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DEED OF CONVEYANCE

THIS INSTRUMENT is made on this 16th day of July, in the year  
 Two thousand Eight of the Christian Era, BETWEEN,  
MAJID ALI MONDAL, S/o. Late Chhannat Ali Mondal, by faith-  
 Muslim, by occupation- Cultivation, bt Nationality- Indian,  
 residing at- Village- Mahammadpur, Police Station- Rajarhat,  
 P.O.- Kadampukur, in the District of North 24 - Parganas,

Mr. Bill at 14718  
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 মাতার নাম ...  
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 ঠিকানা ...  
 মোট স্টাম্পের পরিমাণ ...  
 চালান নং ... মোট কত টাকা খরচ ...  
 ট্রেজারী বারাকপুর ডেপুটি মিতা দত্ত / 688000

Certificate of Reg

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 Office of the  
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Sukhi ram Nalokan  
 S/O - Late Sri Nalokan Nalokan  
 Kadar Rajarhat, 24 pgs (1)  
 Occupation - Business

36 JUL 2008

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hereinafter called the "VENDORS" (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

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 Jiban Krishna Mondal was the owner of land measuring about 0.96 acre out of 8.26 acre Sali land as 0.1077 share comprised in R.S. Dag No. 2149 under L.R. Khatian No. 375<sup>1</sup>, of Mouza – Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat, Dist: Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N) and while he was in possession of the aforesaid land he died intestate leaving behind his wife namely (a) Smt Sati Rani Mondal, only son (b) Sri Biswajit Mondal, and Six daughters namely (c) Smt. Anima Mondal (Sardar) (d) Smt Suashama Mondal(Naskar), (e) Smt Srima Mondal (Sardar), (f) Smt Ashima Mondal(Naskar), (g) Smt Rupa Mondal(Roy) and (h) Smt Kalpana Mondal(Biswas) as his only legal heirs and

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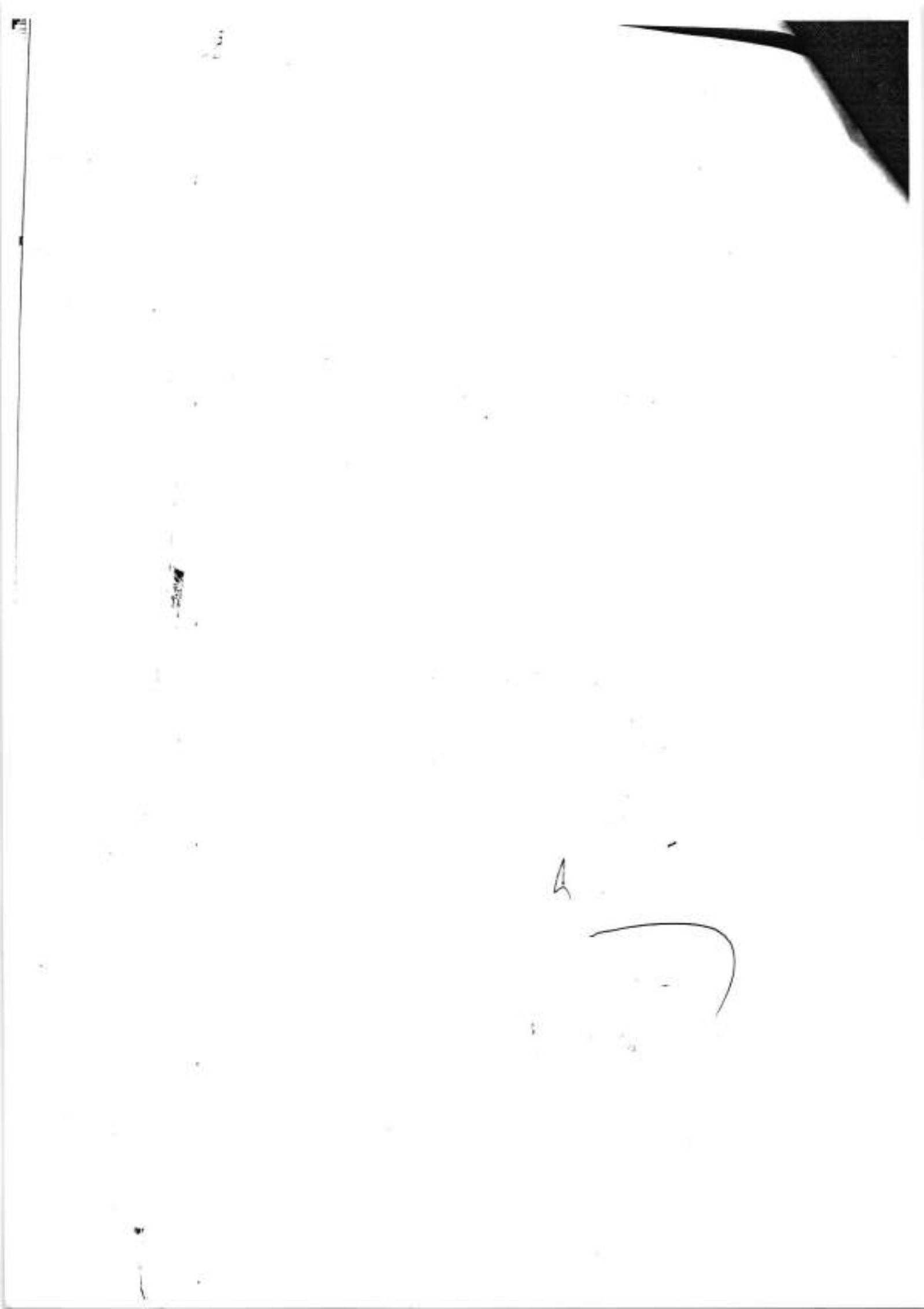
Smt. Ranjita Pandit wife of Anil Pandit and Smt. Sumitra Naskar wife of Sri Panchkari Naskar all of village Garagoti, P.S. – Rajarhat, Dist. North 24 parganas acquired the right, title and interest in respect of **6(Six) Cottahs** land comprised in R.S. Dag No. 2149 under L.R. Khatian No. 639,830, and 1081 of 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 a sale deed being No. 4785, for the year 2002 duly registered at AD&R Bidhannagar Salt Lake City and was recorded therein in Book No- 1, volume No. 291, pages from 272 to 285.

**AND WHEREAS** as such all the aforesaid 9 (Nine) persons (a) Smt Sati Rani Mondal, (b) Sri Biswajit Mondal, (c) Smt. Anima Mondal (Sardar) (d) Smt Sushama Mondal(Naskar), (e) Smt Srima Mondal (Sardar), (f) Smt Ashima Mondal(Naskar), (g) Smt Rupa Mondal(Roy) and (h) Smt Kalpana Mondal(Biswas) (i) Smt Pushpa Bajaj were the joint owners total land admeasuring about **4(Four) Bighas 13(Thirteen) Cottahs** and they were enjoying the same peacefully.

**AND WHEREAS** the said 9(Nine) recorded owner with a view to selling the said land divided the same in different plots and started to sell the plot of land to different persons

**AND WHEREAS** one (1) Pradeep Kumar Maskara son of late Shiv Dayal Maskara is the owner of land by way of purchase measuring about **10(Ten) Cottahs** out of 4(Four) Bighas 13(Thirteen) Cottahs comprised in R.S. Dag No. 2149 under L.R. Khatian No. 961, 375, 639, 655, 830, & 1081, of Mouza – Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat,

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Dist. Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N) from the said (a) Smt Sati Rani Mondal, (b) Sri Biswajit Mondal, (c) Smt. Anima Mondal (Sardar) (d) Smt Sushama Mondal(Naskar), (e) Smt Srma Mondal (Sardar), (f) Smt Ashima Mondal(Naskar), (g) Smt Rupa Mondal(Roy) and (h) Smt Kalpana Mondal(Biswas) (i) Smt Pushpa Bajaj by virtue of deed of sale being No. 9429, for the year 2006, duly registered at ADSR Bidhannagar Salt Lake City and was recorded therein in Book No- 1, volume No. 569, pages from 182 to 202 and on such purchase the aforesaid **Sri Pradeep Kumar Maskara** has recorded his name with the B.L. & L.R.O. Rajarhat in respect of 0.15acre land under L.R. Khatian No. 1895, comprised in L.R. Dag No. 2149 and has been paying taxes (Khajna) to the concerned authority.

**AND WHEREAS** another (2) **SRI ARUN KUMAR PARASRAMPURIA** son of Sri Ghasiram Parasrampurua, is the owner of land by way of purchase measuring about 07(Ten) Cottahs 08(Eight)Chittak out of 4(Four) Bighas 13(Thirteen) Cottahs comprised in R.S. Dag No. 2149 under L.R. Khatian No. 961, 375, 639, 655, 830 & 1081, of Mouza – Huderait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat, Dist. Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N) from the said (a) Smt Sati Rani Mondal, (b) Sri Biswajit Mondal, (c) Smt. Anima Mondal (Sardar) (d) Smt Sushama Mondal(Naskar), (e) Smt Srma Mondal (Sardar), (f) Smt Ashima Mondal(Naskar), (g) Smt Rupa Mondal(Roy) and (h) Smt Kalpana Mondal(Biswas) (i) Smt Pushpa Bajaj by virtue of deed of sale being No. 9430, for the year 2006, duly registered at ADSR Bidhannagar Salt Lake City and was recorded therein in Book No- 1, volume No. 569, pages from 203 to 221 and on

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**AND WHEREAS** another (5) **SRI NARESH AGARWAL** son of Sri Om Prakash Agarwal, and (6) **SMT. MENKA AGARWAL** wife of Sri Naresh Agarwal are the joint owner of land by way of purchase measuring about **06(Six) Cottahs** out of 4(Four) Bighas 13(Thirteen) Cottahs comprised in **R.S. Dag No. 2149** under **L.R. Khatian No. 961, 375, 639, 655, 830 & 1081**, of Mouza - Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat, Dist. Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N) from the said (a) Smt Sati Rani Mondal, (b) Sri Biswajit Mondal, (c) Smt. Anima Mondal (Sardar) (d) Smt Sushama Mondal(Naskar), (e) Smt Srma Mondal (Sardar), (f) Smt Ashima Mondal(Naskar), (g) Smt Rupa Mondal(Roy) and (h) Smt Kalpana Mondal(Biswas) (i) Smt Pushpa Bajaj by virtue of deed of sale being No. 9432, for the year 2006, duly registered at ADSR Bidhannagar Sali Lake City and was recorded therein in Book No- 1, volume No. 569, pages from 250 to 277, and on such purchase the aforesaid **SRI NARESH AGARWAL** has recorded his name with the B.L. & L.R.O. Rajarhat in respect of **0.04acre land** under **L.R. Khatian No. 1897**, comprised in **L.R. Dag No. 2149** and **SMT. MENKA AGARWAL** has recorded her name with the B.L. & L.R.O. Rajarhat in respect of **0.05acre land** under **L.R. Khatian No. 1896**, comprised in **L.R. Dag No. 2149** and they have been paying taxes (Khajna) to the concerned authority.

**AND WHEREAS** another (7) **SMT BELA PALRIWAL** wife of Shri Vishnu Pairwal is the owner of land by way of purchase measuring about **10(Ten) Cottahs** out of 4(Four) Bighas 13(Thirteen) Cottahs comprised in **R.S. Dag No. 2149** under **L.R. Khatian No. 961, 375, 639, 655, 830 & 1081**, of Mouza - Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat,



Handwritten marks consisting of a small symbol resembling a stylized 'B' or '2' with a vertical line, and a large, sweeping curved line extending to the right.

Dist. Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N) from the said (a) Smt Sati Rani Mondal, (b) Sri Biswajit Mondal, (c) Smt. Anima Mondal (Sardar) (d) Smt Sushama Mondal(Naskar), (e) Smt Srima Mondal (Sardar), (f) Smt Ashima Mondal(Naskar), (g) Smt Rupa Mondal(Roy) and (h) Smt Kalpana Mondal(Biswas) (i) Smt Pushpa Bajaj by virtue of deed of sale being No. 7640, for the year 2006, duly registered at ADSR Bidhannagar Salt Lake City and was recorded therein in Book No- 1, volume No. 469. pages from 51 to 67, and on such purchase the aforesaid **SMT BELA PALRIWAL** has recorded her name with the B.L. & L.R.O. Rajarhat in respect of **0.15acre land under L.R. Khatian No. 1894**, comprised in L.R. Dag No. 2149 and has been paying taxes (Khajna) to the concerned authority.

**AND WHEREAS** another (8) **SHRI ALOK GOPALKA** son of Shri Hari Shankar Gopalka, is the owner of land by way of purchase measuring about **20(Twenty) Cottahs** out of **4(Four) Bighas 13(Thirteen) Cottahs** comprised in **R.S. Dag No. 2149 under L.R. Khatian No. 961, 375, 639,655, 830 & 1081**, of Mouza - Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat, Dist. Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N) from the said (a) Smt Sati Rani Mondal, (b) Sri Biswajit Mondal, (c) Smt. Anima Mondal (Sardar) (d) Smt Susoma Mondal(Naskar), (e) Smt Srima Mondal (Sardar), (f) Smt Ashima Mondal(Naskar), (g) Smt Rupa Mondal(Roy) and (h) Smt Kalpana Mondal(Biswas) (i) Smt Pushpa Bajaj by virtue of deed of sale being No. 7641, for the year 2005, duly registered at ADSR Bidhannagar Salt Lake City and was recorded therein in Book No- 1, volume No. 469. pages from 68 to 90, and on such purchase the aforesaid **SHRI ALOK GOPALKA** has recorded his name with the B.L. & L.R.O. Rajarhat in respect of **0.32acre land**



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under L.R. Khatian No. 1850, comprised in L.R. Dag No. 2149 and has been paying taxes (Khajna) to the concerned authority .

