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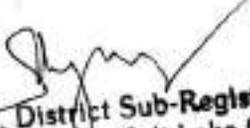


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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6/11/09

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.


Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

6 NOV 2009

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 6th day of November, Two Thousand Nine (2009), BETWEEN SRI VINOD KUMAR JAISWAL, son of Sri Tribeni Prasad Jaiswal, by Caste- Hindu, by Occupation- Business, by Nationality-

contd....p/2.

नं २००० अ २२/२०/००

क्रमांक नाम _____
साथ _____
स्टाम्प डेन्डार बाक्यतः _____
विधान नगर (सन्टलेक सिटी) के डि. एस. आर. के
मोटे स्टाम्प क्रम तार _____
घलान नं. _____ मोटे कत टाका खरिल _____

0000
Anjant Savings Unit Ltd
15 G.B. me
4000

6 OCT 2000

बिहारकपुर डेन्डार मिता दस्त

6880.00

Kalraj

Kalraj
As the Constituted
power of Attorney of
VINOD KUMAR JALSAL



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Add. District Sub Registrar
Bidhan Nagar (Lake City)
6 NOV 2000

MR Jaiswal kele
S/o. Mr. Sahabuddin kele
R. Ghosi, B.S. Newtown
Kot. 59.
... Business

Indian, residing at- Atghora, P.S.- Rajarnat, in the Dist. of North 24 Parganas, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns) of the ONE PART.

The Vendor herein represent and appointed his constituted Attorney- SRI RAHUL JAISWAL, S/o. Sri Vinod Kumar Jaiswal, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at- Atghora, P.S. Rajarnat, District of North 24 Parganas, by a registered General Power of Attorney, registered at A.D.S.R.O. Bidhannagar (Salt Lake City), copied in Book No. IV, CD Volume No. 1, pages 7497 to 7508, Being Deed No. 00699, for the year and dated 14.10.2009, for such sell and convey the schedule mentioned land on the behalf as his constituted Attorney.

A N D

ARYAVRAT SAVINGS UNIT LTD. having its registered Place of Business at Eden House, 15, Gangadhar Babu Lane, Room No.306, Kolkata- 700012, represented by its Director MR. RABI SANKAR SAHA, son of Sri Tarapada Saha, by faith- Hindu, by Occupation- Service, by Nationality- Indian, presently residing at- 19/B, Madhu Roy Lane, Ground floor, Kolkata- 700006, hereinafter called and referred to as the PURCHASER (which expression



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shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, director for the time being in force and assigns) of the OTHER PART.

W H E R E A S :-

A. One Sri Akshay Kumar Mondal of Teghoria, P.S.-Rajarhat, in the District of North 24 Parganas, purchased a plot of land measuring an area of 86 decimals which lying and situate under Mouza- Atghora, J.L. No. 10, comprised in C.S. Dag No. 238, under C.S. Khatian No. 160, Jamidari Khatian No. 154 (Ka), P.S. Rajarhat now New Town, in the District of North 24 Pgs. from the recorded owner of Sri Uttem Chandra Mondal, 'Mudafat' under Sri Tilek Nath Biswas of Hatiara, P.S. Rajarhat, in the District of North 24 Parganas under yearly rent of Rs. 7/4/0 (Rupees seven and four annas) only due to unpaid the rent in due time a suit had been arranged against the said Uttem Chandra Mondal in the Court of Shibdaha vide Case No. 475, in the year 1931 and had been favoured with Decree and the same had purchased by Sri Akshoy Kumar Mondal by Nilam with supporting the Decree in the Court of the First Class Magistrate at Shibdaha.

B. While seized and possessed of the said plot of land measuring 86 sataks the said Akshoy Kumar Mondal sold and conveyed the same to Sri Kshetra Nath Gyain of Teghoria,



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P.S.- Rajarhat, now New Town, in the District of North 24 Parganas, by a registered Deed of Sale registered at S.R. Office Cossipore Dum Dum and recorded in Book No.I, Being No. 657, in the year 1935, against valuable consideration mentioned thereon.

C. While seized and possessed of the said plot of land measuring an area 86 sataks more or less, the said Shri Kshetra Nath Gyain died intestate leaving behind his three sons namely 1) Panchanan Gyain, 2) Anil Kumar Gyain and, 3) Sri Bhole Nath Gyain and they had entitled the said land as 1/3rd share each out of 86 sataks in terms of the Hindu Succession Act, 1956 and the same had been recorded as equal share in Revisional Settlement Record of rights as 37 decimals i. R.S.Dag No. 233, and land area 49 decimals as R.S. Dag No. 235, being it was partly divided in two Dags as above, being R.S. Khatian No. 342.

D. While seized and possessed of the said land, they had partitioned the said land by an amicable mutual partitioned the said one of the share holder of the plots or Dags Sri Anil Kumar Gyain had already sold and conveyed his 1/3rd share in full out of the said total 86 sataks of land from the part of R.S. Dag No. 233, and other two share- holders got the rest land of the Dag No. R.S.No.235, land area 49 decimals in their own khas and in good title.



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B. While seized and possessed of the said rest portion, the said Panchanan Gyain died leaving behind his four sons, namely 1) Sri Samir Kumar Gyain, 2) Sri Sanjoy Kumar Gyain, 3) Sri Amiya Kumar Gyain and 4) Sri Ashim Kumar Gyain and they obtained the $\frac{1}{2}$ portion of land comprised in part of the R.S. Dag No. 235, under R.S. Khatian No. 342, and $\frac{1}{2}$ portion land existing 8 (Eight) decimals of land out of the total 37 dec. (from which 29 decimals more or less had already been sold by the share-holder Sri Anil Kumar Gyain with the said Amicable Mutual partition after the Current Settlement Zarip in the year 1982.

F. While seized and possessed of the said respective share of land, the said Sri Samir Kumar Gyain, Sri Sanjoy Kumar Gyain, Sri Amiya Kumar Gyain and Sri Ashim Kumar Gyain inherited into the $\frac{1}{3}$ rd share of total 86 sataks of land comprised in Part of C.S. Dag No. 233, and R.S. Dag No. 235, and R.S. Dag No. 235, and accordingly their inheritance land duly recorded in the current settlement Zarip in the year 1982, by Kri. Khatian Nos. 877, 878, 12, and 14 respectively and thereafter they have mutually partitioned the same and possessing the $\frac{1}{2}$ portion of 49 decimals of land of R.S. Dag No. 235 and $\frac{1}{2}$ portion of existing land of 8 decimals (After sold by Sri Anil Kumar Gyain another share holder) which they possessed and enjoyed their own khas.



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

6 NOV 2009

G. While seized and possessed of the said land, the said Kshetra Nath Gyain died intestate leaving behind his three sons, one of the sons Sri Bhola Nath Gyain was the absolute owner of the 1/3rd share of the total 86 decimals of land in the part of R.S. Dag No. 233, and R.S. Dag No.235, and accordingly his inherited share had duly been recorded in the Current Settlement Zarip in the year 1982 by Kri. Khatian No. 549, thereafter an Amicable partitioned, he enjoyed and possessed the $\frac{1}{3}$ portion of 49 decimals of land in R.S. Dag No. 235, and $\frac{1}{3}$ portion of existing land of 8 decimals (after sold by Anil Kumar Gyain another share holder) which he possessed and enjoyed in his own khas with the demarcation during a long time.

H. While seized and possessed of the said plot of land, the said Sri Samir Kumar Gyain, Sri Sanjoy Kumar Gyain ,Sri Amiya Kumar Gyain, Sri Ashim Kumar Gyain, and Sri Bholanath Gyain sold and conveyed land are 3 (three) cottahs 2 (two) chittacks 10(Ten) Sq.ft. comprised in R.S. Dag No. 235, to Shri Vinod Kumar Jaiswal (the vendor herein) by a registered deed of Sale copied in Book No.I, Being Deed No. 3556, for the year 1988, dated 9.5.1988, registered at A.D.S.R.O. Bidhanagar (Salt Lake City), against valuable consideration mentioned thereon.



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

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I. Since, then the said SRI VINOD KUMAR JAISWAL (The Vendor herein) is seized and possessed of land measuring an area 0 (Zero) Cottah 6 (six) Chittacks 10(Ten) Sq.ft. out of 3 (Three) Cottahs 2 (Two) Chittacks 10 (Ten) Sq.ft. comprised in R.S. Dag No. 235, at Mouza- Atghora, P.S.- Rajarhat, in the Dist. of North 24 Parganas, and has been enjoying the same peacefully, freely absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in her name as absolute owner and possessor thereof and has the absolute power of ownership and also power to dispose the same to any body in any way as he/she will think fit and proper.

J. Now the Vendor herein SRI VINOD KUMAR JAISWAL has agreed to sell and the Purchaser herein has agreed to purchase the said land measuring an area 0 (Zero) Cottah 6 (Six) Chittacks 10 (Ten) Sq.ft. in R.S. Dag No. 235, at Mouza- ATCHORA, J.L. No. 10, under R.S. Khatian No. 342, and L.R. Kri. Khatian Nos. 877, 878, 12, 14, 549, under the local limits of Rajarhat Gopalpur Municipality, under Ward No. 9, P.S.- Rajarhat, in the District of North 24 Parganas, more fully described in the Schedule hereinafter written and shown on the annexed site Plan or Map marked by RED border, at or for the total consideration of Rs. 50,000 /- (Rupees Fifty Thousand) only.



Handwritten signature or mark.

Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
6 NOV 2009

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of Rs. 50,000 /-(Rupees Fifty thousand) only paid to the vendor by the purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit release and forever discharge the said land measuring an area of 6 Chittacks 10 Square feet more fully described in the Schedule hereinafter written the vendor do hereby sell, grant, transfer, convey and also assign unto the Purchaser herein free from all encumbrances, liens, lispendens, the said land TO HAVE AND TO HOLD the said land hereby granted, transferred conveyed, and assigned or expressed or intended so to be with the appurtenances unto the purchaser herein absolutely and forever free from all encumbrances whatsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

1. That free and clear and freely and clearly and absolutely exonerated acquitted and release or otherwise by and at the cost and expenses of the vendor is and sufficiently saved defended kept harmless and other easement rights, title, claim, mortgage, liens, lispendences, attachment whatsoever.



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2. That the Purchaser shall hereafter peacefully and quietly possess and enjoy the said land in khes without any claim or demand whatsoever from the Vendor or his legal heirs, executors, administrators, representatives, nominees and assigns.

3. That the land fully described in the Schedule below stands retained by the Vendor through operation of family ceiling as envisaged in Chapter-II-B, West Bengal Land Reforms Act.

4. That the said land or any part or portion thereof or any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act, 1956 or statutory modification thereof or under the Urban Land (Ceiling and Regulations) Act, 1976 or any other law for the time being in force.

5. It is hereby declared that the said land which described in the Schedule hereinafter written is the self acquired property of the vendor and that he is not the benamdar of any one and the said Schedule mentioned land is not the debottor or pirattor property in any manner whatsoever and the same is not subject



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6 NOV 2009

matter of any Court case or not any litigations from any corners and the vendor herein have not taken any loan or financial benefits from any Bank or Financial Institutions or any corners in respect of schedule mentioned land.

6. It is hereby declared that the Purchaser has the absolute right to mutata its name in respect of Schedule mentioned land.

7. All the Taxes land revenue and impositions payable in respect of the said property upto date of these presents have been fully paid by the Vendor and if any portion of such taxes levies, impositions etc. be found to have remained unpaid for the period upto date, the same shall be deemed to be the liability of the vendor and realizable from the Vendor.

8. It is transpired that the said property hereby sold, conveyed, transferred and assigned by the vendor herein if not free from all encumbrances as herein before covenants, the vendor shall be bound to refund to the purchaser the full consideration money paid hereunder together with the cost of the stamp, registration charges and legal fees incurred by the purchaser herein and if any mistake in this Deed of conveyance shall arises, the vendor herein bounds to rectify the same at the cost of the purchaser herein.



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

6 NOV 2009

A N D the Vendor deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

(Description of land hereby sold and conveyed by the Vendor herein).

ALL THAT piece or parcel of a plot of Revenue paying Rayati Dakhali Sali land measuring an area 0 (Zero) Cottah 6 (Six) Chittacks 10 (Ten) Square feet, more or less, comprised in C.S. Dag No. 238, corresponding to R.S. Dag No. 235, under C.S. Khatian No. 160, R.S. Khatian No. 342, L.R. Kri. Khatian Nos. 877, 878, 12, 14, 549, lying and situate under Mouza- ATGHORA, J.L. No. 10, R.S. No. 133, Touzi No. 172, within the local limits of Rajarhat Gopalpur Municipality, under Municipal Ward No. 6, within the jurisdiction of Rajarhat Police Station, Pargana- Kalikata, under A.D.S.R.O. Bidhannagar (Salt Lake City), in the District of North 24 Parganas, in the State of West Bengal.

It is clearly stated herein that the vendor herein sold and conveyed land measuring 6 Chittacks 10 Sq.ft. unto and in favour of the purchaser herein and the same more fully shown on the annexed site plan or map marked by



Handwritten signature or mark.

Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

6 NOV 2009

R E D border which will be treated as a part of this indenture and which is butted and bounded as follows :-

ON THE NORTH BY : R.S. Dag No. 232.
ON THE SOUTH BY : 12'-0" Wide Common Passage.
ON THE EAST BY : Land of Aryavrat Savings Unit Ltd.
ON THE WEST BY : R.S. Dag No. 235.

The annual proportionate rent of Rs. 0.42 is payable to the collectorate of North 24 Pgs. on behalf of Govt. of West Bengal.

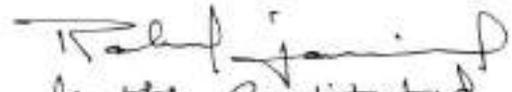
IN WITNESS WHEREOF the vendor has hereunto set and subscribed his hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Kolkata in the presence of :-

1. MD. Javedin Malik
A - Ghoni.

2. Md. Ayub Ali
Adv.


As the Constituted
Power of Attorney of
VINOD KUMAR - TALSWAL
SIGNATURE OF THE VENDOR



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

6 NOV 2009

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser a sum of Rs. 50,000/- (Rupees Fifty Thousand) only being the full consideration money of the said plot of land and payment as per memo below :-

M E M O

Paid by Cash.....

Rs. 50,000 /-

(Rupees Fifty Thousand) only.

WITNESSES :-

1. MD. Jiauddin Molla
Aghoni,

2. Md. Ayub Ali

Rahul Jain
As the Constituted
Power of Attorney of
VINOD KUMAR JAIN

SIGNATURE OF THE VENDOR

DEED PREPARED BY :

Md. Ayub Ali

MD. AYUB ALI,
ADVOCATE.

BARASAT JUDGES COURT.

TYPED BY :-

Sadananda Mondal
SADANANDA MONDAL, OF
A.D.S.R.O. BIDHANNAGAR
KOLKATA- 700091.



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
6 NOV 2009

DISTRICT :- ...NORTH 24 PARGANAS...

OFFICE OF THE A.D.S.R., Bidhan Nagar

Photo of the presentant should be pasted
In the front page of the document.



(1) NAME : MR RABI SANKAR SAHA.....STATUS - PRESENTANT.

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person, and attested by the said person.

.....
SIGNATURE of the Presentant.

(2) NAME : RATUL JAIN SWAL.....STATUS-PRESENTANT.



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person, and attested by the said person.

.....
SIGNATURE of the Presentant /Executants /claimant/Attorney/Guardian.



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

6 NOV 2009

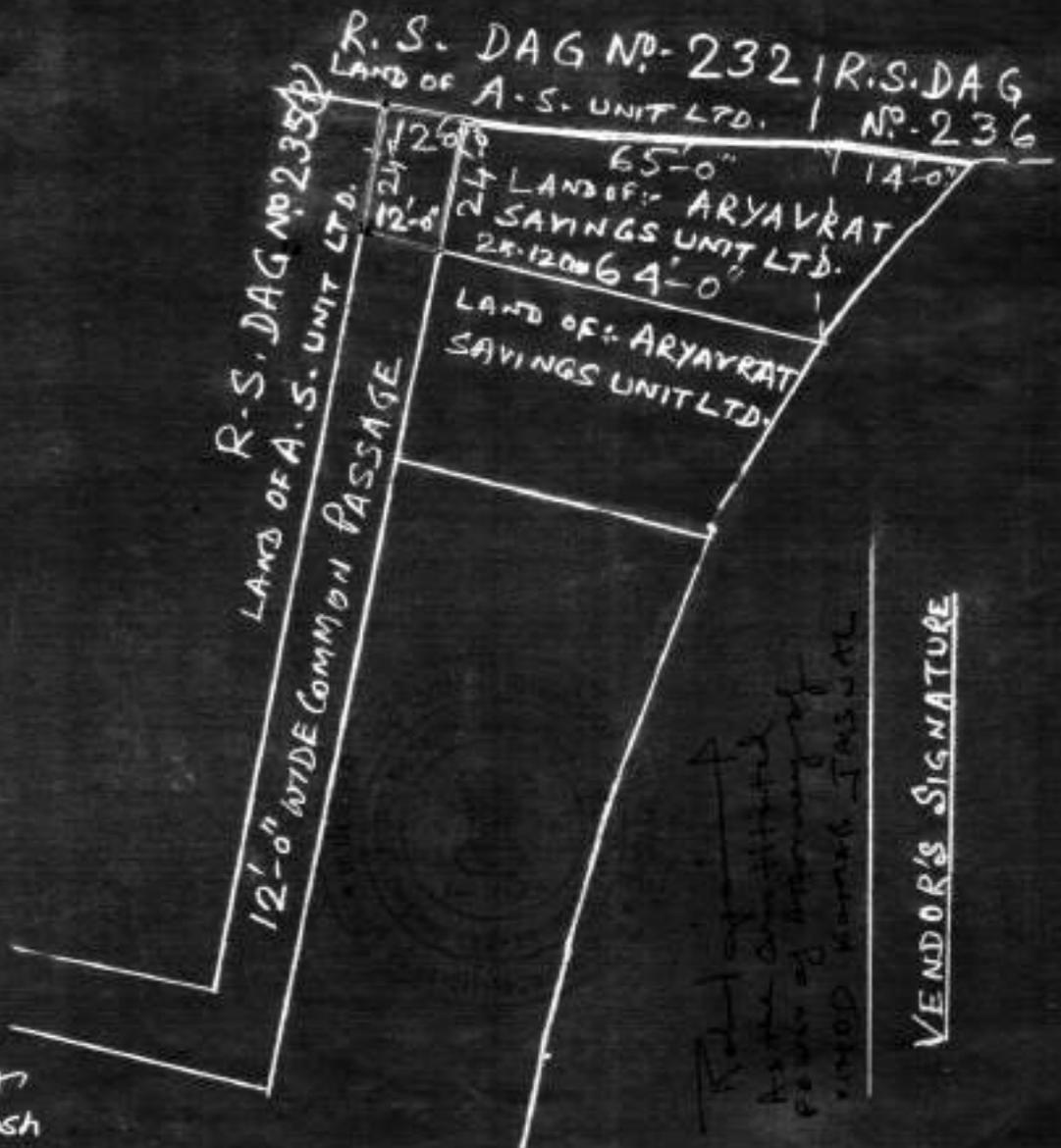
SITE PLAN OF R.S. DAG NO. 235, R. S. KHATIAN
NO. 342, L. R. KHATIAN NO. 877, 878, 12, 14 & 549,
AT MOUZA - ATGHORA, J. L. NO. 10 P.S. -

BAGUIATI, DIST. NORTH 24 PARGANAS. -

VENDEE - ARYAVRAT SAVINGS UNIT LTD.

VENDOR - VINOD KUMAR JAISWAL

LAND AREA - 0 KATA 6 CHHITAKS 10 SFT.



S.K. Ghosh

VENDOR'S SIGNATURE



Addl. District Sub-Registrar
Bidhanagar (Lake City)
6 NOV 2009

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 09833 / 2009, Deed No. (Book - I , 09907/2009)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Rahul Jaiswal	<i>Rahul Jaiswal</i> As Constituted Attorney of VINOD KUMAR JAISWAL 6-11-09

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rahul Jaiswal Address -Atghora 24 Pgs North	Attorney		 LTI	<i>Rahul Jaiswal</i> as constituted power of Attorney of VINOD KUMAR JAISWAL 12
			06/11/2009	06/11/2009	

Name of Identifier of above Person(s)

Md Jia Uddin Molla
PS-New Town,Ghuni Kol

Signature of Identifier with Date

M.D. Jiauddin molla
6-11-09



Rajendra Prasad Upadhyay
(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR

Addl. District Sub-Registrar
 Bidhan Nagar (Salt Lake City)



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 09907 of 2009
(Serial No. 09833 of 2009)

On 06/11/2009

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:

Fee Paid in rupees under article : A(1) = 1870/- ,E = 14/- on 06/11/2009

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.-170100/-

Certified that the required stamp duty of this document is Rs.- 10226 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 5230/- is paid, by the draft number 094834, Draft Date 05/11/2009, Bank Name STATE BANK OF INDIA, New Town, received on 06/11/2009

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

Presented for registration at 12.47 hrs on :06/11/2009, at the Office of the A. D. S. R. BIDHAN NAGAR by Rahul Jaiswal, Executant.

Executed by Attorney

Execution by

1. Rahul Jaiswal, son of Vinod Kr Jaiswal , Atghora 24 Pgs North, Thana : Rajarhat, By Caste Hindu, By Profession : Business,as the constituted attorney of Vinod Kr Jaiswal is admitted by him.

Identified By Md Jia Uddin Molla, son of Late Sahabuddin Molla, Ghuni Kol ,Pin 700059,Thana: New Town, By Caste: Muslim, By Profession: Business.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 7188 to 7206
being No 09907 for the year 2009.




(Rajendra Prasad Upadhyay) 06-November-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal