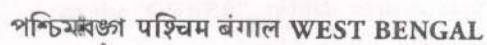


I. 3297/12



727
 12
 3215000
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 3791
 F. 80
 25/6/14

25 JUN 2014

THIS INDENTURE OF CONVEYANCE made this 25TH day of June,
Two Thousand and Fourteen (2014)

BETWEEN

7888 18/6/14
NO. 7888
Sold to Prabhu Prashant Developers Pvt. Ltd.
of 13/2B MM Grah RV
Rupees 5000000

Stamp Vendor
Allipore Police Court
South 24 P.S., KOL-70

Tapas Kr. Panda
S/O. - Prabir Kr. Panda
9, Mandalal Mitra Lane
Kolkata - 40.
P.S. - Regent Park
Occu. - Service.



A.D.S.R. [Signature]
Dist: South 24 P.S.

25 JUN 2014

M/S. PHARMA INDIA PRIVATE LIMITED, a Company within the meaning of the Companies Act, 1956, having its registered office at 13A, St. George Terrace, Hastings, Police Station- Hastings, Kolkata - 700022, represented by its Director Shri Partha Sadhan Bose, son of Late Deb Sadhan Bose by by Faith- Hindu, by Occupation-Business, residing at 26, Ballygunge Park, P.S. Kareya, Kolkata-700019 (represented by its constituted attorney **SHRI. DARSHIL SHAH** ^{Son of Late Dipak K. Shah} residing at 38, Chakraberia Lane, P.S. Ballygunge, Kolkata- 7000 20, Vide Power of Attorney Registered in the office of the A.D.S.R. Bishnupur, Book No. IV, Volume No. I, Pages: 2813 to 2824, being deed No. 00239, for the year 2011), hereinafter referred to as the "**OWNER**" (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 DEVELOPERS PRIVATE LIMITED. a limited company incorporated under the Companies Act, 1956 having its registered office at 13/2B, N. N. Ghosh Lane P.S. Regent Park, Kolkata - 700020, represented by its Director **SHRI. HARADHAN GHOSH**, son of Late Lakshman Chandra Ghosh, residing at 14, Baburam Ghosh Road, P.S. Regent Park, Kolkata-700040, 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 One M/s. Pharma India Private Limited, is the absolute Owner of landed properties by way of purchased and Deed of Exchange, all that shali land measuring more or less 65 decimals comprised in R.S. Dag No. 1754 under R.S. Khatian No. 46, J.L. No. 15, R.S. No. 92, Touzi No. 351, Mouza - Rasapunja, Pargana, Police Station - Bishnupur, District - 24 Parganas (S) under Rasapunja Gram Panchayet.

AND WHEREAS said M/s. Pharma India Private Limited duly recorded its name in records of B.L. & L.R.O and said B.L.& L.R.O created a new L.R. Khatian No. 1743/1 and L.R. Dag No. 1146.

AND WHEREAS said M/s. Pharma India Private Limited while had been possessing and enjoying all that shali land measuring more or less 65 decimals comprised in R.S. Dag No. 1754 under R.S. Khatian No. 46, J.L. No. 15, R.S. No. 92, Touzi No. 351, Mouza – Rasapunja, Pargana, Police Station – Bishnupur, District – 24 Parganas (S) under Rasapunja Gram Panchyet being seized and possessed of the same without any interruption or hindrances from others it sold, transferred and conveyed all that shali land measuring more or less 62 decimals out of 65 decimals comprised in R.S. Dag No. 1754 under R.S. Khatian No. 46 unto and in favour of M/s. Prabhu Darshan Developers Private Limited by a deed of Conveyance dated. 4/08/12 duly Registered in the office of A.D.S.R at Bishnupur and recorded in Book No. I, Volume No. 15, Pages: 3677 to 3712 being deed No. 05455, for the year 2012.

AND WHEREAS said M/s. Pharma India Private Limited is the owner of reaming landed property measuring more or less 3 decimals comprised in Portion of R.S. Dag No. 1754 under R.S. Khatian No. 46, J.L. No. 15, R.S. No. 92, Touzi No. 351, Mouza – Rasapunja, Pargana, Police Station – Bishnupur, District – 24 Parganas (S) under Rasapunja Gram Panchyet hereinafter referred to as the '**said property**'.

AND WHEREAS the Vendor herein is the sole and absolute Owner of the said land more fully and particularly mentioned and described in the Schedule hereunder written and sufficiently entitled to the said land in its entirety as the Owner thereof and that it has right and absolute authority of alienation or transfer the same or any portion thereof without any let, hindrance, claim, question or demand being raised by anybody in its behalf and has also declared and confirmed that it has not executed any sort of instruments like sale and gift.

AND WHEREAS the Owner due to financial constraint has contracted with the Purchaser for absolute Sale to the Purchaser of all that piece and parcel of landed property measuring more or less 3 decimals shali land comprised in Portion of R.S. Dag No. 1754 under R.S. Khatian No. 46, J.L. No. 15, R.S. No. 92, Touzi No. 351, Mouza - Rasapunja, Pargana, Police Station - Bishnupur, District - 24 Parganas (S) under Rasapunja Gram Panchayet hereinafter referred as the said Property free from all encumbrances whatsoever.

AND WHEREAS the Owner has represented to the Purchaser as follows:-

1. That the said landed property is free from all encumbrances, charges, mortgages, liens attachments and lispensens etc.
2. That the Owner has full right and absolute authority to sell the said property.

3. That the land has been duly recorded in L.R. Khatian.

4. That the Owner shall pay all outstanding rents and Panchiyet Taxes upto the date of Registration of the Deed of Conveyances.

5. That the landed property or any portion thereof has not been acquisitioned by the Government.

AND WHEREAS relying on the representations of the Vendor the Purchaser has agreed to purchase the said landed property from the Vendor at the said price free from encumbrances.

AND WHEREAS the Vendor has also represented to the Purchaser that it is in physical possession of the said landed property and it is free from all encumbrances and it is paying taxes regularly and paid taxes until now. And the Purchaser relying on the representations of the Vendor has accepted the offer made by the Vendor and agreed to purchase the same from the Vendor.

AND WHEREAS the Vendor herein has proposed to sell the said landed property measuring more or less 3 decimals comprised in Portion of R.S. Dag No. 1754 under R.S. Khatian No. 46, J.L. No. 15, R.S. No. 92, Touzi No. 351, Mouza - Rasapunja, Pargana, Police Station - Bishnupur, District - 24 Parganas (S) under Rasapunja Gram Panchyet hereinafter referred to as the '**said property**' which is morfully described in the schedule hereunder written and the Purchaser has agreed to purchase the same and the Vendor after protracted negotiation with the Purchaser

has agreed to sell the said landed property at or for a price of Rs. 1,95,000/- (Rupees one lacs ninty five thousand) only and the Purchaser herein has agreed to purchase the same at the said sum of Rs. 1,95,000/- (Rupees one lacs ninty five thousand) only.

NOW THIS INDENTURE WITNESSETH that In pursuance of the said agreement and in consideration of the sum of Rs. 3,45,000/- (Rupees three lacs forty five thousand) only paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor do and each one of them doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same hereby acquit, release and forever discharge the Purchaser and also the said land hereby conveyed and transferred to the Purchaser the Vendor herein as beneficial Owners/Raiyats do and each one of them doth hereby grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser herein free from all encumbrances, charges, mortgage, liens and lispendences **ALL THAT** Sali land measuring more or less 3 decimals in Portion of R.S. Dag No. 1754 under R.S. Khatian No. 46, J.L. No. 15, R.S. No. 92, Touzi No. 351, Mouza - Rasapunja, Pargana, Police Station - Bishnupur, District - 24 Parganas (S) under Rasapunja Gram Panchyet, hereinafter referred to as the '**said property**' which is more particularly mentioned and described in the Schedule hereunder written **AND TOGETHER WITH** the right of easement and/or passage of ingress and egress through and form the said property through common passage of the said property. **FURTHER WITH** all the

right, title interest, benefits and privileges and appurtenances to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto **AND TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the same by the Purchaser, his heirs, executors and assigns absolutely and for ever.

AND THE VENDOR/RAITATS DO AND EACH ONE OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That notwithstanding any act, deed or thing whatsoever by the Vendor or by any of its predecessors-in-title done or executed or knowingly suffered to the contrary, the Vendor had at all material times and now has good right full power and absolute authority to grant, sell, convey, transfer, assign and assure the said property hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall at all times hereinafter peaceably and quietly enter into, hold, own, possess and enjoy the same and every part thereof in khas without any lawful hindrance, eviction, interruption, disturbances, claims or demands whatsoever from or by the Vendor or from or by any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for the Vendor.

2. That the Vendor shall hereafter support the Purchaser in all respect to record his name as Raiyat by mutation in the books of the B.L. & L.R.O and also in any other Government Offices or Departments as Owner of the said property sold hereunder.
3. That the Vendor and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said property sold hereinunder or any part or portion thereof from under or intrust for them, the Vendor herein shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds, and things whatsoever for further better and more perfectly assuring the said property unto and to the use of the Purchaser, according to the true intent and meaning of these presents as shall or may be reasonably required.

**AND IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES
HERETO** as follows

- I. The Purchaser shall has the proprietary rights such as the Vendor derive from its right, title and interest in respect of the said property sold hereunder.
- II. The Purchaser shall has the full right and authority to transfer and sell the said property sold hereinunder or any part or portion thereof at his own free will.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT Sali land measuring more or less 3 decimals in Portion of R.S. Dag No. 1754 under R.S. Khatian No. 46 and corresponding L.R. Dag No. 1146 & L.R. Khatian No. 1743/1, J.L. No. 15, R.S. No. 92, Touzi No. 351, Mouza – Rasapunja, Pargana, Police Station – Bishnupur, District – 24 Parganas (S) under Rasapunja Gram Panchyet free from all encumbrances whatsoever which is in listed bellow:

Sl.	R.S. Dag No.	R.S. KH. No.	L.R. KH. No.	L.R. Dag No.	Nature of Land	Total Area	Shares as per L.R. Record	Sold Area
1.	1754	46	1743/1	1146	Shali	65 Dec.	10000	3 Dec.
Total area of Land transferred herein								3 Dec.

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

SIGNED AND DELIVERED by the

Vendors at Bishnupur

in the presence of :

1. *Jyoti K. Panda*
9, Nandalal Mitra Lane
Kolkata - 40.

Darshit Shah

2. *Mukul Shah*
68, Savat Box Road,
Kd- 25.

As Constituted Attorney For and On
Behalf of M/s. Pharma India (P) Ltd.

SIGNATURE OF THE VENDOR

SIGNED AND DELIVERED by the

Purchaser at Bishnupur

in the presence of :

1. *Jyoti K. Panda*
9, Nandalal Mitra Lane
Kolkata - 40.

FOR PRACHINDEVELOPERS (P) LTD.

Hareeshwar

DIRECTOR

SIGNATURE OF THE PURCHASER

2. *Mukul Shah*
68, Savat Box Road,
Kd- 25.

Drafted by me,

Narayan Ranjan De

Advocate, WB-727/1968,
Alipore Police Court,
Kolkata - 27.

Typed by me

Jyoti K. Panda

In my Office

MEMO OF CONSIDERATION

Received from the within named Purchaser within mentioned sum of
Rs. 3,45,000/- (Rupees three lac forty five thousand) only being the total
sale consideration of the said landed property as per memo below:

MEMO

1. Paid by Cash in different dates = Rs. 3,45,000.00

Total = **Rs. 3,45,000.00**

(RUPEES THREE LACS FORTY FIVE THOUSAND ONLY)

WITNESSES:

1. *efas k. Pande*
9, Nandlal Mitra Lane
Kolkata - 40.

Darshit Shah

As Constituted Attorney For and On
Behalf of M/s. Pharma India (P) Ltd.

2. *Mukul Shah*
68, Sarat Bose Road,
Kolkata - 25.





SIGNATURE OF THE VENDOR

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BISHNUPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 03197 / 2014, Deed No. (Book - I , 03297/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Darshil Shah 38 Chakraberia Lane, Thana:-Buliygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020	 25/06/2014	 LTI 25/06/2014	<i>Darshil Shah</i> 25/6/14

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Darshil Shah Address -38 Chakraberia Lane, Thana:-Buliygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020	Attorney	 25/06/2014	 LTI 25/06/2014	<i>Darshil Shah</i>
2	Haradhan Ghosh Address -14, Baburam Ghosh Road, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040	Self	 25/06/2014	 LTI 25/06/2014	<i>Haradhan Ghosh</i>

Name of Identifier of above Person(s)

Tapas Kr. Panda
9, Nandalal Mitra Lane, Kolkata, Thana:-Regent Park,
District:-South 24-Parganas, WEST BENGAL, India, Pin
:-700040

Signature of Identifier with Date

Tapas Kr. Panda
25/6/14



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

Endorsement For Deed Number : I - 03297 of 2014
(Serial No. 03197 of 2014 and Query No. 1613L000007495 of 2014)

On 25/06/2014

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

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

Payment of Fees:

Amount by Draft

Rs. 3791/- is paid , by the draft number 987281, Draft Date 24/06/2014, Bank Name State Bank of India, TOLLYGUNGE, received on 25/06/2014

(Under Article : A(1) = 3784/- ,E = 7/- on 25/06/2014)

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.-3,45,000/-

Certified that the required stamp duty of this document is Rs.- 17260 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 16760/- is paid , by the draft number 987282, Draft Date 24/06/2014, Bank : State Bank of India, TOLLYGUNGE, received on 25/06/2014

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

Presented for registration at 13.01 hrs on :25/06/2014, at the Office of the A.D.S.R. BISHNUPUR by Shri Darshil Shah ,Executant.

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

Execution is admitted on 25/06/2014 by

1. Shri Haradhan Ghosh
Director, M/s. Prabhudarshan Developers Private Limited, 13/2 B, N. N. Ghosh Lane, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
, By Profession : Business

Identified By Tapas Kr. Panda, son of Prabir Kr. Panda, 9, Nandalal Mitra Lane, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste: Hindu, By Profession: Service.

Executed by Attorney

Execution by

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

EndorsementPage 1 of 2

25/06/2014 13:30:00



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

Endorsement For Deed Number : I - 03297 of 2014
(Serial No. 03197 of 2014 and Query No. 1613L000007495 of 2014)

1. Shri Darshil Shah, son of Lt. Dipak Kumar Shah , 38 Chakraberia Lane, Thana:-Bulkygunge, District:-South 24-Parganas, WEST BENGAL, India. Pin :-700020 By Caste Hindu By Profession: Others,as the constituted attorney of Shri Partha Sadhan Bose(Director) M/s. Pharma India Pvt. Ltd is admitted by him.

Identified By Tapas Kr. Panda, son of Prabir Kr. Panda, 9, Nandalal Mitra Lane, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste: Hindu, By Profession: Service.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

25/06/2014 13:30:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 2315 to 2331
being No 03297 for the year 2014.














(Abu Hena Mobassir) 25 June 2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal

		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 SHRI DARSHIL SHAH

Signature Darshil Shah

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

Name H.P. RADHIKA CHOHAN

Signature H.P. Radhika Chohan

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

Name

Signature