

2251/13

DEC 2013

2392/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 485797

15-1-2013
 2251/13
 552



Additional Registrar of Assurances II
 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 Assurances-II, Kolkata

[Handwritten Signature]

CONVEYANCE

1. Date: 27th February, 2013
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 authorized signatory Raj Kumar Gupta, son of Champa Lal Gupta, of 7/1A, Hazra Road, Kolkata-700026, Police Station Bhawanipur (PAN AACBC0251E) (Vendor, includes successors-in-interest)

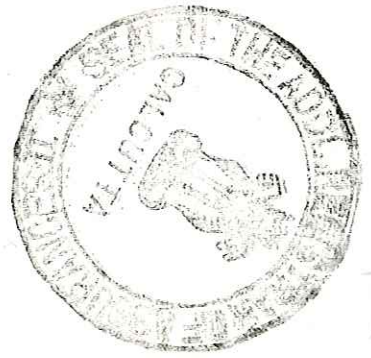
SL. NO.
NAME
ADD
AMT.

1000/- (one thousand only)

High Court Calcutta

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



I identified by
His Honour Judge
Advocate
Calcutta High Court


2

ADMISSION RECEIVED
INSURANCES-1, KOLKATA
27 FEB 2013

**Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata**

Signature / LTI Sheet of Serial No. 02251 / 2013, Deed No. (Book - I , 02392/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Umesh Kedia 27, Shakespeare Sarani, Kol, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India,	 27/02/2013	 LTI 27/02/2013	 27.2.13

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
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1	Raj Kumar Gupta Address -7/1a Hazra Road, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	Self	 27/02/2013	 LTI 27/02/2013	 27/2/13
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2	Sunil Kumar Address -1 Raja Brojendra Street, District:-Kolkata, WEST BENGAL, India,	Confirming Party	 27/02/2013	 LTI 27/02/2013	 27/2/13
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3	Umesh Kedia Address -27, Shakespeare Sarani, Kol, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India,	Self	 27/02/2013	 LTI 27/02/2013	
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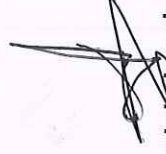
Name of Identifier of above Person(s)

Hrituparna Dhar
District:-Kolkata, WEST BENGAL, India,

Signature of Identifier with Date

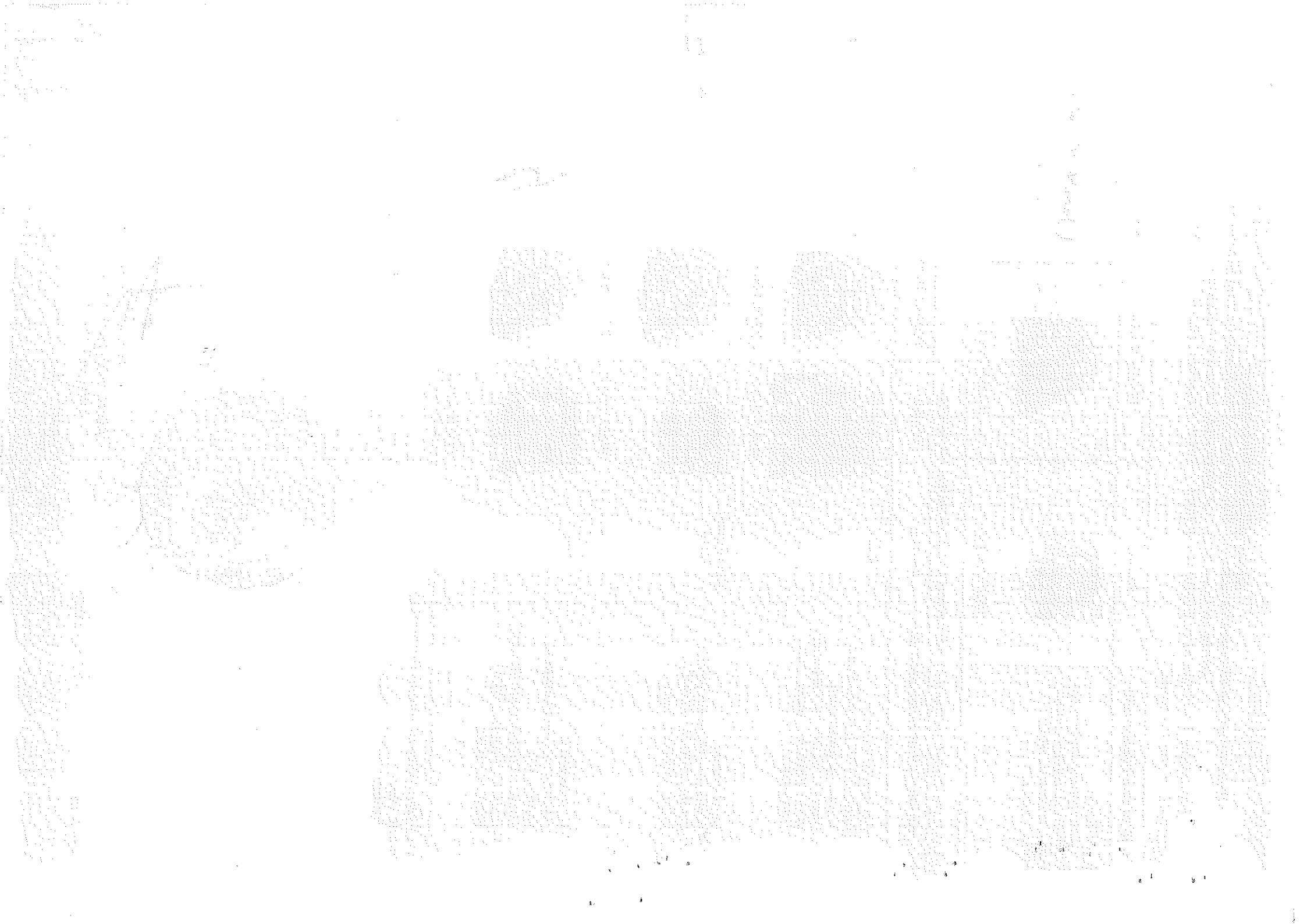

27/02/2013





(Dular Chandra Saha)

**ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA**





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

Endorsement For Deed Number : I - 02392 of 2013
(Serial No. 02251 of 2013 and Query No. L000004303 of 2013)

On 27/02/2013

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 Draft

Rs. 30491/- is paid , by the draft number 850754, Draft Date 22/01/2013, Bank Name State Bank of India, ESPLANADE, received on 27/02/2013

(Under Article : A(1) = 30393/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 27/02/2013)

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.-27,63,636/-

Certified that the required stamp duty of this document is Rs.- 193474 /- and the Stamp duty paid as:
Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 192494/- is paid , by the draft number 850753, Draft Date 22/01/2013, Bank : State Bank of India, ESPLANADE, received on 27/02/2013

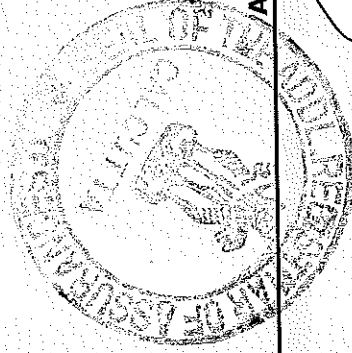
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.54 hrs on :27/02/2013, at the Office of the A.R.A. - II KOLKATA by Umesh Kedia , Claimant.

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

Execution is admitted on 27/02/2013 by

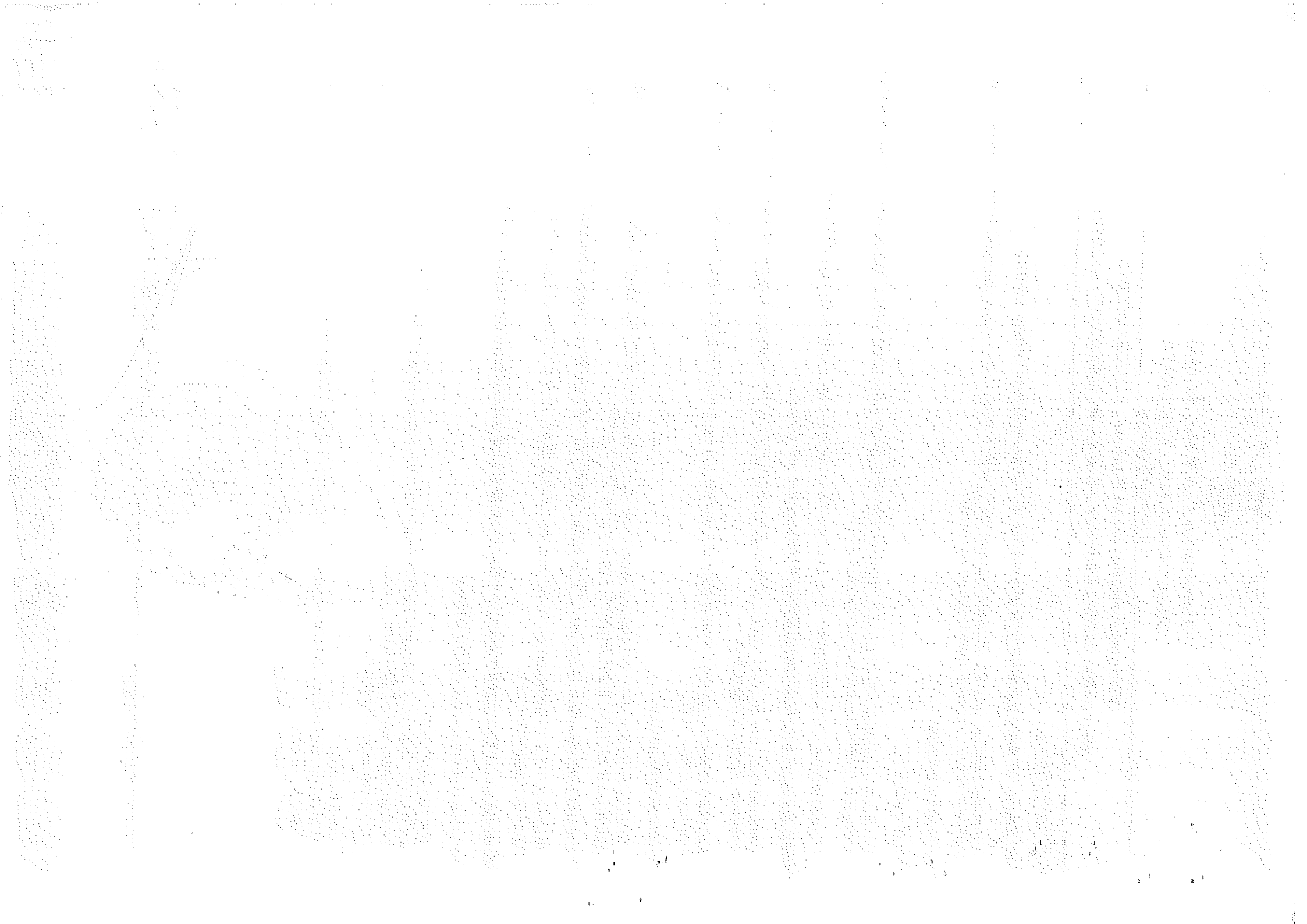
1. Raj Kumar Gupta
Authorized Signatory, Bengal Benfort Aqua Ltd, 7/1, Hazra Road, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India.
, By Profession : Business
2. Sunil Kumar
Authorized Signatory, Silicon Infracon Pvt Ltd, 1 Raja Brojendra Street, District:-Kolkata, WEST BENGAL, India.
, By Profession : Others



(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

27/02/2013 17:15:00

EndorsementPage 1 of 2



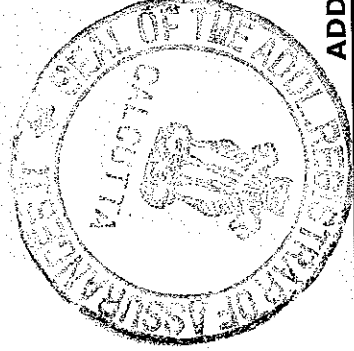


Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02392 of 2013
(Serial No. 02251 of 2013 and Query No. L000004303 of 2013)

3. Umesh Kedia
Authorised Signatory, Mangalvarsha Properties Pvt Ltd, 27, Shakespeare Sarani, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, .
, By Profession : Others
Identified By : Hrituparna Dhar, daughter of - -, District:-Kolkata, WEST BENGAL, India, , By Caste:
Hindu, By Profession: Advocate.

