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पश्चिम बंगाल WEST BENGAL

F 737809

The documents are attached to the
document for the part of the document.

Attest to the signature
of the Government of West Bengal

14 AUG 2012

DEED OF CONVEYANCE

THIS INDENTURE made this the 14th day of August, Two
Thousand and Twelve (2012)

BETWEEN

878/12

No. 891 Date 10/8/2012
Sold to Prabhu Dasgupta Developer (P) Ltd.
of 13/2B, 1st floor, 1st
super. floor 10-40

Sentran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kot 27

Prabhu Dasgupta
Director

FOR PRABHUDASGUPTA DEVELOPER (P) LTD.
Darsheel Dasgupta
DIRECTOR

10/8/12
2257

10/8/12
2258

Prabhu Dasgupta
Director



Prabhu Dasgupta
Advocate
10 Post Office
1st floor, 1st
WB 12/7/76

A.D.S.R. Bhattacharya
South 24 Pgs.

14 AUG 2012

M/S. PHARMA INDIA PRIVATE LIMITED, a Company within the meaning of the Companies Act, 1956, having its registered office at 11A, St. George Terrace, Hastings, Police Station- Hastings, Kolkata - 700022, represented by its Director **Sri Partha Sadhan Bose**, by Faith- Hindu, by Occupation-Business, residing at 26, Ballygunge Park, P.S. Kareya, Kolkata-700019, hereinafter referred to as the **"LAND OWNER/VENDOR"** (which term or expression shall, unless excluded by or repugnant or contrary to the subject or context, be deemed to mean and include its successors-in-business/ interest, legal representatives, administrators, executors and assigns) of the **ONE PART (PAN No.AABCP5686P);**

AND

M/S. PRABHUDARSHAN DEVELOPER PRIVATE LIMITED, a Company within the meaning of the Companies Act, 1956, having its registered office at 13/2B, Narendra Nath Ghosh Lane P.S. Regent Park, Kolkata - 700040, represented by its Director **SRI DARSHIL SHAH** by Faith- Hindu, by Occupation-Business, residing at 38, Chakraberia Lane, P.S. Ballygunge, Kolkata- 7000 20, hereinafter referred to as the **'PURCHASER'** (which term or expression shall, unless excluded by or repugnant or contrary to the subject or context, be deemed to mean and include its successors-in-interest, administrators and assigns) of the **OTHER PART(PAN NO. AAFCP1640P);**

WHEREAS at all material times (1) Sri Joydev Ray (2) Sri Mohadev Ray, both sons of late Sanyashi Ray (3) Smt. Laxmi Bala Naskar wife of Sri Ananda Naskar, (4) Smt. Jhakkibala Mondal, wife of Sri Mohadev Mondal, (5) Smt. Parulbala Naskar, wife of Mathar Naskar, (6) Smt. Amala Ray, widow of Late Sahadev Ray (7) Sri Basudev

Ray, son

Ray, son of Late Sanyashi Ray, were the absolute owners in respect of all that Agricultural Sali land measuring more or less 7 decimals situated and lying at Mouja Rasapunja, Pargana Balia, P.S. Bishnupur, District 24-Parganas(South) comprised in R.S. Dag Nos. a, R.S. Khatian Nos. and Area as follows :

<u>R.S. Dag No.</u>	<u>R.S. Khatian No.</u>	<u>Area</u>
1822	2274	1
1822	2961	1
1822	1844	1
1822	1619	1
1822	2630	2
1822	1048.1/2	1
1822	1008	0
		<hr/> 7

AND WHEREAS by a Deed of Conveyance dated 29.12.1995 made between the said Sri Jaydev Ray and 6 Others named above described therein as Vendors sole conveyed and transferred the said 7 (seven) decimals of aforesaid land for the valuable consideration mentioned therein to Pharma India (P) Ltd. and being registered in the office of Additional District Sub-Registrar at Bishnupur and duly recorded in Book No.1, Volume No.46, Pages 219 to 228 Being Deed No.4311 for the year 1996.

AND WHEREAS at all material times (1) Abbas Gazi (2) Tafur Gazi, (3) Gafur Gazi, (4) Judge Ali Gazi, (5) Moktar Gazi, all sons of Late Harmuj Gazi (6) Ashraf Gazi, (7) Mohammed Gazi, (8) Samad Gazi all sons of Late Mahabbat Gazi were the absolute owners in respect of all that piece or parcel of Sali land measuring 5 decimals or 3 Cottahs 0 Chittak 0 Sq.ft. be the same a little more or less situated and lying at Mouza Rasapunja, Pargana Balia, in the District South

24 Parganas, Touzi No. 351, J.L. 15, R.S. No. 92 comprised under R.S. Khatian No. 631 appertaining to R.S. Dag No. 1822 and by a Deed of Conveyance dated 09.12.1996 made between the said Abbas Gazi and 7 others named above described therein as Vendors sold, conveyed and transferred the 5(five) decimals of land for the valuable consideration mentioned therein to Pharma India (P) Ltd., and being registered in the office of Additional District Sub-Registrar at Bishnupur and duly recorded in Book No. I, Volume No. 46, Pages 229 to 236 Being Deed No. 4312 for the year 1996.

AND WHEREAS at all material times one Mohadev Ray was the absolute and lawful recorded owner/ rayat of the agricultural land measuring about 4 Decimals, be the same a little more or less, comprised in J.L. No. 15, R.S. No. 92, Touzi Nos. 351, R.S. Dag No. 1822, R.S. Khatian No. 2274, Mouza- Rasapunja, Police Station - Bishnupur, District - 24 Parganas (S).

AND WHEREAS, one Sahadev Ray was the absolute and lawful recorded owner/ rayat of the agricultural land measuring about 4 decimals, be the same a little more or less, comprised in J. L. No. 15, R.S. No. 92, Touzi Nos. 351, R.S. Dag No. 1822, R.S. Khatian No. 2961, Mouza- Rasapunja, Police Station - Bishnupur, Dist. - 24 Parganas (S).

AND WHEREAS the said Sahadev Ray while possessing and enjoying the aforesaid 4 Decimals of land died intestate leaving behind him, his wife Srimati Amala Ray and minor daughter Sudipta Ray as the only legal heirs to all his estates including the aforesaid 4 Decimals of land.

AND WHEREAS

AND WHEREAS one Basudev Ray was the absolute and lawful recorded owner/ rayat of the agricultural land measuring about 4 decimals, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi Nos. 351, R.S. Dag No.1822, R.S.Khatian No.1858, Mouza Rasapunja, Police Station - Bishnupur, District - 24 Parganas (S).

AND WHEREAS one Smt. Parul Bala Naskar was the absolute and lawful recorded owner/ rayat of the agricultural land measuring about 4 decimals, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi Nos. 351, R.S. Dag No.1822, R.S. Khatian No.1619, Mouza - Rasapunja, Police Station Bishnupur, Dist. 24 Parganas (S).

AND WHEREAS one Smt Laxmi Bala Naskar was the absolute and lawful recorded owner/ rayat of the agricultural land measuring about 3 decimals, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi Nos. 351, R.S. Dag No.1822, R.S. Khatian No.2630, Mouza - Rasapunja, Police Station- Bishnupur, District 24 Parganas (S).

AND WHEREAS one Smt. Janaki Bala Mondal was the absolute and lawful recorded owner/ rayat of the agricultural land measuring about 3 decimals, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi Nos. 351, R.S. Dag No.1822, R.S. Khatian No.1048.1/2, Mouza - Rasapunja, Police Station - Bishnupur, District - 24 Parganas South;

AND WHEREAS one Jaydev Ray was the absolute and lawful recorded owner/ rayat of the agricultural and measuring about 4 decimals, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi Nos. 351, R.S. Dag No.1822, R.S. Khatian

No. 1008, Mouza - Rasapunja, Police Station - Bishnupur, District -
24 Parganas South;

AND WHEREAS while seized and possessed of the aforesaid lands measuring in total 26 decimals, be the same a little more or less, the said Sri Mohadev Ray, Srimati Anala Ray for herself and as the natural guardian of minor Sudipta Ray, Basudev Ray, Smt. Parul Bala Naskar, Smt. Laxmi Bala Naskar, Smt. Janaki Bala Mondal and Sri Jaydev Ray were the absolute Owners in respect of all that piece or parcel of sal land measuring 26 (twenty six) decimals of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi Nos. 351, R.S. Dag No.1822, R.S. Khatian Nos. 2274, 2961, 1858, 1619, 2630, 1048.1/2 and 1008, Mouza - Rasapunja, Police Station - Bishnupur, District - 24 Parganas (south), by executing a Deed of Conveyance dated 9th June, 1995, between the said Mahadev Roy & 6 others named above as Vendors sold, conveyed and transferred for the valuable consideration mentioned therein to Pharma India (P) Ltd. and being registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, and duly recorded in Book No.1, Volume No.24, Pages 205 to 216, being Deed No.2163 for the year 1995 for the valuable consideration mentioned therein;

AND WHEREAS one Gopal Naskar was the absolute and lawful recorded owner/ rayat of the agricultural land measuring about 36.25 Decimals, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1754, R.S. Khatian No.101, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (south);

AND WHEREAS

AND WHEREAS the said Gopal Naskar, by a Deed of Sale dated 1st July 1992 and being registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas and duly recorded in Book No.1, Volume No.43, Pages 349 to 354, being Deed No.4459 for the year 1992, sold, transferred and conveyed unto and in favour of Maxwell Handlings, a Partnership Firm, of P-25, Unique Park, Behala, Kolkata- 700 034, 4 Decimals of agricultural land, be the same a little more or less, out of the aforesaid total land of 36.25 decimals, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1754, R.S. Khatian No.101, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS the said Maxwell Handlings, by a Deed of Sale dated 18th August 1995 and being registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas and duly recorded in Book No.1, Volume No.29, Pages 1 to 8, being Deed No. 2333 for the year 1995, sold, transferred and conveyed unto and in favour of Pharma India Private Limited, being the Owner/Vendor herein, mentioned as Purchaser therein, All That the aforesaid 4 Decimals of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1754, R.S. Khatian No.101, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS one Ujjal Dutta was the absolute and lawful recorded owner/ rayat of the agricultural land measuring about 4 Cottahs, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1753, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S);

AND WHEREAS

AND WHEREAS the said Ujjal Dutta, by a Deed of Sale dated 30th June 1988 and being registered in the office of the District Sub-Registrar, Alipore, South 24 Parganas and duly recorded in Book No.I, Volume No.158, Pages 198 to 207, being Deed No.7765 for the year 1988, sold, transferred and conveyed unto and in favour of Maxwell Handlings, 4 Cottahs of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92 Touzi No.351, R.S. Dag No.1753, R.S. Khatian No.46, Mouza Rasapunja, pargana - Balia, Police Station - Bishnupur, District - 24 parganas South for the valuable consideration mentioned therein;

AND WHEREAS the said Maxwell Handlings while seised and possessed of the said land as absolute owner, by a Deed of Sale dated 18th August 1995 and being registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas and duly recorded in Book No.I, being Deed No.2334 for the year 1995, sold, transferred and conveyed unto and in favour of Pharma India Private Limited, being the Owner/Vendor herein, mentioned as Purchaser therein, All That the aforesaid 4 Cottahs of agricultural land be the same a little more or less, comprised in J.L. No.15, R.S. No.92, R.S. Dag No.1753, Touzi No.351, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District 24 Parganas (S) for the valuable consideration mentioned therein.

