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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 392796



ADDITIONAL SIGNATURE
ASSURANCE

22/02/2007

CONVEYANCE

THIS DEED OF CONVEYANCE made this 21st day of February in the year Two Thousand and Seven Anno Domini.

BETWEEN

SRI SHIBAPROSAD SHEE, son of Late Debendra Nath Shee, a Hindu businessman, residing at Village: Champahati, Police Station : Baruipur, District-24 Parganas(South), herein after 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, legal representatives, executors, administrators and assigns) of the ONE PART.

A-13189

167653/167659

21.2.07

(36000x2)

Paid as duty Stamp Duty

1200000

A-13189
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243872

SANJAY KUMAR JAIN
Advocate
8, Old China Bazar Street
Kolkata-700001

NAME.....
ADD/ADV.....
RE.....
22 JAN 2007
SURANJAN L. JERJEE
Licensed Stamp Vendor
C. C. Road
7 & 3, K. S. Roy Road, Kat-1

Presented for Registration
days of Rep. 4.7.07
Krisheer Beedi, one of the
days of Rep. 4.7.07
Krisheer Beedi, one of the

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

[Signature]



1038

DYNASTY VANIJYA PVT. LTD.
NIRMAL COMPLEX PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
RITURAJ COMPLEX PVT. LTD.

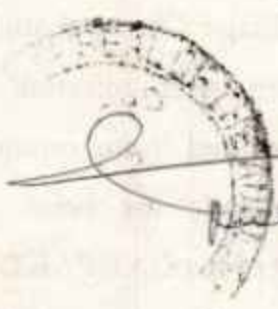
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Advocate,
High Court Calcutta

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Advocate,
High Court Calcutta

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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AND

(1) **MESSRS NIRMAL COMPLEX PRIVATE LIMITED**, a private limited company within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata: 700020, (2) **MESSRS DYNASTY VANIJYA PRIVATE LIMITED**, a private limited company within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata: 700020, (3) **MESSRS OLIVER ENCLAVE PRIVATE LIMITED**, a private limited company within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata: 700020, AND (4) **MESSRS RITURAJ COMPLEX PRIVATE LIMITED**, a private limited company within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata: 700020 herein after collectively referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context shall include their respective successors in interest, agents and assigns) of the **OTHER PART**

WHEREAS by a Registered deed of sale dated 6th June 2002, the vendor has purchased and acquired ALL THAT a piece and parcel of land measuring a total 4(four)COTTAH comprised in Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3 being part of R.S. Dag No. 90, R.S. Khatian No. 103(presently Khanda Khatian No. 147/1 under 103) and 104 within present Municipal Ward No. 109, Borough XII within the Kolkata Municipal Corporation (Added Area) Police Station presently Purba Jadavpur(formerly Kasba and there before Tollygunge) from Sri Timir Kumar Kundu and Sri Samir Kumar Kundu, both sons of Sri Jagadish Chandra Kundu, by faith Hindu, by occupation business, residing at A/1, Ramkrishna Upanibesh, P.S. Jadavpur, Kolkata: 700032 and registered at S. R. Alipore in Book No. I, Volume No. 107, Pages 303 to 318 Being No. 4569 For the year 2002.

AND WHEREAS the said land is one compact area and one plot containing 4(four)Cottah land owned and possessed by the said Vendor and has been paying the land revenue in respect of the said entire landed area purchased by the said Registered Bengali Kolbala dated 06.06.2002.

AND WHEREAS and ever since the said deed of Sale Dated 06.06.2002 the said vendor is in absolute khas possession control and enjoyment of the said land containing 4(four)Cottahs comprised in Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi 56, R.S. No.3, being part of R.S. Dag No. 90, comprise in R.S. Khatian No. 103(presently Khanda Khatian No. 147/1 under 103) and 104, within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) and enjoying the same in transferable estate free from all encumbrances charges mortgages disputes lispendences acquisitions requisitions alignments but subject to the obligations to pay and contribute annual land revenue thereof to the Government of West Bengal.

AND WHEREAS the vendor being in financial requirement, has decided to sell out and transfer the said land containing an area of 4(four)Cottahs and on negotiations with the purchasers the vendor has agreed to sell and the purchasers have agreed to purchase the said land containing 4(four)Cottahs comprised in R.S. Khatian No. 103(presently Khanda Khatian No. 147/1 under 103) and 104, R.S. Dag no. 90, respectively, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi 56, R.S. No.3, , within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) fully described in the schedule hereunder written and shown in the red border in the plan hereto annexed and herein after called the said land at a price of Rs 12,00,000/- (Rupees Twelve Lac Only) free from all encumbrances charges mortgages disputes lispendences acquisitions requisitions alignments but subject to the obligation to pay and contribute annual land revenue, as hereinafter stated.

AND WHEREAS the Vendor has assured and represented unto the Purchasers as follows:

1. The Vendor is having permanent heritable and transferable rights in the said land and is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land and is entitled to deal with and

transfer the said land without any restriction dispute denial claim or obligation from any body else.

2. The said land is free from all encumbrances' charges mortgages disputes lispendences acquisitions requisitions and alignments.
3. The Vendor has duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of the said land up to the date of execution of the Deed of Conveyance.
4. The Vendor has not received and is not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof and no suit or proceedings relating to the said land has been initiated and /or is pending in any court of law and the said land is free from any lispendences.
5. The Vendor has not entered into any agreement for sale or otherwise in respect of the said land or any portion thereof.
6. The said land has not been given for agriculture to any "CHASI", "BHAGCHASI" and /or any "JOTEDAR" and there is no dispute by any person about the agricultural rights over the said land.

AND WHEREAS relying on the said assurances and representatives of the Vendor and believing the same to be correct and true as otherwise they would not have agreed to do so the Purchasers have agreed to complete the purchase of the said land and pay the consideration money to the vendor and have conveyance thereof.

NOW THIS INDENTURE WITNESSES that in the premises and pursuance of the said agreement and in consideration of the said sum of **Rs 12,00,000/- (Rupees Twelve Lac Only)** Paid by the Purchasers to the Vendor at the execution of these presents (the receipt of which sum the Vendor hereby as also by the receipt hereunder written admit and acknowledge and acquire the said purchaser and the said land) The vendors hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers the said lands being **All THAT** compact plot of land, containing an area of 4 (four) Cottah, comprised in R.S. Khatian No.103 (presently under Khanda Khatian No. 147/1) and 104, R.S.

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The Vendor has not paid any taxes, duties, or other charges ...

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ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA,

Dag no. 90, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi 56, R.S. No.3, , within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) **TOGETHER WITH** all the legal incidents thereof **AND** also all deeds Pattas muniments and porchas title deeds exclusively relating thereto **AND** also with all rights privileges easements rents issues and profits and yield thereof **AND** all the estate right title interest property claim and demand whatsoever of the Vendor into and upon the said premises **AND** all other benefits and rights appertaining thereto **AND** all structure Sheds thereof **AND** various rights in all approaches, paths, passages thereto **TOGETHER WITH** all its rights liberties privileges easements and quasi-easements whatsoever at Law and in equity to and **UNTO** the Purchasers **TO HAVE AND TO HOLD** the same Jointly in equal shares absolutely and forever as heritable and transferable estate in fee simple in possession, acquisitions, requisitions, alignments, lispendences whatsoever but subject to payment of annual land revenue(Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments

THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) The right, title and interest in the land of the said premises which the Vendor does hereby profess to transfer subsists and that the Vendor has the absolute right full power and absolute authority to grant, sell, convey transfer unto the Purchasers ownership entitlements rights title and interest in the said land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.
- (ii) The purchasers shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said land or any part thereof and the purchasers shall have the right to mutate their names in respect of the said land and to construct building or buildings with the prior sanction or approval of the concerned authority.
- (iii) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold use and enjoy the said land and every part thereof and to receive rents, issues and profits thereof without

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ADDITIONAL REGISTRAR OF
MISCELLANEOUS
KOLKATA

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLIKATA.

any interruption disturbance claim or demand whatsoever from or by the Vendors and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendors and free and clear from and against all manner of encumbrances mortgages charges trust liens and attachments whatsoever;

- (iv) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchasers and from time to time make do acknowledge execute and perform all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the said land together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid;
- (v) The Vendors have not done any act deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchasers hereunder may be prejudicially affected.
- (vi) That if it is found that the said premises is hereby sold, conveyed, transferred by the vendor is not free from all encumbrances as hereinbefore declared, the vendor shall be liable both for civil and criminal actions which will be taken by the purchasers and the vendor will be further bound to refund the consideration money and also compensate of any loss to be sustained by the purchasers.

SCHEDULE AS REFERRED TO ABOVE

(SAID LAND)

ALL THAT piece and parcel of ^{Danga} land, containing an area of 4(four)Cottah, be the same a little more or less, comprising in R.S. Khatian No.103 (presently under Khanda Khatian No. 147/1) and 104, being part of R.S. Dag no. 90, respectively, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi 56, R.S. No.3, , within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) shown in red border on the plan hereto annexed **TOGETHER** with all structures standing therein and all rights of easements quasi-easement, appurtenances appendages and right ways water connection, Telephones lines, sewer, drain, surface and/or overhead of the soil butted and bounded by

the Commission shall have the honor to inform the Commission of the results of its investigation and of the measures taken to prevent a recurrence of such a case.

The Commission shall have the honor to inform the Commission of the results of its investigation and of the measures taken to prevent a recurrence of such a case.

SCHEDULE AS REFERRED TO ABOVE

ARTICLE I

ALL THAT ARE HEREIN CONTAINED SHALL BE EFFECTIVE FROM THE DATE OF THE SIGNATURE OF THE PRESIDENT OF THE UNITED STATES OF AMERICA.

APPROVED AND FORWARDED:
J. EDGAR HOOVER

9

ON THE NORTH : By 60'-0" wide road
ON THE SOUTH : By part of Dag No. 90.
ON THE EAST : By part of Dag No. 90.
ON THE WEST : By part of Dag No. 90.

OR HOWSOEVER OTHERWISE the land heretofore was and is now and shall hereinafter butted, be bounded, distinguished, known, called, expressed or reputed to do so to be.

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of :

1.

Sanjay Jain

SANJAY KUMAR JAIN
 ADVOCATE
 8, OLD CHINA BAZAR STREET
 KOLKATA - 700001

Shiba Prasad Shukla

2.

Nalaya Mukherjee
Advocate

32, Scott Lane
Cooling

DYNASTY VANIJYA PVT. LTD.

NIRMAL COMPLEX PVT. LTD.

~~OLIVER ENCLAVE PVT. LTD.~~

OLIVER ENCLAVE PVT. LTD.

RITURAJ COMPLEX PVT. LTD.

Omendra
Director/Authorised Signatory

PROCESSES FOR THE FINGERPRINTS

THE REGISTRAR OF
ASSURANCES























CHARGED

DATE

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9
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Photo & Signatures of the Executants /Presentants	SPECIMEN FOR TEN FINGERPRINTS									
						   				
	Little Ring Middle (Left Hand)									
						   				
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SITE PLAN SHOWS THE PLOT OF LAND AT R.S. DAG NO. 90,
 KHATIAN NO. 104, 103(NOW KHANDA KHATIAN 147/1),
 MOUZA - NAYABAD, J.I. NO. 25, UNDER K.M.C.
 WARD NO. 109, P.S. PURBA JADAVPUR, KOLKATA-700 094.

Scale 1"=30'

AREA OF LAND= 04K. 00CH. 00SFT.

