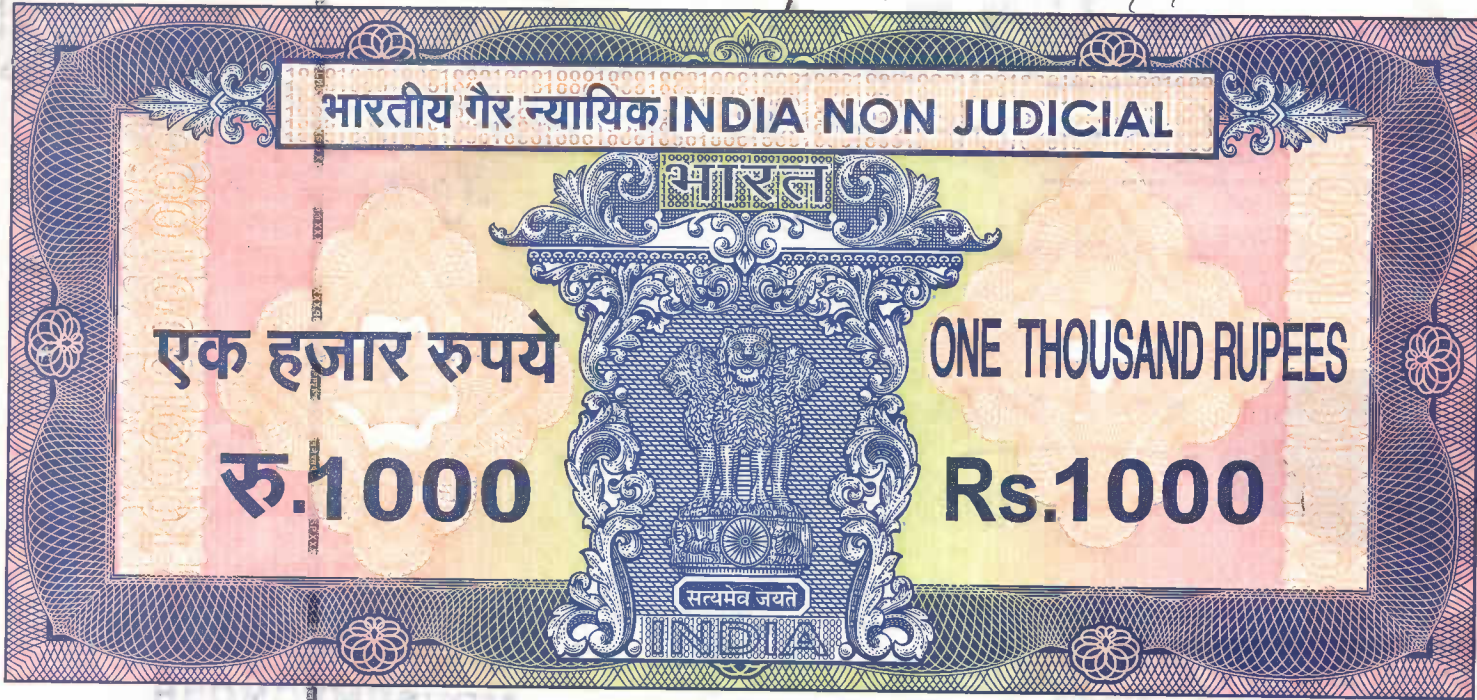


03016

NC-902/13 1-03111/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 247699

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

Shresh
District Sub-Register-III
Alipore, South 24-parganas

28/03/13

THIS DEED OF CONVEYANCE made this the *20th* day of *March*,
Two Thousand Thirteen

BETWEEN

NITIN C. DANI (PAN: ADUPD0544K), son of Late Chimanlal Dani, by religion Hindu, by occupation Business, residing at Amar Deep Building, 12th Floor, 1 Sarat Bose Road, P.S. Bhowanipur, Kolkata - 700020, hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs legal representatives executors administrators and assigns) of the **ONE PART**

20/3/13
5388/13

66707

SL. NO. DATE. 21 JAN 2013

NAME Arun K. Chatterjee Advocate

ADD 1000f L/F-15, Kustha Housing Estate,

AMT Kolkata-39

Shyam Sunder Patra



NETI-2057

KALAMUNJ HOUSING PRIVATE LIMITED

Shyam Sunder Patra

Director/ Authorised Signatory

Phosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

Glowing Builders Pvt. Ltd.

Shyam Sunder Patra

Director



NETI-2058

Mandiv Properties Pvt. Ltd.

Manshi Palod

Director



Manvijay Residency Pvt. Ltd.

Manshi Palod

Director



NETI-2059

(NITIN DANI)

District Sub-Registrar-III
Alipore, South 24-Parganas

20 MAR 2013

IDENTIFIED BY

Meetu Bansal

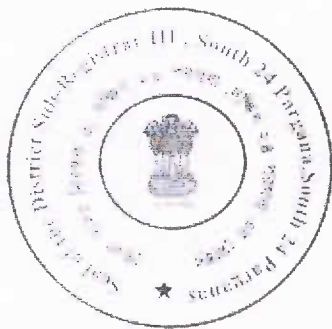
MEETU BANSAL


DAUGHTER OF SUSHIL KUMAR SONTHALIA

ADDRESS:- BD-37, RABINDRAPALLY
NATURAL GREEN, BLOCK-6
FLAT-2C, KESHTOPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 7786 to 7803
being No 03111 for the year 2013.




(Rajendra Prasad Upadhyay) 02-April-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

District Sub-Registrar-III
Alipore, South 24-Parganas



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

Endorsement For Deed Number : I - 03111 of 2013
(Serial No. 03016 of 2013 and Query No. L000005388 of 2013)

On 20/03/2013

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

Presented for registration at 16.48 hrs on :20/03/2013, at the Private residence by Shri Shyam Sundar Patodia , one of the Claimants.

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

Execution is admitted on 20/03/2013 by

1. Nitin C. Dani, son of Late Chimanlal Dani , Amar Deep Building, 12th Floor, 1, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Business

2. Shri Shyam Sundar Patodia

Director/ Authorised Signatory, Kalamunj Housing Pvt. Ltd. Pan No. Aadck1660q, Ashoka Housing, 5th Floor, Flat No:505, 3 A, Hare Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director/ Authorised Signatory, Glowing Builders Pvt. Ltd. Pan No. Aaecg8584c, Ashoka Housing, 5th Floor, Flat No:505, 3 A, Hare Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

, By Profession : Business

3. Mrs. Manju Patodia

Director/ Authorised Signatory, Mandiv Properties Pvt. Ltd. Pan No. Aaicm1135b, Ashoka House, 5th Floor, Flat No:505, 3 A, Hare Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director/ Authorised Signatory, Manvijay Residency Pvt. Ltd. Pan No. Aaicm1137d, Ashoka House, 5th Floor, Flat No:505, 3 A, Hare Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

, By Profession : Business

Identified By Meetu Bansal, daughter of Sushil Kumar Sonthalia, Natural Green, Keshtopur, Block-6, Flat No:2c, Bd-37, Rabindra Pally, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700101, By Caste: Hindu, By Profession: Service.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 21/03/2013

Certificate of Market Value(WB PUVI rules of 2001)



Shresh
District Sub-Registrar-III
(Srijani Ghosh)
Alipore South 24-Parganas
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

28/03/2013 16:48:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 03111 of 2013
(Serial No. 03016 of 2013 and Query No. L000005388 of 2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,99,55,285/-

Certified that the required stamp duty of this document is Rs.- 1396890 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 28/03/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 219560/- is paid , by the draft number 755487, Draft Date 28/03/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 28/03/2013

(Under Article : A(1) = 219505/- ,E = 14/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 9/- on 28/03/2013)

Deficit stamp duty

Deficit stamp duty Rs. 1395900/- is paid , by the draft number 755486, Draft Date 28/03/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 28/03/2013

(Srijani Ghosh)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III
Alipore, South 24-Parganas
(Srijani Ghosh)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

28/03/2013 16:48:00

Endorsement Page 2 of 2

AND

(1) KALAMUNJ HOUSING PRIVATE LIMITED (PAN: AADCK1660Q), **(2) GLOWING BUILDERS PRIVATE LIMITED** (PAN: AAECG8584C), **(3) MANDIV PROPERTIES PRIVATE LIMITED** (PAN: AAICM1135B) and **(4) MANVIJAY RESIDENCY PRIVATE LIMITED** (PAN: AAICM1137D), all (1) to (4) are companies incorporated under the provisions of the Companies Act 1956 and having their respective registered offices at Ashoka House, 3A Hare Street, 5th Floor, Room No. 505, P.S. Hare Street, Kolkata - 700001, the Purchasers (1) and (2) are represented by their Director and authorised signatory Shri **Shyam Sundar Patodia** son of Late Radha Krishna Patodia carrying on business at and from 'Ashoka House', 3A Hare Street, 5th Floor, P.S. Hare Street, Kolkata - 700001 and Purchasers (3) and (4) are represented by Mrs. **Manju Patodia**, wife of Shri Shyam Sundar Patodia residing at 188/1G, Manicktala Main Road, 4th Floor, P.S. Manicktala, Kolkata - 700054 and all hereinafter collectively referred to as "the **PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of them and their respective successor or successors in interest and assigns) of the **OTHER PART**:

WHEREAS the Vendor has held out declared assured and represented to the Purchasers, inter-alia, as under:

- (a) That by a Deed of Conveyance dated 16th day of December, 1987 registered with the Registrar, South 24-Parganas in Book No. I, Volume No. 344, Pages 256 to 266, Being No. 3965 for the year 1988, one Ganesh Chandra Dhawa, for the consideration therein mentioned, sold and transferred **All That** pieces or parcels of land containing an area of 6 (six) cottahs 8 (eight) chittacks, more or less, as delineated and bordered in Red colour in the map or plan annexed thereto, together with structures standing thereon being the demarcated portion of the then municipal premises No. 127A, Manicktala Main Road together with rights of common passage over 20' wide passage from Manicktala Main Road, more fully and particularly described in the Schedule thereunder and also in the **Schedule** hereunder written (herein after referred to as the '**Said Premises**') unto and in favour of Mrs. Kirti Dani wife of Rajnikant

C. Dani absolutely and forever free from all encumbrances and liabilities.

- (b) That since then the Kolkata Municipal Corporation has assessed and renumbered the aforesaid demarcated portion of erstwhile municipal premises No. 127A, Manicktala Main Road together with several other adjoining portions as the municipal premises No. 127A/3, Manicktala Main Road and name of said Mrs. Kirti Dani is mutated in the records of the Kolkata Municipal Corporation as owner of the apportioned portion thereof (Assessee No.11-032-09-0223-0). Annual Municipal Valuation of the Said Premises, as per last tax bill issued by the Kolkata Municipal Corporation for the financial year 2012-13, is Rs. 6,590/- on which gross property tax (including Howrah Bridge Tax and surcharge) payable is determined at Rs. 997/- per quarter
- (c) That by a Deed of Gift dated 4th October, 2010 registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I CD Volume No. 26 Pages 705 to 713 Being No. 10556 for the year 2010, said Mrs. Kirti R. Dani transferred the Said Premises as and by way of gift in favour of her husband Rajnikant C. Dani absolutely and forever.
- (d) That thereafter by a Deed of Gift dated 3rd day of November, 2010 made between the said Rajnikant C. Dani as the Doner and Nitin C. Dani as the Donee duly registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I CD Volume No. 26 Pages 537 to 545 Being No. 10541 for the year 2010, said Rajnikant C. Dani, in consideration of his natural love and affection for his blood brother Nitin C. Dani, transferred the Said Premises as and by way of gift in favour of said Nitin C. Dani absolutely and forever, free from all encumbrances of any and every nature
- (e) That by virtue of the above said Nitin C. Dani, the Vendor herein, become the absolute owner of and/or otherwise well and sufficiently entitled to the Said Premises, morefully and particularly described in the Schedule hereunder.
- (f) That entirety of the Said Premises including the structures thereat is in occupation of the old tenant since April, 1961 (Said Tenant);

- (g) That, save and except the occupation of the Said Tenant, the Said Premises is free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trusts, claims, demands, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever;
- (h) That the Vendor is the sole and absolute owner of the Said Premises and save and except the Vendor, nobody else has any right title interest claim or demand in respect of the Said Premises or any part or portion thereof;
- (i) That the municipal rates taxes and other outgoings in respect of the Said Premises till the current quarter and electricity and other charges till date has been paid and/or shall be paid by the Vendor;
- (j) That no other amount is due or payable in respect of the Said Premises;
- (k) That there is no legal bar or impediment of any nature whatsoever or howsoever which may prevent the Vendor from selling the Said Premises as envisaged herein;
- (l) That the Vendor has not entered into any agreement for sale lease development or otherwise transfer of his rights title or interest in the Said Premises or any part thereof with any person or persons nor has the Vendor otherwise dealt with the same nor has the Vendor created any interest of any third party therein;
- (m) That neither the Vendor holds nor did his predecessors in title ever held any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act 1976 and no return was submitted with the Competent Authority by the Vendor and/or his predecessors-in-title;
- (n) That the Said Premises or any portion thereof is not affected by any attachment including attachment under any certificate case or any proceeding started at the instance of any Government Authorities under the Public Demand Recovery Act or any other Acts or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or

otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

- (o) That the Said Premises or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Municipal Corpn., Kolkata Improvement Trust, Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- (p) That no declaration has been made or published for acquisition or requisition or vesting of the Said Premises or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the Said Premises or any portion thereof is not affected by any notice of acquisition or requisition or alignment or vesting under any Act or case whatsoever;
- (q) That no suit or litigation has been filed or pending in any Court of Law relating to the Said Premises or any part thereof by or against the Vendor nor has any decree, judgment or any other order been made or passed affecting the Said Premises or any part thereof;
- (r) That on survey and actual measurement area of the Said Premises has been found to be 6 cottahs 10 chittacks and 29 square feet;
- (s) That the facts as hereinbefore recited are all true and correct and the Purchasers can safely rely on the same.

AND WHEREAS relying absolutely on the various representations and assurances made by the Vendor from time to time, including those hereinbefore contained, and believing the same to be true and correct and acting on faith thereof, the Purchasers have agreed to purchase and acquire the Said Premises from the Vendor free from all encumbrances and liabilities subject however to the existing tenancy as aforesaid and the Vendor has agreed to sale and transfer the same at and for the agreed consideration duly paid by the Purchasers to the Vendor on or before the execution of these presents.

NOW THIS DEED OF CONVEYANCE WITNESSETH as follows:

I. THAT in pursuance of the said agreements and in consideration of the premises as above as also in consideration of the sum of Rs. 1,13,75,000/-

(Rupees One crore thirteen lakh seventy five thousand only) well and truly paid by the Purchasers to the Vendor in full payment of the agreed consideration (the receipt whereof the Vendor doth hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release exonerate and discharge the Purchasers as also the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and in favour of the Purchasers **All That** pieces or parcels of land containing an area of 6 (six) cottahs 8 (eight) chittacks, more or less, but on survey and actual measurement found to be 6 (six) cottahs 10 (ten) chittacks and 29 (twenty nine) square feet, and shown on the map or plan annexed hereto as Lot "E" and duly marked thereon in **Green** colour, together with several old houses structures and other erections thereat or in parts thereof situate lying at and being the demarcated portion of municipal premises No. 127A/3 (previously 127A), Manicktala Main Road, Kolkata, morefully and particularly described in the **Schedule** hereunder written and hereinafter referred to as the **Said Premises** OR HOWSOEVER OTHERWISE the said land hereditaments property and premises or any part or portion thereof now is or are or heretofore was or were situated butted and bounded called known numbered described or distinguished AND all and entire ownership share rights title interest claims whatsoever of the Vendor into or upon the Said Premises and all rights benefits advantages appurtenances and appendages connected and/or attributable thereto TOGETHER WITH all erections standing thereon and all and singular the assets edifices fixtures gates courts courtyards compound, compound walls areas sewers drains ways paths passages driveways fences hedges ditches trees walls boundary walls water courses and all and every manner of former and other rights lights liberties privileges easements advantages emoluments appendages and appurtenances whatsoever to the Said Premises belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or at any time or times heretofore was or were held used occupied or enjoyed therewith AND all the legal incidence thereof TOGETHER AND WITH the full and free and uninterrupted rights and liberties (including the right of easements and of ingress and egress) to the Purchasers and all persons authorised by the Purchasers at all times to hereafter by day or night to pass to or from the 20' (twenty feet) wide Common Passage leading upto the Manicktala Main

Road, as shown in the plan annexed hereto, in common with the other persons lawfully entitled to similar right of user and with or without men materials and vehicles of any description for all purposes connected with the beneficial use and enjoyment of the Said Premises and for all lawful purposes And Also the full and free and uninterrupted rights and liberties to the Purchasers and all persons authorised by the Purchasers at all times hereafter by day or night of using availing and enjoying the existing pipelines, water pipelines, water mains, electrical wiring and cables, sewers and drains and the facilities of passage of water waste and soil for and/or serving the Said Premises and also the rights and liberties of laying new pipelines, water pipelines, water mains, gas pipelines, electrical wiring and cables, telephone lines, sewers and drains over alongwith or under the said Common Passage for taking new and direct water, electricity, gas, telephone connections/ facilities and also for taking new drainage and sewer connections and to dig out and open the same for the purposes aforesaid and upon completion of such work to restore the same in its former state and condition AND reversion or reversions remainder or remainders and the rents issues and profits thereof and all and every part thereof AND all the estate right title interest inheritance possession use trust claim and demand whatsoever both at law and in equity of the Vendor into out of and upon the Said Premises and all benefits properties advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds, pattahs, muniments, writings and evidences of title which in anyway relate to the Said Premises and the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof which now are or hereafter shall or may be in possession power or control of the Vendor or any other person or persons from whom he can or may procure the same without any action or suit TO HAVE AND TO HOLD the Said Premises and the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever free from all encumbrances mortgages charges liens lispdens attachments trusts uses debuttars leases other rights claims demands acquisitions requisitions alignments vesting and liabilities whatsoever or howsoever subject however to occupation of the Said Premises by the Said Tenant as aforesaid.

II. AND the Vendor doth hereby covenant with the Purchasers as follows:-

(a) **THAT** notwithstanding any act deed matter or thing by the Vendor or by any person or persons lawfully or equitably claiming by from through under or in trust for the Vendor or by any of his predecessors in title done committed or executed or knowingly suffered to the contrary or otherwise the Vendor has been and is now lawfully rightfully and absolutely seised and possessed of and/or otherwise well and sufficiently entitled to the Said Premises and the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and every part thereof without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

(b) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(c) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right full power absolute authority and indefeasible title to grant sell convey transfer assign and assure the Said Premises and the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or intended so to be unto and to the use of the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;

(d) **AND THAT** the Said Premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now is free from all claims demands encumbrances mortgages charges liens attachments leases tenancies occupancy rights restrictive covenants lispensens uses debutters trusts prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest

therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.

(e) **AND THAT** the Purchasers shall and may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and exploit utilize and receive the rents issues and profits thereof without any lawful eviction interruption claim disturbance or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate of interest from under or in trust for him or from or under any of his predecessors in title;

(f) **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated discharged well and sufficiently saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances leases restrictive covenants liens lispensens uses debuttars trusts claims demands and liabilities whatsoever or howsoever created by the Vendor and/or any person or persons lawfully and/or equitably claiming from under or in trust for the Vendor or from or under any of his predecessors in title;

(g) **AND FURTHER THAT** the Vendor and all persons having or lawfully or rightfully or equitably claiming any estate right title interest use trust demand whatsoever into upon or over the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for them shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such further assurances acts deed matters and things whatsoever for further and more perfectly and effectually conveying assuring or confirming the Said Premises unto and to the use of the Purchasers as shall or may reasonably be required by the Purchasers;

(h) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and its successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences

if any suffered by the Purchasers or their successor or successors in title or interest by reason of any defect in the title of the Vendor to the Said Premises or by reason of any of the representations declarations and assurances made by the Vendor herein being found to be untrue, incorrect, false or misleading.

III. AND IT IS HEREBY FURTHER DECLARED AND CONFIRMED BY THE PARTIES HERETO as follows:

- (a) THAT simultaneously with the execution of these presents, the Vendor has delivered symbolic possession of the Said Premises in its entirety to the Purchasers and the Purchasers shall be entitled:
- (i) to cause their respective names to be mutated;
 - (ii) to cause the Said Premises to be amalgamated with other properties and/or separated and/or apportioned in the municipal records and all the records of the Government and/or Semi-Government and/or other statutory body and/or authority for which no further consent of the Vendor shall be necessary and/or required and this Deed by itself is and shall be treated as his consent.

THE SCHEDULE ABOVE REFERRED TO

(Description of the "Said Premises")

All That the piece or parcel of land containing as per record an area of 6 (six) cottahs 8 (eight) chittacks, more or less, but on survey and actual measurement found to be 6 (six) cottahs 10 (ten) chittacks and 29 (twenty-nine) square feet, and shown on the map or plan annexed hereto as Lot "E" and duly marked thereon in **Green** colour, situate lying at and being the demarcated portion of Municipal Premises No. 127A/3 (previously 127A), Manicktala Main Road, Kolkata, including pathways boundary walls hereditaments and appurtenances comprised therein, together with several dwelling houses and structures of more than four decades old made of asbestos sheet top measuring in aggregate about 3,500 square feet, more or less, erected thereat or on parts thereof, within the municipal limits of Kolkata Municipal Corporation in its Ward No. 32, Police Station: Manicktala, recorded in Touzi No. 2833/1298, Mouza - Nowabad, Post: Kankurgachi, under Government Khas Mahal, Dihi Panchannagram, Division 2, Sub

Division 5, Holding No. 117, Additional District Sub-Registration Office at Sealdah, District Registration Office at Alipore in the District of South 24 Parganas TOGETHER WITH rights of common passage over the 20' wide passage from Manicktala Main Road as aforesaid.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the within-named **VENDOR** at
Kolkata in the presence of:

1. Meetu Bansal
②


(Nitin C. Dani)
the Vendor

SIGNED SEALED AND DELIVERED

by the within-named **PURCHASERS**
at Kolkata in the presence of:

1. Meetu Bansal
Meetu Bansal
BD-37, Rabindrapally
Nandini Green, Block-6
Flat-2C, Kolkata-101
② Raj Kumar Santhalia
2B Ram Mohan Mukherjee Ganga Lane
Kolkata - 700050

KALAMUNJ HOUSING PRIVATE LIMITED


Director / Authorised Signatory

Glowing Builders Pvt. Ltd.

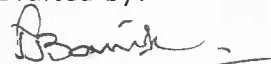
Director

Mandiv Properties Pvt. Ltd.

Director

Manvijay Residency Pvt. Ltd.

Director

Drafted by:


Pranab Kumar Banik
Advocate
GC-151, Salt Lake City, Kolkata - 700106

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchasers the within mentioned sum of Rs. 1,13,75,000/- (Rupees One crore thirteen lakh seventy five thousand only) being the consideration amount in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION

Sl. No.	Particulars	Amount (Rs.)
1)	By Bankers Cheque / Pay Order No. 189484 dated 25.01.2013 drawn by Union Bank of India, Dharamtolla Branch on their Kolkata Service Branch and drawn on behalf of Purchaser No. (1) Kalamunj Housing Private Limited in favour of Nitin C. Dani, the Vendor herein	Rs. 28,43,750/-
2)	By Bankers Cheque / Pay Order No. 189937 dated 12.03.2013 drawn by Union Bank of India, Dharamtolla Branch on their Kolkata Service Branch and drawn on behalf of Purchaser No. (2) Glowing Builders Private Limited in favour of Nitin C. Dani, the Vendor herein	Rs. 28,43,750/-
3)	By Bankers Cheque / Pay Order No. 189946 dated on 12.03.2013 drawn by Union Bank of India, Dharamtolla Branch on their Kolkata Service Branch and drawn on behalf of Purchaser No. (3) Mandiv Properties Private Limited in favour of Nitin C. Dani, the Vendor herein	Rs. 28,43,750/-
4)	By Bankers Cheque / Pay Order No. 189944 dated 12.03.2013 drawn by Union Bank of India, Dharamtolla Branch on their Kolkata Service Branch and drawn on behalf of Purchaser No. (4) Manvijay Residency Private Limited in favour of Nitin C. Dani, the Vendor herein	Rs. 28,43,750/-
Total :		<u>Rs.1,13,75,000/-</u>

(Rupees One crore thirteen lakh seventy five thousand only)

Witnesses:

1. *Heetu Banal*
② *Adarsh*



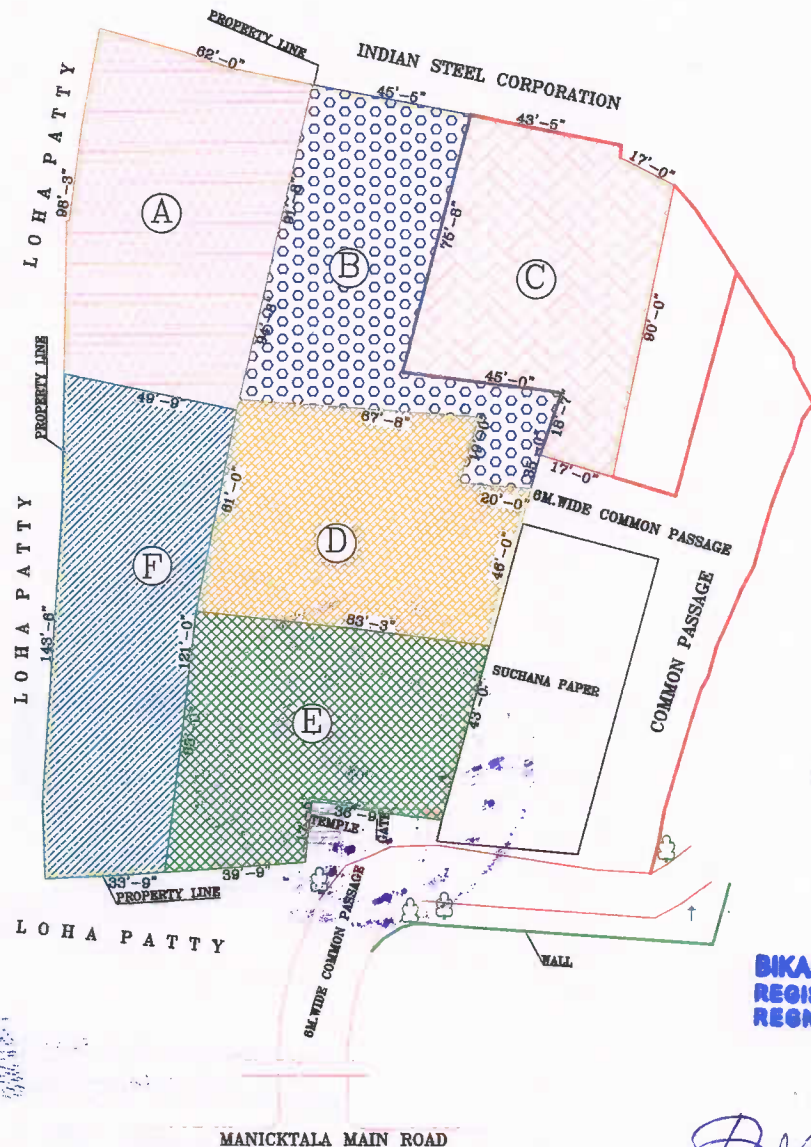
(Nitin C. Dani)
the Vendor

SITE PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING DEMARCATED PORTIONS OF THE MUNICIPAL PREMISES NO.127A/3, MANICKTALA MAIN ROAD, KOLKATA 700054, P.S. MANICKTALA, WITHIN WARD NO. 32 OF KMC.

SCALE :- 50'FT = 1"INCH

INDEX

PLOT. NO.	MARKED AS	AREA
A	ORANGE	7 COTTAHS 11 CHITTACKS 5 SFT.
B	BLUE	6 COTTAHS 10 CHITTACKS 5 SFT.
C	RED	6 COTTAHS 12 CHITTACKS 7 SFT.
D	YELLOW	6 COTTAHS 14 CHITTACKS 14.5 SFT.
E	GREEN	6 COTTAHS 10 CHITTACKS 29 SFT.
F	CYAN	7 COTTAHS 11 CHITTACKS 42 SFT.



[Handwritten signature]

BIKASH DATTA, M.ARCH
REGISTERED ARCHITECT
REGN. No. CA/88/11410

[Handwritten signature of Bishank Datta]

SIGNATURE OF SURVEYOR





































Mandvijay Residency Pvt Ltd
Manshi Patode
Director

KALAMUNJ HOUSING PRIVATE LIMITED

Glowing Builders Pvt. Ltd.
Shyam Sunder Patra

Mandiv Properties Pvt. Ltd.
Manshi Patode

SPECIMEN FOR TEN FINGERFRINTS

						
		(Left Hand)				
						
Shyam Sundar Patodia		(Right Hand)				
						
		(Left Hand)				
						
Nitin C. Dani		(Right Hand)				
						
		(Left Hand)				
						
Manju Patodia		(Right Hand)				

DATED THIS 20th DAY OF MARCH 2013

BETWEEN

NITIN C. DANI
... the Vendor

AND

KALAMUNJ HOUSING PVT. LTD. & ORS.
... the Purchasers

DEED OF CONVEYANCE

P. K. Banik
Advocate
GC-151, Salt Lake City
Kolkata - 700106