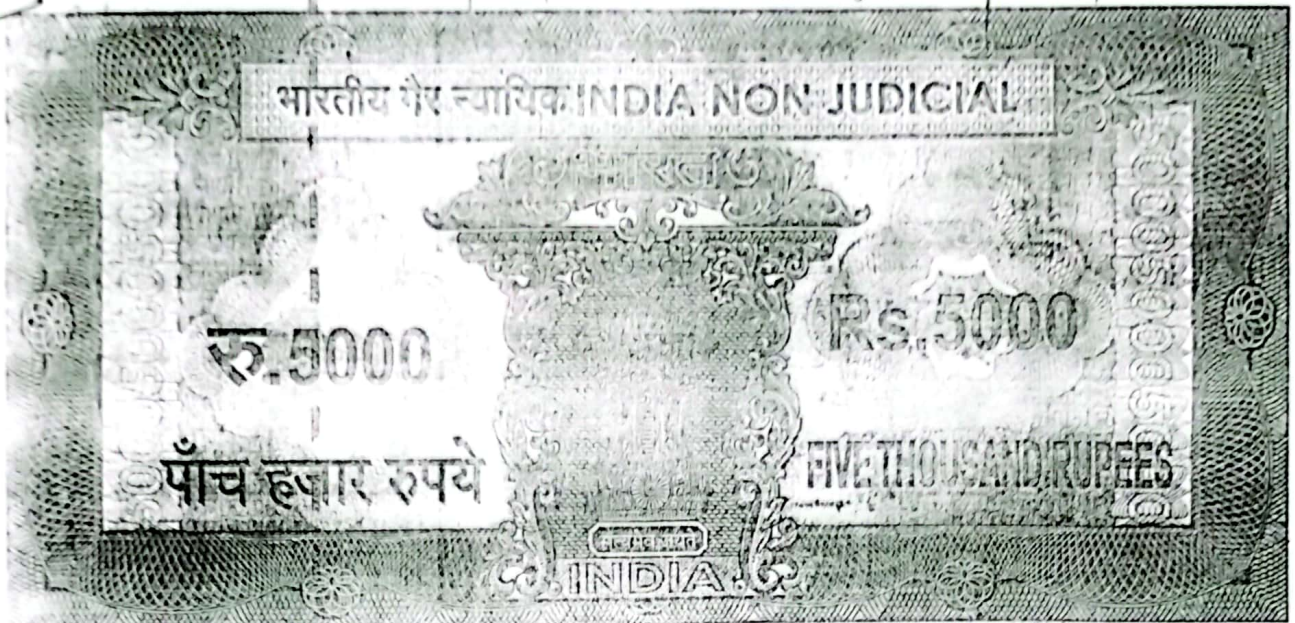


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1064/2011

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

Address: 1064/2011, Gossipore, Dum Dum, North 24 Pgs

1 JAN 2011

THIS INDENTURE made this 27th day of January, Two Thousand And Eleven (2011);

BETWEEN

क्र. 1142 दि. 11-1-2011

पुनः 5000 P.K. Datta Samy

विषयः M. K. Datta Samy

लेखः B. K. Datta Samy

कार्यालय प्रमुख, न्यायिक अधिकारी

कार्यालय, न्यायिक अधिकारी

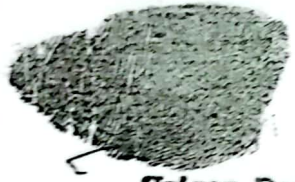
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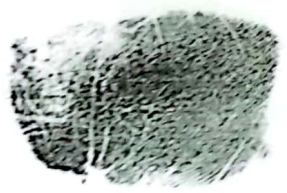
Arimam Ghosh



N.C. 217

Unicon Developers

Arimam Ghosh
Partner



N.C. 218

For D.O. & C.O. (M. K. Datta)

Director

Add. District Sub-Registrar
Durgam Chauraha, Lucknow



N.C. 219

For D.O. & C.O. (M. K. Datta)

Shakuntala Toshniwal

AHAR TOURNAMENT

40 Shiv Karam Toshniwal (S. K. Datta)

1102 JAN 11

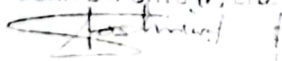
M/S. DOAR EXPORTS PVT LTD. a company duly registered under the Indian Companies Act., 1956 having its registered Office at 22E, Gopal Chandra Chatterjee Road, Calcutta - 700 002 hereinafter called and referred to as the **VENDOR** (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean include its successor-in-office, and assign) of the **FIRST PART.**

A N D

M/S UNICON DEVELOPERS, a Partnership Firm having its registered office at 100/2, B.T. Road, Room No. 25, Ground Floor, Kolkata - 700 090, represented by the constituted attorney **SRI ARINDAM GHOSH,** son of Sri Dilip Ghosh, by faith - Hindu, by Occupation Business, nationality - Indian, residing at 1/23, Fakir Ghosh Lane, P.S. Baranagar, Kolkata - 700 035, through a general power of attorney vide book no - iv, being no-5513 of 2009, hereinafter referred to as the **PURCHASER** (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean include his/her heirs, successors, executors, legal representative, Administrators and assign) of the **SECOND PART.**

WHEREAS one Messers Polyclinical Laboratory Ltd., a company incorporated under the Indian Companies Act, 1913 having

For DOAR-EXPORTS (P) LTD.



Date: 27/11/2019

Shankar Kumar Tachmwal

its registered office at No.1 Moti Seal Street, Calcutta, were the owners of Premises No. 22A, 22B, 22D and 22E, Gopal Chandra Chatterjee Road, within the Municipal Limits of the town of Calcutta within Police Station Cossipore, in the District of 24-Parganas (now North 24-Parganas);

AND WHEREAS all that one-storied brick-built messuage tenement and dwelling house containing 6 rooms, verandah, bath rooms together with the piece or parcel of revenue redeemed land thereunto belonging whereon on or part whereof the same is erected and built containing by estimation an area of 6 cottahs and 8 chittacks be the same a little more or less were treated by the said polyclinical Laboratory Ltd, as premises No. 22D, Gopal Chandra Chatterjee Road, Calcutta.

AND WHEREAS all that one storied brick built messuage tenement and dwelling house together with the piece or parcel of revenue redeemed land thereunto belonging whereon or on part whereof the same is erected and built containing by estimation an area of 3 Cottahs 9 Chittakes and 22 sft. be the same a little more or less were treated by the said Polyclinical Laboratory Ltd. as Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata - 700002

AND WHEREAS at an execution sale held by the second Munsiff's Court of Alipore, 24-Parganas, in Money Execution Case

FOR DOAR EXPORTS (P) LTD.

Shakti
Director

FOR DOAR EXPORTS (P) LTD.

Shakti
Director

No. 172 of 1956 (United Bank of India Ltd., Decree-holder - Versus- Polyclinical Laboratory Ltd., Judgement Debtor) the premises Nos. 22A, 22B, 22D and 22E, Gopal Chandra Chatterjee Road, Calcutta, were put up to sale by public auction on the 24th March, 1958 and was purchased by one Dhirendra Lal Chowdhury;

AND WHEREAS the said sale was duly confirmed by the said court on 26th April, 1958 and the sale certificate was duly issued out of and under the seal of the said Court of Second Munsiff, alipore, 24-Parganas, in favour of the said Dhirendra Lal Chowdhury in respect of the said several premises nos. 22A, 22B, 22D and 22E, Gopal Chandra Chatterjee Road, Calcutta;

AND WHEREAS the said Dhirendra Lal Chowdhury obtained possession of the said several premises through court on 3rd august, 1958;

AND WHEREAS by an Indenture of conveyance dated 24th April, 1959 and registered in Book No. I, Volume no. 24, pages 186 to 193, Being No. 3332 for the year 1959 of the office of the Sub-Registrar, Cossipore, Dum Dum the said Dhirendra Lal Chowdhury sold and conveyed absolutely for a valuable consideration mentioned thereon to Debendra Lal biswas all that one storied brick-built dwelling house together with courtyard, open verandah, etc., having by estimation an area of 6 Cottahs 8 Chittacks more or less being

For DOAR EXPORTS (P) LTD.
Asst. Mgr.
 Director

For DOAR EXPORTS (P) LTD.
Shakuntala Tashmukhal
 Director

Premises No. 22D, Gopal Chatterjee Road, Calcutta, formerly portion of Premises No. 22, Gopal Chatterjee Road, Calcutta,

AND WHEREAS by another Indenture of conveyance dated 24th April, 1959 and registered in Book no. I, Volume no. 39, pages 59 to 64, Being No. 3331 for the year 1959 of the office of the Sub-Registrar, Cossipore, Dum Dum the said Dhirendra Lall Chowdhury sold and conveyed absolutely for a valuable consideration mentioned therein to Hriday Ranjan Biswas all that two storied brick-built dwelling house containing by estimation an area of 3 cottahs 9 chittacks and 22 sft. be the same a little more or less being Premises No. 22E, Gopal Chandra Chatterjee Road, formerly portion of premises No. 22, Gopal Chandra Chatterjee Road, Calcutta.

AND WHEREAS by another Indenture of conveyance dated 22nd July, 1959 and registered in Book No. I, Volume No. 69, Pages 248 to 256 Being No. 6347 for the year 1959 of the office of Sub-Registrar, cossipore, Dum Dum the said Hriday Ranjan Biswas sold and conveyed absolutely for a valuable consideration mentioned to Ram Gobinda Chandra all that two storied brick built dwelling house containing by estimation an area of 3 cotahs 9 chittacks and 22 sft. be the same a little more or less being Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta formerly portion of Premises No. 22, Gopal Chandra Chatterjee Road,

FOR DOAR EXPORTS (P) LTD.

[Signature]
Director

FOR DOAR EXPORTS (P) LTD.

Shakuntala Tasmulal
Director

AND WHEREAS since the said purchase the said Ram Gobinda Chandra is in enjoyment of the said property as absolute owner thereof,

AND WHEREAS if thereafter transpired that the said premises described in the said indenture of conveyance dated 24th April, 1959 in faovur of the said Debendra Lall biswas is numbered and recorded in the records of Calcutta Municipal Corporation as Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta though in the said conveyance the number of the said premises has been described as premises No. 22D, Gopal Chandra Chatterjee Road, Calcutta.

AND WHEREAS it further transpired that the said premises described in the said two indenture of conveyance dated 24th April, 1959 and 22nd July, 1959 is numbered and recorded in the records of Calcutta Municipal Corporation as premises No. 22D Gopal Chandra Chatterjee, Calcutta though in the said two conveyance the number of said premises has been given as Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta;

AND WHEREAS by a registered deed of rectification and declaration dated 30th August, 1966 executed between the said Debendra Lall Biswas and the said Ram Gobinda Chanda and duly registered in the office of Sub-Registrar, Cossipore, Dum Dum, and recorded in Book No. I, Volume no. 121, Pages 66 to 73, Being No.

For DOAN EXPORTS (P) LTD.,

[Signature]
Director

For DOAN EXPORTS (P) LTD.,

[Signature]
Director

7930 for the year 1966, the said errors in the municipal Nos. of the said premises were rectified and it was thereby declared by them jointly as follows :

(a) The said premises belonging to Debendra Lall Biswas shall be described and shall be deemed always to have been described as follows :-

"ALL THAT one storied brick-built messuage tenement and dwelling house containing six rooms, verandah, bath-room, etc. together with piece or parcel of revenue redeemed land thereunto belonging whereon or on part whereof the same is erected and built containing by estimation an area of 6 Cottahs 8 Chittacks be the same a little more or less being formerly portion of premises No. 22, Gopal Chandra Chatterjee Road, now numbered according to Municipal records as Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta but according to the previous title deeds as Premises No. 22D, Gopal Chandra Chatterjee Road, Calcutta being portion of holding Nos. 16a, 17, 18 and 19/20 of division I, sub-division -II, Mouza Uttarpara, Dihi Panchannagram, Police Station Cossipore Dum Dum, District 24-Parganas (now North 24- Parganas) within the limits of Calcutta Municipal corporation being butted and bounded in the manner following i.e., to say on the North partly by Premises No. 22 and partly by Premises No. 22a, but according to previous title deeds Premises No. 22E, Gopal Chandra Chatterjee Road, on the South by Gopal Chandra Chatterjee Road, on the East

For DOAR EXPORTS (P) LTD.

[Signature]

Director

For DOAR EXPORTS (P) LTD.

Shakuntal Toshniwal

Director

by Premises No. 23, Gopal Chandra Chatterjee Road, Calcutta and on the West by 12' ft. wide common passage running northward of Gopal Chandra Chatterjee Road.

(b) That the premises belonging to the said Ram Gobinda Chanda shall be described and shall be deemed always to have been described as follows :

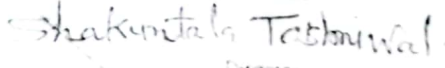
"ALL THAT one storied brick-built messuage tenement or dwelling house together with the piece or parcel of revenue redeemed land thereunto belonging whereon or on part whereof the same is built and erected containing by estimation an area of 3 Cottahs 9 chittacks and 22 sft. be the same a little more or less being numbered according to Municipal records as premises No. 22D, Gopal Chandra Chatterjee Road but according to previous title deeds as Premises No. 22E, Gopal Chandra Chatterjee Road, formerly a part or portion of Premises No. 22C, Gopal Chandra Chatterjee Road, Calcutta of Cossipore, Police Station Cossipore, Sub-Registration office Cossipore Dum Dum comprised in holding No. 16A, 17 and 18 of Division - I, Sub-Division - II, Mouza Uttarpara Dihi Panchannagram, District 24 Parganas (now North 24 Parganas) within the limits of Calcutta municipal Corporation being butted and bounded in the following manner i.e. on the North Open land and yard beyond which structure of C.I., Sheet of premises No. 22C, Gopal Chandra Chatterjee Road, on the South Partly by premises No. 22A, and partly by Premises No. 22E, (but according to previous title

For DOAR EXPORTS (P) LTD.



Director

For DOAR EXPORTS (P) LTD.



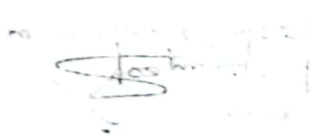
Director

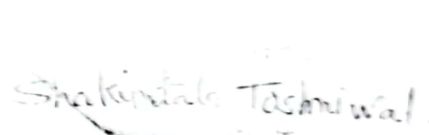
deeds as premises No. 22D, Gopal Chandra Chatterjee Road, on the East by premises No. 22 Gopal Chandra Chatterjee Road, and on the West by 12'-0" ft wide common passage running northward from Gopal Chandra Chatterjee Road;

AND WHEREAS the said Debendra Lall Biswas was thus absolutely seized and possessed of or otherwise well and sufficiently entitled to the said messuage tenement and dwelling house being Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta (but through mistake and inadvertent mentioned in the previous title deed of 22D Gopal Chandra Chatterjee Road) , within the limits of Calcutta Municipal Corporation;

AND WHEREAS by an Indenture of conveyance dated 19th September, 1966 and recorded in book No. I, Volume No. 113, Pages 112 to 125, Being No. 8228 for the year 1966, the said Debendra Lall Biswas for a valuable consideration mentioned therein sold and conveyed absolutely the said premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta to Smt. Renula Basu, since deceased, Samir Kumar Basu, Shakya Sinha Basu, Santanu Basu.

AND WHEREAS the said Smt. Renula Basu (since deceased), Samir Kumar Basu, Shakya Sinha Basu and Santanu Basu are in absolute possession of the said property and while on such possession thereof the said Renula Basu constructed first floor on





the constructed portion of the said house immediate after purchase and as per sanctioned plan and started residing in the entire house;

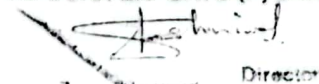
AND WHEREAS Smt. Renula Basu the mother of the Samir Kumar Basu, Shakya Sinha Basu and Santanu Basu, during her life time made and published her last Will dated 27th October, 1983 and thereafter died on 26th June, 1994 leaving her sons apart from daughter;

AND WHEREAS the said Last Will of Smt. Renula Basu since deceased has been probated by the Hon'ble High Court, Calcutta on 29th November, 1996;

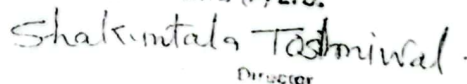
AND WHEREAS by the said Will the said Smt. Renula Basu who had $\frac{1}{4}$ th undivided share in the said Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta bequeath/her said share in equal half to her two sons Shakya Sinha Basu and Shantanu Basu i.e. $\frac{1}{8}$ th share to each of them;

AND WHEREAS by virtue of the said bequeath the said Shakya Sinha Basu became the owner of $\frac{3}{8}$ th share and the said Santanu Basu became the owner of $\frac{3}{8}$ th Share whereas Samir Kumar Basu remained the owner of $\frac{1}{4}$ th share in the said undivided dwelling house being Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta.

For DOAR EXPORTS (P) LTD.


Director

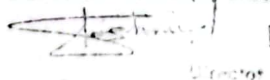
For DOAR EXPORTS (P) LTD.


Director

AND WHEREAS the said Shakya Sinha Basu, Santanu Basu & Samir Kumar Basu being thus absolutely seized and possessed or otherwise sufficiently entitled to the said messuage tenement and dwelling house being Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta within the limits of Calcutta Municipal Corporation as and for an absolute and indefeasible estate of inheritance or an estate equivalent thereto free from all encumbrances attachments liens, lispendens acquisitions and requisitions whatsoever.

AND WHEREAS by virtue of a registered deed of conveyance dated 18.12.1996, recorded in Book No. I, Volume no - 128, Pages 337 to 358, Being No. 5739, for the year 1996 in the Office of the A.D.S.F. Cossipore Dum Dum, M/s, Doar Exports Pvt. Ltd. herein became the owner of proportionate share of ownership in the land measuring 6 cottah 11 chittak 20 sq.ft and the entire **Ground Floor**, measuring about **2013 sq.ft.** super built up area consisting of 4 rooms, 2 bath Rooms and open courtyard/vacant land on the north western side measuring **821 sq.ft.** and open Verandah with common area measuring **936 sq.ft.** being Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata - 700002, P.S. Cossipore, KMC Ward no -1, from Samir Kumar Basu, Shakya Sinha Basu and Santanu Basu .

For DOAR EXPORTS (P) LTD.


Director

For DOAR EXPORTS (P) LTD.


Director

AND WHEREAS the Vendor thus hereby agreed to sell to the Purchaser by way of a registered deed of conveyance absolutely to the Purchaser ALL THAT entire Ground Floor, measuring about **2013 sq.ft.** super built up area consisting of **6 rooms, 2 bath rooms, 2 store rooms, and puja room and south facing varandah and open courtyard/vacant land on the North-Western side measuring 821 sq.ft.** for the exclusive right and use of ground floor purchaser with right to use the common areas at Premises No. 22E, Gopal Chandra Chatterjee Road, P.S. Cossipore, Kolkata - 700 002, KMC ward - 1, excluding the right of South East gate and staircase leads to the first floor of the said premises for ingress and egress of the first floor owner/occupiers for their exclusive use which is morefully and particularly described in the schedule 'E' below at a total consideration of **Rs. 23,64,000.00 (Rupees Twenty Three Lakhs Sixty Four Thousand)** only and the Purchaser has also agreed to purchase the said entire ground floor measuring about **2013 sq.ft.** super built up area consisting of **6 rooms, 2 bath rooms, 2 store rooms, and puja room and south facing varandah and open courtyard/vacant land on the North-Western side measuring 821 sq.ft.** for the exclusive right and use of ground floor purchaser with right to use the common areas at Premises No. 22E, Gopal Chandra Chatterjee Road, P.S. Cossipore, Kolkata - 700 002, KMC ward - 1, Excluding the right of South East gate and staircase leads to the first floor of the said premises for ingress and egress of the first floor owner /occupiers for their exclusive use which is morefully and

For BOAB EXPORTS (P) LTD.

[Signature]
Director

For BOAB EXPORTS (P) LTD.

[Signature] Tashfiyal
Director

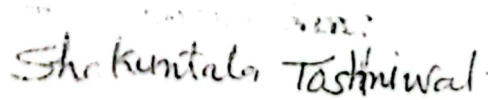
particularly described in the schedule 'B' below which is free from all encumbrances, charges, liens, lispendences, demands whatsoever.

AND WHEREAS it is also mentioned here that the existing two gates are lying at the said premises one main gate for the exclusive right and use of the purchaser of the ground floor and the other South East gate will be used for ingress and egress by the owner and occupiers of the first floor exclusively and the purchaser of the ground floor shall have got no right to interfere and /or disturb the possession, right, interest and title of the said South - East gate including stair case leads to the first floor will be used by the owner and occupiers of the first floor and it is also noted that the purchaser shall not cause any disturbance to ingress and egress of the owner and occupiers of the first floor.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

In pursuance of the said agreement and in consideration of the sum of Rs. 23,64,000.00 (Rupees Twenty Three Lakhs Sixty Four Thousand) only paid by the Purchaser to the Vendors simultaneously with the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same release discharge and acquit the Purchaser and the said entire **Ground Floor**, measuring about 2013 sq.ft. super built up area consisting of 6 rooms, 2 bath rooms, 2 store rooms, and puja room and south facing varandah and open courtyard/vacant land on

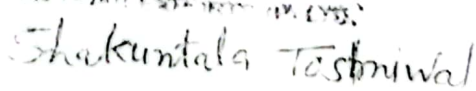




the North-Western side measuring 821 sq.ft. for the exclusive right and use of ground floor purchaser with common areas at Premises No. 22E, Gopal Chandra Chatterjee Road, P.S. Cossipore, Kolkata - 700 002, KMC ward - 1, excluding the right of South East gate and staircase leads to the first floor of the said premises for the ingress and egress of the occupier/owners for their exclusive use under Kolkata Municipal Corporation, the Vendors as owner do hereby grant convey sell transfer assign and assure unto and to the use of the Purchaser free from all encumbrances **ALL THAT** the said brick built messuage Ground Floor, measuring about **2013 sq.ft.** super built up area consisting of 6 rooms, 2 bath rooms, 2 store rooms, and puja room and south facing varandah and open courtyard/vacant land on the North-Western side measuring 821 sq.ft. for the exclusive right and use of ground floor purchaser with right to use the common areas at Premises No. 22E, Gopal Chandra Chatterjee Road, P.S. Cossipore, Kolkata - 700 002, KMC ward - 1, excluding the right of South East gate and staircase leads to the first floor for ingress and egress of the first floor owner/occupier for their exclusive use of the said premises morefully & particularly described in schedule "B" with all fittings, fixtures, easements, rights, privileges and right to use the common space and common areas etc. which is fully described in the Schedule "B" hereunder written **TOGETHER WITH** the proportionate share of Ownership of land thereunto morefully and particularly

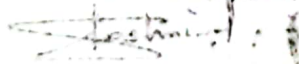
For DOAR EXPORTS (P) LTD.


Director

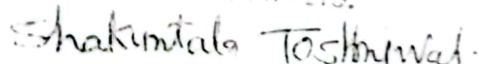
For DOAR EXPORTS (P) LTD.

Shakuntala Toshniwal

mentioned and described in the Schedule "B" hereunder written and shown in the annexed plan hereto and hereinafter referred to as the Said Flat free from all encumbrances, charges, land taxes & cess bills and equities whatsoever and morefully described in the Schedule "B" hereunder written and equal and the common right over and in respect of the common areas and common facilities hereunder written OR HOWSOEVER OTHERWISE the flat/apartment now are or is hereto before was or more situated, bounded, called, known numbered, described, distinguished TOGETHER WITH all common and amenities, right available in the Ground floor at the said premises TOGETHER WITH privileges rights, easements and quasi-easements, reservation and restriction as are morefully contained applicable for sale and/or transfer of a flat apartment in a residential building TO HAVE AND TO HOLD the said flat apartment hereby granted, sold, conveyed and transferred or expressed and intended as to be unto the use of the Purchaser his heirs, executors, representatives and assigns and forever free from all encumbrances but nevertheless subject to the terms and conditions hereinunder written A N D the Vendor or any of their predecessor-in-title or executed knowingly so far as to the contrary. The Vendor now has good right, full power, absolute authority regarding the said flat and indefeasible title to grant, sell, convey and transfer, the said flat hereby granted, sold, conveyed and transferred or expressed or intended so to do so unto and to the use of the

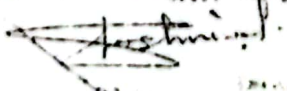
For DEAN EXPORTS (P) LTD.


Director

For DEAN EXPORTS (P) LTD.


Shakuntala Toshniwal
Director

Purchaser or his heirs, executors, administrators, representatives and assigns shall from this day and may at all times hereafter peaceably and quietly and possess and enjoy the said flat and receive the rents, issues and profits thereof without any lawful eviction, interruptions, hindrances claims or demand whatsoever from only the Vendors or any person or persons lawfully and equitably claiming from under or in trust from them or from or under any of their predecessor-in-title. AND further that the VENDOR, covenants with the Purchaser, to save harmless, indemnify and keep indemnified the PURCHASER, from or against all encumbrances, charges, kmc taxes & cese bills and equities whatsoever. AND the VENDOR, further covenants that he or they shall at the request and costs of the PURCHASER, his heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said area and every part thereof in manner aforesaid according to the true intent and meaning of this deed. The Purchaser also agreed to bear the common expenses relating to enjoyment of the common portion in accordance with the proportionate share in respect of such common portions. The common portions and expenses relating thereto are described hereunder.

SHAKUNTALA TASHMIWAL


Shakuntala Tashmiwal

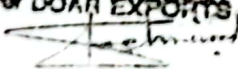
SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring 6 Cottahs 11 Chittacks 20 Sft. be the same a little more or less together with two storied brick-built messuage, tenement, dwelling house containing bed rooms, verandah, bath rooms etc on each of the floor and common passage and two gates (one main gate and another south east gate) and other easements and common rights appurtenant at the premises being Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata - 700002 Sub registry Office Cossipore Dum Dum comprised in KMC Ward No. 1, P.S. Cossipore, within the limits of Kolkata Municipal Corporation being butted and bounded in the manner follows :-

ON THE NORTH : Partly by Premises No. 22C, and Partly by Premises No. 22D, Gopal Chandra Chatterjee Road,

ON THE SOUTH : By Gopal Chandra Chatterjee Road;

ON THE EAST : By Premises No. 23, Gopal Chandra Chatterjee Road;

For DOAR EXPORTS (P) LTD.

 Director

For DOAR EXPORTS (P) LTD.
 Shaktanta Tasbriwal
 Director

ON THE WEST : By 12' ft. wide common passage running
North West from Gopal Chandra Chatterjee
Road.

Together with all easements and common rights over and under the
said common passage including the right to take electricity, water,
waterways , sewers, drainage and other amenities through the
common passage.

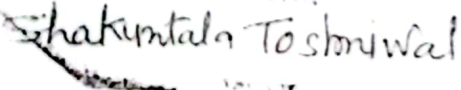
SCHEDULE "B" ABOVE REFERRED TO

(The Flat to be conveyed)

ALL THAT the entire Ground Floor, measuring about **2013**
sq.ft. super built up area consisting of 6 rooms, 2 bath rooms, 2
store rooms, and puja room and south facing varandah and open
courtyard/vacant land on the North-Western side measuring 821
sq.ft. for the exclusive right and use of ground floor purchaser with
right to use the common areas at Premises No. 22E, Gopal Chandra
Chatterjee Road, P.S. Cossipore, Kolkata - 700 002, KMC ward - 1,
excluding the right of South East gate and staircase leads to the first
floor for ingress and egress of the first floor owner /occupiers for
their exclusive use AND TO HAVE AND TO HOLD the proportionate
share of ownership in the land including other common erections,
fixtures, common sewerage, common drains, common meter box,

For Conveyance to the Flat Owner

Shaktimata Toshniwal

Shaktimata Toshniwal


available and laying in the common spaces and areas in the ground floor and other facilities attached in the ground floor at the said premises fully mentioned in the Schedule 'A' herein above and delineated in the Map or Plan annexed hereto and Marked RED ink and yellow ink.

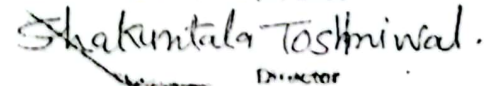
SCHEDULE "C" ABOVE REFERRED TO

1. Attested Xerox copy of deed of Conveyance of the Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata - 700 002 between Debendra Pal Biswas and Sm. Renula Basu & Ors. dated 19th September, 1966.
2. Relevant Tax bills issued by the Calcutta Municipal Corporation.
3. Original Plan sanctioned by the Calcutta Municipal Corporation.
4. Original deed of conveyance of the ground floor of the Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata - 700 002, between Samir Kumar Basu & others and M/s. Doar Exports Pvt. Ltd. dated 18th December, 1996.

For DOAR EXPORTS (P) LTD.


Director

For DOAR EXPORTS (P) LTD.


Director

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

WITNESS:

1. *Ranjana Poff*

27/B G.C. Pooj/Kol-2

2. AMAR TOSHNIWAL

22/45, SANAR SARANI,

KOL-50

For DOAR EXPORTS (P) LTD.

Shaktiwal
Director

For DOAR EXPORTS (P) LTD.

Shaktiwal Toshniwal
Director

SIGNATURE OF THE VENDOR

Unicon Developers

Anindam Ghosh

SIGNATURE OF THE
PURCHASER

Drafted by :

P.K. Dutta

P. K. Dutta

Advocate

12/2, Old Post Office Street
Kolkata - 700001.

Typed by

(Sudeshna Banerjee)

12/2, Old Post Office Street
Kolkata - 700 001

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 23,64,000.00 (Rupees Twenty Three Lakhs Sixty Four Thousand) only as and by way of consideration money as per memo below :

<u>Date</u>	<u>Cheque no.</u>	<u>Amount</u>	<u>Bank</u>	<u>Branch.</u>
20.03.10	Cash	5,00,000/-		
25.03.10	Cash	8,00,000/-		
05.04.10	034094	6,64,000/-	Axis Bank	Dunlop
17.07.10	111986	4,00,000/-	Axis Bank	Dunlop

Rs. 23,64,000.00

(Rupees Twenty Three Lakhs Sixty Four Thousand) only

WITNESSES:

1. *Ronjan Pooz*

For DOAR EXPORTS (P) LTD.

Director

For DOAR EXPORTS (P) LTD.

Shankar Toshniwal
Director

SIGNATURE OF THE VENDOR

2. *AMAR Toshniwal*

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

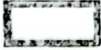
PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

SITE PLAN OF PREM. NO.- 22E, GOPAL CHANDRA CHATTERJEE ROAD, KOLKATA-700 002, BOROUGH-I, WARD - 1, SCALE-1:200, P.S.- COSSIPORE, UNDER THE KOLKATA MUNICIPAL CORPORATION.

AREA OF LAND- 6K-11 CH.- 20 SFT.

AREA MARKED BY COLOUR - 

EX. SUP. BLT. AREA AT GR. FL. = 2013 SFT.

OPEN COURTYARD/VACANT LAND= 821 SFT.

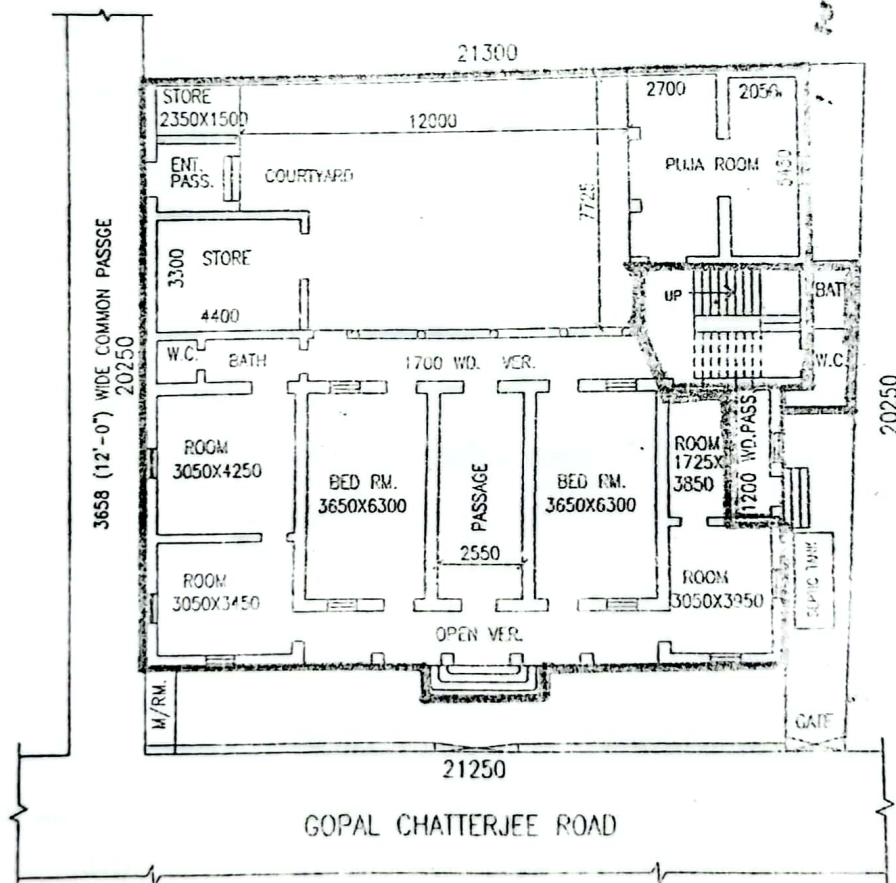
VENDOR: DOAR EXPORTS PVT. LTD.

VENDEE: UNICON DEVELOPERS.

FOR DOAR EXPORTS (P) LTD.
[Signature]

Director

FOR DOAR EXPORTS (P) LTD.
Shakuntal Toshniwal
Director



FOR DOAR EXPORTS (P) LTD.

FOR DOAR EXPORTS (P) LTD.

Shakuntal Toshniwal

Director

SIG. OF VENDOR

Unicon Developers

Asim Kumar Ghose
Partner,

SIG. OF VENDEE

Dipankar Dutta
DIPANKAR DUTTA (L.B.S.)

UNDER THE KOLKATA MUNICIPAL CORPORATION

License No. 1323/I

SIG. OF L.B.S.

Government Of West Bengal
Office Of the A. D. S. R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 00004 of 2011
(Serial No. 00562 of 2011)

On

Payment of Fees:

On 27/01/2011

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

Presented for registration at 21.50 hrs on 27/01/2011, at the Private residence by Arindam Ghosh
Claimant.

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

Execution is admitted on 27/01/2011 by

Shakuntala Toshniwal

Director, M/ S Doar Exports Pvt Ltd, 22 E, Gopal Chandra Chatterjee Road, Kolkata, District:-North
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700002

By Profession : Business

Arindam Ghosh

Partner, M/ S Unicon Developers, 100/2, B T Road, Kolkata, Thana:-Baranagar, District:-North
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700090

By Profession : Business

Identified By Amar Toshniwal, son of Shib Prakash Toshniwal, 145, Samar Sarani, Kolkata,
Thana:-Sinthee, District:-North 24-Parganas WEST BENGAL, India, P.O. :- Pin :-700050 , By Caste:
Hindu, By Profession: Student.

(Sujan Kumar Maity)

A. D. S. R. COSSIPORE DUMDUM

On 28/01/2011

Certificate of Market Value(W.B 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.-4086720/-

Certified that the required stamp duty of this document is Rs.- 286090 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

(Sujan Kumar Maity)

A. D. S. R. COSSIPORE DUMDUM

On 31/01/2011

Certificate of Admissibility (Rule 43,W.B. Registration Rules 1962)

Admissible under rule 25 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/-

Payment of Fees:

(Sujan Kumar Maity)

A. D. S. R. COSSIPORE DUMDUM

27/01/2011 06:32:00 P

Endorsement Page 1 of 2



Government Of West Bengal
Office Of the A. D. S. R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 00804 of 2011
(Serial No. 00562 of 2011)

Amount By Cash

Rs. 44960/-, on 31/01/2011

(Under Article : A(1) = 44946/- , E = 14/- on 31/01/2011)

Deficit stamp duty

Deficit stamp duty

Rs. 49000/- is paid, by the draft number 170818, Draft Date 29/01/2011, Bank Name State Bank of India, COSSIPORE, received on 31/01/2011

Rs. 49000/- is paid, by the draft number 170819, Draft Date 29/01/2011, Bank Name State Bank of India, COSSIPORE, received on 31/01/2011

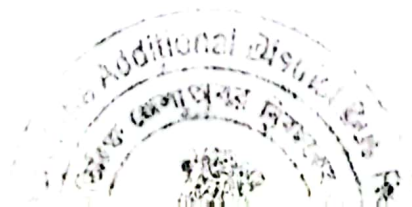
Rs. 49000/- is paid, by the draft number 170820, Draft Date 29/01/2011, Bank Name State Bank of India, COSSIPORE, received on 31/01/2011

Rs. 36100/- is paid, by the draft number 170831, Draft Date 31/01/2011, Bank Name State Bank of India, COSSIPORE, received on 31/01/2011

Rs. 49000/- is paid, by the draft number 170832, Draft Date 31/01/2011, Bank Name State Bank of India, COSSIPORE, received on 31/01/2011

Rs. 49000/- is paid, by the draft number 170835, Draft Date 31/01/2011, Bank Name State Bank of India, COSSIPORE, received on 31/01/2011

(Sujan Kumar Maity)
A. D. S. R. COSSIPORE DUMDUM



Certificate of Registration under section 60 and Rule 69.

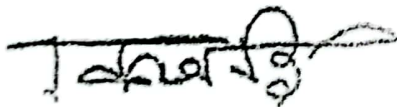
Registered in Book - 1

CD Volume number 4

Page from 1849 to 1877

being No 00804 for the year 2011.





(Sujan Kumar Maity) 03-February-2011

A. D. S. R. COSSIPORE DUMDUM

Office of the A. D. S. R. COSSIPORE DUMDUM

West Bengal