AND WHEREAS another (9) **SHRI ANIL KUMAR GARG** son of Late Onkarmal garg. (10) **SMT SUNITA GARG**, wife of Shri Anil Garg, are the joint owner of land by way of purchase measuring about **16(Sixteen) Cottahs** out of **4(Four) Bighas 13(Thirteen) Cottahs** comprised in **R.S. Dag No. 2149 under L.R. Khatian No. 961, 375, 639, 655, 830 & 1081**, of Mouza – Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat, Dist: Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N) from the said (a) Smt Sati Rani Mondal, (b) Sri Biswajit Mondal, (c) Smt. Anima Mondal (Sardar) (d) Smt Sushama Mondal(Naskar), (e) Smt Srima Mondal (Sardar), (f) Smt Ashima Mondal(Naskar), (g) Smt Rupa Mondal(Roy) and (h) Smt Kalpana Mondal(Biswas) (i) Smt Pushpa Bajaj by virtue of deed of sale being No. 7642 for the year 2006, duly registered at ADSR Bidhannagar Salt Lake City and was recorded therein in Book No- 1, volume No. 469. pages from 91 to 114 and on such purchase the aforesaid **SHRI ANIL KUMAR GARG** has recorded his name with the B.L. & L.R.O. Rajarhat in respect of **0.13acre land under L.R. Khatian No. 1891**, comprised in L.R. Dag No. 2149 and **SMT SUNITA GARG** has recorded her name with the B.L. & L.R.O. Rajarhat in respect of **0.12acre land under L.R. Khatian No. 1892**, comprised in L.R. Dag No. 2149 and they have been paying taxes (Khajna) to the concerned authority .

AND WHEREAS another (11) **SHRI BISHNU KUMAR MASKARA** son of Late Ram Sumran Prasad Maskara, is the owner of land by way of purchase measuring about **10(Ten) Cottahs** out of **4(Four) Bighas 13(Thirteen) Cottahs**

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comprised in R.S. Dag No. 2149 under L.R. Khatian No. 961, 375, 639, 655, 830 & 1081, of Mouza – Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat, Dist: Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N) from the said (a) Smt Sati Rani Mondal, (b) Sri Biswajit Mondal, (c) Smt. Anima Mondal (Sardar) (d) Smt Sushama Mondal(Naskar), (e) Smt Srma Mondal (Sardar), (f) Smt Ashima Mondal(Naskar), (g) Smt Rupa Mondal(Roy) and (h) Smt Kalpana Mondal(Biswas) (i) Smt Pushpa Bajaj by virtue of deed of sale being No. 7643, for the year 2005, duly registered at ADSR Bidhannagar Salt Lake City and was recorded therein in Book No- 1, volume No. 469, pages from 115 to 131, and on such purchase the aforesaid **SHRI BISHNU KUMAR MASKARA** has recorded his name with the B.L. & L.R.O. Rajarhat in respect of 0.15acre land under L.R. Khatian No. 1893, comprised in L.R. Dag No. 2149 and has been paying taxes (Khajna) to the concerned authority.

**AND WHEREAS** another (12) **SRI AMIT PARASRAMPURIA** son of Sri Arun Kumar Parasrampurua, is the owner of land by way of purchase measuring about 07(Seven) Cottahs 08 (Eight) Chittak out of 4(Four) Bighas 13(Thirteen) Cottahs comprised in R.S. Dag No. 2149 under L.R. Khatian No. 961, 375, 639, 655, 830 & 1081, of Mouza – Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat, Dist: Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N) from the said (a) Smt Sati Rani Mondal, (b) Sri Biswajit Mondal, (c) Smt. Anima Mondal (Sardar) (d) Smt Sushama Mondal(Naskar), (e) Smt Srma Mondal (Sardar), (f) Smt Ashima Mondal(Naskar), (g) Smt Rupa Mondal(Roy) and (h) Smt Kalpana Mondal(Biswas) (i) Smt Pushpa Bajaj by virtue of deed of sale being No. 9891,

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HEREIN IS UNCLASSIFIED

DATE 16 JUL 2013 BY [illegible]



for the year 2006, duly registered at ADSR Bidhannagar Salt Lake City and was recorded therein in Book No- 1, volume No. 596 pages from 222 to 241 and on such purchase the aforesaid **SRI AMIT PARASRAMPURIA** has recorded his name with the B.L. & L.R.O. Rajarhat in respect of **0.11acre land under L.R. Khatian No. 1898**, comprised in L.R. Dag No. 2149 and has been paying taxes (Khajna) to the concerned authority .

**AND WHEREAS** accordingly the aforesaid (1) Sri Pradeep Kumar Maskara, (2) Sri Arun Kumar Parasrampurua, (3) Smt Jamoti Devi Agarwal @ Khamoti Agarwal, (4) Sri Shyamsundar Agarwal, (5) Sri Naresh Agarwal, (6) Smt, Menka Agarwal, (7) Smt Bela Palriwal, (8) Shri Alok Gopalka , (9) Shri Anil Kumar Garg (10) Smt Sunita Garg, (11) Shri Bishnu Kumar Maskara (12) Sri Amit Parasrampurua had become the joint owner of total land of about 93 (Ninety-three) Cottahs 00(Zero) Chittak 00(Zero) Sq.ft. or equivalent to 04(Four)Bighas 13(Thirteen) Cottahs 00(Zero) Chittak 00(Zero) Sq.ft. comprised in L.R. Dag No. 2149 under L.R. Khatian No. 1895, 1899, 1900, 1901, 1897, 1896, 1894, 1950, 1891, 1892, 1893, & 1898 respectively of Mouza – Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat, Dist. 24 Parganas (N).

**AND WHERE AS** the aforesaid (1) Sri Pradeep Kumar Maskara, (2) Sri Arun Kumar Parasrampurua, (3) Smt Jamoti Devi Agarwal @ Khamoti Agarwal, (4) Sri Shyamsundar Agarwal, (5) Sri Naresh Agarwal, (6) Smt. Menka Agarwal, (7) Smt Bela Palriwal, (8) Shri Alok Gopalka , (9) Shri Anil Kumar Garg (10) Smt Sunita Garg, (11) Shri Bishnu Kumar Maskara (12) Sri Amit Parasrampurua while in possession of the aforesaid land having right, title and interest thereon,

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U.S. DEPARTMENT OF JUSTICE

U.S. DISTRICT COURT



they jointly sold and transferred the said land of 93 (Ninety-three) Cottahs 00(Zero) Chittak 00(Zero) Sq.ft. or equivalent to 04(Four)Bighas 13(Thirteen) Cottahs 00(Zero) Chittak 00(Zero) Sq.ft. comprised in L.R. Dag No. 2149 under L.R. Khatian No. 1895, 1899, 1900, 1901, 1897, 1896, 1894, 1950, 1891, 1892, 1893, & 1898 respectively of 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), to one MAMUD ALI MONDAL son of of late Chhannat Ali Mondal , the vendor herein of village – Mahammadpur, P.S. – Rajarhat, P.O. – Kadampukur, Dist. - 24Parganas (N), by way of a Deed of conveyance dated 16.07.2008 dully executed and registered at ADSR Bidhannagar Salt Lake City being Deed No. 9397 for the year 2008, in exchange of valid consideration as mentioned in the said Deed of Conveyance.

Be it noted here that thus the vendor has acquired the right, title and interest in respect of the said land and he is now in peaceful possession of the same. The vendor however has not recorded his name yet with the concerned B.L and L.R.O. and accordingly the total land is recorded in the name of previous owners namely (1) Sri Pradeep Kumar Maskara, (2) Sri Arun Kumar Parasrampurua, (3) Smt Jamoti Devi Agarwal @ Khamoti Agarwal, (4) Sri Shyamsundar Agarwal, (5) Sri Naresh Agarwal, (6) Smt. Menka Agarwal, (7) Smt Bela Palrwal, (8) Shri Alok Gopalika, (9) Shri Anil Kumar Garg (10) Smt Sunita Garg, (11) Shri Bishnu Kumar Maskara (12) Sri Amit Parasrampurua.

Thus the vendor MAMUD ALI MONDAL son of of late Chhannat Ali Mondal , the vendor herein of village – Mahammadpur, P.S. – Rajarhat, P.O. – Kadampukur, Dist: - 24Parganas (N), is now in joint use, occupation and



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enjoyment of landed property including admeasuring total land of about 93 (Ninety-three) Cottahs 00(Zero) Chittak 00(Zero) Sq.ft. or equivalent to 04(Four)Bighas 13(Thirteen) Cottahs 00(Zero) Chittak 00(Zero) 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 purchase 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 **MAMUD ALI MONDAL** son of of late Chhannat Ali Mondal having felt difficulties in keeping his possession such a huge property in his possession, also for his immediate personal gain and also for the purpose of investing the money received thereby from such sale herein for farther gain and profit and also for some valid profit –fetching purpose intended, desired and have agreed to sell and the purchaser herein, has agreed to purchase the said admeasuring about 93 (Ninety-three) Cottahs 00(Zero) Chittak 00(Zero) Sq.ft. or equivalent to 04(Four)Bighas 13(Thirteen) Cottahs 00(Zero) Chittak 00(Zero) Sq.ft. undivided land and appertaining thereof be the same a little more or less undivided property morefully and particularly described in the schedule hereinunder written, for the price of Rs. 2,79,00,000.00 (Rupees Two Crore Sevenly- Nine Lakhs) only.

**AND WHEREAS** the vendor **MAMUD ALI MONDAL** son of of late Chhannat Ali Mondal considering the same as the highest market price have

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Adm. District No. 200000  
California State Police

18 JUL 2003

received a sum of Rs. 2,79,00,000.00 (Rupees Two Crore Seventy- Nine Lakhs) only, being the full amount of the total sale value of the land, described the schedule hereinbelow, from the within-named purchaser.

NOW THIS INDENTURE WITNESSETH THAT in consideration of the said sum of Rs. 2,79,00,000.00 (Rupees Two Crore Seventy- Nine Lakhs) only, of true and lawful money of Union of India being the purchase money in full paid in cash/Pay orders/Demand Drafts 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, their heirs, executors, administrators, representatives and assignees AND the vendors each of them doth hereby by this presents in defensibly grant, sell, transfer, assign, convey and assure absolutely and for ever unto the purchaser, their 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 admeasuring about **93 (Ninety-three) Cottahs 00(Zero) Chittak 00(Zero) Sq.ft.** or equivalent to **04(Four)Bighas 13(Thirteen) Cottahs 00(Zero) Chittak 00(Zero) 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



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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 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 their rights, members and appurtenance unto and to the use of the purchaser, their 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, each of them doth hereby for them self their heirs, executors, administrators and representatives covenant with the purchaser, their 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, their heirs, executors, administrators, representatives and assignees in the manner aforesaid AND THAT the purchaser their heirs, executors, administrators, representatives and assigns shall and may at all times

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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 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, their, 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, their 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 vendors and all their respective heirs, executors, administrators and assignees shall at all times hereafter indemnify and keep indemnified the purchaser, their heirs, executors, administrators and assignees against loss and damages and costs, charges and expenses if any



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16 JUL 1955

suffered by any reason of any defect in the title of the vendors and any breach of the covenants hereinunder contained.

**THE VENDORS DO TH 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.

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.



16 JUL 2002

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16.07.08

in Case No. 1115

The original Purchase Deed being No. 9397 dated (16.07.08) the vendor is handed over to the purchaser and the same shall remain in custody of the purchaser as chain Deed along with the present Deed of Conveyance. For the purpose of future reference and mutation in the office of the B.L. and L.R.O. Rajarhat in favour of 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, details as follows :-

Share & Area of Vendors No.(1) SRI PRADEEP KUMAR MASKARA, as recorded in ROR and as per sale Deed No.9429 for the year 2006 registered at Bidhan Nagar Salt Lake City.

L.R. Dag. No.	L.R. Khatian No.	Land Area
2149	1895	10 (Ten) Cottaths

out of total 8.26 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 10 (Ten) Cottaths land is possessed by the vendor herein.

Share & Area of Vendors No. (2) SRI ARUN KUMAR PARASRAMPURIA, as recorded in ROR and as per sale Deed No.9430 for the year 2006 registered at Bidhan Nagar Salt Lake City.

L.R. Dag. No.	L.R. Khatian No.	Land Area
2149	1899	7(Seven) Cottaths 8(Eight) Chittak

out of total 8.26 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 7(Seven) Cottaths 8(Eight) Chittak land is possessed by the vendor herein.



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Share & Area of Vendors No. (3) SMT JAMOTI DEVI AGARWAL @ Khamoti Agarwal, as recorded in ROR and as per sale Deed No.9431 for the year 2006 registered at Bidhan Nagar Salt Lake City.

L.R. Dag. No.	L.R. Khatian No.	Land Area
2149	1900	3(Three) Cottaths

out of total 8.26 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 3(Three) Cottaths land is possessed by the vendor herein

Share & Area of Vendors No. (4) SRI SHYAMSUNDER AGARWAL as recorded in ROR and as per sale Deed No.9431 for the year 2006 registered at Bidhan Nagar Salt Lake City.

L.R. Dag. No.	L.R. Khatian No.	Land Area
2149	1901	3(Three) Cottaths

out of total 8.26 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 3(Three) Cottaths land is possessed by the vendor herein

Share & Area of Vendors No. (5) SRI NARESH AGARWAL as recorded in ROR and as per sale Deed No.9432 for the year 2006 registered at Bidhan Nagar Salt Lake City.

L.R. Dag. No.	L.R. Khatian No.	Land Area
2149	1897	3(Three) Cottaths

out of total 8.26 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 3(Three) Cottaths land is possessed by the vendor herein

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Share & Area of Vendors No. (6) SMT. MENKA AGARWAL, as recorded in ROR and as per sale Deed No.9432 for the year 2006 registered at Bidhan Nagar Salt Lake City.

L.R. Dag. No.	L.R. Khatian No.	Land Area
2149	1896	3(Three) Cottaths

out of total 8.26 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 3(Three) Cottaths land is possessed by the vendor herein

Share & Area of Vendors No. (7) SMT BELA PALRIWAL, as recorded in ROR and as per sale Deed No.7640 for the year 2006 registered at Bidhan Nagar Salt Lake City.

L.R. Dag. No.	L.R. Khatian No.	Land Area
2149	1894	10(Ten) Cottaths

out of total 8.26 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 10(Ten) Cottaths land is possessed by the vendor herein

Share & Area of Vendors No. (8) SHRI ALOK GOPALKA, as recorded in ROR and as per sale Deed No.7641 for the year 2006 registered at Bidhan Nagar Salt Lake City.

L.R. Dag. No.	L.R. Khatian No.	Land Area
2149	1850	20(Twenty) Cottaths

out of total 8.26 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 20(Twenty) Cottaths land is possessed by the vendor herein



ADM. District Sub-Region  
California, California Co.

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Share & Area of Vendors No. (9) SHRI ANIL KUMAR GARG, as recorded in ROR and as per sale Deed No.7642 for the year 2006 registered at Bidhan Nagar Salt Lake City.

L.R. Dag. No.	L.R. Khatian No.	Land Area
2149	1891	8(Eight) Cottaths

out of total 8.26 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 8(Eight) Cottaths land is possessed by the vendor herein

Share & Area of Vendors No. (10) SMT SUNITA GARG, as recorded in ROR and as per sale Deed No.7642 for the year 2006 registered at Bidhan Nagar Salt Lake City.

L.R. Dag. No.	L.R. Khatian No.	Land Area
2149	1892	8(Eight) Cottaths

out of total 8.26 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 8(Eight) Cottaths land is possessed by the vendor herein

Share & Area of Vendors No. (11) SHRI BISHNU KUMAR MASKARA, as recorded in ROR and as per sale Deed No.7643 for the year 2005 registered at Bidhan Nagar Salt Lake City.

L.R. Dag. No.	L.R. Khatian No.	Land Area
2149	1893	10(Ten) Cottaths

out of total 8.26 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 10(Ten) Cottaths land is possessed by the vendor herein



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Share & Area of Vendors No. (12) SRI AMIT PARASRAMPURIA, as recorded in ROR and as per sale Deed No.9432 for the year 2006 registered at Bidhan Nagar Salt Lake City.

L.R. Dag. No.	L.R. Khatian No.	Land Area
2149	1898	07(Ten) Cottaths 8(Eight) Chittaks

out of total 8.26 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 07(Ten) Cottaths 8(Eight) Chittaks land is possessed by the vendor herein

Accordingly total sale area 93 (Ninety-three) Cottahs 00(Zero) Chittak 00(Zero) Sq.ft. or equivalent to 04(Four)Bighas 13(Thirteen) Cottahs 00(Zero) Chittak 00(Zero) Sq.ft. be the same a little more or less joint property comprised in and out of the above mentioned Dags, which are now sold together possessed by the vendor herein 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. Sukhi Ram Nathani  
At - Koda

2. Seelip Mondal  
At Koda

SIGNATURE OF THE VENDOR

Contd.....23



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MEMO OF CONSIDERATION

Received the sum of Rs. 2,79,00,000.00 (Rupees Two Crore Seventy-Nine Lakhs) only, being the full amount of consideration money for the sale value of admeasuring about 93 (Ninety-three) Cottahs 00(Zero) Chittak 00(Zero) Sq.ft. or equivalent to 04(Four)Bighas 13(Thirteen) Cottaths 00(Zero) Chittak 00(Zero) Sq.ft. undivided land and appertaining thereof be the same a little more or less undivided property 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. 2,79,00,000.00 (Rupees Two Crore Seventy-Nine Lakhs) only

SIGNED, SEALED & DELIVERED

In the presence of Witnessess :-

1. *Lukhipam Nalkeo*  
*of - kada*

*3/12/89*

SIGNATURE OF THE VENDOR

2. *Silip Mondal*  
*of - kada*

Drafted by:-

*Swapan Kumar Dey*  
(Swapan Kumar Dey, ) *2-12/89*  
Advocate

Barasat District Judge's Court.  
Typed by:-














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16 JUL 2003

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
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.					

Kamshalya Township Pk Ltd

ATTESTED :- *Srishty Mehra* Director

 <i>सुरेश कुमार</i>	LH.					
	RH.					

ATTESTED :- *सुरेश कुमार*

 PHOTO	LH.					
	RH.					

ATTESTED :-



*[Handwritten signature]*

16 JUL 2023

**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
Endorsement For deed Number :1-09441 of :2008  
(Serial No. 07550, 2008)

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On 16/07/2008

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

Presented for registration at 13.32 hrs on :16/07/2008,at the Private residence by Mamud Ali Mondal,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 16/07/2008 by

1. Mamud Ali Mondal, son of Lt Chhannat Ali Mondal ,Mahammedpur ,Thana Rajarhat, By caste Hindu,by Profession :Cultivation  
Identified By Dukhuiram Naskar, son of :S Naskar Kada Thana: Rajarhat, by caste Hindu,By Profession :Business.

Name of the Registering officer :Nurul Amin Khan  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/07/2008

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) = 306889/- on:17/07/2008


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-27900000/-

Certified that the required stamp duty of this document is Rs 1674000 /- and the Stamp duty paid as: Impresive Rs-5000

Deficit stamp duty

Deficit stamp duty 1.Rs 49000/- is paid, by the draft number 587999, Draft Date 17/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 2.Rs 49000/- is paid, by the draft number 587998, Draft Date 17/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 3.Rs 49000/- is paid, by the draft number 588000, Draft Date 17/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008.

  
[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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Addl. Director SDO-82, Govt  
Mithanagar, (Salt Lake Circle)

7 JUL 2008

**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
Endorsement For deed Number :I-09441 of :2008  
(Serial No. 07550, 2008)

4.Rs 49000/- is paid, by the draft number 588001, Draft Date 17/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 5.Rs 49000/- is paid, by the draft number 587972, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 6.Rs 49000/- is paid, by the draft number 587973, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 7.Rs 49000/- is paid, by the draft number 587979, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 8.Rs 49000/- is paid, by the draft number 587978, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 9.Rs 49000/- is paid, by the draft number 587977, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 10.Rs 49000/- is paid, by the draft number 587981, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 11.Rs 49000/- is paid, by the draft number 587985, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 12.Rs 49000/- is paid, by the draft number 587984, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 13.Rs 49000/- is paid, by the draft number 587983, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 14.Rs 49000/- is paid, by the draft number 587982, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 15.Rs 49000/- is paid, by the draft number 587980, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 16.Rs 49000/- is paid, by the draft number 587956, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 17.Rs 49000/- is paid, by the draft number 587967, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 18.Rs 49000/- is paid, by the draft number 587974, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 19.Rs 49000/- is paid, by the draft number 587975, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 20.Rs 49000/- is paid, by the draft number 587976, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 21.Rs 49000/- is paid, by the draft number 587961, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 22.Rs 49000/- is paid, by the draft number 587962, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 23.Rs 49000/- is paid, by the draft number 587987, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 24.Rs 49000/- is paid, by the draft number 587988, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 25.Rs 49000/- is paid, by the draft number 587970, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 26.Rs 49000/- is paid, by the draft number 587971, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 27.Rs 49000/- is paid, by the draft number 587969, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 28.Rs 49000/- is paid, by the draft number 587986, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 29.Rs 49000/- is paid, by the draft number 587964, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 30.Rs 49000/- is paid, by the draft number 587963, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 31.Rs 49000/- is paid, by the draft number 587965, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 32.Rs 49000/- is paid, by the draft number 587990, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 33.Rs 49000/- is paid, by the draft number 587989, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 34.Rs 49000/- is paid, by the draft number 587968, Draft Date 16/07/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :17/07/2008. 35.Rs 3020/- is paid, by the draft number 587995, Draft Date 17/07/2008 Bank Name STATE BANK OF INDIA

[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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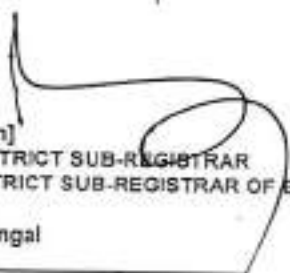


Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :-09441 of :2008  
(Serial No. 07550, 2008)

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Swasthya Bhawan, recieved on :17/07/2008.

Name of the Registering officer :Nurul Amin Khan  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

  
[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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Addl. District Sub-Region  
Bhavnagar, (Salt Lake Group)

17 JUL 2008

DATED THIS THE 17<sup>th</sup> DAY July, 2007.

B E T W E E N

- 1) SRI SHYAMA PROSAD CHATTERJEE
  - 2) SRI TAPAN CHATTERJEE
  - 3) SRI SUBIR KUMAR CHATTERJEE
- .....VENDORS / FIRST PART

AND

MR. ARABINDER SINGH  
MRS. PARAMJEET KAUR  
...PURCHASERS/SECOND PART

A N D

SRI MONTU ROY  
SRI SAJJAN KUMAR MANDAL  
PARTNERS OF  
M/S. RAYCON ENGINEERS  
DEVELOPER /CONFIRMING PARTY/THIRD PART

**DEED OF CONVEYANCE**

*Drafted by :*

**Mr. Manik Lal De**

Advocate

HIGH COURT, CALCUTTA.

RES : A-18/1, KALINDI HOUSING ESTATE

P.S. - LAKE TOWN, CALCUTTA - 700 089

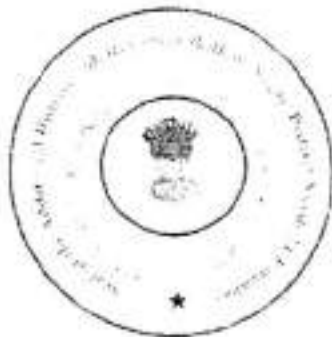
& : 2522-6917.





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 7084 to 7112  
being No 09441 for the year 2008.



*C*  
(Abhijit Kumar Das) 18-July-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal