

4926

11711257

7128



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

475589

11.4.19

9.7.19

10.7.19

SALE DEED

THIS SALE DEED IS made this 9th day of JULY, Two Thousand and Nine

BETWEEN

SWAPAN BISWAS alias **SWAPAN KUMAR BISWAS**, son of Bisheshwar Biswas, by faith Hindu, by Nationality - Indian, by Occupation - Cultivation, residing at Village Chandpur, P.S. Rajarhat, District North 24 Parganas, hereinafter referred to as "**THE VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART AND VEDIC DIAMOND IT-LINKS PVT. LTD.** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 68/2, Harish Mukherjee Road, Kolkata- 700 025, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART AND.**

WHEREAS in the Records of Right prepared under the Government of West Bengal L. R. Act, one Swapan Biswas alias Swapan Kumar Biswas, son of Bisheshwar Biswas, has been shown as a holding of L.R. Dag No. 63, 66, 67, 70, 75, 76, 80, 81, 87, 88, 93, 94, 98, 103, 104, 107, 108, 113, 117, 121, 122, 127, 128, 129, 131, 139, 148, 149, 198, 202, 204, 213, 216, 227, 231 & 7/1228 along with others, under L.R. Khatian No. 632, Mouza Bajetaraf, J.L. no. 50, under Chandpur Gram Panchayct, P.S. Rajarhat, District North 24-Parganas, where L. R. Dag no. 63 has been shown as undivided 2500 shares i.e. measuring an area 12.75 (12) Decimals (Sataks) out of 51 Decimals (Sataks), L. R. Dag no. 66 has been shown as undivided 0833 shares i.e. measuring an area 0.75 (1) Decimals (Sataks) out of 9 Decimals (Sataks), L. R. Dag no. 67 has been shown as undivided 1667 shares i.e. measuring an area 1.67 (2) Decimals (Sataks) out of 10 Decimals (Sataks), L. R. Dag no. 70 has been shown as undivided 0833 shares i.e. measuring an area 4.83 (5) Decimals (Sataks) out of 58 Decimals (Sataks), L. R. Dag no. 75 has been shown as undivided 0833 shares i.e. measuring an area 0.83 (1) Decimals (Sataks) out of 10 Decimals (Sataks), L. R. Dag no. 76 has been shown as undivided 1667 shares i.e. measuring an area 2 Decimals (Sataks) out of 12 Decimals (Sataks), L. R. Dag no. 80 has been shown as undivided 0833 shares i.e. measuring an area 0.92 (1) Decimals (Sataks) out of 11 Decimals (Sataks), L. R. Dag no. 81 has been shown as undivided 1667 shares i.e. measuring an area 2.67 (2) Decimals (Sataks) out of 16 Decimals (Sataks), L. R. Dag no. 87 has been shown as undivided 0833 shares i.e. measuring an area 0.92 (1) Decimals (Sataks) out of 11 Decimals (Sataks), L. R. Dag no. 88 has been shown as

undivided 0833 shares i.e. measuring an area 1.91 (2) Decimals (Sataks) out of 23 Decimals (Sataks), L. R. Dag no. 93 has been shown as undivided 1667 shares i.e. measuring an area 3.50 (3) Decimals (Sataks) out of 21 Decimals (Sataks), L. R. Dag no. 94 has been shown as undivided 0833 shares i.e. measuring an area 1.83 (2) Decimals (Sataks) out of 22 Decimals (Sataks), L. R. Dag no. 98 has been shown as undivided 0833 shares i.e. measuring an area 2 Decimals (Sataks) out of 24 Decimals (Sataks), L. R. Dag no. 103 has been shown as undivided 1667 shares i.e. measuring an area 10.17 (10) Decimals (Sataks) out of 61 Decimals (Sataks), L. R. Dag no. 104 has been shown as undivided 0833 shares i.e. measuring an area 4.66 (5) Decimals (Sataks) out of 56 Decimals (Sataks), L. R. Dag no. 107 has been shown as undivided 2500 shares i.e. measuring an area 10.25 (10) Decimals (Sataks) out of 41 Decimals (Sataks), L. R. Dag no. 108 has been shown as undivided 2500 shares i.e. measuring an area 10 Decimals (Sataks) out of 40 Decimals (Sataks), L. R. Dag no. 113 has been shown as undivided 0833 shares i.e. measuring an area 1.50 (1) Decimals (Sataks) out of 18 Decimals (Sataks), L. R. Dag no. 117 has been shown as undivided 0833 shares i.e. measuring an area 1.50 (1) Decimals (Sataks) out of 18 Decimals (Sataks), L. R. Dag no. 121 has been shown as undivided 208 shares i.e. measuring an area 0.62 (1) Decimals (Sataks) out of 30 Decimals (Sataks), L. R. Dag no. 122 has been shown as undivided 1667 shares i.e. measuring an area 10.83 (11) Decimals (Sataks) out of 65 Decimals (Sataks), L. R. Dag no. 127 has been shown as undivided 0833 shares i.e. measuring an area 2.41 (2) Decimals (Sataks) out of 29 Decimals (Sataks), L. R. Dag no. 128 has been shown as undivided 0833 shares i.e. measuring an area 1.58 (2) Decimals (Sataks) out of 19 Decimals (Sataks), L. R. Dag no. 129 has been shown as undivided 1667 shares i.e. measuring an area 4.50 (5) Decimals (Sataks) out of 27 Decimals (Sataks), L. R. Dag no. 131 has been shown as undivided 0833 shares i.e. measuring an area 0.33 (1) Decimals (Sataks) out of 4 Decimals (Sataks), L. R. Dag no. 139 has been shown as undivided 417 shares i.e. measuring an area 0.29 (0) Decimals (Sataks) out of 7 Decimals (Sataks), L. R. Dag no. 148 has been shown as undivided 1667 shares i.e. measuring an area 1.67 (2) Decimals (Sataks) out of 10 Decimals (Sataks), L. R. Dag no. 149 has been shown as undivided 0833 shares i.e. measuring an area 0.92 (1) Decimals (Sataks) out of 11 Decimals (Sataks), L. R. Dag no. 198 has been shown as undivided 0833 shares i.e. measuring an area 1.25 (1) Decimals (Sataks) out of 15 Decimals (Sataks), L. R. Dag no. 202 has been shown as undivided 208 shares i.e. measuring an area 0.52 (1) Decimals (Sataks) out of 25 Decimals (Sataks), L. R. Dag no. 204 has been shown as undivided 0833

shares i.e. measuring an area 2.66 (3) Decimals (Sataks) out of 32 Decimals (Sataks), L. R. Dag no. 213 has been shown as undivided 0833 shares i.e. measuring an area 1.08 (1) Decimals (Sataks) out of 13 Decimals (Sataks), L. R. Dag no. 216 has been shown as undivided 1667 shares i.e. measuring an area 1.67 (2) Decimals (Sataks) out of 10 Decimals (Sataks), L. R. Dag no. 227 has been shown as undivided 0833 shares i.e. measuring an area 2 Decimals (Sataks) out of 24 Decimals (Sataks), L. R. Dag no. 231 has been shown as undivided 0833 shares i.e. measuring an area 0.58 (1) Decimals (Sataks) out of 7 Decimals (Sataks) and L. R. Dag no. 7/1228 has been shown as undivided 0500 shares i.e. measuring an area 2.40 (2) Decimals (Sataks) out of 48 Decimals (Sataks) of Sali and Danga land.

AND WHEREAS in the manner aforesaid the vendor herein became the Owner of all that piece and parcel of undivided share of land admeasuring 109.97 Decimals (Sataks) be the same a little more or less out of 888 Decimals (Sataks) lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag Nos. 63, 66, 67, 70, 75, 76, 80, 81, 87, 88, 93, 94, 98, 103, 104, 107, 108, 113, 117, 121, 122, 127, 128, 129, 131, 139, 148, 149, 198, 202, 204, 213, 216, 227, 231 & 7/1228 along with others, under L.R. Khatian No. 632, classified as Sali and Danga land, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, and is in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever morefully and particularly described in the **First Schedule** Land hereunder written.

AND WHEREAS the Vendor herein has duly been recorded his name in the book of Chandpur Gram Panchayet as well as recorded his name in the records of right of the Block Land & Land Reforms Office and as such the Vendor herein became the Owner of the said Land as per law of land.

AND WHEREAS since then the Vendor herein has been in exclusive khas, physical possession and enjoyed the said Land without any hindrance or interference by any body and paying Govt. rent for her aforesaid Land and no portion of the said land in any manner whatsoever is under and "BHAGCHASE". Moreover the schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

AND WHEREAS there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

AND WHEREAS the land was never subject any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

AND WHEREAS the schedule land is not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955).

AND WHEREAS the owners herein entered into a Development Agreement on the above land with Vedic Village Developer Pvt.Ltd. in the year 2006.

AND WHEREAS the Owner/Vendor herein has agreed to sell and the Purchaser has agreed to purchase ALL THAT piece and parcel of land measuring an area of ALL THAT piece or parcel of undivided share of land admeasuring 18.33 Decimals (Satak) be the same a little more or less being the undivided 1/6th (One Sixth) share or portion of land out of 109.97 Decimal (Satak) which arising out of 888 Decimals (Sataks) lying and situated at Mouza Uttargazipur, J.L. no. 17, L.R. Dag Nos. 63, 66, 67, 70, 75, 76, 80, 81, 87, 88, 93, 94, 98, 103, 104, 107, 108, 113, 117, 121, 122, 127, 128, 129, 131, 139, 148, 149, 198, 202, 204, 213, 216, 227, 231 & 7/1228 along with others, under L.R. Khatian No. 632, classified as Sali and Danga land, under Polerhat II No. Gram Panchayet, P.S. Kashipur, District South 24 Parganas being the **SECOND SCHEDULE** Land hereunder written at or for a total consideration of Rs. 21,66,076/- (Rupees Twenty One Lac Sixty Six Thousand and Seventy Six) only, the said Schedule Land is free from all encumbrances, attachments, liens and lispensens whatsoever on the terms and conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum Rs. 21,66,076/- (Rupees Twenty One Lac Sixty Six Thousand and Seventy Six) only paid by the Purchaser herein to the Owners/Vendors herein at or before the execution these presents, the receipt whereof the Owners/Vendors herein and doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge the

Purchaser, its successors, successors-in-interest and assigns the said Land do hereby grant, transfer, convey, assign and assure forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispendences, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT the SECOND SCHEDULED Land OR HOWSOEVER OTHERWISE** the said Land and lands and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said Land hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Vendors or any other person and persons from whom he may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said Land and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispendens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owners/Vendors or his ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owners/Vendors is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Land hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and for ever free from all encumbrances charges attachments liens lispendens and adverse claim **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owners/Vendors has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said Land hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said Land in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owners/Vendors or any person or persons lawfully and equitably claim under or in trust for the Owners/Vendors or his ancestors a predecessors-in-title and also free from all

3. That the Purchaser shall hold the said Land free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendors herein.

4. That Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said Land and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.

5. The Vendors do hereby certify that the said Land, under SCHEDULE is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church Land and in all manner absolutely free from all encumbrances.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Entire Land)

ALL THAT piece or parcel of undivided share of Land admeasuring 109.97 Decimals (Sataks) be the same a little more or less out of 888 Decimals (Sataks) lying and situated at Mouza Bajetaraf, J.L. no. 50, R.S. & L.R. Dag No. 63, 66, 67, 70, 75, 76, 80, 81, 87, 88, 93, 94, 98, 103, 104, 107, 108, 113, 117, 121, 122, 127, 128, 129, 131, 139, 148, 149, 198, 202, 204, 213, 216, 227, 231 & 7/1228 along with others, under L.R. Khatian No. 632, classified as Sali land, under Chandpur Gram Panchayat, P.S. Rajarhat District North 24 Parganas.

[The land measuring an area of 12.75 Decimal (Satak) out of 51 Decimals (Sataks) in R.S. & L.R. Dag No. 63,

The land measuring an area of 0.75 Decimal (Satak) out of 9 Decimals (Sataks) in R.S. & L.R. Dag No. 66,

The land measuring an area of 1.67 Decimal (Satak) out of 10 Decimals (Sataks) in R.S. & L.R. Dag No. 67,

The land measuring an area of 4.83 Decimal (Satak) out of 58 Decimals (Sataks) in R.S. & L.R. Dag No. 70,

The land measuring an area of 0.83 Decimal (Satak) out of 10 Decimals (Sataks) in R.S. & L.R. Dag No. 75,

encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owners/Vendors, his ancestors or predecessors-in-title AND FURTHER the Owners/Vendors covenant with the Purchaser, its successors, successors-in-interest and assigns that the said Land or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said Land unto and to the use of the Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owners/Vendors shall take all reasonable steps and execute and register all relevant documents relating to the said Land hereby conveyed AND FURTHER the Vendors in consideration of the Purchaser having purchased the said Land on the assurance and guarantee of the Vendors as to protection and indemnity against any possible claim by any persons if he/she/they is/are discovered to be still alive or became the Owners of the schedule Land, the Vendors do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule Land and also against all costs, charges and expenses for defending any such claim, action or proceedings.

AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendors has good right, full power and absolute authority to convey the said Land unto and to the use and benefit of the Purchaser/s herein in the manner aforesaid.
2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said Land for their own use and benefits.

The land measuring an area of 2 Decimal (Satak) out of 12 Decimals (Sataks) in R.S. & L.R. Dag No. 76,

The land measuring an area of 0.92 Decimal (Satak) out of 11 Decimals (Sataks) in R.S. & L.R. Dag No. 80,

The land measuring an area of 2.67 Decimal (Satak) out of 16 Decimals (Sataks) in R.S. & L.R. Dag No. 81,

The land measuring an area of 0.92 Decimal (Satak) out of 11 Decimals (Sataks) in R.S. & L.R. Dag No. 87,

The land measuring an area of 1.91 Decimal (Satak) out of 23 Decimals (Sataks) in R.S. & L.R. Dag No. 88,

The land measuring an area of 3.50 Decimal (Satak) out of 21 Decimals (Sataks) in R.S. & L.R. Dag No. 93,

The land measuring an area of 1.83 Decimal (Satak) out of 22 Decimals (Sataks) in R.S. & L.R. Dag No. 94,

The land measuring an area of 2 Decimal (Satak) out of 24 Decimals (Sataks) in R.S. & L.R. Dag No. 98,

The land measuring an area of 10.17 Decimal (Satak) out of 61 Decimals (Sataks) in R.S. & L.R. Dag No. 103,

The land measuring an area of 4.66 Decimal (Satak) out of 56 Decimals (Sataks) in R.S. & L.R. Dag No. 104,

The land measuring an area of 10.25 Decimal (Satak) out of 41 Decimals (Sataks) in R.S. & L.R. Dag No. 107,

The land measuring an area of 10 Decimal (Satak) out of 40 Decimals (Sataks) in R.S. & L.R. Dag No. 108,

The land measuring an area of 1.50 Decimal (Satak) out of 18 Decimals (Sataks) in R.S. & L.R. Dag No. 113,

The land measuring an area of 1.50 Decimal (Satak) out of 18 Decimals (Sataks) in R.S. & L.R. Dag No. 117,

The land measuring an area of 0.62 Decimal (Satak) out of 30 Decimals (Sataks) in R.S. & L.R. Dag No. 121,

The land measuring an area of 10.83 Decimal (Satak) out of 65 Decimals (Sataks) in R.S. & L.R. Dag No. 122,

The land measuring an area of 2.41 Decimal (Satak) out of 29 Decimals (Sataks) in R.S. & L.R. Dag No. 127,

The land measuring an area of 1.58 Decimal (Satak) out of 19 Decimals (Sataks) in R.S. & L.R. Dag No. 128,

The land measuring an area of 4.50 Decimal (Satak) out of 27 Decimals (Sataks) in R.S. & L.R. Dag No. 129,

The land measuring an area of 0.33 Decimal (Satak) out of 4 Decimals (Sataks) in R.S. & L.R. Dag No. 131,

The land measuring an area of 0.29 Decimal (Satak) out of 7 Decimals (Sataks) in R.S. & L.R. Dag No. 139,

The land measuring an area of 1.67 Decimal (Satak) out of 10 Decimals (Sataks) in R.S. & L.R. Dag No. 148,

The land measuring an area of 0.92 Decimal (Satak) out of 11 Decimals (Sataks) in R.S. & L.R. Dag No. 149,

The land measuring an area of 1.25 Decimal (Satak) out of 15 Decimals (Sataks) in R.S. & L.R. Dag No. 198,

The land measuring an area of 0.52 Decimal (Satak) out of 25 Decimals (Sataks) in R.S. & L.R. Dag No. 202,

The land measuring an area of 2.66 Decimal (Satak) out of 32 Decimals (Sataks) in R.S. & L.R. Dag No. 204,

The land measuring an area of 1.08 Decimal (Satak) out of 13 Decimals (Sataks) in R.S. & L.R. Dag No. 213,

The land measuring an area of 1.67 Decimal (Satak) out of 10 Decimals (Sataks) in R.S. & L.R. Dag No. 216,

The land measuring an area of 2 Decimal (Satak) out of 24 Decimals (Sataks) in R.S. & L.R. Dag No. 227,

The land measuring an area of 0.58 Decimal (Satak) out of 7 Decimals (Sataks) in R.S. & L.R. Dag No. 231 and

The land measuring an area of 2.40 Decimal (Satak) out of 48 Decimals (Sataks) in R.S. & L.R. Dag No. 7/1228.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Sold Area)

All That piece and parcel of undivided share of land admeasuring 18.33 Decimals (Sataks) be the same a little more or less being the undivided $\frac{1}{6}$ th (One Sixth) share or portion of land out of 109.97 Decimals (Sataks) which arising out of 888 Decimals (Sataks) lying and situated at Mouza Bajetaraf, J.L. no. 50, R.S. & L.R. Dag No. 63, 66, 67, 70, 75, 76, 80, 81, 87, 88, 93, 94, 98, 103, 104, 107, 108, 113, 117, 121, 122, 127, 128, 129, 131, 139, 148, 149, 198, 202, 204, 213, 216, 227, 231 & 7/1228 along with others, under L.R. Khatian No. 632, classified as Sali land, under Chandpur Gram Panchayat, P.S. Rajarhat District North 24 Parganas.

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

SIGNED, SEALED AND DELIVERED

by the Vendor in the presence of

WITNESSES:

1. *Asish Biswas*

*with Bajetata /
P.O. - Shikharput,
P.S. - Rajakhet, Dist - 24 P.S. (N)*

Soumen Biswas Alind

Soumen Kumar Biswas

2. *Priyanka Roy*

*with Bajetata /
P.O. - Shikharput
P.S. - Rajakhet
Dist - 24 P.S. (N)*

VENDOR

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

1. *Asish Biswas*

For VEDIC DIAMOND IT-LINKS PVT. LTD.

Tanak Nath Das.

Authorized Signatory

2. *Priyanka Roy*

PURCHASER

Read over and explained in
Bengali to the Executant and
Drafted by me

D. Abdul Halder
Advocate,
High Court, Calcutta

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-07128 of :2009
(Serial No. 04926, 2009)

KOLKATA, received on :10/07/2009.

Name of the Registering officer :Tarak Baran Mukherjee
Designation :ADDITIONAL REGISTRAR OF
ASSURANCES-II OF KOLKATA



[Tarak Baran Mukherjee]
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

Govt. of West Bengal

10/7/09

RECEIPT

Received a sum of Rs. 21,66,076/- (Rupees Twenty One Lac Sixty Six Thousand and Seventy Six) only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

MEMORANDUM OF CONSIDERATION

By Pay Order Noo10759 Drawn on <i>Central Bank of India</i> Date <i>09.07.2009</i> <i>Pank Street Branch</i>	Rs. 21,16,667.00
By Cash	Rs. 49,409.00
Total	Rs. 21,66,076.00
[Rupees Twenty One Lac Sixty Six Thousand And Seventy Six Only].	

Witnesses :-

1. *Asish Biswas*

Swapan Biswas Alias

Swapan Kumar Biswas

VENDORS

2. *Priganka Das*

Swapan Biswas

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-07128 of :2009
(Serial No. 04926, 2009)

On 09/07/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 16.00 hrs on :09/07/2009,at the Private residence by Tarak Nath Das,Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 09/07/2009 by

1. Swapan Biswas alias Swapan Kr Biswas, son of Bisheshwar Biswas ,Vill Chandpurdist 24 Pargs(n) ,Thana Rajarhat, By caste Hindu,by Profession :Business

2. Tarak Nath Das,Signatory,Vedic Diamond It Links Pvt Ltd,68/2 Harish Mukherjee Rd Cal,700025, profession :Business

Identified By Asish Biswas, son of S Biswas P O Bajataraf 0 Thana: Rajarhat, by caste Hindu,By Profession :Others.

Name of the Registering officer :Tarak Baran Mukherjee
Designation :ADDITIONAL REGISTRAR OF
ASSURANCES-II OF KOLKATA

On 10/07/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 23826/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on:10/07/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-2166076/-

Certified that the required stamp duty of this document is Rs 108314 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 103340/- is paid, by the draft number 686902, Draft Date 09/07/2009 Bank Name State Bank Of India



[Tarak Baran Mukherjee]
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA




















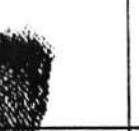


Govt. of West Bengal

10/7/09

SWAPAN BISWAS alias **SWAPAN KUMAR BISWAS**, son of Bisheshwar Biswas, by faith Hindu, by Nationality - Indian, by Occupation - Cultivation, residing at Village Chandpur, P.S. Rajarhat, District North 24 Parganas, hereinafter referred to as "**THE VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART AND VEDIC DIAMOND IT-LINKS PVT. LTD.** a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 68/2, Harish Mukherjee Road, Kolkata- 700 025, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART AND.**

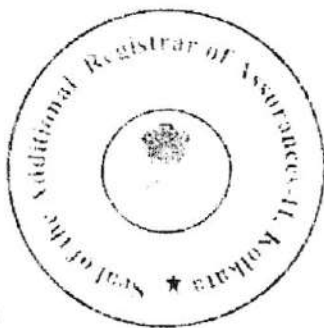
WHEREAS in the Records of Right prepared under the Government of West Bengal L. R. Act, one Swapan Biswas alias Swapan Kumar Biswas, son of Bisheshwar Biswas, has been shown as a holding of L.R. Dag No. 63, 66, 67, 70, 75, 76, 80, 81, 87, 88, 93, 94, 98, 103, 104, 107, 108, 113, 117, 121, 122, 127, 128, 129, 131, 139, 148, 149, 198, 202, 204, 213, 216, 227, 231 & 7/1228 along with others, under L.R. Khatian No. 632, Mouza Bajetaraf, J.L. no. 50, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, where L. R. Dag no. 63 has been shown as undivided 2500 shares i.e. measuring an area 12.75 (12) Decimals (Sataks) out of 51 Decimals (Sataks), L. R. Dag no. 66 has been shown as undivided 0833 shares i.e. measuring an area 0.75 (1) Decimals (Sataks) out of 9 Decimals (Sataks), L. R. Dag no. 67 has been shown as undivided 1667 shares i.e. measuring an area 1.67 (2) Decimals (Sataks) out of 10 Decimals (Sataks), L. R. Dag no. 70 has been shown as undivided 0833 shares i.e. measuring an area 4.83 (5) Decimals (Sataks) out of 58 Decimals (Sataks), L. R. Dag no. 75 has been shown as undivided 0833 shares i.e. measuring an area 0.83 (1) Decimals (Sataks) out of 10 Decimals (Sataks), L. R. Dag no. 76 has been shown as undivided 1667 shares i.e. measuring an area 2 Decimals (Sataks) out of 12 Decimals (Sataks), L. R. Dag no. 80 has been shown as undivided 0833 shares i.e. measuring an area 0.92 (1) Decimals (Sataks) out of 11 Decimals (Sataks), L. R. Dag no. 81 has been shown as undivided 1667 shares i.e. measuring an area 2.67 (2) Decimals (Sataks) out of 16 Decimals (Sataks), L. R. Dag no. 87 has been shown as undivided 0833 shares i.e. measuring an area 0.92 (1) Decimals (Sataks) out of 11 Decimals (Sataks), L. R. Dag no. 88 has been shown as

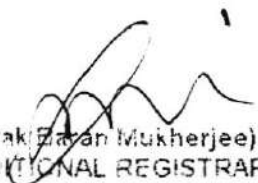
SPECIMEN FORM FOR TEN FINGERPRINTS

	TANAY NATH DON						
		Little Ring Middle Fore Thumb	(Left Hand)				
							
		Thumb Fore Middle Ring Little	(Right Hand)				
	Swapna Biswas Biswas Swapna Kumar Biswas						
		Little Ring Middle Fore Thumb	(Left Hand)				
							
		Thumb Fore Middle Ring Little	(Right Hand)				
PHOTO							
	Little Ring Middle Fore Thumb	(Left Hand)					
	Thumb Fore Middle Ring Little	(Right Hand)					
PHOTO							
	Little Ring Middle Fore Thumb	(Left Hand)					
	Thumb Fore Middle Ring Little	(Right Hand)					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 6104 to 6120
being No 07128 for the year 2009.




(Tarak Rajan Mukherjee) 14-July-2009
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA
Office of the A. R. A. - II KOLKATA
West Bengal

⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞
DATED THIS 9th DAY OF July 2009
⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞⊞

BETWEEN

**SWAPAN BISWAS alias SWAPAN
KUMAR BISWAS**

THE VENDOR

A N D

VEDIC DIAMOND IT-LINKS PVT. LTD.

THE PURCHASER

SALE DEED

A. K. CHAUDHURY & CO.

Advocates

10, Old Post Office Street,
Kolkata - 700001.

28194

08 JUL 2009

DATED
5th July 2009
 S. S. Vaidyanathan
 50004
 Old Post Office Street
 KARAKA - 560 001
 Bangalore
 Karnataka

Tanak Nath Das



2080C

For VEDIC DIAMOND IT-LINKS PVT. LTD.

Tanak Nath Das,
Authorised Signatory



2071C

1. Sampat Biswas Alias
Sampat Kumar Biswas

Aishik Biswas
4/6, Swatantra
Vill - Bejatakot
P.S. Rajakhet
Student

Additional Registrar of Companies, Kolkata
 09 JUL 2009