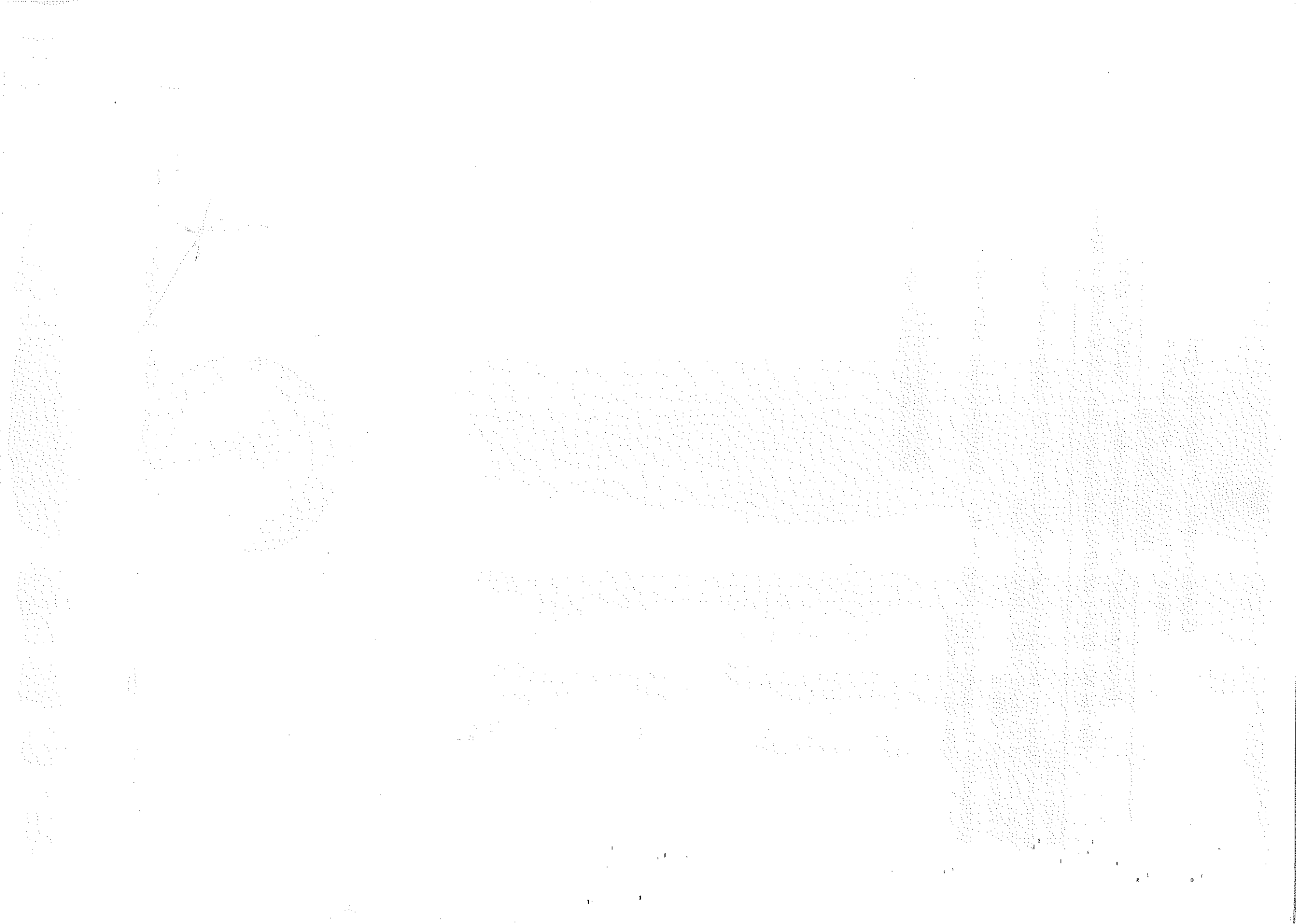
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement Page 2 of 2

27/02/2013 17:15:00



And

3.2 Mangalvarsha Properties Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani, Kolkata-700017, Police Station Shakespeare Sarani, represented by their Authorised Signatory Umesh Kedia, son of Late Kishori Lal Kedia (PAN ANAPK7267Q)
(Purchaser, includes successors-in-interest)

And

3.3 Siliconn Infracon Private Limited (formerly Silicon Real Estate Private Limited), a company incorporated under the Companies Act, 1956 having its registered office at 1, Raja Brojendra Street, Kolkata-700007, Police Station Lalbazar, being represented by its Authorized Signatory Sunil Kumar, son of Surendra Singh (PAN AALCS3385C) (Confirming Party, includes successors-in-interest).

Vendor, Purchaser 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 8 (eight) decimal, equivalent to 4 (four) *cottah* 13 (thirteen) *chittack* and 41 (forty one) square feet, more or less, comprised in R.S./L.R. *Dag* No. 552, recorded in 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

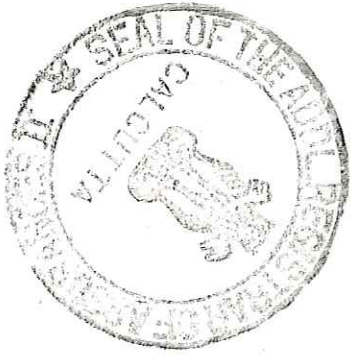
5.1 Representations and Warranties Regarding Title: The Vendor and the Confirming Party represent, warrant and covenant regarding title as follows:

5.1.1 Sale to Mahamaya Santra: By a Deed of Conveyance dated 18th June, 1960, registered in the Office of the District Sub-Registrar Cossipur, Dum Dum, in Book No. I, Volume No. 85, at Pages 66 to 69, being Deed No. 5408 for the year 1960, Bharat Chandra Dwari, Biswanath Dwari and Laksmikanta Dwari sold to Mahamaya Santra land measuring 53 (fifty three) decimal, more or less, comprised in R.S. *Dag* No. 552, *Mouza* Salua, J.L. No. 3, Police Station Rajarhat, District Registration Office Bidhannagar, District North 24 Parganas (Mahamaya's Property).



ADDITIONAL
OF ASSAM
27 FEB 2019

- 5.1.2 **Sale to Kamalesh Shaw:** By a Deed of Conveyance dated 26th April, 1994, registered in the Office of the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 51, at Pages 39 to 47, being Deed No. 2217 for the year 1994, Mahamaya Santra sold a portion of Mahamaya's Property to Kamalesh Shaw (Kamalesh's Property).
- 5.1.3 **Sale to Ujjal Kumar Dutta:** By a Deed of Conveyance dated 26th April, 1994, registered in the Office of the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 51, at Pages 59 to 68, being Deed No. 2219 for the year 1994, Mahamaya Santra sold a portion of Mahamaya's Property to Ujjal Kumar Dutta (Ujjal's Property).
- 5.1.4 **Sale to Vendor by Kamalesh Shaw:** By a Deed of Conveyance dated 24th January, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, North 24 Parganas, in Book No. I, Volume No. I, at Pages 1 to 18, being Deed No. 00611 for the year 2007, Kamalesh Shaw sold the entirety of Kamalesh's Property, being land measuring 4 (four) decimal, more or less to the Vendor.
- 5.1.5 **Sale to Vendor by Ujjal Kumar Dutta:** By a Deed of Conveyance dated 24th January, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, North 24 Parganas, in Book No. I, Volume No. I, at Pages 1 to 19, being Deed No. 00613 for the year 2007, Ujjal Kumar Dutta sold the entirety of Ujjal's Property, being land measuring 4 (four) decimal, more or less to the Vendor.
- 5.1.6 **Absolute Ownership:** Thus, the Vendor became the absolute owner of the Kamalesh's Property and the Ujjal's Property (collectively Said Property), being land measuring 8 (eight) decimal, more or less.
- 5.1.7 **Records of Rights:** The Vendor has mutated its name in the records of the Land Revenue Settlements, vide L.R. *Khatian* No. 1349.
- 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 Purchaser to receive conveyance of the Said Property in terms and conditions as the Purchaser deems fit and proper.
- 5.1.10 **Change in Name:** By a Fresh Certificate of Incorporation Consequent Upon Change of Name dated 26th June, 2012, the name of the Confirming Party has changed to Siliconn Infracon Private Limited from Siliconn Real Estate Private Limited.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor and the Confirming Party represent, warrant and covenant regarding encumbrances as follows:



ADDITIONAL
OFFICE
2.7 FEB 2019

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- 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 Purchaser.
- 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 whosever 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, *debentures*, 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.



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6. Basic Understanding

6.1 Sale of Said Property: The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, 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 Purchaser 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 Purchaser inasmuch as such sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser 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 Purchaser 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, *sal* land measuring 8 (eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 552, recorded in 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.19,60,200/- (Rupees nineteen lac sixty thousand and two hundred) (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 Purchaser to pay the entire Consideration to the Confirming Party and hereby declares, confirms, undertakes and assures that the payment made by the Purchaser 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.



ADDITIONAL
SECRETARY
27 FEB 2013



- 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, *débuteurs*, 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 Purchaser 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 Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's 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 Purchaser and the Confirming Party hereby confirms the aforesaid absolute handover of possession of the Said Property in favour of the Purchaser.
- 8.4 Outgoings: All statutory revenue, cess, taxes, surcharge, outgoing 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



ADDITIONAL MEMBER
OF THE BOARD OF
27 FEB 2019

and/or the Confirming Party hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor and/or the Confirming Party hereby covenant that the Purchaser and the Purchaser's 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 Purchaser, 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 Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser 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 Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

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 Purchaser and/or Purchaser's 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 8 (eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 552, recorded in 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. *Dag* No. 553

On the East : By R.S./L.R. *Dag* No. 555

On the South : By Dashadron *Mouza*



ADULTERATION OF FOODS ACT
OF MADHYA PRADESH, 1954
27 FEB 1958

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

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 PUBLIC RELATIONS
27 FEB 1973

9. Execution and Delivery

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

Raj Kumar Gupta
(Bengal Benfort Aqua Limited)
(Raj Kumar Gupta)
Authorised Signatory
[Vendor]

Umesh Kedia
(Mangalvarsha Properties Private Limited)
(Umesh Kedia)
Authorised Signatory
[Purchaser]

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

Witnesses:

Signature Sujata Signature A Shukla
Name Sujata Ghosh, Advocate Name Niteshwar Shukla
Father's Name High Court of Father's Name B. K. Shukla
Address Calcutta Address High Court

Drafted by

Sujata
Sujata Ghosh
Advocate
High Court at Calcutta



ASSOCIATION
OF AGRICULTURAL EXTENSION WORKERS OF INDIA
27 FEB 2013

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.19,60,200/- (Rupees nineteen lac sixty thousand and two hundred) 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.)
Cheque No. 542616	22.01.2013	Vijaya Bank	19,60,200/-
		Total	19,60,200/-

Raj Kumar Gupta
(Bengal Benfort Aqua Limited)
(Raj Kumar Gupta)
Authorised Signatory
[Vendor]

Witnesses:

Signature Sujata
Name Sujata Ghosh

Signature Mentel
Name M. K. S. Swale



Attention: 205/207/2
OF ASSISTANT COMMISSIONER, P.W.D.
27 FEB 2013

SITE PLAN OF LAND AT MOUZA - SALUA, J.L. NO. 3, R.S. DAG NO. 552,
L.R. DAG NO. R.S. KHATIAN NO. L.R. KHATIAN
NO. P.S. - AIRPORT, DIST. - NORTH 24- PARGANAS.

SCALE : 40'-0" = 1" INCH

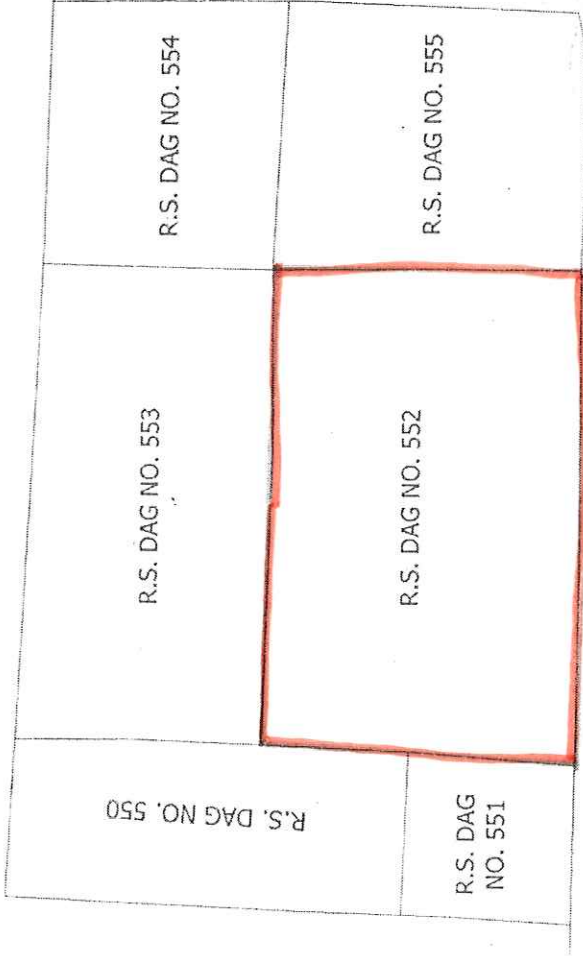
PURCHASE AREA OF LAND : - 57.99 DECIMALS (MORE OR LESS)
OUT OF TOTAL LAND AREA SHOWN IN RED COLOUR

N



VENDOR : BENGAL BENFORT AQUA LTD.

PURCHASER



MOUZA - DASDRON , J.L. NO. 06 (L.R.)

SILICONN INFRACON PRIVATE LIMITED

Kumari Kumar

Director / Authorized Signatory

MANGALVARSHA PROPERTIES PVT. LTD.

Umesh Kedia

Raj Kumar Gupta

Authorized Signatory/Director

Authorized Signatory
A. Nandan
3A, N. K. Road

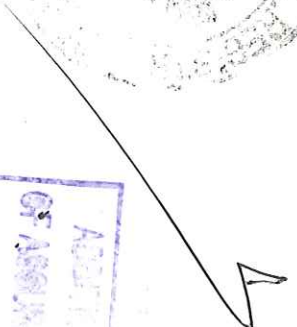
BENGAL BENFORT AQUA LTD

SIG. OF VENDOR























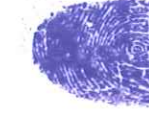






SIG. OF PURCHASER



ADITYA
OF ASSAM
27 FEB 2013



SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb	Little	Ring (Right Hand)	Middle (Left Hand)	Fore	Thumb
	 <i>Raj Kumar Gupta</i>										
	 <i>Sunil Kumar</i>										
	 <i>Dhresh K. Gedia</i>										



ADDL. REVENUE OFFICER
OF ASSAM, DISPUR
27 FEB 2013

6

Dated 27th Day of February, 2013

Between

Bengal Benfort Aqua Limited

... Vendor

And

Mangalvarsha Properties Private Limited

... Purchaser

And

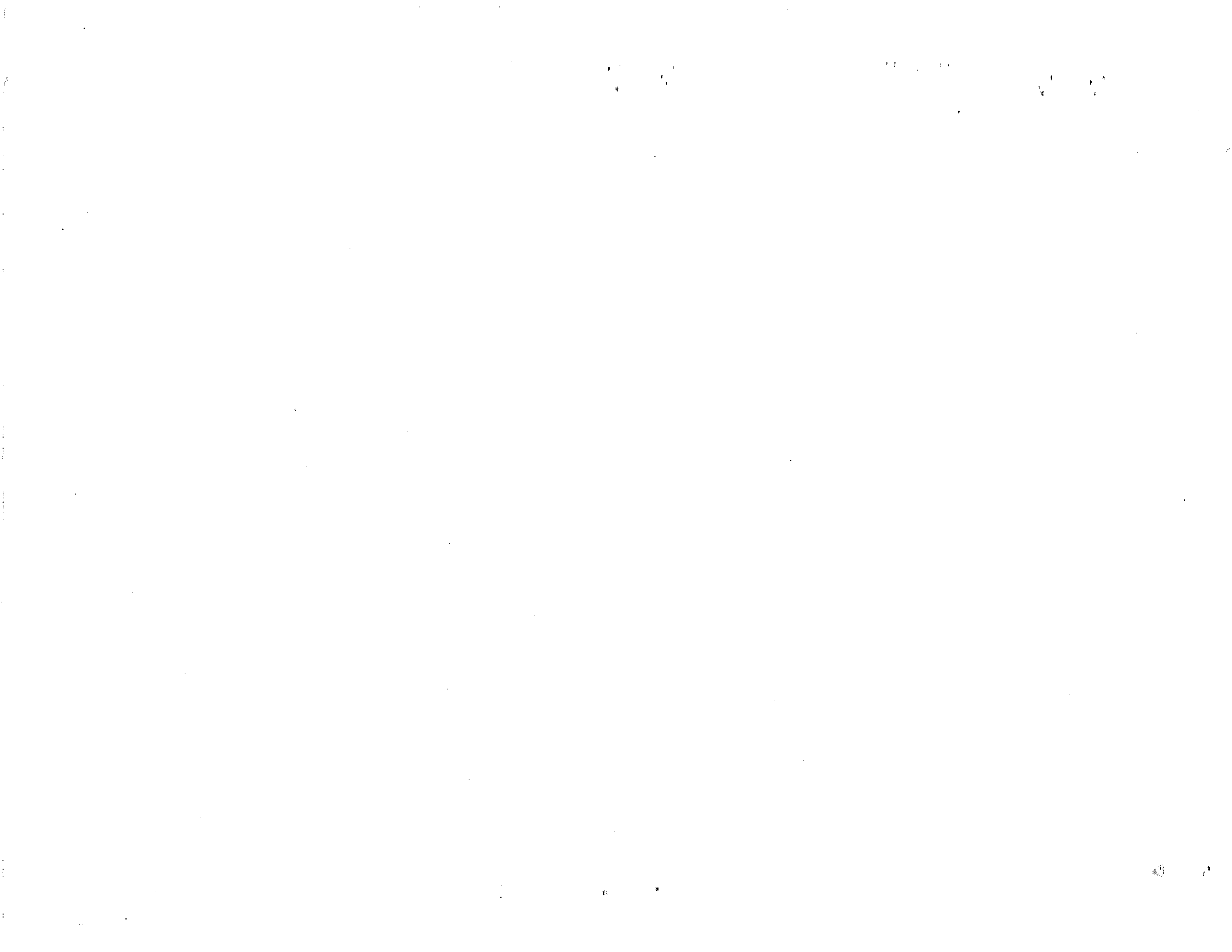
Silicon Real Estate Private Limited

... Confirming Party

CONVEYANCE

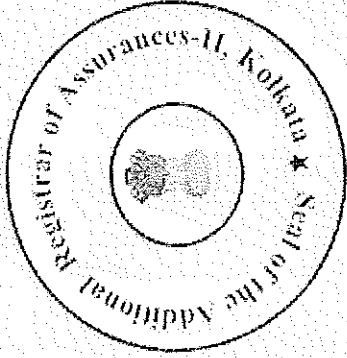
8 (eight) decimal
R.S./L.R. *Dag* No. 552
Mouza Salua
District North 24 Parganas

BS Associates, Advocates
I-2, MMS Chambers
4A, Council House Street
Kolkata-700001
&
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 8
Page from 1931 to 1947
being No 02392 for the year 2013.



(Dulal chandra Saha) 28-February-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