AND WHEREAS one Nurjahan Bibi was the absolute and lawful recorded owner/rayat of the agricultural land measuring about 1 Cottah, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1824, R.S. Khatian No.57, Mouza - Rasapunja, Pargana - Balia, police Station - Bishnupur, District - 24 Parganas (S);

AND WHEREAS _____

AND WHEREAS the said Nurjahan Bibi, by a Deed of Sale dated 20th February 1989 and being registered in the office of the District Sub-Registrar, Alipore, South 24 Parganas and duly recorded in Book No.I, Volume No.45, Pages 90 to 95, being No. 2058 for the year 1989, sold, transferred and conveyed unto and in favour of Maxwell Handlings, the aforesaid 1 Cottah of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1824, R.S. Khatian No.57, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS the said Maxwell Handlings, by a Deed of Sale dated 18th August 1995 and being registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas and duly recorded in Book No.I, Volume No.27, Pages 405 to 414 being No.2336 for the year 1995, sold, transferred and conveyed unto and in favour of Pharma India Private Limited, being the Owner/Vendor herein, mentioned as Purchaser therein, All That the aforesaid 1 Cottah of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1824, R.S. Khatian No.57, Mouza - Rasapunja, Pargana - Balia, police Station - Bishnupur, District - 24 Parganas(S);

AND WHEREAS the said Md. Abbas Gazi and 7 others by a Deed of Sale dated 24th June 1988 and duly registered and recorded in Book No.I, Volume No.141, Pages 151 to 159, being Deed No.7419 for the year 1988, sold, transferred and conveyed unto Maxwell Handlings, the aforesaid 6 Decimals of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1753, R.S. Khatian No.46, Mouza -

Rasapunja, -----

Kasapunja, Pargana - Ballia, Police Station - Bishnupur, District -
24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS the said Maxwell Handlings, by a Deed of Sale dated 18th August 1995 and being registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas and duly recorded in Book No.1, being Deed No.2337 for the year 1995, sold, transferred and conveyed unto and in favour of Pharma India Private Limited, being the Owner/Vendor herein, mentioned as Purchaser therein, All That the aforesaid 6 Decimals of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92 Touzi No.351, R.S. Dag No.1753, R.S. Khatian No.46, Mouza - Kasapunja, Pargana - Ballia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein.

AND WHEREAS the said Harmuz Ali died intestate leaving behind him Abbas Gazi, Tafur Ali Gazi, Gafur Ali Gazi, Judge Ali Gazi, Moktar Ali Gazi, Asraf Ali Gazi, Mohammed Gazi, Samad Gazi as his only legal heirs and/or successors and thus the aforesaid two plot of landed properties measuring more or less 3 Cottahs 10 Chittacks devolved upon the said heirs and /or successors of Harmuz Gazi by operation of law;

AND WHEREAS Abbas Gazi, Tafur Ali Gazi, Gafur Ali Gazi, Judge Ali Gazi, Moktar Ali Gazi, Asraf Ali Gazi, Mohammed Gazi, Samad Gazi all sons of Harmuz Gazi, since deceased, by a Deed of Sale dated 27th October 1986 and being registered in the office of the District Sub-Registrar, Alipore, 24 Parganas South and duly recorded in Book No.1, Volume No.308, Pages 330 to 347, being Deed No.18076 for the year 1988, sold, transferred and conveyed unto and in favour of Maxwell Handlings, the aforesaid two plots of

land

land measuring about 2 Cottahs 10 Chittacks, be the same a little more or less, comprised in J.L. No.15, Touzi No.351, R.S. Dag No.1824, R.S. Khatian No.57, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S), and the land measuring about 1 Cottah (1.5 Decimal), be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1753, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S), for the valuable consideration mentioned therein:

AND WHEREAS the said Maxwell Handlings, by a Deed of Sale dated 18th August 1995 and being registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas and duly recorded in Book No.1, being Deed No. 2338 for the year 1995, sold, transferred and conveyed unto and in favour of Pharma India Private Limited, being the Owner/Vendor herein, mentioned as Purchaser therein, All That the aforesaid two plots of land being the land measuring about 2 Cottahs 10 Chittacks be the same a little more or less, comprised in J.L. No.15, Touzi No.351, R.S. Dag No.1824, R.S. Khatian No.57, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S), and the land measuring about 1 Cottah (1.5 Decimal), be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1753, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S), and totaling the area of land 3 Cottah 10 Chittacks for the valuable consideration mentioned therein.

AND WHEREAS one Jagadananda Bedi was the absolute and lawful recorded owner/rayat of the agricultural land measuring about 3 Cottahs, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1753, R.S. Khatian

No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S).

AND WHEREAS the said Jagadananda Bedi, by a Deed of Sale dated 30th June 1988 and being registered in the office of the District Sub-Registrar, Alipore, South 24 Parganas, being Deed No.7766 for the year 1988, sold, transferred and conveyed unto and in favour of Maxwell Handlings, the aforesaid 3 Cottahs of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1753, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS the said Maxwell Handlings, by a Deed of Sale dated 18th August 1995 and being registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas and duly recorded in Book No.1, Volume No.27, Pages 437 to 446, being deed No.2339 for the year 1995, sold transferred and conveyed unto and in favour of Pharma India Private Limited, being the Owner/Vendor herein, mentioned as Purchaser therein, All That the aforesaid 3 Cottahs of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1753, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS one Sri Sukumar Naskar and one Smt. Arati Naskar were the absolute and lawful recorded owners/rayats of the agricultural land measuring about 30 decimals, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1753, R.S. Khatian No.46, Mouza - Rasapunja,

Pargana - _____

Pargana - Balia, Police Station - Bishnupur, District - 24
Parganas(S);

AND WHEREAS the said Sri Sukumar Naskar and Smt. Arati Naskar, by a Deed of Sale dated 7th July 1986 and being registered in the office of the District Sub-Registrar, Alipore, South 24 Parganas, being No.12860 for the year 1986, sold, transferred and conveyed unto and in favour of one Sri Tarun Dutta, All That the aforesaid 30 Decimals of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1753, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS the said Sri Tarun Dutta, by a Deed of Sale dated 24th October 1986 and being registered in the office of the District Sub-Registrar, Alipore, South 24 Parganas and duly recorded in Book No.1, Volume No.362, Pages 332 to 347, being No.18023 for the year 1986, sold, transferred and conveyed unto and in favour of Maxwell Handlings, the aforesaid 30 Decimals of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1753, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS the said Maxwell Handlings, by a Deed of Sale dated 18th August 1995 and being registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 parganas and duly recorded in Book No.1, Volume No 27, Pages 447 to 458, being Deed No.2340 for the year 1995, sold, transferred and conveyed unto and in favour of Pharma India private Limited, being the Owner/Vendor herein, mentioned as Purchaser therein, All That

the aforesaid

the aforesaid 30 decimals of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1753, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein:

AND WHEREAS one Kuruni Mondal was the absolute and lawful recorded owner/rayat of the agricultural land measuring about 31 Decimals, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1822, R.S. Khatian No.631, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S):

AND WHEREAS the said Kuruni Mondal, by a Deed of Sale dated 24th October 1986 and registered in the office of the District Sub-Registrar, Alipore, South 24 Parganas and being duly recorded in Book No.1, Volume No.362, Pages 319 to 331, being Deed No.18022 for the year 1986, sold, transferred and conveyed unto Maxwell Handlings, the aforesaid 31 Decimals of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1822, R.S. Khatian No.631, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S), for the consideration and on the terms and conditions.

AND WHEREAS the said Maxwell Handlings, by a Deed of Sale dated 18th August 1995, registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, recorded in Book No.1, Volume No.27, Pages 459 to 468, being Deed No.2341 for the year 1995, sold, transferred and conveyed unto Pharma India Private Limited, being the Owner herein, mentioned as Purchaser therein, All that the aforesaid 31 Decimals of agricultural

land, be _____

land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1822, R.S. Khatian No.631, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS one Sri Gopal Naskar was the absolute and lawful recorded owner/ryat of the agricultural land measuring about 38.5 decimals, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1754, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S);

AND WHEREAS the said Sri Gopal Naskar, by a Deed of Sale dated 30th June 1986 and being registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas and being deed No.4507 for the year 1986, sold, transferred and conveyed unto and in favour of one Sri Barun Dutta, All That 33 Decimals out of the aforesaid 38.5 Decimals of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1754, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS the said Sri Barun Dutta, by a Deed of Sale dated 25th October 1986 and being registered in the office of the Additional District Sub-Registrar, Alipore, South 24 Parganas and duly recorded in Book No.1, Volume No.343, Pages 388 to 407, being Deed No.18378 for the year 1986, sold, transferred and conveyed unto and in favour of Maxwell Handlings, the aforesaid 33 decimals of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1754, -----

No.1754, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS the said Maxwell Handlings, by a Deed of Sale dated 18th August 1995 and being registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas and duly recorded in Book No.1, being Deed No.2342 for the year 1995, sold, transferred and conveyed unto and in favour of Pharma India Private Limited, being the Owner/Vendor herein, mentioned as Purchaser therein, All That the aforesaid 33 decimals of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1754, R.S. Khatian No.46, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein.

AND WHEREAS one Sri Mohan Lal Dutta was the absolute and lawful recorded owner/mayat of the agricultural land measuring about 15 decimals, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1752, R.S. Khatian No.650, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S);

AND WHEREAS the said Sri Mohan Lal Dutta, by a Deed of Sale dated 30th June 1988 and being registered in the office of the District Sub-Registrar, Alipore, South 24 Parganas and duly recorded in Book No.1, Volume No.158, Pages 189 to 197, being Deed No.7764 for the year 1988, sold, transferred and conveyed unto and in favour of Maxwell Handlings, the aforesaid 15 decimals of agricultural land, be the same a little more or less, comprised in

J.L. No.15,

J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1752, R.S. Khatian No.650, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS the said Maxwell Handlings, by a Deed of Sale dated 18th August 1995 and registered in the office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas and duly recorded in Book No.1, Volume No.26, Pages 237 to 244, being No.2366 for the year 1995, sold, transferred and conveyed unto and in favour of Pharma India Private Limited, being the Owner/Vendor herein, mentioned as Purchaser therein, All That the aforesaid 15 decimals of agricultural land, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1752, R.S. Khatian No.650, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) for the valuable consideration mentioned therein;

AND WHEREAS one Korban Ali Sardar and one Gobindo Mohan Dutta were the absolute and lawful recorded owners/ rayats of the agricultural land measuring about 16.50 decimals, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1752, R.S. Khatian No.650, Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S);

AND WHEREAS the said Korban Ali Sardar and Gobindo Mohan Dutta, by a Deed of Sale dated 30th June 1988 and being registered in the office of the District Sub-Registrar, Alipore, South 24 Parganas, and duly recorded in Book No.1, Volume No.158, Pages 171 to 179, being Deed No.7762 for the year 1988, sold, transferred and conveyed unto and in favour of Maxwell Handlings 10.5 decimals _____

d decimals of agricultural land, be the same a little more or less, out of the aforesaid total land of 16.50 decimals, comprised in J.L. No.15, R.S. No.92, Touzi No.351, R.S. Dag No.1752, R.S. Khatian No.650, Mouza - Rasapunja, Pargana - Balla, Police Station - Bishnupur, District -24 Parganas (S) for the valuable consideration mentioned therein;

ANDWHEREAS by an Indenture dated 18th day of August, 1995, said Maxwell Handling sold convey and transferred ALL that piece and parcel of Agricultural / Sali land measuring 10.50 decimal unto and in favour of Pharma India Private Limited, of Mouza-Rasapunja, comprising in J.L. No.15, R.S. No.-92, Khatian No.650, in portion of R.S. Dag No.1752 and being registered before the Sub-Registration Office Bishnupur and duly recorded in Book No.1, Volume No.27, Pages 395-404, being No.2335 for the year 1995 for a valuable consideration mentioned therein.

ANDWHEREAS by a Bengali Kobala dated 14.08.1992 made between Chinmoy Naskar and Sunil Naskar described therein as Vendor And M/s Sunny Detergent Pvt. Ltd. described therein as Purchaser therein sold convey and transferred All that piece and parcel of land measuring 25 decimals agricultural Sali land within Mouja Rasapunja, J.L. No.15, Touzi No.351, R.S. No.92, R.S. Khatian No.101, R.S. Dag No.1754 and recorded in Sub-Registration Office Bishnupur, being Deed No.5384.

AND WHEREAS by a Bengali Binimoy Patra (Deed of Exchange) dated 15th January, 1997 made between Pharma India Pvt. Ltd. the Owner/Vendor herein exchanged their land of 25 decimals more or less fully and particularly described in the Deed No.2335 and 2366 mentioned hereinabove exchanged with M/s Sunny Detergent Private Limited the Agricultural / Sali land within the Mouja

Rasapunja,-----

Rasapunja, comprised in J.L. No.15, R.S. No.92, Touzi No.351, Khatian No.101 comprised in Dag No.1754 and accepted the said land mentioned in the Deed No.5384 by a Registered Deed of Exchange Being No.8 and being registered in the Office Additional District Sub-Registration office Bishnupur, District 24-Parganas(S) and duly recorded in Book No.1, Volume No.1, Pages 37 to 42 Being Deed No.8 for the Year 2000.

ANDWHEREAS by virtue of the aforesaid purchases and exchange, the Land Owner/Vendor herein thus became the absolute and exclusive owner of the total land measuring about 186.76 Decimals, be the same a little more or less, comprised in J.L. No.15, R.S. No.92, Touzi No.351, under Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S), under the following Khatian Nos. and Dag Nos. with Quantum of land;

R.S. KHATIAN NO.	R.S. DAG NO.	QUANTUM OF LAND
2274, 2961, 1844, 1619, 2630, 1048.1/2 & 1008	1822	7 Dec. land purchased by a deed of Conveyance, being No. 4311.
631	1822	5 Decimals land purchased by a deed of Conveyance, being No. 4312.
2274, 2961, 1858, 1619, 2630, 1048.1/2 & 1008	1822	26 Decimals land purchased by a deed of conveyance, being No. 2163.
101	1754	4 Decimals land purchased by a deed of Conveyance, being No. 2333.
46	1753	4 Cottahs or 6.61 decimals purchased by a Deed of Conveyance, being No. 2334.
57	1824	1 Cottahs or 1.65 decimals land purchased by a Deed of Conveyance, being No. 2336.
46	1753	6 Decimals land purchased by a deed of Conveyance, being No. 2337.
57	1824	2 Cottahs 10 Chittacks or 4.35 decimals purchased by a deed of Conveyance, being No. 2338.
46	1753	1 Cottahs or 1.65 decimals purchased by a deed of

		deed of Conveyance, being No. 2338.
46	1753	3 Cottahs or 5 Decimals land purchased by a deed of Conveyance, being No. 2339.
46	1753	30 Decimals land purchased by a Deed of Conveyance, being No. 2340.
631	1822	31 Decimals land purchased by a deed of Conveyance, being no. 2341.
46	1754	33 decimals land by a Deed of Conveyance, being No. 2342.
650	1752	15 Decimals land purchased by a deed of Conveyance, being No. 2366.
650	1752	10.5 Decimals land purchased by a deed of conveyance, being No. 2335.
101	1754	25 Decimals from Sunny Detergent Pvt. Ltd. by a Deed of Exchange Being No.8
TOTAL :		211.76 Decimals
650	1752	25 Decimals land given to M/s. Sunny Detergent Pvt. Ltd. by a Deed of Exchange being Deed No.8 less from the total land
	GRAND TOTAL	186.76 DECIMALS

AND WHEREAS after promulgation of the L.R. Settlement the aforesaid 186.76 decimals of land comprised in J.L. No.15, Touzi No.351, Mouza - Rasajunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S), was recorded in the name of the Land Owner/Vendor herein in the Record of Rights finally published under L.R. Khatian No.1743/1 and the R.S. Dag Nos. have been recorded as L.R. Dag Nos. in the manner shown below:

R.S Khatian No.	L.R. Khatian No.	R.S. Dag No.	Corresponding L.R. Dag No.	Quantum of Land	Charact er of the Land
46	1743/1	1753	1145	49.26 Decimals	Shali
46 and 101	1743/1	1754	1146	62 Decimals	shali
631, 1008, 1048.1/2, 1619, 1858, 2274, 2630, 1844 and 2961	1743/1	1822	1226	69 Decimals	Shali

57	1743/1	1824	1228	6 Decimals	Bastu
650	1743/1	1752	1144	0.50 decimal	Shali
			TOTAL	186.76 Decimals	

And thereafter the **LAND OWNER/VENDOR** has been paid Panchayat taxes & Government Rent to the concern authority.

AND WHEREAS the **LAND OWNER/VENDOR** is thus well and absolutely seised and possessed of and/or otherwise sufficiently entitled to All That the land measuring about 186.76 decimals as per L.R. Record, be the same a little more or less, comprised in J.L. No.15, Touzi No.35}, L.R. Dag No. 1145,1146, 1226, 1228 and 1144, L.R. Khatian No.1743/1 under Mouza - Rasapunja, Pargana - Balia, Police Station - Bishnupur, District - 24 Parganas (S) under Rasapunja Gram Panchayat, morefully and particularly described above and in the Schedule hereunder-written, hereinafter referred to as the "**said Property**" free from all encumbrances;

AND WHEREAS the **LAND OWNER/VENDOR** duly applied for the conversion of the entire land from sali to residential (commercial purpose) being R.R. No. 217/2011, dated. 20/09/2011 on the payment of the requisite money paid by the **PURCHASER** herein for which the papers have been kept by the **PURCHASER** being receipt No. 1, dated. 28/3/2012 and the receipt was duly granted by Block Land and Land Reforms Officer, Bishnupur- II, South 24-Paraganas.

AND WHEREAS the **LAND OWNER/VENDOR** prepared a Building Plan and got the said plan approved from the south 24 Parganas Zilla Parishad being Sanctioned Plan No. 11/141/KMDA Dated 27.3.2012 and it was also approved and delivered by the Rasapunja

Gram

Gram Panchayat, Thakurpukur, TM Block, South 24 Parganas On 25.4.2012 on the payment of the requisite money paid by the **PURCHASER** herein for which the papers have been kept by the **PURCHASER**.

AND WHEREAS the **LAND OWNER/VENDOR** being in need of money and being unable to properly look after the said vast extent of the property previously agreed to enter into a Joint Venture Development Agreement with the **PURCHASER** therein but subsequently the **LAND OWNER /VENDOR** herein changed its former decision and agreed to sell the said Property to the Purchaser herein and the Purchaser has agreed to Purchase the said Property from the **LAND OWNER /VENDOR** morefully and particularly described above and in the Schedule hereunder written.

AND WHEREAS the Purchaser herein having come to learn about the said decision of the **LAND OWNER/VENDOR** and being Satisfied about the Marketability of the **TITLE** of the **LAND OWNER/VENDOR** in the Property hereby Sold Conveyed and Transferred approached the **LAND OWNER/VENDOR** and offered the price of Rs. 85,00,000/- (Rupees Eighty Five Lacs only) to the **LAND OWNER/VENDOR** as full consideration of the Property hereby absolutely Sold, Conveyed and transferred and fully described in the Schedule below and shown with red border lines in the annexed plan herewith.

AND WHEREAS the **LAND OWNER/VENDOR** having accepted the said offer and price of the **PURCHASER** herein has agreed to sell the said property fully described in the Schedule below to the **PURCHASER** herein free from all encumbrances whatever and with the benefit of the Sanctioned Plan No. 11/141/KMDA Dated 27.3.2012 and whereas the said plan was approved by the South 24

Paragana

Paragana Zilla Parishad and it was also approved and delivered by the Rasapunja Gram Panchayat, Thakurpukur, TM Block, South 24 Parganas On 25.4.2012.

AND WHEREAS the Owner/Vendor herein has agreed with the Purchaser herein that the amount of money the Purchaser herein paid in connection with the said Development Agreement would be adjusted or regarded as of part consideration of Rs. 85,00,000/- (Rupees eighty five lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 85,00,000/- (Rupees Eighty Five Lacs only) well and truly paid by the **PURCHASER** herein to the **LAND OWNER/VENDOR** at or before the execution hereof in the manner as mentioned in the MEMO of Consideration below [the receipt whereof the **LAND OWNER/VENDOR** doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the **PURCHASER** herein and the said property fully described in the Schedule below]. The **LAND OWNER/VENDOR** doth hereby grant, sell, transfer convey and assign to the **PURCHASER** herein absolutely **ALL THAT** piece and parcel of total land measuring about 186.76 decimals be the same a little more or less; comprised in R.S. Dag No. 1753 under R.S. Khatian No. 46 (49.26 decimals Sali Land), R.S. Dag No. 1754 under R.S. Khatian Nos. 46 & 101 (62 decimals Sali Land), R.S. Dag No. 1822 under R.S. Khatian Nos. 631,1008, 1048.1/2, 1619,1858, 2274, 2630,1844 & 2961 respectively (69 decimals Sali Land), R.S. Dag No. 1824 under R.S. Khatian No. 57 (6 decimals Bastu Land) and in portion of R.S. Dag No. 1752 under R.S. Khatian No. 650 (0.50 decimal Sali Land) and duly recorded in L.R. Khatian No. 1743/1 and L.R. Dag Nos. 1145,1146, 1226, 1228 and 1144 respectively

under _____

Under Mouza Rasapunja, J.L. No.15, Touzi No.351, Pargana - Bahia, Police Station - Bishnupur, District - 24 Parganas (south) under Rasapunja Gram Panchayat And appurtenances fully described in the Schedule below and delineated with red border in the plan annexed hereto together with all rights, liberties, privileges, easements and appurtenances whatsoever of the **LAND OWNER/VENDOR** in the said property hereby Sold, Transferred and conveyed absolutely **TO HAVE AND TO HOLD** the said property/land and to use the same in any manner as to be decided by the **PURCHASER** and to take benefit of the sanctioned plan **NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the **LAND OWNER/VENDOR** done or executed or knowingly suffered to the contrary the **LAND OWNER/VENDOR NOW IS LAWFULLY** and effectively seised and possessed of and otherwise sufficiently entitled to the said property or Land hereby Sold, granted, transferred and intended so to be and every part thereof for a perfect and indefeasible Estate to inheritance without any manner of condition use trust, encumbered or otherwise whatsoever to alter defeat encumber or make void the same and that the **PURCHASER** herein shall or may at all times hereafter peaceably and quietly hold possess and enjoy the said property/land or to sell or to deal with the same in any manner and mutate its name and receive rent, issues and profits thereof without any hindrance, interruption, lawful eviction, claim or demand whatsoever from or by the **LAND OWNER/VENDOR** or any person or persons lawfully or equitable claiming under the **LAND OWNER/VENDOR**.

AND WHEREAS the **LAND OWNER/VENDOR** shall and will at all times hereafter at the request and at the cost of the **PURCHASER** herein, make do execute or cause to be done or execute of such acts, deeds and things whatsoever for further, better or more

perfectly

perfectly assuring the said property/land and every part thereof for the use of the **PURCHASER** herein as shall or may be reasonably required.

AND WHEREAS the **LAND OWNER/VENDOR** doth hereby admit and acknowledge and confirm to have received a sum of Rs. 56,60,000/- (Rupees Fifty Six Lac Sixty Thousand) only as part of consideration of this sale deed which sum was paid by the **PURCHASER** herein by Bank Draft in connection with the said Development Agreement that was executed previously on 10/10/2011 **BETWEEN** the **LAND OWNER/VENDOR** herein and the **PURCHASER** herein.

AND WHEREAS the **LAND OWNER/VENDOR** doth hereby further admit, acknowledge and confirm to have received Rs. 10,00,000 (Rupees Ten Lacs) only in CASH from the **PURCHASER** herein on 10/10/2011 as part of consideration of this sale deed.

AND WHEREAS the **LAND OWNER/VENDOR** doth hereby and further admit, acknowledge and confirm that the receipt of the said sum of Rs. 66,60,000/- (Rupees Sixty Six Lacs Sixty Thousand) only from the **PURCHASER** herein as aforesaid is to be regarded as payment towards part of consideration of Rs. 85,00,000/- (Rupees Eighty Five Lacs) only of **THIS INDENTURE OF SALE**. The **LAND OWNER/VENDOR** has received this day the balance sum of Rs. 18,40,000/- (Rupees Eighteen Lac Forty Thousand) only.

: SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece and parcel of total land measuring more or less 186.76 decimals be the same a little more or less, comprised in R.S. Dag No. 1753 under R.S. Khatian No. 46 (49.26 decimals Sali Land),

Land), R.S. Dag No. 1754 under R.S. Khatian Nos. 46 & 101 (62 decimals Sali Land), R.S. Dag No. 1822 under R.S. Khatian Nos. 631, 1008, 1048.1/2, 1619, 1858, 2274, 2630, 1844 & 2961 respectively (69 decimals Sali Land), R.S. Dag No. 1824 under R.S. Khatian No. 57 (6 decimals Bastu Land) and in portion of R.S. Dag No. 1752 under R.S. Khatian No. 650 (0.50 decimal Sali Land) under Mouza Rasapunja, J.L. No. 15, Touzi No. 351, Pargana - Balia, Police Station - Bishnupur, District - South 24- Parganas under Rasapunja Gram Panchayet and was duly recorded in the name of the **LAND OWNER/VENDOR** in the Record of Rights finally published under L.R. Khatian No. 1743/1 and the R.S. Dag Nos. have been recorded as L.R. Dag Nos. in the manner shown below:

R.S. Khatian No.	L.R. Khatian No.	R.S. Dag No.	Corresponding L.R. Dag No.	Quantum of Land	Character of the Land
46	1743/1	1753	1145	49.26 Decimals	Sali
46 and 101	1743/1	1754	1146	62 Decimals	Sali
631, 1008, 1048.1/2, 1619, 1858, 2274, 2630, 1844 and 2961	1743/1	1822	1226	69 Decimals	Sali
57	1743/1	1824	1228	6 Decimals	Bastu
650	1743/1	1752	1144	0.50 Decimal	Sali
			TOTAL	186.76 Decimals	

And The _____

And The Property above mention hereby sold and conveyed and transferred absolutely with all rights of easements and appurtenance and with the benefit of the said sanctioned plan and having an entrance gate on the eastern side facing the P.W.D. drain with two number electric meter supplied by the W.B.S.E.C. and is shown with Red Border lines in the Plan Annexed hereto, butted and bounded by :

ON THE NORTH: By R.S. Dag No.1754(P) & R.S. Dag No.1752;

ON THE SOUTH: By R.S. Dag No.1822(P) 1823 & R.S.Dag No.1824(P);

ON THE EAST : By R.S. Dag.No.1749 & P.W.D. Drain;

ON THE WEST : By R.S. Dag No.1821, 1753 & R.S. Dag No.1754(P)

IN WITNESS _____

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

SIGNED AND DELIVERED

By the PARTIES above named at
Kolkata in the presence of :

1. Haradhan Shukla
14, Bala Kuma Chak Road
P.S. - Baguna Bazar
Kolkata - 700042

FOR Pharmasindia Pvt. Ltd.
[Signature]
Director

2. Gopal K. Randa
9, Narada Lal Mitra Lane
Kolkata - 40

Signature of the
LANDOWNER/VENDOR with seal

SIGNED AND DELIVERED

By the PARTIES above named at
Kolkata in the presence of :

1. Haradhan Shukla
14, Bala Kuma Chak Road
P.S. - Baguna Bazar
Kolkata - 700042

FOR PRADIP GANESH DEVELOPER (P) LTD.

[Signature]

DIRECTOR

2. Gopal K. Randa
9, Narada Lal Mitra Lane
Kolkata - 40

Signature of the PURCHASER
with Seal

MEMO OF

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASER** the sum of Rs. 85,00,000/- (Rupees Eighty Five Lacs) Only in the manner following:-

MEMO

1. Paid by Draft No. 206818, drawn on OBC
Ballygunge Branch, dated. 10.10.2011 = Rs. 3,60,000.00
2. Paid by Draft No. 206819, drawn on OBC
Ballygunge Branch, dated. 10.10.2011 = Rs. 9,00,000.00
3. Paid by Draft No. 206820, drawn on OBC
Ballygunge Branch, dated. 10.10.2011 = Rs. 9,00,000.00
4. Paid by Draft No. 206821, drawn on OBC
Ballygunge Branch, dated. 10.10.2011 = Rs. 9,00,000.00
5. Paid by Draft No. 206822, drawn on OBC
Ballygunge Branch, dated. 10.10.2011 = Rs. 9,00,000.00
6. Paid by Draft No. 206823, drawn on OBC
Ballygunge Branch, dated. 10.10.2011 = Rs. 9,00,000.00
7. Paid by Draft No. 206824, drawn on OBC
Ballygunge Branch, dated. 10.10.2011 = Rs. 9,00,000.00

8. Paid _____

8. Paid by R.B.I. Notes on dated. 10.10.2011= Rs. 10,00,000.00

9. Paid by Draft No. 106744, drawn on OBC
Ballygunge Branch, dated. 09.08.2012 = Rs. 9,20,000.00

10. Paid by Draft No. 106745, drawn on OBC
Ballygunge Branch, dated. 09.08.2012 = Rs. 9,20,000.00

Total = Rs. 85,00,000.00

(RUPEES EIGHTY FIVE LACS ONLY).

WITNESSES :

1. *Haradhan Shukla*
14, Chakrabarti Street (West)
P.S. - Regent Park
Kolkata - 700051

For Pharmacia Pvt. Ltd.
[Signature]
Director

Signature of the
LANDOWNER/VENDOR with seal

2. *Jyoti K. Panda*
9, Nandlal Mitra Lane
Kolkata - 700051

Prepared by me

[Signature]



Advocate,
High Court, Calcutta

DATED THIS

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name **SRI PARTHA SADRAN BOJI**

Signature 

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name **SRI DORCHIL CHEN**

Signature 

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



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

Endorsement For Deed Number : I - 05455 of 2012
(Serial No. 04817 of 2012)

On

Payment of Fees:

On 14/08/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, § of Indian Stamp Act 1899: also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs 10/-

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 14/08/2012

Amount by Draft

Rs. 112104/- is paid, by the draft number 417020, Draft Date: 13/08/2012, Bank Name State Bank of India, TOLLYGUNGE, received on 14/08/2012

(Under Article : A(1) = 112090/-, E = 14/- on 14/08/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,01,90,427/-

Certified that the required stamp duty of this document is Rs.- 99505 /- and the Stamp duty paid is impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs.-50000/- is paid 41701913/08/2012 State Bank of India, TOLLYGUNGE, received on 14/08/2012
2. Rs.-48510/- is paid 41699611/08/2012 State Bank of India, TOLLYGUNGE, received on 14/08/2012

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

Presented for registration at 09.00 hrs on :14/08/2012, at the Private residence, by Shri Partha Sadhan Bose, Executant.

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

Execution is admitted on 14/08/2012 by

(Tawed Akhter
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

14/08/2012 12:57:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 05455 of 2012
(Serial No. 04817 of 2012)

Gm Partha Sadhan Bose
Director, M/s. Pharma India Private Limited, 13 A, St. George Terrace, Hasting, Thana-Hastings, P.O.
- District-Kolkata, WEST BENGAL, India, Pin:-700022
By Profession : Business

Identified By : Sanat Kumar Biswas, son of , 6, Old Post Office Street, 3rd Floor, L. No.-127/76, P.O.
- District-Kolkata, WEST BENGAL, India, Pin:-700001, By Caste: Hindu, By Profession: Advocate

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Endorsement Page 2 of 2

14/08/2012 12:57:00

Certificate of Registration under section 60 and Rule 68.

Registered in Book - I
Or Volume number 15
Page from 3677 to 3712
Being No 05455 for the year 2012.

A handwritten signature in black ink is written over a circular official stamp. The stamp contains the text "Additional District Sub-Registrar, Bishnupur, West Bengal" around the perimeter and a central emblem.

(Signed Akhter) 14-August-2012
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
(West Bengal)

- 31 -

DATED THIS DAY OF AUGUST, 2012

DEED OF CONVEYANCE

M/S. PHARMA INDIA (P) LTD.

WITH

M/S. PRABHUKARSHAN DEVELOPER PVT. LTD.



A.D. 2012. 24th August
Sahil Kumar Biswas