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2009



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

& No. 003906/09.

Visit Commission Case No. 00287/09.

328054

Certified that the document is admitted to registration. The signature sheets and the document sheets attached with this document are the part of this document.

SUB-REGISTRAR
IN REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
MURPUR 24 PARGANAS (B)
2 JUN 2009

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE MADE THIS THE 1st DAY OF JUNE,

TWO THOUSAND NINE (2009) A.D.

No. 4678 Rs. 5000/- Date 29/05/2009.

Name Pitnashish Enclaves Pvt. Ltd.

Address GA-126, Rajdanga Main Road, Ground floor, Kot-107.

Vendor Sri Subhankar Das.

Alipur Collectory

24 Parganas (South)

Rs. 5000/- x 1 Pc. = Rs. 5000/-

SUBHANKAR DAS

STAMP - VENDOR

Alipore Police Court

Kolkata-700027

NO. MACHINE (INDIA)

Anindita Sanyal

Partner

561

NO. MACHINE (INDIA)

Anindita Sanyal

Partner

562

NO. MACHINE (INDIA)

Shuvra Chowdhury

Partner

563

Nishant Bakesh



REGISTERED BY REGISTRAR U/S 17(2) OF THE REGISTRATION ACT 1908
ALIPUR 24 PARGANAS
2 JUN 2009

Identified by me —

Litan Majumdar,

Advocate,

3/0 - Lt. Kiran Sankar Majumdar,

Alipore Criminal Court,

P.S. - Alipore, Kolkata-700027.

Enrd. No. F-1424/09.

- B E T W E E N -

M/S. MACHINO (INDIA) _____, represented by (1) SMT. ANINDITA SANYAL, wife of Sri Shibapada Sanyal, by faith – Hindu, by occupation – Business, residing at 20 / 18, Netaji Subhas Chandra Bose Road, P.O.- Regent Park, Kolkata – 700 040, (2) SMT. SHUVRA CHOWDHURY, wife of Sri Srimanta Chowdhury, by faith – Hindu, by occupation – Business, (3) SRI SHUVA CHOWDHURY, son of Sri Srimanta Chowdhury, by faith – Hindu, by occupation – Service, (4) MISS. SRIMOYEE CHOWDHURY, daughter of Sri Srimanta Chowdhury, by faith – Hindu, by occupation – Student, all are residing at P – 10, Ganguly Bagan East Road, Ashok Trust, Garia, P.S.- Bidaypur, Kolkata – 700 084 hereinafter called and referred to as the "V E N D O R " (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective legal heirs, executors, administrators, legal representatives, successor-in-office and assigns) of the ONE PART :

The aforesaid Sri Shuva Chowdhury and Miss Srimoyee Chowdhury are represented by their constituted attorney their mother Smt. Shuvra Chowdhury vide two General Power of Attorney.

-A N D -

EMERGENCY SUB-REGISTRATION
OF REGISTRAR U/S 7 (2)
REGISTRATION ACT 1908
AMENDRE 24 **TABLES (2)**
= 2 JUN 2008

M/S. PITRASHISH ENCLAVES PVT. LTD. having its office at GA – 126, Rajdanga Main Road, Ground Floor, P.S. – Kasba, Kolkata – 700 107, represented by one of its Director Mr. Nishant Prakash son of Late Ram Prakash by faith – Hindu, by occupation – Business, residing at Uv14 / 4a1050 / 1, Survey Park, P.S.- Purba Jadavpur, Kolkata – 700 075, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective legal heirs, executors, administrators, legal representatives, successors and assigns) of the OTHER PART :

WHEREAS one Nandalal Bhattacharjee (Ganguly) was the absolute recorded Owner of 37 Decimal of Bagan Land in Dag No.- 582 / 1560 under R.S. Khatian No.- 325, 51 Decimal of Bagan Land in Dag No.- 587 under R.S. Khatian No.- 939, 07 Decimal of Bagan Land in Dag No.- 588 under R.S. Khatian No.- 982, 19 Decimal of Bagan Land in Dag No.- 600 / 1559 under R.S. Khatian No.- 982 and 04 Decimal of Bagan Land in Dag No.- 588 under R.S. Khatian No.- 472 i.e. in total 1.18 Decimals of Bagan Land. All those land lying at Mouza – Ramchandrapur, Pargana – Magura, J.L. No.- 58, Touzi No.- 114, R.S. No.- 228, under P.S. – Sonarpore in the District of then 24 Parganas at present South 24 Parganas.



