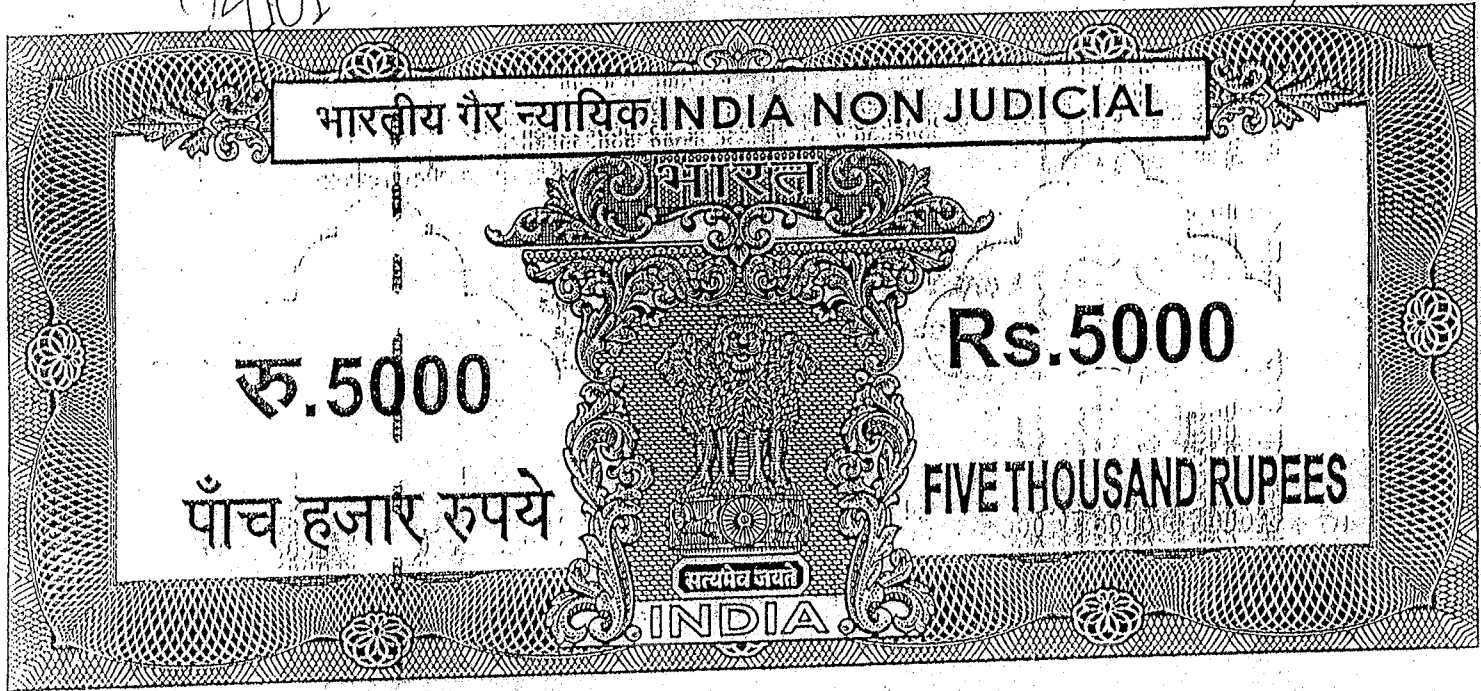


94101

5-4203/12



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

It is certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with this document are part of this document. A 423394

23 MAY 2012

DEED OF CONVEYANCE

Valued at Rs.24,24,242/- (Rupees Twenty-four lac twenty-four thousand two hundred and forty-two only),  
R.S./L.R. Dag Nos. 715 (P), 721 (P), 725 (P), 809 (P), 810 (P) and 713/1694 (P),  
L.R. Khatian No. 824, Arca- 20 Decimals,  
Mouza - Badehoughly, P. S. Sonarpur,  
District - South 24 Parganas

THIS DEED OF CONVEYANCE made this 22nd day of May, Two thousand twelve (2012) BETWEEN SABUJAN BIBI alias SAKUJAN BIBI alias SABUJAN

22 MAY 2012

No. .... Date .....  
 Sold to..... Sandip Agarwal & Co  
 Advocate  
 Address. 10, Old Post Office Street  
 Room No. 99A, 3rd Floor  
 Kolkata - 700 001

L. S. VENDOR  
HIGH COURT, CAL.

(RAJ GOPAL PASARE)



ROYALTY FOUNDATION PVT. LTD

total

For Rosine Nirmann Pvt. Ltd.

Edward Director.

For Dhansanchay Properties Pvt. Ltd.

Edward Director



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MONDAL alias SAKUJAN MONDAL, wife of Akkas Mondal alias Akkas Ali Mondal alias Abbas Ali Mondal, Indian citizen, by faith Muslim, by occupation Housewife, residing at Village – Badehooghly (Dakshin), Post office – Malancha Mahinagar, Police Station - Sonarpur, PIN - 700 145, District 24 Parganas (South), hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to context be deemed to mean and include her heirs, legal representatives, executors, administrators and/or assigns) of the **ONE PART AND 1. RAJAT FOUNDATION PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, represented through its director Raj Gopal Pasari, son of Magniram Pasari, by nationality Indian, by faith Hindu, by occupation Business, working for gain at 8, Camac Street, Suite No.503, Kolkata – 700 017, Police Station – Shakespeare Sarani, having its **Income Tax PAN – AACCR4706M**, **2. ROSINE NIRMAN PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700 017, Police Station – Shakespeare Sarani, represented through its director Raj Gopal Pasari, son of Magniram Pasari, by nationality Indian, by faith Hindu, by occupation Business, working for gain at 8, Camac Street, Suite No.503, Kolkata – 700 017, Police Station – Shakespeare Sarani, and **3. DHANSANCHAY PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700 017, Police Station – Shakespeare Sarani, represented through its director Raj Gopal Pasari, son of Magniram Pasari, by nationality Indian, by faith

No.503, Kolkata - 700 017, Police Station - Shakespeare Sarani, hereinafter collectively referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors-in-interest and/or assigns) of the **OTHER PART**:

**WHEREAS** one Akkas Ali Mondal, son of Late Fani Mondal of Dakshin Bade Hooghly, Polghat, Police Station - Sonarpur, District 24 Parganas (South) was the absolute owner, inter-alia, of **ALL THAT** piece or parcel of Land measuring an aggregate area of **20 (twenty)** Decimals, be the same a little more or less, appertaining to and forming part of R.S./L.R. Dag Nos. 715, 721, 725, 809, 810 and 713/1694, comprised in L.R. Khatian No. 824, J. L. No. 80, situate within District Registration Office Alipore, District Sub-Registration Office of Sonarpur, Mouza - Bade Hooghly, Police Station - Sonarpur, District - 24 Parganas (South), more fully described in the **Schedule** hereunder written and hereinafter referred to as the **SAID PROPERTY**. The details of nature, area, etc in respect of the aforesaid Dag Nos. of the land are set out as follows:

R. S./L. R. Dag Nos.	Nature of Land	Total Land (In Decimals)	Area owned by Vendor (In Decimals)
715	Shali	10	02
721	Shali	09	02
725	Shali	23	05
809	Shali	34	07
810	Danga	12	02
713/1694	Shali	11	02
Total:			20 =====

**AND WHEREAS** by a Bengali Deed of Sale, dated 21<sup>st</sup> April, 1975 made between Akkas Ali Mondal as the Vendor therein and the Vendor herein, therein as purchaser and

duly registered with the office of the Sub-Registrar, Sonarpur in Book No. I, Volume No. 24, vide Deed No.1631 for the year 1975, the said Akkas Ali Mondal, for the consideration therein mentioned, sold, conveyed and transferred the said Property in favour of the Vendor herein absolutely and forever free from all encumbrances whatsoever.

AND WHEREAS on the strength of the aforesaid Bengali Deed of Sale dated 21<sup>st</sup> April, 1975, the Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property free from all encumbrances whatsoever.

AND WHEREAS the Vendor, being the absolute owner of the said property, has caused her name to be mutated in the records of the concerned B.L. & L.R.O. under L.R. Khatian No. 824 and has been enjoying and possessing the same.

AND WHEREAS the Vendor has represented to the Purchasers as follows:

- a) THAT the Vendor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
- b) THAT the Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Government or any Statutory Body.
- c) THAT the Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- d) THAT the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- e) THAT the Vendor has good right, full power, absolute authority and indefeasible title to agree to and grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- f) THAT no revenue, cess, tax or imposition in respect of the Said Property is due to the Government or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor.
- g) THAT no person or persons whosoever have/had/has ever claimed any right of preemption over and in respect of the Said Property or any part thereof.
- h) THAT no mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- i) THAT the Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, uses, *debuffers*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- j) THAT the Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- k) THAT there is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property.
- l) THAT there is no other previous agreement for sale, development, transfer, lease etc. in respect of the Said Property with any person.
- m) THAT no person other than the Vendor has any right, title and interest of any nature whatsoever in the Said Property.

AND WHEREAS the Vendor has agreed to sell and the Purchasers, relying upon the aforesaid representations of the Vendor, has agreed to purchase the said property at or for a consideration of Rs.24,24,242/- (Rupees Twenty-four lac twenty-four thousand two hundred and forty-two only) free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisition or requisition whatsoever.

NOW THEREFORE THESE INDENTURE WITNESSETH and it is hereby recorded and declared that –

1. In the premises aforesaid and in consideration of the sum of Rs.24,24,242/- (Rupees Twenty-four lac twenty-four thousand two hundred and forty-two only) by the Purchasers to the Vendor paid at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendor doth acquit release and forever discharge the Purchasers and the Said Property hereby conveyed and transferred unto and to the Purchasers) the Vendor doth hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchasers ALL THAT piece or parcel of Land measuring an aggregate area of 20 (twenty) Decimals, be the same a little more or less, appertaining to and forming part of R.S./L.R. Dag Nos. 715, 721, 725, 809, 810 and 713/1694, comprised in L.R. Khatian No. 824, J. L. No. 80, situate within District Registration Office Alipore, District Sub-Registration Office Sonarpur, Mouza – Bade Hooghly, Police Station - Sonarpur, District – 24 Parganas (South), more fully described in the Schedule hereunder written and for the sake of brevity hereinafter referred to as the SAID PROPERTY TOGETHER WITH all appurtenances thereto or HOWSOEVER OTHERWISE the said property now are or is or at any time hereto before were

or was situate, butted, bounded, called, known, numbered described and distinguished **TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever and howsoever of the Vendor into or upon the said property **TOGETHER WITH** absolutely unobstructed and full right of egress and ingress, all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundary walls, benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **TO HAVE AND TO HOLD** the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchasers absolutely and for ever free from all encumbrances whatsoever and howsoever, **AND SUBJECT TO AND/OR TOGETHER WITH** the covenants by the Vendor hereafter contained.

2. **THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS**  
as follows:

- a) The Vendor is now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the said Property and all benefits and rights hereby by conveyed, sold, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid.
- b) The Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said



Property under their respective ownership and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, in the manner aforesaid, according to the true intent and meaning of these presents.

- c) The said Property and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances lispens, attachments, mortgages, debts and charges whatsoever and howsoever made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in and over the said Property from, under or in trust for the Vendor.
- d) The Purchasers shall hold and have the said Property freely and clearly and absolutely acquitted exonerated released and for ever discharged from or by the Vendor and every person or persons having or lawfully, rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of, from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever and howsoever suffered or created by the Vendor or any of its predecessors in title or any persons lawfully or equitably claiming aforesaid.
- e) The Vendor shall from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchasers make, do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better or

more perfectly assuring and vesting the said Property unto the Purchasers in the manner aforesaid.

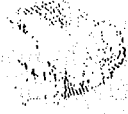
- f) The Vendor shall be liable to pay all rates and taxes, cess, revenue, levies imposition and other charges payable statutory or non statutory in respect of the said Property pertaining to the period upto the date hereof and shall save and keep the Purchasers harmless, indemnified of, from and against all such claims whatsoever and howsoever.

**THE SCHEDULE ABOVE REFERRED TO  
[SAID PROPERTY]**

ALL THAT piece or parcel of Land measuring an aggregate area of 20 (twenty) Decimals, be the same a little more or less, appertaining to and forming part of R.S./L.R. Dag Nos. 715, 721, 725, 809, 810 and 713/1694, comprised in L.R. Khatian No. 824, J. L. No. 80, situate within District Registration Office Alipore, District Sub-Registration Office Sonarpur, Mouza – Bade Hooghly, Police Station - Sonarpur, District – 24 Parganas (South). The details of nature, area, etc in respect of the aforesaid Dag Nos. of the land are set out as follows:

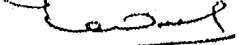
R. S./L. R. Dag Nos.	Nature of Land	Total Land (In Decimals)	Area owned by Vendor (In Decimals)
715	Shali	10	02
721	Shali	09	02
725	Shali	23	05
809	Shali	34	07
810	Danga	12	02
713/1694	Shali	11	02
Total:			20

IN WITNESS WHEREOF the parties have executed these presents on the day, month and year above written.

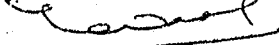
  
 (Sabujan Bibi alias Sakujan Bibi alias  
 Sabujan Mondal alias Sakujan Mondal)

[VENDOR]

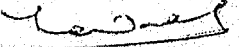
For RAJAT FOUNDATION PVT. LTD.

  
 Director  
 (RAJ GOPAL DASARE)  
 (Rajat Foundation Pvt. Ltd.)

For Rosine Nirman Pvt. Ltd.

  
 Director.  
 (RAJ GOPAL DASARE)  
 (Rosine Nirman Pvt. Ltd.)

For Dhansanchay Properties Pvt. Ltd.


  
 Director  
 (RAJ GOPAL DASARE)  
 (Dhansanchay Properties Pvt. Ltd.)

[PURCHASERS]

Witnesses:

Signature Dilip Roy Signature Subha Dev Manna  
 Name DILIP ROY Name SUBHA DEV MANNA  
 Father's Name Let Duno bondhu Roy Father's Name SANKAR SARAN MANNA  
 Address Past+ville Kodalia P.S Sonar Address ANDUL, HOWRAH - 711302  
K.O.L.-145 P.S.-SANKRAJL

Drafted by  
 D. Kundu  
 Advocate, High Court, Calcutta.

The vendor  
 understood the meaning  
 of the contents of this sales  
 deed which read over and  
 explained in vernacular  
 language by me  
  
 Adv.

# RECEIPT AND MEMORANDUM OF CONSIDERATION

Received from the within named Purchasers the within mentioned sum of Rs.24,24,242/- (Rupees Twenty-four lac twenty-four thousand two hundred and forty-two only) towards full and final payment of the total consideration for sale of the Said Property described in the Schedule hereto in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No. 060472	22.05.2012	Allahabad Bank, Park Street Branch	21,00,000/-
Cash	22.05.2012	.....	3,24,242/-
			-----
		Total:	Rs.24,24,242/- =====

*Sabujan Bibi*  
*Dr. O.V. Sankar*

(Sabujan Bibi alias Sakujan Bibi alias  
 Sabujan Mondal alias Sakujan Mondal)

[VENDOR]

Witnesses:

Signature Dilip Roy

Signature Subha Dev Manna

Name DILIP ROY

Name SUBHA DEV MANNA

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Handwritten: 10/10/10*

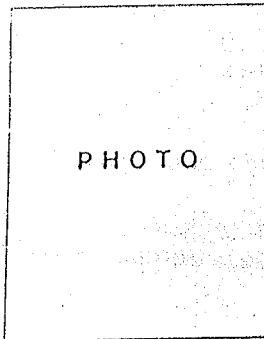
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Handwritten: 10/10/10*

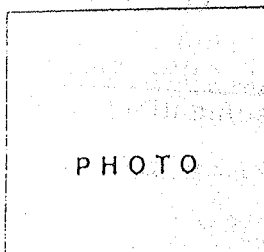


*Handwritten: 10/10/10*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



**Government Of West Bengal**  
**Office Of the D.S.R. - IV SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 04203 of 2012**  
**(Serial No. 04101 of 2012)**

On

**Payment of Fees:**

On 22/05/2012

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17.50 hrs on :22/05/2012, at the Private residence by Raj Gopal Pasari  
Claimant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 22/05/2012 by

1. Sabujan Bibi Alias Sakujan Bibi @ Sabujan Mondal @ Sakujan Mondal, wife of Akkas Mondal @ Akkas Ali Mondal @ Abbas Ali Mondal , Badehoogly (dakshin), Thana:-Sonarpur, P.O. :-  
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Muslim, By Profession :  
House wife
2. Raj Gopal Pasari  
Director, Rajat Foundation Pvt Ltd, 8 Camac St Suite No 3, Thana:-Shakespeare Sarani, P.O. :-  
District:-Kolkata, WEST BENGAL, India, Pin :-700017.  
Director, Rosine Nirman Pvt Ltd, 8 Camac St Suite No 3, Thana:-Shakespeare Sarani, P.O. :-  
District:-Kolkata, WEST BENGAL, India, Pin :-700017.  
Director, Dhansanchay Properties Pvt Ltd, 8 Camac St Suite No 3, Thana:-Shakespeare Sarani, P.O.  
District:-Kolkata, WEST BENGAL, India, Pin :-700017.  
By Profession : Business  
Identified By Tajmohammad Mondal, son of Akkas Mondal, Badehoogly, Thana:-Sonarpur, P.O. :-  
District:-South 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Cultivation.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

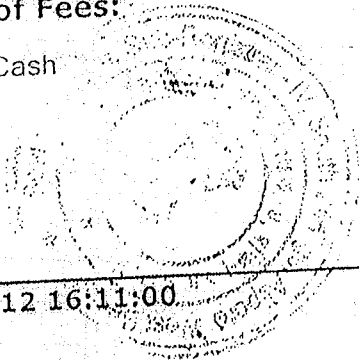
On 23/05/2012

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms  
Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 2

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Government Of West Bengal  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 04203 of 2012  
(Serial No. 04101 of 2012)

Rs. 26714.00/-, on 23/05/2012

( Under Article : A(1) = 26675/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 23/05/2012 )

**Certificate of Market Value(WB PUVI rules of 2001)**

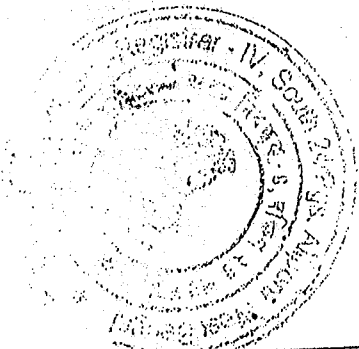
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-24,26,000/-

Certified that the required stamp duty of this document is Rs.- 121310 /- and the Stamp duty paid as:  
Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 116400/- is paid, by the draft number 639687, Draft Date 22/05/2012, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 23/05/2012

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



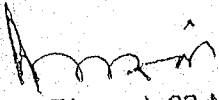
( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 2 of 2

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 2086 to 2101  
being No 04203 for the year 2012.



  
(Ashoke Kumar Biswas) 23-May-2012  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal