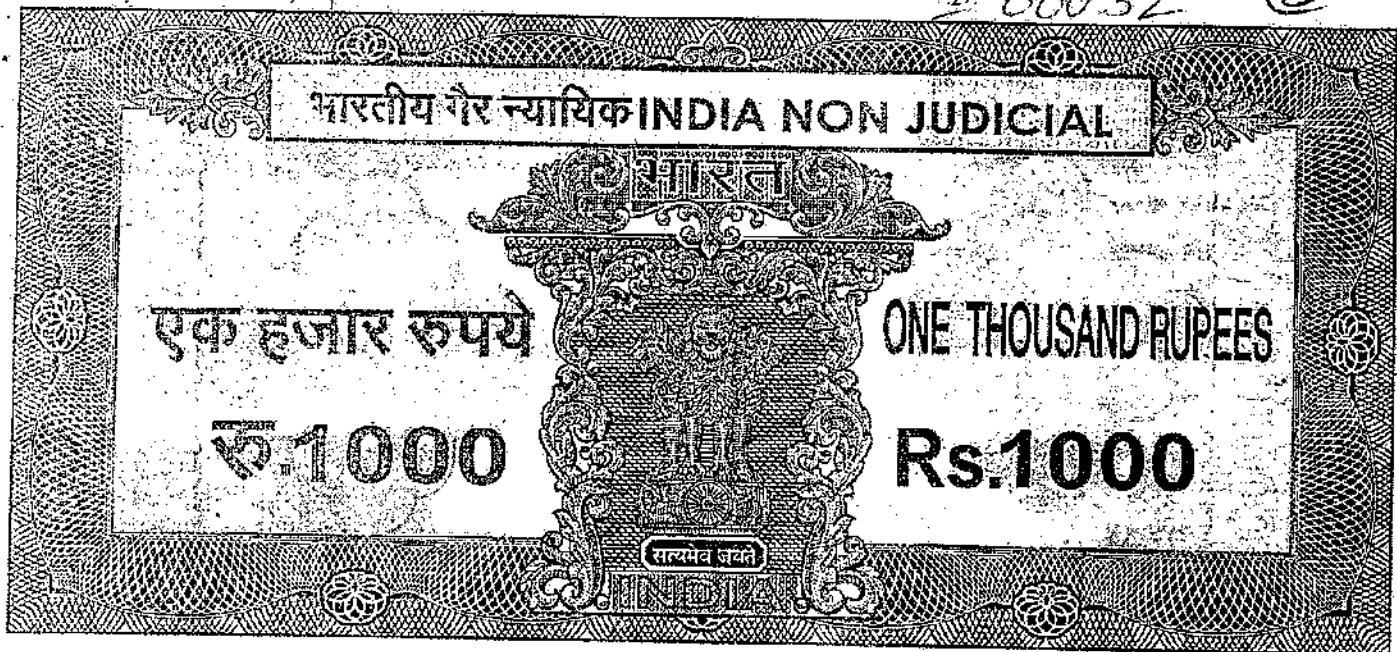


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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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issuable under Rule 21 & sub-rule 5 of the W. B. L. R. Act, 1954
 fully stamp under the Indian Stamp Act 1889 Subsequently amended Schedule I.A. No. 23
 1955 Part.

5000
 45000
 42000
 96000

Registrar u/s 1 (2)
 North 24-Parganas
 A.B.R.H.
 30.11.06

Stamp duty of Rs. 45000 + 4200
 has been realised on 4.12.06
 as per Banker's Cheque /
 Bank Draft No. 071953, 071956
 Date 30.11.06 of Mohapatra

D. S. R. H.
 Registrar, North 24-Parganas
 4.12.06

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 20745
 01 JAN 2008

DEED OF CONVEYANCE

THIS INDENTURE made on this 30th day of November, Two Thousand and Six

BETWEEN

MAU SAHA wife of SANJIB SAHA residing at 120A, BANGUR AVENUE, P.S. - LAKE TOWN, KOLKATA - 700 055 by faith Hindu by occupation Business hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representative, executors, administrators and assigns) of the ONE PART.

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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AND

AAKANSHI AGENCY PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at BIKANER BUILDING, 8/1, LAL BAZAR STREET, 3rd FLOOR, ROOM NO. 9, KOLKATA - 700 001 hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS MAU SAHA, the vendor herein, is the recorded owner of agricultural land measuring an area of 09.50 satak out of 19 satak in R.S.DAG NO. 745, 05.50 satak out of 11 satak in R.S.DAG NO. 746, 01 satak out of 12 satak in R.S.DAG NO. 749, 06 satak out of 57 satak in R.S.DAG NO. 756, 09.50 satak out of 19 satak in R.S.DAG NO. 788, & 10.50 satak out of 21 satak in R.S.DAG NO. 794 under L.R. Khatian No.- 878 situated at Mouza KALIKAPUR in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS MAU SAHA, the vendor herein, is the absolute owner of the land measuring 42 Satak as mentioned in the schedule below and enjoy a good and marketable title on the said land which she proposes to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 42 Satak hereinafter called the "said plot" more fully and particularly described in Schedule - I hereunder written for a price of Rs. 18,84,000/- (Rupees Eighteen Lakhs Eighty Four Thousands Only) and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 18,84,000/- (Rupees Eighteen Lakhs Eighty Four Thousands Only) only paid by the purchaser to the vendor before the execution of this present (the receipt of which the vendor doth hereby acknowledge) the

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 21/11/06
 Bidyut Roy
 Advocate
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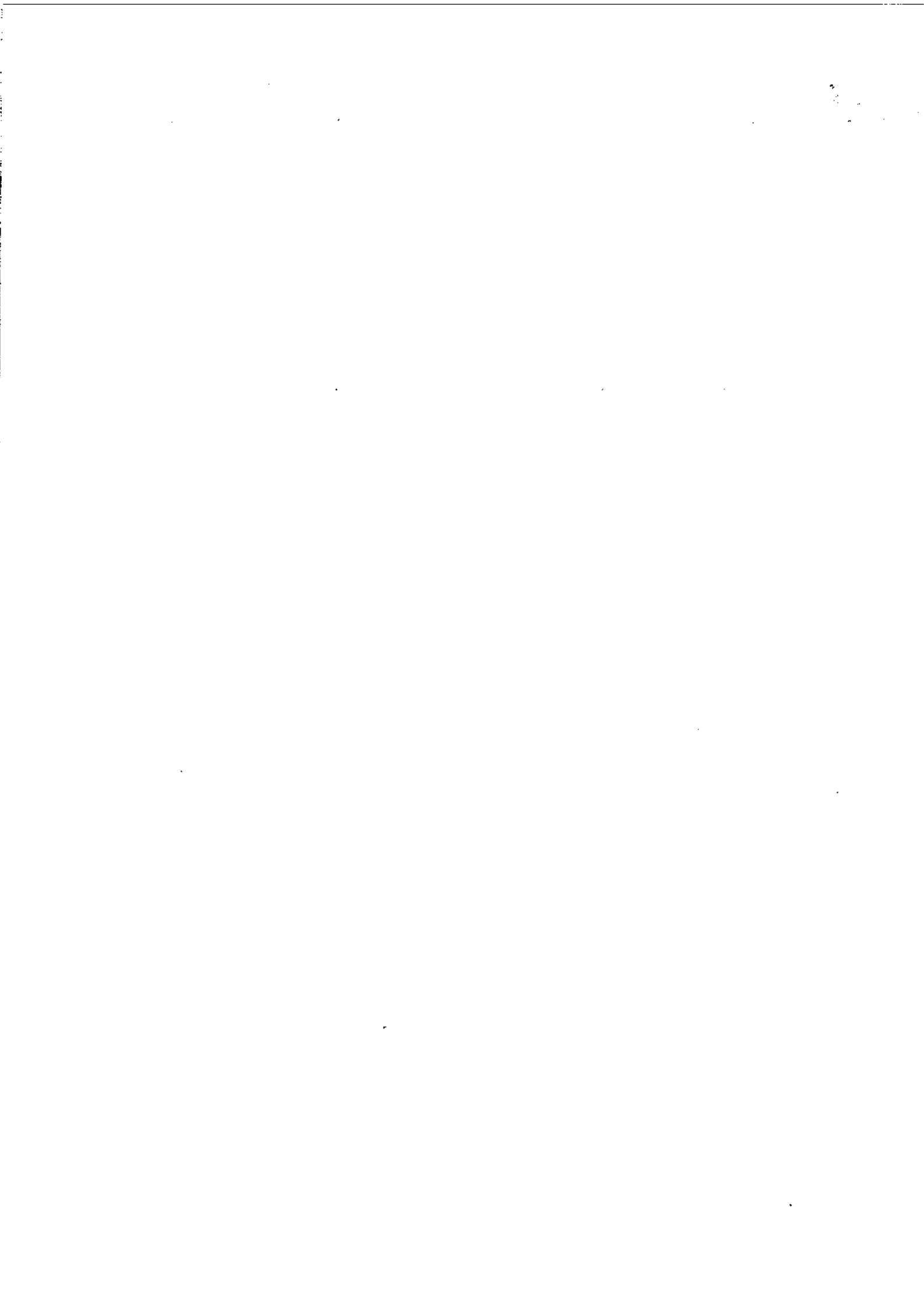
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17 NOV 2006

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Registrar of Companies
 North 24 Parganas
 West Bengal
 20/11/06



भारतीय नैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹ 1000

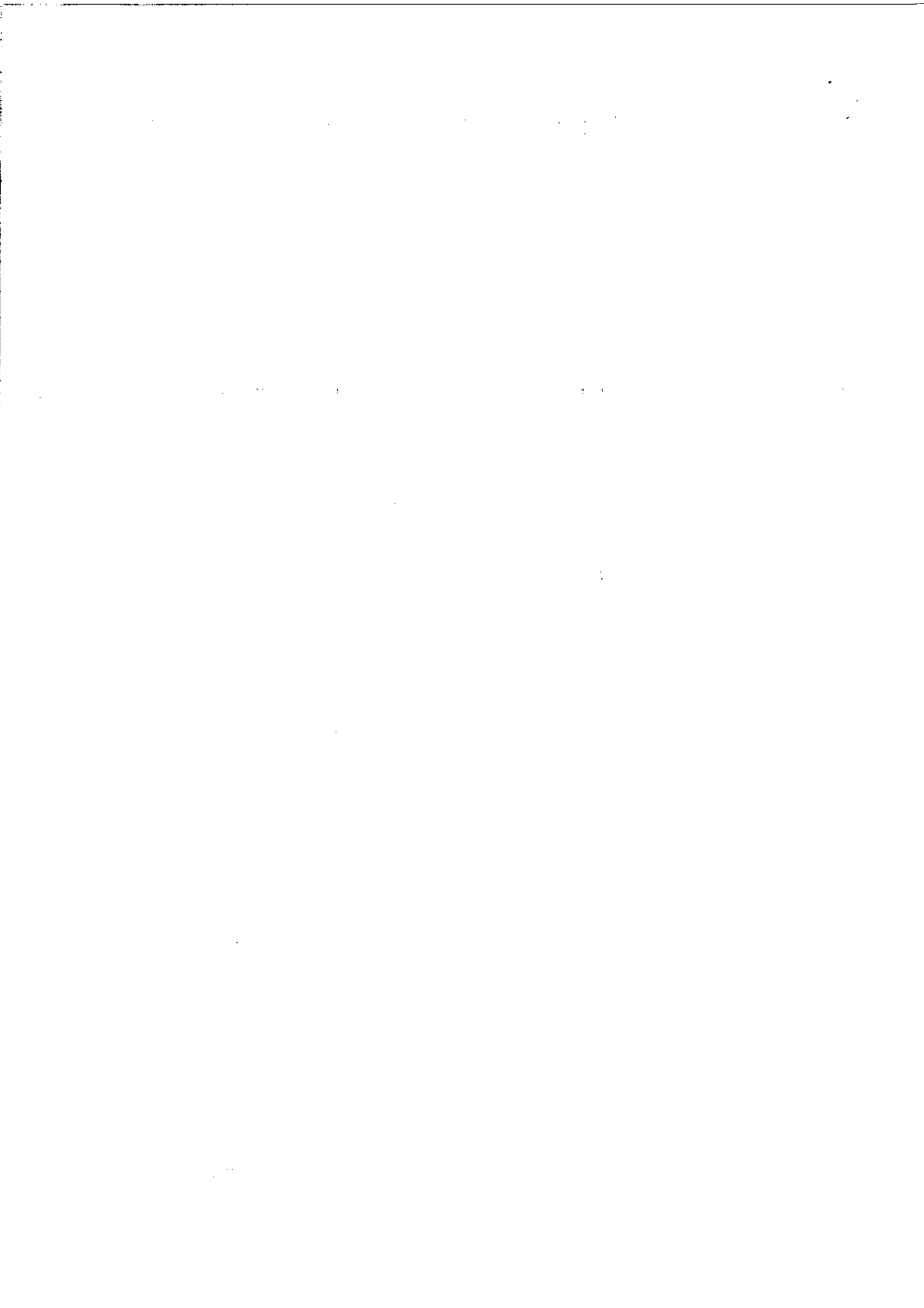
Rs. 1000

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

780622

vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule I with all sewers, drains, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto AND ALL THAT ESTATE right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH All deeds pattans and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and NOTWITHSTANDING any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possesses and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it AND FURTHER that the vendor and all person or persons lawfully or equitably claiming any estate part thereof from under or in trust for the

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১১/১১/০৬

স্বাক্ষরিত তারিখ

R. Lyenabon Roy

স্বাক্ষরিত
স্বাক্ষরিত

স্বাক্ষরিত মূল্য

1000/-

টাকা মাত্র

স্বাক্ষরিত ডেভায়েস

বিধান মন্ত্রণালয় (সিটিজেন সার্ভিস)

১, ১১, এন, বার, ঢাকা

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স্বাক্ষরিত

মোট টাকার ক্রম

17 NOV 2006

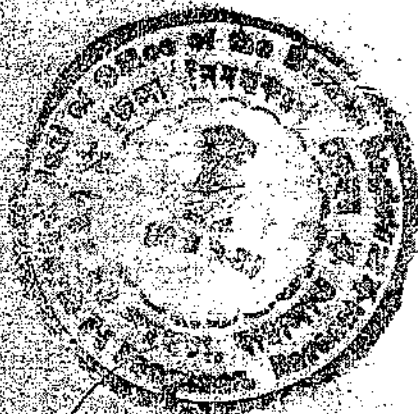
এই চালান নং - এ মোট ক্রম

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স্বাক্ষরিত করা হয়েছে

স্বাক্ষরিত নাম - স্বাক্ষরিত

স্বাক্ষরিত - স্বাক্ষরিত



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স্বাক্ষরিত ১/১/০৬
১১/১১/০৬
১১/১১/০৬



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

सत्यमेव जयते

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be reasonably required.

The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject of any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali Land measuring an area of 09.50 satak in R.S.DAG NO. 745, 05.50 satak in R.S.DAG NO. 746, 01 satak in R.S.DAG NO. 749, 06 satak in R.S.DAG NO. 756, 09.50 satak in R.S.DAG NO. 788 & 10.50 satak in R.S.DAG NO. 794 i.e. in total 42 Satak under L.R. Khatian No. 878 within the limit of Patharghata Panchayat under Rajarhat Police Station Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised of paraganas Kalikata Mouza - KALIKAPER, J.L. No. 40, TOUZINO 10 in the district of 24 - Paraganas (north)

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Boyanabhai Nayak

Advised
All India Council

সংখ্যা: 1000/...
তারিখ: ...

সিদ্ধান্ত নম্বর (সংক্রান্ত) [নং]

৩. ১১. ০৬, আদায়, আদায়

[Handwritten Signature]

সংখ্যা নং

মোট টাকার পরিমাণ ...

17 NOV 2006

এই টাকার নং-এ মোট কত টাকার

টাকার খরচ করা হয়েছে

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স্বাক্ষরকারীর নাম

স্বাক্ষর - মিঃ ...



[Handwritten Signature]

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North 24 Parganas
A.R.A. 30

30 11 06



DISTRICT NORTH 24 PAR

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document



(1)

Name : *MADU... SP... HA...* Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Mani Datta

Signature of the Presentant

(2)

Name :
Status : Presentant/ Executant/Claimant/Attorney/
Principal/Gurdian/Testator(✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

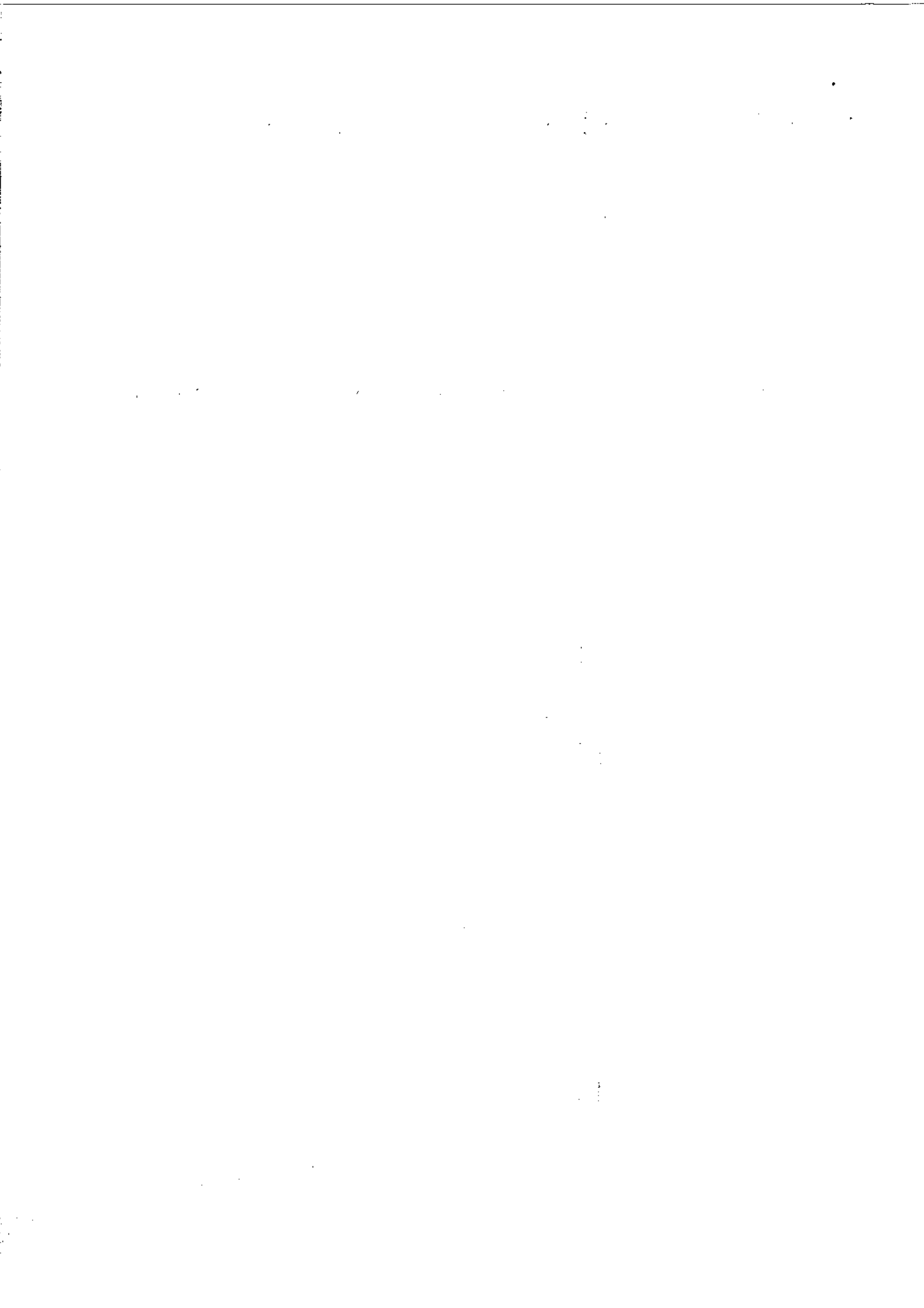
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant/Executant/Claimant/Attorney/



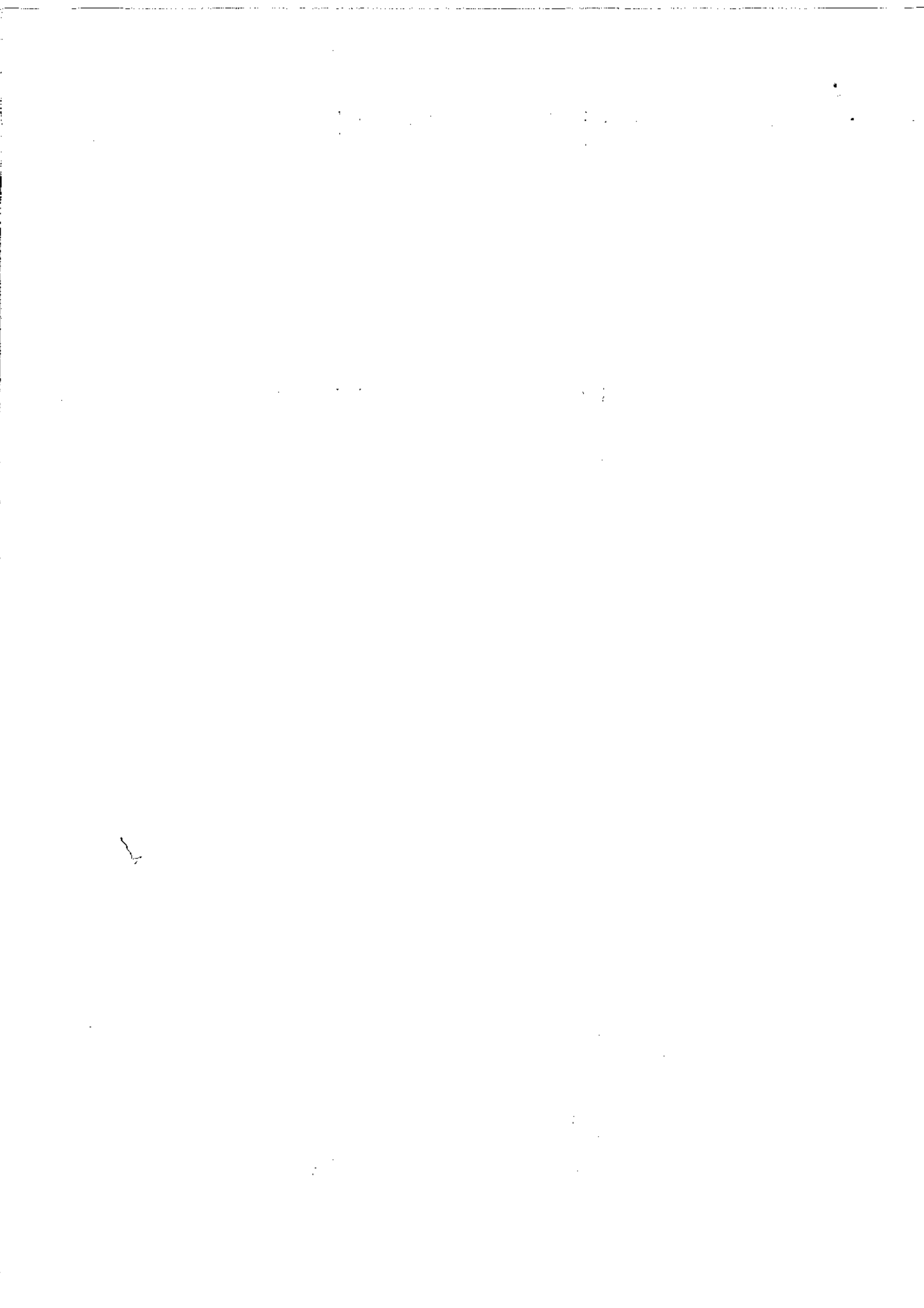


[Signature]
Registrar of Companies

West Bengal

Kolkata

30/11/2016



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

पश्चिम बंगाल WEST BENGAL

78062

MEMO OF CONSIDERATION

Paid by AAKANSHI AGENCY PVT. LTD., by D.D. no. 018996 dated 29.11.06 drawn on STANDARD CHARTERED BANK amounting Rs. 18,84,000/- (Rupees Eighteen Lakhs Eighty Four Thousands Only) *Netaji Subhas Road Karam*

WITNESSES

1. *Amr Mondal*
Kulkepur, Paschim Medinipur
Kol-135

2. *Manoj Mondal*
vi. Nabe Chandra, Karam
Kol-102

Mani Saha
SIGNATURE OF THE VENDOR

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

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood.

WITNESSES

1. *Amr Mondal*

2. *Manoj Mondal*
Saswati Poddar

Mani Saha
SIGNATURE OF THE VENDOR

Drafted by: SASWATI PODDAR, Adv.
WB/236/01

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21/11/06

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সংগঠিত

বিমান নম্বর

তারিখ

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সংখ্যা

বোর্ড

17 NOV 2006

এই চাকরির

সংখ্যা

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কর্তৃপক্ষের

নাম



Ministry of Education

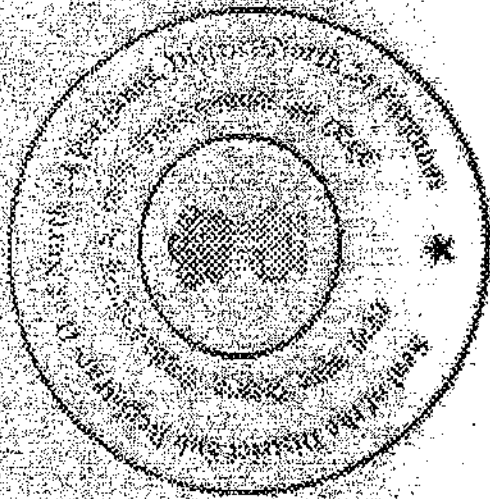
Govt. of Bangladesh

20/11/06



Certificate of Registration under section 50 and Rule 59.

Registered in Book - I
CD Volume number 1
Page from 1125 to 1137
being No 00032 for the year 2008.



A handwritten signature in black ink, appearing to be 'S. S. S.', written over a horizontal line.

(X) 25-March-2008
District Sub Register II
Office of the D.S.R. II NORTH 24-PARGANAS
West Bengal

