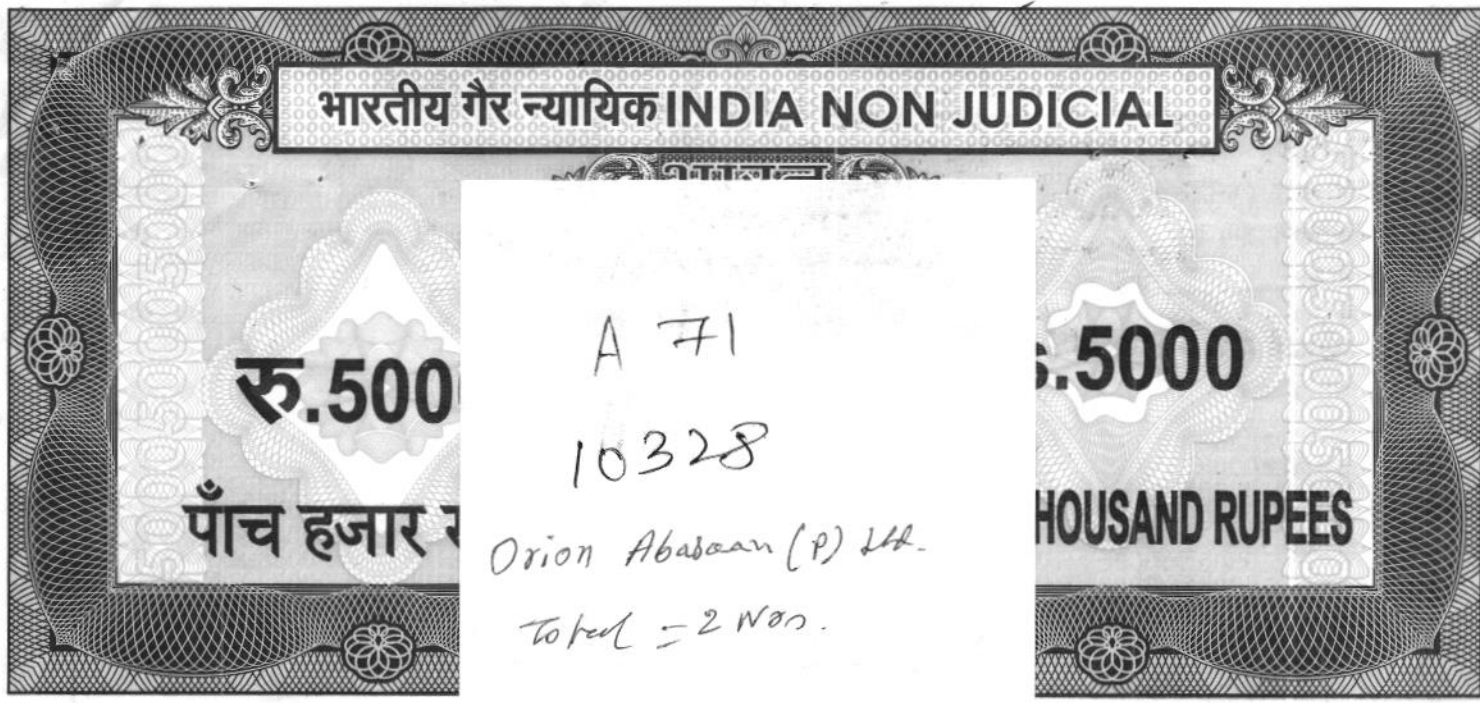


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 035874

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1661. District Sub-Registrar
Maddanagar, (Salt Lake)

6 AUG 2008

7 AUG 2008

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 06th day of August, in the year two thousand and eight of the Christian Era.

BETWEEN

SRI SUJOY MONDAL son of late Khishori Mohan Mondal alias Kishari Mondal, by faith Hindu, by occupation Cultivation, residing at Village Kada, P.O. Akandakeshori, P.S. Rajarhat, in the District of North 24 Parganas, state of West Bengal,

Cont d.....2..

वे Comm 03281 dt 6/8/08

385/

6/8/08
पश्चिम बंगाल

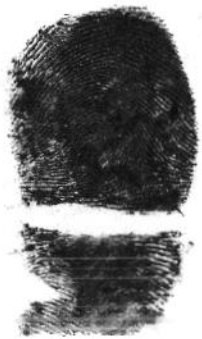
705 06/8/08 মূল্য 5000

সংক্রান্ত নাম: Union Abargan P. Ltd.
সংক্রান্ত: 605. English Bank Ltd.

স্থাপন: ডেভার হাফ
স্থান: নগর (সেন্ট্রেল সিটি) এ. ডি. এ.স. জে.সি.
মোট প্রাপ্ত: 30 JUL 2008
চালান নং: 748000

ট্রেজারী বারাকপুর ডেভার মিতা দত্ত

স্বাক্ষরিত
V.E.
7341



স্বাক্ষরিত



Dukhi nam Noston
S/o-Late- Sri sthithar Noston
Koday Rajarhat, 24 P.g. S(N)
Occupation - Business

District Sub-Registry
Maddanagar, (Salt Lake City)
6 AUG 2008

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hereinafter called the "VENDOR" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heir, executors, administrators, legal representatives, nominees and assignees) of the ONE PART.

AND

"ORION ABASAAN PVT. LIMITED", a company incorporated under the provision of the companies Act, 1956 and having its registered office at 69, Girish Park North, Kolkata – 7000 06, represented by one of its Directors, **Smt. Srishty Mehra** wife of Shri Prashant Mehra, by faith – Hindu, by occupation – Business, residing at 10/1, Park Lane, Kolkata – 7000 16, hereinafter called the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, successor-in- office, executors, administrators, legal representatives, nominees and assignees) of the "OTHER PART".

WHEREAS Sri Sujoy Mondal son of Late – Khishori Mondal @ Khishori Mohan Mondal, is the absolute owner and while he is in use, occupation and enjoyment of various landed property admeasuring **0.1148** Acre Sali land comprised in **L.R. Dag No. 2149** under **L.R. Khatian No. 1040**, i.e. total an area of admeasuring **0.1148 Acre** land equivalent to **06** (Six) **Cottahs** – **15** (Fifteen) **Chitaks** – **05** (Five) **S.q. ft.** land be the same a little more or less and thus he became the absolute owner of the landed property as aforesaid Rayati Dakhali rights, lying and situated in Mouza – Hudarait, J.L. No. 54, Touzi No. 10 under P.S. – Rajarhat, Dist. Registration office at Barasat, Sub Registration office at Bidhannagar, 24 Parganas (N) and by paying Government rents and taxes and has been seized

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Dist. Sub-Registrar
Gadchiroli, (Salt Lake Cir)
• 6 AUG 2006

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and possessed and / or otherwise well sufficiently enjoying the same peacefully without interruptions of others and has every right to sell and transfer the same to anybody in anyway free from all sorts of encumbrances, liens, charges and attachments whatsoever.

AND WHEREAS the vendor herein **Sri Sujoy Mondal** son of Late – Khishori Mondal @ Khishori Mohan Mondal, has recorded his name in the record of Chandpur Gram Panchayet office and paying the rents and taxes accordingly.

AND WHEREAS the vendor herein **Sri Sujoy Mondal** son of Late – Khishori Mondal @ Khishori Mohan Mondal, being urgently in need of money for some valid purpose intended, desired and has agreed to sell and the purchaser herein has agreed to purchase the landed property as aforesaid an area admeasuring **0.1148 Acre** land equivalent to **06 (Six) Cottahs – 15 (Fifteen) Chitaks – 05 (Five) S.q. ft.**land be the same a little more or less and appertaining thereof morefully and particularly described in the schedule hereinunder written, for the price of Rs.17,36,350.00 (Rupees Seventeen Lakhs Thirty-Six Thousand Three Hundred Fifty) only.

AND WHEREAS the vendor herein **Sri Sujoy Mondal** son of Late – Khishori Mondal @ Khishori Mohan Mondal, considering the same as the highest market price has received a sum of Rs.17,36,350.00 (Rupees Seventeen Lakhs Thirty-Six Thousand Three Hundred Fifty) only, being the full amount of the total price of the land, described the schedule herein below, from the within-named purchaser.

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Dist. Sub-Registrar
Muzaffargarh, (Salt Lake)

6 AUG 2008

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NOW THIS INDENTURE WITNESSETH THAT in consideration of the said sum of Rs.17,36,350.00 (Rupees Seventeen Lakhs Thirty-Six Thousand Three Hundred Fifty) only, of true and lawful money of Union of India being the purchase money is full paid in cash by the purchaser to the vendor on or before the execution of these presents the receipt whereof the said vendor do hereby admit and acknowledge and from the same and every part thereof the vendor do hereby, release and discharge the purchaser, his heirs, executors, administrators, representatives and assignees AND the vendor do hereby by this presents in defensibly grant, sell, transfer, assign, convey and assure absolutely and for ever unto the purchaser, his heirs, executors, administrators, representatives and assignees free from all encumbrances, attachment and other defects in title ALL THAT a piece or parcel of Raiyati Dakhali rights and misusage, hereditament and tenements of the land admeasuring **0.1148 Acre** land equivalent to **06** (Six) **Cottahs** – **15** (Fifteen) **Chitaks** – **05** (Five) **S.q. ft.** land be the same a little more or less and appertaining thereof morefully and particularly described in the schedule hereto together with all benefits and advantages of ancient and other lights, liberties, easements, privileges and appurtenances whatsoever to the schedule property or any part thereof belonging or in any wise 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 the reversion and reversions, remainder or remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trusts, property claim and demand whatsoever both the law and in equity of the vendors into and upon "the said

