পশ্চিমবজা पश्चिम बंगाल WEST BENGAL 2450 👓

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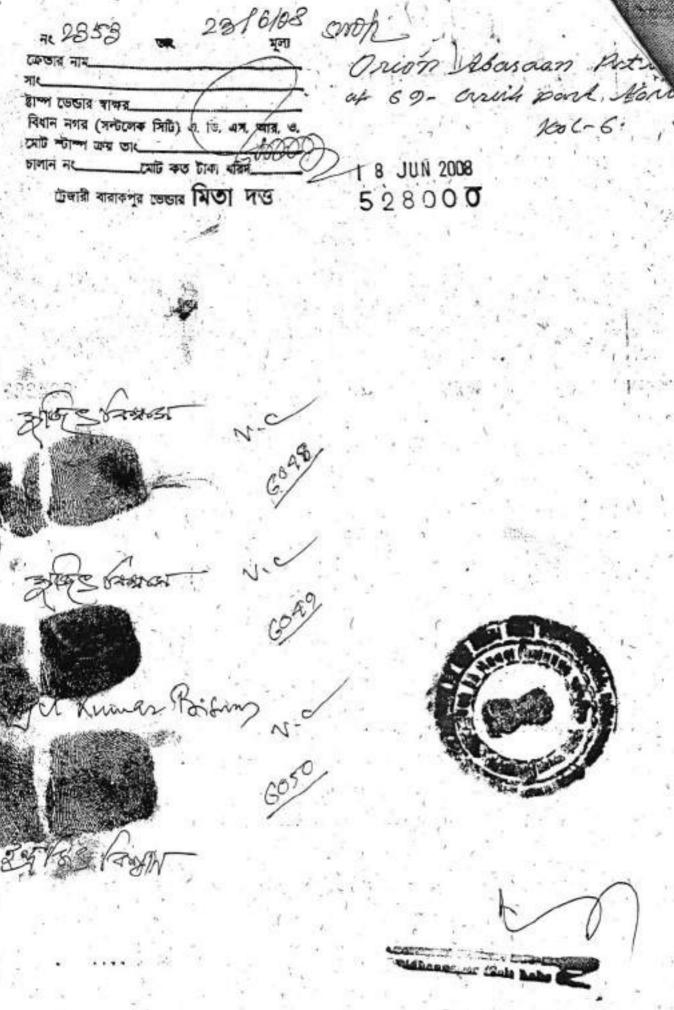
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THIS INDENTURE is made on this 23rd day of June, in the year Two Thousand Eight, of the Christian Era.

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(1) SMT. PROVA BALA BISWAS, wife of Paresh Biswas,

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(2) Sri Ajit Biswas, (3) Sri Prosenjit Biswas, (4) Sri Sujit Biswas, (5) Sri Indrajit Biswas, (6) Sri Ranjit Biswas, (7) Sri Biswajit Biswas, all son of Late Paresh Biswas residing at village — Garagori, P.S. — Rajarhat, Dist. 24 Parganas(N), and (8) Smt Dipika Biswas (Mondal) wife of Sri Durgasish Mondal and daughter of Paresh Biswas @ Paresh Chandra Biswas, Paresh Nath Biswas residing at village — Raghunathpur, P.S. — K.L.C., Dist. 24 Parganas(S), by faith - Hindu, all by occupation - Housewife, hereinafter called the "VENDORS" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, 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 59. 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 by virtue of a Deed of Partition being no.01810 for the year 2004 duly registered D.S.R.II Barasat, Dist; 24Parganas(N), entered into

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and executed by and between Paresh Biswas @ Paresh Chandra Biswas, Paresh Nath Biswas son of late Nishi Kanta Biswas and other as Seventh Part and their other co-sharers, the aforesaid Paresh Biswas @ Paresh Chandra Biswas, Paresh Nath Biswas son of late Nishi Kanta Biswas had become the owner of admeasuring 0.03 Acre Sali land comprised in C.S. Dag no. 2111 & L.R. Dag No. 2149, under R.S. Khatian No. 179, and admeasuring 0.19 Acre Sali land comprised in C.S. Dag no. 1448 & L.R. Dag No. 1483, under R.S. Khatian No. 179, and admeasuring 0.1550 Acre Sali land comprised in L.R. Dag No. 1002, under R.S. Khatian No. 179, and admeasuring 0.2950 Acre Sali land comprised L.R. Dag No. 1039, under R.S. Khatian No. 179, Tel total an area of admeasuring 0.73 Acres land equivalent to 44 (Forty-four) Cottahs 02 (Two) Chittak 28 (Twenty-eight) Sq. ft. of Mouza - Huderait Day No. - 54, Touzi No. 10 Re : Sa: No. 228 within P.S. - Rajathat Dist 24Parganas(N) as mentioned in the "Schedule - 7" of said deed of partitions Be mentioned here that all the parties viz, eight parties to the deed of partition being no. 1810 executed in the year 2004 also purchased lands on different dates and got their names recorded in the office of BL & LRO Rajarhat. These parties as mentioned in the Deed of partition are near relatives. As they faced inconvenience in regard to possession and cultivation due to location of the plots at different units of distance, they mutually agreed to execute a Deed of partition among themselves for their mutual convenience. The vendors herein is one of the Seventh Part amongst the eight parties in the Deed of partition.

AND WHEREAS the said land admeasuring 0.09 Acre Sali land comprised in C.S. Dag no. 2111 & L.R. Dag No. 2149, under R.S. Khatian No. 179, and

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3 JUN 2008

Acres Sali land comprised in C.S. Dag no. 1448 & L.R. Dag No. 1483, under R.S. Khatian No. 179, and admeasuring 0.1550 Acre Sali land comprised in L.R. Dag No. 1002, under R.S. Khatian No. 179, and admeasuring 0.2950 Acre Sali land comprised L.R. Dag No. 1039, under R.S. Khatian No. 179, i.e. total an area of admeasuring 0.73 Acres land equivalent to 44 (Fortyfour) Cottahs 02 (Two) Chittak 28 (Twenty-eight) Sq. ft. of Mouza – Huderait, J.L. No. – 54, Touzi No. 10 Re: Sa: No. 228 is at present recorded in L.R. Khathian No. 179 in the name of vendor Paresh Biswas @ Paresh Chandra Biswas, Paresh Nath Biswas son of late Nishi Kanta Biswas.

AND WHEREAS the said Paresh Biswas @ Paresh Chandra Biswas, Paresh Nath Biswas son of late Nishi Kanta Biswas. While in possession of the aforesaid land of 0.73 Acres land equivalent to 44 (Forty-four) Cottahs 02 (Two) Chittak 28 (Twenty-eight) Sq. ft. property of Rayati Dakhali rights, lying and situated in Mouza – Hudarait, J.L. No. 54, Touzi No. 10 under P.S. – Rajarhat, Dist: North 24 Parganas, he died intestate leaving behind his wife (1)Smt. Prova Bala Biswas wife of Paresh Biswas, and Six sons(2) Sri Ajit Biswas, (3) Sri Prosenjit Biswas, (4) Sri Sujit Biswas, (5) Sri Indrajit Biswas, (6) Sri Ranjit Biswas, (7) Sri Biswajit Biswas all son of Late Paresh Biswas residing at village – Garagori, P.S. – Rajarhat, Dist: 24 Parganas(N), and one married daughter (8) Smt Dipika Biswas (Mondal) wife of Sri Durgasish Mondal and daughter of Paresh Biswas @ Paresh Chandra Biswas, Paresh Nath Biswas and accordingly all the vendors herein inherited on 1/8th share each of the said land as per Hindu Succession Act, and therein joint possession of the same.



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Thus the vendor while use, occupation and enjoyment of landed property including admeasuring total land of 0.73 Acres land equivalent to 44 (Forty-four) Cottahs 02 (Two) Chittak 28 (Twenty-eight) Sq. ft. property of 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) by virtue of Partition and interface and by paying Government rents and taxes morefully and particularly described in the schedule hereinunder written and has been seized and possessed and / or otherwise well sufficiently enjoying the same peacefully without interruptions of others.

AND WHEREAS the vendor herein being urgently in need of money for some valid purpose intended, desired and have agreed to sell and the purchaser herein, has agreed to purchase the said plot of land admeasuring 0.73 Acres land equivalent to 44 (Forty-four) Cottahs 02 (Two) Chittak 28 (Twenty-eight) Sq. ft. undivided land and appertaining thereof be the same a little more or less more fully and particularly described in the schedule herein under written, for the price Rs. 24,50,000.00 (Rupees Twenty-four Lakhs Fifty Thousand) only.

AND WHEREAS, the vendor herein considering the same as the highest market price have received a sum of Rs. 24,50,000.00 (Rupees Twenty-four Lakhs Fifty Thousand) only, being the full amount of the total sale value of the land, described the schedule hereinbelow, from the within-named purchaser,





19 10 12/11 (19 a.c.)

NOW THIS INDENTURE WITNESSETH THAT in consideration of the said sum of Rs. 24,50,000.00 (Rupees Twenty-four Lakhs Fifty Thousand) only, of true and lawful money of Union of India being the purchase money is full paid in cash by the purchaser to the vendors on or before the execution of these presents the receipt whereof the said vendors do and each of them doth hereby admit and acknowledge and from the same and every part thereof the vendors each of them doth hereby, release and discharge the purchaser, her heirs, executors, administrators, representatives and assignees AND the vendor doth 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 undivided land admeasuring 0.73 Acres land equivalent to 44 (Forty-four) Cottahs 02 (Two) Chittak 28 (Twenty-eight) Sq. ft. undivided land and appertaining thereof be the same a little more or less 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 scheduled property" or every part thereof AND





8 3 JUN 226

TO THE REAL PROPERTY.

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 vendors, their 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 her 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 vendors well and sufficiently indemnified of and against all encumbrances, claims, liens e.t.c. whatsoever created or suffered by the vendors from to these presents AND the vendors, doth hereby for them self her heirs, executors, administrators and representatives covenant with the purchaser, her 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 vendors 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



100 900



without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the vendors 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 vendors 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 vendors or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the vendors 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 vendors 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, her, 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 their respective heirs, executors, administrators and assignees shall at all times hereafter indemnify and indemnified purchaser. 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 vendors and any breach of the covenants hereinunder contained. *



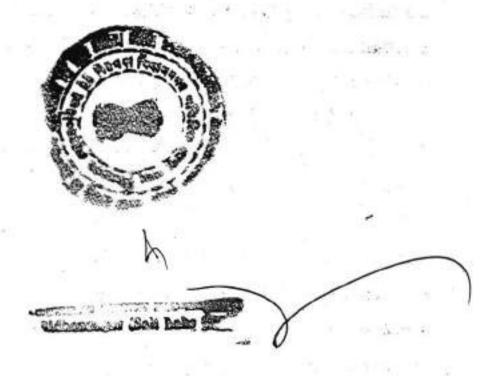
2 3 JUN 2008

THE VENDORS DOTH HEREBY CONVENANT WITH THE PURCHASER:

- (1) That notwithstanding any act deed, matter or thing whatsoever done by the vendors or their predecessor in title of anyone of them done executed or knowingly referred to the contrary, the vendors 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 vendors 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 vendors or nor the benamder of anyone. It is also declare that there is no Bargader in the land described in the schedule hereinbelow.

And the vendors deliver this day the khas possession of the scheduled land unto the purchaser.



2 3 JUN 2008

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, R.S. Khatian No. 179, 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 (1)Smt. Prova Bala Biswas wife of Paresh Biswas, and Six sons(2) Sri Ajit Biswas, (3) Sri Prosenjit Biswas, (4) Sri Sujit Biswas, (5) Sri Indrajit Biswas, (6) Sri Ranjit Biswas, (7) Sri Biswajit Biswas all son of Late Paresh Biswas residing at village – Garagori, P.S. – Rajarhat, Dist: 24 Parganas(N), and one married daughter (8) Smt Dipika Biswas (Mondal) wife of Sri Durgasish Mondal and daughter of Paresh Biswas @ Paresh Chandra Biswas, Paresh Nath Biswas, as recorded in R.O.R. in the name Paresh Biswas @ Paresh Chandra Biswas, Paresh Nath Biswas, of as per deed of partition No. 01810/2004.

L.R. Dag. No.

C.S. Dag. No.

R. S. Khatian No.

2149

2111

179

out of total 2.75 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.09 Acre land out of 0.18 acre land is possessed by the vendors herein

L.R. Dag. No.

C.S. Dag. No.

R. S. Khatian No.

1483

1448

179

out of total 0.38 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.19 Acre land is possessed by the vendors herein





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L.R. Dag. No.

R. S. Khatian No.

1002

179

out of total 0.43 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.1550 Acre land is possessed by the vendors herein

L.R. Dag. No.

R. S. Khatlan No.

1039

179

out of total 0.79 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.2950 Acre land is possessed by the vendors herein

Total area of admeasuring 0.73 Acre land

Total sale area of admeasuring 0.73 Acres land equivalent to 44 (Fortyfour) Cottahs 02 (Two) Chittak 28 (Twenty-eight) Sq. ft. undivided land and
appertaining thereof be the same a little more or less comprised in and out of the
above mentioned Dags, which are now sold together possessed by all the
vendors jointly 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.





IN WITNESSES WHEREOF the vendors have hereunto set and subscribed their respective hands and seal on the day, month and year first written above.

SIGNED, SEALED & DELIVERED

In the presence of Witnesses :-

1. Nh M NOM

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2. Dukhi pampostan Ajit Kumar Bijung Of-Kada ESTBS Pagow

and School h

ENDIN LUMB (ENDON)

Bisevajel Biseves

SIGNATURE OF THE VENDORS



2 3 JUN 2008

MEMO OF CONSIDERATION

Received the sum of Rs. 24,50,000.00 (Rupees Twenty-four Lakhs Fifty Thousand) only, being the full amount of consideration money for the sale value of an area admeasuring 0.73 Acres land equivalent to 44 (Forty-four) Cottahs 02 (Two) Chittak 28 (Twenty-eight) Sq. ft. undivided land and appertaining thereof be the same a little more or less 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. 24,50,000.00 (Rupees Twenty-four Lakhs Fifty Thousand) only.

In the presence of Witnessess:

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SIGNATURE OF THE VENDORS

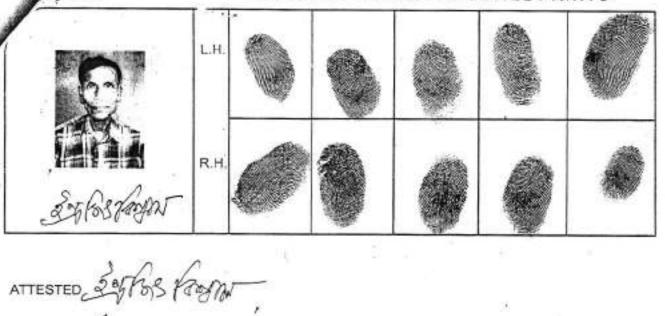
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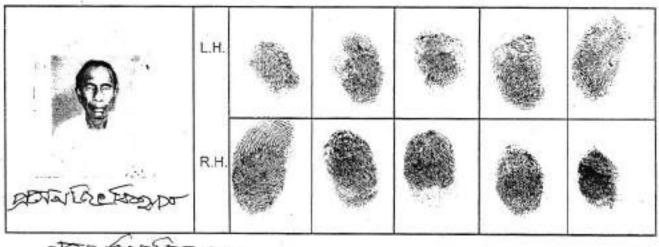




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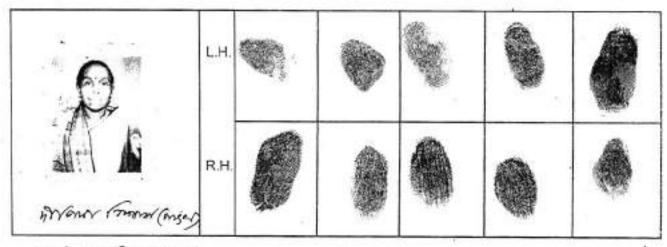
UNDER RULE 44A OF THE I.R. ACT 1908 N.B. - LH BOX- SMALL TO THUMB PRINTS R.N.BOX. - THUMB TO SMALL PRINTS





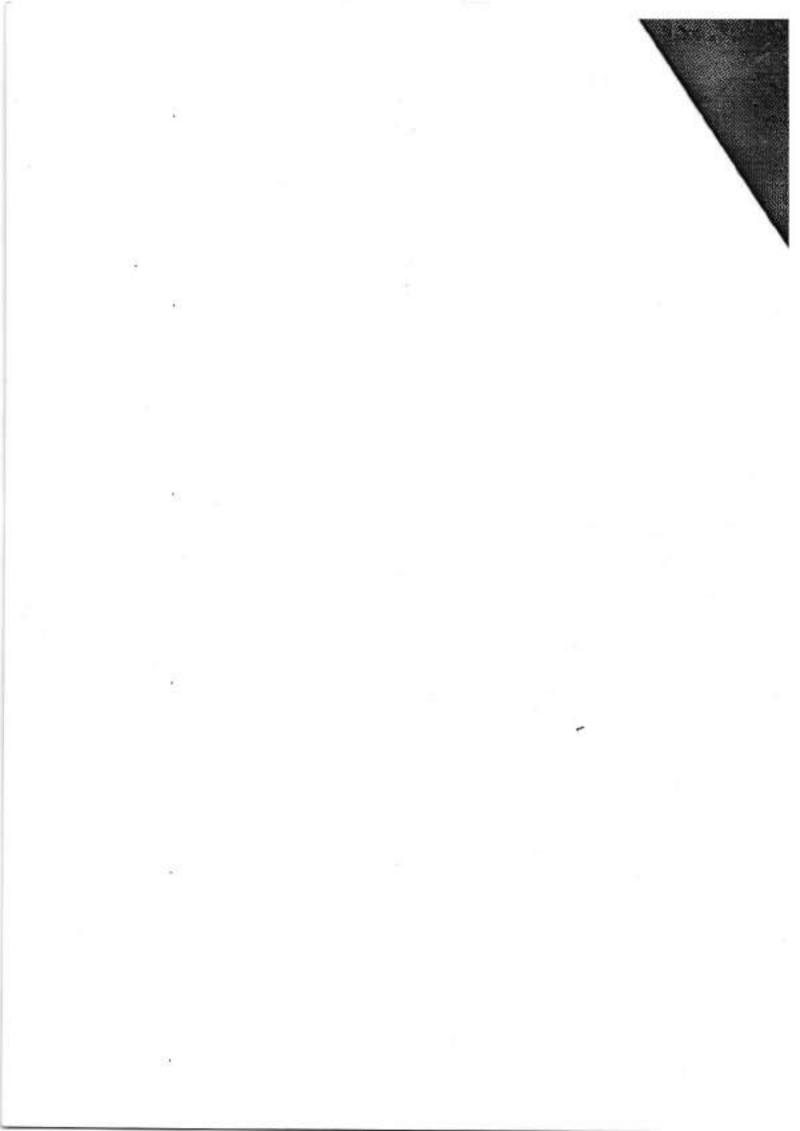
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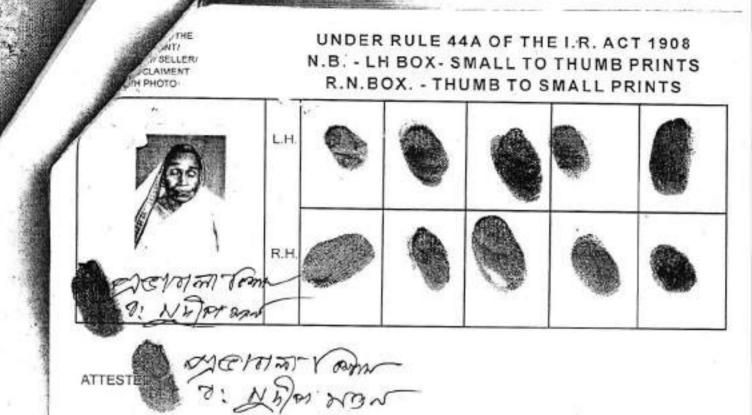
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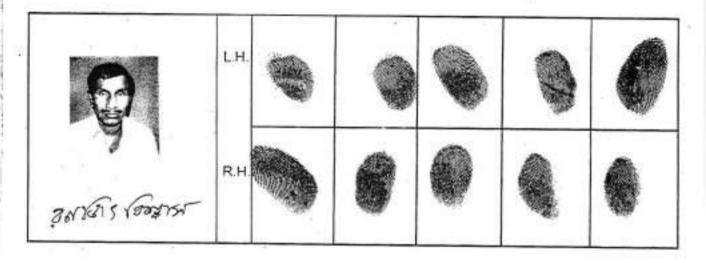


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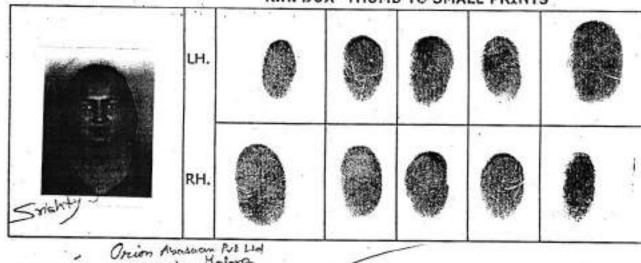
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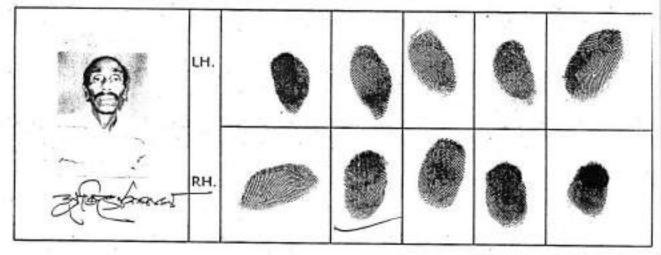
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EXECUTANT/SELLER/
BUY'R/CAIMENT
WITH PHOTO

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

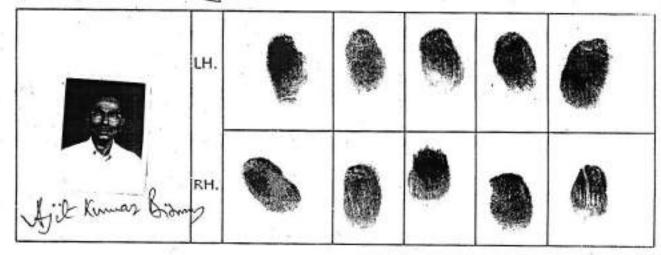
N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



ATTESTED: - Svisty Mehra Director



ATTESTED :- The Grand



ATTESTED: Ajik Kumas Bisny



Government Of West Bengal Office of the A. D. S. R. BIDHAN NAGAR BIDHAN NAGAR

Endorsement For deed Number :1-08156 of :2008 (Serial No. 06633, 2008)

n 25/06/2008

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) = 26939/-

on:25/06/2008

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-2450000/-

Certified that the required stamp duty of this document is Rs 122500 /- and the Stamp duty paid as: Impresive Rs-5000

Deficit stamp duty

Deficit stamp duty 1.Rs 49000/- is paid, by the draft number 587377, Draft Date 24/06/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :25/06/2008. 2.Rs 49000/- is paid, by the draft number 587376, Draft Date 24/05/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :25/06/2008. 3.Rs 19510/- is paid, by the draft number 587378, Draft Date 24/06/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :25/06/2008.

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

Presented for registration at 14.29 hrs on :25/06/2008, at the Private residence by Sujit Biswas, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 25/06/2008 by

- 1. Sulit Biswas, son of Lt Paresh Biswas , Garagori , Thana Rajarhat, By caste Hindu, by Profession : Others
- 2. Prova Bala Biswas, wife of Paresh Biswas Garagori , Thana Rajarhat, By caste Hindu, by Profession : Others
- 3. Ajit Biswas, son of Lt Paresh Biswas ,Garagori ,Thana Rajarhat, By caste Hindu, by Profession :Others
- 4. Prosenjit Biswas, son of Lt Paresh Biswas ,Garagori ,Thana Rajarhat, By caste Hindu, by Profession :Others
- Indrajit Biswas, son of Lt Paresh Biswas, Garagori , Thana Rajarhat, By caste Hindu, by Profession : Others
 Ranjit Biswas, son of Lt Paresh Biswas , Garagori , Thana Rajarhat, By caste Hindu, by Profession : Others
- 7. Biswajit Biswas, son of Lt Paresh Biswas , Garagori , Thana Rajarhat, By caste Hindu, by Profession : Others
- 8. Dipika Biswas (mondal), wife of Durgasish Mondal Raghunathpur , Thana Klc, By caste Hindu, by Profession :House wife

[Nurul Amin Khan]

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN

NAGAR

Govt, of West Bengal

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2 5 JUN 2008

Government Of West Bengal Office of the A. D. S. R. BIDHAN NAGAR BIDHAN NAGAR

Endorsement For deed Number :1-08156 of :2008

ntified By Sudit Mondal, son of Ajit Mondal Patharghata Thana: Rajarhat, by caste Hindu, By Profession : Business.

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAN
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAN OF BIOHAN
NAGAR

Govt. of West Bengal

Page: 2 of 2



And

Address (Sali Baks III.

2 5 JUN 2008



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 8 Page from 4330 to 4350 being No 08156 for the year 2008.



(Nurul Amin Khan) 26-June-2008 ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A. D. S. R. BIDHAN NAGAR West Bengal