

11583/012

13637/12



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AA 538631

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

Additional Registrar of Assurances-II, Kolkata

Additional Registrar of Assurances II, Kolkata



28/9/12

530

28/11/12

CONVEYANCE

1. Date: 28th September, 2012
2. Place: Kolkata
3. Parties:
 - 3.1 Bengal Benfort Aqua Limited, a company incorporated under the Companies Act, 1956, having its registered office at 7/1A, Hazra Road, Kolkata-700026, Police Station Bhawanipur, represented by its director Vivek Kumar Kathotia, son of Late Sampat Mall Kathoria, of 7/1A, Hazra Road, Kolkata-700026, Police Station Bhawanipur (PAN AADCBo251E) (Vendor, includes successors-in-interest)

3180/12

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2012

নম্বর : 2028

সন ও তারিখ : 08/06/12

ক্রেতার নাম : BSEA

ঠিকানা : [Handwritten]

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বারাসাত কোর্ট

জেলা : উত্তর ২৪ পরগণা

খরিদ তারিখ : 21 MAY 2012

মোট ট্রান্সাম্প খরিদ : RS 26 0000

ট্রেজারী বারাসাত

শ্রী সঞ্জীত বোস

e-6862

Bengal Ben Fort Aqua Ltd

Authorised Signatory/Director

SILICON REALESTATE PVT. LTD.

[Handwritten Signature]

Director/Authorised Signatory

For UPPERSTAR REALTY PRIVATE LIMITED
For WELLSPRIT REALCON PRIVATE
For WELLSPRIT COMPLEX PRIVATE LIMITED

[Handwritten Signature]

ORDTUND DISTRIBUTORS PVT. LTD.

REBBIL VINIMAY PVT. LTD.

[Handwritten Signature]

AS



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 SEP 2012

Identified by

Sujata Ghosh, Advocate
High Court at Calcutta



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

Endorsement For Deed Number : I - 13637 of 2012
(Serial No. 11583 of 2012)

On

Payment of Fees:

On 28/09/2012

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

Presented for registration at 21.24 hrs on :28/09/2012, at the Private residence by Vivek Kumar Kathotia , one of the Executants.

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

Execution is admitted on 28/09/2012 by

1. Vivek Kumar Kathotia
Director, Bengal Benfort Aqua Limited, 7/1 A, Hazra Road, Kol, Thana:-Bhawanipore, P.O. :-
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026.
, By Profession : Others
2. Sunil Kumar (Confirming Party)
Authorised Signatory, Silicon Real Estate Pvt Ltd, 1, Raja Brojendra Street, P S- Lal Bazar, Kol, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700007.
, By Profession : Others
3. Dilip Kumar Dhandhanian
Authorised Signatory, Upperstar Realty Pvt Ltd, Gr. Floor, 11, Crooked Lane, Kol, Thana:-Hare Street,
P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700069.

Authorised Signatory, Wellsprite Realcom Pvt Ltd, Gr. Floor, 11, Crooked Lane, Kol, Thana:-Hare
Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700069.

Authorised Signatory, Wellsprit Complex Pvt Ltd, Gr. Floor, 11, Crooked Lane, Kol, Thana:-Hare Street,
P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700069.
, By Profession : Others
4. Amit Sarda
Authorised Signatory, Orutund Distributors Pvt Ltd, 27, Shakespeare Sarani, Kol, Thana:-Shakespeare
Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Authorised Signatory, Reboil Vinimay Pvt. Ltd, 27, Shakespeare Sarani, Kol, Thana:-Shakespeare
Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Authorised Signatory, Reboil Tracon Pvt Ltd, 27, Shakespeare Sarani, Kol, Thana:-Shakespeare
Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Others


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

03/11/2012 13:05:00

EndorsementPage 1 of 2

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

Endorsement For Deed Number : I - 13637 of 2012
(Serial No. 11583 of 2012)

Identified By Sujata Ghosh, daughter of - , High Court Cal, P.O. :- , District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

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

On 01/10/2012

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.-1,55,82,578/-

Certified that the required stamp duty of this document is Rs.- 1090801 /- and the Stamp duty paid as: Impressive Rs.- 20/-

On 03/11/2012

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. 0.00/-, on 03/11/2012

Amount by Draft

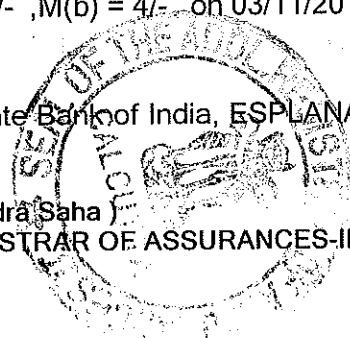
Rs. 171500/- is paid , by the draft number 664528, Draft Date 27/09/2012, Bank Name State Bank of India, ESPLANADE, received on 03/11/2012

(Under Article : A(1) = 171402/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 03/11/2012)

Deficit stamp duty

Deficit stamp duty Rs. 1090830/- is paid 66453927/09/2012 State Bank of India, ESPLANADE, received on 03/11/2012

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



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

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THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

5720 S. UNIVERSITY AVE.

CHICAGO, ILL. 60637

TEL: 773-936-3700

FAX: 773-936-3700

WWW.PHYSICS.DUKE.EDU

DUKE UNIVERSITY

PHYSICS DEPARTMENT

PHYSICS BLDG. 9100

DR. J. J. HARRIS

DUKE

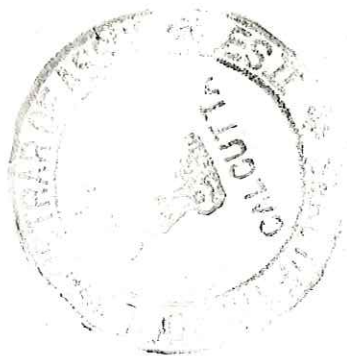
PHYSICS

And

- 3.2 Upperstar Realty Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Ground Floor, Kolkata-700069, Police Station Hare Street, being represented by its Authorised Signatory Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of 11, Crooked Lane, Ground Floor, Kolkata-700069, Police Station Hare Street (PAN AABCU4832E)
- 3.3 Wellsprit Realcon Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Ground Floor, Kolkata-700069, Police Station Hare Street, being represented by its Authorised Signatory Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of 11, Crooked Lane, Ground Floor, Kolkata-700069, Police Station Hare Street (PAN AABCW2781Q)
- 3.4 Wellsprit Complex Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Ground Floor, Kolkata-700069, Police Station Hare Street, being represented by its Authorised Signatory Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of 11, Crooked Lane, Ground Floor, Kolkata-700069, Police Station Hare Street (PAN AABCW2780R)
- 3.5 Orutund Distributors Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani, Kolkata-700017, Police Station Shakespeare Sarani, being represented by its Authorised Signatory Amit Sarda, son of Jugal Kishore Sarda, of 27, Shakespeare Sarani, Kolkata-700017, Police Station Shakespeare Sarani (PAN AABCO6997L)
- 3.6 Reboil Vinimay Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani, Kolkata-700017, Police Station Shakespeare Sarani, being represented by its Authorised Signatory Amit Sarda, son of Jugal Kishore Sarda, of 27, Shakespeare Sarani, Kolkata-700017, Police Station Shakespeare Sarani (PAN AAFCR9995M)
- 3.7 Reboil Tracon Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani, Kolkata-700017, Police Station Shakespeare Sarani, being represented by its Authorised Signatory Amit Sarda, son of Jugal Kishore Sarda, of 27, Shakespeare Sarani, Kolkata-700017, Police Station Shakespeare Sarani (PAN AAFCR9994L)
(collectively Purchasers, includes successors-in-interest)

And

- 3.8 Silicon Real Estate Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at 1, Raja Brojcedra Street, Kolkata-700007, Police Station Lalbazar, being represented by its



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OF ASSURANCES-II, KOLKATA
28 SEP 2012

Authorized Signatory Sunil Kumar, son of Surendra Singh, of 1, Raja Projedra Street, Kolkata-700007, Police Station Lalbazar (PAN AALCS3385C)
(Confirming Party, includes successors-in-interest).

Vendor, Purchasers and Confirming Party collectively Parties and individually Party.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 Said Property: *Sali* land measuring 46 (forty six) decimal equivalent to 27 (twenty seven) *cottah* 13 (thirteen) *chittak* and 12.6 (twelve point six) square feet, more or less, comprised in R.S./L.R. *Dag* No. 550, recorded in R.S. *Khatian* Nos. 750 and 751, corresponding L. R. *Khatian* No. 1349, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), within Ward No. 4 of Rajarhat- Gopalpur Municipality, District Registration Office Bidhannagar, District North 24 Parganas (Said Property) morefully described in the Schedule below, delineated on the Plan annexed hereto and bordered in colour Red thereon together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

5.1 Representations and Warranties Regarding Title: The Vendor and the Confirming Party represent, warrant and covenant regarding title as follows:

5.1.1 Ownership of Nirmal Chandra Roy: Nirmal Chandra Roy was the recorded owner of the Said Property.

5.1.2 Demise of Nirmal Chandra Roy: Nirmal Chandra Roy, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate on 18th December, 2001, leaving behind him surviving his 2 (two) sons, namely, Chittaranjan Roy and Manoranjan Roy, as his only legal heirs, who jointly inherited the Said Property in equal share.

5.1.3 Records of Rights: Chittaranjan Roy and Manoranjan Roy recorded their names in the records of Revitional Settlements with respect to their respective share in the Said Property, vide R.S. *Khatian* No. 750 and 751, respectively.

5.1.4 Sale to Vendor by Chittaranjan Roy: By a Deed of Conveyance dated 2nd February, 2007, registered in the Office of the District Registrar-II, Barasat, North 24 Parganas, in Book No. I, Volume No. 1, at Pages 3287 to 3303, being Deed No. 00836 for the year 2007, Chittaranjan Roy sold to



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28 SEP 2012

Vendor his ½ (half) share in the Said Property (First Portion of the Said Property).

- 5.1.5 **Sale to Vendor by Manoranjan Roy:** By a Deed of Conveyance dated 2nd February, 2007, registered in the Office of the District Registrar-II, Barasat, North 24 Parganas, in Book No. I, Volume No. 1, at Pages 3304 to 3320, being Deed No. 00837 for the year 2007, Manoranjan Roy sold to Vendor his ½ (half) share in the Said Property (Second Portion of the Second Property).
- 5.1.6 **Records of Rights by Vendor:** The Vendor recorded its names in the records of Land Revenue Settlements with respect to the Said Property, vide L.R. *Khatian* No. 1349.
- 5.1.7 **Absolute Ownership:** Thus, the Vendor became the absolute owner of entirety of the First Portion of the Said Property and the Second Portion of the Said Property, collectively Said Property.
- 5.1.8 **Agreement with Confirming Party:** By an agreement dated 8th July, 2011 (Sale Agreement), the Vendor agreed to sell to the Confirming Party the Said Property in such terms and conditions as envisaged therein.
- 5.1.9 **Nomination by Confirming Party:** The Confirming Party has nominated the Purchasers to receive conveyance of the Said Property in terms and conditions as the Purchasers deem fit and proper.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor and the Confirming Party represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor and/or the Confirming Party have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor and/or the Confirming Party do 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 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor and/or 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, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor and/or the Confirming Party have good right, full power, absolute authority and indefeasible title



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OF ASSURANCES-II, KOLKATA
28 SEP 2012

to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.

- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor and/or the Confirming Party.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor and/or the Confirming Party by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor and/or the Confirming Party 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 Confirming Party or the Confirming Party's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Corporate Guarantee:** The Said Property is not affected by or subject to any corporate guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchasers shall purchase the same from the Vendor.
- 6.2 **Confirmation of Confirming Party:** The Confirming Party hereby confirms the sale of the Said Property in favour of the Purchasers inasmuch as such sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchasers to receive conveyance of the Said Property. The Confirming Party confirms that the Confirming Party has no objection to the conveyance being granted hereby



ADDITIONAL REPLY BAR
OF THE ENGINEER, KOLING
28 SEP 2012

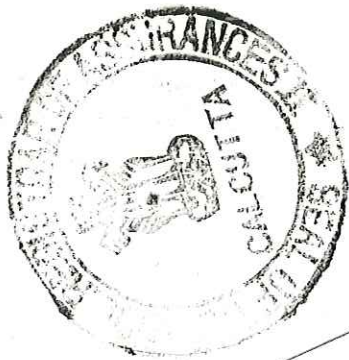
and to record the same, the Confirming Party has joined and executed this Conveyance.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the Schedule below, being, *sali* land measuring 46 (forty six) decimal equivalent to 27 (twenty seven) *cottah* 13 (thirteen) *chittak* and 12.6 (twelve point six) square feet, more or less, comprised in R.S./L.R. *Dag* No. 550, recorded in R.S. *Khatian* Nos. 750 and 751, L. R. *Khatian* No. 1349, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), within Ward No. 4 of Rajarhat- Gopalpur Municipality, District Registration Office Bidhannagar, District North 24 Parganas together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.1,11,31,111/- (Rupees one crore eleven lac thirty one thousand one hundred and eleven) (Consideration) which has been fully paid and received, as hereby and by the Receipt and Memo below, admitted and acknowledged. The Vendor hereby declares that the Vendor has instructed the Purchasers to pay the entire Consideration to the Confirming Party and hereby declares, confirms, undertakes and assures that the payment made by the Purchasers in favour of the Confirming Party shall be and be deemed to be payment of the Consideration to the Vendor. The Vendor and/or the Confirming Party hereby further declare, confirm, undertake and assure that the Vendor and/or the Confirming Party have not and shall not have any objection of any nature whatsoever at any point of time in future with regard to the instant transfer.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* 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 and/or



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the Confirming Party or the Vendor's predecessors-in-title and/or the Confirming Party's Predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendor and/or the Confirming Party about the correctness of the Vendor's title, Vendor's and/or the Confirming Party's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor and/or the Confirming Party, which if found defective or untrue at any time, the Vendor and/or the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor and/or the Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor and/or the Confirming Party hereby covenant that the Vendor and/or the Confirming Party or any person claiming under the Vendor and/or the Confirming Party in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers and the Confirming Party hereby confirms the aforesaid absolute handover of possession of the Said Property in favour of the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor and/or the Confirming Party, shall be borne, paid and discharged by the Vendor and/or the Confirming Party, with regard to which the Vendor and/or the Confirming Party hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor and/or the Confirming Party hereby covenant that the Purchasers and the Purchasers' assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof



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28 SEP 2012

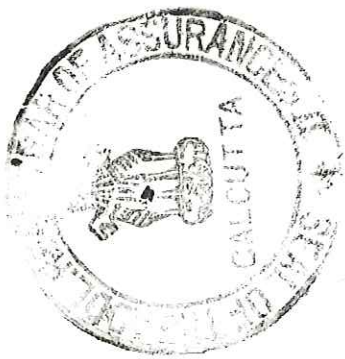
and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor and/or the Confirming Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and/or the Confirming Party.

- 8.6 **No Objection to Mutation:** The Vendor and/or the Confirming Party declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor and/or the Confirming Party undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendor and/or the Confirming Party hereby covenant that the Vendor and/or the Confirming Party or any person claiming under the Vendor and/or the Confirming Party, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or Purchasers' successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)

Sali land measuring 46 (forty six) decimal equivalent to 27 (twenty seven) *cottah* 13 (thirteen) *chittak* and 12.6 (twelve point six) square feet, more or less, comprised in R.S./L.R. *Dag* No. 550, recorded in R.S. *Khatian* Nos. 750 and 751, L. R. *Khatian* No. 1349, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), within Ward No. 4 of Rajarhat-Gopalpur Municipality, District Registration Office Bidhannagar, District North 24 Parganas, demarcated on the Plan annexed hereto and bordered in colour Red thereon and the said *Dag* is butted and bounded as follows:

On the North	: By R.S./L.R. <i>Dag</i> No. 558 599
On the East	: By R.S./L.R. <i>Dag</i> No. 553 & 552
On the South	: By R.S./L.R. <i>Dag</i> No. 551
On the West	: By R.S./L.R. <i>Dag</i> No. 496



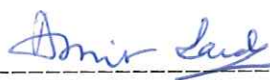



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28 SEP 2012


Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.


9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

 _____ (Bengal Benfort Aqua Limited) (Vivek Kumar Kathotia) Director [Vendor]	
 _____ (Upperstar Realty Private Limited, Wellsprit Realcon Private Limited and Wellsprit Complex Private Limited) (Dilip Kumar Dhandhan) Authorised Signatory	 _____ (Orotund Distributors Private Limited, Reboil Vinimay Private Limited and Reboil Tracon Private Limited), (Amit Sarda) Authorised Signatory
[Purchasers]	
 _____ (Silicon Real Estate Private Limited) (Sunil Kumar) Authorised Signatory [Confirming Party]	

Witnesses:

Signature 
 Name Niteshwar Shukla
 Father's Name B. K. Shukla
 Address IA-209, Sector III
Salt Lake City, Kolkata-97

Signature 
 Name SHAVKAR CHANDARA
 Father's Name LT. M. C. CHANDARA
 Address SFC Chouraym Road
Kol-20




Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.1,11,31,111/- (Rupees one crore eleven lac thirty one thousand one hundred and eleven) towards full and final payment of the Consideration of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Ch. No 212270.	28.09.12	Vijaya Bank.	1,11,31,111/-
		Total	1,11,31,111/-


4 ←

 (Bengal Benfort Aqua Limited)
 (Vivek Kumar Kathotia)
 Director
 [Vendor]





 (Silicon Real Estate Private Limited)
 (Sunil Kumar)
 Authorised Signatory
 [Confirming Party]

Drafted by


 Sujata Ghosh
 Advocate
 High Court at Calcutta

Witnesses:





































Signature 
 Name Niteshwar Shukla

Signature 
 Name SHANKAR CHANDRA



ADDITIONAL REGISTRAR
GENERAL, CALCUTTA
28 SEP 2012












SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser 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

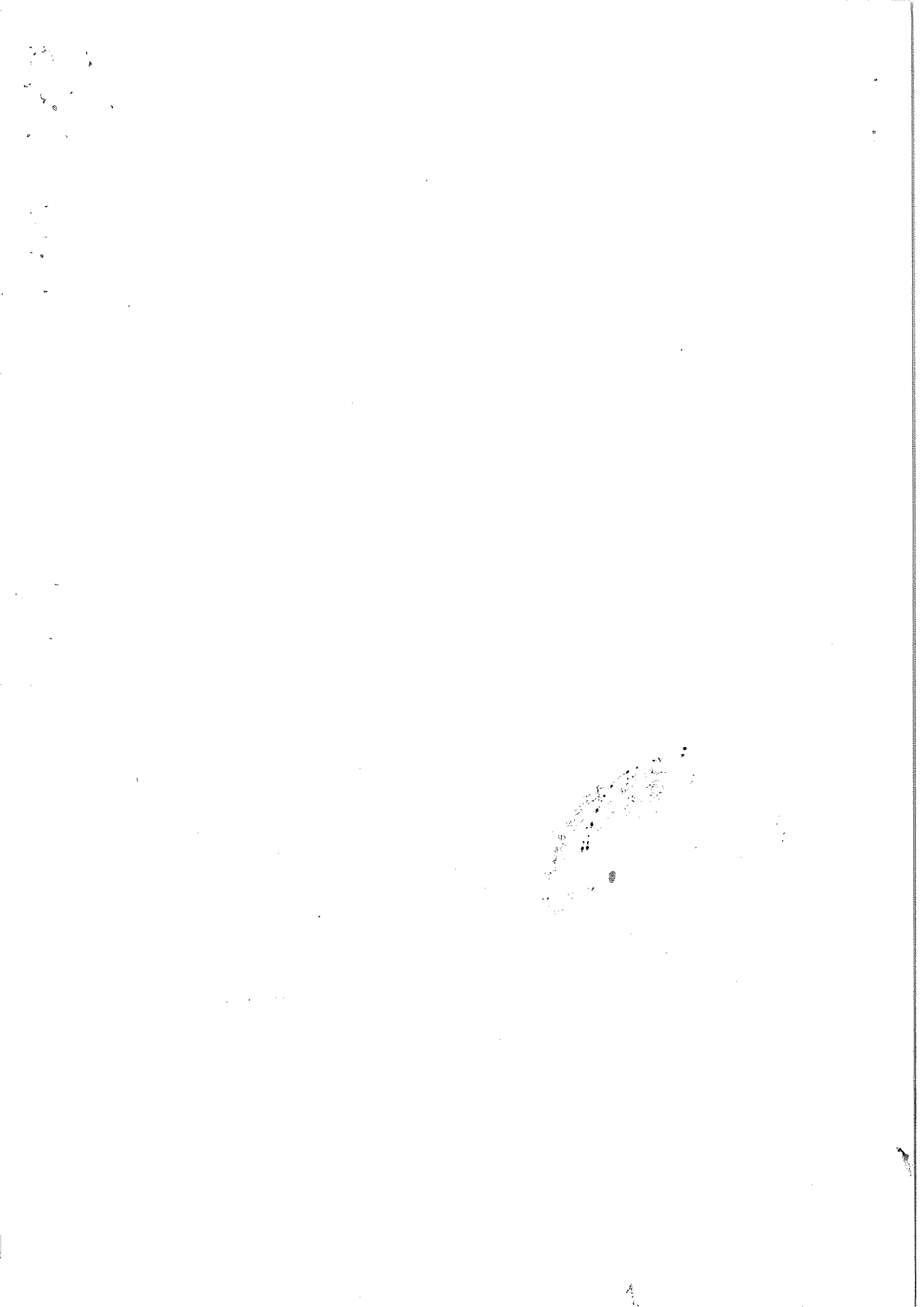


ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
28 SEP 2012

SPECIMEN FORM TEN FINGER PRINTS

S. No.	Signature of the executants and/or purchaser 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





Dated 20th Day of September, 2012

Between

Bengal Benfort Aqua Private Limited

... Vendor

And

Upperstar Realty Private Limited & Ors.

... Purchasers

And

Silicon Real Estate Private Limited

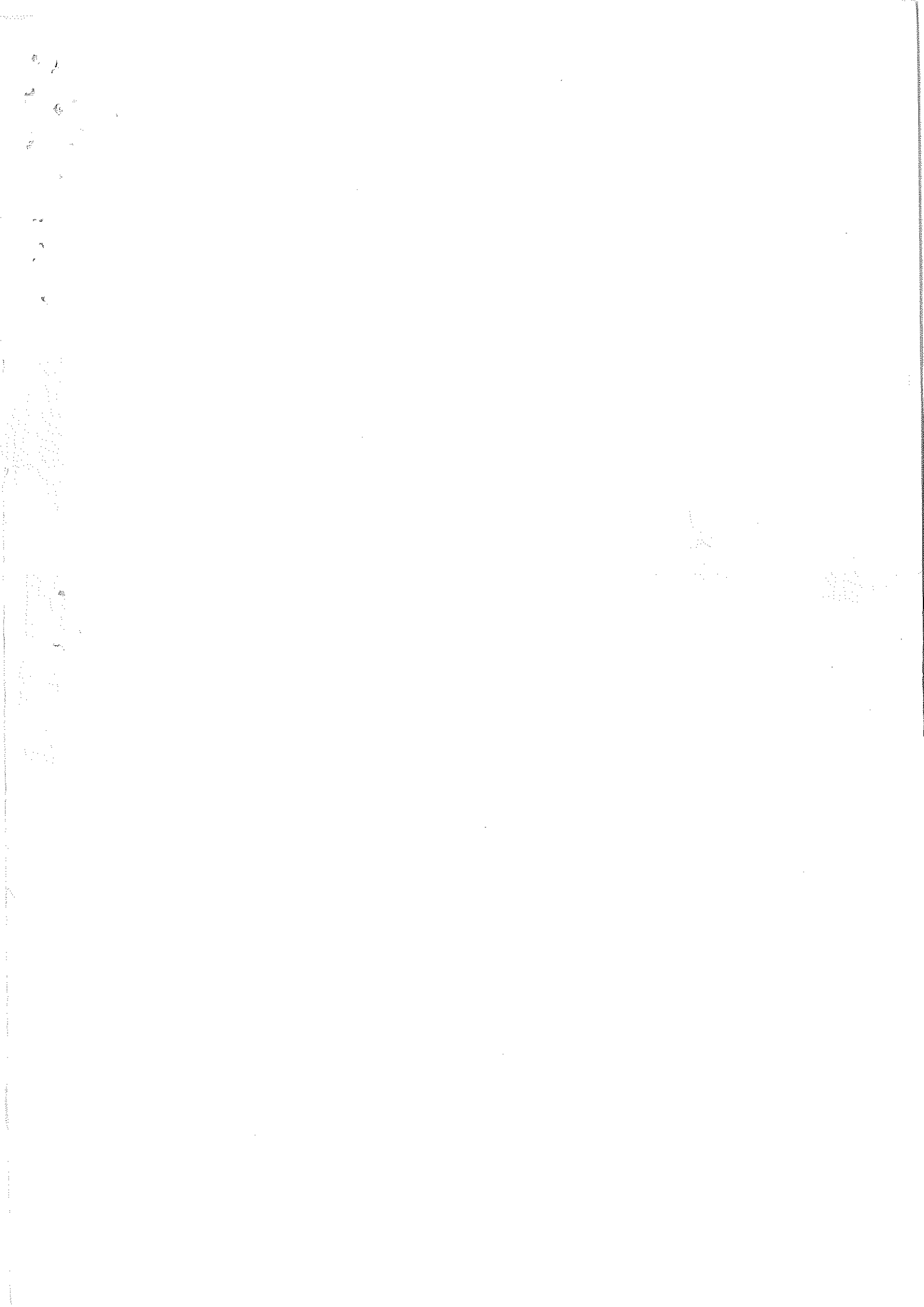
... Confirming Party

CONVEYANCE

46 decimal
R.S./L.R. Dag No. 550
Mouza Salua
District North 24 Parganas

Bhattacharjee Sur & Associates

IA-289, Sector - III
Salt Lake City
Kolkata-700091



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 54
Page from 2609 to 2624
being No 13637 for the year 2012.



(Dulal chandraSaha) 07-November-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal