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13642/12

भारतीय गैर न्यायिक

भारत

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TWENTY RUPEES



INDIA NON JUDICIAL

अन्वित पश्चिम बंगाल WEST BENGAL

12AA 538618



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-I, Kolkata

CONVEYANCE

Date: 28th September, 2012

Place: Kolkata

Parties:

- 1.
- 2.
- 3.
- 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 Kathoria, son of Late Sampat Mall Kathoria, of 7/1A, Hazra Road, Kolkata-700026, Police Station Bhawanipur (PAN AADCB0251E) (Vendor, includes successors-in-interest)

Handwritten signatures and dates: 28/9/12, 29/9/12, 30/9/12, 1/10/12, 2/10/12, 3/10/12

Handwritten signature and date: 31/09/12

Handwritten signatures and dates: 29/9, 30/9, 1/10, 2/10

নম্বর : ১২১৫

সন ও তারিখ : ০৪/০৫/১২

ক্রেতার নাম : সিঙ্গল

ঠিকানা : ১০১/৭৭

মূল্য : ১০০০

ভেতার : *[Signature]*

বাসবাস কোর্ট

কেন্দ্র : উত্তর ২৪ পল্লীগণা

খরিদ তার : ২১ MAY ২০১২

মোট ঙ্গাংশ খরিদ : RS ২৬ ০০০০

ক্রেতারী বাবাসাত

ভেতার : শ্রী সন্ধ্যাট বোস

(Amnt-Sadar)

e-6860

SILICON REALESTATE PVT. LTD.

[Signature]

~~Director/~~Authorized signatory

Bengal Ben For Aqua Ltd

[Signature]

Authorized signatory/Director

OROTUND VANIJYA PVT. LTD.
OROTUND TRADECOMM PVT. LTD.
Orotund Vinimay Pvt Ltd.



e-6859

[Signature] DKS

Director / Authorized Signatory

For UPPERSTAR HIRISE PRIVATE LIMITED
For UPPERSTAR REALCON PRIVATE LIMITED
For UPPERSTAR NIRMAN PRIVATE LIMITED

[Signature]



ADDITIONAL REGISTRAR
OF ASSURANCE & INVESTMENT
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 - 13642 of 2012

(Serial No. 11585 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 21.22 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:-Bhawaniapore, 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 Dhandhanja
Authorised Signatory, Upperstar Realcon Pvt Ltd, Gr. Floor, 11, Crooked Lane, Kol, Thana:-Hare
Street, P.O. :- ;District:-Kolkata, WEST BENGAL, India, Pin :-700069.

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

Authorised Signatory, Upperstar Nirman 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 Vanijya Pvt Ltd, 27, Shakespeare Sarani, Kol, Thana:-Shakespeare
Sarani, P.O. :- ;District:-Kolkata, WEST BENGAL, India, Pin :-700017.

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

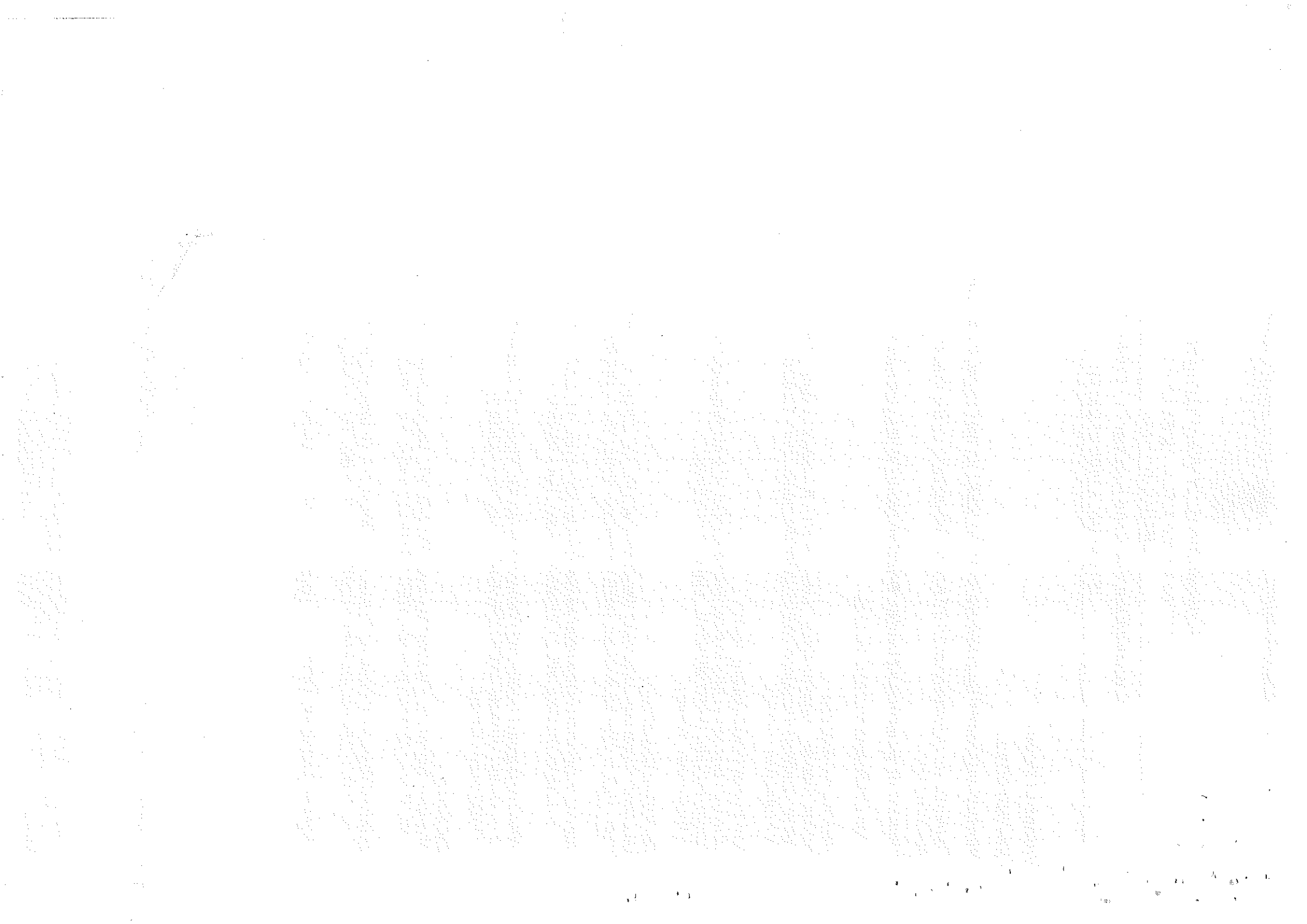
Authorised Signatory, Orotund Vinimay Pvt Ltd, 27, Shakespeare Sarani, Kol, Thana:-Shakespeare
Sarani, P.O. :- ;District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Others



(Dual chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

03/11/2012 13:07:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 13642 of 2012

(Serial No. 11585 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.-1,39,62,495/-

Certified that the required stamp duty of this document is Rs.- 977395 /- 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

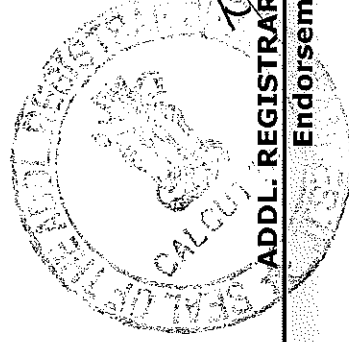
Rs. 153680/- is paid , by the draft number 664527, Draft Date 27/09/2012, Bank Name State Bank of India, ESPLANADE, received on 03/11/2012

(Under Article : A(1) = 153582/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 03/11/2012)

Deficit stamp duty

Deficit stamp duty Rs. 977430/- is paid66453827/09/2012State 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

3/11/2012 13:07:00

EndorsementPage 2 of 2

10/10/10

10/10/10

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And

3-2 Upperstar Realcon 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 AABCU4831H)

3-3 Upperstar Hirise 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 AABCU4833F)

3-4 Upperstar Nirman 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)

3-5 Orotund Vanijya Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani, Kolkata-700016, Police Station Shakespeare Sarani, being represented by its Authorised Signatory Amit Sarda, son of Jugal Kishore Sarda, of 27, Shakespeare Sarani, Kolkata-700016, Police Station Shakespeare Sarani (PAN AABCO6996M)

3-6 Orotund Tradecomm Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani, Kolkata-700016, Police Station Shakespeare Sarani, being represented by its Authorised Signatory Amit Sarda, son of Jugal Kishore Sarda, of 27, Shakespeare Sarani, Kolkata-700016, Police Station Shakespeare Sarani (PAN AABCO6994K)

3-7 Orotund Vinimay Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani, Kolkata-700016, Police Station Shakespeare Sarani, being represented by its Authorised Signatory Amit Sarda, son of Jugal Kishore Sarda, of 27, Shakespeare Sarani, Kolkata-700016, Police Station Shakespeare Sarani (PAN AABCO6999E)
(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 Brojendra Street,



ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
28 SEP 2012

K

Kolkata-700007, Police Station Lalbazar, being represented by its Authorized Signatory Sunil Kumar, son of Surendra Singh, of 1, Raja Brojendra 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: *Salit* land measuring 40.9 (forty point nine) decimal equivalent 1 (one) *bigha* 4 (four) *cottah* and 12 (twelve) *chitack*, more or less, comprised in R.S./L.R. *Dag* No. 545, recorded in R.S. *Khatian* No. 173, *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 Foim Mondal: By a Deed of Gift dated 12th July, 1963, registered in the Office of the District Sub-Registrar Cossipur, Dum Dum, in Book No. I, Volume No. 91, at Pages 99 to 100, being Deed No. 6000 for the year 1963, Foim Mondal became the owner of *salit* land measuring 124 (one hundred and twenty four) decimal, more or less, comprised in C.S. *Dag* No. 530, corresponding R.S./L.R. *Dag* No. 545, recorded in C.S. *Khatian* No. 160, *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 (Foim's Property).

5.1.2 Sale to Purnima Jana: By a Deed of Conveyance dated 26th April, 1966, registered in the Office of the District Sub-Registrar Cossipur, Dum Dum, in Book No. I, Volume No. 52, at Pages 271 to 274, being Deed No. 3452 for the year 1966, Foim Mondal sold to Purnima Jana land measuring 44.62 (forty four point six two) decimal equivalent to 1 (one) *bigha* and 7 (seven) *cottah*, more or less, out of Foim's Property (Purnima's Property).

5.1.3 Records of Rights: Purnima Jana recorded her name in the records of the Revitional Settlements with respect to the Purnima's Property.

5.1.4 Sale to Vendor: By a Deed of Conveyance dated 17th January, 2007, registered in the Office of the District Registrar, Barasat-II, North 24 Parganas, in Book



ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
28 SEP 2012

7

No. I, Volume No. I, at Pages 1 to 18, being Deed No. 00424 for the year 2007, Purnima Jana sold to Vendor the entirety of the Said Property out of Purnima's Property, being land measuring 41 (forty one) decimal equivalent to 1 (one) *bigha* 4 (four) *cottah* and 12 (twelve) *chittack*, more or less.

- 5.1.5 **Absolute Ownership:** Thus, the Vendor became the absolute owner of the Said Property.
- 5.1.6 **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.
- 5.1.7 **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 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.



DITPA, HOISIKAR
OF ASSISHTANT REGISTRAR
28 SEP 2012

(Handwritten signature)

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 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 40.9 (forty point nine) decimal equivalent to 1 (one) *bigha* 4 (four) *cottah* and 12 (twelve) *chitrack*, more or less, comprised in R.S./L.R. *Dag* No. 545, recorded in R.S. *Khatian* No. 173, *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,



ADDITIONAL REGISTRAR
OF ASSAM, DISPUR, KARBI ANTIHILL
28 SEP 2012

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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.99,00,000/- (Rupees ninety nine lac) (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, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bagadars* 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,



ADDITIONAL REGISTRAR
OF ASSISTANT REGISTRARS
28 SEP 2012

4

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 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 40.9 (forty point nine) decimal equivalent to 1 (one) *bigha* 4 (four) *cottah* and 12 (twelve) *chittack*, more or less, comprised in R.S./L.R. *Dag* No. 545, recorded in R.S. *Khatian* No. 173, *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. *Dag* No. 544

On the East : By *Mouza* *Gopalpur*

On the South : By R.S./L.R. *Dag* No. 549

On the West : By R.S./L.R. *Dag* Nos. 547, 548 & 549

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.






ADDITIONAL SECRETARY
OF ASSURANCE
28 SEP 2012





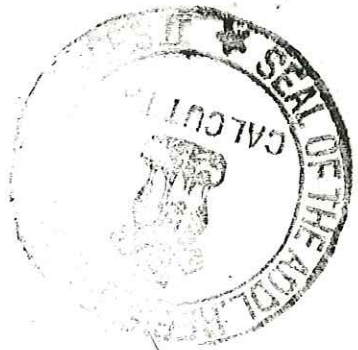
9. Execution and Delivery

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

<p>9/11/2017 VIVEK KATHOTIA ----- (Bengal Benfort Aqua Limited) (Vivek Kumar Kathotia) Director [Vendor]</p>	<p> ----- (Upperstar Realcon Private Limited, Upperstar Hirise Private Limited and Upperstar Nirman Private Limited) (Dilip Kumar Dhandhaniah) Authorised Signatory</p>	<p> ----- (Orotund Vanija Private Limited, Orotund Vinimay Private Limited and Orotund Tradecomm Private Limited) (Amit Sarda) Authorised Signatory</p>
<p>[Purchasers]</p>		
<p> ----- (Silicon Real Estate Private Limited) (Sunil Kumar) Authorised Signatory [Confirming Party]</p>		

Witnesses:

Signature 	Signature 
Name <u>Umesh Kumar Kedia</u>	Name <u>SHANKAR CHANDAK</u>
Father's Name <u>Late. K.L. Kedia</u>	Father's Name <u>LT. M.C. CHANDAK</u>
Address <u>27, Shalcespore Sarani</u>	Address <u>SFC, Chowringhee Road</u>
<u>16/1-17</u>	<u>KM-20</u>



ADDITIONAL SECRETARY
OF ASSOCIATED BANKS
28 SEP 2012



Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.99,00,000/- (Rupees ninety nine lac) 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.)
Che. 212269.	27.09.12.	Vijaya Bank.	99,00,000/-
		Total	99,00,000/-

Sunil Kumar

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

Vivek Kathotia

(Bengal Benfort Aqua Limited)
(Vivek Kumar Kathotia)
Director

[Vendor]

Drafted by

Sujata

Sujata Ghosh

Advocate

I-High Court at Calcutta

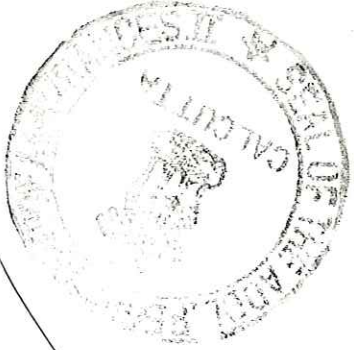
Witnesses:

[Signature]

[Signature]

Signature _____ Signature _____













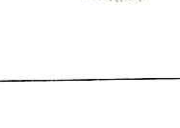













Name Umesh Kumar (Kedar) Name SHANKAR CHANDAK



28 SEP 2012

A

SPECIMEN FORM TEN FINGER PRINTS













Sl. No.	Signature of the executants and/or purchaser Presentants	Little	Ring	Middle (Left)	Fore	Thumb
	 					
	 					
	 					
						



ADDITIONAL RECEIPT
OFFICE OF THE DIRECTOR
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	 Little	 Ring	 Middle (Right Hand)	 Fore	 Thumb
		Little	Ring	Middle (Left Hand)	Fore	Thumb	Little	Ring	Middle (Right Hand)	Fore	Thumb
		Little	Ring	Middle (Right Hand)	Fore	Thumb	Little	Ring	Middle (Left Hand)	Fore	Thumb
		Little	Ring	Middle (Right Hand)	Fore	Thumb	Little	Ring	Middle (Left Hand)	Fore	Thumb



ADDITIONAL REGISTRAR
OF ASSURANCE-1, KOLKATA
28 SEP 2012



SITE PLAN OF LAND AT MOUZA - SALUA, J.L. NO. 3, R.S. DAG NO. 545,
 L.R. DAG NO. _____, R.S. KHATIAN NO. 173 _____, L.R. KHATIAN
 NO. _____, P.S. - AIRPORT, DIST. - NORTH 24- PARGANAS.

SCALE : 40'-0" = 1" INCH

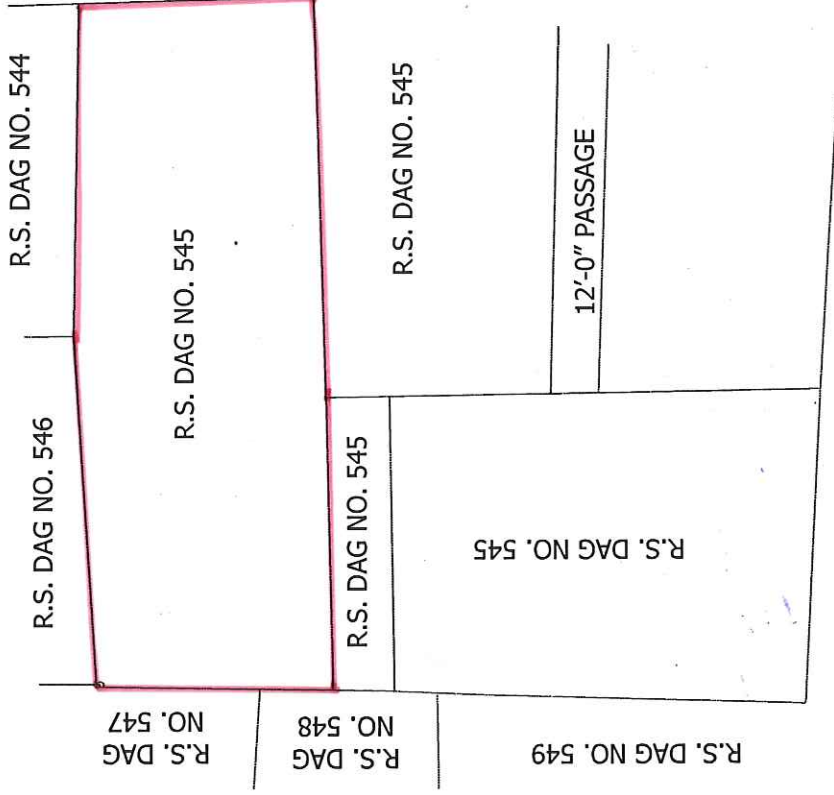
PURCHASE AREA OF LAND :- 40.90 DECIMALS (MORE OR LESS)
 SHOWN IN RED COLOUR

N



VENDOR : BENGAL BENFORT AQUA LTD.

PURCHASER: OROTUND COMMERCIAL PVT LTD.
 OROTUND VANIYA PVT LTD
 OROTUND TRADECOMM PVT LTD
 OROTUND VINIMAY PVT LTD
 OROTUND DISTRIBUTORS PVT LTD



SILICON REAL ESTATE PVT. LTD.
Gurind Kumar
 Director / Authorized Signatory

Bengal Ben Fort Aqua Ltd

g

Authorized Signatory/Director

Orotund Vinimay Pvt Ltd
 OROTUND TRADECOMM PVT LTD
 OROTUND VANIYA PVT LTD

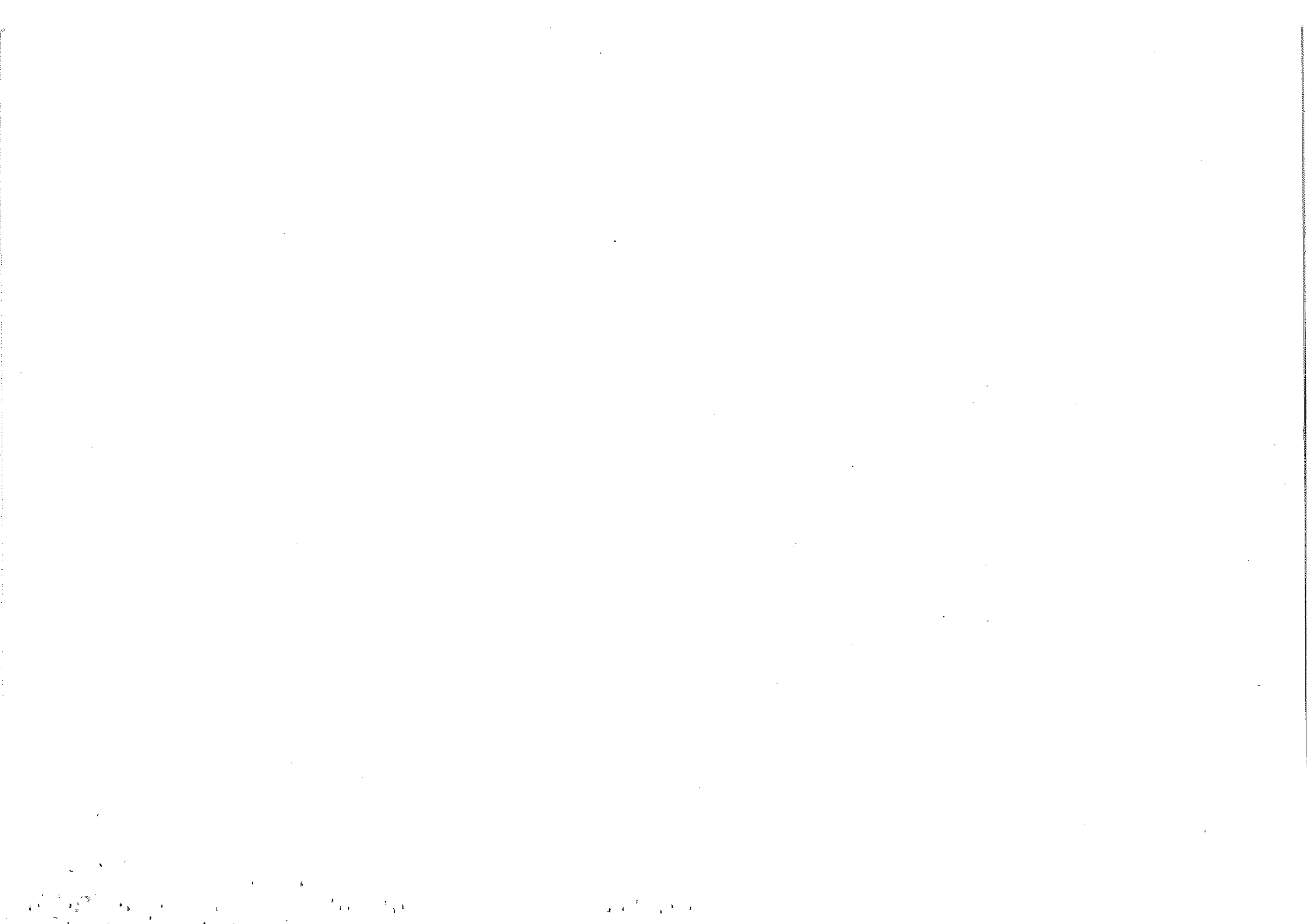
FOR APPROVAL REALTOR PRIVATE LIMITED
 FOR APPROVAL NIGAMAN PRIVATE LIMITED
 FOR APPROVAL HOUSE PRIVATE LIMITED

Traced By:
N. Srinivas
 22/11/2024



ADDITIONAL REGISTRAR
OF ASSAM, KOLKATA
28 SEP 2012

[Handwritten signature]



Dated 28th Day of September, 2012

Between

Bengal Benfort Aqua Private Limited

... Vendor

And

Upperstar Realcon Private Limited & Ors.

... Purchasers

And

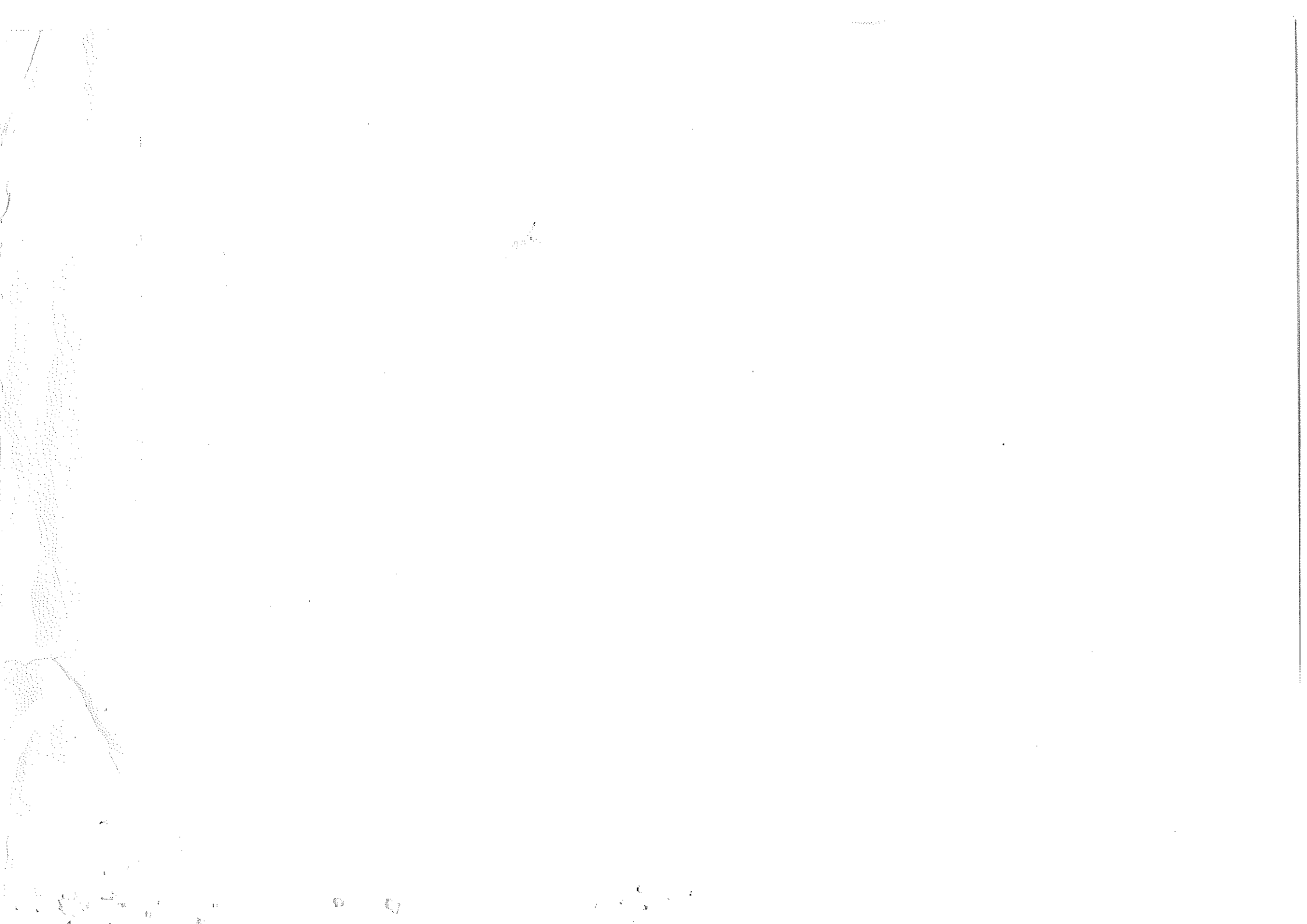
Silicon Real Estate Private Limited

... Confirming Party

CONVEYANCE

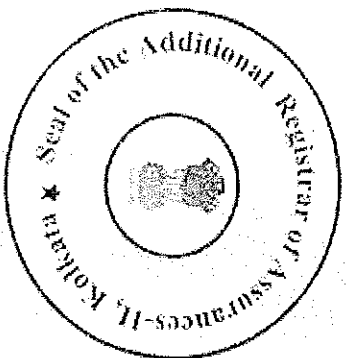
40.9 decimal
R.S./L.R. *Dag* No. 545
Mouza Salna
District North 24 Parganas

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 1567 to 1583
being No 13642 for the year 2012.



(Dulal chandraSaha) 06-November-2012
ADDL REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal