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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 995091

8. 4255/12

Certified that the document is admitted to registration. The signature sheet/sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document.

Registrar U/S. 7(2)  
North 24-Parganas  
Barrack  
(D.S.R.-1)  
19 MAR 2012

DEED OF CONVEYANCE

1. Date : 19-03-2012
2. Place : Kolkata
3. Parties :
  - 3.1 HIMANGINI INFRACON INDIA LIMITED [PAN AACCH5273M], a Limited

সংখ্যা ২০১২

তারিখ ২৭-০২-১৬.৭৬

PINAKI CHATTOPADHYAY  
Advocate  
Judge's Court, Barasat

১০০/- Fire Insured

১০০/-

মহাশয় ব্রজেন চন্দ্র হালদার কনিষ্ঠ, বৈষ্ণব-৩০৩ নং পরগনা  
ভেঙ্কায়ের নাম স্বত্বা ঘোষ

22 FEB 2012

Rs 70000



Registrar U/S. 7(2)  
South 24-Parganas  
Barasat  
(S.A.)

19 MAR 2012

NAME:- BISNU PADA HALDER  
FATHER:- Late- Minodch. Halder  
VILL :- Saharpur  
POST:- Jugberia  
P.S. :- G. Lota  
DIST. :- 24 pargana  
occ. :- Service



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 995092

2

Company, incorporated under the Provisions of the Companies Act, 1956, having its registered office at Saharpur, Sodpur-Madhyamgram Road, Sarada Lane (near A.P.C. Collage), P.O. Jugberia, P.S. Ghola, District North 24

Contd.....3

নং ২০১২

২৯-০২ নং ১৬৭৭

PINAKI CHATTOPADHYAY  
Advocate  
Judge's Court, Barasat

৫০০/- Five hundred  
০২৯৭৭৭

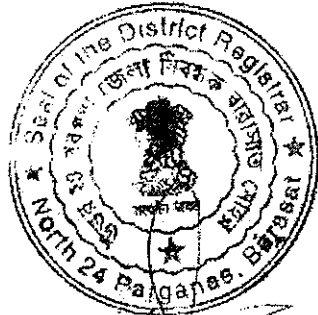
হাট নং ১০১, বারাসত, পূর্ব মেদিনীপুর জেলা ২৪ পর্গানা  
বেতারের নাম স্বর্গী মোষ  
এক ক্রেতার প্রেরণী ও বেতার এর কাছে নত জুড়িবিয়ান  
স্ট্যাম্প না থাকায় দায়  
বেতার নত জুড়িবিয়ান স্ট্যাম্প মিল করিয়া নিলাম।

22 FEB 2012

Rs 70000

বেতার  
শ্রীমতী স্বর্গী মোষ  
হাবড়া এ.ডি.এন.আর. অফিস

500x22 1000/-  
০২৯৭৭৭  
২৯-২-১২



Registrar U/S. 7(2)  
North 24 Parganas  
Barasat  
(D.S.R.-1)

19 MAR 2012

Parganas, West Bengal, represented by its one of the Director, **Santu Samaddar**, son of Ashutosh Samaddar.

Hereinafter called and referred to as the "**OWNER / VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their director in office, office bearers, administrators, executors, legal representatives and assigns) of the **ONE PART**.

**AND**

3.2 **SANSPA EXPO PVT. LTD. [PAN NO. AFLPP8303D]**, a Privated Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its registered office at 2B, Grant Lane, 2nd Floor, Room No. 201, Kolkata - 700 012, West Bengal, represented by its Director, **Ravi Prakash Pincha**, son of Late Sanchia Lal Pincha.

Hereinafter called and referred to as the "**PURCHASER**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their director in office, office bearers, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

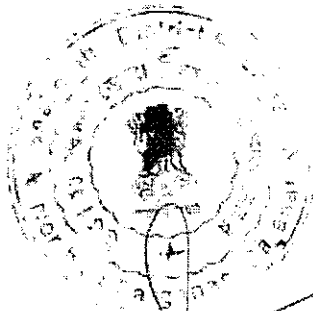
Vendor and Purchaser collectively Parties and individually Party.

**NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-**

4. Subject Matter of Conveyance :

4.1 **Said Property : ALL THAT** piece and parcel of land measuring **2 (Two) Cottahs 14 (Fourteen) Chittacks 35 (Thirty Five) sq.ft.** more or less of Sali land comprised in R.S./L.R. Dag No. 199 under R.S. Khatian No. 319.

*Contd.....A*



Registrar U/S 7(2)  
North 24-Parsons  
Burlington  
(D.S.R.-1)

19 MAR 2012

L.R. Khatian No. 252 corresponding to L.R. Khatian No. 2050, and also 1 (One) Cottah 6 (Six) Chittacks 33 (Thirty Three) sq.ft. more or less of Sali land comprised in R.S./L.R. Dag No. 195 under R.S. Khatian No. 319, L.R. Khatian No. 252 corresponding to L.R. Khatian No. 2050, and also 1 (One) Cottah 4 (Four) Chittacks 32 (Thirty Two) sq.ft. more or less of Sali land comprised in R.S./L.R. Dag No. 201 under R.S. Khatian No. 319, L.R. Khatian No. 252 corresponding to L.R. Khatian No. 2050, and also 1 (One) Cottah 5 (Five) Chittacks 35 (Thirty Five) sq.ft. more or less of Sali land comprised in R.S./L.R. Dag No. 202/705 under R.S. Khatian No. 319, L.R. Khatian No. 252 corresponding to L.R. Khatian No. 2050, in total demarcated plot of Sali land measuring 7 (Seven) Cottahs be the same a little more or less in the aforementioned four R.S./L.R. Dag Nos. 199, 195, 201 & 202/705, lying and situated at Mouza - Talbandal, J.L. No. 28, Re. Sa. No. 104 & 105, Touzi No. 1213, P.S. Khardah at present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal, demarcated in Plan is attached herewith and morefully described in the Schedule below [SAID PROPERTY/ SOLD PROPERTY].

5. **Background, Representations, Warranties and Covenants :**
- 5.1 **Representations and Warranties Regarding Title :** The Vendor has/have made the following representations and given the following warranties to the Purchaser regarding title.
- 5.1.1 **Purchase by Pijush Kanti Das from Ranu Roy :** One Pijush Kanti Das, son of Makhan Lal Das purchased a land measuring 3 (Three) Cottahs 8 (Eight) Chittacks 0 (Zero) sq.ft. more or less comprised in R.S. Dag Nos. 199, 201 & 202/705, under R.S. Khatian No. 319, L.R. Khatian No. 252, in Mouza - Talbandal, J.L. No. 28, Re. Sa. No. 104 & 105, Touzi No. 1213, P.S. Khardah,

in the District North 24 Parganas, by purchasing the same from one Ranu Roy, by the strength of a Registered Deed of Conveyance, registered on 09.12.1991, in the office of the District Registrar, North 24 Parganas at Barasat, and recorded in Book No. 1, Volume No. 129, Pages 487 to 493, being Deed No. 8575 for the year 1991.

- 5.1.2 **Purchase by Gita Das from Ranu Roy :** One Gita Das, wife of Mrinal Kanti Das purchased a land measuring 3 (Three) Cottahs 8 (Eight) Chittacks 0 (Zero) sq. ft. more or less comprised in R.S. Dag Nos. 199 & 195, under R.S. Khatian No. 319, L.R. Khatian No. 252, in Mouza - Talbandal, J.L. No. 28, Re. Sa. No. 104 & 105, Touzi No. 1213, P.S. Khardah, in the District North 24 Parganas, by purchasing the same from the said Ranu Roy, by the strength of a Registered Deed of Conveyance, registered on 09.12.1991, in the office of the District Registrar, North 24 Parganas at Barasat, and recorded in Book No. 1, Volume No. 129, Pages 494 to 499, being Deed No. 8576 for the year 1991.
- 5.1.3 **Amalgamation & Absolute Joint Owners of Pijush Kanti Das & Gita Das :** Thus on the basis of the aforesaid two deeds and on the basis of amalgamation, the said Pijush Kanti Das & Gita Das became the absolute joint owners of ALL THAT piece and parcel of land measuring 2 (Two) Cottahs 14 (Fourteen) Chittacks 35 (Thirty Five) sq. ft. more or less comprised in R.S. Dag No. 199 under R.S. Khatian No. 319, L.R. Khatian No. 252, and also 1 (One) Cottah 6 (Six) Chittacks 33 (Thirty Three) sq. ft. more or less of land comprised in R.S. Dag No. 195 under R.S. Khatian No. 319, L.R. Khatian No. 252, and also 1 (One) Cottah 4 (Four) Chittacks 32 (Thirty Two) sq. ft. more or less of land comprised in R.S. Dag No. 201 under R.S. Khatian No. 319, L.R. Khatian No. 252, and also 1 (One) Cottah 5 (Five) Chittacks 35 (Thirty Five) sq. ft. more or less of land comprised in R.S. Dag No. 202/705 under R.S. Khatian No. 319, L.R. Khatian No. 252, in total



demarcated plot of Sali land measuring 7 (Seven) Cottahs more or less in Mouza - Talbandal, J.L. No. 28, Re. Sa. No. 104 & 105, Touzi No. 1213, P.S. Khardah, in the District North 24 Parganas.

- 5.1.4 **Joint Sale by Pijush Kanti Das & Gita Das to Monotosh Dutta :** The said Pijush Kanti Das & Gita Das jointly sold, transferred and conveyed the aforesaid land measuring 2 (Two) Cottahs 14 (Fourteen) Chittacks 35 (Thirty Five) sq.ft. more or less comprised in R.S. Dag No. 199 under R.S. Khatian No. 319, L.R. Khatian No. 252, and also 1 (One) Cottah 6 (Six) Chittacks 33 (Thirty Three) sq.ft. more or less of land comprised in R.S. Dag No. 195 under R.S. Khatian No. 319, L.R. Khatian No. 252, and also 1 (One) Cottah 4 (Four) Chittacks 32 (Thirty Two) sq.ft. more or less of land comprised in R.S. Dag No. 201 under R.S. Khatian No. 319, L.R. Khatian No. 252, and also 1 (One) Cottah 5 (Five) Chittacks 35 (Thirty Five) sq.ft. more or less of land comprised in R.S. Dag No. 202/705 under R.S. Khatian No. 319, L.R. Khatian No. 252, in total demarcated plot of Sali land measuring 7 (Seven) Cottahs more or less in Mouza - Talbandal, J.L. No. 28, Re. Sa. No. 104 & 105, Touzi No. 1213, P.S. Khardah, in the District North 24 Parganas, to one Monotosh Dutta, son of Late Manindra Mohan Dutta, by the strength of a registered Deed of Conveyance, registered on 27.02.2001, in the office of the D.S.R.-I, North 24 Parganas at Barasat, and recorded in Book No. 1, Volume No. 57, Pages 379 to 392, being Deed No. 01917 for the year 2003.
- 5.1.5 **Record by Monotosh Dutta :** After purchasing the same, the said Monotosh Dutta recorded his name in the record of the L.R. Settlement, in L.R. Khatian No. 2050, in respect of the aforesaid plot of land.
- 5.1.6 **Sale by Monotosh Dutta to the present Owner, Himangini Infracon India Limited :** The said Monotosh Dutta sold, transferred and conveyed the

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aforesaid total land measuring 7 (Seven) Cottahs more or less, to the present owner, Himangini Infracon India Limited, by the strength of a Registered Deed of Conveyance, registered on 16.01.2012, in the office of the D.S.R.- 1, North 24 Parganas at Barasat, and recorded in Book No. I, CD Volume No. 1, Pages 4184 to 4202, being Deed No. 00256 for the year 2012.

5.1.7 **Absolute Ownership of Himangini Infracon India Limited :** Thus on the basis of the aforesaid deed, bearing Deed No. 00256 for the year 2012, the said Himangini Infracon India Limited became the absolute owner of

**ALL THAT** piece and parcel of land measuring :

**2 (Two) Cottahs 14 (Fourteen) Chittacks 35 (Thirty Five) sq.ft.** more or less of Sali land comprised in R.S./L.R. Dag No. 199 under R.S. Khatian No. 319, L.R. Khatian No. 252 corresponding to L.R. Khatian No. 2050,

And also

**1 (One) Cottah 6 (Six) Chittacks 33 (Thirty Three) sq.ft.** more or less of Sali land comprised in R.S./L.R. Dag No. 195 under R.S. Khatian No. 319, L.R. Khatian No. 252 corresponding to L.R. Khatian No. 2050,

And also

**1 (One) Cottah 4 (Four) Chittacks 32 (Thirty Two) sq.ft.** more or less of Sali land comprised in R.S./L.R. Dag No. 201 under R.S. Khatian No. 319, L.R. Khatian No. 252 corresponding to L.R. Khatian No. 2050,

And also

**1 (One) Cottah 5 (Five) Chittaacks 35 (Thirty Five) sq.ft. more or less of Sali land comprised in R.S./L.R. Dag No. 202/705 under R.S. Khatian No. 319, L.R. Khatian No. 252 corresponding to L.R. Khatian No. 2050,**

**in total demarcated plot of Sali land measuring 7 (Seven) Cottahs be the same a little more or less in the aforementioned four R.S./L.R. Dag Nos. 199, 195, 201 & 202/705, lying and situated at Mouza - Talbandal, J.L. No. 28, Re. Sa. No. 104 & 105, Touzi No. 1213, P.S. Khardah at present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal and morefully described in the Schedule hereunder written [SAID PROPERTY/SOLD PROPERTY].**

- 5.1.8 Desire of Sale by Himangini Infracon India Limited to the present Purchaser :** The said Himangini Infracon India Limited, Vendor herein decides to sell the SAID PROPERTY morefully described in the Schedule hereunder written, to the present Purchaser, at a total consideration of Rs. **12,00,000.00 (Rupees Twelve Lakh) only.**
- 5.1.9 Acceptance by Purchaser :** The Purchaser herein have accepted the aforesaid proposal of the Vendor and agreed to purchase the SAID PROPERTY morefully described in the Schedule hereunder written, at an agreed consideration of Rs. **12,00,000.00 (Rupees Twelve Lakh) only.**
- 5.1.10 Title of the Vendor :** Thus in the abovementioned circumstances and on the basis of the aforesaid deed, the vendor has/have become the absolute owner of the Said Property.

- 5.1.11 **True and Correct Representations :** The Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :** The Vendor represents, warrants and covenants regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition :** The Vendor has/have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land :** The Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendor :** The Vendor has/have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell :** The Vendor has/have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues :** No tax in respect of the Said Property is due to the Bilkanda I No. Gram Panchayet and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendor.

- 5.2.6 **No Right of Preemption** : No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage** : No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars 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 and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and / or alienating the Said Property or any part thereof.
6. **Basic Understanding** :
- 6.1 **Agreement to Sell and Purchase** : The Vendor has/have approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned

in Clause 5 and its sub-clauses above (collectively Representations), have agreed to purchase the Said Property from the Vendor.

7. **Transfer :**

7.1 **Hereby Made :** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of its/their right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** morefully described in the Schedule below free from all encumbrances.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs. 12,00,000.00 (Rupees Twelve Lakh) only** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.

8. **Terms of Transfer :**

8.1 **Salient Terms :** The transfer being effected by this Conveyance is :

8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute :** Absolute, irreversible and perpetual.

8.1.3 **Together with All Other Appurtenances :** Together with all other rights the Vendor has/have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands purchased by the Vendor as mentioned in the various sub-clauses of Clause 5 above.

- 8.2 **Subject to :** The transfer being effected by this Conveyance is subject to :
- 8.2.1 **Indemnification :** Indemnification by the Vendor about the correctness of its/their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title and the representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at its/ their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act :** All obligations and duties of Vendor and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 8.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession :** The Vendor hereby covenants that the Purchaser and its/their executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured

or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.

- 8.6 **Indemnity** : The Vendor hereby covenants that the Vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and its/their executors, administrators, representatives and assigns and / or its/their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the purchaser and its/their executors, administrators, representatives and assigns and / or its/their successors-in-interest by reason of any defect in title of the vendor or any of the representations being found to be untrue.
- 8.7 **No Objection to Mutation** : The Vendor declares that the Purchaser can fully be entitled to mutate its/their names in the record of the B.L. & L.R.O. and also in the record of the concerned Bilkanda I No. Gram Panchayet and / or any other concerned authorities and to pay tax or taxes and all other impositions in its/their own names. The Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts** : The Vendor hereby covenants that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and / or its/their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



THE SCHEDULE ABOVE REFERRED TO

[SAID PROPERTY / SOLD PROPERTY]

ALL THAT piece and parcel of land measuring :

2 (Two) Cottahs 14 (Fourteen) Chittacks 35 (Thirty Five) sq.ft. more or less of Sali land comprised in R.S./L.R. Dag No. 199 under R.S. Khatian No. 319, L.R. Khatian No. 252 corresponding to L.R. Khatian No. 2050,

And also

1 (One) Cottah 6 (Six) Chittacks 33 (Thirty Three) sq.ft. more or less of Sali land comprised in R.S./L.R. Dag No. 195 under R.S. Khatian No. 319, L.R. Khatian No. 252 corresponding to L.R. Khatian No. 2050,

And also

1 (One) Cottah 4 (Four) Chittacks 32 (Thirty Two) sq.ft. more or less of Sali land comprised in R.S./L.R. Dag No. 201 under R.S. Khatian No. 319, L.R. Khatian No. 252 corresponding to L.R. Khatian No. 2050,

And also

**1 (One) Cottah 5 (Five) Chittacks 35 (Thirty Five) sq.ft. more or less of Sali land comprised in R.S./L.R. Dag No. 202/705 under R.S. Khatian No. 319, L.R. Khatian No. 252 corresponding to L.R. Khatian No. 2050.**

**in total demarcated plot of Sali land measuring 7 (Seven) Cottahs be the same a little more or less in the aforementioned four R.S./L.R. Dag Nos. 199, 195, 201 & 202/705, lying and situated at Mouza - Talbandal, J.L. No. 28, Re. Sa. No. 104 & 105, Touzi No. 1213, P.S. Khardah at present Ghola, A.D.S.R.O. Barrackpore, within the local limit of Bilkanda I No. Gram Panchayet, in the District North 24 Parganas, West Bengal, demarcated in Plan is attached herewith. The total plot of land is butted and bounded as follows :-**

ON THE NORTH	:	Deben Dhar & Other.
ON THE SOUTH	:	Approx. 20 ft. Wide Sodpur Road.
ON THE EAST	:	Part of R.S. Dag Nos. 195, 199, 201 & 705.
ON THE WEST	:	Ranu Roy.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property and also with the benefit of the sanctioned plan.

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

**SIGNED, SEALED AND DELIVERED**

at Kolkata in presence of :

1. BISNU PADA HALDER

vill: Sahar pur

post:- Jugbenia

p.s:- akola

Dist: 24 PGS(M)

2. BAPISAKA

Add. Sajinhal  
Medhyangra

Santu Samaddar

Santu Samaddar

Director of

Himangini Infracon India Ltd.

**Owner / Vendor**

Drafted By :

For Piraki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor.

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

Ravi Pincha

Ravi Prakash Pincha

Director of

Sanspa Expo Pvt. Ltd.

**Purchaser**

Composed By :

Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 059.

MEMO OF CONSIDERATION

Received Rs. 12,00,000.00 (Rupees Twelve Lakh) only as full and final consideration money of the schedule land morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

Witnesses :-












1. Bisnu Pada Halder  
late - Harendra Ch. Halder  
vill - Salanpur  
PO - Jugsheeta  
P.S. - Gola  
Dist - 24 P.O.S. (W)
2. M.M.B. M.M.V.  
P.O. - M.M.B. M.M.V.  
P.S. - M.M.B. M.M.V.  
P.A.O. - M.M.B. M.M.V.  
Dist - 24 P.O.S. (W)

*Santu Samaddar*












Santu Samaddar  
Director of  
Himangini Infracon India Ltd.  
Owner / Vendor

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B.- L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED: *[Signature]*

	LH.					
	RH.					

ATTESTED: *[Signature]*

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

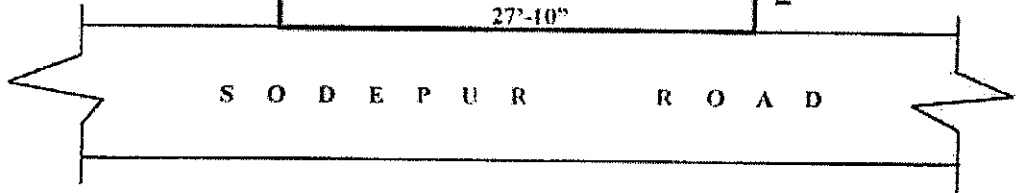
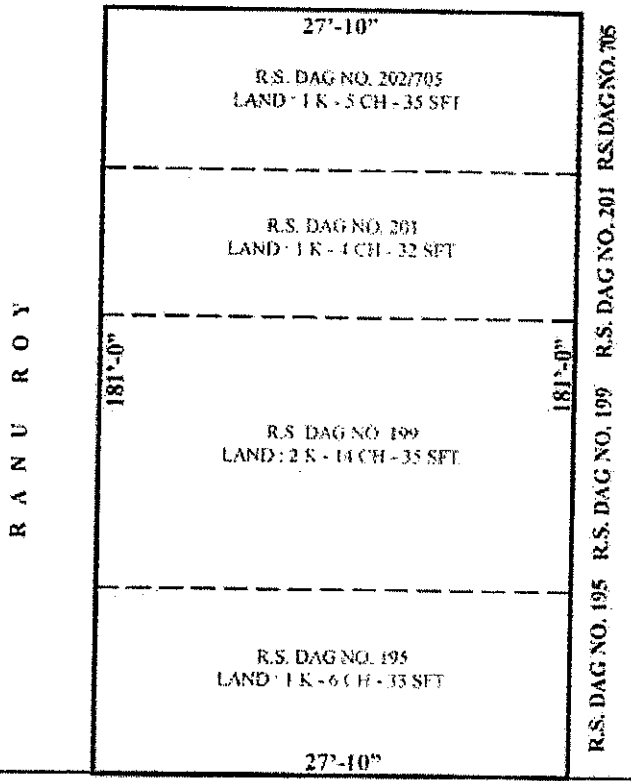
ATTESTED :-

SITE PLAN OF SALI LAND MEASURING 2 COTTAHS 14 CHITTACKS 35 SQ.FT. IN R.S./L.R. DAG NO. 199, AND ALSO 1 COTTAH 6 CHITTACKS 33 SQ.FT. IN R.S./L.R. DAG NO. 195, AND ALSO 1 COTTAH 4 CHITTACKS 32 SQ.FT. IN R.S./L.R. DAG NO. 201, AND ALSO 1 COTTAH 5 CHITTACKS 35 SQ.FT. IN R.S./L.R. DAG NO. 202/705, IN TOTAL DEMARCATED PLOT OF LAND MEASURING 7 COTTAHS MORE OR LESS UNDER R.S. KHATIAN NO. 319, L.R. KHATIAN NO. 252 CORRESPONDING TO L.R. KHATIAN NO. 2050, AT MOUZA - TALBANDAL, J.L. NO. 28, P.S. GHOLA, BILKANDA I NO. GRAM PANCHAYET, DISTRICT NORTH 24 PARGANAS.

VENDOR : HIMANGINI INFRACON INDIA LTD.  
PURCHASER : SANSIPA EXPO PVT. LTD.



DEBEN DHAR & OTHERS




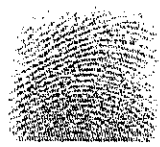

NOT IN SCALE  
DRAWN BY:  
GOPA DASGUPTA

*Ravindra*  
SIGNATURE OF PURCHASER



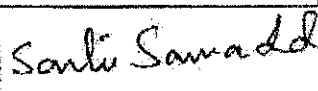


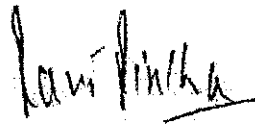
*Sonli Samadda*  
SIGNATURE OF VENDOR

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-I NORTH 24-PARGANAS, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01895 / 2012**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ravi Prakash Pincha District:-North 24 Parganas, WEST BENGAL India, P.O. :-	 19/03/2012	 LTI 19/03/2012	 19/03/12

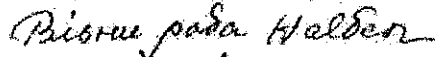
Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Santu Samaddar Address :-, District:-North 24 Parganas, WEST BENGAL, India, P.O. :-	Self	 19/03/2012	 LTI 19/03/2012	
	Ravi Prakash Pincha Address :-, District:-North 24 Parganas, WEST BENGAL, India, P.O. :-	Self	 19/03/2012	 LTI 19/03/2012	

Name of Identifier of above Person(s)

Arindra Pada Halder  
 Banarpur, Thana: Ghola, District:-North 24-Parganas,  
 WEST BENGAL, India, P.O. :-Jugberia

Signature of Identifier with Date

  
19/03/2012



(Pijush Bhattacharya)  
 DISTRICT SUB-REGISTRAR

Office of the D.S.R.-I NORTH 24-PARGANAS



Government Of West Bengal  
Office Of the D.S.R.-I NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 01869 of 2012  
(Serial No. 01895 of 2012)

On 19/03/2012

**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, 5 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. 15963.00/-, on 19/03/2012

( Under Article : A(1) = 15917/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 19/03/2012 )

**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.-14,47,647/-

Certified that the required stamp duty of this document is Rs.- 72402 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 64618/- is paid, by the draft number .889242, Draft Date 16/03/2012, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 19/03/2012
2. Rs. 6800/- is paid, by the Bankers cheque number 803872, Bankers Cheque Date 19/03/2012, Bank Name State Bank of India, BARASAT, received on 19/03/2012

**Payment of Fees:**

Amount By Cash

Rs. 0.00/-, on 19/03/2012

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

Presented for registration at 13.09 hrs on :19/03/2012, at the Office of the D.S.R.-I NORTH 24-PARGANAS by Ravi Prakash Pincha ,Claimant.

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

Execution is admitted on 19/03/2012 by

( Pijush Bhattacharya )  
DISTRICT SUB-REGISTRAR

19/03/2012 04:08:00 P

EndorsementPage 1 of 2

19 MAR 2012





**Government Of West Bengal**  
**Office Of the D.S.R.-I NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 01869 of 2012**  
**(Serial No. 01895 of 2012)**

1. Santu Samaddar  
Director, Himangini Infracon India Limited, Saharpur, Soadpur-madhyamgram Rd Sarada Lane,  
Thana -Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Jugberia..  
By Profession : Business
2. Ravi Prakash Pincha  
Director Sanspa Expo Pvt. Ltd., 2b, Grant Lane, 2nd Floor, room No-201, District:-North 24-Parganas,  
WEST BENGAL, India, P.O. :- Pin :-700012.  
By Profession : Business  
  
Identified By Bishnu Pada Halder, son of Late Nirodh Chandra Halder, Saharpur, Thana:-Ghola,  
District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Jugberia , By Caste: Hindu, By Profession:  
Service

( Pijush Bhattacharya )  
DISTRICT SUB-REGISTRAR

( Pijush Bhattacharya )  
DISTRICT SUB-REGISTRAR

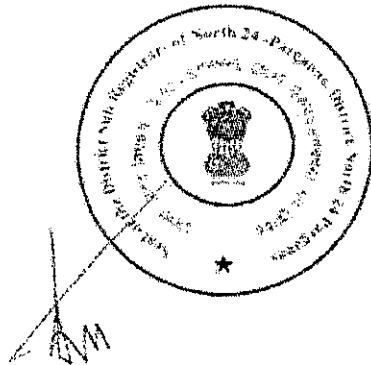
19/03/2012 04:08:00 P

EndorsementPage 2 of 2

19 MAR 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 2903 to 2927  
being No 01869 for the year 2012.



(Pijush Bhattacharya) 21-March-2012  
DISTRICT SUB-REGISTRAR  
Office of the D.S.R.-I NORTH 24-PARGANAS  
West Bengal