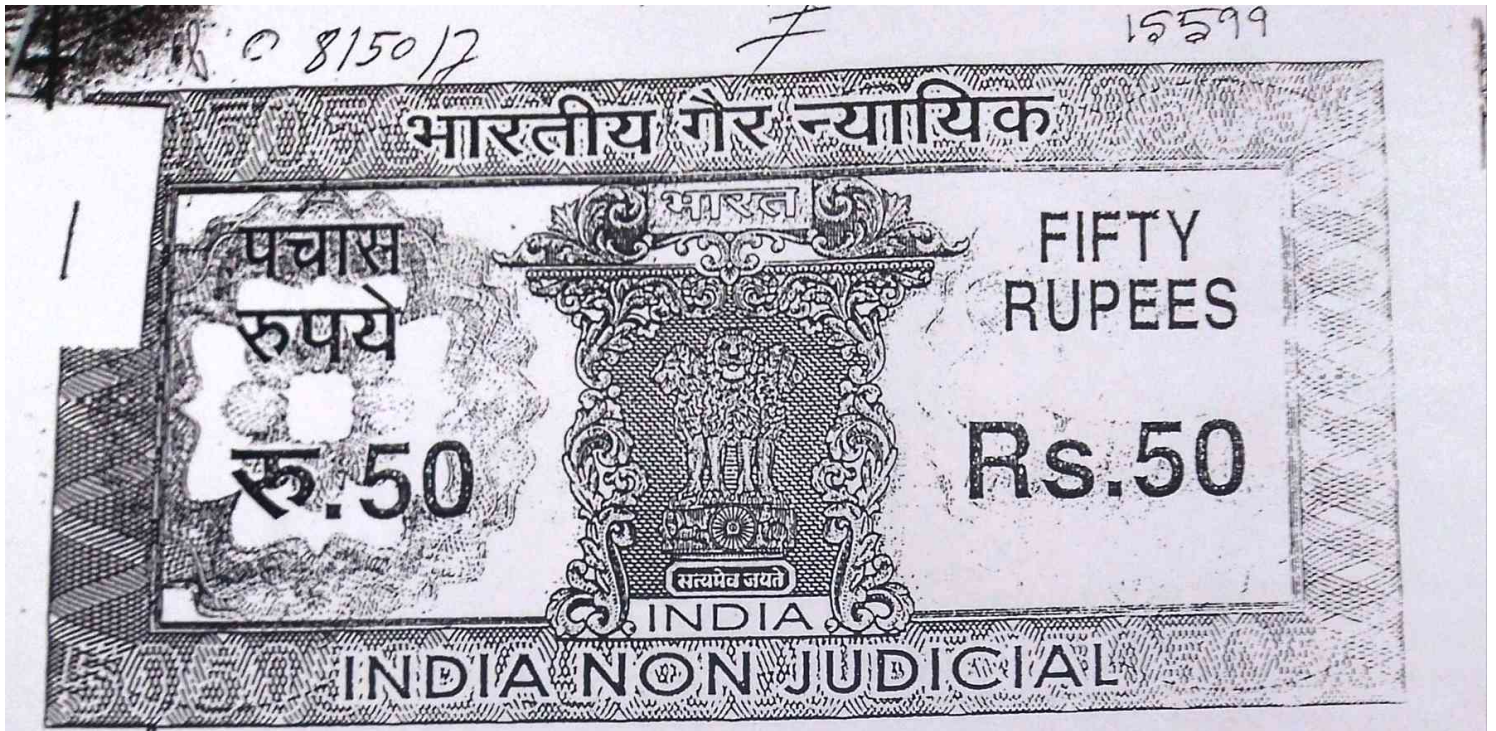




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 734727



DEED OF CONVEYANCE

BETWEEN

SMT. KRISHNA CHOUDHURY & OTHERS.

AND

DIGANTA VYAPAAR PRIVATE LIMITED

DEED VALUATION Rs. 90,00,000/-

Area of land 11 Cottahs 8 Chittacks .

Certified that the Document is admissible to  
Registration in the District of West Bengal  
and the part of this Document is

Additional Registrar  
of Assurances-II, Kolkata

28/12/10

652812, 652816

4900000/12  
420000

192

38788

17 JUL 2007

Siganta Yopar Pp. 100.  
12. E. Lau, KOL-1.  
50p.

WILL COURT-100.

2005p. 100p.

THE COURT OF APPEALS  
IN THE  
IN THE

Sumit Nwaka.

WILL COURT-100.  
21/7/07

WILL COURT-100.

Director.

2010

Krishna Chintamani

2011

Arata Biswas.

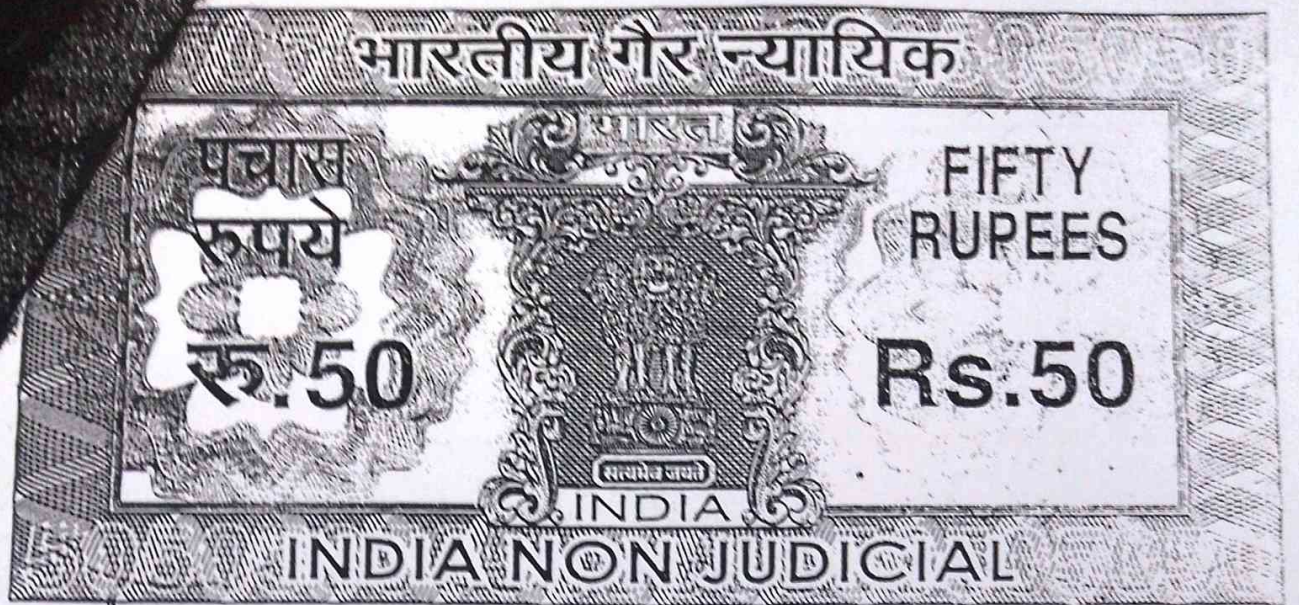
Amindida C100n

2012

2013

Nandita Talukete

WILL COURT-100.  
21/7/07



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 734728

THIS DEED OF CONVEYANCE made on this 21<sup>st</sup> day of July Two Thousand and Seven BETWEEN 1. **SMT. KRISHNA CHOUDHURY** widow of late Pravatendu Choudhury, aged about 58 years , by religion Hindu, by occupation Housewife, residing at 132A/IU, Raja Rajendra Mitra Road, Kolkata - 700 085, (2) **PRANAB CCHUDHURY** son of late Pravatendu Choudhury, aged about 36 years , by religion Hindu, by occupation business, residing at .....Contd. Pg.2

38788 17 JUL 2007  
 No .....  
 Date .....  
 Subject to .....  
 Address .....  
 Re .....  
 50p.

L. S. VEDHAR,  
 HIGH COURT - CAL.

2x50p. = 100p.

2019

Pronab Choudhury.

Presented to me  
 At the house  
 of Mr. Kishor Chandra  
 Dasgupta, 7/10/07.

Adl. Registrar of Assurances  
 21/9/07

  
**Government Of West Bengal**  
**Office Of the A. R. A. - II KOLKATA**  
**District:-Kolkata**

Endorsement For Deed Number : I - 15599 of 2010  
(Serial No. 08150 of 2007)

21/07/2007

**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.-16100000/-

Certified that the required stamp duty of this document is Rs.- 1127010 /- and the Stamp duty paid as Impresive Rs.- 100/-

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

Presented for registration at 16.20 hrs on :21/07/2007, at the Office of the A. R. A. - II KOLKATA by S Dakalia ,Claimant.

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

Execution is admitted on 21/07/2007 by

1. Smt Krishna Choudhury, wife of Late P Choudhury , 132 A/ 1 U, Raja Rajendra Mitra Road, Kol. District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700085 , By Caste Hindu, By Profession : House wife
2. Pranab Choudhury, son of Late P Choudhury , 132 A/ 1 U, Raja Rajendra Mitra Road, Kol. District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700085 , By Caste Hindu, By Profession : Business
3. Anita Biswas, wife of Chittaranjan Biswas , F D- 9/1, Vidyasagar Polly, Jyangia Kol. Thana -Rajabhat District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700059 , By Caste Hindu, By Profession : House wife
4. Anindita Goon, wife of Manas Goon -, 15 B, Nainan Para Lane, Baranagore, Kol, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700036 , By Caste Hindu, By Profession : House wife
5. Nandita Talukdar, wife of Biswajit Talukdar , 14/19, Rammohan Mullick Garden Lane, Kol. District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700010 , By Caste Hindu, By Profession : House wife
6. S Dakalia  
Director, Digantika Vyapaar Pvt Ltd, 12, India Exchange Place, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .  
By Profession : Business  
Identified By A Ghosh, son of - , District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession: Advocate.



*(Signature)*

( Sudhakar Sahu )  
**ADDL. REGISTRAR OF ASSURANCES-II**  
EndorsementPage 1 of 4

28/12/2010 15:30:00

Government Of West Bengal  
Office Of the A. R. A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 15599 of 2010  
(Serial No. 08150 of 2007)

(.....)  
ADDL. REGISTRAR OF ASSURANCES-II

On 23/07/2007

**Payment of Fees:**

Amount By Cash

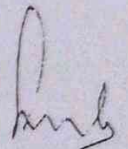
Rs. 99080/-, on 23/07/2007

( Under Article : A(1) = 98989/- , E = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 23/07/2007 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 42000/- is paid, by the draft number 652812, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007
2. Rs. 49000/- is paid, by the draft number 652813, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007
3. Rs. 49000/- is paid, by the draft number 652814, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007
4. Rs. 49000/- is paid, by the draft number 652815, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007
5. Rs. 49000/- is paid, by the draft number 652816, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007
6. Rs. 49000/- is paid, by the draft number 652817, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007
7. Rs. 49000/- is paid, by the draft number 652818, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007
8. Rs. 49000/- is paid, by the draft number 652819, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007
9. Rs. 49000/- is paid, by the draft number 652820, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007
10. Rs. 49000/- is paid, by the draft number 652821, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007
11. Rs. 49000/- is paid, by the draft number 652822, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007



( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES

28/12/2010 15:30:00

EndorsementPage 2 of 4

  
**Government Of West Bengal**  
**Office Of the A. R. A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 15599 of 2010**  
**(Serial No. 08150 of 2007)**

2. Rs. 49000/- is paid, by the draft number 652823, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007
13. Rs. 49000/- is paid, by the draft number 652824, Draft Date 19/07/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 23/07/2007

( ..... )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 28/12/2010**

**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 : 23.5 of Indian Stamp Act 1899.

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 7000/- is paid 03343422/12/2010 State Bank of India, HOWRAH, received on 28/12/2010
2. Rs. 45000/- is paid 03343322/12/2010 State Bank of India, HOWRAH, received on 28/12/2010
3. Rs. 45000/- is paid 03343222/12/2010 State Bank of India, HOWRAH, received on 28/12/2010
4. Rs. 40000/- is paid 03343122/12/2010 State Bank of India, HOWRAH, received on 28/12/2010
5. Rs. 40000/- is paid 03343022/12/2010 State Bank of India, HOWRAH, received on 28/12/2010
6. Rs. 40000/- is paid 03342922/12/2010 State Bank of India, HOWRAH, received on 28/12/2010
7. Rs. 40000/- is paid 03342822/12/2010 State Bank of India, HOWRAH, received on 28/12/2010
8. Rs. 40000/- is paid 03342722/12/2010 State Bank of India, HOWRAH, received on 28/12/2010
9. Rs. 40000/- is paid 03342622/12/2010 State Bank of India, HOWRAH, received on 28/12/2010
10. Rs. 40000/- is paid 03342522/12/2010 State Bank of India, HOWRAH, received on 28/12/2010
11. Rs. 40000/- is paid 03342422/12/2010 State Bank of India, HOWRAH, received on 28/12/2010
12. Rs. 40000/- is paid 03342322/12/2010 State Bank of India, HOWRAH, received on 28/12/2010
13. Rs. 40000/- is paid 03342222/12/2010 State Bank of India, HOWRAH, received on 28/12/2010

( Sudhakar S  
ADDL. REGISTRAR OF ASSURANCE  
Endorsement Page 3 of 4

**28/12/2010 15:30:00**

  
Government Of West Bengal  
Office Of the A. R. A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 15599 of 2010  
(Serial No. 08150 of 2007)

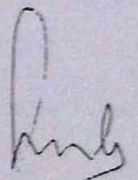
**Payment of Fees:**

Amount By Cash

Rs. 78100/-, on 28/12/2010

( Under Article : A(1) = 78100/- on 28/12/2010 )

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II



( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

28/12/2010 15:30:00

EndorsementPage 4 of 4

132A/IU, Raja Rajendra Mitra Road, Kolkata - 700 085, (3) **SMT.ANITA BISWAS**, wife of Chittaranjan Biswas, aged about 38 years, by religion Hindu, by occupation Housewife, residing at FD 9/1, Vidyasagar Polly, Jyangra, P. S. Rajarhat, Kolkata - 700 059, (4) **SMT.ANINDITA GOON**, wife of Sri Manas Goon, aged about — years, by religion Hindu, by occupation Housewife, residing at 15B, Nainanpara Lane, Baranagore, Kolkata - 700 036 and (5) **NANDITA TALUKDAR**, wife of Sri Biswajit Talukdar, aged about 28 years, by religion Hindu, by occupation Housewife, residing at 14/19, Rammohan Mullick Garden Lane, Kolkata - 700 010, hereinafter called as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** and **DIGANTA VYAPAAR PRIVATE LIMITED** a company incorporated under the Companies Act 1956 and having its registered office at 12, India Exchange Place, Kolkata - 700001 hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART** :

**WHEREAS** one Smt. Bhavatarini Dasi was the absolute owner of the owner of all that the land admeasuring an area of 19.25 Satak be the same a little more or less situated and lying at Mouja Krishnapur, J.L.No. 17, R.S. Dag No. 241, R.S.Khatian No. 1491/1 Touji No.

2141. Register of Remittances N  
MAY 1914

228/229 , within the Rajarhat Gopalpur Municipality , 24-Parganas North ( hereinafter referred to as the " entire mother plot").

AND WHEREAS By a Bengali Kobala dated 30<sup>th</sup> day of December 1957 made between the said Smt. Bhavatarini Dasi therein referred to as the Vendor of the One Part and Pravatendu Chaudhury therein referred to as the Purchaser of the Other Part and registered in the Office of Sub-Registrar, Cossipore, Dum Dum and recorded in Bok No. 1 Volume No. 139 , pages 78 to 82 , being No. 8963 for the year 1957 , the said Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein all that the piece and parcel of land measuring an area 11 Cottahs and 8 chittacks be the same a little more or less out of the said entire mother plot ( hereinafter referred to as the "said plot")

AND WHEREAS The said Pravatendu Chaudhury died intestate on the 28<sup>th</sup> day of March 2002 leaving him Surviving his widow Smt. Krishna Chaudhury , his son Pranab Chaudhury and three daughters namely Smt. Anita Biswas, Smt. Anindita Goon and Smt. Nandita Talukdar as his only heirs and legal representatives who jointly inherited the said plot in equal shares.

AND WHEREAS thus the Vendors herein became the absolute owners of All that the said plot ( hereinafter referred to as the said property) more fully and particularly described in Schedule hereunder written free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trust of whatsoever nature

Midl, Register of Assurances H  
Yokota,

AND WHEREAS the Vendors herein as a lawful owner is seized and possessed of or otherwise well and sufficiently entitled to the messuage, tenements, land hereditaments of the said property as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances.

AND WHEREAS the Vendors has contacted with the purchaser for the absolute sale of the said land admeasuring an area of 11 Cottahs 8 chittacks as fully described in the Schedule hereunder written in free simple in possession or an estate equivalent thereto free from all encumbrances, at and for the price of Rs. 90, 00, 000/- (Rupees Ninety Lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the agreement aforesaid and upon receipt of the entire consideration money of Rs. 90,00,000/- ( Rupees Ninety Lacs) only by this day immediately before the execution of these presents the receipt whereof the Vendors doth hereby admit and acknowledge in the Memo of Consideration set forth below and the vendor by virtue of these presents hereby indefeasibly grant sell, convey and transfer assign and assure unto the purchaser herein free from all encumbrances attachments and other defects in the title land measuring an area of 11 Cottahs 8 chittacks situated and lying at Mouja Krishnapur, P.S. Rajarhat, in R.S.Dag No. 241 under R.S.Khatian No. 1491 within the Rajarhat Gopal Municipality District 24-Parganas North be the same little more or less with easement right to passage as described in the Schedule hereunder

Mad. Registrar of Assurances II  
MADRASA

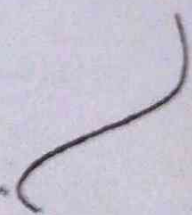
written as shown and delineated in "RED" ink in the map/plan annexed hereto AND the aforesaid property is not affected by any scheme of Acquisition or Requisition by the Government or any other Statutory Body or any local Authority nor the Vendor has received any notice relating thereto and the Vendor possess good right and absolute authority to sell, transfer and convey this Deed OR HOWSOEVER the said property now or heretofore were or was situated butted bounded called known described distinguished together with all benefits and advantages of ancient or other lights, liberties easements, common passages privileges appendages and appurtenances whatsoever to the said property AND the reversion and reversions remainders, rents issues and profits thereof and every part thereof together furthermore all the estate right title inheritance use trust property claim , and demand whatsoever both in law and in equity of the vendors into and upon the said property and any part thereof AND deeds, pattas, muniments, writings and evidences of title which in any way relating to the said property or that may be in custody power or possession of the Vendors and/or their heirs, executors, predecessors in title the Vendors may procure the same without action or suit at law or in equity and the Purchaser to enter into and TO HAVE AND TO HOLD own possess and enjoy the said property measuring an area of land 11 Cottahs 8 chittacks situated and lying at Mouja Krishnapur, P.S.Rajarhat, in R.S.Dag No. 241 under R. S.Khatian No. 1491 within the Rajarhat Gopalpur Municipality District 24-Parganas North be the same little more or less and every part thereof hereby granted , sold conveyed and transferred together with the exclusive right to use and enjoy the passage connected

Small Register of Assurances II  
1844-1845

with the Schedule property AND the Vendors hereby indemnify the purchaser from and against all odds, encumbrances, claim, liens, costs, charges, and whatsoever created or suffered by the Vendors and the Vendors further covenant with the purchaser that NOTWITHSTANDING any act deed or thing heretofore done executed or knowingly suffered contrary to the title and possession of the Vendors AND the Vendors covenant with the purchaser that it along with its successors, in interest and title shall at all times hereafter peaceably and quietly hold possesses and enjoy the schedule property in khas or though tenants, mutata its own name with the connected B.L & L.R.O pay the annual revenue to the Collector 24-Parganas (North) Panchayat or Municipal Authorities, change the existing character of the land, obtain sanctioned building plan and build constructed thereon for dwelling house or use the same in any manner the purchaser may deem fit and proper. The Vendors further covenant with the purchaser to keep it harmless and indemnified in the event proper title has not been conveyed and the vendor undertake to cause execution of proper deeds and documents at the purchaser cost for perfectly assuring proper and absolute title in favour of the purchaser according to the true intent and meaning of this deed.

**THE SCHEDULE ABOVE REFERRED TO:**

ALL THAT the piece of Sali land measuring an area of land 11 Cottahs 8 chittacaks be the same a little more or less situate and lying at Mouja Krishnapur, P.S. Rajarhat, Sub-Registry Office Bidhannagare ( Salt Lake) J.L.No. 17, Touji No. 228/229 comprised in R.S. Dag No. 241 under Khatian No. 1491 in the



ADDL. REGISTRAR OF ASSURANCE  
BOMBAY

District of North -24-Parganas within the local limit of Rajarhat  
Gopalpur Municipality butted and bounded as follows :

On the North By : Land of Gopinath Naskar and Jiban Chandra  
Naskar;

On the South By: Land of Bhadreswar Bagui;

On the West By: Land of Dag No.240;

On the East By: Land of P.K.Sarkar

IN WITNESS WHEREOF the parties hereto have set and  
subscribed their respective hands and seals on the day, month and  
year first above written.

SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED VENDORS  
AT KOLKATA IN THE PRESENCE OF:

Krishna Choudhury  
Proneel Chowdhury.  
Arundita Ghosh  
Anita Biswas.  
Madan Talukder.

1. Bikash Dutta  
10. K. S. Ray Road  
Kolkata-700001
2. Anil Ghosh  
Adm. Off.  
H-82 Court, Calcutta

SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED PURCHASER  
AT KOLKATA IN THE PRESENCE OF:

1. P.B. Mohanti  
10. K. S. Ray Road  
Kolkata-700001
2. Anil Ghosh  
Adm. Off.

GIGANIA FILMS PRIVATE LIMITED

Sumit Datta  
Director.

Addl. Registrar of Insurance  
Balkata,

8.  
MEMO OF CONSIDERATION

RECEIVED from and within named Purchaser a sum of Rs.90,00, 000/- (Rupees Ninety Lacs) only as the entire consideration money towards the sale of the land mentioned in the Schedule herein above written.

Paid by Pay Order No.930440 dt.18.7.07  
Drawn on IDBI Bank Rs.15, 00,000/-

Paid by Pay Order No.929797 dt.25.6.07  
Drawn on IDBI Bank. Rs.10, 00,000/-

Paid by Pay Order No.494111 dt.17.7.07  
Drawn on ABN Amro Bank. Rs.15, 00,000/-

Paid by Pay Order No.930439 dt.18.7.07  
Drawn on IDBI Bank. Rs.20, 00,000/-

Paid by Pay Order No.930442 dt.18.7.07  
Drawn on IDBI Bank. Rs.15, 00,000/-

Paid by Pay Order No.930444 dt.18.7.07  
Drawn on IDBI Bank. Rs. 5, 00,000/-

Paid by Pay Order No.494112 dt.18.7.07  
Drawn on IDBI Bank. Rs.10, 00,000/-

Total Rs. 90, 00,000/-  
=====

(Rupees Ninety Lacs only)

Kushtana Choudhary

Amita Biswas.

Arindita Ghosh

Manrita Talukder.

VENDOR

Pronab Choudhary.

Witness:

1. Bikash Datta

2. P. B. Mohanta  
AD

Drafted by me.

*[Signature]*  
Advocate.



# SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No. Signature of the  
executants/  
Vendors/  
Developers  
presentants



Little



Ring



Middle  
(Left Hand)



Fore



Thumb



Thumb



Fore



Middle  
(Right Hand)



Ring



Little



Little



Ring



Middle  
(Left Hand)



Fore



Thumb



Thumb



Fore



Middle  
(Right Hand)



Ring



Little



Little



Ring



Middle  
(Left Hand)



Fore



Thumb



Thumb



Fore



Middle  
(Right Hand)



Ring



Little

1944, Registrar of Insurance II  
Meyers

# SPECIMEN FORM FOR TEN FINGERPRINTS

Sl.  
No.

Signature of the  
executants/  
Vendors/  
Developers  
presentants



Little

Ring

Middle  
(Left Hand)

Thumb



Thumb

Fore

Middle  
(Right Hand)

Ring

Little



Little

Ring

Middle  
(Left Hand)

Fore

Thumb



Thumb

Fore

Middle  
(Right Hand)

Ring

Little



Little

Ring

Middle  
(Left Hand)

Fore

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(Right Hand)

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Mad. Registrar of Assurances II

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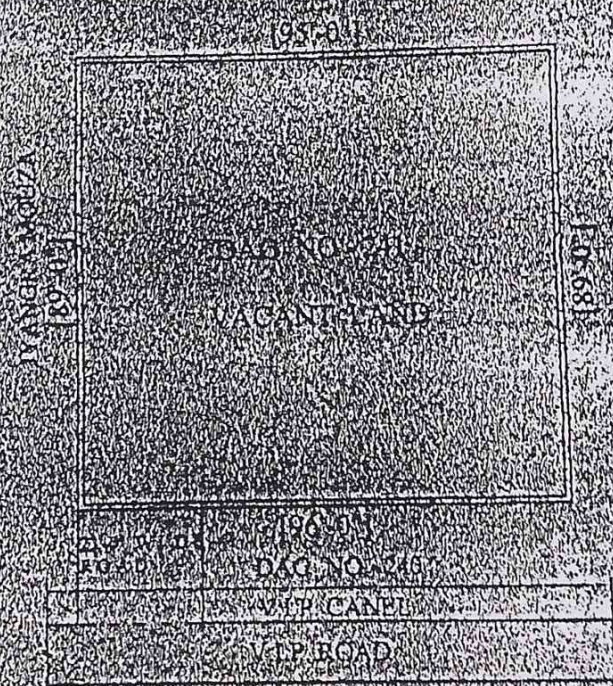
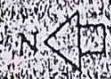
1914

OF ARIELSON ROAD P.S. D.A.C. NO. 241 P.S. HANMAN NDS. 149/11  
27/10/1975 D.A.C. NO. 180 MOUZA KRISHNAPUR P.S. HANMAN  
PARGANA NORTH WITHIN THE RAJARHAT GOLAPUR MUNICIPALITY

FOR THE PRIVATE VENDORS

FOR THE PRIVATE LIMITED

SIGNATURE OF PURCHASER



SITE PLAN  
SCALE 1:50