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Dist. District of Columbia
Washington, (Fall 19th 1908)

• 6 AUG 2008

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scheduled property" or every part thereof AND all deeds, pattas, monuments, writings and evidences of title which may relate to "the said schedule property" or any part thereof and which now are or hereafter shall or may be in the custody, power of possession of the vendor, his respective heirs, executors, administrators, or representatives or any person from whom they can or may procure the same without action or suit or in equity TO ENTER INTO AND HAVE HOLD OWN POSSES AND ENJOY the schedule property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenance unto and to the use of the purchaser, his heirs, executors, administrators, representatives and assignees forever free and discharge from or otherwise by the vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the vendor from to these presents AND the vendor, do hereby for them self their heirs, executors, administrators and representatives covenant with the purchaser, his heirs, executors administrators representatives and assignees THAT notwithstanding any acts, deeds or things whatsoever, by the vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary that the vendor had at all materials times heretofore and now have good right, full power, absolute authority and indefeasible title 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, his heirs, executors, administrators, representatives and assignees in the manner aforesaid AND THAT the purchaser his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into

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Library of Congress
Washington, D.C. 20540

• 6 AUG 2008

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hold, possess and enjoy the said property and very part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from under any of his ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, executed and released or otherwise by and at the cost and expenses of the vendor well and sufficiently save indemnified of from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the schedule property or any part thereof from under of in trust for him the vendor or from or under any of their predecessors or ancestors in title shall and will from time to time and all times hereafter at the present and costs of the purchaser, his, heirs, administrators, representatives and assignees do and execute, or cause to be done executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the schedule property and every parts thereof unto and to the use of the purchaser, his heirs, executors, administrators, representatives and assigns according to the true intend and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the vendor and all their respective heirs, executors, administrators and assignees shall at all times hereafter indemnify and keep indemnified the purchaser, his heirs, executors, administrators and assignees against loss and damages and costs, charges and

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Dist. District of Columbia
Washington, D.C. 20000

• 6 AUG 2008

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expenses if any suffered by any reason of any defect in the title of the vendor and any breach of the covenants hereinunder contained.

THE VENDOR DO HEREBY CONVENANT WITH THE PURCHASER:

(1) That notwithstanding any act deed, matter or thing whatsoever done by the vendor or their predecessor in title of anyone of them done executed or knowingly referred to the contrary, the vendor are fully and absolutely seized and possessed of or condition use trust or other thing whatsoever to alter or make void the same.

(2) That no notice issued under the public demands recovery yet has been served upon the vendor or such notice has been published.

(3) That the vendor has not yet received any notice of requisition or acquisition of the property described in the schedule below.

(4) That the purchaser and all person or persons claiming through under them shall have undisputed and all manner or rights through over or under the common passage.

It is hereby declared that the land described in the schedule below is not either any acquired property of the vendor or nor the benamder of anyone. It is also declare that there is no Bargader in the land described in the schedule hereinbelow.

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Dist. District Registrar
Muzaffargarh, (Said Laha)

• 6 AUG 2006

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And the vendor delivers this day the khas possession of the scheduled land unto the purchaser.

THE SCHEDULE ABOVE REFERRED

ALL THAT piece and parcel of land of Rayati Dakhali rights lying and situated at Mouza - Hudarait , J.L. No. 54 , Touzi No. 10 Re : Sa: No. 228, within P.S. - Rajarhat, Sub - Registry Office – Bidhan Nagar, Dist. North 24 – Parganas within the local limit of Chandpur Gram Panchayet and comprising the Dag nos., Share & Areas of the following :-

Share & Area of Sri Sujoy Mondal son of Late – Khishori Mondal @ Khishori Mohan Mondal,as recorded in R.O.R.

| L.R. Dag. No. | L. R. Khatian No. | Share |
|---------------|-------------------|--------|
| 2149 ✓ | 1040 | 0.0139 |

out of total **8.26** Acre land which is recorded as **Sali** land in nature, an area of admeasuring more or less **0.1148 Acre** land is possessed by the vendor herein

Total area of admeasuring **0.1148 Acre** land

Total sale area of admeasuring 0.1148 Acre land equivalent to 06 (Six) Cottahs – 15 (Fifteen) Chitaks – 05 (Five) S.q. ft. land be the same a little more or less and appertaining thereof in and out of the above mentioned Dags, which are now sold together possessed by the vendor having right to use all Easement rights attached to the said plots of land of which annual proportionate rent payable to the Collector, 24 parganas North, as per the State Govt. Rules and Regulations and the finger impressions of both hands of sellers and purchaser annexed hereto shall be treated as a part of this deed of conveyance.

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~~University of Utah~~
~~Library, Salt Lake City~~

• 6 AUG 2008

IN WITNESSES WHEREOF the vendor has hereunto set and subscribed his respective hands and seal on the day, month and year first written above.

SIGNED, SEALED & DELIVERED

In the presence of Witnesses :-

1. Outkhi ramrastan
of - Kada

2. Ashok monfad
Kadha, Rajarhat
75102 - 75102

Handwritten signature

SIGNATURE OF THE VENDOR

Contd.....10



Del. of the D.D. Register
Mishanagar, (Salt Lake)

• 6 AUG 2008

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MEMO OF CONSIDERATION

Received the sum of Rs.17,36,350.00 (Rupees Seventeen Lakhs Thirty-Six Thousand Three Hundred Fifty) only, being the full amount of consideration money for the sale value of an area admeasuring **0.1148 Acre** land equivalent to **06 (Six) Cottahs – 15 (Fifteen) Chitaks – 05 (Five) S.q. ft.** land be the same a little more or less and appertaining thereof from the within-named PURCHASER as mentioned in the above schedule of this deed of conveyance, by these presence as per memo below: -

MEMO

Paid by cash of R.B.I. Notes Rs.17,36,350.00 (Rupees Seventeen Lakhs Thirty-Six Thousand Three Hundred Fifty) only.

SIGNED, SEALED & DELIVERED

In the presence of Witnessess :-

1. Subhi ram Nalkar
of - Kada

20/12/89

2. Ashok monja
Kada, Rajarhat.
20/12/89

Drafted by :-

Swapan Kumar Dey
(Swapan Kumar Dey)
Advocate 2-192/89,
District Judges Court,
Typed by :-

SIGNATURE OF THE VENDOR




U.S. Fish and Wildlife Service
Washington, D.C. 20250

• 6 AUG 2008












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

| | | | | | | |
|---|-----|---|---|---|---|---|
|  <i>Srishty</i> | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

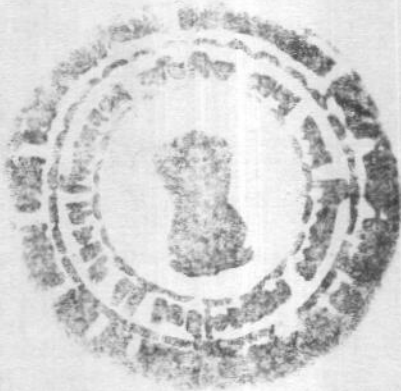
ATTESTED :- *Orion Abasgam Pvt Ltd*
Srishty Director

| | | | | | | |
|---|-----|---|---|---|---|---|
|  <i>ਸੁਖਵਿੰਦਰ ਸਿੰਘ</i> | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- *ਸੁਖਵਿੰਦਰ ਸਿੰਘ*

| | | | | | | |
|-------|-----|--|--|--|--|--|
| PHOTO | LH. | | | | | |
| | RH. | | | | | |

ATTESTED :-



1441. District Sub-Register
Mithanagar, (Salt Lake Circle)

6 AUG 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-10328 of :2008
(Serial No. 08303, 2008)

On 07/08/2008

Certificate of Admissibility(Rule 43)

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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 19096/- on:07/08/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1736350/-

Certified that the required stamp duty of this document is Rs 86818 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty


Deficit stamp duty 1.Rs 32840/- is paid, by the draft number 588437, Draft Date 06/08/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :07/08/2008. 2.Rs 49000/- is paid, by the draft number 588435, Draft Date 06/08/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :07/08/2008.

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

Presented for registration at 11.33 hrs on :07/08/2008, at the Office of the A. D. S. R. BIDHAN NAGAR by Sujoy Mondal, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 07/08/2008 by
1. Sujoy Mondal, son of Lt Khishori Mohan Mondal, Kada Dist 24 Pgs (n), Thana Rajarhata, By caste Hindu, by Profession :Cultivation
Identified By Dukhi Ram Naskar, son of Lt S Naskar Kada Thana: Rajarhat, by caste Hindu, By Profession :Business.


[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal

H



Ans
1661. District Sub-Registrar
Maddur, (Salt Lake)

• 7 AUG 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 1847 to 1860
being No 10328 for the year 2008.



C
(Abhijit Kumar Das) 08-August-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal