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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

033738

1. V. Determined by
Collector/D.I.G.R. Range,

Rs. 1,30,80, 838.00.

Vide No. 427 of 14.6.07

B. B. U. ...

Cheque No. 987 000

dt. 22.6.07 for ...

Rs. 714200.00

has been Paid in full: Stamp duty

ARA - J
25.6.07

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 16th day of April, 2007

BETWEEN (1) SHANKAR CHAND, son of late Sajju Ram alias Chajju Ram, (2) CHARANJIT ROY (RAI), son of Sri Shankar Chand, (3) NEELAM wife of Sri Parshotam Lal Pal And (4) ASHA CHANDER wife of Sri Roop Lal Chander both daughter of Sri Shankar Chand and granddaughter of Late Sajju Ram alias Chajju Ram all by faith Hindu, all by occupation

Kolkata
100 261
16.4.07
9507

Mass. Sh. Shrivastava, Sh.
6/25/1951

Joint Collector

Transmit

4/4/02

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Charanjit Roy (As constituted
Attorney of
Shankar Chandel
14480 Neelan
Ashu Chander)

Charanjit Roy

14481

11/20/51
16th April 1951
By Charanjit Roy

ADDN
1/55

D Charanjit Roy as atty
of Shankar Chander
Ashu Chander at 229
Tippah Rd. P.S. Warega.
let 46, Nam Kheru
2) Kesham. Nam Kheru
let 16, Super Blumy Amuldr
a P.S. at 64
Cedra P.S. P.S. Pak Sar
let 16, P.S. Pak Sar
3) Nam P.S. Pak Sar
let 16, P.S. Pak Sar
4) Nam P.S. Pak Sar
let 16, P.S. Pak Sar

MANZAR

(MOHAMMED MANZAR KARIM)
14482

AKHTAR

(NASIRI AKHTAR)
14483

Jagjit Man



ADDITIONAL SECRETARY OF
ASSURANCE, AGENT

16/5/51



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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business all of 229, Tiljala Road, under P.S. Karaya, Kolkata-700046 and permanent residence of Village and Post Kotli Than Singh The. & District Jalandhar, Punjab hereinafter collectively referred to as the "VENDORS" (which expression shall unless repugnant to the context shall mean and include their heirs executors, administrators, legal representatives and assigns) of the FIRST PART;

Manish Shrivastava, A-1
6-eth post office, Haidkoi-1

~~CONFIDENTIAL~~

EXHIBIT

4/4/02

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Marzo

(MOHAMMED WANZAR KARIM)

14484

[Handwritten signature]

(Aslam Khan)

14483

(MOHAMMED HARRIS. P.B.)

Identified by me
Manisha Shrivastava
Advocate

High Court Calcutta

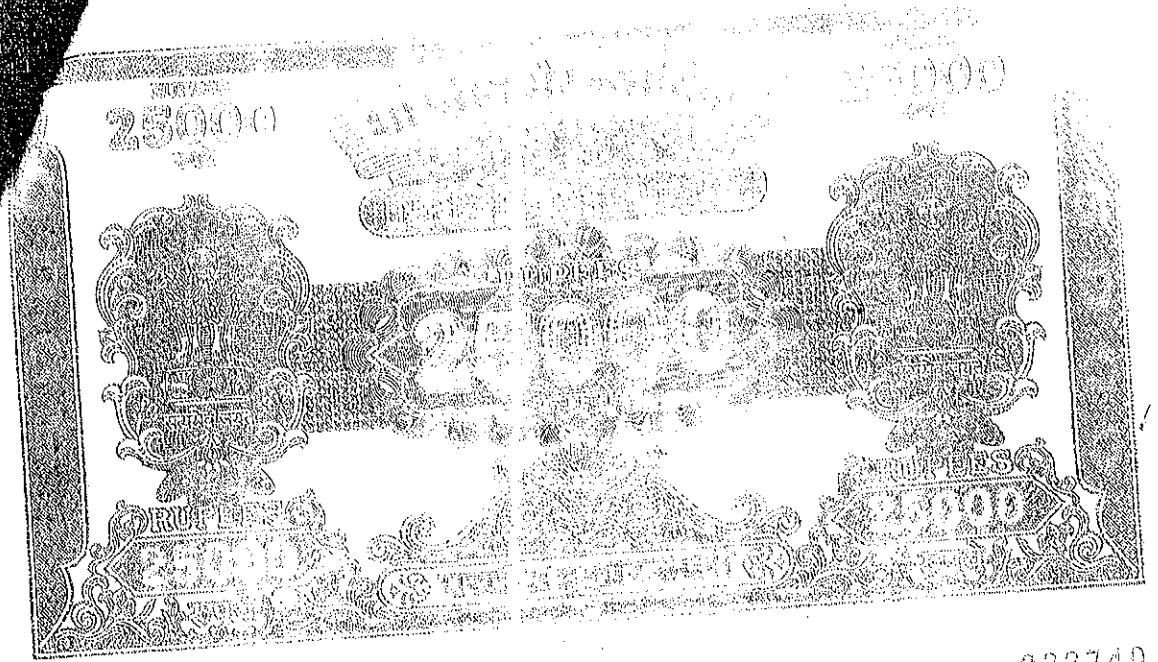
5) Richard Kaurer
Kaurer & P. A. Kaurer
of P. H. - Toronto P. S.
Tel. Al. 4039.

6) Arthur Kaurer & Co. St.
Kaurer & Co. St.
Colon Street P. S.
Park Street, Col 16.

7) Richard Kaurer, P. O.
P. O. Kaurer of A.
A. Ali Kaurer P. S.
Park Street, Col 16.

Harish Chandra Prasad
Adm
B. Sh. Ch.
Calcutta

~~ADDITIONAL INFORMATION OF
ASSETS~~



033740

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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A N D

SUPER PLANET BUILDERS & PROMOTERS PRIVATE LIMITED a company incorporated under the Companies Act, 1956, having its registered office at 64, Collin Street, P.S. Park Street Kolkata-700 016, hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context mean to indicate its successor-in-office, representatives, body corporate and assigns) of the SECOND PART;

Man, John, Livingston, Bk
and East of the H. 101-1

10/10/02

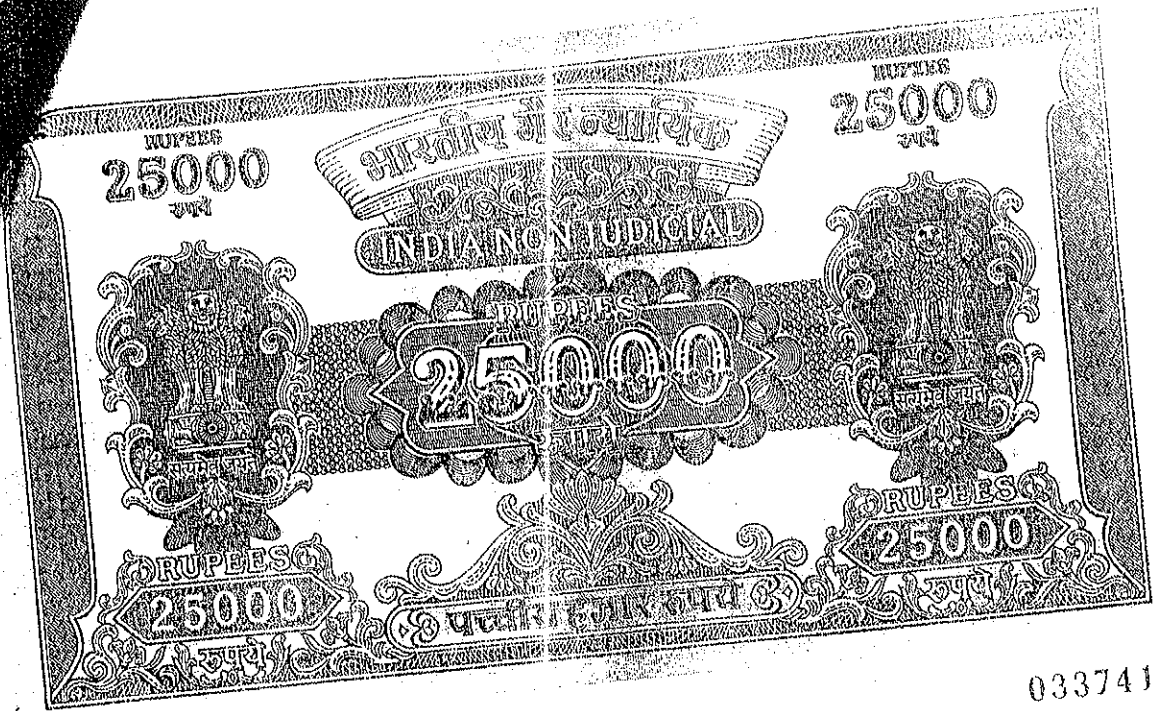
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5
ADDITIONAL
1 ASSET



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

4

AND

- (1) NASIM AKHTAR, son of Md. Ilyas of 71, Topsia Road (South), under Police Station Topsia, Kolkata-700046, (2) MD. FAIYAZ KHAN, son of Md. Ejaz Khan of 76B, Collin Street, under Police Station Park Street, Kolkata - 700016 (3) MD. MANZAR KARIM, son of Late Azizur Rahman of 9H, Topsia Road, under Police Station -Tiljala, Kolkata - 700039

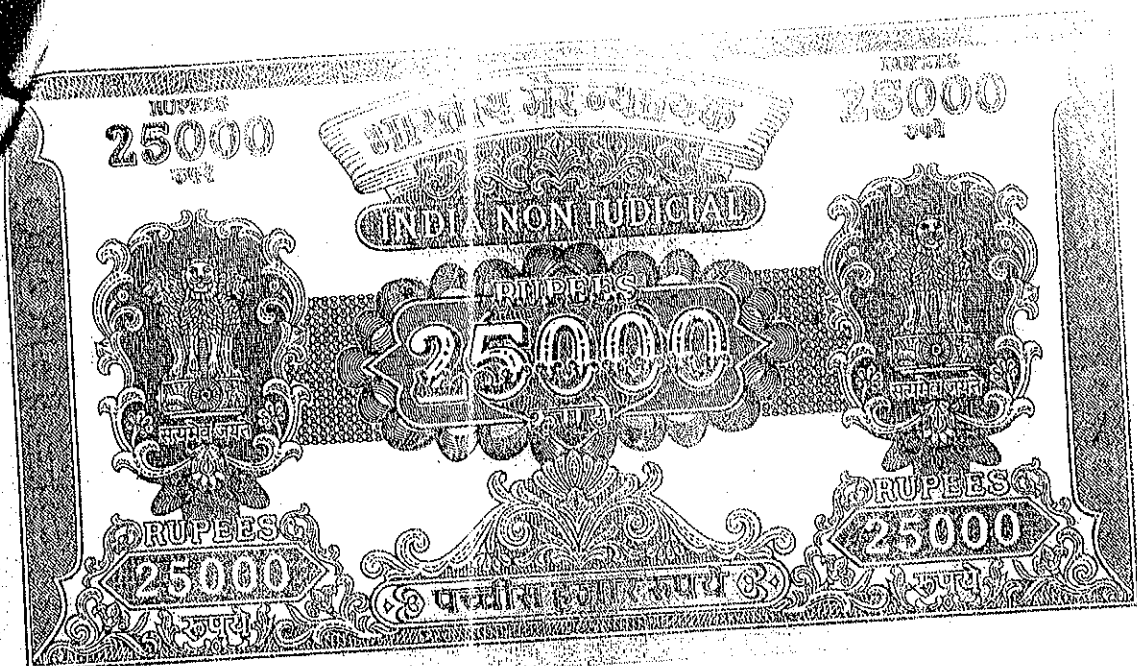
Man, the Shrivastava, Sh
and Post Office, 101-1

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ADDITIONAL
ASSISTANT



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(4) ASLAM KHAN son of Late Hafiz Khan of 75 B, Collin Street, under Police Station Park Street, Kolkata - 700016 And

(5) P.B. MD. Harris son of P^{K.} Beeru of 4, Abdul Ali Row, under Police Station Park Street, Kolkata - 700016 hereinafter collectively referred to as the "CONFIRMING PARTY" (which expression shall unless repugnant to the context shall mean and include their heirs, executors, administrators, legal, representatives and assigns) of the THIRD PART;

Mar. 21 ~~Shirley~~ B.H.
6000 Post Office Box 101-1

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WHEREAS Abdul Mannan deceased was absolutely seized and possessed of 3 Bigha 2 Cottahs, 12 Chittacks of rent paying Collectorate land being Holding No. 395 (Old No. 245) in Division 5, Sub-Division 'H' Mouza Tiljala, appertaining to Dihi Panchannagram Khas Mahal, Touzi No. 2833 of the Alipur Collectorate and being Municipal Premises No. 229, Tiljala Road;

Man. of the Shrivastava Bk
in the Post office 10/1/19

RECEIVED
10/1/19

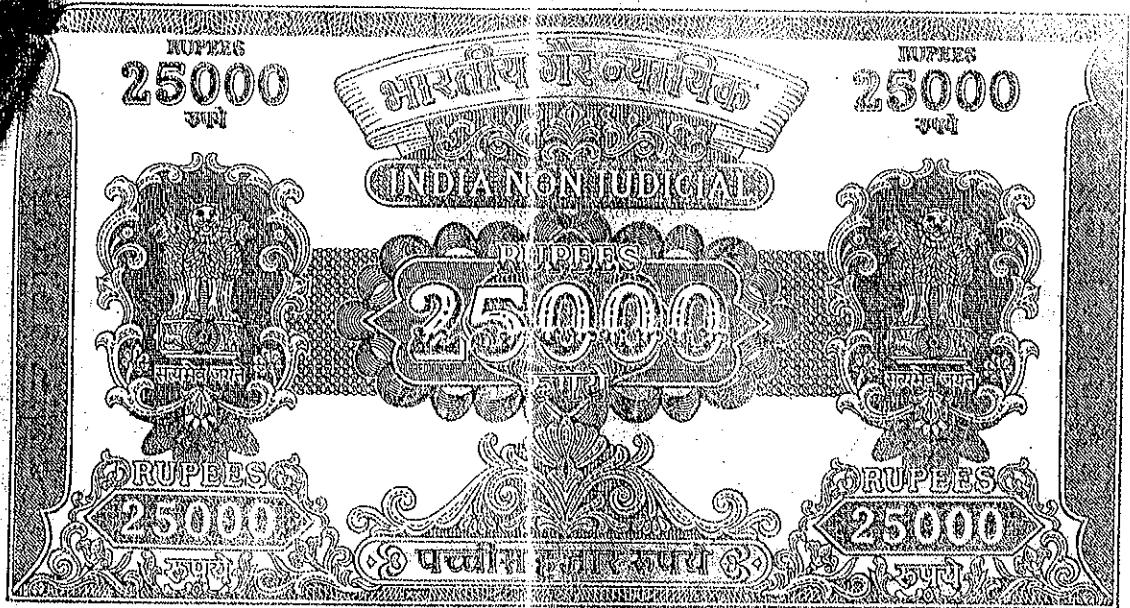
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AND WHEREAS the said Abdul Mannan Governed by the Hanafi School of Mohammadan law died intestate in or about the year 1924 leaving him surviving his only wife Mussamat Samsunnessa Bibi a minor son Saikh Moniruddin alias Mahammad Jan and two minor daughters Lal Bibi and Chand Bibi;

Man, Jim Shroyer, Ash
Civil Court of the State of New York

6/14/02

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ASSIGNMENT



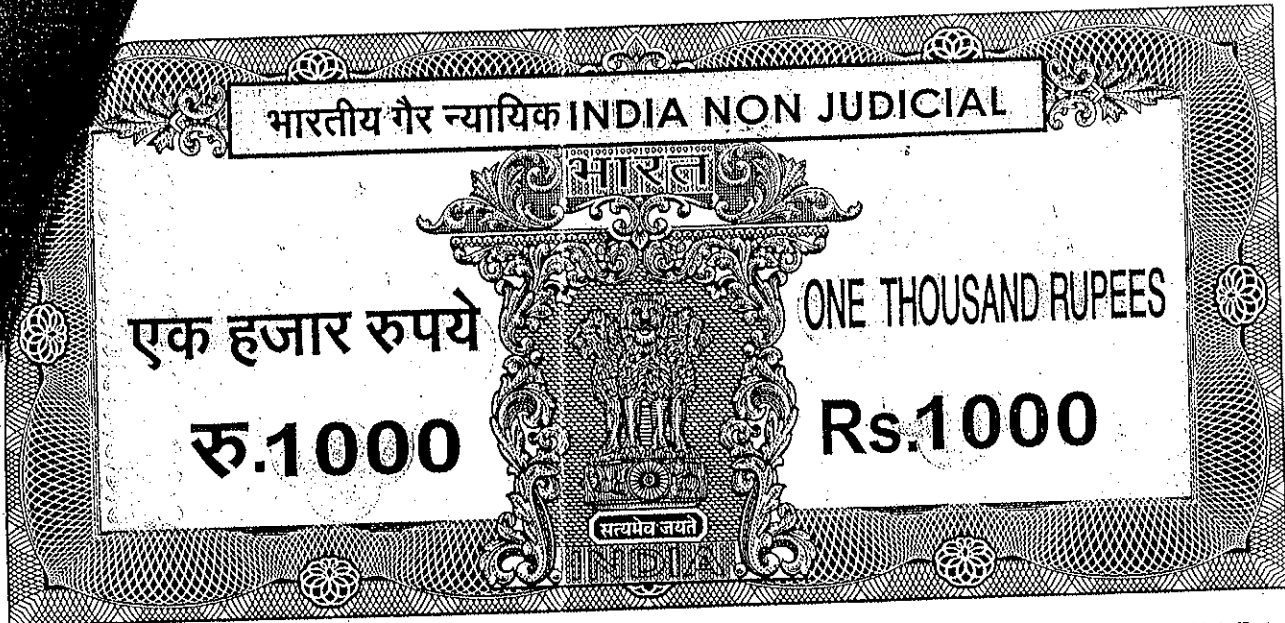
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AND WHEREAS the said Shaik Moniruddin died unmarried leaving his mother and his two sisters aforesaid as his heirs;

AND WHEREAS the said Lal Bibi died unmarried leaving her mother and sister aforesaid as her heirs;

AND WHEREAS the said Chand Bibi died intestate in or about the year 1942 leaving her husband Mahammad Khalil and her



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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two sons Mahammad Jalil and Abdul Majeed then a minor and her mother the said Mussamat Samsunnessa Bibi and as her heirs;

AND WHEREAS the said Mussamat Samsunnessa Bibi and the said Mahammad Khalil Mahammad Jalil and the Abdul Majeed then a minor represented by his natural guardian, father Mahammad Khalil for the benefit of all the parties

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1-1 _____ 15000
2-1 _____ 20000
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~~ADDITIONAL~~
~~ASSIGNMENT~~



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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including the minor aforesaid and for the preservation of the property from Court Sale by a Deed of Sale of the 22nd day of September, 1950 sold and conveyed 7 Cottahs, 5 chittacks and 31 Sq. Ft. of land out of the said 3 Bigha, 2 Cottahs 12 Chittack of land to Bishnu Ram and Lakha Ram for the consideration therein mentioned;

Miss. John Livingston, Sr.
6. 11. 1871

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ADDITIONAL
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AND WHEREAS by a Deed of Hebanama dated the 1st December, 1950 the said Musst. Samsunnessa Bibi made a Gift of her right title and interest in the remaining 2 Bigha 15 Cottahs 6 Chittack 14 Sq.ft. of land to her daughter's sons aforesaid and her brother's son Mujibar Rahaman jointly out of natural love and affection ;

AND WHEREAS by a Deed of Sale dated the 11th day of July, 1952 the said Mohammad Jalil and the said Abdul Majeed then a minor represented by his natural guardian, father Mohammad Khalil jointly sold and conveyed 7 Cottahs of land out of the said 2 Bigha 15 Cottahs 6 Chittack and 14 Sq.ft. of land to Ranki and Madan Ram jointly for the consideration therein mentioned;

AND WHEREAS by a Deed of Partition dated the 14th day of March, 1953 the said Mohammed Khalil for self and as natural guardian and father of his the then minor son Abdul Majeed and Mohammed Jalil and Mujibar Rahaman partitioned the land aforesaid by metes and bounds into 4 separate allotments being made to the four Co-sharers aforesaid;



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AND WHEREAS after the said partition by a Deed of Sale dated the 24th day of March, 1953 Mahammed Jalil sold and conveyed 15 Cottahs of land out of his allotment in Lot "A" of the plan annexed to the said Deed of Partition to Lakha Ram, Bishnu Ram and Polo Ram;

AND WHEREAS as the said Mujibur Rahman by a Deed of Sale dated the 11th November, 1953 sold and conveyed 16 Cottahs 11 Chittack 18 sq.ft. of the land marked as Lot 'D' in the map annexed to the said Deed of Partition to the Chajju Ram alias Sajju Ram son of Late Bulla Ram and Shankar Chand the Vendor herein;

AND WHEREAS by registered Deed of Partition dated the 11th day of February, 1955 and registered in Book No.1, Volume No. 9, pages -158 to 167, Being No. 284 for the year 1955 of Sub-Registrar Sealdah executed by and between the parties aforesaid including the said Sajju Ram alias Chajju Ram son of Late Bulla Ram and Shankar Chand the vendor herein the said Abdul Majeed was allotted in severalty 9 Cottahs 11 Chittack 18 sq.ft of land more or less specifically described in the Third Schedule and marked Lot "C" in the map or plan

annexed thereto and therein coloured Yellow his ownership and possession therein from the 14th day of March 1953 ;

AND WHEREAS the said Abdul Majeed was thus absolutely seized and possessed of as owner thereof the said Plot or Piece of land measuring 9 Cottahs 11 Chittack 18 Sq.ft. more or less from 14.3.1953;

AND WHEREAS the said Md. Khalil by a Deed of Sale dated 16th February, 1955 sold and conveyed 5 Cottahs 4 Chittacks 20 sq.ft. of land to Sajju Ram alias Chajju Ram son of Late Bulla Ram and Shankar Chand, son of Sajju Ram alias Chajju Ram registered in Book No. 1, Volume No. 4, Pages 232 to 233 Being No. 338 for the year 1955 of Sub-Registrar Sealdah fully described in the schedule thereunder and delineated in the plan annexed thereto;

AND WHEREAS the said Abdul Majeed sold and conveyed his land measuring 9 Cottahs 11 Chittacks 18 sq.ft. more or less to Chhajju Ram alias Sajju Ram, Shankar Chand and Smt. Chanan Kaur wife of Shankar Chand by registered deed dated 22nd June, 1967 registered in Book No. 1, Volume No. 34, Pages 45 to 51, Being No. 1188 for the year 1967 of Sub-

Registrar Sealdah fully described in the schedule thereunder and delineated in the plan annexed thereto;

AND WHEREAS the said Sajju Ram alias Chajju Ram died, intestate in the year 1976 leaving him surviving Shankar Chand his son, Charanjit Roy (Rai) his grand son, Neelam and Asha Chander his grand daughter as his legal heirs;

AND WHEREAS the said Smt. Chanan Kaur died intestate in the year 2002 leaving her surviving Shankar Chand her husband, Charanjit Roy (Rai) her son, Neelam and Asha Chander her daughters as her legal heirs;

AND WHEREAS the said Shankar Chand, Charanjit Roy (Rai), Neelam and Asha Chander jointly seized and possessed of undivided share in the land measuring 31 Cottahs, 11 Chittacks 11 Sq.ft. more or less being premises No. 229, Tiljala Road, under P.S. Karaya, under KMC Ward No. 65, Kolkata - 700046 in the District of 24-Parganas (South) together with structures standing thereon ;

AND WHEREAS the Vendors thus jointly seized and possessed and otherwise well and sufficiently entitled to undivided share in the land measuring 31 Cottahs 11 Chittacks 11 Sq.ft. more

or less being premises No. 229, Tiljala Road, under P.S. Karaya, under KMC Ward No. 65, Kolkata - 700046 in the District of 24-Parganas (South) together with structures standing thereon ;

AND WHEREAS by an agreement entered into between the Vendors herein, therein also referred to as the Vendor of the First Part and the Confirming Party herein, therein referred to as the purchaser of the Second Part, the said Vendors have agreed to sell and transfer and the Confirming Party herein agreed to purchase the said premises No. 229, Tiljala Road, under P.S. Karaya, under KMC Ward No. 65, Kolkata-700046 in the District of 24-Parganas (South) together with all structures standing thereon (more fully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity jointly referred to as the said premises).

AND WHEREAS the Confirming Party as per the terms of the said agreement nominated the purchaser herein in their place and stead to acquire all right, title and interest under the said agreement of Confirming Party and requested the Vendors to get the Deed of conveyance executed directly in favour of the

purchaser and the vendors have agreed to execute the Deed of conveyance in favour of the purchaser herein.

AND WHEREAS the vendors agreed to sell and transfer their right, title and interest in the said land together with structures standing thereon of premises No. 229, Tiljala Road, under P.S. Karaya, under KMC Ward No. 65, Kolkata - 700046 in the District of 24-Parganas (South) together with all structures standing thereon covering an area of 18000 Sq. ft. subject to the Tenants therein morefully described in schedule "B" hereunder written hereinafter referred to as the said premises and the purchaser has agreed to purchase and acquire the said premises free from all encumbrances charges, liens, lispences, attachments, requisitions and acquisitions trusts of whatsoever morefully described in the Schedule "A" hereunder written for and a consideration of Rs. 28,76,000/- (Rupees Twenty Eight lakh Seventy Six Thousand) only on the terms and conditions hereinafter mentioned.

AND WHEREAS the said premises is free from all encumbrances, liens, debts, charges and attachments and is good marketable conditions and is possession of the Vendors.

NOW THIS INDENTURE WITNESSETH as follows :-

I. **THAT** in consideration of the said agreement and in consideration of the said sum of Rs. 28,76,000/- (Rupees Twenty Eight lakh Seventy Six Thousand) only of the lawful money of the Union of India well and truly paid or caused to be paid by the Purchaser to the Vendors at or before the execution of these presents, (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof the Vendors doth hereby acquit, release and discharge the Purchaser and the said Premises hereby intended to be sold and transferred), the Vendors doth hereby sell, transfer, convey, assure, assign and grant unto and in favour of the Purchaser herein exclusively and perpetually and all the right title and interest of the Vendors into or upon **ALL THAT** the pieces and parcels of land containing by ad-measurement an area of 31 Cottahs 11 Chittacks 11 Square Feet be the same a little more or less **TOGETHER WITH** Tile Shed Structure situated and standing thereon covering an area of 18000 Sq. ft. fully occupied by the Tenants situate lying at and being Municipal premises No.

229, Tiljala Road, under P.S. Karaya, under KMC Ward No. 65, Kolkata - 700046 in the District of 24-Parganas (South) and within the limits of the Kolkata Municipal Corporation and hereinafter for the sake of brevity referred to as the said premises **HOWSOEVER OTHERWISE** the same now are or is or at any time heretofore were or was situated butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all ways, paths, passages, boundary walls, drains, water courses, light, liberties, rights, privileges, easements, advantages, appendages and appurtenances whatsoever to the said premises or any part or portion thereof belonging to or in anywise appertaining thereto or usually held, used, occupied therewith or any part or portion or member or members thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversion or reversions, remainder or remainders, rents, issues and profits, benefits and advantages thereto and all the estate right, title and interest into or upon the said Premises **AND TOGETHER WITH** the right for the purchaser herein or its successor or successors in title owners or occupiers for the time being of the said premises hereby intended to be sold assigned and transferred and their tenants

under tenants agents licenses with or without cars or other vehicles mechanically propelled or otherwise to pass and repass over and along the ways, paths, passages together with the right in over or underneath the ways paths passages for laying filtered and unfiltered water pipes, electric and telephone wires cables and poles, gas pipes, and all other cables and lines alongwith the edge of the ways, passages **AND** all the estate, right, title, interest, property claim and demand whatsoever of the Vendors of in and to the said Premises hereby sold conveyed granted transferred assigned and assured and/or intended so to be unto and in favour of the Purchaser herein **AND** the benefit of covenant for production of title deeds **TOGETHER WITH** the right to use common areas and paths and passages for the purpose of free ingress in and egress out of the said premises and every part or portion thereof **AND** all the rights of easements, quasi-easements and stipulations and provisions in connection with the beneficial use and enjoyment of the said Premises and other essential services and amenities appertaining thereto **AND** all the muniments deeds pattahs documents writings and other evidences of title exclusively relating to the said Premises which is or are in the custody/possession and control of the

Vendors or which the Vendors can procure without any suit or action **AND** all the estate right title interest property claim and demand whatsoever of the Vendors into and upon the said Premises and every part or portion thereto **TO HAVE AND TO HOLD** the said Premises hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be with all the rights benefits members easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and for ever **BUT OTHERWISE** free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trust of whatsoever nature save and except the Tenants therein morefully described in schedule "B" hereunder written **AND** free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges liens attachments and encumbrances created made done executed or suffered by the Vendors **AND** that the Vendors hereby further covenant with the Purchaser that the Vendors and all the persons claiming through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do execute or cause to be done made and executed all

such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said premises hereby sold conveyed and granted or expressed or intended so to be unto and to the use of the Purchaser herein in the manner as aforesaid.

II. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or things whereby by the Vendors done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Premises and every part or portion thereof hereby granted, sold, conveyed, transferred, assigned and assured unto and to the use of the Purchaser in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.

(ii) **AND THAT** notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendors herein has now full right power and absolute authority to grant, sell, convey, transfer, assign and assure the said Premises and all the other benefits and rights hereby granted, sold, conveyed transferred assigned and assured unto and to the use of the Purchaser in the manner as aforesaid according to the true intent and meaning of these presents.

(iii) **AND THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold, possess, use and enjoy the said Premises and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance evictions interruptions disturbances claims and demands whatsoever or howsoever from or by the Vendors or any person or persons having lawfully or equitably claiming from under or in trust for the Vendors.

- (iv) **AND THAT** the said Premises and all other rights and benefits hereby granted, sold conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances, liens, lispens, attachments, leases, uses, debutters, or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendors.
- (v) **AND THAT** the Vendors shall indemnify and keep the Purchaser herein fully discharged saved harmless and kept indemnified against all estates, charges, encumbrances, liens, attachment, attachments, lispens, uses, debutters, trusts, claims and demands whatsoever or howsoever created, occasioned or made by the Vendors or any person or persons lawfully or equitably or rightfully claiming as aforesaid from the Vendors.
- (vi) **AND FURTHER THAT** the Vendors and all the persons having or lawfully or rightfully claiming any estate or

interest in the said Premises or any part or portion thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the like request and at the cost of the Purchaser make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said premises and all the other benefits and rights and every part or portion thereof hereby granted, sold, conveyed, transferred, assigned and assured unto and to the use of the Purchaser in the manner as aforesaid as shall or may be reasonably required by the Purchaser.

- (vii) **AND ALSO THAT** the Vendors have not at any time done or executed or knowingly suffered or be a party to any act deed matter or thing whereby and where-under the said Premises and all the other equities, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part thereof can or may be impeached encumbered or effected in title.

III. AND THE VENDORS DOTH HEREBY FURTHER ASSURE AND COVENANT WITH THE PURCHASER as follows :-

- (i) **THAT** the Vendors are the absolute owner of the said premises.
- (ii) **THAT** the said premises is free from all encumbrances, charges, liens, lispens, attachment, acquisitions, requisitions and trusts of whatsoever of howsoever nature.
- (iii) **THAT** the Vendors have a marketable title in respect of the said Premises.
- (iv) **THAT** the Vendors have not entered into any agreement for sale or transfer of the said premises or any part thereof except Confirming Party nor has created any interest of a third party into or upon the said premises or any part or portion thereof.
- (v) **THAT** all the municipal rates taxes and other outgoings payable in respect of the said premises unto the date of

execution of this Deed of Conveyance has been paid and/or shall be paid by the Vendōrs.

- (vi) **AND THAT** relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has parted with the amount of consideration hereinbefore mentioned.

THE SCHEDULE "A" ABOVE REFERRED TO :

(Description of the said Premises)

ALL THAT the piece or parcel containing by measurement an area of 31 Cottahs 11 Chittacks 11 Sq.ft. be the same a little more or less **TOGETHER WITH** Tile Shed structures standing thereon covering an area of 18000 Sq. ft. fully occupied by the Tenants situated and lying at Premises being No. 229, Tiljala Road under P.S. Karaya, under KMC Ward No. 65, Kolkata - 700 046 and delineated colour Red in the Map or Plan annexed hereto and butted and bounded in the manner as follows:-

ON THE NORTH : By premises No. 226, Tiljala Road;

ON THE EAST : By Tiljala Road;

ON THE SOUTH : By remaining portion of premises
No. 229, Tiljala Road;

ON THE WEST : By Railway land;

THE SCHEDULE "B" ABOVE REFERRED TO

(Description of the Tenants)

| <u>Name of the Tenants</u> | <u>Occupied Portion</u> | <u>Rent</u> |
|----------------------------|-------------------------|-------------|
| 1. <u>NASIM AKHTAR</u> | | Rs. 300/- |
| 2. MD. Ilyas | | Rs. 200/- |
| 3. <u>MD. FAIYAZ KHAN</u> | | Rs. 200/- |
| 4. MD. Ejaz Khan | | Rs. 200/- |
| 5. MD. MANZAR KARIM | | Rs. 200/- |
| 6. Ram Prakash Bhagat | | Rs. 350/- |
| 7. MD. Shahid Karim | | Rs. 175/- |
| 8. Aslam Khan | | Rs. 200/- |
| 9. P.B.MD. Harris | | Rs. 200/- |
| 10. Rajji Ahmed | | Rs. 200/- |
| 11. Shamim Akhtar | | Rs. 200/- |
| 12. Hamza Ali | | Rs. 200/- |

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the **VENDORS** at Kolkata in the presence of :

1. Md. Shemim Achehtar
64, Collin Street
Kolkata-700016

2. Ram Prakash Bhagat
47 South Tangra Road
Kolkata-700016

SIGNED SEALED AND DELIVERED
by the **PURCHASERS** at Kolkata in the presence of :

1. Md. Shemim Achehtar
64, Collin Street
Kolkata-700016

2. Ram Prakash Bhagat
47 South Tangra Road Kolkata-700016

SIGNED SEALED AND DELIVERED
by the **CONFIRMING PARTY** at Kolkata in the presence of :

1. Md. Shemim Achehtar
64, Collin Street
Kolkata-700016

2. Ram Prakash Bhagat
47 South Tangra Road
Kolkata-700016

Shankar Chand by the Pen of.
Charanjit Roy.
as constituted Attorney.

Charanjit Roy.

Neelam by the Pen of.

Charanjit Roy.
as constituted Attorney.

Asha Chander by the Pen of.
Charanjit Roy.
as constituted Attorney.

SUPER PLANET BUILDERS &
PROMOTERS PRIVATE LIMITED

Mam2 ar
Director.

SUPER PLANET BUILDERS &
PROMOTERS PRIVATE LIMITED

Mam2 ar
Director.

Whtar
Vagiro Man
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Kim

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MEMO OF CONSIDERATION

RECEIVED from and on behalf of the within named PURCHASER the witness mentioned sum of Rs. 28,76,000/- (Rupees Twenty Eight lakh Seventy Six Thousand) only towards full and final payment of consideration for sale of the said land along with Tile Shed structure, Appurtenance Rights as mentioned under Schedule herein above as per details give below:

| SL No. | Particulars | Amount Rs. |
|--------|--|-------------|
| 1. | DD No. 548648 dated 15 th July 2006, drawn on Union Bank of India. | 1,50,000.00 |
| 2. | DD No. 548649 dated 15 th July 2006, drawn on Union Bank of India. | 1,50,000.00 |
| 3. | DD No. 636985 dated 17 th July 2006, drawn on State Bank of India | 1,50,000.00 |
| 4.. | DD No. 788467 dated 18 th October, 2006, drawn on Standard Chartered Bank | 3,00,000.00 |
| 5. | DD No. 200458 dated 12 th December, 2006, drawn on State Bank of India. | 49,000.00 |
| 6. | DD No. 548944 dated 12 th December, 2006, drawn on Union Bank of India. | 49,000.00 |
| 7. | DD No. 200459 dated 12 th December 2006, drawn on State Bank of India. | 49,000.00 |
| 8. | DD No. 548945 dated 12 th December 2006, drawn on Union Bank of India. | 49,000.00 |
| 9. | DD No. 616198 dated 13 th December 2006, drawn on Punjab & Sind Bank | 40,000.00 |
| 10. | DD No. 616197 dated 13 th December, 2006, drawn on Punjab and Sind Bank. | 40,000.00 |
| 11. | DD No. 616199 dated 15 th December 2006, drawn on Punjab & Sind Bank. | 40,000.00 |
| 12. | DD No. 200494 dated 18 th . December, 2006, drawn on State Bank of India | 40,000.00 |
| 13. | DD No. 933571 dated 19 th , December, 2006, drawn on State Bank of India | 40,000.00 |
| 14. | DD No. 200510 dated 20 th December, 2006, drawn on State Bank of India | 40,000.00 |
| 15. | DD No. 200650 dated 13 th , January 2007, drawn on State Bank Of India. | 40,000.00 |

| | | |
|----------------|---|--------------|
| 16. | DD No. 200652 dated 13 th January, 2007, drawn on State Bank of India. | 40,000.00 |
| 17. | DD No. 200664 dated 16 th January 2007 on State Bank of India. | 40,000.00 |
| 18. | DD No. 200709 dated 24 th January 2007, drawn on State Bank Of India. | 40,000.00 |
| 19. | DD No. 288462 dated 31 st January, 2007, drawn on State Bank of India. | 2,50,000.00 |
| 20. | DD No. 003309 dated 28 th February, 2007, drawn on HDFC Bank. | 40,000.00 |
| 21. | DD No. 003310 dated 28 th February 2007, drawn on HDFC Bank. | 40,000.00 |
| 22. | DD No. 200928 dated 5 th March 2007, drawn on State Bank of India. | 40,000.00 |
| 23. | DD No. 201049 dated 22 nd March 2007, drawn on State Bank of India | 40,000.00 |
| 24. | DD No. 201048 dated 22 nd , March 2007, drawn on State Bank Of India. | 40,000.00 |
| 25. | DD No. 201057 dated 23 rd March 2007, drawn on State Bank of India | 40,000.00 |
| 26. | DD No. 201056 dated 23 rd , March 2007, drawn on State Bank Of India. | 40,000.00 |
| 27. | DD No. 353023 dated 16 th , April 2007, drawn on The Federal Bank Ltd | 5,00,000.00 |
| 28. | DD No. 000013 dated 16 th , April 2007 drawn on Bombay Mercantile Bank Ltd. HDFC BANK. | 5,00,000.00 |
| Total amount:- | | 28,76,000.00 |

(Total Rupees Twenty Eight Lakh Seventy Six Thousand only)

In presence of
WITNESSES:





























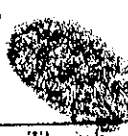















(1) Md. Shamim Akhtar
64, Collin Street
Kolkata-700016

Shanker Choud. by the Per of.
Choranjit Roy.
as constituted Attorney.
Choranjit Roy.
Notarized by the Per of.
Choranjit Roy.
as constituted Attorney.
Asha Choud. by the Per of.
Choranjit Roy.
as constituted Attorney.

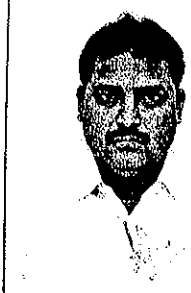





















VENDOR

(2) Ram Prakash Bhagat
47 South Tangra Road
Kolkata-700046

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | |
|---|---|---|---|---|---|
|  Charanjit Singh Charanjit Singh |  |  |  |  |  |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| | (Right Hand) | | | | |
| | | | | | |
|  Mahesh Kumar Mahesh Kumar Director. |  |  |  |  |  |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| | (Right Hand) | | | | |
| | | | | | |
|  Rajesh Kumar |  |  |  |  |  |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| | (Right Hand) | | | | |
| | | | | | |
|  Rajesh Kumar |  |  |  |  |  |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| | (Right Hand) | | | | |
| | | | | | |

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | | | | | | | | | | | | |
|--|--|--|--|--|---|---|--|---|---|---|---|--------------|---------------|-------------|---------------|-------------|
|  |  |  |  |  |  | | | | | | | | | | | |
| | | | | | | Little | Ring | Middle | Fore | Thumb | | | | | | |
| | | | | | | (Left Hand) | | | | | | | | | | |
| | | | | | |  |  |  |  |  |  | | | | | |
| | | | | | | | | | | | | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | | | | | | | | | | | | |
|  |  |  |  |  | | | | | | | | | | | | |
| | | | | | Little | | | | | | | Ring | Middle | Fore | Thumb | |
| | | | | | (Left Hand) | | | | | | | | | | | |
| | | | | |  |  |  |  |  | | | | | | | |
| | | | | | | | | | | Thumb | Fore | Middle | Ring | Little | | |
| (Right Hand) | | | | | | | | | | | | | | | | |
| <p>PHOTO</p> | <p>Little</p> | <p>Ring</p> | <p>Middle</p> | <p>Fore</p> | | | | | | <p>Thumb</p> | | | | | | |
| | | | | | | | | | | | (Left Hand) | | | | | |
| | | | | | <p>PHOTO</p> | <p>Thumb</p> | <p>Fore</p> | <p>Middle</p> | <p>Ring</p> | | <p>Little</p> | | | | | |
| | | | | | | | | | | | | (Right Hand) | | | | |
| | | | | | | | | | | | | <p>PHOTO</p> | <p>Little</p> | <p>Ring</p> | <p>Middle</p> | <p>Fore</p> |
| (Left Hand) | | | | | | | | | | | | | | | | |
| <p>PHOTO</p> | <p>Thumb</p> | <p>Fore</p> | <p>Middle</p> | <p>Ring</p> | | | | | | <p>Little</p> | | | | | | |
| | | | | | (Right Hand) | | | | | | | | | | | |