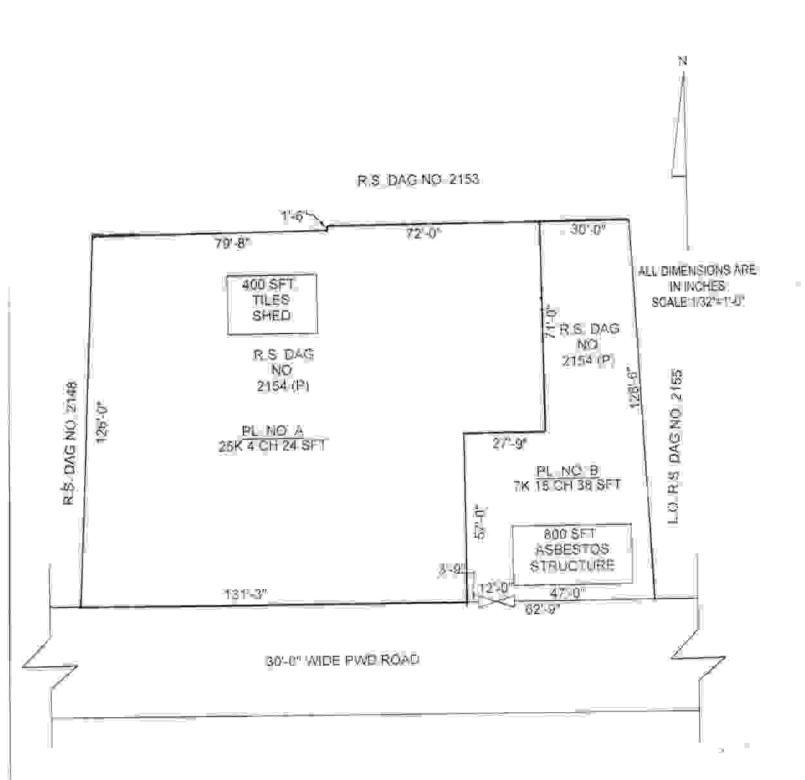
2 Course le withs. 37, Eyrs &r Groher South Mock

Execut the tata SRI GIRISH CHANDRA SAHA

...VENDOR/ONE PART

10000f - Haylan

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, together with 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 - Rejarhat, Kolkata - 700 059, in Municipal Ward No.4, within the jurisdiction of Rajahat Gopalpur Menicipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District-24-Pardanas (North).



Signature of the executants/

Under Rule 44A of the I.R. Act 1908

SPECIMEN FOR TEN FINGER PRINT

Page No....

BL No.	Presentants	SPECIME	C BUTK TESS	NAME OF STREET		
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	99	Little	Ring	Middle (Left	Force Fland	Thumb
		Thumb	Force	Middle (Right	Ring Hand	l,ittle
						Thumb
		Little	Ring	Middle (Left	Force Hand	
						-



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)

Om

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 128/02/2011, 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- 1 | Salt Lake, Kolkata, Thana:-North Bidhannagar, District -North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064 . By Caste Hindu. By Profession. Business.
- Deepsk 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. I- 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 -709091, 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 1952)

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)

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

Confiled that the required stamp duty of this document is Rs.- 220870 /- and the Stamp duty peid as impresive Rs.- 100/-

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

1 MAR 2011



Government Of West Bengal

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

Endorsement For Deed Number: 1 - 02524 of 2011 (Serial No. 02658 of 2011)

Deficit stamp duty

Deficit stamp duty

- 1. Fts. 24800:- is paid09101327/02/2011State Bank of India, AE MARKET SALT LAKE SCTR 1, received
- 2 Rs 49000/- is paid09100927/02/2011State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
- 3. Rs. 49000/- is paid09100027/02/2011State Bank of India, AE MARKET SALT LAKE SCTR 1, received
- 4. Rs. 49000/- is paid09098627/02/2011State Bank of India. AE MARKET SALT LAKE SCTR 1, received on 01/03/2011
- 5 Rs. 49000/- is paid09099027/02/2011State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 01/03/2011

(Debasish Ohar) ADDITIONAL DISTRICT SUB-REGISTRAR ь





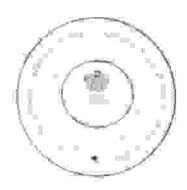
A Diez-- C b Rogistrat Bullius, Player (Soil Lake City)

(Debasish Dhar) ADDITIONAL DISTRICT SUB-REGISTRAR

~ 1 май 2**011**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD volume number # Page from 15745 to 1576 I 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 1999<u>44-971 h</u>

DATED THIS THE REAL PROPERTY - 2011.

SRI GIRISH CHANDRA SAHA VENEDRIONE PART

MAD

MXS. FESTIVE REALCON PVT, LTD Represented by its Director MR DEEPAK AGARWAL PURCHASER/OTHER PART

Deed of Conveyance

DHATAIL ALL

MR. MANIK LAL DE
ADVOCATE
HAM COURT, CALCIETA
WIS A DET, ILALMET MUTELNO ESTADE
FIR. LARGEOWE, SARSUFFA PROTEIN

H 15 H12

DATED THIS THE 28/L DAY OF ELDENOUP 3011.

BETWEEN

SRI GIRISH CHANDRA SAHA ...VENDOR/ONE PART

A N D

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

Deed of Conveyance

Drufted by:

MR. MANIK LAL DE

ADVOCATE

HIGH COLRT, CALCUTTA

RES: A-18/I, KALINDI HOUSING ESTATE

P.S. LAKE TOWN, CALCUTTA - 700 089

& 1522 6917.



পৌশ্চিমৰুঞা पश्चिम बंगाल WEST BENGAL

K 256949

Cersis that the document is admitted to repair attend the signature sheets siteched with this documents are the part of this document.



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

- 1 MAR 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE Is made on this 2812 day of

BETWEEN

Saha, by faith - Hindu, by occupation - Business, residing at

V.C.M. 961 do 60 28/2/2016.09/2.

J. - 250/J. - 320/.

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 1, Police Station - Bidhannagar North, Kolkata - 700 064, represented by its Director namely MR. RADHESHYAM 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 by Occupation - Business, hereinafter referred to as the by Orcupation - Business, hereinafter referred to as the 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 Sunii 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 - 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.

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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 Mouze - 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 Sti Sunit 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.

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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 executed any instruments and/or documents and instruments and/or documents are said in favour of his family executed any instruments and i

AND WHEREAS In accordance of declaration of the vendor as aforesald the purchaser herein satisfied respecting the property as well as title of the vendor as aforesald, it will not be out of the place to mention that after being fully not be out of the place to mention that after being fully not be out of the place to the property described in 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 walved 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, lispendens, mortgages, attachments and other defects in title respecting the property being ALL THAT undivided 1/4th (one/fourth) part or share in plece 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, Municipal Ward No.4, within the jurisdiction of Rajahat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District- 24-Parganas (North) [the sald 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_ 2/6. 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, privileges, appurtenances whatspever 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 whatspever 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 exiction, 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 nim, 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 sult 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 , successorsin-interest, successor-in-office, according to the true intent and meaning of these presents as shall or may be reasonably Conta P/9. 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 bestuland, 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 Rajahat 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.6, 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. Podal Nandr

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por regolal para

SRI GIRISH CHANDRA SAHA

2. JOHNE DOD SECTOR-TI 15H-203 SECTOR-TI SOLT LAKE KOL-91

SIGNED AND DELIVERED BY THE PURCHASER AT KOLKATA

IN PRESENCE OF :

1 Mauril Karks

Jamuna Dealtrade Private Limited

Route Clyen Glists

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

2. Portha Sala

Drafted By t

Moure Rat R

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

heque No /	Dated	Drawn o	n	Amount
;ssh	<u>0</u> 2~02- (1	The Federal LNG Buinna Cazam	Bonn 3	1,25,000.60
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PRESENT DI	IPEES THIRTY	ONE LAGS TWENTY	TOTAL RS.	31,25,000.00
TOTAL NO	USAND ONLY.			

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2 Sept of Grade

Kollak- 700001.

Ginn ch such

SRI GIRISH CHANDRA SAHA ...VENDOR/ONE PART District: North 24 Parganas

Endorsement For Deed Number : I - 02526 of 2011 (Serial No. 02661 of 2011)

Palvanievi a DIII a LL.

Din 28 Alien and I

Presentation (United Septimens September 2014) The W.B. Remains in Line 1995)

Presented for registration at 18,45 hrs on :28/02/2011, at the Private residence by Radheshyam Gupta Claimant.

த்தின்கள்கள் இடிக்கிற்று இருந்து ஆண்டின் இடல் இடுந்தன் அறித்த இருந்தது. முற்ற

Execution is admitted on 28/02/2011 by

- Girish Chandra Saha, son of Lt Sashi Mohan Saha, B H -203 Sec- I I Salt Lake. Kolkata, Thana:-North Bidhannagar, District:-North 24-Parganes, WEST BENGAL, India, P.O.: - Pin:-700064, By Caste Hindu, By Profession: Business
- Radheshyam Gupta
 Director, M/s Jamuna Deat 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

0#-00/703736-84

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

MaiVing#Interoferingse5;

Amount By Cash

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

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

Eprilicate of Man kalfyshingiddis pyyd ames of Carrin)

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/-

Add District Sub-Registrar Bighan Nagar (Sait Lake Cityl (Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

91/93/2631 PS: \$5.00 -

J MAD DOGG

Endorsement For Deed Number : 1 - 02329 (Serial No. 02661 of 2011)

n) of the STEINING TO THE

- 1, Rs. 24800/- is paid11048828/02/2011State Bank of India, SWASTHYA BAHWAN, received on Cleficit stamp duty
- 2 Rs. 490007- is paid11048928/02/2011State Bank of India, SWASTHYA BAHWAN, received on
- 3. Rs. 49000/- Is paid11048428/02/2011State Bank of India, SWASTHYA BAHWAN, received on
- 4 Rs. 49000/- Is paid11048728/02/2011State Bank of India, SWASTHYA BAHWAN, received on
- 5. Rs. 49000/- is paid11048528/02/2011State Bank of India, SWASTHYA BAHWAN, received on 01/03/2011

(Debasish Dhar) ADDITIONAL DISTRICT SUB-REGISTRAR

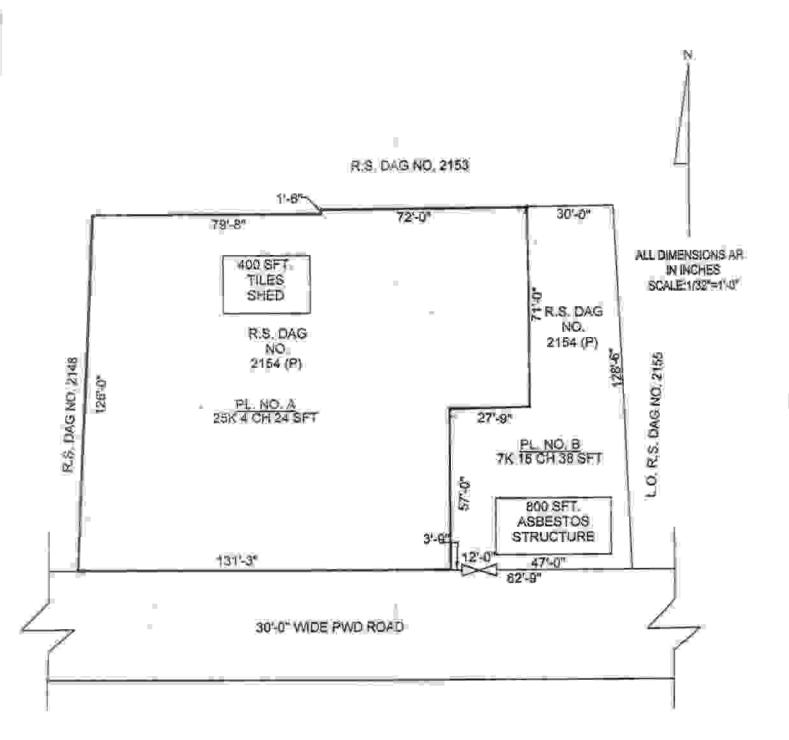


- 1 MAR 2011

ng-garanta va Es-na

Add Dutrict Sub-Registrat Bidhan Nagar (Salt Lake City) (Debasish Dhar) ADDITIONAL DISTRICT SUB-REGISTRAR

of the total land measuring an area about 33 (thirty three) cottnas 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 Rajahat Gopalpur Municipality, Additional District Sub-Registrar Bidhannagar Salt Lake City, District-24-Parganas (North).



Jamuna Dealtrade Private Limited

Restly Ligary Guile

Director

Sign ist Ch. Jaken SIGNETHE VENDOR

SIG. OF THE PURCHASER

Signature

Under Rule 44A of the L.R. Act 1908

Page No....

SPECIMEN FOR TEN FINGER PRINT of the executants/ OL. No. Presentants Thumb Force Middle Ring Little Hand (i,eit Little Middle Force (boni'i (Right Thumb Force Middle Ring Little Hand) Left Little Ring Middle Force Thumb Hand) Right Thumb Force Middle Ring Little Hand) (Left Little Ring Middle Farce Thumb Hand) (Right

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-REGISTRAP Office of the A. D. S. R. BIDHAN NAGAR West Bengal DATED THIS THE 2814 DAY OF ELDOWAY 2011.

BETWEEN

والمراجع والمستحدث

SRI GIRISH CHANDRA SAHA ...VENDOR/ONE PART

AND

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

Deed of Conveyance

afted by.

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

DATED THIS THE 281 DAY OF FEDERAL 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

NIGH COURT, CALCUTTA

RES: A-18/1, RALINDI HOUSING ESTATE
P.S. LARE TOWN, CALCUTTA - 700 089





Rs. 100 ONE HUNDRED RUPEES

TIZA INDIA INDIA NON JUDICIAL

वन्तिमञ्जा पश्चिम बंगाल WEST BENGAL

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Addi Olarici Sub-Registra Bidhay MAR 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS made on this 281 Hay 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 CAPIT At 3 1 a reconstant 1/2.

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.

AND

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.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, 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, third and situated at Mouza - Gopalpur, J.L. No.2, Touzi 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. Knatian No.237, Police Station - Rajarhat, District- 24-Parganas (North), from the said Sri Sunit 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', Gepalpur House, Police Station -Rajarhat, Kolkata - 700 059, in Municipal Ward No.4, in fact.

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 Rajahat 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 plece 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 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 feet) more or less, together with 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 walved 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-ininterest 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, lispendens, 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) cotthes 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, 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 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 HOWSDEVER otherwise the said "PROPERTY" now or heretofore was situated, bounded. called, known, numbered, described and TOGETHER WITH the land or ground thereof, walls, yards, and benefit and advantages of ancient and other lights. appendages privileges, easements, liberties. 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 Vender 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, llens, 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 sult or proceeding may be known to be pending the Vendor at his own will clear the said defects AND FURTHER that if any sult 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 (slx) cotthas 5 (five) chittaks 6 (slx) 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 plece 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. Khatlan 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), 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 2 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

1. Badal Nameli

Arrandolake HTM Care PO Rigopal PUR HOLL 136 SRI GIRISH CHANDRA SAHA

2. POTHOLORO BH-203 SECTOR-II BH-203 SECTOR-II BALT LOKE KOL-91

SIGNED AND DELIVERED BY THE PURCHASER AT KOLKATA

IN PRESENCE OF:

1. Manisk Karks Arvocale 2. Porthasiae Roxy Commosales Private Limited

Anita Agament

Director

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

Drafted By

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

heque No./	Dated	Drawn o		Amount
Cash		- 1 1 A	1.74. T	21.00.000
808116	22-02-1t	The Federal B. Clumpakazam	Q-	<i>211 ~ 1</i>
				<i>f</i> 1
				1
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	1			
TOTAL RU	PEES THIRTY	ONE LACS TWENTY	TOTAL RS.	31,25,000.00
FIVE THOU	ISAND ONLY.			

2. Comple W. Mishes 37. Egras St., Gr. Blood South Moch Colleges - Feodol.

was ct. Sakon

SRI GIRISH CHANDRA SAHA ... VENDOR/ONE PART

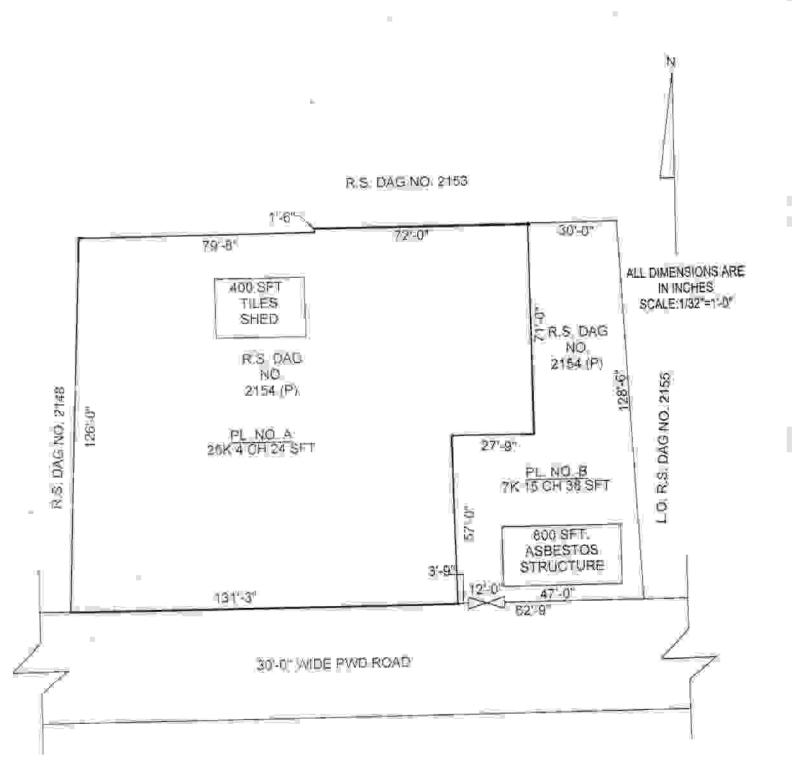
Signature of the executants/

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

Page No.....

No.	Presentants	SPECIMEN FOR TEN FINGER PRINT				
		Little	Ring	Middle (Left	Force Hand)	Thumb
	C. C	Thumb	Force	Middle	Ring	Eattle
				(Right	[Hamd]	
		Little	Ring	Middle (Left	Force Hand)	Trumb
		Thumb	Force	Middle (Right	Ring Hand)	Little
	^					
		Little	Ring	Middle Left	Foren Hand)	Thumb
		1				

THE LEAGUE GRADE STREET WAS INTO THE THE TREET OF THE PROPERTY 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).



Roxy Commosales Private Limited

Arita Agranadi
Director

That of lakers

Endorsement For Deed Number : 1 - 02525 of 2011 (Serial No. 02657 of 2011)

Ол

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 for :28/02/2011, at the Private residence by Anita Agerway

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 Sasni Mohan Saha , B H -203 Sec- I I Salt Lake, Kelkata, Thana-North Bidhannagar, District North 24 Parganas, WEST BENGAL, India, P.O. - Pin -700064 . By Caste Hindu By Profession Business
- Z. Anita Agarwaii Director, M/s Roxy Commo Sales Pvt Ltd. 209. A.J.C. Bose Rd 5th Fl. Kolketa, Thanai-Beniapukur. District -Kolketa WEST BENGAL, India, P.O. - Pin -700017, By Profession Business.

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

(Debasish Dhat) 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 solvedule 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. 347084, im 01/03/2011

(Uniter 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 made of the dead has been assessed at Rs 3155000/-

Cadified that the required stomp duty of this document is Rs. - 220870 /- and the Stamp outy paid as implicative Rs. - 100/-

All III III no Chil Regestrat

processing at Cont Lake (Pebasish Dhar)

1 MAR 2011 ADDITIONAL DISTRICT SUB-REGISTRAR

01/03/2011 15:52:00

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

Endorsement For Deed Number : 1 - 02525 of 2011 (Serial No. 02657 of 2011)

Deficit stamp duty

Deficit stemp duty

- 1. Rs. 24800/- is paid09101227/02/2011State Bank of India, AE MARKET SALT LAKE SCTR 1, received
- 2. Rs. 490001- In prod09100827/02/2011State Bank of India, AE MARKET SALT LAKE SCTR 1, received
- 3 Bs 49000/- is paid09100527/02/2011State Bank of India, AE MARKET SALT LAKE SCTR 1, received
- 4 Rs. 49000/- is paidu9103027/02/2011State Bank of India. AE MARKET SALT LAKE SCTR 1, received
- 5. Rs. 490007- is paid09102927/02/2011State Bank of India, AE MARKET SALT LAKE SCTR 1, received

Debasish Dhar I ADDITIONAL DISTRICT SUB-REGISTRAR



A THE THEFT S. I Registrat Illulian Pager (Salt Lake City)

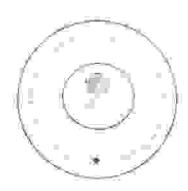
(Debasish Dhar)

1 MAR 2011 ADDITIONAL DISTRICT SUB-REGISTRAR

01/03/2011 15:52:00

EndorsementPage 2 of 2

Page from 15762 to 15778 being No 92525 for the vest 2011.





Debasish Dbari, 02-March-2011 ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A.D. S. R. BIDHAN NAGAR West Bengal SRI GIRISH CHANDRA SAHA

AND

MVS.ROXY COMMO SALES PUT. LTD.
Represented by Its Director
MRS.ANITA AGARWAL
...PURCHASER/OTHER PART

Deed of Conveyance

Draffind by

MR. MANIK LAL DE

ADVOCATE

MUHICOURT, CALCUTTA

RES A-18/L. KALINDI HOUSING ESTATE
PIS. LANE TOWN, CALCUTTA, TOO SEV.

B 4531 VIII 7