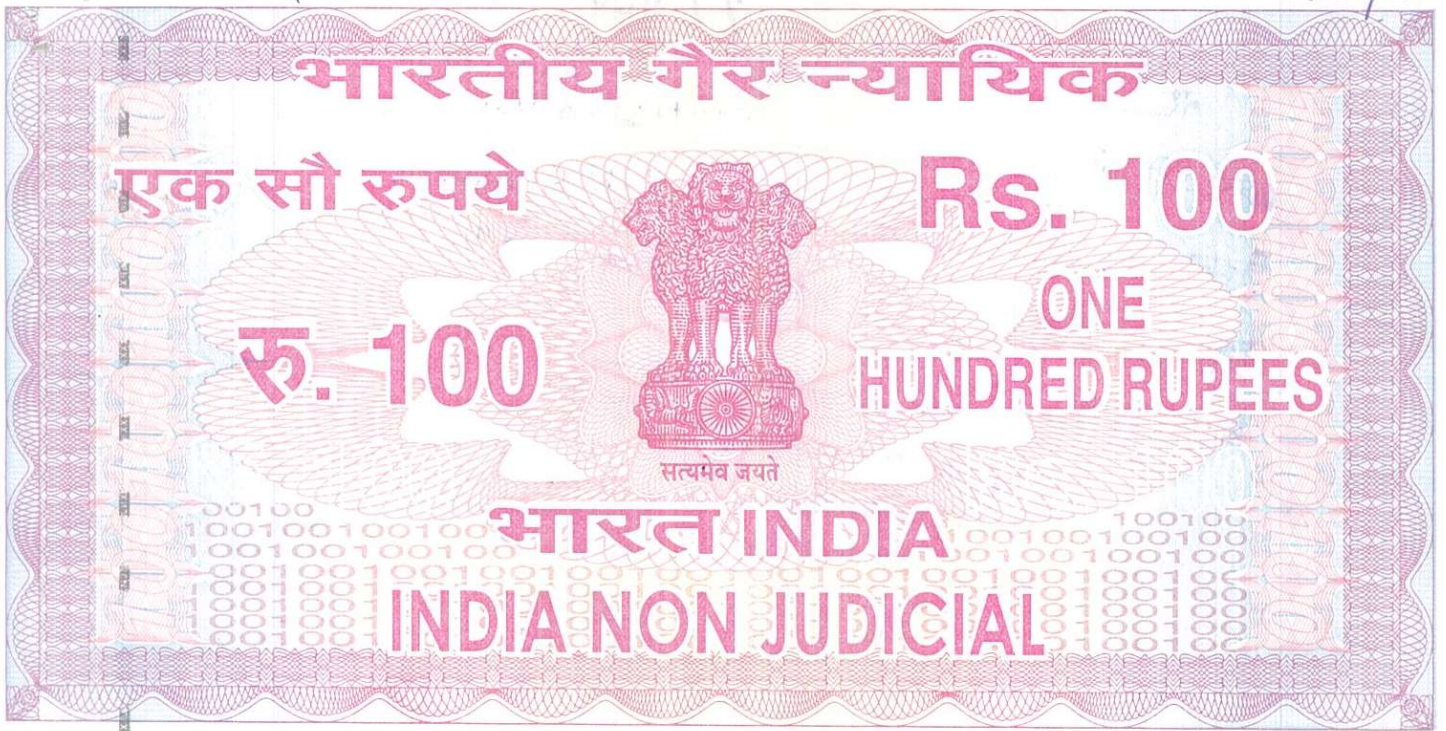


15/11/2012

15966/12



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 293933



24/11/12
12-25
24.11.12
15151514
Mr.

Additional Registrar of Assurance II
Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the Enforcement Sheet attached to this document are the part of this Document.

Additional Registrar
of Assurances-II, Kolkata
24.12.12

THIS INDENTURE made on this the 24th day
of December Two Thousand Twelve **BETWEEN**

Contd.P/2

22 DEC 2012

নং 3035 তার

ক্রেতা - শ্রী / শ্রীমতী

Pratyaksha Veila Pvt. Ltd.

