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VC-3633/12-1-02030/13

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 617236

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sq.f.

21/12
2012
3668/13

Certified that the document is admitted to registration, the signature sheets and the endroses, if any, attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas
05/03/2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this
the 21st day of December, TWO THOUSAND &
TWELVE (2012) A.D.

BETWEEN

Contd. ... P/2

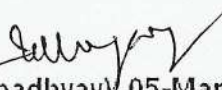
Ashirbad Realty Pvt.Ltd

Ashirbad Realty Pvt.Ltd
[Signature]
Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 6575 to 6593
being No 02030 for the year 2013.




(Rajendra Prasad Upadhyay) 05-March-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

D.S.R-III
South 24 Parganas
Alipore

Ashirbad Realty Pvt.Ltd





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

Endorsement For Deed Number : I - 02030 of 2013
(Serial No. 12111 of 2012)

On 21/12/2012

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

Presented for registration at 19.10 hrs on :21/12/2012, at the Private residence by Sri Prabir Paul, Claimant.

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

Execution is admitted on 21/12/2012 by

1. Sri Prabir Paul
Managing Director, M /s Oiendrilla Promoters & Dev. Pvt. Ltd., 27 B, Bose Pukur Road, Kolkata, Thana:-Kasba, P.O. :-Kasba ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042.
, By Profession : Business

Identified By Chandra Sekhar Mondal, son of Sri Paresh Ch Mondal, 44, Canal Side Road, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: Service.

Executed by Attorney

Execution by

1. Sri Swaraj Dhara, son of Sri Paritosh Kumar Dhara , 888/2, Madhurdah, Kolkata, Thana:-Tiljala, P.O. :-E K T P ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107 By Caste Hindu By Profession: Service,as the constituted attorney of 1.Sri Rudrabrata Sikder 2.Sri Subhabrata Sikder is admitted by him.

Identified By Chandra Sekhar Mondal, son of Sri Paresh Ch Mondal, 44, Canal Side Road, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: Service.

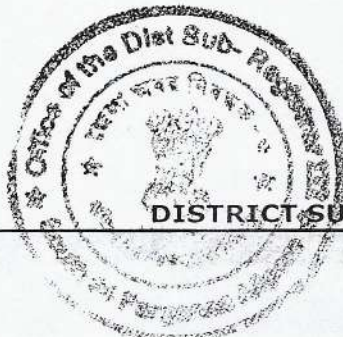
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 24/12/2012

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.-74,40,000/-

Certified that the required stamp duty of this document is Rs.- 520820 /- and the Stamp duty paid as: Impresive Rs.- 500/-



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

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

05/03/2013 14:47:00

EndorsementPage 1 of 2

Ashirbad Reality Pvt.Ltd

Rajendra Prasad Upadhyay
Director



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

Endorsement For Deed Number : I - 02030 of 2013
(Serial No. 12111 of 2012)

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

On 05/03/2013

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. 81875/- is paid , by the draft number 754770, Draft Date 04/03/2013, Bank Name State Bank of India, KASBA, received on 05/03/2013

(Under Article : A(1) = 81829/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 05/03/2013)

Deficit stamp duty

Deficit stamp duty Rs. 520340/- is paid , by the draft number 754774, Draft Date 04/03/2013, Bank : State Bank of India, KASBA, received on 05/03/2013

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



[Signature]
District Sub-Registrar-III
Alipore, South 24-Parganas

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

05/03/2013 14:47:00

EndorsementPage 2 of 2

Ashirbad Reality Pvt.Ltd

[Signature]

Director

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1] SRI RUDRABRATA SIKDER, PAN - BXGPS9829B & 2] SRI SUBHABRATA SIKDER, PAN - BGWPS0224F, both son of Sri Jnanendra Nath Sikder, both by Creed - Hindu, by Nationality - Indian, by Occupation - Business, both residing at Nayabad, Police Station - Purba Jadavpur, Kolkata - 700 099, West Bengal, hereinafter jointly and collectively called and referred to as the VENDORS (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART: represented their Constituted Attorney namely, SRI SWARAJ DHARA son of Sri Paritosh Kumar Dhara, by Creed - Hindu, by Nationality - Indian, by Occupation - Service, residing at 888/2, Madurdah, Post Office - E.K.T.P., Police Station - Tiljala, Kolkata - 700 107, West Bengal, by virtue of a registered General Power of Attorney, duly registered in the office of D.S.R. - III of South 24-Parganas at Alipore and recorded in Book No.IV, CD Volume No.1, Pages from 6539 to 6552, Being No.00544, for the year 2012.

AND

M/S. OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED a Company incorporated under the Indian Companies Act.1956, having its registered office at 27B, Bose Pukur Road, Post Office & Police Station - Kasba, Kolkata - 700 042, West Bengal, represented by its Managing Director namely, SRI PRABIR PAUL

Contd. ... P/3

Ashirbad Realty Pvt.Ltd
Prabir Kumar
Director

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son of Sri Santi Ranjan Paul, by Creed - Hindu, by occupation - Business, by Nationality - Indian, residing at 248D, B. B. Chatterjee Road, Post Office & Police Station - Kasba, Kolkata - 700 042, West Bengal, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives and assigns-in-office) of the **OTHER PART:**

WHEREAS a piece and parcel of land measuring more or less 06 (six) Cottah 08 (eight) Chhittak 0 (zero) Square Feet, being Scheme Plot No.4, comprised in R.S. Dag No.171 (01 Cottah 06 Chhittak), in R.S. Dag No.177 (03 Cottah 15 Chhittak 35 Square Feet) & in R.S. Dag No.178 (01 Cottah 02 Chhittak 10 Square Feet), all under R.S. Khatian No.82, in Mouza - Nayabad, J.L. No.25, under Collector's Touzi No.56, Revenue Survey No.3, now within the limits of The Kolkata Municipal Corporation, Ward No.109, District Sub-Registry Officer - III, South 24-Parganas at Alipore & Additional District Sub-Registrar - Sealdah, Police Station - Purba Jadavpur, District: South 24-Parganas, hereinafter referred to as the "said land", more fully described in the **Schedule** hereunder written.

AND WHEREAS one Natabar Dhara son of Late Habu Dhara was the owner of land measuring more or less 01 acre 38 decimal, comprised in R.S. Dag No.171 (50 decimal), in R.S. Dag No.177 (18

decimal), in R.S. Dag No.178 (06 decimal) & in R.S. Dag No.180 (64 decimal), all under R.S. Khatian No.82, in Mouza - Nayabad, J.L. No.25, Touzi No.56, Paragana Khaspur, the then Police Station: Sadar Tollygunge and District: 24-Parganas as per R.O.R.(R.S).

AND WHEREAS said Natabar Dhara died intestate leaving behind his one married daughter namely, Smt. Giri Bala Bewa wife of Late Bipin She of Nayabad, as his only legal heir and successor to inherit the said landed property, left by the said deceased.

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[Signature]
Director

AND WHEREAS on 11.08.1967, due to need of cash money for meeting her legal necessities and other various reasons, said Smt. Giri Bala Bewa sold, transferred and conveyed the land measuring more or less 74 decimal, comprised in R.S. Dag Nos.171, 177 & 178, all under R.S. Khatian No.82, in Mouza - Nayabad, J.L. No.25, now District: South 24-Parganas in favour of Smt. Radha Rani Dhara wife of Sri Kanai Lal Dhara of Nayabad, by a registered deed of Conveyance, which was registered in the office of District Sub-Registrar at Alipore and entered in Book No.I, Deed No.6034, for valuable consideration mentioned therein.

AND WHEREAS said Smt. Radha Rani Dhara thus became absolute owner of said land, comprised in R.S. Dag Nos.171, 177 & 178, in Mouza - Nayabad and divided the said land into several small scheme plots for selling the same to the intending purchaser/s.

AND WHEREAS on 15.10.1988, Sri Rudrabrata Sikder & Sri Subhabrata Sikder, the Vendors herein purchased a demarcated portion land measuring more or less 06 (six) Cottah 08 (eight) Chhittak 0 (zero) Square Feet, being Scheme Plot No.4, comprised in R.S. Dag No.171 (01 Cottah 06 Chhittak), in R.S. Dag No.177 (03 Cottah 15 Chhittak 35 Square Feet) & in R.S. Dag No.178 (01 Cottah 02 Chhittak 10 Square Feet), all under R.S. Khatian No.82, in Mouza - Nayabad, J.L. No.25, from the said Smt. Radha Rani Dhara by a registered Deed of Conveyance, which was registered in the office of District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.294, Pages from 252 to 260, Being No.12183 for the year 1988, for valuable consideration mentioned therein.

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[Handwritten Signature]
Director

AND WHEREAS said Sri Rudrabrata Sikder & Sri Subhabrata Sikder, the Vendors herein thus became the owners of aforesaid land measuring more or less 06 (six) Cottah 08 (eight) Chhittak 0 (zero) Square Feet, being Scheme Plot No.4, comprised in R.S. Dag Nos.171, 177 & 178, all under R.S. Khatian No.82, in Mouza - Nayabad, J.L. No.25 and recorded their name before the B.L. & L.R.O. by way of Mutation, being Memo No.18/473/Mut/Addl. B.L. & L.R.O./TM at Kasba/99 dt.30.06.99, Reference 1386/98 & No.18/472/Mut/Addl. B.L. & L.R.O./TM at Kasba/99 dt.30.06.99, Reference 1287/98 respectively.

AND WHEREAS said Sri Rudrabrata Sikder & Sri Subhabrata

Sikder jointly executed and registered a General Power of Attorney, being Deed No.00544 of 2012; but at the time of preparation of said General Power of Attorney, the name of the Principals therein i.e. the Vendors herein have been inadvertently typed as 1] Sri Rudrabrata Sikdar & 2] Sri Subhabrata Sikdar, both sons of Sri Jnanendra Nath Sikdar instead of 1] Sri Rudrabrata Sikder & 2] Sri Subhabrata Sikder, both sons of Sri Jnanendra Nath Sikder. And they have signed their name as Sri Rudrabrata Sikder & Sri Subhabrata Sikder.

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Director

AND WHEREAS being in need of cash money, the Vendors herein declared to sell the said land measuring more or less 06 (six) Cottah 08 (eight) Chhittak 0 (zero) Square Feet, being Scheme Plot No.4, together with 100 (one hundred) Square Feet R.T. Structure standing thereon, comprised in R.S. Dag Nos.171, 177 & 178, all under R.S. Khatian No.82, in Mouza - Nayabad, J.L. No.25, at and for a the marketable consideration money amounting to Rs.36,00,000/- (Rupees thirty six lakh only) by way of transfer the right, title, interest and possession of the same, more fully described in the Schedule hereunder written, free from all encumbrances.

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AND WHEREAS the Vendors herein are being sold, conveyed and transferred the aforesaid land measuring more or less 06 (six) Cottah 08 (eight) Chhittak 0 (zero) Square Feet, being Scheme Plot

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No.4, together with 100 (one hundred) Square Feet R.T. Structure standing thereon, comprised in R.S. Dag Nos.171, 177 & 178, all under R.S. Khatian No.82, in Mouza - Nayabad, J.L. No.25 by way of transfer the right, title, interest and possession together with all easement right of the same, more fully and particularly described in the Schedule hereunder written, which is shown in the Red Colour border line Site Plan/Map annexed hereto a part and parcel of this deed and the Purchaser herein is being purchased the same with the proposed price of the Vendors amounting to Rs.36,00,000/- (Rupees thirty six lakh only).

NOW THIS INDENTURE WITNESSETH as follows -

In pursuance of said agreement and in consideration of the said sum of Rs.36,00,000/- (Rupees thirty six lakh only) is being the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors on or before execution of these presents and that the full consideration money of the said (the receipt whereof the Vendors does hereby admit and acknowledge the same as per memo of consideration hereunder written) and of and the same and every part thereof the Vendor do hereby acquit, release and forever discharge the said purchaser as the said land hereby transferred the Vendor does hereby and hereunder grant convey, sell, transfer, assign and assure unto and to the use of the Purchaser together with the delivery of khas vacant possession of the said

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Director

Contd. ... P/8

land free from all encumbrances **ALL THAT** piece and parcel of said homestead land measuring more or less 06 Cottah 08 Chhittak 0 Square Feet, fully described in the **Schedule** hereunder written together with all sorts of easement rights over the common passage and all the estate, right, title, interest claim and demand whatsoever of the Vendor into or upon the said property and every part thereof **TO HAVE AND TO HOLD** the said land hereditaments and property together with the right and privileges appurtenant thereto as aforesaid unto and to the use of the said Purchaser absolutely and forever according to the nature and tenure thereof and the said Vendor doth hereby covenant with the said Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the said Vendors being done or executed, or knowingly suffered to the contrary the said Vendors now hath in his/her/their good, right, full power, absolute authority to grant transfer sale and convey the said property hereditaments and property hereby granted transferred, sold and conveyed or expressed and intended so to be unto and to the use of the Purchaser herein and the Purchaser shall and may at all times hereafter peacefully and quietly enter upon possess and enjoy the said land hereditaments and property and shall be able to receive all rents issues and profits arising out thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said Vendors or any person or persons lawfully and equitably

Ashirbad Reality Pvt.Ltd

R. S. Kumar

Director

claiming from under or in trust for the Vendors and that free and clear and/or freely and clearly and absolutely acquitted, exonerated and released the Vendors and/or other and kept harmless and sufficiently indemnifies of from and against all manner of claims, charges, liens, debts, attachments, lispence and encumbrances whatsoever created made done occasioned or suffered by the Vendors or by any persons or persons having lawfully or equitably claiming any estate or interest whatsoever in the said land, hereditaments and property or any part thereof from under or in trust for the said Vendors shall and will from time to time and / or at all times hereafter and at the request and costs of the said Purchaser do and execute or caused to be done and executed all such acts deeds and things of whatsoever manner or nature for further and more perfectly assuring the said land hereditaments and property and every part thereof unto and to the use of the said Purchaser in the manner as shall of may be reasonably required at all period of time and the said Vendors doth hereby further covenant with the said Purchaser that save and except documents which are being handed over to the Purchaser herein at the time of execution of this Deed of Conveyance, shall time to time and at all times hereafter upon and every reasonable requests and costs of the Purchaser or his/her/their/its Attorneys or agents produce or caused to be produced to his/ her/ their/ its agents or representatives or at any trial hearing commission or

Ashirbad Reality Pvt.Ltd

A. R. M. M. M. M. M.
Director

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otherwise as occasion shall require any deeds documents papers writings bills etc. for further manifesting defending and proving the right title and interest of the Purchaser in respect of the said land hereditaments and property hereby granted transferred sold and conveyed or expressed or intended so to be or any part thereof and the Purchaser shall have liberty to use the adjacent passage/road and enjoy its easement rights fully and shall have right to bring electric, telephone, gas, water, drainage and sewerage connection through the said passage/road.

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[Handwritten Signature]
Director

It is further declare that the said land is not subject to any acquisition or requisition proceeding in any manner whatsoever.

The Vendors herein shall supply all the relevant documents relating to the title of the Schedule property at and when require and further declared that discrepancies regarding the title of the Schedule property, if arises in future, would be duly take care by the Purchaser and the Vendors would be relieved from all aspects to address such issue.

And the wards denoting singular number shall include the plural and vice versa.

"SCHEDULE" ABOVE REFERRED TO

ALL THAT piece and parcel of homestead land measuring more or less 06 (six) Cottah 08 (eight) Chhittak 0 (zero) Square Feet,

Contd. ... P/11

together with 100 (one hundred) Square Feet R.T. Structure standing thereon, being Scheme Plot No.4, comprised in R.S. Dag No.171 (01 Cottah 06 Chhittak 0 Square Feet), in R.S. Dag No.177 (03 Cottah 15 Chhittak 35 Square Feet) & in R.S. Dag No.178 (01 Cottah 02 Chhittak 10 Square Feet), all under R.S. Khatian No.82, in Mouza - Nayabad, J.L. No.25, under Collector's Touzi No.56, Revenue Survey No.3, now within the limits of The Kolkata Municipal Corporation, Ward No.109, District Sub-Registry Officer - III, South 24-Parganas at Alipore & Additional District Sub-Registrar - Sealdah, Police Station - Purba Jadavpur, District: South 24-Parganas, which is shown in the Red Colour border line Site Plan/Map annexed hereto a part and parcel of this deed, together with all sorts of easement rights over the Road/Common Passage/Passage and Rent & Taxes payable to the Collector, 24-Parganas (South) Govt. of West Bengal & The Kolkata Municipal Corporation respectively. The said landed property butted and bounded by:-

ON THE NORTH : Part of R.S. Dag No.177.

ON THE SOUTH : 17'-0" wide Common Passage.

ON THE EAST : Part of R.S. Dag Nos.177 & 178

And Scheme Plot No.5.

ON THE WEST : Part of R.S. Dag No.171 & Scheme Plot No.3.

Ashirbad Reality Pvt.Ltd

[Signature]
Director

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IN WITNESS WHEREOF the Parties hereto have sets and subscribes their hands and seals on the day, month and year first above written.

SIGNED SEALED & DELIVERED

in presence of Witnesses :

1]

Chandrasekhar M. Srinivas
62 Hoeseulur Kollot

Swaraj Dhara.

As Constituted Attorney
on behalf of the VENDORS,
Sri Rudrabrata Sikder
Sri Subhabrata Sikder
PAN No - BEFPD-3560 Q

2] *Alexander Jayachandran*
(DIBYENDU MAJUMDER)
16/1, Banlick Pally,
Kasba
KAL-700042

Mis. Diendriks Promoters & Developers Pvt. Ltd.

Prabir Chakrabarty

Director
PURCHASER
PAN No - AXQPP-2907 Q

Ashirbad Reality Pvt.Ltd

Prabir Chakrabarty

Director

Drafted by me :

Sanjukta Chakraborty

SANJUKTA CHAKRABORTY
Advocate
Alipore Judges' Court
Kolkata-700 027

Computerized by :
Chayanika Roy Choudhury.

Ashirbad Reality Pvt.Ltd

Contd. ... P/13

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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.36,00,000/- (Rupees thirty six lakh only) towards full consideration money as per memo below :-

Chq. No.	Date	Bank & Branch	Amount (Rs.)
558811	21.12.12	State Bank of India 250, B. B. Chatterjee Rd. Kot- 42	36,00,000.00
TOTAL:			36,00,000.00

SIGNED SEALED & DELIVERED

in presence of Witnesses :

1]

(Signature)

Swarnaj Dhara

As Constituted Attorney
on behalf of the VENDORS,
Sri Rudrabrata Sikder
Sri Subhabrata Sikder

2] *(Signature)*
(DIBYENDU MAJUMDER)
16/1, Prantik Pally,
Kasba
Kolkata-700042

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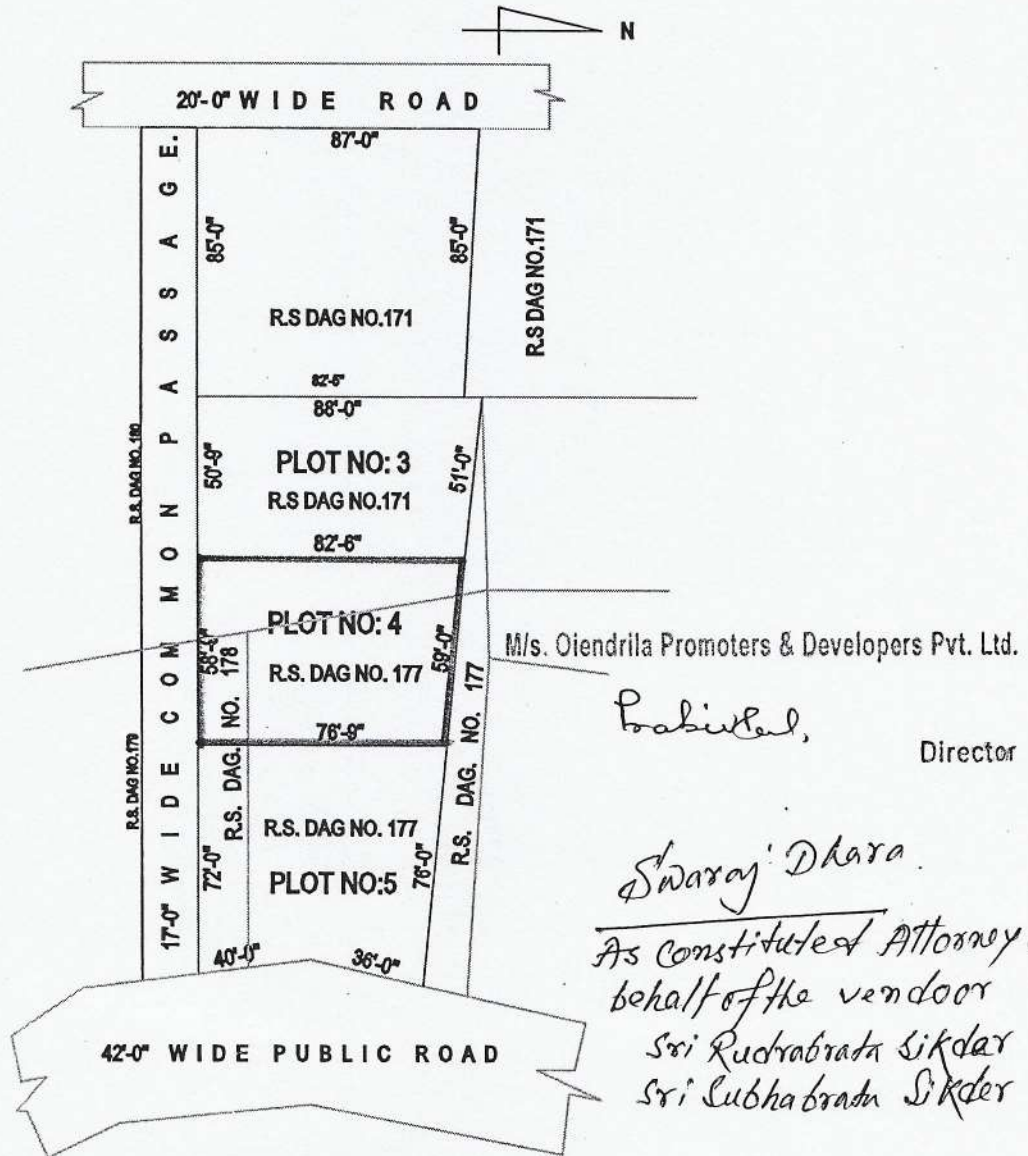
(Signature)

Director

**SITE PLAN OF SCHEME PLOT NO. P-4, IN MOUZA - NAYABAD, J.L.NO.- 25
 COMPRISED IN R.S. DAG NO.171, 177 & 178 . UNDER R.S. KHATIAN NO.- 82, NOW WITHIN THE
 LIMITS OF K.M.C. WARD NO- 109, P.S.-PURBA JADAVPUR, DIST- 24-PARGANAS (SOUTH)**

PLOT NO : P 4 - R.S.DAG NO.171 AREA : 1KT - 06 CH - 0 SQFT
 R.S.DAG NO.177 AREA : 3KT - 15 CH - 35 SQFT
 R.S. DAG NO.178 AREA : 1KT - 02 CH - 10 SQFT

 PLOT NO: P4 TOTAL AREA : 6KT - 08 CH - 10 SQFT



P. Babu,
 Director

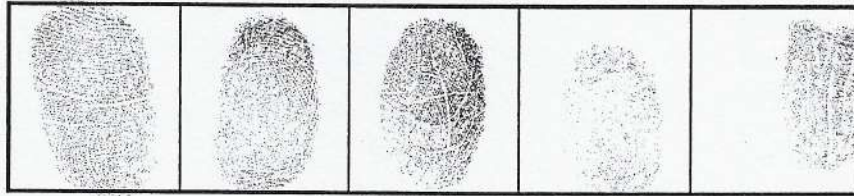
Swaraj Dhara
 As Constituted Attorney on
 behalf of the vendor
 Sri Rudrabrata Sikder
 Sri Subhabrata Sikder

Ashirbad Realty Pvt. Ltd.
Ashirbad
 Director

SPECIMEN FORM OF TEN FINGERPRINTS



Thumb First Middle Ring Little



Right Hand



Left Hand

Name : PRABIR PAUL

Signature : *Prabir Paul*

Thumb First Middle Ring Little



Right Hand



Left Hand

Name : SWARAJ DHARA

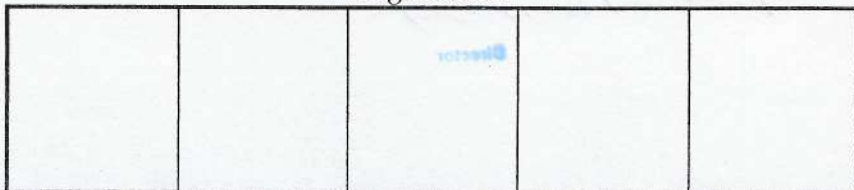
Signature : *Swaraj Dhara*

Ashirbad Reality Pvt.Ltd
Pradyumn Prasad
Director

Thumb First Middle Ring Little



Right Hand



Left Hand