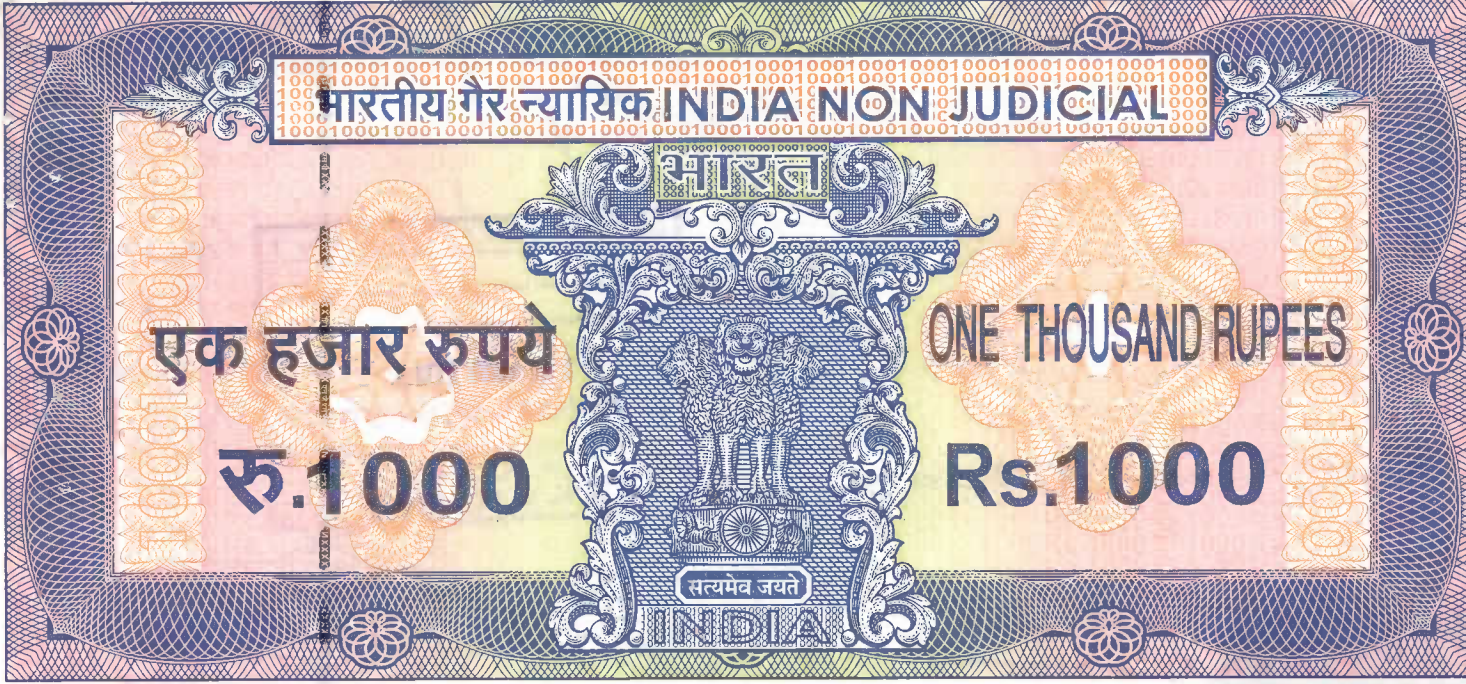


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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 841169

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

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

THIS DEED OF CONVEYANCE made this the 20th day March, 2013

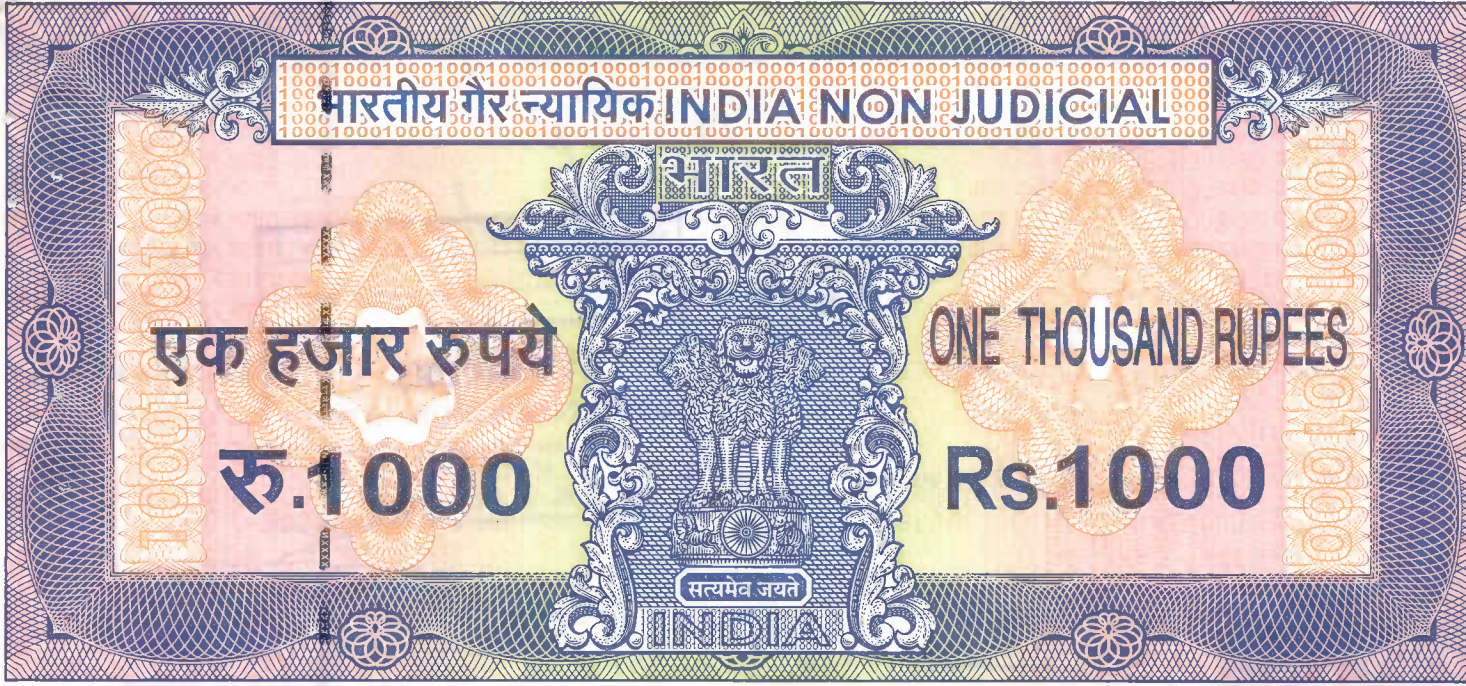
BETWEEN

(1) NITIN C. DANI (PAN: ADUPD0544K), son of Late Chimanlal Dani and (2) ANAND N. DANI also known as ANAND DANI (PAN: ACUPD7327D), son of Shri Nitin C. Dani, herein represented by his Constituted Attorney Mr. Nitin C. Dani son of Late Chimanlal Dani residing at Amardeep Building, 1 Sarat Bose Road, P.S. Bhowanipur, Kolkata - 700020 vide General Power of Attorney dated 08th day of March, 2013, both by religion Hindu, by occupation Business, residing at

2013
4.4.13
529/13

03012

no- 906/13 1-03113/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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[Signature]
District Sub-Register-III
Alipore, South 24-parganas

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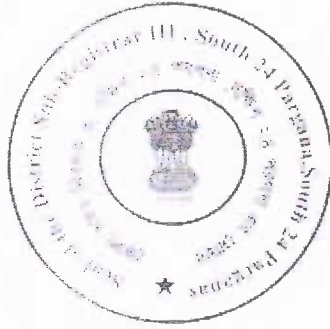
BETWEEN


(1) NITIN C. DANI (PAN: ADUPD0544K), son of Late Chimanlal Dani and (2) ANAND N. DANI also known as ANAND DANI (PAN: ACUPD7327D), son of Shri Nitin C. Dani, herein represented by his Constituted Attorney Mr. Nitin C. Dani son of Late Chimanlal Dani residing at Amardeep Building, 1 Sarat Bose Road, P.S. Bhowanipur, Kolkata - 700020 vide General Power of Attorney dated 08th day of March, 2013, both by religion Hindu, by occupation Business, residing at

[Handwritten notes]
2008/13
4.4.12
5.2.13/13

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 8075 to 8095
being No 03113 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 - 03113 of 2013
(Serial No. 03012 of 2013 and Query No. L000005391 of 2013)

On 20/03/2013

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

Presented for registration at 16.41 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. Mr. 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 : Others

2. Shri Shyam Sundar Patodia
Director/ Authorised Signatory, Kalamunj Hsg. Pvt. Ltd. (P A N - A A D C K 1660 Q), Ashoka House , 5th Floor ,
Room No 505, 3 A, Hare Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director/ Authorised Signatory, Glowing Builders Pvt. Ltd (P A N - A A E C G 8584 C), Ashoka House , 5th Floor ,
Room 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. (P A N - A A I C M 1135 B), Ashoka House, 3 A, Hare Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, .

Director/authorised Signatory, Manvijay Residency Pvt. Ltd. (P A N - A A I C M 1137 D), Ashoka House , 5th Floor
Room No - 505, 3 A, Hare Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Others

Identified By Meetu Bansal, daughter of Sushil Kumar Sonthalia, B D - 37 , Rabindrapally , Natural Green, Block 6, Flat No:2 C, Kestopur, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700101, By Caste: Hindu, By Profession: Service.

Executed by Attorney

Execution by



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

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

28/03/2013 16:51:00

EndorsementPage 1 of 3



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

Endorsement For Deed Number : I - 03113 of 2013
(Serial No. 03012 of 2013 and Query No. L000005391 of 2013)

1. Mr. 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: Others, as the constituted attorney of Anand N Dani alias Anand Dani is admitted by him.

Identified By Meetu Bansal, daughter of Sushil Kumar Sonthalia, B D - 37 , Rabindrapally , Natural Green, Block 6, Flat No:2 C, Kestopur, 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)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2,23,43,099/-

Certified that the required stamp duty of this document is Rs.- 1564037 /- and the Stamp duty paid as: Impresive 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. 245830/- is paid , by the draft number 755489, Draft Date 28/03/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 28/03/2013

(Under Article : A(1) = 245773/- ,E = 14/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 11/- on 28/03/2013)

Deficit stamp duty

Deficit stamp duty Rs. 1563050/- is paid , by the draft number 755488, 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

28/03/2013 16:51:00

EndorsementPage 2 of 3



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

Endorsement For Deed Number : I - 03113 of 2013
(Serial No. 03012 of 2013 and Query No. L000005391 of 2013)

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



Srijani Ghosh

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

Amardeep Building, 12th Floor, 1 Sarat Bose Road, P.S. Bhowanipur, Kolkata - 700020, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs legal representatives executors administrators and assigns) of the **ONE PART**

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 Vendors have held out declared assured and represented to the Purchasers, inter-alia, as under:

- (a) That by a Deed of Conveyance dated 15th day of February, 1988 registered with the Additional District Sub-Registrar, Sealdah, South 24-Parganas in Book No. I, Volume No. 4, Pages 447 to 462, Being No. 166 for the year 1988, Dilip Kumar Dhawa, Sisir Kumar Dhawa, Shyamal Kumar Dhawa, Smt. Kamala Dhawa, Smt. Anima Polley and Smt. Asima Dhawa, for the consideration therein mentioned, sold and transferred **All That** pieces or parcels of land containing an area of 7 (seven) Cottahs, more or less, as

delineated and bordered in Red colour in the map or plan annexed thereto, together with houses and structure standing thereon being the demarcated portion of 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 ('**Said Premises**') unto and in favour of Chimanlal Dani absolutely and forever free from all encumbrances and liabilities.

- (b) That the Kolkata Municipal Corporation assessed and renumbered the said 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 Chimanlal Dani is mutated in the records of the Kolkata Municipal Corporation as owner of the apportioned portion thereof (Assessee No.11-032-09-0226-5).
- (c) That said Chimanlal Dani ("**Deceased**") died intestate on the 17th November 2004, leaving behind him surviving his wife, Smt. Hansa C. Dani, two sons, Rajnikant C. Dani and Nitin C. Dani, three surviving daughters, Smt. Rekha Seth, Smt. Sudha Ajmera and Smt. Madhu Gandhi and two children of his predeceased daughter, Smt. Beena Kampani, namely Vishal Kampani and Ms. Neha Gandhi who collectively inherited the Said Premises under the Hindu Succession Act, 1956.
- (d) That on the demise of the Deceased his said wife, the said two sons, the said three surviving daughters and the said two children (jointly) of the said predeceased daughter, each became entitled to an undivided one-seventh share in the Said Premises.
- (e) That by a Deed of Gift dated 3rd November, 2010 registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I CD Volume No. 26 Pages 485 to 495 Being No. 10536 for the year 2010, said Smt. Hansa Dani, wife of the Deceased, in consideration of the natural love and affection for her grandson Anand N. Dani, transferred the undivided one-seventh share of her in the Said Premises together with all her right, title and interest therein as

and by way of gift in favour of said Anand N. Dani absolutely and forever.

- (f) That by another Deed of Gift dated 3rd November, 2010 registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I CD Volume No. 26 Pages 761 to 770 Being No. 10562 for the year 2010, said Rajnikant C Dani, elder son of the Deceased, in consideration of the natural love and affection for his blood brother Nitin C. Dani, transferred his undivided one-seventh share in the Said Premises together with all his right, title and interest therein as and by way of gift in favour of said Nitin C. Dani absolutely and forever.
- (g) That by another Deed of Gift dated 3rd November, 2010 registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I CD Volume No. 26 Pages 732 to 741 Being No. 10559 for the year 2010, said Smt. Rekha Seth, one of the daughters of the Deceased, in consideration of the natural love and affection for her blood brother Nitin C. Dani, transferred her undivided one-seventh share in the Said Premises together with all her right, title and interest therein as and by way of gift in favour of said Nitin C. Dani absolutely and forever.
- (h) That by another Deed of Gift dated 3rd November, 2010 registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I CD Volume No. 26 Pages 574 to 583 Being No. 10546 for the year 2010, said Smt. Sudha Ajmera, one of the daughters of the Deceased, in consideration of the natural love and affection for her blood brother Nitin C. Dani, transferred her undivided one-seventh share in the Said Premises together with all her right, title and interest therein as and by way of gift in favour of said Nitin C. Dani absolutely and forever.
- (i) That by another Deed of Gift dated 3rd November, 2010 registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I CD Volume No. 26 Pages 555 to 564 Being No. 10544 for the year 2010, said Smt. Madhu Gandhi, one of the daughters of the Deceased, in consideration of the natural love and affection for her blood brother Nitin C. Dani, transferred her undivided one-seventh share in the Said Premises together with all her right, title and

interest therein as and by way of gift in favour of said Nitin C. Dani absolutely and forever.

- (j) That by another Deed of Gift dated 3rd November, 2010 duly registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I CD Volume No. 26 Pages 496 to 506 Being No. 10537 for the year 2010, said Vishal Kampani and (Smt.) Neha Gandhi, said two children (jointly) of the said predeceased daughter of the Deceased, out of their natural love and affection for their cousin brother Anand N. Dani, transferred their undivided one-seventh share in the Said Premises together with all their right, title and interest therein as and by way of gift in favour of said Anand N. Dani absolutely and forever.
- (k) That by virtue of the above said Nitin C. Dani become entitled to undivided 5/7th share and said Anand N. Dani become entitled to 2/5th undivided share in the Said Premises and said Nitin C. Dani and Anand N. Dani, the Vendors herein, jointly become the absolute owners of and/or otherwise well and sufficiently entitled to the Said Premises, morefully and particularly described in the Schedule hereunder.
- (l) That the Vendors have since then got their name mutated in the records of the Kolkata Municipal Corporation as absolute owners of the Said Premises (Assessee No. 11-032-09-0226-5) as per Mutation Certificate No.0678398 dated 02.08.2012 in Case No.0/032/14-JUN-12/66334 and 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. 7,560/- on which gross property tax (including Howrah Bridge Tax and surcharge) payable is determined at Rs. 1,143/- per quarter.
- (m) That entirety of the Said Premises including the structures thereat is in occupation of the old tenant since April, 1961 (Said Tenant);
- (n) That, save and except the occupation of the Said Tenant, the Said Premises is free from all encumbrances, mortgages, charges, liens, lispensens, attachments, trusts, claims, demands, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies,

licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever;

- (o) That the Vendors are the sole and absolute owners of the Said Premises and save and except the Vendors, nobody else has any right title interest claim or demand in respect of the Said Premises or any part or portion thereof;
- (p) 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 Vendors;
- (q) That no other amount is due or payable in respect of the Said Premises;
- (r) That there is no legal bar or impediment of any nature whatsoever or howsoever which may prevent the Vendors from selling the Said Premises as envisaged herein;
- (s) That the Vendors have not entered into any agreement for sale lease development or otherwise transfer of their respective rights title or interest in the Said Premises or any part thereof with any person or persons nor have otherwise dealt with the same nor have created any interest of any third party therein;
- (t) That neither the Vendors hold nor did their 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 Vendors and/or their predecessors-in-title;
- (u) 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 Vendors for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

- (v) That the Said Premises or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- (w) 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;
- (x) 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 Vendors nor has any decree, judgment or any other order been made or passed affecting the Said Premises or any part thereof;
- (y) That on survey and actual measurement area of the Said Premises has been found to be 7 (seven) cottahs 11 (eleven) chittacks and 42 (forty two) square feet;
- (z) 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 Vendors 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 Vendors free from all encumbrances and liabilities subject however to the existing tenancy as aforesaid and the Vendors have agreed to sale and transfer the same at and for the agreed consideration duly paid by the Purchasers to the Vendors 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. 1,22,50,000/- (Rupees One crore twenty two lakh fifty thousand only) well and truly paid

by the Purchasers to the Vendors in full payment of the agreed consideration (the receipt whereof the Vendors do and each of them 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 Vendors do and each of them hereby grant sell convey transfer assign and assure unto and in favour of the Purchasers **All That** pieces or parcels of land containing as per record an area of 7 (seven) Cottahs, more or less, but on survey and actual measurement found to be 7 (seven) cottahs 11 (eleven) chittacks and 42 (forty two) square feet, and shown on the map or plan annexed hereto as Lot "F" and duly marked thereon in **Cyan** 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 Vendors 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 Vendors 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 Vendors 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 lispendens 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 Vendors do and each of them hereby covenant with the Purchasers as follows:-

(a) **THAT** notwithstanding any act deed matter or thing by the Vendors or by any person or persons lawfully or equitably claiming by from through under or in trust for the Vendors or by any of their predecessors in title done committed or executed or knowingly suffered to the contrary or otherwise the Vendors have been and are 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 Vendors have 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 Vendors have now in themselves 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 Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or

interest therein through under or in trust for the Vendors or the Vendors' 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 Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate of interest from under or in trust for them and/or any or more of them or from or under any of their 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 Vendors or any of them and/or any person or persons lawfully and/or equitably claiming from under or in trust for the Vendors or from or under any of their predecessors in title;

(g) **AND FURTHER THAT** the Vendors 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 Vendors 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 Vendors to the Said Premises or by reason of any of the representations declarations and assurances made by the Vendors 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 Vendors have 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 Vendors shall be necessary and/or required and this Deed by itself is and shall be treated as each of their 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 7 (seven) Cottahs, more or less, but on survey and actual measurement found to be 7 (seven) cottahs 11 (eleven) chittacks and 42 (forty two) square feet, and shown on the map or plan annexed hereto as Lot "F" and duly marked thereon in **Cyan** 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 4,100 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 **VENDORS** at Kolkata in the presence of:

1. Meetu Bansal.
- ② Pranab Kumar Banik

Nitin C. Dani
NITIN C. DANI FOR SELF +
CONSTITUTED ATTORNEY
OF ANAND N DANI

(the Vendors)

SIGNED SEALED AND DELIVERED

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

1. Meetu Bansal
Meetu Bansal
BD-37, Rabindrapally
Nagland House, Block-6
Flat-2C, Kolkata - 101
- ② Pranab Kumar Banik
Raj Kumar Santhia
3B Ram Mohan Mulla's garden lane
Kolkata - 700070 -

Drafted by:

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

KALAMUNJ HOUSING PRIVATE LIMITED

Shyam Sunder Patra
Director / Authorised Signator

Glowing Builders Pvt. Ltd.

Shyam Sunder Patra
Director

Mandij Properties Pvt. Ltd.

Manjiv Patodia
Director

Manvijay Residency Pvt. Ltd.

Manjiv Patodia
Director

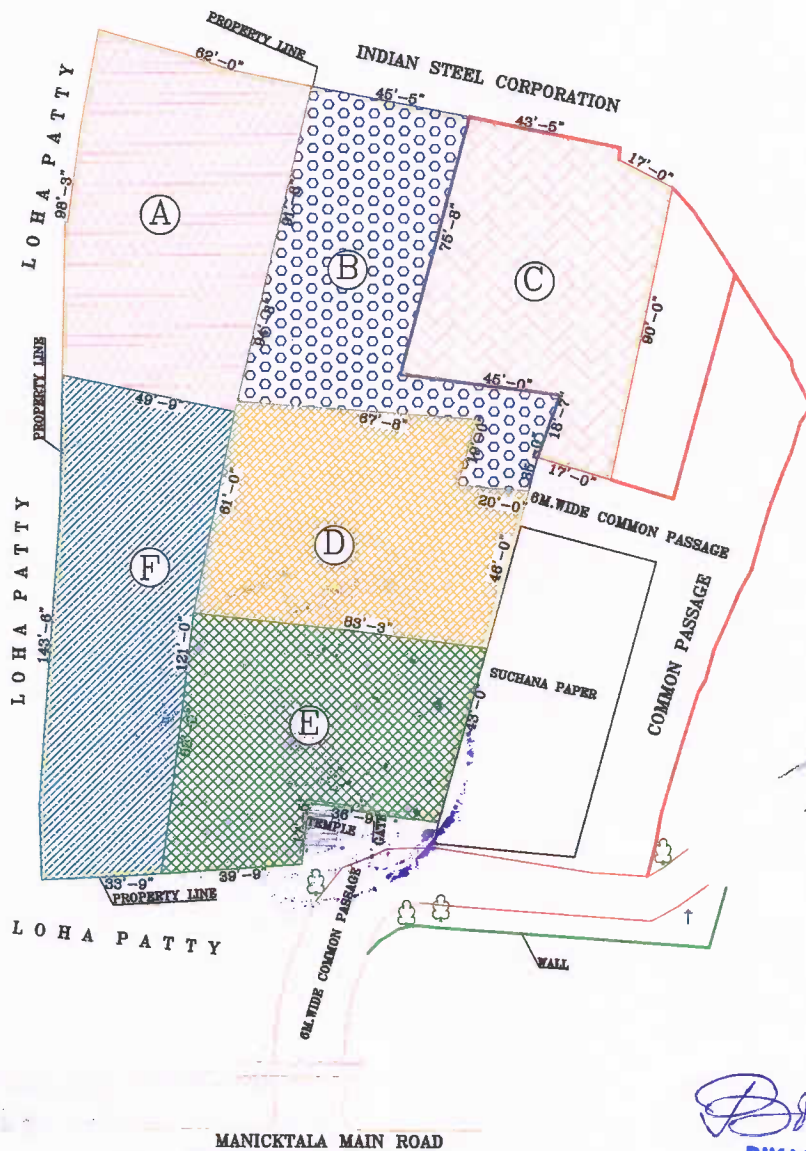
SITE PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING DEMARCATED PORTIONS OF THE MUNICIPAL PREMISES NO.127A/3, MANICKTALA MAIN ROAD, KOLKATA 700054, P.S. MANICKTALA, WITHIN WARD NO. 32 OF KMC.

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.



NITIN C. DANI
 FOR MYSELF & CONSTITUTED
 ATTORNEY OF ANANDA. N. DANI

Bikash Datta

BIKASH DATTA, M.ARCH
 REGISTERED ARCHITECT
 REGN. No. CA/88/11416

SIGNATURE OF SURVEYOR

K LAMUNJ HOUSING PRIVATE LIMITED

Shyam Sundar Patra
 Director/Authorised Signator

Glowing Builders Pvt. Ltd.


































Shyam Sundar Patra
 Director

Mandiv Properties Pvt. Ltd.

Manjiri Patode
 Director

Manvijay Residency Pvt. Ltd.

SPECIMEN FOR TEN FINGERFRINTS

	<i>Shyam Sundar Patodia</i>					
		(Left Hand)				
						
Shyam Sundar Patodia		(Right Hand)				
	<i>Nitin C. Dani</i>					
		(Left Hand)				
						
Nitin C. Dani		(Right Hand)				
	<i>Manju Patodia</i>					
		(Left Hand)				
						
Manju Patodia		(Right Hand)				

DATED THIS DAY OF MARCH 2013

BETWEEN

**NITIN C. DANI & ANR.
... the Vendors**

AND

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

DEED OF CONVEYANCE

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