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 KOLKATA COLLECTORATE

No. 341-41/11/18-8706
 dt 4.2.06
 M. No 1, 10, 52, 224

CONVEYANCE

9-4-07

1. Date: 10th January, 2007

Nirmalchandra Samanta

TS of. Mr

J.C. K.S. Roy Road

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Stamp Act 1899
12 amended by W. Bengal
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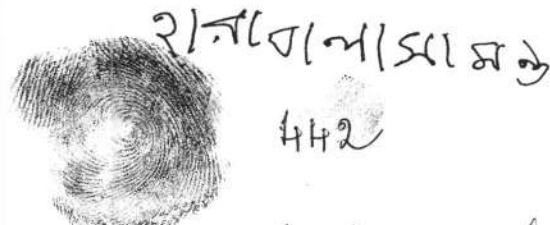
for deity Vawijya Pt. Deity Vawijya I.

N.K. Senapati
Director only
NIRDAL KUDOR LUNAWAT

10-1-07. Panchanor Samanta
s/o G. or. Samanta +
Harabala Samanta w/o Panchanor
Samanta + Susanta
Samanta + Tarun
Samanta, both sons of
Panchanor Samanta
of 7C, K.S. Roy Road,
Calcutta.



440



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Sushanta Samanta



443

Tarak Samanta PTO

Raju Roy
to Dilip Kr Roy.
FK/14 Jayangra Bortola Kol-59
Service

Raju Roy
s/o Dilip Roy
of FK/14 Jayangra
Bortola Kol-59
Service.

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KOLKATA COLLECTORATE

2. Place: Kolkata

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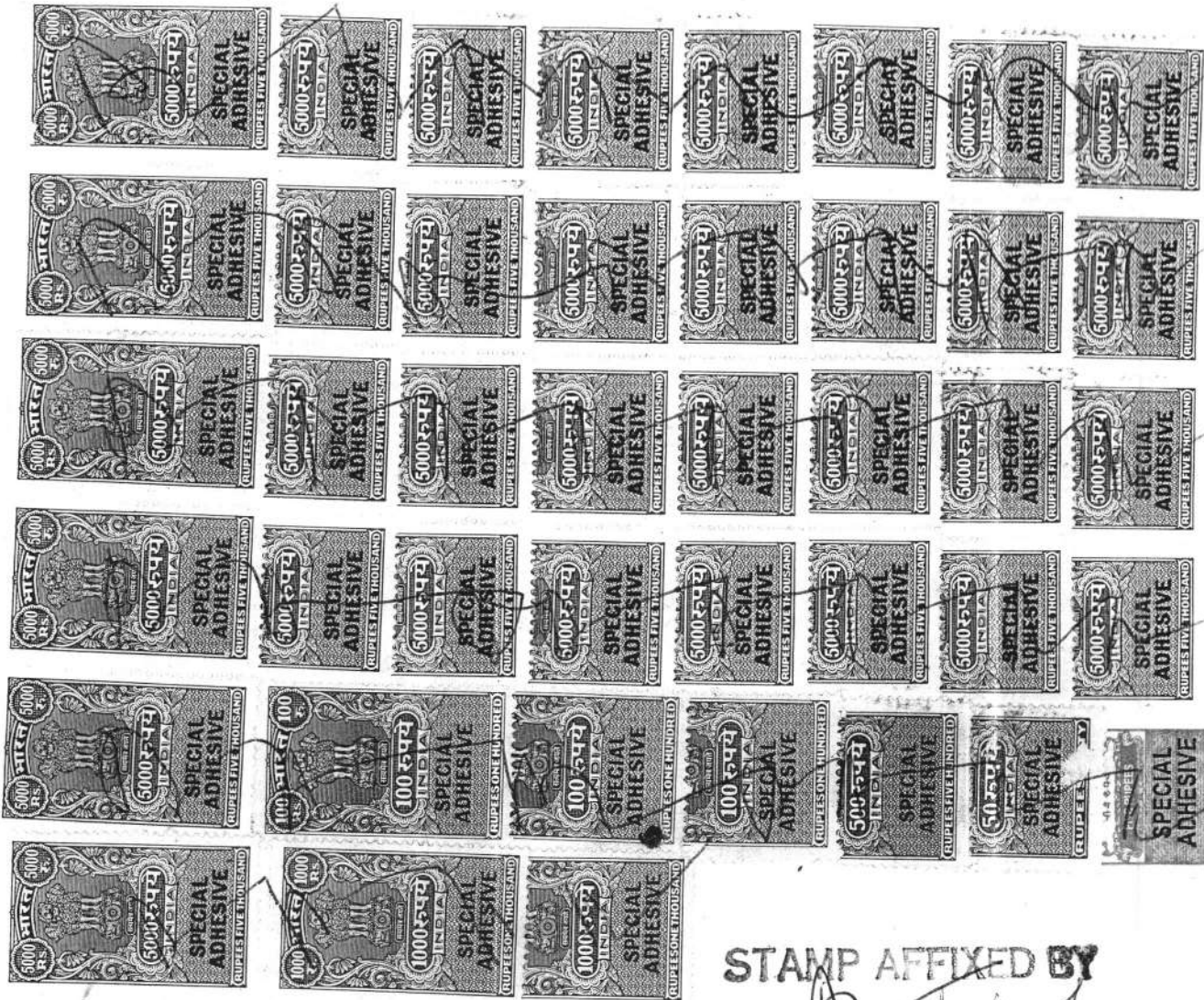
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3. Parties:

3.1 **Panchanan Samanta**, son of Gyanendra Nath Samanta, residing at Mouza Salua, Police Station Rajarhat, District North 24 Parganas

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SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
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Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

K. Venkatesh



Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little


































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Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

శ్రీ బాబా గారు

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	<i>Same Nath Samanta</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<i>Bablu Samanta</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<i>Bahindra Nath Samanti</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

- 3.2 **Hara Bala Samanta**, wife of Panchanan Samanta, residing at Village Dasodron, Police Station Rajarhat, Kolkata 7000136, District North 24 Parganas
- 3.3 **Susanta Samanta**, son of Panchanan Samanta, residing at Village Dasodron, Police Station Rajarhat, Kolkata 7000136, District North 24 Parganas
- 3.4 **Tarak Samanta**, son of Panchanan Samanta, residing at Village Dasodron, Police Station Rajarhat, Kolkata 7000136, District North 24 Parganas
- 3.5 **Nemai Chandra Samanta**, son of Panchanan Samanta, residing at Village Dasodron, Police Station Rajarhat, Kolkata 7000136, District North 24 Parganas
- 3.6 **Somenath Samanta**, son of Panchanan Samanta, residing at Village Dasodron, Police Station Rajarhat, Kolkata 7000136, District North 24 Parganas
- 3.7 **Bablu Samanta**, son of Panchanan Samanta, residing at Village Dasodron, Police Station Rajarhat, Kolkata 7000136, District North 24 Parganas
- 3.8 **Rabindra Nath Samanta**, son of Panchanan Samanta, residing at Village Dasodron, Police Station Rajarhat, Kolkata 7000136, District North 24 Parganas

(collectively **Vendors**, includes successor-in-interest)

And

- 3.9 **Deity Vanijya Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 7, Chitta Ranjan Avenue, Kolkata-700072
- 3.10 **Carnival Tie-Up Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 7, Chitta Ranjan Avenue, Kolkata-700072
- 3.11 **Mercy Vyapaar Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 7, Chitta Ranjan Avenue, Kolkata-700072
- 3.12 **Debonair Vyapaar Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 7, Chitta Ranjan Avenue, Kolkata-700072
- 3.13 **Daffodil Vanijya Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 7, Chitta Ranjan Avenue, Kolkata-700072
- 3.14 **Mainstream Vyapaar Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 7, Chitta Ranjan Avenue, Kolkata-700072
- 3.15 **Starwart tie-Up Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 7, Chitta Ranjan Avenue, Kolkata-700072

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- 3.16 **Blubell Dealcom Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 7, Chitta Ranjan Avenue, Kolkata-700072
- 3.17 **Daisy Dealers Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 7, Chitta Ranjan Avenue, Kolkata-700072

(collectively **Purchasers**, includes successors-in-interest).

Vendors and Purchasers collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance:

- 4.1 **Said Property:** *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-I** of the **1st Schedule** below (**First Land**) **And** *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-II** of the **1st Schedule** below (**Second Land**) **And** *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-III** of the **1st Schedule** below (**Third Land**) **And** *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-IV** of the **1st Schedule** below (**Fourth Land**) **And** *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-V** of the **1st Schedule** below (**Fifth Land**) **And** *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-VI** of the **1st Schedule** below (**Sixth Land**) **And** *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-VII** of the **1st Schedule** below (**Seventh Land**) **And** *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-VIII** of the **1st Schedule** below (**Eight Land**), the First Land, the Second Land, the Third land, the Fourth land, the

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Fifth Land, the Sixth land, the Seventh Land and the Eight Land **Together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof collectively described in the **2nd Schedule** below (collectively **Said Property**).

5. Background, Representations, Warranties and Covenants:

5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:

5.1.1 **Sale of Said Property to the Vendor No. 3.1:** By a Kobala (Deed of Sale) dated 11th October 1968, registered in the office of Sub Registrar, Cossipore, Dum Dum in Book No. I, Volume No. 110, Pages 166 to 168, Being No. 7520 for the year 1968, Ahed Baux Mondal conveyed and transferred all his right, title and interest in *inter alia* the Said Property to and in favour of the Vendor No. 3.1 herein, absolutely and forever and for the consideration mentioned therein.

5.1.2 **Mutation by Vendor No. 3.1:** The Vendor No. 3.1 got the Said Property recorded in his name in the record of the Land Revenue Settlement in L.R *Khatian* No. 165.

5.1.3 **Gift to the Vendor Nos. 3.2 to 3.8:** By 7 (seven) Deeds of Gift all dated 12th December, 2006 and all registered in the Office of the District Sub-Registrar, Bidhannagar (Salt Lake City), the Vendor No. 3.1, out of natural love and affection, gifted portions of the Said Property, free from all encumbrances, as follows:

Sl	Donee	Deed Details	Property Gifted
1.	Vendor No. 3.2	Book No. I, Volume No. 671, Pages 44 to 53, Being No. 11138 for the year 2006	Second Land
2.	Vendor No. 3.3	Book No. I, Volume No. 671, Pages 115 to 123, Being No. 11141 for the year 2006	Third Land
3.	Vendor No. 3.4	Book No. I, Volume No. 671, Pages 124 to 132, Being No. 11142 for the year 2006	Fourth Land
4.	Vendor No. 3.5	Book No. I, Volume No. 671, Pages 106 to 114, Being No. 11140 for the year 2006	Fifth Land
5.	Vendor No. 3.6	Book No. I, Volume No. 671, Pages 152 to 161, Being No. 11145 for the year 2006	Sixth Land
6.	Vendor No. 3.7	Book No. I, Volume No. 671, Pages 142 to 151, Being No. 11144 for the year 2006	Seventh Land
7.	Vendor No. 3.8	Book No. I, Volume No. 671, Pages 133 to 141, Being No. 11143 for the year 2006	Eighth Land

5.1.4 **Absolute Ownership of the Said Property:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property.

- 5.1.5 **True and Correct Representations:** The Vendors are the absolute and undisputed joint owners 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 Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do 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 Vendors:** 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, 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 Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever 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 Vendors 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, lis pendens, uses, *debentures*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* 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 and the title of the Vendors 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 Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

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6. Basic Understanding:

- 6.1 **Agreement to Sell and Purchase:** The Vendors have approached the Purchasers and offered to sell the Said Property to the Purchasers and the Purchasers, 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 Vendors.

7. Transfer:

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of their right title and interest of whatsoever or howsoever nature in the Said Property described in the **2nd Schedule** below, being the First Land i.e. *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-I** of the **1st Schedule** below **And** the Second Land i.e. *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-II** of the **1st Schedule** below **And** the Third Land i.e. *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-III** of the **1st Schedule** below **And** the Fourth Land i.e. *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-IV** of the **1st Schedule** below **And** the Fifth Land i.e. *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-V** of the **1st Schedule** below **And** the Sixth Land i.e. *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-VI** of the **1st Schedule** below **And** the Seventh Land i.e. *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-VII** of the **1st Schedule** below **And** the Eighth Land i.e. *Sali* land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in **Part-VIII** of the **1st Schedule** below, **Together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property, free from all encumbrance.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.1,10,52,224/- (Rupees one crore ten lac fifty two thousand two hundred and twenty

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four) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

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 **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutter*s, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors 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.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** indemnification by the Vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors about the correctness of the Vendors' title and the Representations and authority to sell, which if found defective or untrue at any time, the Vendors shall, at 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 vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over by the Vendors to the Purchasers.

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 Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and their 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 Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.

- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under them in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and their assigns and/or their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and their assigns and/or their successors-in-interest by reason of any defect in title of the Vendors or any of the Representations being found to be untrue.
- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchasers are fully entitled to mutate their names in all records of the concerned authorities and to pay tax or taxes and all other impositions in their own name. The Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors 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 Purchasers and/or 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.

1st Schedule
Part-I
(First Land)

Sali land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R Dag No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas and butted and bounded as follows:

On the North	:	By R.S/L.R Dag No. 535(P)
On the East	:	By R.S/L.R Dag No. 535(P)
On the South	:	By R.S/L.R Dag No. 521
On the West	:	By R.S/L.R Dag No. 522

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the First Land.

Part-II
(Second Land)

Sali land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R Dag No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas and butted and bounded as follows:

On the North	:	By R.S/L.R Dag No. 535(P)
On the East	:	By R.S/L.R Dag No. 535(P)
On the South	:	By R.S/L.R Dag No. 521 and 538
On the West	:	By R.S/L.R Dag No. 535(P)

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Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Second Land.

**Part-III
(Third Land)**

Sali land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas and butted and bounded as follows:

- On the North** : By R.S/L.R *Dag* No. 535(P)
On the East : By R.S/L.R *Dag* No. 536
On the South : By R.S/L.R *Dag* No. 538
On the West : By R.S/L.R *Dag* No. 535(P)

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Third Land.

**Part-IV
(Fourth Land)**

Sali land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, demarcated in colour **Red** on **Plan** attached and butted and bounded as follows:

- On the North** : By R.S/L.R *Dag* No. 558
On the East : By R.S/L.R *Dag* No. 534 and 536
On the South : By R.S/L.R *Dag* No. 535(P)
On the West : By R.S/L.R *Dag* No. 535(P)

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Fourth Land.

**Part-V
(Fifth Land)**

Sali land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas and butted and bounded as follows:

- On the North** : By R.S/L.R *Dag* No. 529
On the East : By R.S/L.R *Dag* No. 535(P)
On the South : By R.S/L.R *Dag* No. 535(P)

or. 27

11 2/5/11

TS

SS



N.C.S.

SS

B.S.

On the West : By R.S/L.R *Dag* No. 535(P)

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Fifth Land.

**Part-VI
(Sixth Land)**

Sali land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas and butted and bounded as follows:

On the North : By R.S/L.R *Dag* No. 558

On the East : By R.S/L.R *Dag* No. 535(P)

On the South : By R.S/L.R *Dag* No. 535(P)

On the West : By R.S/L.R *Dag* No. 535(P)

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Sixth Land.

**Part-VII
(Seventh Land)**

Sali land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas and butted and bounded as follows:

On the North : By R.S/L.R *Dag* No. 535(P)

On the East : By R.S/L.R *Dag* No. 535(P)

On the South : By R.S/L.R *Dag* No. 538

On the West : By R.S/L.R *Dag* No. 535(P)

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Seventh Land.

**Part-VIII
(Eight Land)**

Sali land measuring 8 (eight) decimal out of 64 (sixty four) decimal more or less contained in R.S/L.R *Dag* No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas and butted and bounded as follows:

On the North : By R.S/L.R *Dag* No. 529

On the East : By R.S/L.R *Dag* No. 535(P)

On the South : By R.S/L.R *Dag* No. 535(P)

On the West : By R.S/L.R Dag No. 522

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Eight Land.

**2nd Schedule
(Said Property)
[Subject Mater of Sale]**

Sali land measuring 64 (sixty four) decimal more or less contained in R.S/L.R Dag No.535, recorded in L.R. *Khatian* No.165, *Mouza* Salua, J.L. No.3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas and butted and bounded as follows:

On the North : By R.S/L.R Dag Nos. 529 and 558

On the East : By R.S/L.R Dag Nos. 534 and 536

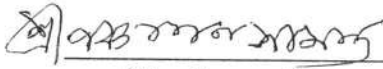
On the South : By R.S/L.R Dag Nos. 521 and 538

On the West : By R.S/L.R Dag No. 522

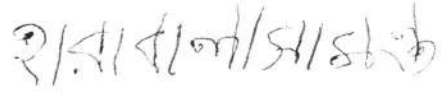
Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

9. Execution and Delivery:

9.1 **In Witness Whereof** the Vendors have executed and delivered this Conveyance on the date mentioned above.



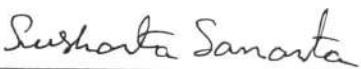
(Panchanan Samanta)



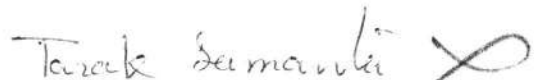
(Hara Bala Samanta)

Read over and explained the contents of this document by me to Panchanan Samanta and Hara Bala Samanta in Bengali language, who, after understanding the meaning and purport of this document, signed the same in my presence.

Signature 



(Susanta Samanta)



(Tarak Samanta)

Nemai chandra Samanta
(Nemai Chandra Samanta)

Somenath Samanta
(Somenath Samanta)

27

Bablu Samanta
(Bablu Samanta)

Rabindra Nath Samanta
(Rabindra Nath Samanta)

[Vendors]

Witnesses:

Signature Douglas R. David

Signature Mintu Samanta

Name DOUGLAS R. DAVID

Name _____

Father's Name LATE R. J. DAVID

Father's Name Rabin Samanta

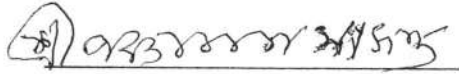
Address 7C, K.S. Roy Road
KOLKATA 70001

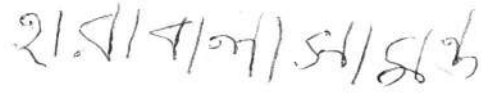
Address Dashadrome. P.O R-Gopal Pur
P.S. Rajarhat Kal-136

Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.1,10,52,224/- (Rupees one crore ten lac fifty two thousand two hundred and twenty four) towards full and final payment of the consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:


Mode	Date	Amount (Rs.)	Favouring
Bank Draft Nos. 467803 dt. 3.1.07 & 721775, 721760	dt. 3.1.07	Rs.13,81,528	Panchanan Samanta
Bank Draft Nos. 467809 dt. do & 721767, 721781	do	Rs.13,81,528	Hara Bala Samanta
Bank Draft Nos. 467810 dt. do & 721770, 721782	do	Rs.13,81,528	Susanta Samanta
Bank Draft Nos. 467804 dt. do & 721765, 721776	do	Rs.13,81,528	Tarak Samanta
Bank Draft Nos. 467805 dt. do & 721777, 721764	do	Rs.13,81,528	Nemai Chandra Samanta
Bank Draft Nos. 467806 dt. do & 721768, 721778	do	Rs.13,81,528	Somenath Samanta
Bank Draft No. 467807 dt. do & 721771, 721779	do	Rs.13,81,528	Bablu Samanta
Bank Draft No. 467812 dt. do & 721766, 721780	do	Rs.13,81,528	Rabindra Nath Samanta



(Panchanan Samanta)

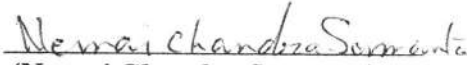

(Hara Bala Samanta)

Read over and explained the contents of this document by me to Panchanan Samanta and Hara Bala Samanta in Bengali language, who, after understanding the meaning and purport of this document, signed the same in my presence.


Signature Mintu Samanta

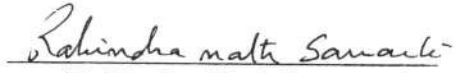

(Susanta Samanta)


(Tarak Samanta)


(Nemai Chandra Samanta)


(Somenath Samanta)


(Bablu Samanta)


(Rabindra Nath Samanta)

[Vendors]

Witnesses:

Signature Douglas K. David

Signature Mintu Samanta

Name DOUGLAS K. DAVID

Name _____

02896
2007
22 (16 21)
DATED 10th DAY OF January, 2007



Between

Panchanan Samanta & Ors.
... Vendors

And

Deity Vanijya Private Limited & Ors.
... Purchasers

2-5-07



CONVEYANCE

R.S/L.R Dag No. 535
R.S/ L.R. Khatian No. 165
Mouza Salua
District North 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001