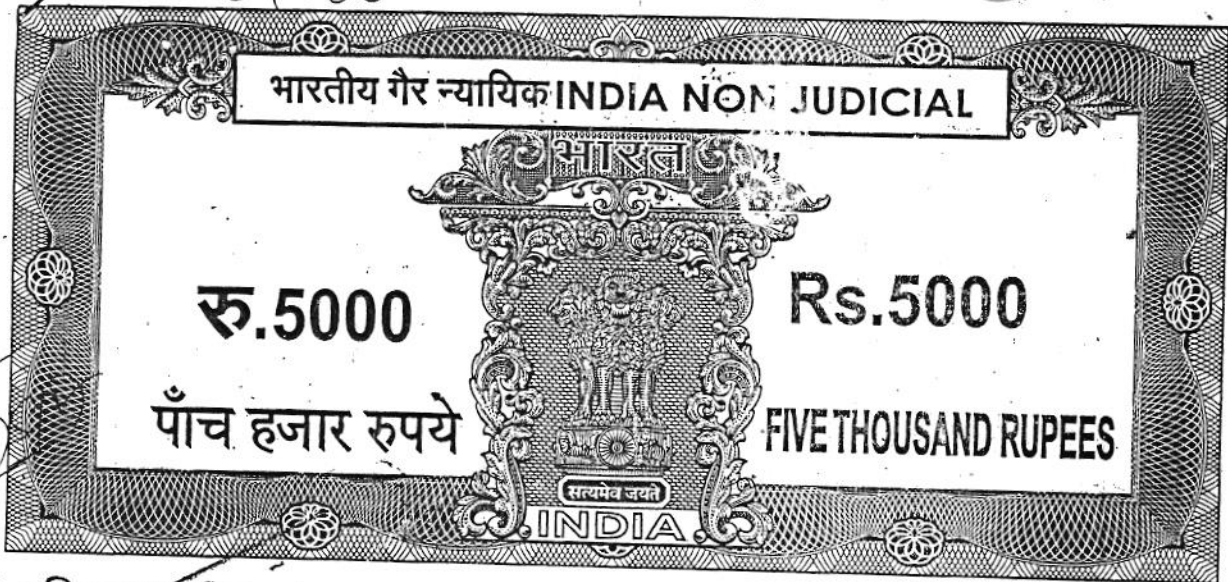


04 336

203041

25

4



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

001438

Exemption under rule 21 and art
 163 of the W. B. L. R.
 Act, 1955 Act. Exempted from
 stamp duty under the Stamp Act
 1958. No. 1111/11/1958

Handwritten notes in Hindi and English, including a signature and the word 'Complete'.

Handwritten text: A-3267-00

Addl. District Sub-Registrar
 Bidhanapur. (Salt Lake)

DEED OF CONVEYANCE

THIS INDENTURE is made on this 25th day of May, in the year Two Thousand Seven of the Christian Era.

BETWEEN

Sri Kunjoo Bihari Naskar son of Late Abhinas Naskar, by faith - Hindu, by occupation - Cultivation, residing at village - Chandpur, P.S. - Rajarhat, Dist. - 24 Parganas (N), hereinafter called the "VENDOR" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, legal representatives, nominees and assignees) of the ONE PART.

Contd.....2

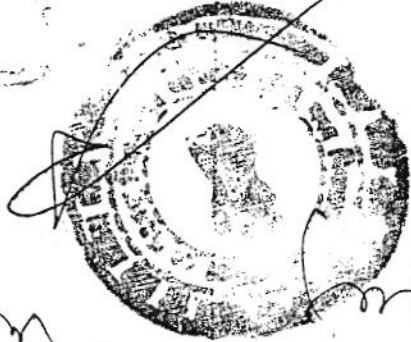
25



21835

11/8

presented for Registration at... A.M./P.M.
on the 20th day of May 2007
of the District (Salt Lake City)
Addl. District Sub-Registrar
by... Kunja Behari Naskar
Executive/Claimant



কুঞ্জা বহারী নাস্কর
৪০ প্রভাত নাস্কর

Addl. District Sub-Registrar
Salt Lake City

Kunja Behari Naskar
Signature of Applicant
of Prabhat Naskar
BY Prabhat Naskar
Dist. Sub-Registrar by Case
Hindu / Jointly by Profession Survey
Business / Heritor / Cultivator



7169

কুঞ্জা বহারী নাস্কর
৪০ প্রভাত নাস্কর

Prabhat Naskar
BY Prabhat Naskar
Kada's Rajarhat

Addl. District Sub-Registrar
Salt Lake City

কুঞ্জা বহারী নাস্কর
৪০ প্রভাত নাস্কর
৪০ - ১১৬৯

25 MAY 2007

:: 2 ::

AND

"KAUSHALYA TOWNSHIP 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 its Director, **SMT. SRISHTY MEHRA**, wife of Shri Prashant Mehra, by faith - Hindu, by occupation - Business, residing at, 10/1, Park Lane, Kolkata - 700 016, hereinafter called the "PURCHASER" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, legal representatives, nominees and assignees) of the "OTHER PART".

WHEREAS one Sri Kunjoo Bihari Naskar son of Late Abhinās Naskar was the actual owner and while use, occupation and enjoyment of the landed property including admeasuring more or less 0.0181 Acre Sali land comprised in L.R. Dag No. 1974 under L.R. Khatian No. 206, admeasuring more or less 0.00625 Acre Sali land comprised in L.R. Dag No. 2093 under L.R. Khatian No. 206, admeasuring more or less 0.00875 Acre Sali land comprised in L.R. Dag No. 2173 under L.R. Khatian No. 206 and admeasuring more or less 0.0652 Acre Sali land comprised in L.R. Dag No. 2149 of Rayat 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) by virtue of hereditary rights as well as the partition deed among with others co-sharer as the legal heirs and successor of Late Abhinās Naskar which was registered at ADSR Bidhan Nagar recorded in Book No. 1 Volume No. 139, Pages from 237 to 242, being No. 6515 in the year 1993 and became

Contd.....3



Ar
Addl District Suo-Registrar
Maddur, (Salt Lake)

25 MAY 2007

:: 3 ::

the owner of the land morefully and particularly described in the schedule herein below and duly recorded his name in the office of the B.L. & L.R.O. at the time Settlement by paying Government rents and taxes and has seized and possessed and / or otherwise well sufficiently entitled the said abovenoted landed property and appertaining thereof morefully and particularly described in the schedule hereinunder peacefully without interruption 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 Sri Kunjoo Bihari Naskar son of Late Abhinas Naskar, the vendor herein 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 Kunjoo Bihari Naskar son of Late Abhinas Naskar being urgently need of money for some valid purpose intended, desired and has agreed to sell and the purchaser herein has agreed to purchase the said plot of land admeasuring more or less 0.0983 Acre i.e. 05 Cottahs 15 Chittak 6.9 Sq. ft. be the same little more or less morefully and particularly described in the schedule hereinunder written, for the price of Rs. 2,08,150.00 (Rupees Two lakh eight thousand one hundred fifty), only.

AND WHEREAS, the vendor herein considering the same as the highest market price has received a sum of Rs. 2,08,150.00 (Rupees Two lakh eight thousand one hundred fifty) only, being the full amount of the total price of the land, described the schedule hereinbelow, from the within-named purchaser.

Contd.....4



A
Addl. District Sub-Registrar
Maddur, (Salt Lake City)

25 MAY 2007

NOT-THIS INDENTURE WITNESSETH THAT in consideration of the said sum of Rs. 2,08,150.00 (Rupees Two lakh eight thousand one 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, her 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, her 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 reghts and misusage, hereditament and tenements of the land admeasuring more or less total 0.0983 Acre i.e. 05 Cottahs 15 Chittak 3.9 Sq. ft. 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 vendor into and upon "the said scheduled property" or every part thereof AND all deeds, pattas, monuments, writings and evidences of title which may relate to "the said

Contd.....5



[Handwritten Signature]
Addl. District Sub-Registrar
Mahanagar, (Salt Lake City)

25 MAY 2007

:: 5 ::

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, her heirs, executors, administrators, representatives and assignees forever free and discharge from or otherwise by the vendor 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 himself his heirs, executors, administrators and representatives covenant with the purchaser, her heirs, executors, administrators and assignees THAT notwithstanding any acts, deeds or things whatsoever, by the vendor or by any of his 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, her heirs, executors, administrators, representatives and assignees in the manner aforesaid AND THAT the purchaser her heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into 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

Contd.....6



Addl District Sub-Registrar
Salt Lake City

25 MAY 2007

:: 6 ::

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 their 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 their 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 or 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, her 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 his respective heirs, executors, administrators and assignees shall at all times hereafter indemnify and keep indemnified the purchaser, her heirs, executors, administrators and assignees against loss and damages and costs, charges and expenses if any suffered by any reason of any defect in the title of the vendor and any breach of the covenants hereinunder contained.

Contd.....7



h
Addl. District Sub-Registrar
Rajbhandagar, (Salt Lake City)

25 MAY 2007

:: 7 ::

THE VENDOR DO HEREBY CONVENANT WITH THE PURCHASER:

- (1) That notwithstanding any act deed, matter or thing whatsoever done by the vendor his 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 vendors have 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 demander of anyone. It is also declare that there is no Bargader in the land described in the schedule herein below.

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

Contd.....8



h
Addl. District Registrar
Mhannagar, (Salt Lake City)

25 MAY 2007

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 Kunjoo Bihari Naskar as recorded in R.O.R.

L.R. Dag. No.	L. R. Khatian No.	Share
1974	206	0.0625

out of total 0.29 Acre land which is recorded as Sali in nature & an area of admeasuring more or less 0.0181 Acre land is possessed by the vendor herein.

L.R. Dag. No.	L. R. Khatian No.	Share
2093	206	0.0625

out of total 0.10 Acre land which is recorded as Sali in nature & an area of admeasuring more or less 0.00625 Acre land is possessed by the vendor herein.

L.R. Dag. No.	L. R. Khatian No.	Share
2173	206	0.0625

out of total 0.14 Acre land which is recorded as Sali in nature & an area of admeasuring more or less 0.00875 Acre land is possessed by the vendor herein.

L.R. Dag. No.	L. R. Khatian No.	Share
2149	206	0.0079

out of total 8.26 Acre land which is recorded as Sali in nature & an area of admeasuring more or less 0.0652 Acre land is possessed by the vendor herein.

Contd.....9



A
Addl. Secy. to Govt. Registrar
Bhannagar, (Salt Lake)

25 MAY 2007

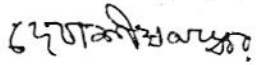
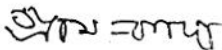
:: 9 ::

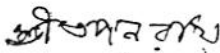

Total sell area of admeasuring more or less 0.0983 Acre i.e. 05 Cottahs 15 Chittak 6.9 Sq. ft. in and out of the above mentioned Dags, which are now sold together possessed by the vendor having right to use all Easement rights attached to the said plot of land of which annual proportionate rent payable 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.

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

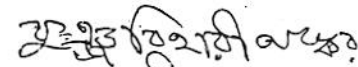
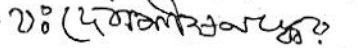
SIGNED, SEALED & DELIVERED

In the presence of Witnesses :-

1. 


2. 




SIGNATURE OF THE VENDOR

Contd.....10



Advt. Sub-Registrar
Mahanagar, (Salt Lake City)

25 MAY 2007

:: 10 ::

MEMO OF CONSIDERATION

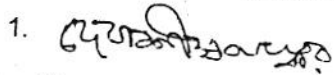
Received the sum of Rs. 2,08,150.00 (Rupees Two lakh eight thousand one hundred fifty) only, being the full amount of consideration money for the sale value of an area admeasuring more or less 0.0983 Acre i.e. 05 Cottahs 15 Chittak 6.9 Sq. ft. land from the within-named "PURCHASER" as mentioned in the above schedule of this deed of conveyance, by these presence as per memo below: -

MEMO

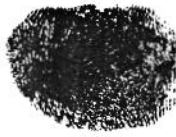
Paid by cash of R.B.I. Notes of Rs. 2,08,150.00 (Rupees Two lakh eight thousand one hundred fifty) only


SIGNED, SEALED & DELIVERED

In the presence of Witnessess :-

1. 
श्रीमान - रामदास

श्री अमर दास
2. श्रीमान - विद्यादास




श्रीमान - रामदास

SIGNATURE OF THE VENDOR

Drafted by :-

Amit Kumar Bose
Advocate.
Bansat Dist. Judges Court.
Dist. North 24 pgs.

Typed by :-

Sayaj Kumar Paul
Rajshahi




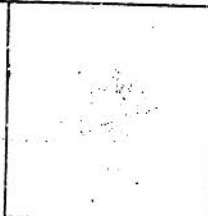



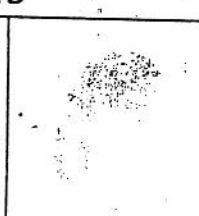





[Handwritten Signature]
Addl District Sub-Registrar
Bhikannagar, (Salt Lake City)

25 MAY 2007

OF THE
TANT/
NT/SELLER/
R/CAIMENT/
ITH 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






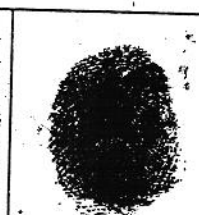





 <i>Sishdy</i>	LH.					
	RH.					

KANISHPALYA TOWNSHIP PVT. LTD.

ATTESTED :-


Sishdy Mehra

Director

 <i>श्री अशोक कुमार</i> <i>श्री अशोक कुमार</i>	LH.					
	RH.					



श्री अशोक कुमार
श्री अशोक कुमार

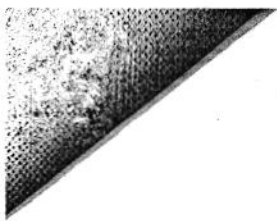
 PHOTO	LH.					
	RH.					

ATTESTED :-



25 MAY 2007
Gandhinagar, (Salt Lake Div)

25 MAY 2007



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6620 to 6632
being No 03041 for the year 2007.



(Handwritten signature)

(MD. Nurul Amin Khan) 22-June-2007
Additional District Sub Registrar
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

*This sheet of endorsement u/s 60
attached with the document is
the part of the document*