ঠিকানা

84/A, C.R. Avenue,

Kol-12

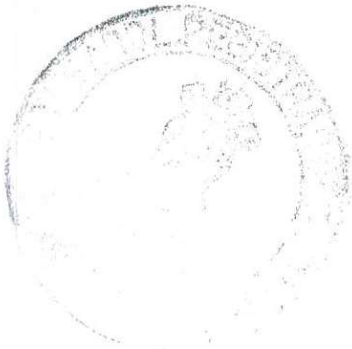
মূল্য

100/-

টাকা X পয়সা

স্টাম্প ভাণ্ডারের নাম

অরুণ সরকার
হাওড়া কলেক্টরেট
হাওড়া কোর্ট কমপাউন্ড



Dipankar Bhowmik
S/o. Rabindra Nath Bhowmik
84/A, C.R. Avenue
Kolkata- 700 012



MD. GALIB son of MD. SULAMAN residing at No. 72/2, Narkeldanga North Road, P.S. Narkeldanga, P.O. - Narkeldanga, Kolkata - 700 011 hereinafter referred to as "the **VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the **FIRST PART**

AND

PRATYAKSHA VILLA PVT. LTD., a company incorporated under the Companies Act 1956, having its registered office at 84/A, C. R. Avenue, P.S. Bowbazar, Kolkata - 700 012 represented by its Director SRI SANJEEV KUMAR BANSAL, son of Sri Ram Saran Gupta residing at 36C, B.T. Road, P.S. Cossipore, Kolkata - 700 002 hereinafter referred to as "the **PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the **SECOND PART**

AND

^{Mondal.}
MD. ISMAIL son of Md. Ibrahim residing at Raigachi, P.S. Rajarhat, Dist North 24 Parganas hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the **THIRD PART**

MD. ISMAIL
Mondal

WHEREAS:

- A. The Vendor herein has held out, represented before, warranted and assured the Purchaser, as follows:-



[Handwritten signature]

ADDITIONAL REGISTRATION
OF ASSURANCES-11-11-11
24 DEC 2012

- i) That at all material time one Abdul Sattar (alias Abdul Sattar Mirddey) (**Sattar**) was seized and possessed of and/or otherwise well and sufficiently entitled to as the sole and absolute owner of ALL THAT the piece or parcel of Sali land measuring 4.75 Satak (i.e. $\frac{1}{4}$ th portion of total dag area 19 Satak) more or less comprised in R.S. Dag No. 3511 and another Sali land measuring 12.5 Satak (i.e. $\frac{1}{2}$ th portion of total dag area 25 Satak) more or less comprised in R.S. Dag No. 3529 aggregating total area of land measuring 17.25 Satak more or less both recorded R.S. Khatian Nos. 1938/1 and 2142, lying and situate at Mouza - Gopalpur, J.L. No. 2, under Police Station Rajarhat, in the District of 24 Parganas North (collectively **Sattar's Land**).
- ii) That the said Sattar Ali Mirddey, died intestate leaving behind him surviving his wife Amena Bibi and six sons namely Abdul Gaffar Mirddey, Abdul Hamid Mirddey, Abdul Bari Mirddey, Abdul Mujid Mirddey, Abdul Ajet Mirddey, Abdul Ahed Mirddey and three daughters namely Rabiya Bibi, Jamila Bibi, Rahima Bibi as his heirs and heiresses and no other heirs or heiress who became jointly entitled to the aforesaid 17.25 Satak i.e. the entirety of Sattar's Land according to the provisions of the said Mohammedan Law by which said Sattar Ali Mirddey was governed.
- iii) That for better enjoyment of Sattar's Land the aforesaid heirs of the said Sattar Ali Mirddey made mutual partition among themselves.
- iv) Pursuant to the above mutual partition, Abdul Gaffar Mirddey, Abdul Bari Mirddey and Abdul Ajet Mirddey became the absolute owners of 8 Satak (equivalent to 5 Cottahs and 3 Chittacks) comprised in R.S. Dag No. 3529,



[Handwritten signature]

ADDITIONAL SECRETARY
OF HEALTH, WELFARE & FAMILY AFFAIRS
24 DEC 2012

corresponding L.R. Dag No. 3529, recorded in R.S. Khatian No. 2142, L.R. Khatian No. 1061 lying and situate at Mouza - Gopalpur, J.L. No. 2, under Police Station Rajarhat, in the District of 24 Parganas North collectively **Gaffar And Others' Land** out of Sattar's Land.

- v) That by a Deed of Sale dated 30th September 1991 and registered in office of the A.D.S.R. Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. 15, Pages from 387 to 394 Being Deed No. 8431 for the year 1991 said Abdul Gaffar Mirddey, Abdul Bari Mirddey and Abdul Ajet Mirddey the Vendors therein with Sk. Mohmmmedullah the Confirming Party therein for the consideration therein mentioned, out of Gaffar And Others' Land, sold, conveyed and transferred unto and to Md. Galib the Purchaser thereinnamed and the Vendor herein **All That** a piece and parcel of Sali land measuring 3 Cottahs comprised in R.S. Dag No. 3529 corresponding L.R. Dag No. 3529 recorded in R.S. Khatian No. 2142, L.R. Khatian No. 1061, togetherwith all easement rights on common passage lying and situate at Mouza Gopalpur, J.L. No. 2, under Police Station Rajarhat, in the District of 24 Parganas North, morefully described in the schedule thereunder written and hereinafter for the sake of brevity referred to as "**the Said Property**" absolutely and forever free from all encumbrances and liabilities whatsoever.
- vi) That after purchasing the said property said Md. Galib becomes the absolute owner of the said Property absolutely and forever free from all encumbrances and liabilities whatsoever.
- vii) That the said Property is in uninterrupted and exclusive "Khas" peaceful vacant and physical possession of the



ADDITIONAL SECRETARY
OF ASSURANCE & COMPLIANCE
24 DEC 2012

Vendor without any disturbance obstruction claim or objection of any and every nature whatsoever from any person or persons and that no person or persons has/have ever claimed title or possession to the said Property or any part thereof against the Vendor;

- viii) That no part or portion of the said Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- ix) That the Vendor never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property and that the Vendor has not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property;
- x) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority.
- xi) That no declaration has been made or notification published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- xii) That the said Property or any portion thereof is not affected by any attachment including the attachment under any



ADDITIONAL SECRETARY
OF ASSESSMENT, NOLKATA
24 DEC 2012

certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;

- xiii) That there is no impediment or restriction under any law for the time being in force on the Vendor from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;
- xiv) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;
- xv) That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xvi) That the said Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispensens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement



2

ADDITIONAL REGISTRAR
OF ASSURANCES
24 DEC 2012

or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

xvii) That there is no defect in the Vendor's title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendor's title thereto;

xviii) That no document judgment or any other order, decree is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

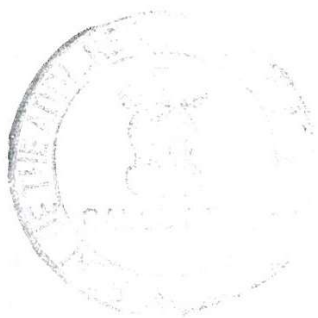
xix) That the Vendor has not done anything whereby the rights title or interest of the Vendor in the said Property or any part thereof could have been encumbered, impeached, challenged or disputed in any way;

B. By an Agreement dated 06.10.2012 the Confirming Party has agreed to purchase the said Property and paid some advances but subsequently the Confirming Party has expressed his inability to purchase the same and requested the Vendor to refund his advances in full.



✓
ADDITIONAL REGISTRAR
OF ASSURANCES
24 DEC 2012

- C. That the Vendor has on or before execution of this Indenture refunded his full advances which the Confirming Party hereby acknowledges to have received in full and has agreed not to claim any right over the said property in future,
- D. The Vendor, being in urgent need of money, approached the Purchaser and offered to sell transfer convey assign and assure the said Property to the Purchaser and relying on, amongst others, the representations warranties, assurances declarations and confirmations made and/or given by the Vendor and the Confirming Party and believing the same to be true and correct and acting on faith thereof, the Purchaser agreed to purchase and acquire ALL THAT the piece or parcel of Sali land containing an area of 5 Satak (equivalent to 3 Cottahs) be the same a little more or less comprised in R.S. Dag No. 3529 corresponding L.R. Dag No. 3529 recorded in R.S. Khatian No. 2142, L.R. Khatian No. 1061, togetherwith all easement rights on common passage lying and situate at Mouza Gopalpur, J.L. No. 2, P.S. – Rajarhat, A.D.S.R.O. – Bidhannagar, in the District of 24 Pgs North, in the State of West Bengal TOGETHERWITH all title, benefits, easements and/or facilities, authorities, claims, demands, usufructs and tangible and intangible rights or however or whatsoever nature in the above property including the right of access to the said land more particularly described in Schedule hereunder written i.e. the 'said Property' at or for the price or a total consideration of Rs. 15,00,000/- (Rupees Fifteen Lacs) only absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever.
- E. The Purchaser has at or before execution of this deed of sale paid to the Vendor the entire amount of the said mutually agreed



[Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES
24 DEC 2012

consideration and the Vendor has put the Purchaser in Khas, peaceful, vacant and physical possession of the said Property.

- I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 15,00,000/- (Rupees Fifteen Lacs) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admits and acknowledges and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser, the Said Property and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) and the Vendor doth hereby with the consent and concurrence of the Confirming Party indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchaser ALL THAT the piece or parcel of Sali land containing an area of 5 Satak (equivalent to 3 Cottahs) be the same a little more or less, comprised in R.S. Dag No. 3529 corresponding L.R. Dag No. 3529 recorded in R.S. Khatian No. 2142, L.R. Khatian No. 1061 togetherwith all easement rights on common passage lying and situate at Mouza Gopalpur, J.L. No. 2, P.S. – Rajarhat, A.D.S.R.O. – Bidhannagar in the District of 24 Pgs North, in the State of West Bengal TOGETHER WITH all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature in the above property described in the SCHEDULE hereunder written WITH ownership right title and interest to own hold possess use and enjoy the same TOGETHER WITH ownership rights title and interest whatsoever or howsoever of the Vendor in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property



ADDITIONAL RE-VISITATION
OF ASSESSMENT OF NEEDS
24 DEC 2012

TOGETHER WITH all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water courses lights and all manner of former and other rights Liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith TOGETHER WITH all legal incidents thereof AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.




ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
24 DEC 2012

II. **THE VENDOR AND CONFIRMING PARTY DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- i. **THAT** notwithstanding any act deed matter or thing by the Vendor and the Confirming Party done committed executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- ii. **AND THAT** the Vendor and the Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- iii. **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents and the Confirming Party hereby confirm the same;
- iv. **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive



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ADDITIONAL RECEIPT
OF ASSURANCE
24 DEC 2012

covenants bargadars bhagchasis acquisitions requisitions alignments claims demands 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.

v. **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor and the Confirming Party or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and the Confirming Party and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor and the Confirming Party or any person or persons claiming as aforesaid.

vi. **AND THAT** the Vendor and the Confirming Party and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor and the Confirming Party or the Vendor's predecessors-in-title shall and will from time to time and at all times hereafter at



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the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

vii. **AND THAT** the Vendor shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser produce or cause to be produced to the Purchaser or its agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, which shall not have been expressly found to be delivered by the Vendor to the Purchaser and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such document of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe un-obliterated and un-cancelled.

viii. **AND ALSO THAT** the Vendor and the Confirming Party shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the Purchaser's successors or successors in title or interest by reason of any defect in the title of the Vendor or any of them to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or



[Signature]

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
24 DEC 2012

expressed or intended so to be or by reason of any of the representations declarations and assurances made and/or given by the Vendor and the Confirming Party to the Purchaser being found to be untrue, incorrect, false or misleading.

III. **AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER** as follows:

- i. THAT the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khazna, land revenue and other outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
- ii. **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;
- iii. **AND THAT** the Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever




ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
24 DEC 2012

in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regards the Vendor shall sign all documents and papers as required by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of Sali land containing an area of 5 Satak (equivalent to 3 Cottahs) be the same a little more or less, comprised in R.S. Dag No. 3529, corresponding L.R. Dag No. 3529, recorded in R.S. Khatian No. 2142, L.R. Khatian No. 1061 togetherwith all easement rights on common passage lying and situate at Mouza Gopalpur, J.L. No. 2, P.S. – Rajarhat, within Rajarhat Gopalpur Municipality, in the District of 24 Pgs North and delineated in the map or plan hereto annexed and thereon bordered RED with all other easements and/or facilities attached thereto including the right of access to the said land and butted and bounded in the manner as follows:

ON THE NORTH : Part of Dag No. 3529
ON THE SOUTH : Common passage and R.S. Dag No. 3512
ON THE EAST : R.S. Dag No. 3528
ON THE WEST : Part of Dag No. 3529

TOGETHER WITH all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of however or whatsoever nature in the above property.



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES, KARNATAKA
24 DEC 2012

IN WITNESS WHEREOF the Vendor and the Confirming Party hereto have set and subscribed their hands and seals the day month and year first above written.

SIGNED, SEALED AND DELIVERED
by the **VENDOR** at Kolkata in
the presence of :

1. *[Signature]*
[Signature]
20.12.16

MD. Gali
V E N D O R

2. Gopal Sarkar
18, Shibapada Paul Bally
P.O. - Ariadanga, P.S. - Belghoria,
Kolkata - 700 057.

SIGNED, SEALED AND DELIVERED
by the **CONFIRMING PARTY** at
Kolkata in the presence of :

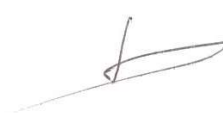
1. *[Signature]*

[Signature]
CONFIRMING PARTY

2. Gopal Sarkar

Drafted by me
[Signature]
Advocate
High Court Calcutta.




SECRETAR DE STAT
24 DEC 2012

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of Rs. 15,00,000/- (Rupees Fifteen Lacs) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION

| <u>Date</u> | <u>Draft No.</u> | <u>Bank Name & Branch</u> | <u>Amount</u> |
|-------------|------------------|---------------------------------|--------------------|
| 21.12.2012 | 198579 | HDFC Bank, Stephen House Branch | 8,00,000/- |
| 24.12.2012 | | Cash | 7,00,000/- |
| | | | <u>15,00,000/-</u> |

(Rupees Fifteen Lacs Only)

WITNESS :

1. *By Mr. [Signature]*

2. *Capital Sanction*

MD. Galib
V E N D O R



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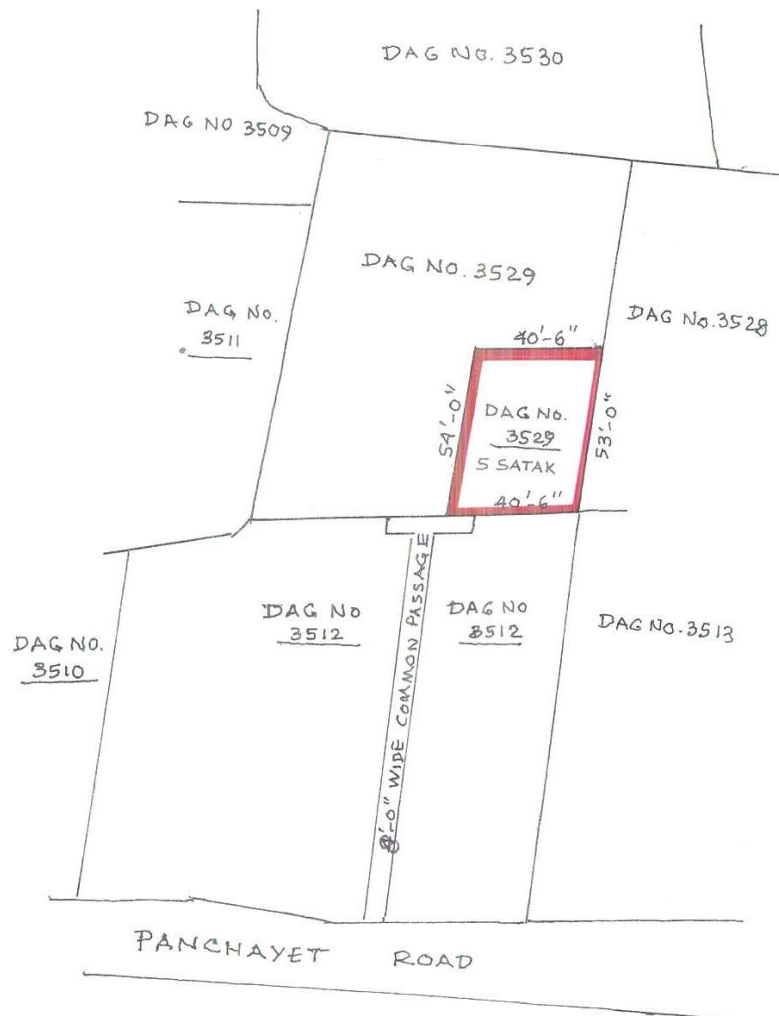
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
24 DEC 2012

SALE DEED PLAN

MOUZA - GOPALPUR, J. L. NO. 2, R.S. KHATIAN NO. 2142,
L.R. KHATIAN NO. 1061, R.S. DAG NO. 3529 & L.R. DAG
NO. 3529, P.S. - RAJARHAT, DIST. - NORTH 24 PARGANAS

SOLD AREA OF LAND : 5 SATAK SHOWN IN RED BORDER 
(NOT TO SCALE)

N
4



MD. Golub

VENDOR

Smriti Mondal

CONFIRMING PARTY



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
24 DEC 2012

SPECIMEN FORM FOR TEN FINGERPRINTS



MD. GOLLE

| | | | | | | |
|-----------|------------|---------------|-------------|---------------|-------------|---------------|
| MD. GOLLE | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |



Sanjeev Kumar Bansal

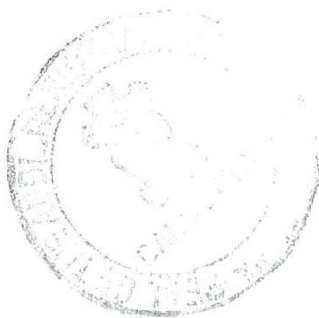
| | | | | | | |
|----------------------|------------|---------------|-------------|---------------|-------------|---------------|
| SANJEEV KUMAR BANSAL | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |



| | | | | | | |
|---------------|------------|---------------|-------------|---------------|-------------|---------------|
| Sanjiv Numbol | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |





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




ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
24 DEC 2012

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 15119 / 2012, Deed No. (Book - I , 15966/2012)

I . Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|--|---|---|--------------------------------|
| Md Galib 72/2, Narkeldanga North Road, Kol, Thana:-Narkeldanga, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700011 |  24/12/2012 |  LTI 24/12/2012 | <i>MD. Galib</i> 24/12/2012 |

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

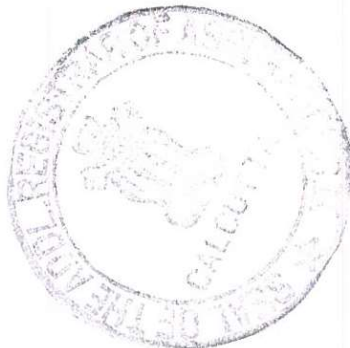
| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|--|--|---------------------------------------|
| 1 | Md Galib Address -72/2, Narkeldanga North Road, Kol, Thana:-Narkeldanga, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700011 | Self |  24/12/2012 |  LTI 24/12/2012 | <i>MD. Galib</i> 24/12/2012 |
| 2 | Md Ismail Mondal (Confirming Party) Address -Raigachi, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, | Self |  24/12/2012 |  LTI 24/12/2012 | <i>Md Ismail Mondal</i> 24/12/2012 |

Name of Identifier of above Person(s)

Dipankar Bhowmik
84 / A, C R Avenue, Kol, P.O. :- ,District:-Kolkata,
WEST BENGAL, India, Pin :-700012

Signature of Identifier with Date

Dipankar Bhowmik
24/12/2012





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

Endorsement For Deed Number : I - 15966 of 2012
(Serial No. 15119 of 2012)

On 24/12/2012

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 16763.00/-, on 24/12/2012

(Under Article : A(1) = 16665/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 24/12/2012)

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.-15,15,152/-

Certified that the required stamp duty of this document is Rs.- 90929 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 41830/- is paid , by the draft number 669907, Draft Date 22/12/2012, Bank : State Bank of India, ESPLANADE, received on 24/12/2012
2. Rs. 49000/- is paid , by the draft number 669906, Draft Date 22/12/2012, Bank : State Bank of India, ESPLANADE, received on 24/12/2012

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

Presented for registration at 13.22 hrs on :24/12/2012, at the Office of the A.R.A. - II KOLKATA by Md Galib , one of the Executants.

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

Execution is admitted on 24/12/2012 by

1. Md Galib, son of Md Sulaman , 72/2, Narkeldanga North Road, Kol, Thana:-Narkeldanga, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700011, By Caste Muslim, By Profession : Others
2. Md Ismail Mondal (Confirming Party), son of Md Ibrahim , Raigachi, Thana:-Rajarhat, P.O. :- ,District:-North 24 Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
 Identified By Dipankar Bhowmik, son of Rabindra Nath Bhowmik, 84 / A, C R Avenue, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012, By Caste: Hindu, By Profession: Business.

(Dulal chandraSaha)

ADDL. REGISTRAR OF ASSURANCES-II

24/12/2012 13:40:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 15966 of 2012
(Serial No. 15119 of 2012)

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II




(Dulal chandra Saha)
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EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 64
Page from 2410 to 2433
being No 15966 for the year 2012.




(Dulal chandra Saha) 02-January-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal