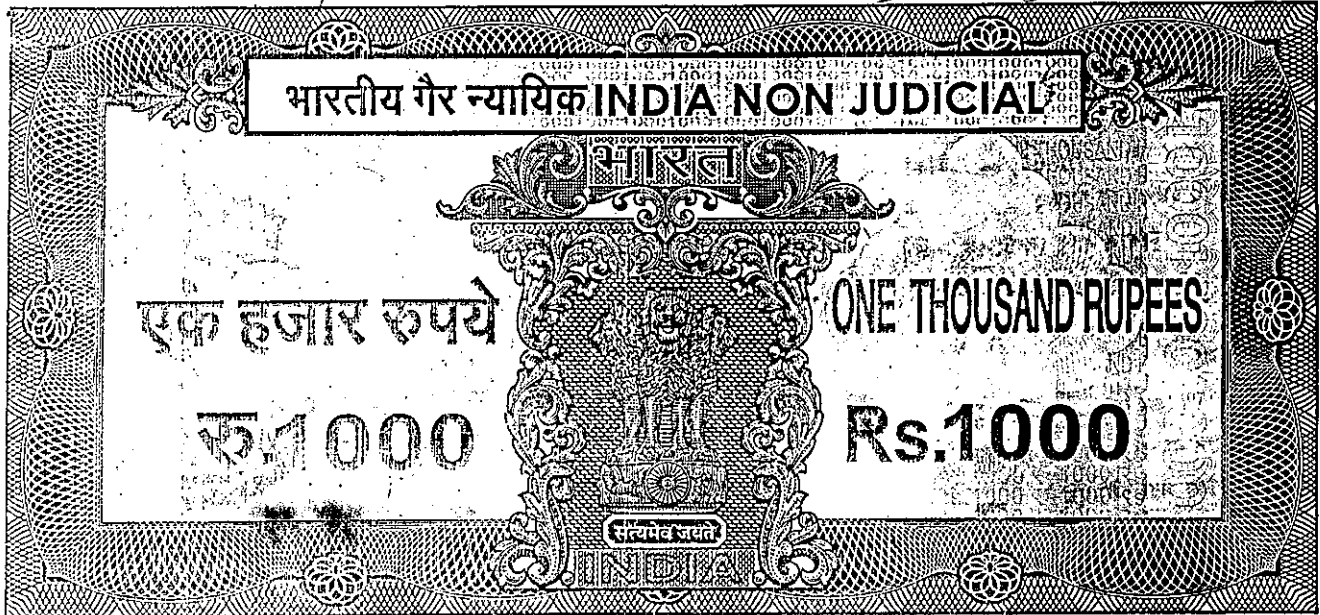


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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

780737

5000
 45000
 44200
 94200

Stampable under Rule 21 in
 s/s 5 (1) of W.B.P. Act, 1948
 duly Stamp under the Indian
 Stamp Act, 1899. Subsequently
 amended Schedule LA. No. 23
 was Paid.

[Signature]

Stamp duty of Rs. 45000 + 44200
 has been realized on 4.12.06
 as per Banker's Cheque /
 Bank Draft No 071952, 071960
 Date 30.11.06 of makingote

Registrar N/A T (A)
 North 24-Parganas
 C.A.R. No. 11.06
 30/11/06

D. S. R. H
 North 24-Parganas
 Hill-06

01 JAN 2008

A 20713-00
 28-00
 4-00
 1884000 20745-00

420

DEED OF CONVEYANCE

A 20713
 28
 4
 20745

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

BETWEEN

SANJIB SAHA son of GOLAK NARAYAN 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.

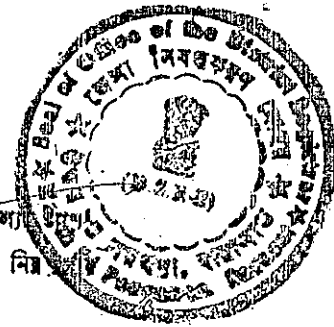
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811250
 85
 335
 visit card no 1739
 20/11/06

22/11/06

নং 3619
ক্রেতার নাম... Bidyabati Ray
স্বাক্ষর... [Signature]
মোটের মূল্য... 1000/- টাকা মাত্র
গ্যাপ ভেঙারের স্বাক্ষর...
বিধান নম্বর (সেটসেক [সিটি])
এ. ডি. এস. আর. অফিস



চাপান নং
মোট টাকার ক্রম নং... 17 NOV. 2006
এই চালান নং-এ মোট কত টাকা
গ্যাপ খরিস করা হয়েছে
ক্রয়কারীর নাম... 50000
ভেঙার...
Office at Barasat by Sanjib Saha
of the Executant / Olamana

আমার নিকট 5000/- মূল্যে
এক কেজায় না থাকিবার ভয় নির
কত প্রমাণ করিলাম।
3619 - 3623
Total 5000 kgms
Sanjib Saha
Saha
District - North 24 Parganas
by Caste - Hindu / Muslim / Christian

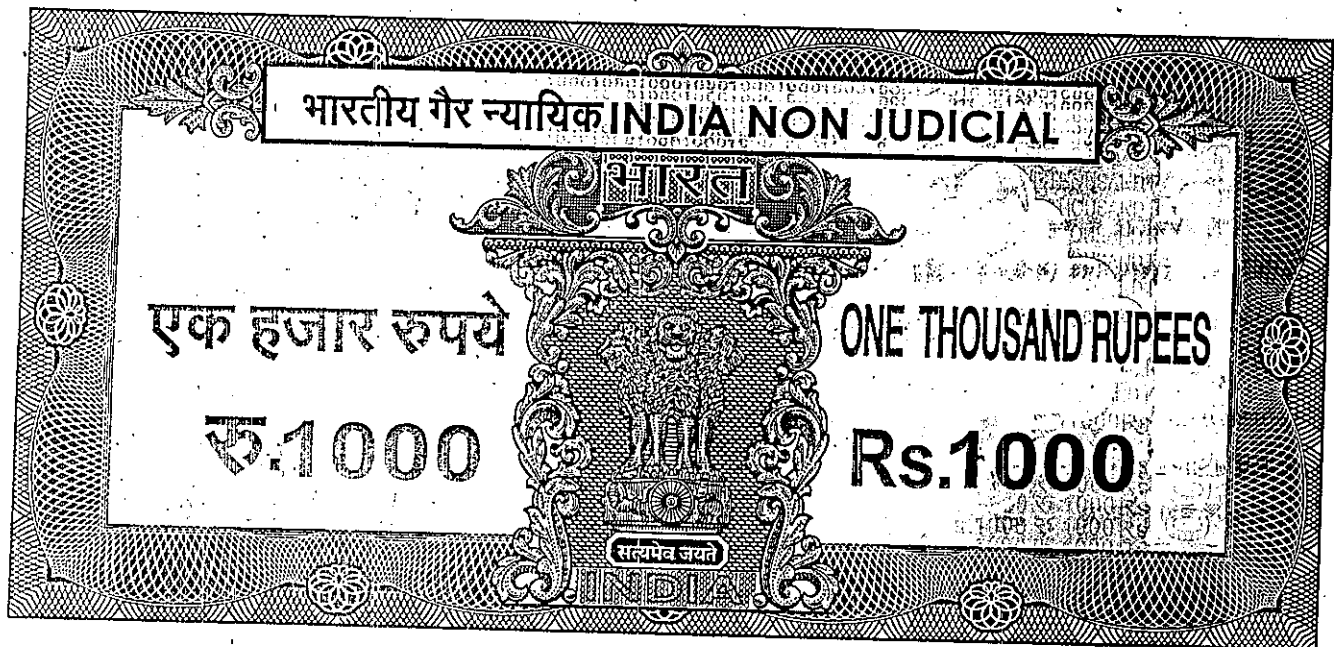
Sanjib Saha
3849
North 24-Parganas
30/11/06

Sanjib Saha

Dilip Sen
Karkhali, Chinnarose
District - North 24-Parganas
Caste - Hindu / Muslim / Christian

Dilip Sen
10 date bopal son
Karkhali, Chinnarose
KOL-136
Buximen

North 24-Parganas
30/11/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL.

780738

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 SANJIB 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.- 877 situated at Mouza KALIKAPUR in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS SANJIB 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

Contd...3

3620

22/11/06

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স্বাক্ষরকারীর নাম...
পাঃ
স্টাম্পের মূল্য...
স্টাম্প ভেঙারের আকার...

Signature
Address
Signature

বিধান নম্বর (সেন্টেলেক সার্টিফিকেট)

এ. ডি. এস. আর. অফিস

Signature

চালান নং

মোট স্টাম্প ফরম জরি... = 2

17 NOV 2006

এই চালান নং-এ মোট কত টাকায়

স্টাম্প খরিদ করা হয়েছে

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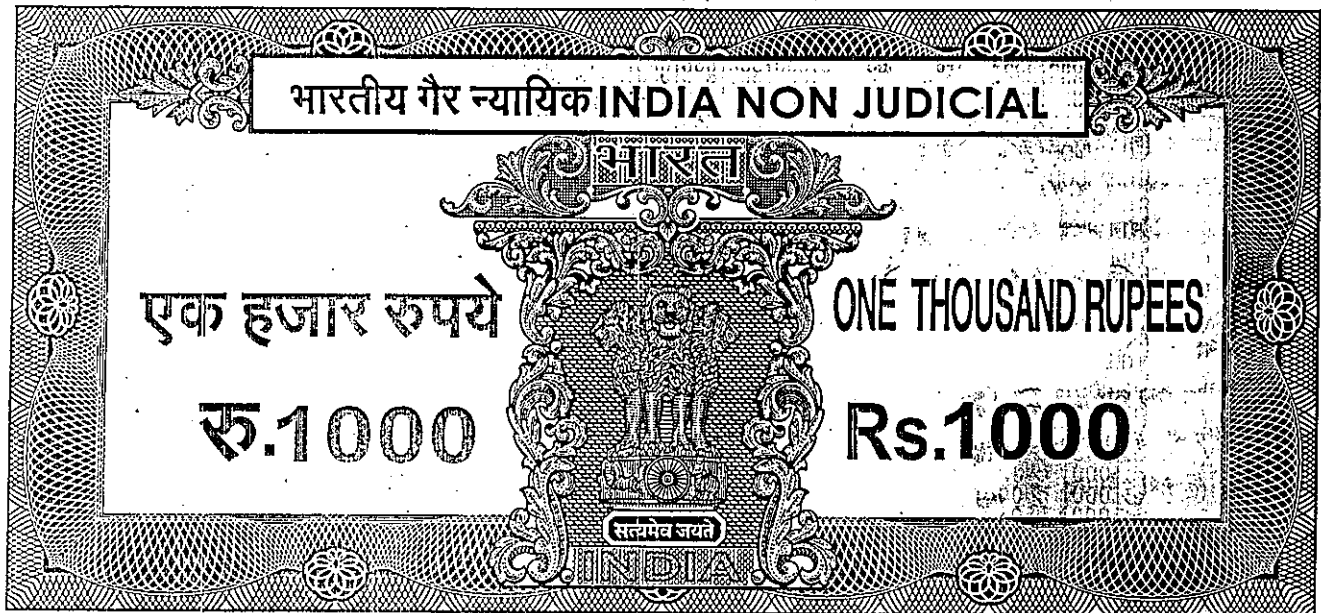
স্বাক্ষরকারীর নাম—

স্বাক্ষর—



Signature

Registrar a/s 1
North 24 Parganas
G.P. S. S. - 1
30/11/06



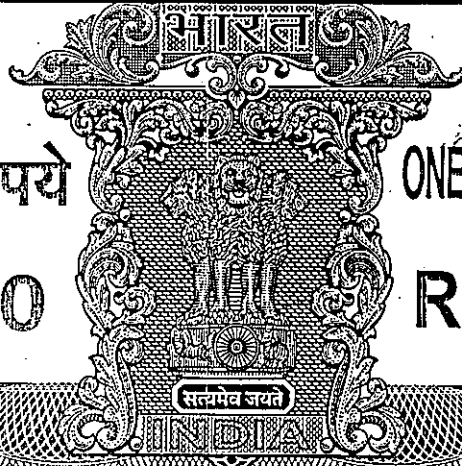
भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL :

780739

execution of this present (the receipt of which the vendor doth hereby acknowledge) the 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 pattahs 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

Contd...4

3621

22/11/06

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জন্মতার নাম....

Bidyabandya Ray

পাঃ

হাসপের মূল্য -

1000/- টাকা মাত্র

Direct
A. K. Das
etc

গোপন ভেঙারের স্বাক্ষর

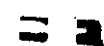
বিধান নম্বর (সেন্টেলেক সার্টিফিকেট)

এ, ডি, এস, আর, পাবনা

[Handwritten signature]

চালান নং

মোট ট্যাক্স কত জাঃ



17 NOV 2006

এই চালান নং-এ মোট কত টাকা

ট্যাক্স খরিস করা হয়েছে

ফেরারীর নাম -

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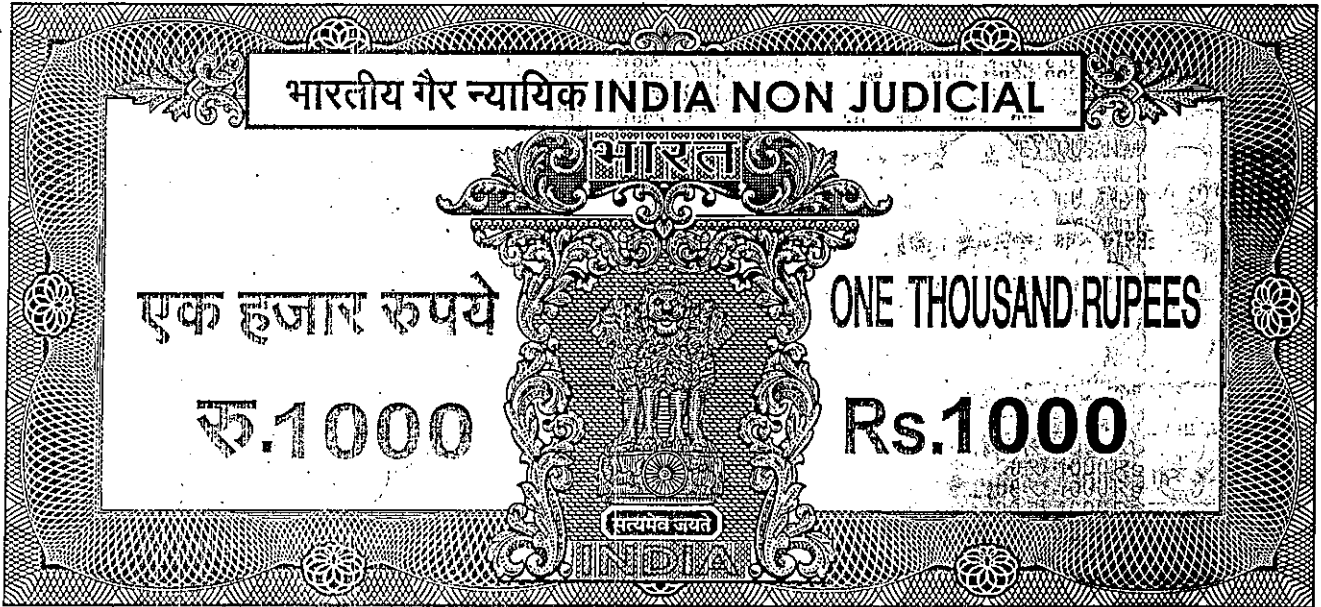
ভেঙার - মিতা দাস



[Handwritten signature]

Registered u/s T
North 24-Parganas

20/11/06



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

780740

lawfully or equitably claiming any estate part thereof from under or in trust for the 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 or 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.- 877 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 at paraganas Kalikata Mouza – KALIKAPUR, J. L. No. 40, TOUZI NO. 10 in the district of 24 – Paraganas (north).

Contd...5

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3622
 ১২/১১/০৬
 প্রকৃত্তার নাম... *Pradyabati Roy*
 পাত...
 ট্যাম্পের মূল্য... *১০০০* টাকা মাত্র
 ট্যাম্প তেতারের স্বাক্ষর...
 বিধান নম্বর (সেন্ট্রেল সার্টিফিকেট)
 এ. টি. এল. আর. অফিস

Adroobal
ACI Pers
Cent

চালান নং
 মোট ট্যাম্পের কত ভাগ... *2* 17 NOV 2006
 এই চালান নং-এ মোট কত টাকা মাত্র
 ট্যাম্প খরিদ করা হয়েছে - 536000
 টেকারীর নাম—*কারাকপুত্র*
 ভেঙার—*মিতা কুমার*



Registrar of the Office of the District Registrar
 North 24 Parganas
 (E. T. E. - 29.06)
 30.11.06

DISTRICT NORTH 24 PARG

OFFICE OF THE

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



(1)

Name : SANJIB SAHA 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.

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/
Principal/Gurdian/Testator (Tick the appropriate status)



[Handwritten signature]

Magistrate (S) (A)
North 24-Parganas
C. S. R. - 1106
30/11/06



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL :

780741

MEMO OF CONSIDERATION

Paid by AAKANSHI AGENCY PVT. LTD., by D.D. no. 018994 dated 29.11.06 drawn on STANDARD CHARTERED BANK amounting Rs. 18,84,000/- (Rupees Eighteen Lakhs Eighty Four Thousands Only) Netaji Subhas Road Branch.

WITNESSES :

1. An Mandal
Kalahandi - Pasardat
Cal-135
2. Manj Mandal
Villager Chudi'kan
K01-102

Sanjib 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. An Mandal
2. Manj Mandal
Saswati Poddar

Sanjib Saha
SIGNATURE OF THE VENDOR

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

3623

22/11/06

নং

জ্যেষ্ঠতার নাম....

Bharyabati Roy

Advocate

পাং

সংশোধিত মূল্য

1000/- টাকা মাত্র

At Law Court

গ্যাম্প ডেভেলপারের নাম

বিধান নম্বর (সংশোধিত)

এ. ডি. এম. আর. অফিস

গাম্প নং

মোট গ্যাম্প জমি জাং

23

17 NOV 2006

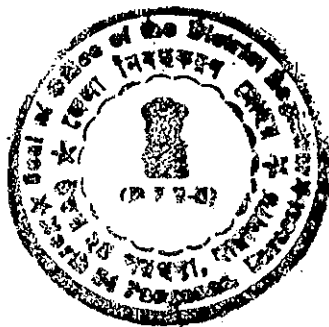
এই চালান নং-এ মোট ভত টাকা

গ্যাম্প পরিদ করা গঠিয়াছে

536000

ডেভেলপারের নাম

ডেভেলপার-মিতা দত্ত



Registrar s/c I (A)
North 24-Parganas
A.D. 22/11/06
30/11/06

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 1099 to 1111
being No 00030 for the year 2008.



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