DEPARTMENT OF DEFENSE
2. DEPARTMENT OF DEFENSE U/S 7 (2) 23
ACT 1998
12. DEPARTMENT OF DEFENSE (2)
2008

AND WHEREAS in the year 1960, the said Nandalal Bhattacharjee (Ganguly) gifted 1.14 Decimals of land except 04 Decimal of land in Dag No.- 588 under Khatian No.- 472 out of the aforesaid 1.18 Decimals of land along with some others land to his son Sri Tinkari Bhattacharjee (Ganguly) vide a registered Gift Deed which was duly executed 04.05.1960 and registered in the Office of SR- Baruipur and recorded in Book No.- I, Volume No.- 49, Pages 280 to 282, being no.- 4242 for the year 1960.


AND WHEREAS after getting the aforesaid land by way of Gift, the said Sri Tinkari Bhattacharjee (Ganguly) to get his name mutated in the records of the Rajpur Sonarpore Municipality and also in the B.L & L.R office and paying Taxes & Khaajnas regularly.

AND WHEREAS after demise of the said Nandalal Bhattacharjee (Ganguly), the said Sri Tinkari Bhattacharjee (Ganguly) got the aforesaid 04 Decimals of land in Dag No.- 588 under Khatian No.- 472 vide a amicable Deed of Partition with others legal heirs and successors of deceased Nandalal Bhattacharjee (Ganguly).

AND WHEREAS the said Sri Tinkari Bhattacharjee (Ganguly) sold out some land out of the aforesaid 1.18 Decimals of land and he seized and



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REGISTRAR, U.S. (2) V
REGISTRATION ACT, 1908
SOUTH 24 PARGANAS (2)
- 2 - 2005



possessed rest 66 Decimals of Bagan land i.e. equivalent to 02 Bighas of Bagan land.

AND WHEREAS in the year 1982, the said Sri Tinkari Bhattacharjee (Ganguly) sold out 06 Cottahs 01 Chittack of land out of the aforesaid 19 Decimals of land in Dag No.- 600 / 1559 under Khatian No.- 982 / 464, 01 Cottah 06 Chittacks of land out of aforesaid 07 Decimals of land in Dag No.- 588 under Khatian No.- 982 / 464 and 12 Cottahs 09 Chittacks of land in Dag No.- 587 under Khatian No.- 939 i.e. in total 20 Cottahs or 01 Bigha i.e. equivalent to 33 Decimals of land to M/s. Synthetic India, represented by its Proprietor Sri Pijush Sengupta vide a registered Bengali Kobala which was duly executed on 04.10.1982 and registered in the Office of SR- Alipore and recorded in Book No.- I, Volume No.- 345, Pages 298 to 306, being No.- 13388 for the year 1982.

AND WHEREAS in the year 1985, the said Sri Tinkari Bhattacharjee (Ganguly) sold out rest 33 Decimals of land i.e. equivalent to 01 Bigha or 20 Cottahs out of which 06 Cottahs 03 Chittacks of land in Dag No.- 588 under Khatian No.- 982 / 464, 08 Cottahs 01 Chittack of land in Dag No.- 587 / 1560 under Khatian No.- 325 and 05 Cottahs 12 Chittacks of land in Dag No.- 587 under Khatian No.- 839 to M/s. Machino (India) Proprietors, represented by Smt. Anindita Sanyal and



DISTRICT REGISTRAR
IN REGISTRAR U/S 7 (2) 1908
REGISTRATION ACT 1908
BURDWAN 24 PARGANAS (M)
2 JUN 2009

Sri Srimanta Chowdhury vide a registered Bengali Kobala which was duly executed on 08.07.1985 and registered in the Office of DR- Alipore and recorded in Book No.- I, being No.- 9374 for the year 1985.

AND WHEREAS the said Sri Srimanta Chowdhury died intestate living behind his widow Sm. Shuvra Chowdhury, one son Sri Shuva Chowdhury and one daughter Miss. Srimoyee Chowdhury as his legal heirs & successors who inherited the share of deceased Srimanta Chowdhury in equal share of the aforesaid property of M/s. Machino (India) Proprietors.

AND WHEREAS since then, the said Smt. Anindita Sanyal, Sm. Shuvra Chowdhury, Sri Shuva Chowdhury and Miss. Srimoyee Chowdhury, who are represented for M/s. Machino (India) Proprietors, the Vendor herein, are in possession and occupation over the aforesaid Bagan land measuring about 33 Decimals i.e. equivalent to 01 Bigha or 20 Cottahs which is more fully and particularly described in the Schedule hereunder written and they enjoy the said Bagan land without any claim and demand from any other corner and due to some compelling reasons, they have declared and intend to sell and dispose of the said Bagan land and M/s. Pitrashish Enclaves Pvt. Ltd. the Purchaser herein has approached the said Vendor M/s. Machino (India) Proprietors for purchasing the said Bagan land and they mutually settled the price of



**SUB-REGISTRAR-I,
REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
MURSHIDABAD PARGANAS
= 2 JUN 2009**

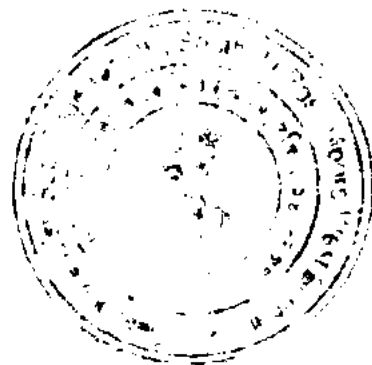
Rs. 12,00,000/- (Rupees Twelve Lac) only on the terms & conditions hereunder appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 12,00,000/- (Rupees Twelve Lac) only paid by the purchaser to the vendor at the execution of those presents the receipt of which is as per the details in the memo of consideration as hereunder written, admit and acknowledge and of and from the payment of the same, the Vendor doth hereby sell, transfer, convey, assure and assign unto and in favour of the Purchaser All that the piece and parcel of Bagan land, measuring about 33 Decimals i.e. equivalent to 01 Bigha or 20 Cottahs which is lying on at Mouza -- Ramchandrapur, comprised in Dag Nos.- 588, 587 / 1560 and 587, appertaining to R.S. Khatian Nos.- 464 / 982, 325 and 839, Pargana Khaspur, J.L. No.- 58, R.S. Nos.- 196 & 228, Touzi No.- 114, within the limits of the Bon Hooghly Gram Panchayet, under P.S.- Sonarpore, in the District of South 24 parganas which is more fully and particularly mentioned and described in the Schedule hereunder written together with all the easements rights appurtenance paths, passage, light, liberties, privileges, all amenities, surface and underground drains, electric lines whatsoever belonging to or anywise appertaining to or usually held or enjoy therewith and all the estate right, title, interest, claim and demand whatsoever of the Vendors or unto the said property



SECRETARY TO GOVT. OF KARNATAKA
REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
BANGALORE 20/04/2006

and every part thereof TO HAVE AND TO HOLD the same and to the use of the Purchaser, his heirs, executors, administrators, representation and assigns, absolutely and forever, the Vendor hereby covenant with the Purchaser that the Vendor has good, right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey the said property to the Purchaser their heirs, successors, executors, administrators, legal representatives and assigns and the Purchaser shall and may at all times hereinafter peacefully and quietly enjoy and possess the said property without any interruption claim and demand whatsoever from or by the said Vendor or by any person or persons lawfully or equitably claiming from or under or in trust for him and that free from all encumbrances whatsoever and the Vendor doth hereby further declare that the Bagan land hereby sold, conveyed and transferred is free from any charge, lien or attachment of any court under any decree whatsoever the Vendor shall at the request and cost of the Purchaser execute and do or cause to be done or executed such act, deeds, things whatsoever for letter or further more perfectly assuring the title of the Purchaser shall or may be reasonably required. The Purchaser is entitled to mutate his name before the office of the B.L & L.R. office, Govt. of West Bengal and also in the records of Bon-Hooghly Gram Panchayet in Place of the Vendor and would pay taxes and rent for the below mentioned Scheduled property.



**ORIGINAL SUB-REGISTRATION
IN REGISTRAR U/S 7(2) OF
REGISTRATION ACT 1908
BANGALORE 28 MARGANAS (B)
2 JUN 2009**

// THE SCHEDULE ABOVE REFERRED TO //
(The Description of the land)

ALL THAT piece and parcel of Bagan land measuring about 33 Decimals i.e. equivalent to 01 Bigha or 20 Cottahs to be the same a little more or less out of which 06 Cottahs 03 Chittacks of land in Dag No.-588, under Khatian No.- 464 / 982, 08 Cottahs 01 Chittack of land in Dag No.- 587 / 1560 under Khatian No.- 325 and 05 Cottahs 12 Chittacks of land in Dag No.- 587 under Khatian No.- 839, all are at Mouza – Ramchandrapur, Pargana – Magura, J.L. No.- 58, R.S. Nos.- 196 and 228, Touzi No.- 114, within the limits of the Bon-Hooghly Gram Panchayet, under Sub-Registration Office at under P.S. - Sonarpur Sonarpore, in the District of South 24 parganas together with all easement rights, the said Bagan land is butted and bounded as follows:-

ON THE NORTH : By Land of R.S. Plot No.- 590 ;

ON THE SOUTH : By 8' feet wide Road and R.S. Plot No.- 1560 ;

ON THE EAST : By Land of Hydroxide India (previously Synthetic India);

ON THE WEST : By Land of R.S. Plot No.- 529 and 1641.

For MACHINO INDIA
Anindita Sengul
Partner

For MACHINO INDIA
Anindita Sengul
Partner
Nishant Raksh



DIRECTOR SUB-REGISTRAR-1
IN REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
AMRIT 24 PAROANAS (B)
= 2 JUN 2008

IN WITNESSES WHEREOF THE PARTIES hereto put their
respective hands and seals on the day, month and year first above
written.

SIGNED, SEALED AND DELIVERED

At Kolkata in presence of

FOR MACHINO (INDIA)

Anindita Sanyal ✓
Partner

WITNESSES :-

1. Asore Ranplal

FOR MACHINO (INDIA)

Shuvra Chowdhury ✓
Partner

S/o Late Jagadish Ch. K. S.

SIGNATURE OF THE VENDOR

Purbachal cls II Plot 1/2
Kolkata - 700097

(Smt. Shuvra Chowdhury in the Constituted Attorney
of Sri Shuvra Chowdhury & Miss Srimoyee Chowdhury)

2. Indranil Sanyal
20/8, N.S.C. Bose Rd.
B/o, Lt. Shibapada Sanyal.
KOL - 40

Nishant Prakash

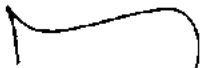
SIGNATURE OF THE PURCHASER

DRAFTED BY :

Apu Acharjee

APU ACHARJEE
ADVOCATE
Kolkata High Court
Kolkata- 700 001
Regn. No. WB / 114 / 1987




DISTRICT SUB-REGISTRAR-I
IN REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
BANGALORE 24 PARGANAS (B)
2-JUN-2009

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned consideration money of Rs 12,00,000/- (Rupees Twelve Lac) only being the full amount of consideration as mentioned above in the manner as stated in the below :-

SL NO.	CHEQUE NO.	BANK'S NAME	DATE	AMOUNT
1.	Bank Draft No - 867265	ABN AMRO Bank Sector - I Salt Lake City Branch	01.06.2009	Rs. 6,00,000/-
2.	Bank Draft No - 867269	ABN AMRO Bank Sector - I Salt Lake City Branch	01.06.2009	Rs. 6,00,000/-
			Total --	Rs. 12,00,000/-

(Rupees Twelve Lac) only

WITNESSES:-

1. Asoke Kumar

2. Indranil Sanyal

PO: MACHINO INDIA

Anindita Sanyal
Partner

PO: MACHINO INDIA

Shuvra Chowdhury
Partner

SIGNATURE OF THE VENDOR

(Smt. Shuvra Chowdhury is the Constituted Attorney
of Sri Shuvra Chowdhury & Miss Srimoyee Chowdhury)

Typed by :

Tapas Santra
(Tapas Santra),
Alipore Criminal Court,
Kolkata - 700 027














REGISTRAR - IV, SOUTH 24 PGS, ALIPORE, WEST BENGAL
REGISTRAR U/S 1 (2) OF
REGISTRATION ACT 1908
ALIPORE 24 PARAGANAS
- 2 JUN 2009

PHOTO	hand					
	right hand					












Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					







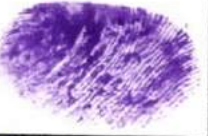




Name SMT. ANINDITA SANYAL (Partner of M/s Machine (India) Proprietor)

Signature Smt. Anindita Sanyal

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Smt. SHUVRA CHOWDHURY (Partner of M/s Machine (India) Proprietor)

Signature Shuvra Chowdhury & Constituted Attorneys of other two partners Sri Shuva Chowdhury & Miss Srimoyee Chowdhury)

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name MR. NISHANT PRAKASH (Director of M/s Pitrashish Enclaves Pvt. Ltd)

Signature Nishant Prakash



REGISTRAR U/S 7 (2) C
REGISTRATION ACT 1908
SOUTH 24 PARGANAS (2)
N 2006

**Government Of West Bengal
Office of the D.S.R.-IV SOUTH 24-PARGANAS
ALIPORE**

**Endorsement For deed Number :I-02626 of :2009
(Serial No. 02359, 2009)**

On 02/06/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 23089/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on:02/06/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 2099979/-

Certified that the required stamp duty of this document is Rs 105009 /- and, the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1.Rs 40000/- is paid, by the draft number 051987, Draft Date 01/06/2009 Bank Name State Bank Of India, ALIPORE, received on :02/06/2009. 2.Rs 40000/- is paid, by the draft number 051988, Draft Date 01/06/2009 Bank Name State Bank Of India, Ballygunge, received on :02/06/2009. 3.Rs 20050/- is paid, by the draft number 051991, Draft Date 01/06/2009 Bank Name State Bank Of India, Ballygunge, received on :02/06/2009.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 19.00 hrs on :02/06/2009, at the Private residence by Anindita Sanyal, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 02/06/2009 by

1. Smt Anindita Sanyal, Partner, M/s Machino(india), 20/18, n.s.c.bose Rd., Kolkata-700040, profession :Business
2. Smt Shuvra Chowdhury, Partner, M/s Machino(india), 20/18, n.s.c.bose Rd., jadavpur, Kolkata-700040, profession :Business
3. Mr Nishant Prakash, Director, M/s Pitrashish Enclaves Pvt.ltd., Ga-126, rajdanga Main Rd., Ground Floor, ps- kasba, Kolkata-700107, profession :Business

Identified By Sri Litan Majumdar, son of Lt Kiran Sankar Majumdar Alipur Criminal Court Kolkata 700027 Thana: Alipur, by caste Hindu, By Profession :Advocate.



[Sukumar Biswas]
DISTRICT SUB-REGISTRAR-IV
OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-
PARGANAS

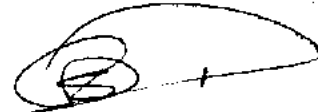
Govt. of West Bengal

**Government Of West Bengal
Office of the D.S.R.-IV SOUTH 24-PARGANAS
ALIPORE**

**Endorsement For deed Number :I-02626 of :2009
(Serial No. 02358, 2009)**

Executed by Attorney

1. Execution By Execution by Smt Shuvra Chowdhury, Partner of M/s Machino(india), 20/18, n.s.c Bose Rd., Kolkata-700040, as the constituted attorney of 1. Sri Shuva Chowdhury 2. Miss Srimoyee Chowdhury is admitted by him. Identified By Sri Litan Majumdar, son of Lt Kiran Sankar Majumdar Alipur Criminal Court Kolkata 700027 Thana: Alipur, by caste Hindu, By Profession : Advocate.



[Sukumar Biswas]

DISTRICT SUB-REGISTRAR-IV

OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-PARGANAS

Govt. of West Bengal

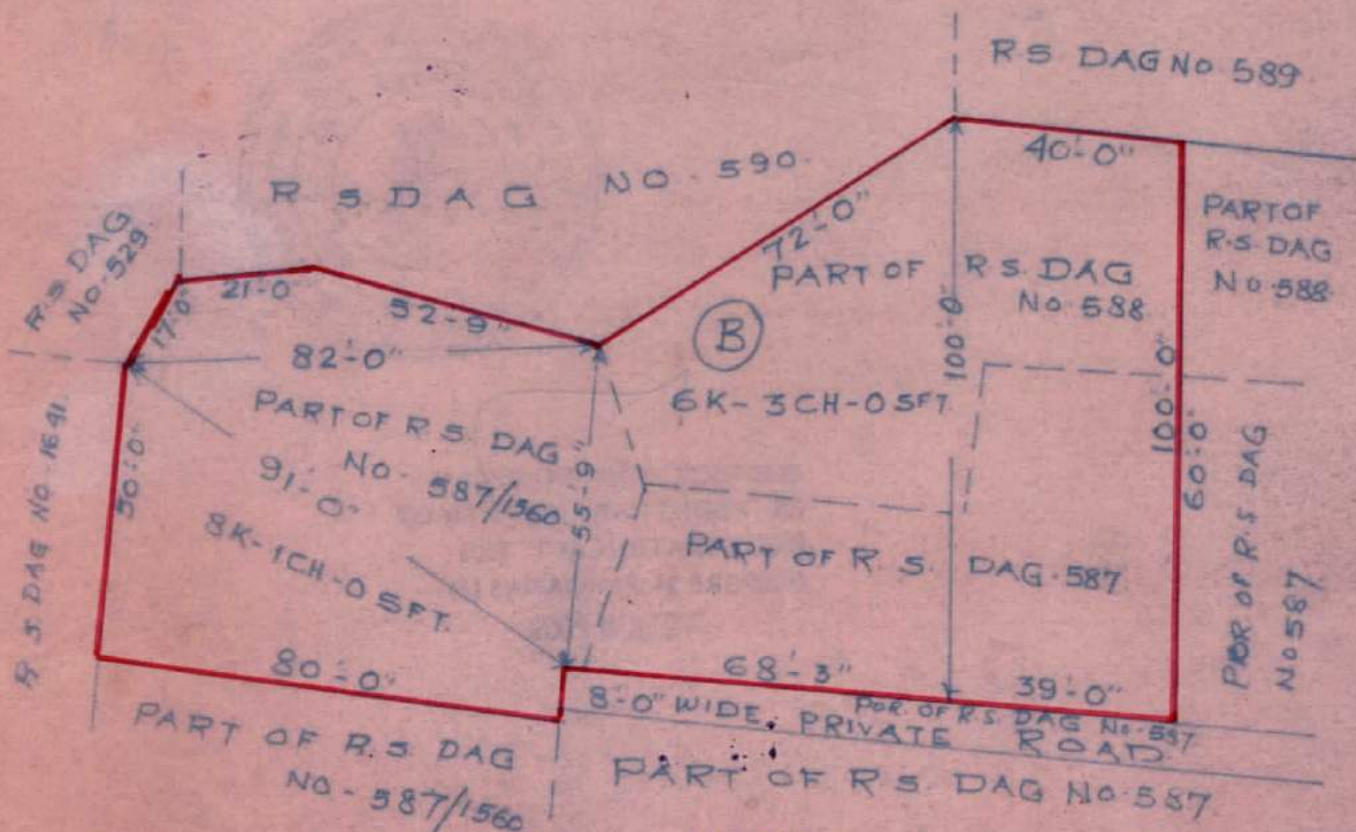
SITE PLAN OF LAND AT MOUZA RAMCHANDRAPUR,
J L NO 58 R S DAG NO 587, 588, 587/1560. P 5
SONARPUR UNDER BONHOOGLY GRAM PANCHAYET
DIST 24- PGS (8)

SCALE-1"=33'-0"

DAG NO	AREA OF LAND
587	5K-12CH-0SFT
588	6K-3CH-0SFT
587/1560	8K-1CH-0SFT
TOTAL-18-0K-0CH-0SFT	

AREA SHOWN IN RED BORDER

PURCHASER- M/S. PITRASHISH ENCLAVES PVT LTD



Nishant Prakash

Amindita Sanyal
Partner

Sherra Chowdhury
Partner

SUBHASIS MONDAL
Civil D. M. Ship
&
Surveyor Rg.-2649




REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
BANGALORE 24 PARGANAS (3)
22 JUN 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 4130 to 4146
being No 02626 for the year 2009.




(Sukumar Biswas) 04-June-2009
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal