

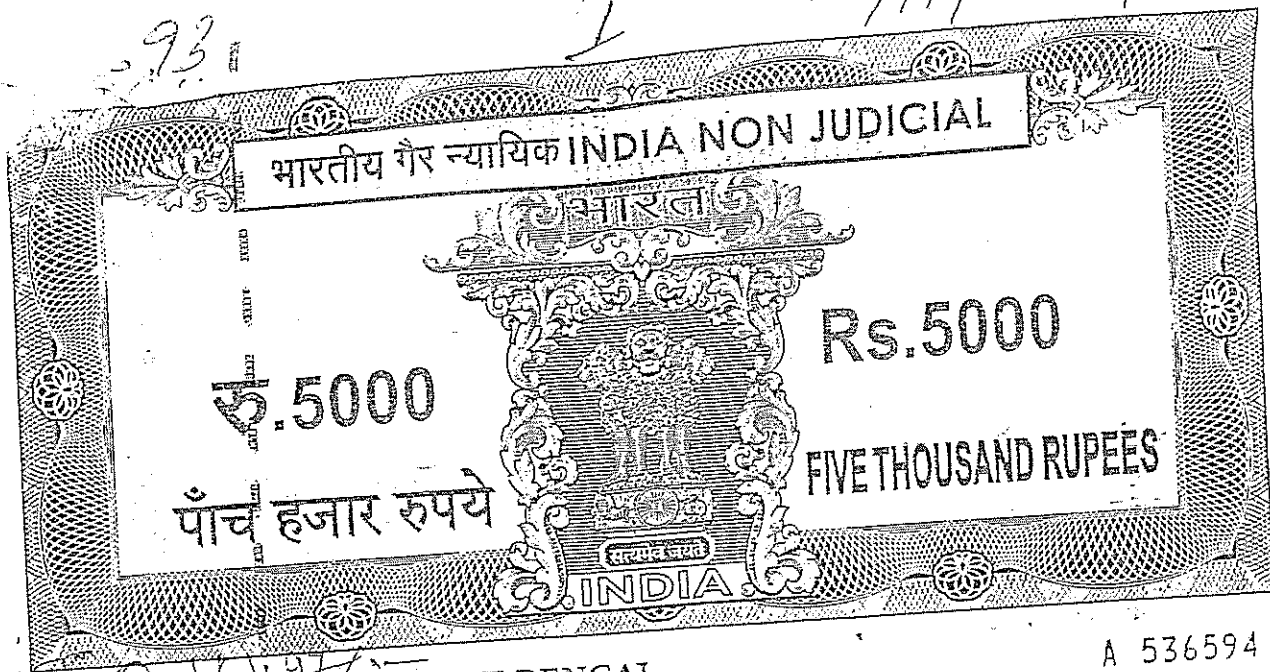
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REGISTERED
 03.09.12

03.09.12

4 SEP 2012

THIS DEED OF CONVEYANCE made this 3rd day ~~September~~ two thousand and twelve BETWEEN SOMENDRA CHANDR, NANDY, son of Late Maharaja Sris Chandra Nandy residing at 302, Acharya Prafulla Chandra Road, Police Station Narkeldanga, Kolkata 700 009 having Income Tax Permanent Account Number ABJPN9609E, hereinafter referred to as "the Vendor" (which expression shall unless excluded by or repugnant to the

subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) represented by his Constituted Attorney Samit Nandy son of the said Somendra Chandra Nandy of the FIRST PART AND IDEAL REAL ESTATES PRIVATE LIMITED, a Company within the meaning of the Companies Act, 1956, having its registered office at 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata 700 071 having Income Tax Permanent Account Number AAACD9025H, represented by its Director Srawan Kumar Himatsingka son of Late D.N Himatsingka of 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata 700 071, hereinafter referred to as "the Confirming Party" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the SECOND PART AND IDEAL RIVERVIEW PROJECTS PRIVATE LIMITED a Company within the meaning of the Companies Act, 1956, having its registered office at 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata 700 071 having Income Tax Permanent Account Number AACCI6175P, represented by its Director Srawan Kumar Himatsingka son of Late D.N Himatsingka of 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata 700 071, hereinafter referred to as "the Purchaser" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the THIRD PART-

WHEREAS:

- I. The Vendor has represented and assured the Purchaser as follows:
 - A. One Maharaja Sris Chandra Nandy was fully seized and possessed of and otherwise well and sufficiently entitled to All That the piece and parcel of land measuring about 63 Bighas 9 Cottahs 4 Chittacks together with dwelling houses and other constructions and structures constructed thereon, lying situate at and being Premises No. 39/1 and 39/2 Shalimar Road, Police Station Shibpur, Howrah together with the right of passage leading thereto from Swarnamoyee Road over 25 feet wide strip of land together with the right of easements and appurtenances belonging thereunto and morefully described in

the Schedule written hereunder and hereinafter referred to as the "said Property".

B. By and under an Indenture of Lease dated 25th July, 1947 (hereinafter referred to as "the said Lease") registered at the office of the Registrar of Calcutta in Book No. 1, Volume no.98 at Pages 125 to 141, Being no. 3207 for the year 1947 the said Maharaja Sris Chandra Nandy granted a lease in respect of the said Property in favour of The Hanuman Estates Limited (hereinafter referred to as "Hanuman") for a period of 99 years commencing from 1st April 1942 on the terms and conditions contained therein.

C. On or about 23rd February, 1952 the said Maharaja Sris Chandra Nandy died intestate leaving behind him, his wife Smt. Nelima Probha Nandy and his only son Somendra Chandra Nandy (being the Vendor herein) as his only legal heirs who thus became entitled to the said Property. The said Smt. Nelima Probha Nandy and Somendra Chandra Nandy became the owners and fully seized and possessed of and otherwise well and sufficiently entitled to the said Property in equal fifty per cent share each and their names were duly recorded in respect of the same in the Records of Rights and/or R.S. Parchas. Subsequently the said Smt. Nelima Probha Nandy died intestate leaving behind her son, the said Somendra Chandra Nandy (being the Vendor herein) as her only legal heir and accordingly her fifty per cent share and interest in the said Property also devolved on the Vendor herein.

D. By and under an Indenture dated 21st June 1963 (hereinafter referred to as "the said Sub-Lease") registered at the office of the Registrar of Calcutta in Book No. 1, Volume no. 119, Pages 139 to 152, Being no. 3703 for the year 1963, Hanuman sub-leased the said Property to Asiatic Oxygen Limited for the residue of the said period of ninety-nine years on the terms and conditions contained therein.

E. Disputes and differences arose between the Vendor and Hanuman. Disputes and differences also arose between Hanuman and Asiatic Oxygen Limited leading to legal proceedings including criminal proceedings, reference to arbitration and application to Court.

F. The Confirming Party herein entered into an Agreement with the Vendor for absolute purchase of the said Property and acquiring the entire right, title and interest in the said Property subject to the occupation and rights of Asiatic Oxygen Limited and/or Hanuman. The Confirming Party has for the nomination fee of Rs. 10,00,000/- (Rupees ten lacs only) nominated the Purchaser herein in the place and stead of the Confirming Party for purchasing and acquiring the entire right, title and interest of the Vendor and upon such nomination the Purchaser herein has become entitled to all the rights of the Confirming Party under the above agreement and to get this Deed of Conveyance executed and registered in its favour.

G. Pursuant to the negotiations done by the Purchaser herein, the Vendor, Hanuman and Asiatic Oxygen Limited have now settled all disputes whatsoever relating in any manner to the said Property. Necessary papers and documents for withdrawal and/or dismissal of all legal proceedings have been signed and necessary steps have been taken to get the withdrawal and/or dismissal completed. In terms of the settlement it was agreed that prior to the execution and registration of the Deed of Conveyance by the Vendor in favour of the Purchaser herein, Asiatic Oxygen Limited shall surrender and stand divested of all its right, title and interest in the said property in favour of Hanuman for the agreed consideration and/or compensation to be paid by the Purchaser herein and that thereafter Hanuman shall surrender and stand divested of all its right, title and interest in the said property in favour of the Vendor herein for the agreed consideration and/or compensation to be negotiated and paid by the Purchaser herein and that upon the aforesaid surrenders being completed, the Vendor shall sell and transfer the said property absolutely to the Purchaser herein for the consideration agreed upon between the Confirming Party and the Vendor since the consideration and/or compensation to Hanuman and Asiatic Oxygen Limited would be paid by the Purchaser herein.

H. By and under a Deed of Surrender dated 3rd September, 2012 duly registered at the office of the District Sub Registrar Howrah, Asiatic Oxygen Limited has irrevocably and absolutely surrendered the said Sub-Lease together with all its entire estate, right, title, interest, entitlement, possession, claim and demand whatsoever in the said Property under the said Sub-Lease and/or by operation of law and/or otherwise in any manner whatsoever in

favour of Hanuman and the same accordingly stood absolutely vested in Hanuman. Asiatic Oxygen Limited has delivered peaceful physical khas possession of the said Property in its entirety (with encroachment in a portion of said Property by trespassers) including all constructions thereon and has ceased to have any estate, right, title, interest, entitlement or possession whatsoever in respect of the said Property or any portion thereof. The compensation and/or consideration amount payable to the said Asiatic Oxygen Limited for the aforesaid Deed of Surrender has been paid by the Purchaser herein.

I. By and under a Deed of Surrender dated 3rd September, 2012 duly registered at the office of the District Sub Registrar Howrah, Hanuman has irrevocably and absolutely surrendered the said Lease together with all its entire estate, right, title, interest, entitlement, possession, claim and demand whatsoever (including those which it became entitled to by virtue of the Deed of Surrender of Asiatic Oxygen Limited) in the said Property under the said Lease and/or by operation of law and/or otherwise in any manner whatsoever in favour of the Vendor herein and the same accordingly stood absolutely vested in the Vendor. Hanuman has delivered peaceful physical khas possession of the said Property in its entirety (with encroachment in a portion of said Property by trespassers) including all constructions thereon and has ceased to have any right, title, interest, ownership, possession, claim, demand or entitlement whatsoever in respect of the said Property or any portion thereof. The compensation and/or consideration amount payable to Hanuman for the aforesaid Deed of Surrender has been paid by the Purchaser herein.

J. The Vendor is now the absolute exclusive owner of the said Property in its entirety including all buildings, structures and constructions thereon free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, lis pendens, injunctions, court orders and liabilities whatsoever or howsoever together with the physical khas possession of the same (with encroachment in a portion of said Property by trespassers) including all constructions thereon with full right to deal with and/or to dispose of the same or any portion thereof in any manner whatsoever.

K. No person other than the Vendor has any right title or interest whatsoever in the said Property or any part thereof and that the Vendor and/or any of his predecessors-in-title have not in any way done any act deed or thing or dealt with the said Property or any part thereof in any manner whereby any right, title and interest in respect of the said Property or any part thereof is or may be affected in any manner whatsoever.

L. No certificate proceeding and/or notice of attachment has been instituted, issued or served on the Vendor and/or his predecessors-in-title or any of them under any law including the Income Tax Act, 1961 and no notice has been served on the Vendor and/or his predecessors in title or any of them for the acquisition, requisition or vesting of the said Property or any part thereof under any law or Act and/or Rule and no suits and/or proceedings are pending before any Court of law or tribunal affecting the said Property and/or any part thereof, nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority.

M. The Vendor has not entered into any agreement or arrangement of any nature whatsoever with any person or entity other than the Purchaser, which is or may be subsisting for transfer, sale and/or for otherwise dealing with the said Property and the Vendor is fully and sufficiently entitled to sell and transfer the said Property and all the entire right, title, interest, entitlement and possession whatsoever therein (including those which the Vendor has obtained by virtue of the surrenders made by Hanuman and Asiatic) to the Purchaser in the manner herein and that there is no bar or restriction, legal or otherwise, whatsoever against the Vendor and/or sale of the property.

II. The Vendor has agreed to absolutely sell transfer and convey the said Property together with the entire ownership, right, title, interest, entitlement and possession whatsoever in respect of the said Property in favour of the Purchaser herein in the manner that the Purchaser herein shall acquire absolute clear, good and marketable legal title to and becomes the absolute exclusive owner of the said Property in its entirety including all buildings, structures and constructions thereon free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants,

executions, acquisitions, requisitions, attachments, vesting, alignment, easements, lis pendens, injunctions, court orders and liabilities whatsoever or howsoever together with the physical khas possession of the same (with encroachment in a portion of said Property by trespassers). The Purchaser relying on the aforesaid representations of the Vendor and believing the same to be true and correct and acting on the faith thereof, has agreed to purchase from the Vendor the said Property free from all encumbrances and liabilities whatsoever as aforesaid for an agreed total consideration of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lacs only). The said total sum of Rs. 1,20,00,000/- has already been paid in full by the Purchaser to the Vendor. The Vendor has made over to the Purchaser peaceful and physical khas possession of the said Property in its entirety including all constructions thereon (with encroachment in a portion of the said Property by some trespassers).

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,20,00,000/- (Rupees one crore twenty lacs only) paid by the Purchaser to the Vendor as consideration money for the absolute sale, transfer, conveyance and assignment of the said Property including all the right, title, interest, entitlement and possession whatsoever of the Vendor therein in favour of the Purchaser (the receipt whereof the Vendor doth hereby as well as by the receipts hereunder written admit and acknowledge and of and from the same and every part thereof do hereby forever acquit release and discharge the Purchaser as well as the said Property) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchaser absolutely and forever **ALL THAT** the piece and parcel of land measuring about 63 Bighas 9 Cottahs 4 Chittacks together with dwelling houses and other constructions and structures constructed thereon lying, situate at and being Premises No. 39/1 and 39/2 Shalimar Road, Police Station Shibpur, Howrah together with the right of passage leading thereto from Swarnamoyee Road over 25 feet wide strip of land together with the right of easements and appurtenances belonging thereunto and morefully described in the Schedule written hereunder and hereinafter referred to as the "said Property" OR HOWSOEVER OTHERWISE the said Property or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or

distinguished TOGETHER WITH all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said Property and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest entitlement inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor (including those which the Vendor became entitled to by virtue of the surrender by Hanuman and Asiatic Oxygen Limited) in to and upon and in respect of the said Property or any and every part thereof TO HAVE AND TO HOLD the said Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vestings alignments easements injunctions court orders liabilities and lis pendens whatsoever AND the Confirming Party doth hereby confirm the above sale and transfer of the said Property in favour of the Purchaser herein AND the Vendor doth hereby covenant with the Purchaser that the Vendor is the lawful absolute owner and fully seised and possessed of and well and sufficiently entitled to the said Property and every part thereof free from all encumbrances and liabilities of whatsoever nature AND the Vendor doth hereby covenant with the Purchaser that neither the Vendor nor any of his predecessors-in-title or any of them have at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said Property or any part thereof in the manner herein to the

Purchaser herein **AND THAT NOTWITHSTANDING** any act deed matter or thing by the Vendor and/or any of his predecessors-in-title or any of them done executed or knowingly suffered to the contrary the Vendor is absolutely and lawfully and well and sufficiently seized and possessed of and entitled to the said Property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the right, title or interest of the Vendor in respect of the said Property which the Vendor doth hereby profess to transfer subsists **AND THAT** the Vendor now in himself has good right and full and absolute power and indefeasible title to grant sell convey transfer assign and assure the said Property hereby granted sold conveyed transferred assigned and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND THAT** peaceful physical khas possession of the said Property in its entirety including all constructions thereon (with encroachment in a portion of the said Property by some trespassers) has been made over to the Purchaser herein **AND THAT** notwithstanding anything to the contrary contained elsewhere, it is expressly made clear that all the estate right title interest entitlement possession claim and demand whatsoever of the Vendor (including those which the Vendor became entitled to by virtue of the Deeds of Surrender executed by Hanuman and Asiatic Oxygen Limited) both at law and in equity in respect of the said Property shall by virtue of this Deed stand absolutely transferred in favour of the Purchaser **AND THAT** henceforth the Purchaser shall be the absolute lawful owner of the said Property and henceforth the Vendor shall not have any right title interest entitlement and possession whatsoever in respect of the said Property **AND THAT** the Purchaser shall be entitled to all benefits advantages appurtenances easements rights etc. relating to and/or appertaining to the said Property **AND THAT** the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of his predecessors in title or any of them **AND**

THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the cost and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements injunctions court orders and lis pendens whatsoever suffered or made or liabilities created in respect of the said Property by the Vendor or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor or his predecessors in title or any of them as aforesaid or otherwise AND THAT the Vendor does not hold any excess land under the West Bengal Land Reforms Act, 1955 and the said Property or any part thereof has not been affected or vested under the said Act and/or under the West Bengal Estates Acquisition Act, 1953 and/or under any other law AND THAT the Vendor is entitled to and has retained the said Property and is lawfully entitled to transfer the same to the Purchaser in the manner herein AND THAT the said Property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever AND THAT there is no certificate case or proceeding instituted or pending against the Vendor and/or concerning the said Property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force AND THAT the said Property is not affected by any declaration notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority AND THAT no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted relating to acquisition of the said Property or any part thereof under the Land Acquisition Act, 1894 or any other law or Acts for the time being in force and/or the rules made or framed thereunder and that the said Property or any part thereof is not affected by any Notice declaration Scheme order notification or proceeding relating to acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or

Enactments whatsoever AND THAT no suit and/or proceeding and/or court order is subsisting affecting the said Property and/or any part thereof nor the said Property and/or any part thereof has been or is lying attached under any writ of attachment of any Court or Revenue Authority AND THAT no one other than the Vendor has any right title interest or entitlement whatsoever in respect of the said Property and any portion thereof AND THAT notwithstanding anything to the contrary contained elsewhere herein it is expressly made clear that the Vendor is selling, transferring and conveying the said Property and every portion thereof (with the benefit of surrender made by Hanuman and Asiatic Oxygen Limited) and all his right title interest entitlement and possession whatsoever therein (including those to which he became entitled to by virtue of the Deeds of Surrender executed by Hanuman and Asiatic Oxygen Limited) in favour of the Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever herein in the manner and with the end and intent that the Purchaser herein shall by virtue of this Deed acquire absolute freehold clear good and marketable legal title to and become the absolute lawful exclusive owner of the said Property in its entirety including all buildings, structures and constructions thereon free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements lis pendens injunctions court orders and liabilities whatsoever or howsoever together with the physical vacant and khas possession of the same (with encroachment in a portion of the said Property by some trespassers) with full right to demolish existing constructions and make new constructions and/or to deal with and/or to dispose of the same or any portion thereof in any manner whatsoever and that the Vendor shall cease to have any right, title, interest, possession, claim, demand or entitlement whatsoever in respect of the said Property or any portion thereof that he may have acquired by virtue of inheritance and/or by operation of law or otherwise in any manner whatsoever AND THAT the originals of documents of title in favour of the predecessors-in-title of the Vendor have been lost and/or misplaced from the custody of the Vendor and/or his predecessors-in-title and are not traceable AND the Vendor declares and confirms that the originals of documents of title in favour of the predecessor-in-title of the Vendor have not been deposited with or handed over to anyone under any agreement or arrangement either for sale transfer or otherwise

and/or in respect of any loan liability or debt and/or as or by way of security or otherwise and/or for the purpose of creating any mortgage charge lien or security whatsoever AND THAT no one else has any right title or interest whatsoever in respect of the originals of the said title deeds and upon the same being found/located the Purchaser shall be entitled to receive the same forthwith AND THAT the Vendor agrees covenants undertakes declares and confirms that the sale and transfer of the said Property in favour of the Purchaser is free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts prohibitions restrictions executions acquisitions requisitions attachments vesting easements debts liabilities and lis pendens whatsoever AND THAT no mortgage and/or charge whatsoever has been created in respect of the said Property or any portion thereof and/or in respect of any right therein in favour of anyone AND THAT no part of the land comprised in the said Property is or can be deemed to be excess vacant land and the same is not adversely affected by or vested under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 AND the Vendor doth hereby agree covenant undertake declare and confirm that the Purchaser shall at its own cost be entitled to get its name mutated in all public and statutory records including in the records of the Howrah Municipal Corporation and the records under the West Bengal Land Reforms Act, 1956 as the absolute owner of the said Property and to get the name of the Vendor Hanuman and Asiatic Oxygen Limited deleted in respect of the same and the Vendor hereby expressly consents to the same and also appoints the Purchaser as his constituted attorney and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and notwithstanding such grant of powers and authorities, the Vendor undertakes to co-operate with the Purchaser in all respects to cause mutation of the said Property in the name of the Purchaser and in this regard the Vendor shall sign all documents and papers as required by the Purchaser from time to time AND THAT the Vendor doth hereby indemnify the Purchaser of from and against all losses damages suits actions proceedings cost charges and expenses that the Purchaser may suffer and/or incur and/or be liable to due to any defect in title in respect of the said Property or any portion thereof and/or due to the originals of the documents of title in favour of the predecessor-in-title of the Vendor being not available and/or due to the same being in the custody or possession of anyone

else or otherwise and/or due to any of the declarations representations agreements and assurances made or given by the Vendor being incorrect and/or due to any act omission breach violation or default by the Vendor AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for perfecting the title ownership and use of the Purchaser in respect of the said Property and every part thereof as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO
("the said Property")

ALL THAT the piece and parcel of land measuring about 63 Bighas 9 Cottahs 4 Chittacks together with several independent and separate dwelling houses and other constructions and structures constructed thereon together measuring about 37000 square feet, on an as is, where is, whatsoever there is basis, lying situate at and being (a) Premises No. 39/1, Shalimar Road, Police Station Shibpur, Howrah comprising of land measuring about 57 bighas 5 cottahs 4 chittacks together with several independent and separate dwelling houses and other constructions and structures constructed thereon together measuring about 31000 square feet on an as is, where is, whatsoever there is basis, and (b) Premises No. 39/2, Shalimar Road, Police Station Shibpur, Howrah comprising of land measuring about 6 bighas 4 cottahs together with several independent and separate dwelling houses and other constructions and structures constructed thereon together said to be measuring about 6000 square feet, on an as is, where is, whatsoever there is basis, both premises being collectively delineated in GREEN borders in the map or plan annexed hereto together with the right of passage leading thereto from Swarnamoyee Road over strip of land delineated in BLUE colour in the map or plan annexed hereto together with the right of easements and appurtenances belonging thereunto, and butted and bounded in the manner following that is to say :

On the North :	Partly by Premises Nos. 40 and 41, Swarnamoyee Road, partly by Premises No. 39, Shalimar Road, partly by Swarnamoyee Road, and partly by passage leading from Swarnamoyee Road;
On the East :	Partly by Premises No. 39, Shalimar Road, partly by Premises No. 39/3, Shalimar Road and partly by Premises Nos. 40 and 41, Swarnamoyee Road;
On the West :	By Swarnamoyee Khal beyond which there is Shibpur Engineering College compound; and
On the South :	By Foreshore Road.

OR HOWSOEVER OTHERWISE the same may be butted bounded called known numbered described or distinguished.

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

SIGNED AND DELIVERED by the within-named Vendor at Kolkata in the presence of :

Ankur Saha
 s/o. U. S. N. Saha
 50, J. L. Nehru Road
 KOL-71
in presence of

For Somendra Chandra Nandy

[Signature]

Samit Nandy
 Constituted Attorney

SIGNED AND DELIVERED by the within-named Confirming Party at Kolkata in the presence of :

Ankur Saha
Vishwanath Kedia
 s/o. H. K. S. M. Kedia
 671, Park Road, New Bazar
 Kolkata 700053

For IDEAL REAL ESTATES PVT. LTD.

S. K. Himanshu Singh

DIRECTOR

SIGNED AND DELIVERED by the within-named Purchaser at Kolkata in the presence of :

Ankur Saha
[Signature]

For IDEAL RIVERVIEW PROJECTS PRIVATE LIMITED

S. K. Himanshu Singh

DIRECTOR

Prepared by : *Shareen Haraphie*

R. Ginodia & Co.
 7C, Kiran Shankar Roy Road
 Kolkata - 700 001.

RE- IRPPL

RECEIVED the within-mentioned total consideration money of Rupees one crore twenty lacs only from the Purchaser herein as per the following.

MEMO OF CONSIDERATION

By cheque no. 878942 dated 18.08.2010 drawn on State Bank of India, Chowringhee Branch, Kolkata by Ideal Real Estates Pvt. Ltd.

Rs. 10,00,000/-

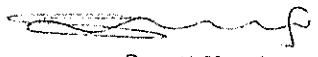
By cheque no. 622529 dated 09.06.2011 drawn on State Bank of India, Chowringhee Branch, Kolkata by Ideal Real Estates Pvt. Ltd.

Rs. 1,10,00,000/-

Rs. 1,20,00,000/-

(Rupees one crore twenty lacs only)

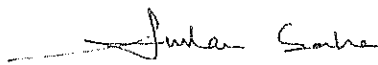

For Somendra Chandra Nandy


Samit Nandy
Constituted Attorney

(SOMIT NANDY)

(Vendor)

WITNESSES :

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 10,00,000/- (Rupees ten lacs) only being nomination fee as per the following :

MEMO OF CONSIDERATION

By cheque no. 000010 dated 04.11.2011 drawn on Bank of India, J. L. Nehru Road Branch, Kolkata by Ideal Riverview Projects Pvt. Ltd. to Ideal Real Estates Pvt. Ltd.

Rs. 10,00,000/-

(Rupees ten lacs only)

For IDEAL REAL ESTATES PVT. LTD.

S.K. Himanshu Singh
DIRECTOR

(Confirming Party)

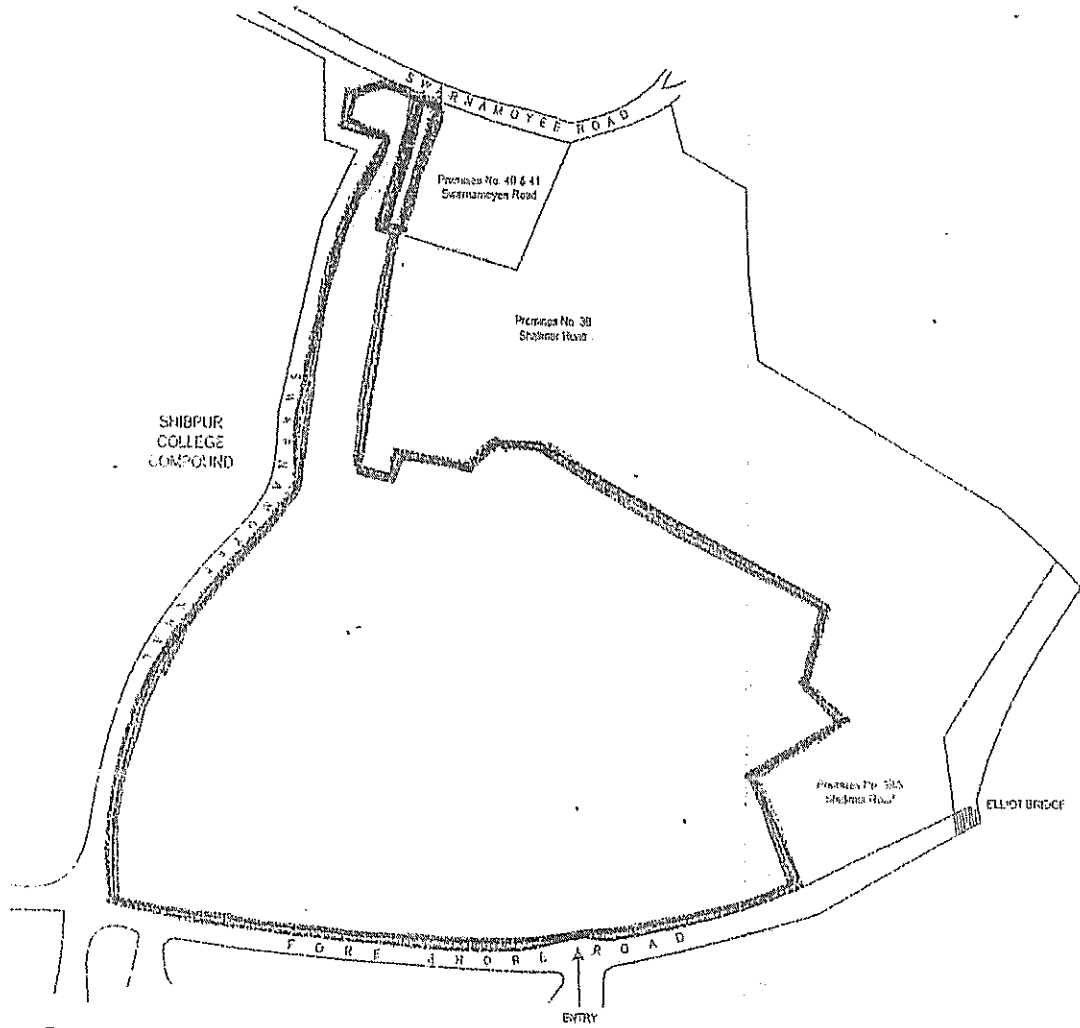
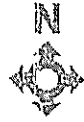
WITNESSES :

Ambar Saha
[Signature]

SITE PLAN OF PREMISES NO. 39/1 & 39/2
SHALIMAR ROAD (NOW FORE SHORE ROAD)
P.S. SHIBPUR, HOWRAH

(Measuring: 63 Bighas 9 Cottahs & 4 Chittacks approximately)

[Constructed area together measuring about 37000 square feet]



For IDEAL RIVERVIEW PROJECTS PRIVATE LIMITED

S.K. Ghosh

DIRECTOR

For IDEAL REAL ESTATES PVT. LTD.

S.K. Ghosh


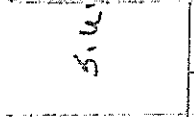







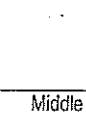
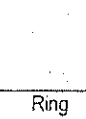
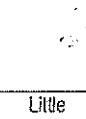

















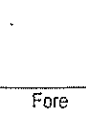
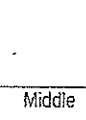
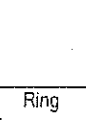

DIRECTOR

For Somendra Chandra Nandy

Somit Nandy

Somit Nandy
Constituted Attorney

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
S.K. Himabindu 	P 					
		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)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						



Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 07717 of 2012
(Serial No. 08693 of 2012)

On ~~03/09/2012~~
Payment of Fees:

On 03/09/2012

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

Presented for registration at 18.45 hrs on :03/09/2012, at the Private residence by Mr. Srawan Kumar Himatsingka ,Claimant.

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

Execution is admitted on 03/09/2012 by

1. Mr.-Srawan-Kumar-Himatsingka

Director, Ideal Real Estates Pvt. Ltd., Pan A A A C D 9 0 2 5 H, 50, Jahar Lal Neheru Road, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700071. , By Profession : Business

2. Mr. Srawan Kumar Himatsingka

Director, Ideal Riverview Projects Pvt. Ltd., Pan A A C C I 6 1 7 5 P, 50, Jahar Lal Neheru Road, Kolkata, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700071. , By Profession : Business

Identified By Amlan Saha, son of Late S. N. Saha, 50, Jahar Lal Neheru Road, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700071, By Caste: Hindu, By Profession: Service.

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 04/09/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4, 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 04/09/2012

Amount by Draft

Rs. 8595131/- is paid , by the draft number 185456, Draft Date 01/09/2012, Bank Name State Bank of India, Chowringhee S M E Branch, received on 04/09/2012

(Under Article : A(1) = 8584103/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 04/09/2012)

Certificate of Market Value(WB PUVI rules of 2001)

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH



Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 07717 of 2012
(Serial No. 08693 of 2012)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-78,03,73,747/-

Certified that the required stamp duty of this document is Rs.- 54626183 /- and the Stamp duty paid as Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 54621300/- is paid, by the draft number 185455, Draft Date 01/09/2012, Bank Name State Bank of India, Chowringhee S M E Branch, received on 04/09/2012

Executed by Attorney

Execution by

1. Mr. Samit Nandy, son of Somendra Chandra Nandy, 302, Acharya Prafulla Chandra Road, Kolkata, Thana:-Narkeidanga, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700009 By Caste Hindu By Profession: Others, as the constituted attorney of Somendra Chandra Nandy is admitted by him.

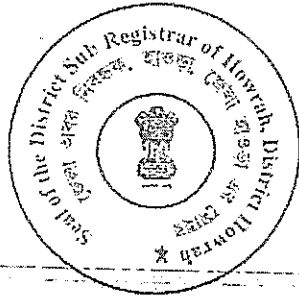
Identified By Amlan Saha, son of Late S. N. Saha, 50, Jahar Lal Neheru Road, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700071, By Caste: Hindu, By Profession: Service.

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 4328 to 4349
being No 07717 for the year 2012.



[Handwritten Signature]

(Satiprasad Bandopadhyay), 04-September-2012
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R. HOWRAH
West Bengal

