



22 JUL 2010

- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges liens attachments leases tenancies occupancy rights restrictive covenants lispensens uses debutters trusts prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them 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 any of them or their predecessors-in-title.

- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid.

- (vi) **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances leases tenancies occupancy rights restrictive covenants liens attachments lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any of them or any person or persons claiming as aforesaid.

- (vii) **AND THAT** the Vendors and each of them and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the said Premises and the properties appurtenant thereto or any part thereof through under or in trust for the Vendors or any of them or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better ar.J more perfectly assuring the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

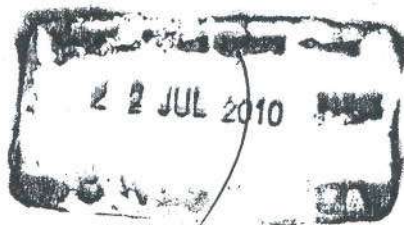
APF

Soma Saha

Saha

Santam Kumari

Jaya Rami Saha
 Jayanta Kumar Saha



- (viii) **AND ALSO THAT** the Vendors shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendors to the said Premises and the properties appurtenant thereto or by reason of any of the representations declarations and assurances made by the Vendors herein being found to be untrue, incorrect, false or misleading.

III. AND THE VENDORS DO AND EACH OF THEM DO TH HEREBY RECORD REPRESENT DECLARE CONFIRM AND ASSURE THE PURCHASERS as follows:

- a) That (except the three Dwelling houses) lying situate on the North western side of the said premises which are in unlawful possession of trespassers) the Vendors have simultaneously with the execution hereof delivered to the Purchasers peaceful vacant possession of the entirety of the said Premises;
- b) That all municipal and all other rates and taxes in respect of the said Premises and the properties appurtenant thereto for the period upto the date hereof shall be the liability of the Vendors and the Vendors shall pay the same forthwith on a demand being made by the Purchasers and shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof.

THE SCHEDULE ABOVE REFERRED TO:

(said Premises and the properties appurtenant thereto)

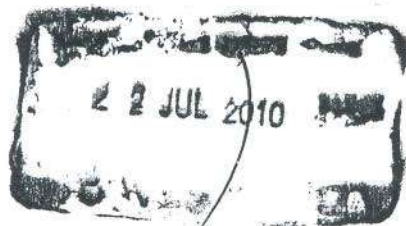
All That the piece or parcel of revenue redeemed land containing an area of 17 (seventeen) Cottahs 6 (six) Chittacks 30 (thirty) Square Feet (equivalent to 1165 Square Meters) more or less, with dwelling houses and structures thereat measuring 2800 Square Feet more or less, and a tank/ waterbody admeasuring 932 sft. all situate lying at and being present Municipal Premises No.163B Manicktala Main Road (formerly being a divided and demarcated portion of Premises No.163 Manicktala Main' Road), Police Station-Manicktala, Kolkata-700054 (comprised in Holding No.53/68, Division 2, Sub-Division 5, Dihi Panchannagram, in Mouza-Sheoratala Village), Sub-Registration office Sealdah, within Ward No.32 of the Kolkata Municipal Corporation **Together With** 1/3rd (one-third) undivided ownership share right title and interest in the 8' (eight feet) wide passage, carved out of the erstwhile Premises No.163 Manicktala Main Road, and running from North to South and containing an area of 01 Cottah 08 Chittacks more or less. The said Premises No.163B Manicktala

Jayanti Kumar Saha
Ganga Rami Saha

APR

Soma Saha

Santans Kumar Saha



Main Road, Kolkata is delineated in the Plan annexed hereto duly bordered thereon in "Red" and the said Passage is delineated in the Plan annexed hereto duly bordered thereon in "Blue", and the said Premises is butted and bounded as follows:

- On the **North** : By Passage connecting E.M. Bypass with Premises No. 160 and 161 Manicktala Main Road and thereafter by Municipal Premises Nos. 162A & B Manicktala Main Road, Kolkata;
- On the **East** : By Kolkata Municipal Corporation Surface Drain and beyond that by Eastern Metropolitan Bypass;
- On the **West** : Partly by Premises No. 161 Manicktala Main Road, Kolkata and partly by premises No. 33 Canal Circular Road, Kolkata and thereafter by portion of premises No. 157 Manicktala Main Road, Kolkata;
- On the **South** : Partly by Premises No.163C Manicktala Main Road, Kolkata, partly by Premises No.163A (portion) Manicktala Main Road, Kolkata, and partly by 8' (eight feet) wide private passage (all the three carved out of mother premises No. 163 Manicktala Main Road, Kolkata);

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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

SIGNED SEALED AND DELIVERED by the withinnamed **VENDORS** at Kolkata in the presence of:

Skyam Saha
203, S.S. Park.
KOL-700055.

27 Sushil Saha
121/4A M.M. ROAD
KOL-54

SIGNED SEALED AND DELIVERED by the withinnamed **PURCHASERS** at Kolkata in the presence of:

Prathibha Mukherjee
135 B1-A7 Benjun Avenue,
Kolkata-55

Drafted by me
Ronji Ghosh
Adm
Sealdah Civil Court Room 301
Kolkata-700014

Jaya Rani Saha
Jayal Kumy Saha
Santanu Kumar Saha
Soma Saha

SA NIKET PRIVATE LIMITED

Ajay P.
Director / Authorised Signatory

TANISHQUE VINIMAY PRIVATE LIMITED

Ajay P.
Director / Authorised Signatory

SAMUDRA VYAPAAR PRIVATE LIMITED

Ajay P.
Director / Authorised Signatory



RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of **Rs. 5,70,00,000/-** (Rupees Five crores seventy lacs) only being the consideration in full payable under these presents as per Memo written hereinbelow:

MEMO OF CONSIDERATION :

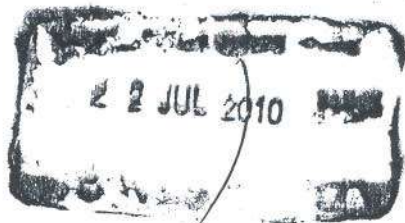
Sl. No.	Particulars of payments	Amount (Rs.)
(i)	By and out of Banker's Cheque No. 054703 dated 19.07.2010 drawn by Axis Bank Ltd. Kankurgachi Branch, Kolkata in favour of Soma Saha.....	35,62,500/-
(ii)	By and out of Banker's Cheque No. 054704 dated 19.07.2010 drawn by Axis Bank Ltd. Kankurgachi Branch, Kolkata in favour of Jayanta KumarSaha.....	1,78,12,500/-
(iii)	By and out of Banker's Cheque No. 054710 dated 19.07.2010 drawn by Axis Bank Ltd. Kankurgachi Branch, Kolkata in favour of Jaya Rani Saha.....	1,78,12,500/-
(iv)	By and out of Banker's Cheque No. 054722 dated 20.07.2010 drawn by Axis Bank Ltd. Kankurgachi Branch, Kolkata in favour of Santanu Kumar Saha.....	1,78,12,500/-
	TOTAL	5,70,00,000/-

(Rupees Five crores seventy lacs) only

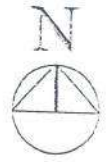
WITNESSES:

1. Skyam Saha
205. S.S. Park.
KOL-700033.
21 SOLIP SAHA
121/4 Q
M.M. ROAD
KOL-54

Jaya Rani Saha
Jayanta Kumar Saha
Santanu Kumar Saha
Soma Saha



MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING MUNICIPAL PREMISES NO.163B,MANICKTALA MAIN ROAD,KOLKATA WITHIN P.S. MANICKTALA, A.D.S.R. SEALDAH, K.M.C. WARD NO. 032,IN THE DISTRICT OF 24 PARGANAS(SOUTH).



SCALE = 1:350

NOTES :-

1. Premises No. 163B,Manicktala Main Road,being the subject matter of sale, shown thus within 'RED' borders.
2. 8' wide private passage(having a total area of 1K-8CH)connecting premises no 163B with Manicktala Main Road shown thus within 'BLUE' borders.
3. This plan is concerning the boundaries of the premises and do not depict details of the structures or the waterbody within.



SA NIKET PRIVATE LIMITED

[Signature]

Director / Authorized Signatory

ANISHQUE VINIMAY PRIVATE LIMITED

[Signature]

Director / Authorized Signatory

E. M. B Y P A S S

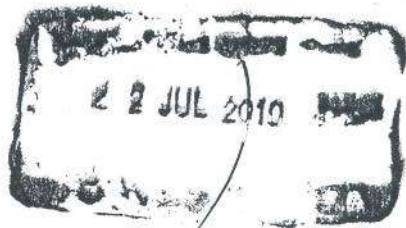
SAMUDRA VYAPAR PRIVATE LIMITED

[Signature]

Authorized Signatory

Jaya Rami Saha
Jayant Kumar Saha
Santamu Kumar Saha

MANICKTALA MAIN ROAD
[Signature]



SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Gajarami Saha</i>	Left Finger					
	Right Finger					



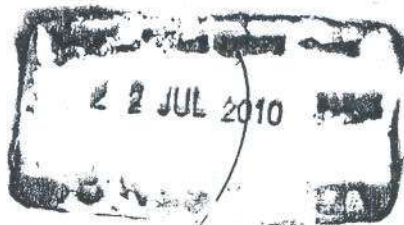
<i>Jayanti Kumy Saha</i>	Left Finger					
	Right Finger					



<i>Santanu Kumar Saha</i>	Left Finger					
	Right Finger					













<i>Sone Saha</i>	Left Finger					
	Right Finger					



SPECIMEN FORM FOR TEN FINGER PRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Finger					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Finger					

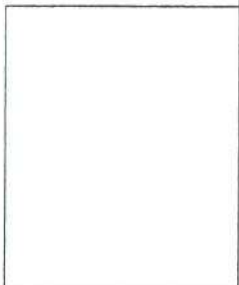
A. J. S. P.



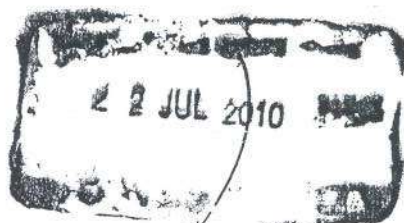
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Finger					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Finger					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Finger					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Finger					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Finger					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Finger					





Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 02084 of 2010
(Serial No. 02458 of 2010)

On 22/07/2010

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.-57000000/-

Certified that the required stamp duty of this document is Rs.- 3990000 /- and the Stamp duty paid as: Impressive Rs.- 120/-

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

Presented for registration at 16.22 hrs on :22/07/2010, at the Private residence by Abhisekh Agarwal ,Claimant.

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

Execution is admitted on 22/07/2010 by

1. Smt. Jaya Rani Saha, wife of Late Dulal Kanti Saha , 276/1a, C. I. T. Scheme V I M, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700054 , By Caste Hindu, By Profession : House wife
2. Jayanta Kumar Saha, son of Late Dulal Kanti Saha , 276/1a, C. I. T. Scheme V I M, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700054 , By Caste Hindu, By Profession : Cultivation
3. Santanu Kumar Saha, son of Late Dulal Kanti Saha , 276/1a, C. I. T. Scheme V I M, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700054 , By Caste Hindu, By Profession : Others
4. Smt. Soma Saha, daughter of Late Dulal Kanti Saha , 276/1a, C. I. T. Scheme V I M, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700054 , By Caste Hindu, By Profession : Others
5. Abhisekh Agarwal
Director, Sa Niket Pvt. Ltd., 164/1 Manicktala Main Road, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- .

Director, Tanishque Vinimay Pvt. Ltd, 1 British Indian Street, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- .

Director, Samudra Vyapaar Pvt. Ltd, 29b, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- .
, By Profession : Service

Identified By P. V Paul, son of Late P Varkey, 164/1 Manicktala Main Road, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Christian, By Profession: Service.

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 23/07/2010

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 02084 of 2010
(Serial No. 02458 of 2010)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 626989/- on 23/07/2010

Deficit stamp duty

Deficit stamp duty Rs. 3990000/- is paid, by the draft number 974006, Draft Date 22/07/2010, Bank
Name State Bank of India, OVERSEAS BRANCH KOLKATA, received on 23/07/2010

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.


Registered in Book - I

CD Volume number 5

Page from 1526 to 1549

being No 02084 for the year 2010.




(Ajay Kumar Mukherjee) 23-July-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SEALDAH
West Bengal

DATED THIS 22ND DAY OF JULY 2010

BETWEEN

- (1) (SMT.) JAYA RANI SAHA
- (2) JAYANTA KUMAR SAHA
- (3) SHANTANU KUMAR SAHA
- (4) (SMT.) SOMA SAHA

... VENDORS

AND

- (1) SA NIKET PVT. LTD.
- (2) TANISHQUE VINIMAY PVT. LTD.
- (3) SAMUDRA VYAPAAR PVT. LTD.

... PURCHASERS

CONVEYANCE

SARAOGI & COMPANY

Advocates

4C Punwani Chambers, 4th Floor

7B Kiran Shankar Roy Road

Kolkata # 700 001