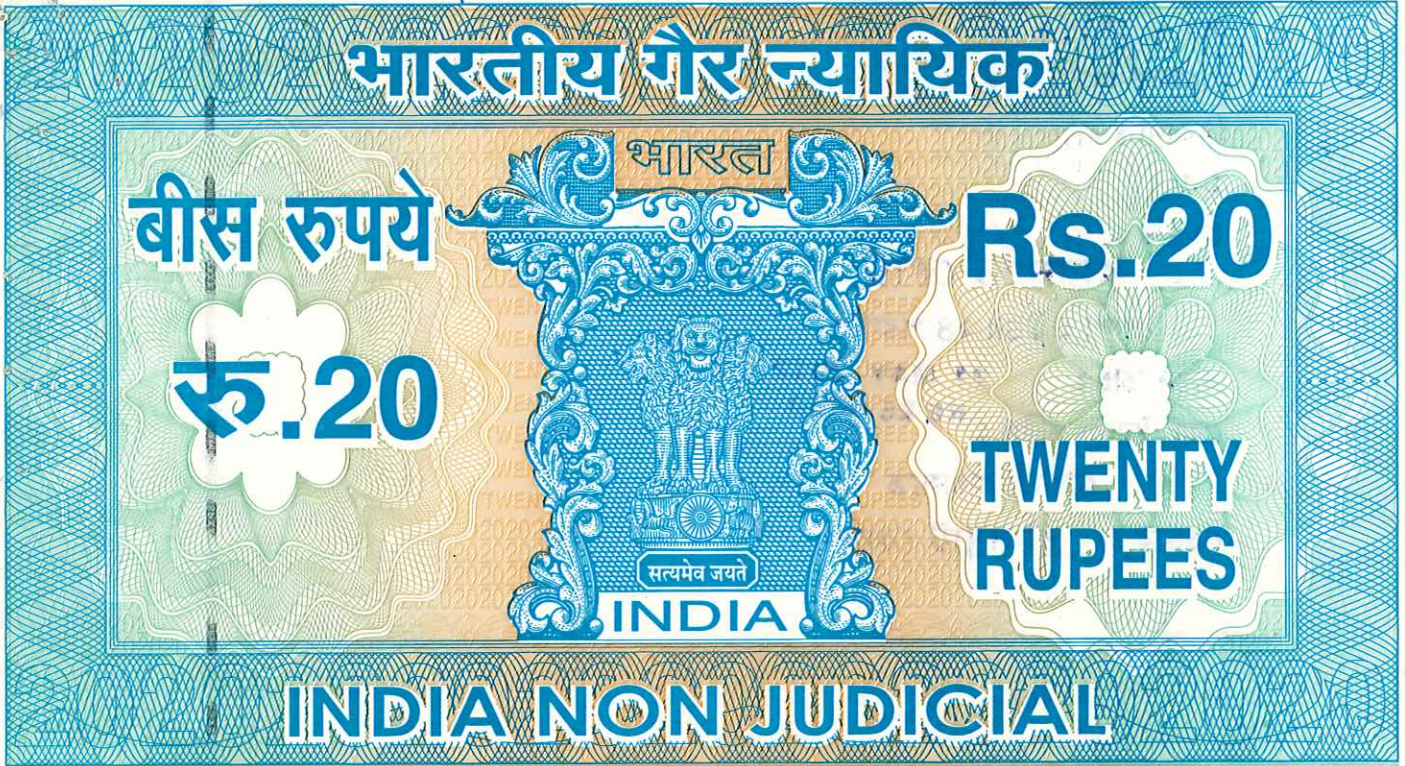


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पश्चिम बंगाल WEST BENGAL

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26/9/12  
 28/9/12  
 Additional Registrar of Assurance  
 Kolkata



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 Assurance  
 Kolkata

496,551

### CONVEYANCE

1. Date: 28<sup>th</sup> 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)

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নম্বর : ১০১৭  
সন ও তারিখ : ০৪.০৬.১২  
ফ্রেতার নাম : BSA  
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মূল্য : ২৬০০০০  
ভেডার : [Signature]  
বারাসাত কোর্ট

জেলা : উত্তর ২৪ পরগনা  
খরিদ তাং : 21 MAY 2012  
মোট প্রায়শ খরিদ : RS 26 0000  
ট্রেজারী বারাসাত  
ভেডার : শ্রী সম্রাট বোস

[Signature]

(Amit Sarda)

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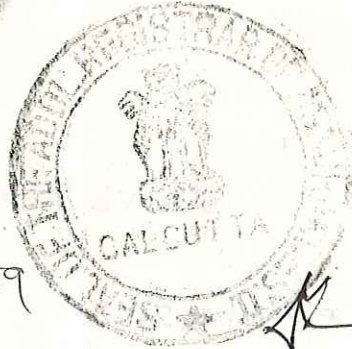
Bengal Ben Fort Aqua Ltd.

[Signature]

Authorized Signatory/Director

For WINWOOD REALTORS PRIVATE LIMITED

[Fingerprint]



[Signature] K.B.  
Authorized Signatory e-6859

PROTUND-C 'CORPAC PVT. LTD.

[Signature] HS  
Authorized Signatory

ADDITIONAL REGISTRAR  
OF ASSURANCES, CALCUTTA  
28 SEP 2012

SILICON REALESTATE PVT. LTD.

[Signature] Sumit Kumar

Director/Authorized Signatory

Identified by  
Sujata Advocate  
High Court at Calcutta



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

**Endorsement For Deed Number : I - 13640 of 2012  
(Serial No. 11582 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 21.25 hrs on :28/09/2012, at the Private residence by Amit Sarda , one of the Claimants.

**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 Dhandhanania  
Authorised Signatory, Winwood Realtors 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, Orotund Commercial Pvt Ltd, 27, Shakespeare Sarani, Kol, Thana:-Shakespeare  
Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.  
, By Profession : Others  
  
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.-28,91,454/-

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

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

**Endorsement For Deed Number : I - 13640 of 2012**  
**(Serial No. 11582 of 2012)**

Certified that the required stamp duty of this document is Rs.- 202422 /- and the Stamp duty paid as:  
Impresive 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. 31899/- is paid , by the draft number 664521, Draft Date 27/09/2012, Bank Name State Bank of  
India, ESPLANADE, received on 03/11/2012

( Under Article : A(1) = 31801/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 03/11/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 202452/- is paid 66453227/09/2012 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

The first part of the report discusses the general situation of the country and the progress of the work done during the year. It also mentions the various committees and their work.

The second part of the report deals with the financial position of the country and the various measures taken to improve it. It also mentions the various projects and their progress.

The third part of the report discusses the various committees and their work.

The fourth part of the report discusses the various committees and their work.

And

- 3.2 Winwood Realtors Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 11, Ground Floor, Crooked Lane, Kolkata-700069, Police Station Hare Street, being represented by its Authorised Signatory Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, of 11, Ground Floor, Crooked Lane, Kolkata-700069, Police Station Hare Street (PAN AABCU4830G)
- 3.3 Orotund Commercial 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 AABCO6998F)  
(collectively Purchasers, includes successors-in-interest)

And

- 3.2 Silicon Real Estate Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at 1, Raja Brojeedra Street, Kolkata-700007, Police Station Lalbazar, being represented by its Authorized Signatory Sunil Kumar, son of Surendra Singh, of 1, Raja Brojeedra 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 (i) 2.75 (two point seven five) decimal equivalent to 1 (one) *cottah* 10 (ten) *chittack* and 26 (twenty six) square feet, more or less, comprised in R.S./L.R. *Dag* No. 496, recorded in R.S. *Khatian* No. 167, 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 (First Property), morefully described in the Part I of the 1<sup>st</sup> Schedule below, delineated on the Plan A annexed hereto and bordered in colour Red thereon And (ii) 5.62 (five point six two) decimal equivalent to 3 (three) *cottah* 6 (six) *chittack* and 20 (twenty) square feet, more or less, comprised in R.S./L.R. *Dag* No. 551, recorded in R.S. *Khatian* No. 242, 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 (Second Property), morefully described in the Part II of the 1<sup>st</sup> Schedule below, delineated on the Plan B annexed hereto and bordered in colour Red thereon, totaling to land measuring 8.37 (eight point three seven) decimal equivalent to 5(five) *cottah* 1 (one)

ADDITIONAL REGISTRAR  
OF ASSURANCES AND DATA  
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*chittack* and 5.4 (five point four) square feet, the First Property and the Second Property (collectively Said Property), morefully described in the 2<sup>nd</sup> Schedule below 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 Pratima Sundari Sen:** Pratima Sunadri Sen was the absolute owner of land measuring 19 (nineteen) decimal, more or less, comprised in C.S. *Dag* No. 537, corresponding R.S./L.R. *Dag* No. 551, recorded in C.S. *Khatian* No. 289, *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 (First Larger Property).

5.1.2 **Sale to Prahlad Chandra Saha and Others:** By a Deed of Conveyance dated 16<sup>th</sup> October, 1974, registered in the Office of the District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 140, at Pages 76 to 79, being Deed No. 8241 for the year 1974, Pratima Sundari Sen sold to Prohallad Chandra Saha, Jibon Krishna Saha, Nilratan Saha and Kalipada Saha (collectively Prahlad Chandra Saha and Others) the entirety of the First Larger Property.

5.1.3 **Purchase by Prahlad Saha and Others:** By another 2 (two) Deeds of Conveyance (i) dated 16<sup>th</sup> December, 1961, registered in the Office of the District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 132, at Pages 192 to 204, being Deed No. 9463 for the year 1961 And (ii) dated 29<sup>th</sup> September, 1972, registered in the Office of the District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 96, at Pages 223 to 230, being Deed No. 6358 for the year 1972, Prahlad Saha and Others purchased land measuring 151 (one hundred and fifty one) decimal, more or less, comprised in C.S. *Dag* No. 520, corresponding R.S./L.R. *Dag* No. 496, recorded in C.S. *Khatian* No. 313, *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 (Second Larger Property).

5.1.4 **Demise of Prahlad Chandra Saha:** Prahlad Chandra Saha, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his wife Dipti Rani Saha, 2 (two) sons, namely, Pradip Saha and Sudip Saha and 1 (one) daughter Poli Rani Saha, as his only legal heirs and heiresses, who inherited the entire right, title and interest of Late Prahlad Chandra Saha in the First Larger Property and the Second Larger Property (collectively Larger Property).

5.1.5 **Sale to Dipti Rani Saha:** By a Deed of Conveyance, registered in the Office of the District Sub-Registrar, Barasat, North 24 Parganas, in Book No. I, Volume



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OF ASSURANCES, KARNATAKA  
28 SEP 2012

- No. 24, at Pages 31 to 37, being Deed No. 1807 for the year 1985, Poli Rani Saha, being one of the legal heirs of Prohallad Chandra Saha, sold to Dipti Rani Saha her share in the Larger Property.
- 5.1.6 Sale to Bhupal Ranjan Chakroborty: By a Deed of Conveyance dated 10<sup>th</sup> July, 1989, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, Volume No. 120, at Pages 61 to 72, being Deed No. 5681 for the year 1989, Jibon Krishna Saha, Nilratan Saha, Kalipada Saha, Dipti Rani Saha, Pradip Saha and Sudip Saha sold to Bhupal Ranjan Chakroborty undivided  $\frac{1}{2}$  (half) share in the Larger Property (Bhupal's Property).
- 5.1.7 Sale to Nripendra Kumar Rauth and Others: By 2 (two) Deeds of Conveyance, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in (i) Book No. I, Volume No. 123, at Pages 73 to 86, being Deed No. 5682 for the year 1989 and (ii) Book No. I, being Deed No. 397 for the year 1993, Jibon Krishna Saha, Nilratan Saha, Kalipada Saha, Dipti Rani Saha, Pradip Saha and Sudip Saha sold to Nripendra Kumar Rauth, Dakshina Ranjan Sarkar and Sadhan Chandra Biswas (collectively Nripendra Kumar Rauth and Others) the entirety of Bhupal's Property.
- 5.1.8 Sale to Shibamoy Banerjee: By a Deed of Conveyance dated 22<sup>nd</sup> January, 1993, registered in the Office of the District Sub-Registrar-II, Barasat, North 24 Parganas, in Book No. I, being Deed No. 410 for the year 1993, Nripendra Kumar Rauth and Others sold to Shibamoy Banerjee land measuring (i) 1.46 (one point four six) decimal equivalent to 14 (fourteen) *chhitak* and 10 (ten) square feet, more or less, comprised in R.S./L.R. *Dag* No. 496, recorded in R.S. *Khatian* No. 167, *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 (First Part of First Property) And (ii) 3.10 (three point one zero) decimal 1 (one) *cottah* 14 (fourteen) *chhitak* and 2 (two) square feet, more or less, comprised in R.S./L.R. *Dag* No. 551, recorded in R.S. *Khatian* No. 242, *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 (First Part of Second Property).
- 5.1.9 Sale to Mala Chakroborty: By a Deed of Conveyance, registered in the Office of the District Sub-Registrar-II, Barasat, North 24 Parganas, in Book No. I, Volume No. 7, at Pages 1 to 11, being Deed No. 402 for the year 1993, Nripendra Kumar Rauth and Others sold to Mala Chakroborty land measuring (i) 1.27 (one point two seven) decimal equivalent to 12 (twelve) *chittak* and 16 (sixteen) square feet, more or less, comprised in R.S./L.R. *Dag* No. 496, recorded in R.S. *Khatian* No. 167, *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 (Second Part of First Property) And (ii) 2.52 (two point five two) decimal equivalent to 1 (one) *cottah* 8 (eight) *chittack* and 18 (eighteen) square feet, more or less, comprised in R.S./L.R. *Dag* No. 551, recorded in R.S. *Khatian* No. 242, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly

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28 SEP 2012



Rajarhat), within Ward No. 4 of Rajarhat- Gopalpur Municipality, District Registration Office Bidhannagar, District North 24 Parganas (Second Part of Second Property).

- 5.1.10 **Sale to Vendor by Shibamoy Banerjee:** By a Deed of Conveyance dated 8<sup>th</sup> February, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, North 24 Parganas, in Book No. I, CD Volume No. 3, at Pages 1511 to 1534, being Deed No. 2095 for the year 2007, Shibamoy Banerjee sold to Vendor the entirety of the First Part of the First Property and the First Part of the Second Property.
- 5.1.11 **Sale to Vendor by Mala Chakraborty:** By a Deed of Conveyance dated 8<sup>th</sup> February, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, North 24 Parganas, in Book No. I, CD Volume No. 3, at Pages 1464 to 1487, being Deed No. 2093 for the year 2007, Mala Chakraborty sold to Vendor the entirety of the Second Part of the First Property and the Second Part of the Second Property.
- 5.1.12 **Records of Rights:** The Vendor has recorded its name in the records of the Land Revenue Settlements, vide L.R. *Khatian* No 1349.
- 5.1.13 **Absolute Ownership:** Thus, the Vendor became the absolute owner of the First Part of the First Property, the First Part of the Second Property, the Second Part of the First Property and the Second Part of the Second Property, collectively the Said Property.
- 5.1.14 **Agreement with Confirming Party:** By an agreement dated 8<sup>th</sup> July, 2011 (Sale Agreement), the Vendor agreed to sell to the Confirming Party the Said Property in such terms and conditions as envisaged therein.
- 5.1.15 **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

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
28 SEP 2012



- 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 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.

ADDITIONAL REGISTRAR  
OF ASSURANCES-II, NO. 57/A  
28 SEP 2012



## 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, being land measuring 8.37 (eight point three seven) decimal, more or less, described in the 2<sup>nd</sup> Schedule below, comprising of (i) the First Property, being *sali* land measuring 2.75 (two point seven five) decimal equivalent to 1 (one) *cottah* 10 (ten) *chittack* and 26 (twenty six) square feet, comprised in R.S./L.R. *Dag* No. 496, recorded in R.S. *Khatian* No. 167, 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, morefully described in the Part I of the 1<sup>st</sup> Schedule below, delineated on the Plan A annexed hereto and bordered in colour Red thereon And (ii) the Second Property, being *sali* 5.62 (five point six two) decimal equivalent to 3 (three) *cottah* 6 (six) *chittack* and 20 (twenty) square feet, more or less, comprised in R.S./L.R. *Dag* No. 551, recorded in R.S. *Khatian* No. 242, 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, morefully described in the Part II of the 1<sup>st</sup> Schedule below, delineated on the Plan B 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.

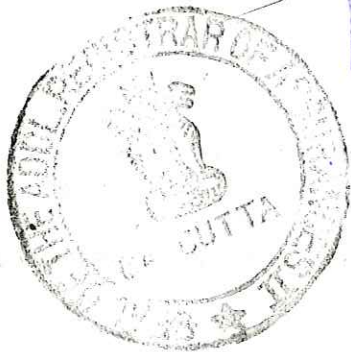
7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.20,25,556/- (Rupees twenty lac twenty five thousand five hundred and fifty six) (Consideration) which has been fully paid and received, as hereby and by the Receipt and Memo below, admitted and acknowledged. The 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.



SECRETARY  
DEPARTMENT OF DISASTERS MANAGEMENT  
28 SEP 2012



- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, 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 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



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OF ASSURANCES  
28 SEP 2012



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 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' name 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.

1<sup>st</sup> Schedule

Part I

(First Property)

*Sali* 2.75 (two point seven five) decimal equivalent to 1 (one) *cottah* 10 (ten) *chittack* and 26 (twenty six) square feet, more or less, comprised in R.S./L.R. *Dag* No. 496, recorded in R.S. *Khatian* No. 167, 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 A 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. *Dag* No. 497

On the East : By R.S./L.R. *Dag* No. 551

*Princely*



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OF ASSAM, DISPUR  
28 SEP 2012



On the South : By R.S./L.R. Dag No. *Mouza Dashadome*

On the West : By R.S./L.R. Dag No. *495, 494*

Part II  
(Second Property)

*Sali* 5.62 (five point six two) decimal equivalent to 3 (three) *cottah* 6 (six) *chittack* and 20 (twenty) square feet, more or less, comprised in R.S./L.R. Dag No. 551, recorded in R.S. *Khatian* No. 242, 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 B 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. Dag No. *553*

On the East : By R.S./L.R. Dag No. *of Mouza Salua*

On the South : By ~~R.S./L.R. Dag No.~~ *Mouza Dashadome*

On the West : By R.S./L.R. Dag No. *496*

<sup>2</sup>nd Schedule  
(Said Property)

*Sali* land measuring (i) 2.75 (two point seven five) decimal equivalent to 1 (one) *cottah* 10 (ten) *chittack* and 26 (twenty six) square feet, more or less, comprised in R.S./L.R. Dag No. 496, recorded in R.S. *Khatian* No. 167, 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, morefully described in the ~~Part I of the 1<sup>st</sup> Schedule above, delineated on the Plan A annexed hereto and bordered in colour Red thereon~~ And (ii) 5.62 (five point six two) decimal equivalent to 3 (three) *cottah* 6 (six) *chittack* and 20 (twenty) square feet, more or less, comprised in R.S./L.R. Dag No. 551, recorded in R.S. *Khatian* No. 242, 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, morefully described in the Part II of the 1<sup>st</sup> Schedule above, delineated on the ~~Plan B annexed hereto and bordered in colour Red thereon~~

totaling to land measuring 8.37 (eight point three seven) decimal equivalent to 5 (five) cottah 1 (one) chittack and 5.4 (five point four) square feet, more or less.

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of




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OF ASSIGNED JURISDICTION  
28 SEP 2012



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.

  
VIVEK KATHOTIA

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



-----  
(Winwood Realtors Private Limited)  
(Dilip Kumar Dhandhan)  
Authorised Signatory



-----  
(Orotund Commercial Private Limited)  
(Amit Sarda)  
Authorized Signatory

[Purchasers]



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

Witnesses:

Signature 

Name Nideshwar Shukla

Father's Name B. K. Shukla

Address SA-289, Sector III

Salt Lake City, Kot 97

Signature 

Name Sujata Ghosh

Father's Name

Address



ADDITIONAL REGISTRAR  
OF BIRTHS, DEATHS, MARRIAGES  
28 SEP 2012



## Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.20,25,556/- (Rupees twenty lac twenty five thousand five hundred and fifty six) 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.)
Cr. 212272	27.09.12	Vijaya Bank.	20,25,556/-
			1
		Total	20,25,556/-

५ ←

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

*Sunil Kumar*

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

Drafted by

*Sujata*

Sujata Ghosh

Advocate

High Court at Calcutta

Witnesses:







Signature *Niteshwar*  
Name *Niteshwar Chakla*

Signature *Sujata*  
Name \_\_\_\_\_



ADDITIONAL REGISTRAR  
OF COMPANIES, 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 COMPANIES, KOLKATA  
28 SEP 2012



**SPECIMEN FORM TEN FINGER PRINTS**

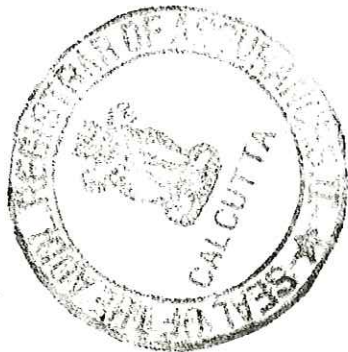
Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



*K. Jagan Kumar*

	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 MEMBER  
OF ASSOCIATION-II, KARNATAKA  
28 SEP 2012



Dated 28<sup>th</sup> Day of September, 2012

Between

Bengal Benfort Aqua Private Limited

... Vendor

And

Winwood Realtors Private Limited & Ors.

... Purchasers

And

Silicon Real Estate Private Limited

... Confirming Party

CONVEYANCE

8.37 decimal equivalent to 5(five) *cottah* 1 (one) *chittack* and 5.4 (five point four) square feet

R.S./L.R. *Dag* Nos. 496 & 551

*Mouza* Salua

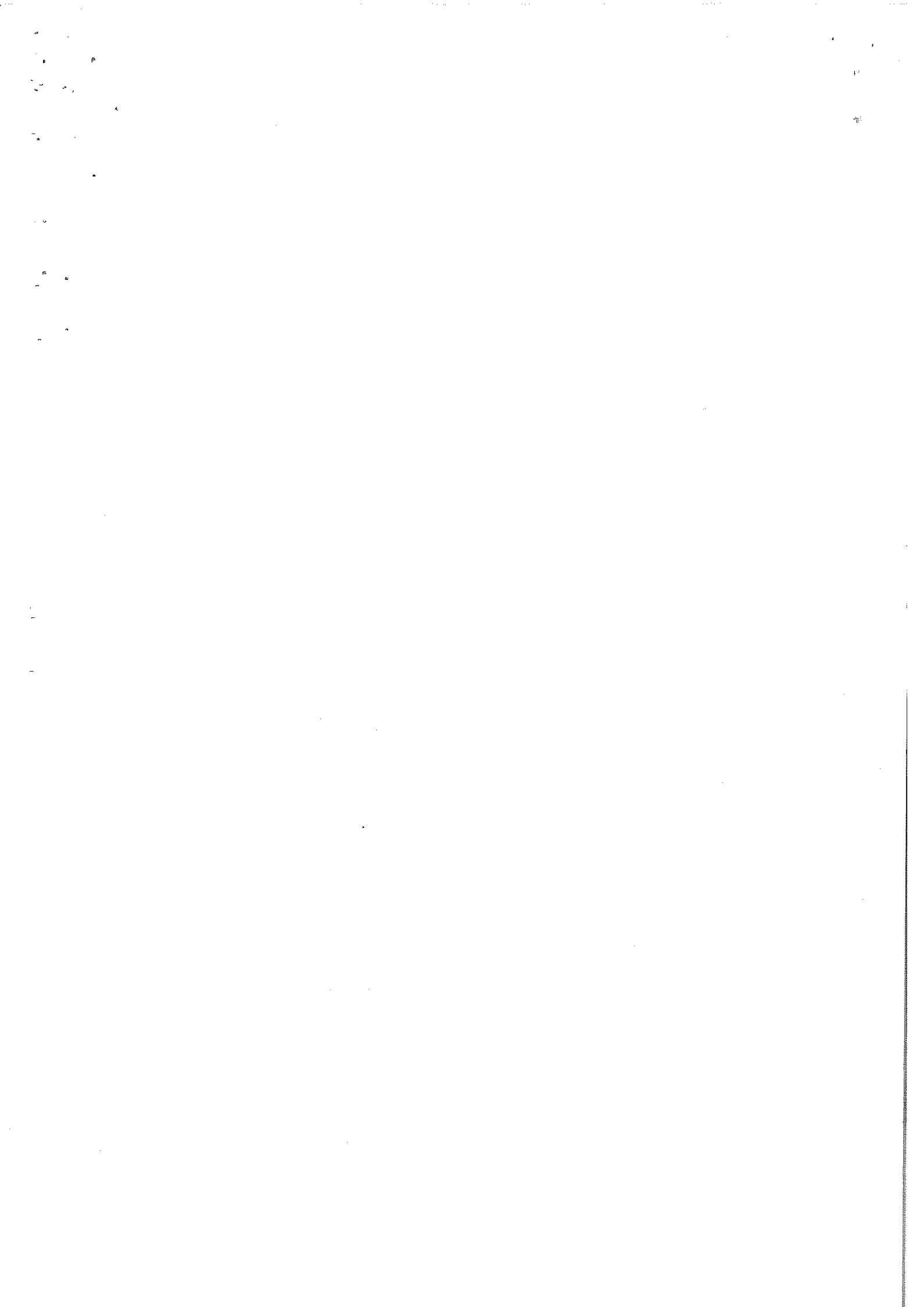
District North 24 Parganas

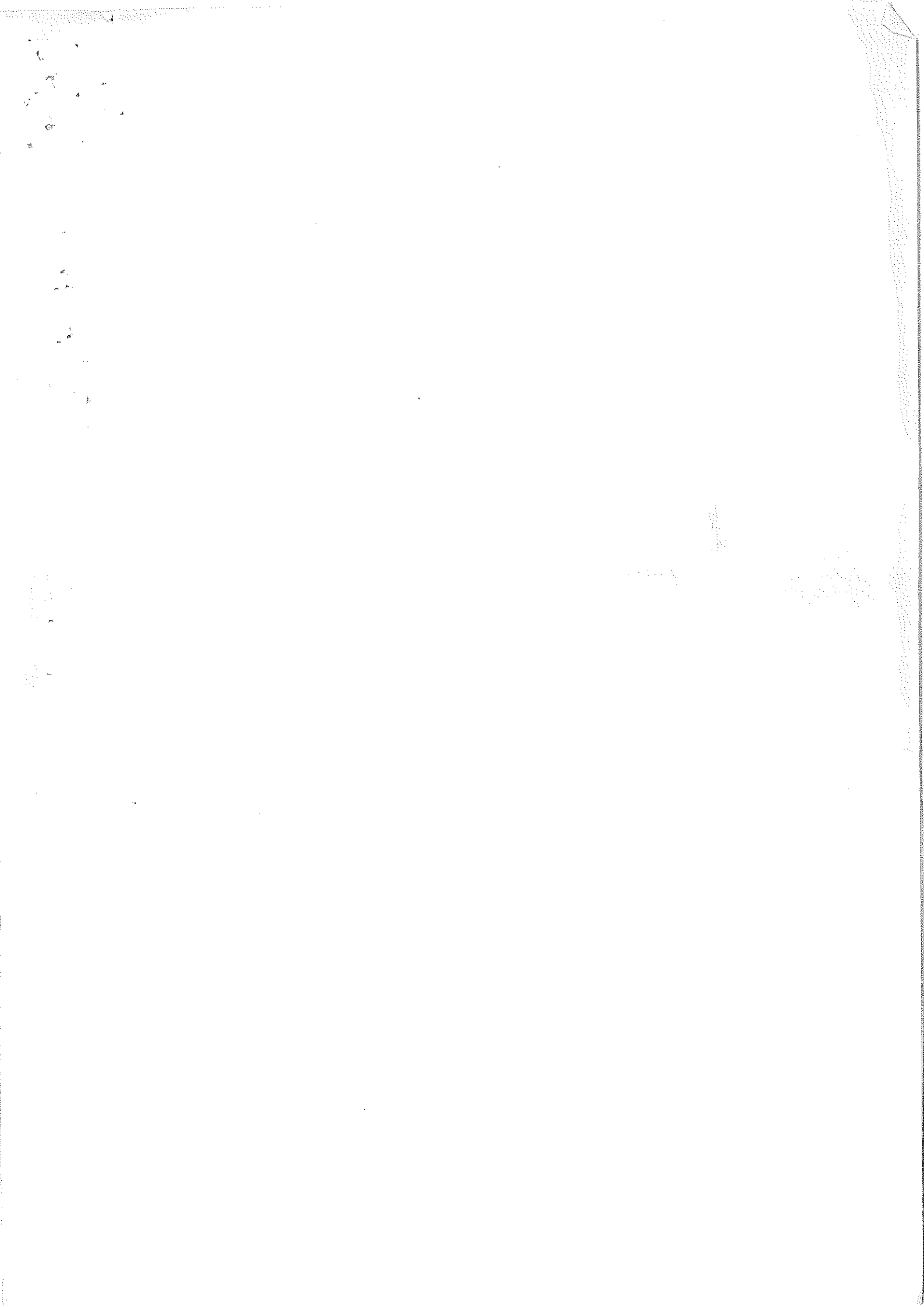
Bhattacharjee Sur & Associates

IA-289, Sector - III

Salt Lake City

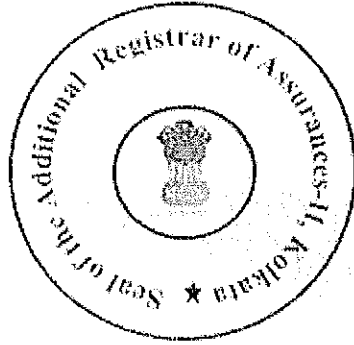
Kolkata-700091






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 54  
Page from 2660 to 2677  
being No 13640 for the year 2012.



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