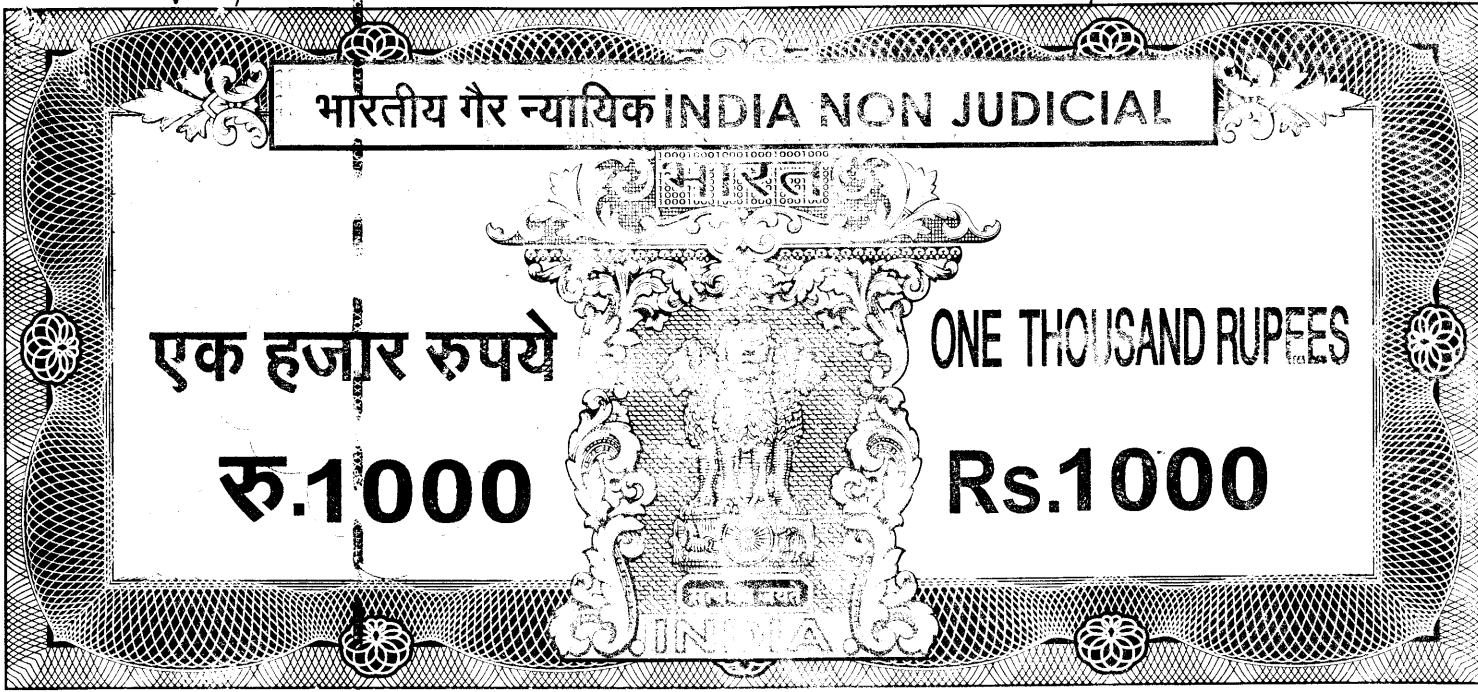


5469

1-5228



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 652565

Verified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
osements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Burdwan

24 JUN 2013

Mouja- Nadiha

Under Durgapur Municipal Corporation

Area Of Land-42 Decimals

Sale Value- Rs-1,75,00,000 /-

Market Value :-Rs.2,82,51,720 /-

JND

Sl. No. 1484... 1036-13
Name: M/s. Kirati Sai Nath Constructions (P) Ltd
Address: ... Hanamant - 01
Value of Stamp paper: 1000/-
Date of Purchase of the Stamp: 20 MAY 2013
Register at: ...
Name of the ...
Value of Purchase Duty: ...

Sub-Registrar
Durgapur, Dist. Bardhaman
Licence No 18

Sabyasechi Mukherjee

2156

Sabyasechi Mukherjee

2157

Chandrani Mukherjee

2158

Dhruvanti Mary
for self and as Constitute
Attorney of Rajlaxmi Ghoshal

Additional District Sub-Registrar
Durgapur, Bardhaman

2159

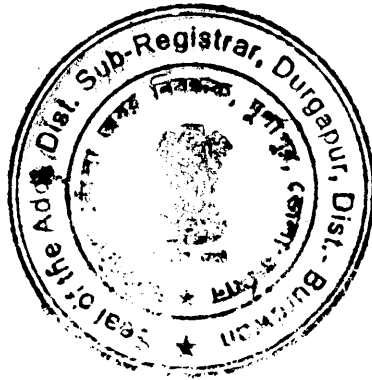
Prigalaxmi Banerjee

22 JUN 2013

2160

For i-Nova Real Estate Ltd.
Jayanti Chatterjee
Director

Kalyanendra (Business)
Shri. W.K. Rudra



DEED OF SALE

THIS DEED OF SALE is made at Addl. Dist. Sub-Registry Office, Durgapur:
BY

1. Sri. Sabyasachi Mukherjee son of Late Partha Sarathi Mukherjee by Occupation-Service [Pan No- ADQPM0456K]
2. Smt Chandrani Mukherjee Wife Of Subrata Banerjee and daughter of Late Partha Sarathi Mukherjee by Occupation-Service [Pan No- ANFPB7930E]
3. Sri. Dhruva Sarathi Mukherjee son of Late Swarna Kanti Mukherjee.by Occupation-retired person [Pan No-AEAPM8921J]
4. Smt. Priya Lakshmi Banerjee, wife of S.K. Banerjee; by occupation-House Wife [Pan No- AVKPB5704B]

All are by faith-Hindu By Nationality-Indian and residing at permanently Village and Post office Nadiha, P.S. Cokeoven, Durgapur, Dist : Burdwan.

5. Smt. Rajlakshmi Ghosal, [Pan No-AUVPG7830P] Wife of Shri Mangalmoy Ghosal, daughter of Late Swarna Kanti Mukherjee, by Occupation-House Wife { represented by her Constituted Attorney Shri Dhruva Sarathi Mukherjee, son of Late Swarna Kanti Mukherjee, resident of village & post Nadiha, P.S. Cokeoven, Durgapur, Dist : Burdwan. {Vide deed No-184 Of 2009)

6. M/s. i-Nova Real Estate Limited, (Pan NO. AACCI0836R) a company duly incorporated under the Companies Act, 1956 and having its registered office at 88A, Sarat Bose Road, Kolkata - 700 026 to be represented by its' Chief Executive Mr. Jayanta Chakraborty son of Sri Tushar Kanti Chakraborty, residing at 3/1, Bir Ananta Ram Mondal Lane Kolkata - 700 050

(Hereinafter called the VENDORS Of the First Part), which Expression shall unless the context otherwise requires include the heirs/successors and representative of the VENDORS.

IN FAVOUR OF :

M/S KIRTI SAI NATH CONSTRUCTIONS PRIVATE LTD [PAN No- AAFCK1928B] Having its registered Office at 19, Pollock Street 4th Floor Kolkata-700001 & represented by its Director Nawal Kishor Rathi (PAN No. ACRPR5189C) son of Hari Kishan Rathi residing at 12, Dr.P.K.Banerjee Road Howrah -711101

{Hereinafter called the PURCHASER COMPANY } which term or expression shall unless excluded by or repugnant to the subject to context be deemed to mean and include the said company , successors -in -office executors, administrators representatives and assigns) of the **SECOND PART**

WHEREAS the Vendors No- 1,2,3,4 & 5 acquired the scheduled below land by way of inheritance from deceased Swarna Kanti Mukherjee and their name duly mutated in the role of BLLRO Durgapur

AND WHEREAS Vendor no-6 acquired by way of purchase from Legal heirs of deceased Swarna kanti Mukherjee vide deed no-6602 Of 2009 i.e from Tapati Mukherjee ,Kabita Mukherjee ,Sabita Goswami , vide deed no-7476 Of 2009 from Rajlakshmi Ghosal, vide deed no-7477 Of 2009 from Partha Sarathi Mukherjee , vide deed no-7478 Of 2009 from Smt Priya Lakshmi Banerjee vide deed no-7474 Of 2009 from Uday Bhanu Mukherjee and Smt Ruma Kesh , Vide Deed no-7475 Of 2009 from Dhruba Sarathi Mukherjee and Vide Deed no-6601 Of 2009 from Kona Mukherjee and Indrani Bhattacharya.

And whereas name of vendors no-06 has been duly mutated in the role of BLLRO Durgapur in LR Khatian No-1958 and paid relevant land revenue upto 1419 B.S

And Whereas all the present vendors are owning, possessing and seizing the schedule below property without any encumbrances by erecting boundary wall in four corner with having absolute right, title & interest and all other interest ensuing from legal ownership with having unfettered power and authority to convey the schedule below property.



And Whereas the present vendors no-1 to 5 are not interested to hold their share as the same cannot be divided or partitioned or to use the divided portion for better use or construction of house for which they proclaimed for sale of their and Vendor No-06 also proclaimed their purchased area and purchaser's company hereby expressed their intention to buy out the same and agreed with the vendor for absolute sale to them of the property described in schedule below at **Rs. 1,75,00,000 / (Rupees One Core Seventy Five Lakhs]** only which paid by the Purchaser in cash and Vendor does hereby acknowledge the same by putting her signature in this deed and described in payment schedule .

And the VENDORS doth hereby grants, transfers sell convey assure and assign all right, title, interests and possession in, to and over the schedule below land and properties as described in the Schedule written herein below along with the right easements and prescriptions attached or annexed thereto to the used and control of the PURCHASER's Company, its, successors, assigns and legal representatives in all that land, hereditaments, tenements, messages, properties as described in the Schedule written herein below and attached and annexed thereto along with passages, rights, liberties, privileges, easements, prescriptions and profits whatsoever to the said land and premises and properties as fully described in the Schedule written herein below and anywise appertaining thereto or usually held on enjoyed therewith or reputed to belong to or to be appurtenant thereto free from all encumbrances and charges of any kind, Decree or any suit or claim at present, liens whatsoever without having subjected to any kind of transfer or agreement therefore or notice for requisition and/or acquisition whatsoever from or by any authority in law of the land whatsoever nor having subjected to any alignment or developmental Scheme by any authority under the law of the land, and TO HAVE AND TO HOLD the hereditaments and land as aforesaid and the described in the Schedule written herein below transferred, delivered, assured, sold and conveyed unto the use of the said ~~~~~



~~~~~ of the said PURCHASERS its successors, legal representatives, administrators and assigns and the VENDORS COVENANT with the said PURCHASERS AND declare that the VENDORS is otherwise also well seized and possessed of land as fully described in the schedule written herein below which have not in any way been encumbered and free from any acquisition or requisition proceeding and the said PURCHASER'S COMPANY its successors, legal representatives, administrators and assigns shall and may at all times peacefully and quietly possess and enjoy the said land and structures and properties as referred to herein above and described in the Schedule written herein below and hereditaments, claim or demand whatsoever therewith, thereof, thereon and thereto form or by the said VENDORS or any person claiming through the VENDOR and the VENDORS hereby delivers all relevant papers documents deeds etc. as to title of the land and properties mentioned above and described in the Schedule written herein below and further covenants that such other paper, document, or deed which may come under control and possession of the VENDORS or any person claiming under the VENDORS will deliver the same unto the PURCHASER'S COMPANY forthwith .

AND WHEREAS the PURCHASER'S COMPANY shall be factually legally entitle to get thier name recorded in the records of B.L.& L.R.O. Faridpur-Durgapur and to mutate its name into the rent roll of Govt. West Bengal Durgapur Municipal Corporation , Electricity and water supply authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the vendor and from the date of this sale deed the purchaser's company shall regularly pay holding tax and land taxes in respect of schedule property to its free choice but all outgoings in connections with the schedule land before execution of this sale deed if found that shall be paid and cleared of by the VENDORS.



The Vendors bind themselves to declare that schedule below property have not been gifted any way, sold out, transferred or indemnified for any liability or created equitable mortgage with any bank or financial institution or thirty party or ever entered for agreement to sale with any third party, or being sub-judice of any court or authority or any concern, or been notified for requisition hereinabove or there is no other co-sharer in respect of share of transferred land and the Vendors sale out the same to the present purchaser's company with having their good saleable and marketable title without any encumbrances whatsoever.

AND WHEREAS the said PURCHASER'S COMPANY shall have the right to sale, mortgage, lease out, let out and/or transfer to any person whatsoever the said land and property as referred to hereinabove and as fully described in the Schedule written herein below.

AND THAT the said VENDORS and any person claiming under them shall and will for all times to come at the request and cost of the PURCHASER'S COMPANY its successors, legal representatives, administrators and assigns, do or cause to be done or execute or cause to be executed all such acts and things or Deed or Deeds whatsoever for further and more perfectly assuring the right, title and interest of the PURCHASER'S COMPANY in and to the said land and property as referred to hereinabove and as fully described in the Schedule written herein below or any part thereof and the VENDORS further covenants that if it transpires that the land, and property as hereby conveyed, transferred, sold, assigned or assured by the VENDORS are not free from all any encumbrances as hereinabove stated according to law of the land the VENDORS indemnities and states that they or in absence of themselves his legal heirs jointly or severally will be liable to remove all ambiguity or the defect of their title by their own cost.

AND WHEREAS if the land as fully described in the Schedule written herein below hereby transferred, sold and conveyed or acquired or requisitioned by State or any Statutory Authority or any such authority under law of the land, the PURCHASER'S COMPANY shall be entitled to get all compensation amount in full from the VENDORS, or in their absence from their successors or successors in office.



AND WHEREAS the VENDORS doth hereby delivers peaceful khas possession of the land and property free from encumbrances and lien as referred to herein above and fully described in the Schedule written herein below as sold, conveyed, transferred, and assured hereby unto and in favour of the PURCHASER'S COMPANY upon execution of these presents.

### SCHEDULE

A piece and parcel of KANALI LAND measuring an area of 42 Satak comprising in RS Plot No-05 LR-04 Khatian No-1958 & 1111 Mouza-Nadiha J.L.No-92 ,P.S-Coke oven, Burdwan

#### Butted and Bounded as follows:

On North :- Drain

On South :- Land Of G.Nandi , R.M.Saha B.P.Gupta Asit Konar

On East :- R.S Plot No-8

On West :- 150 Feet J.P.Avenue

{Which shown in red colour in annexed sketch map and the said map will be treated as part and parcel of this deed.

Proposed used of land as Housing Complex and not acquired by any Govt authority

#### Memo of Sale Consideration

1. a sum of Rs.1,59,50,000.00 ( Rupees One Crore Fifty Nine Lakhs Fifty thousand only) in favour of M/S I-Nova Real Estate Ltd as follows :

| Cheque / Draft No | Dated      | Drawee Bank    | Branch                | Amount       |
|-------------------|------------|----------------|-----------------------|--------------|
| 065621            | 22.05.2013 | DCB Bank       | Brabounre Road Br.    | 10,00,000.00 |
| 331382            | 22.05.2013 | Vijaya Bank    | Brabounre Road Br.    | 10,00,000.00 |
| 649061            | 22.05.2013 | ING Vysya Bank | Brabounre Road Br.    | 5,00,000.00  |
| 649062            | 22.05.2013 | ING Vysya Bank | Brabounre Road Br.    | 5,00,000.00  |
| 331385            | 10.06.2013 | Vijaya Bank    | Brabounre Road Br.    | 7,50,000.00  |
| 649064            | 10.06.2013 | ING Vysya Bank | Brabounre Road Br.    | 7,50,000.00  |
| 331388            | 20.06.2013 | Vijaya Bank    | Brabounre Road Br.    | 17,85,500.00 |
| 141167            | 21.06.2013 | Axis Bank      | Dalhousie Branch      | 95,00,000.00 |
| 331390            | 21.06.2013 | Vijaya Bank    | Brabounre Road Branch | 5,000.00     |
| TDS               |            |                |                       |              |



2. a sum of Rs.1,55,000.00 ( Rupees One Lakhs Fifty Five thousand only) in favour of Sabyasachi Mukherjee as follows :

| Cheque Draft No / | Dated      | Drawee Bank | Branch            | Amount       |
|-------------------|------------|-------------|-------------------|--------------|
| 369558            | 12.06.2013 | D C Bank    | Brabourne Road Br | 50,000.00    |
| 338542            | 20.06.2013 | SBI         | Ezra Street       | 1,03,445.00  |
| TDS               | U/S 194IA  |             |                   | 1,555.00     |
|                   |            | Total       | B                 | 1.55.000.00. |

3. a sum of Rs.1,55,000.00 ( Rupees One Lakhs Fifty Five thousand only) in favour of Chandrani Mukherjee as follows :

| Cheque Draft No / | Dated      | Drawee Bank | Branch            | Amount       |
|-------------------|------------|-------------|-------------------|--------------|
| 369555            | 12.06.2013 | D C Bank    | Brabourne Road Br | 50,000.00    |
| 338540            | 20.06.2013 | SBI         | Ezra Street       | 1,03,445.00  |
| TDS               | U/S 194IA  |             |                   | 1,555.00     |
|                   |            | Total       | C                 | 1.55.000.00. |

4. a sum of Rs.3,10,000.00 ( Rupees Three Lakhs ten thousand only) in favour of Dhruba Sarathi Mukherjee as follows :

| Cheque Draft No / | Dated      | Drawee Bank | Branch            | Amount       |
|-------------------|------------|-------------|-------------------|--------------|
| 369556            | 12.06.2013 | D C Bank    | Brabourne Road Br | 1,00,000.00  |
| 338544            | 20.06.2013 | SBI         | Ezra Street       | 2,06,900.00  |
| TDS               | U/S 194IA  |             |                   | 3,100.00     |
|                   |            | Total       | D                 | 3,10,000.00. |

5. a sum of Rs.6,20,000.00 ( Rupees Six Lakhs Twenty thousand only) in favour of Priya lakshmi Banerjee as follows :

| Cheque Draft No / | Dated      | Drawee Bank | Branch            | Amount       |
|-------------------|------------|-------------|-------------------|--------------|
| 369560            | 12.06.2013 | D C Bank    | Brabourne Road Br | 2,00,000.00  |
| 338541            | 20.06.2013 | SBI         | Ezra Street       | 4,13,800.00  |
| TDS               | U/S 194IA  |             |                   | 6,200.00     |
|                   |            | Total       | E                 | 6,20,000.00. |

6. a sum of Rs.3,10,000.00 ( Rupees Three Lakhs Ten thousand only) in favour of Raj Lakshmi Ghosal as follows :

| Cheque / Draft No | Dated      | Drawee Bank | Branch            | Amount         |
|-------------------|------------|-------------|-------------------|----------------|
| 065629            | 10.06.2013 | D C Bank    | Brabourne Road Br | 1,00,000.00    |
| 338545            | 20.06.2013 | SBI         | Ezra Street       | 2,06,900.00    |
| TDS               | U/S 194IA  |             |                   | 3,100.00       |
|                   |            | Total       | F                 | 3,10,000.00    |
|                   |            | Grand Total | (A+B+C+D+E+F)     | 1,75,00,000.00 |

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendors/ Purchaser's Company in separate sheet which will be treated as a part and parcel of this deed.

In witnesses whereof the Vendors put their signature on this the 21<sup>st</sup> day of June 2013 at ADSR office Durgapur.

Witnesses:

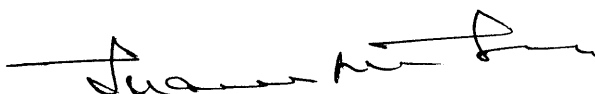
1. Kalyan Rudra  
S/O, N.K. Rudra  
B1-33/4, V.K. Nagar  
Dypr 10.

2. Anurath Mishra  
S/O, Sri Sadan Mishra  
CD 40/2 HAMEL  
Anugopur - 10

1. Sabjesechi Munshi  
2. Chandrasevi Debnarjee  
3. Dhruva Sankar Mishra  
for sale and as Constituted  
attorney of Rajlakshmi Ghosal.  
4. Priyalarani Banerjee  
5.

6. For i-Nova Real Estate Ltd,  
Tanjanti Chakrabarti  
Signature of Vendors **Director**

Read over and explained in the mother language to the executants and they admits it to be correct and put their respective signature in my presence.

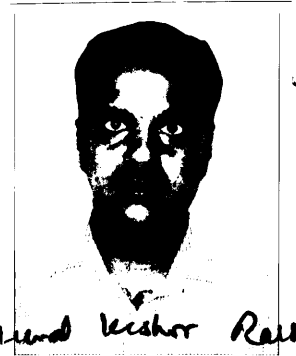
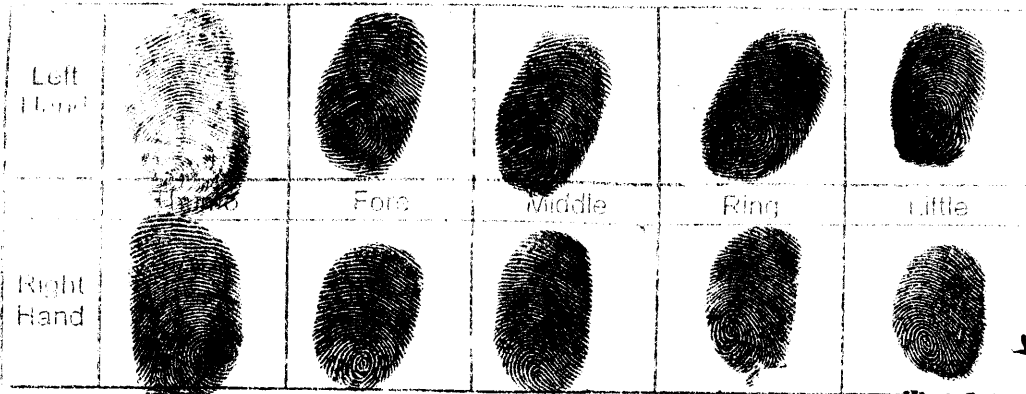


[Inanendra Nath Sinha]



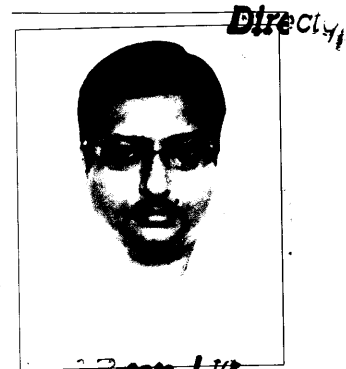
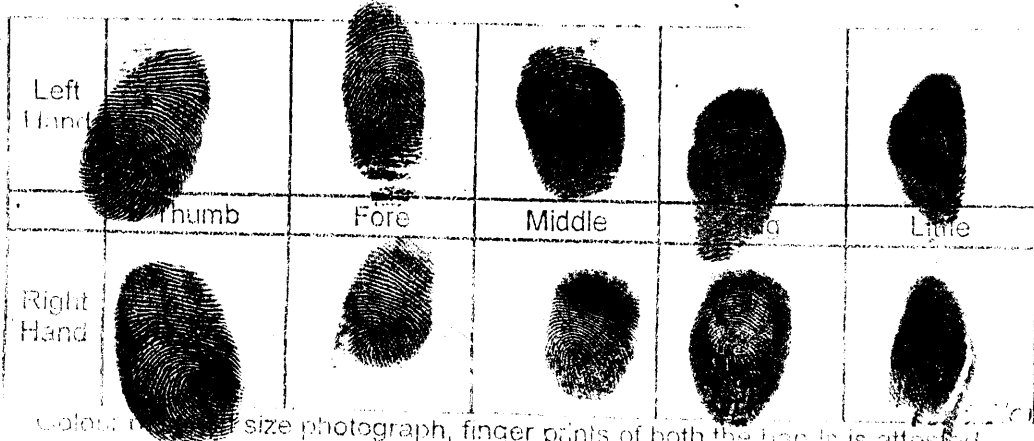
1(a)

Signature, colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



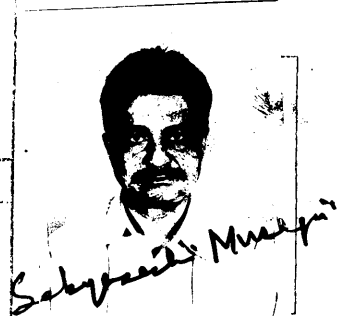
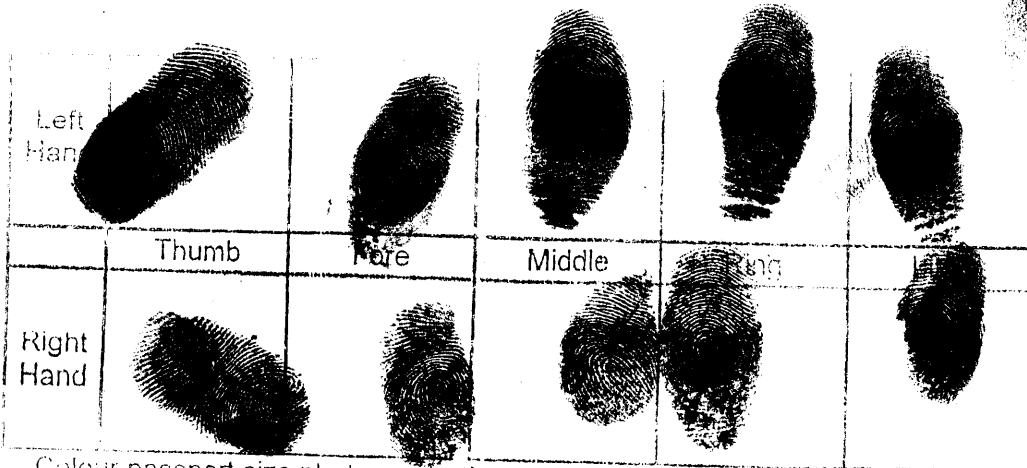
Colour passport size photograph, finger prints of both the hands is attested **Kirti Sai Nath Constructions Private Limited**

*Shankar Kishor Raut*



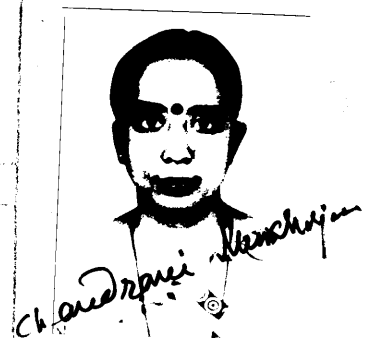
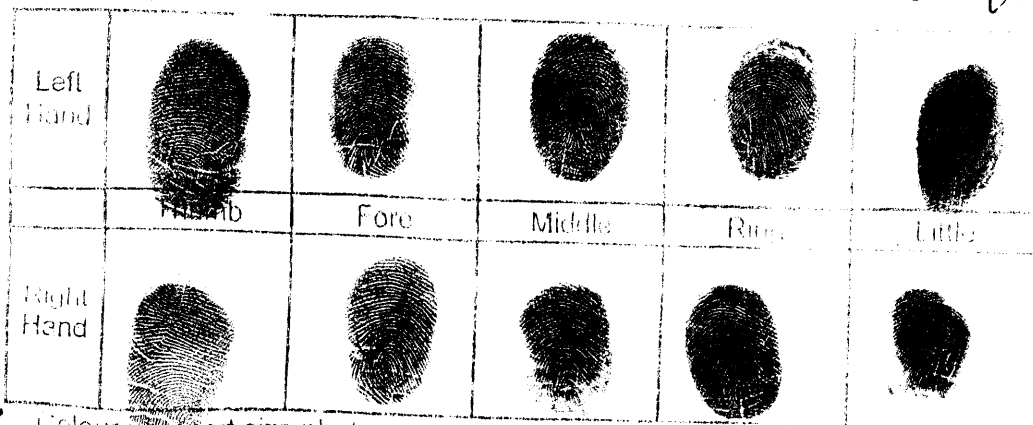
Colour passport size photograph, finger prints of both the hands is attested

*Sanjay Chhabra*  
**Director**



Colour passport size photograph, finger prints of both the hands is attested.

*Subhasini Murchyee*



Colour passport size photograph, finger prints of both the hands is attested.

*Chandrani Murchyee*

1(a)

Signature, colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

|            |       |      |        |      |        |
|------------|-------|------|--------|------|--------|
| Left Hand  |       |      |        |      |        |
|            | Thumb | Fore | Middle | Ring | Little |
| Right Hand |       |      |        |      |        |



Colour passport size photograph, finger prints of both the hands is attested.

*Dhruv Sreeraj Munjer*

|            |       |      |        |      |        |
|------------|-------|------|--------|------|--------|
| Left Hand  |       |      |        |      |        |
|            | Thumb | Fore | Middle | Ring | Little |
| Right Hand |       |      |        |      |        |

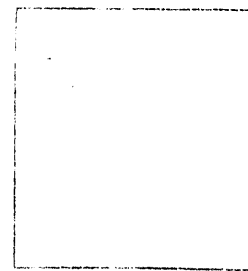


Colour passport size photograph, finger prints of both the hands is attested.

*Priyalaxmi Banerjee*

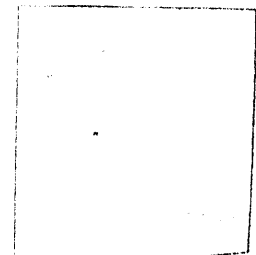
|            |       |      |        |      |        |
|------------|-------|------|--------|------|--------|
| Left Hand  |       |      |        |      |        |
|            | Thumb | Fore | Middle | Ring | Little |
| Right Hand |       |      |        |      |        |

Colour passport size photograph, finger prints of both the hands is attested.



|            |       |      |        |      |        |
|------------|-------|------|--------|------|--------|
| Left Hand  |       |      |        |      |        |
|            | Thumb | Fore | Middle | Ring | Little |
| Right Hand |       |      |        |      |        |

Colour passport size photograph, finger prints of both the hands is attested.





**Government Of West Bengal**  
**Office Of the A.D.S.R. DURGAPUR**  
**District:-Burdwan**

**Endorsement For Deed Number : I - 05228 of 2013**  
**(Serial No. 05469 of 2013 and Query No. 0206L000009047 of 2013)**

**On 22/06/2013**

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

Presented for registration at 12.45 hrs on :22/06/2013, at the Private residence by Kana Mukherjee , one of the Executants.

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

Execution is admitted on 22/06/2013 by

1. Sabyasachi Mukherjee, son of Late Partha Sarathi Mukherjee , Nadiha, Durgapur, Thana:-Coke Oven, P.O. :-Nadiha, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Service
2. Chandrani Mukherjee, wife of Subrata Mukherjee , Nadiha, Durgapur, Thana:-Coke Oven, P.O. :-Nadiha, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Service
3. Dhruva Sarathi Mukherjee, son of Late Swarna Kanti Mukherjee , Nadiha, Durgapur, Thana:-Coke Oven, P.O. :-Nadiha, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Retired Person
4. Priya Lakshmi Banerjee, wife of S. K. Banerjee , Nadiha, Durgapur, Thana:-Coke Oven, P.O. :-Nadiha, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
5. Jayanta Chakraborty  
Chief Executive, M/s. I- Nova Real Estate Ltd., 88 A, Sarat Bose Road, KOLKATA MUNICIPAL CORPORATION, District:-Kolkata, WEST BENGAL, India, Pin :-700026.  
, By Profession : Others

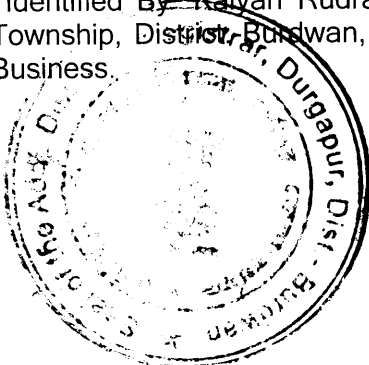
Identified By Kalyan Rudra, son of N. K. Rudra, B1-33/4, V. K. Nagar, Durgapur, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713210, By Caste: Hindu, By Profession: Business.

**Executed by Attorney**

Execution by

1. Dhruva Sarathi Mukherjee, son of Late Swarna Kanti Mukherjee , Nadiha, Durgapur, Thana:-Coke Oven, P.O. :-Nadiha, District:-Burdwan, WEST BENGAL, India, By Caste Hindu By Profession: Retired Person,as the constituted attorney of Rajlakshmi Ghosal is admitted by him.

Identified By Kalyan Rudra, son of N. K. Rudra, B1-33/4, V. K. Nagar, Durgapur, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713210, By Caste: Hindu, By Profession: Business.



( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR

( Satyajit Biswas )

**ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR**



**Government Of West Bengal  
Office Of the A.D.S.R. DURGAPUR  
District:-Burdwan**

**Endorsement For Deed Number : I - 05228 of 2013  
(Serial No. 05469 of 2013 and Query No. 0206L000009047 of 2013)**

**On 24/06/2013**

**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, 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 Draft

Rs. 310768/- is paid , by the draft number 338543, Draft Date 20/06/2013, Bank Name State Bank of India, EZRA STREET, received on 24/06/2013

( Under Article : A(1) = 310761/- ,E = 7/- on 24/06/2013 )

**Certificate of Market Value(WB PUVI rules of 2001)**

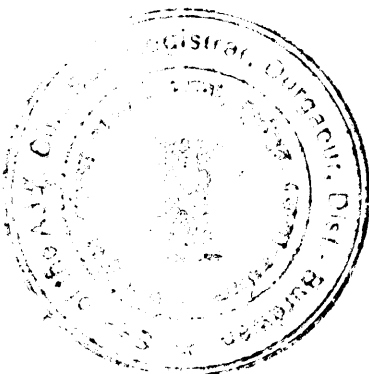
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2,82,51,720/-

Certified that the required stamp duty of this document is Rs.- 1977630 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 1976700/- is paid , by the draft number 338539, Draft Date 20/06/2013, Bank : State Bank of India, EZRA STREET, received on 24/06/2013

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR

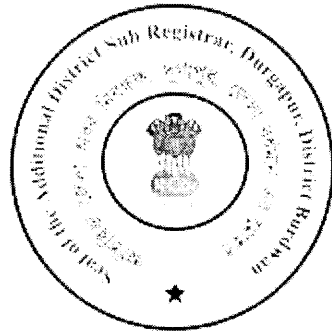



( Satyajit Biswas )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 12  
Page from 4676 to 4691  
being No 05228 for the year 2013.



  
(Satyajit Biswas) 24-June-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR  
Office of the A.D.S.R. DURGAPUR  
West Bengal