SHOWN IN RED BORDER LINE



DYNASTY VANIJYA PVT. LTD.
NIRMAL COMPLEX PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
RITURAJ COMPLEX PVT. LTD.

[Signature]

Director/Authorised Signatory

Shiba Jena

MINUTE OF CONSIDERATION

RESOLVED that and that
the whole of the business of
the company be conducted in
accordance with the provisions
of the Memorandum of Association
and the Articles of Association
of the company.

MINUTE

NAME	DATE	PLACE
Mr. J. K. Das	10.12.1914	Kolkata
Mr. S. K. Das	10.12.1914	Kolkata

WITNESSES

BANJAY KUMAR JAIN
ADVOCATE
8 OLD CHINA BAZAR STREET
KOLKATA - 700001



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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PLOT-L

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 820073

ADDITIONAL REGISTRAR OF
ASSURANCES-KOLKATA

CONVEYANCE

THIS DEED OF CONVEYANCE made this 21st day of February in the year Two Thousand and Seven Anno Domini.

BETWEEN

SMT SWAPNA MONDAL wife of Sri Monotosh Mondal, a Hindu House Wife, residing at M/6, Sahid Smriti Colony, Police Station : Purba-Jadavpur, Kolkata : 700094, herein after referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, legal representatives, executors, administrators and assigns) of the ONE PART.

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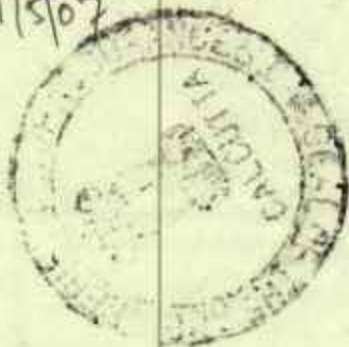
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Registered in
BOOK NO. 1
VOLUME NO. 1
PAGE NO. 1 to 12
DEED NO. 04616
YEAR 2007



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

31/5/07



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Scanned
31/5/07

AND

(1) **MESSRS NIRMAL COMPLEX PRIVATE LIMITED**, a private limited company within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata: 700020, (2) **MESSRS DYNASTY VANIJYA PRIVATE LIMITED**, a private limited company within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata: 700020, (3) **MESSRS OLIVER ENCLAVE PRIVATE LIMITED**, a private limited company within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata: 700020, AND (4) **MESSRS RITURAJ COMPLEX PRIVATE LIMITED**, a private limited company within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata: 700020 herein after collectively referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context shall include their respective successors in interest, agents and assigns) of the **OTHER PART**.

WHEREAS by a Registered deed of sale dated 6th June 2002, stated thereunder the vendor have purchased and acquired ALL THAT a piece and parcel of land measuring a total 4(four)COTTAH 8(eight)CHITTACK comprised in Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3 being part of R.S. Dag No. 90, R.S. Khatian No. 103(presently Khanda Khatian No. 147/1) and 104 within present Municipal Ward No. 109, Borough XII within the Kolkata Municipal Corporation (Added Area) Police Station presently Purba Jadavpur(formerly Kasba and there before Tollygunge) from Sri Timir Kumar Kundu son of Late Jagadish Chandra Kundu, by faith Hindu, by occupation business, residing at A/1, Ramkrishna Upanibesh, P.S. Jadavpur, Kolkata: 700032 and registered at S. R. Alipore in Book No. I, Volume No. 8, Pages 261 to 311 Being No. 01495 for the year 2003.

AND WHEREAS the said land is one compact area and one plot containing 4(four)cottah 8(eight)Chittack land owned and possessed by the said Vendor and has been paying the land revenue in respect of the said entire landed area purchased by the said Registered Bengali Kolbala dated 06.06.2002.

162612

M. Mukherjee

NAME: M. Mukherjee
 ADDRESS: C.C. Court
2 & 3, K.G. Roy Road, Kol-1
 21 FEB 2007
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor

[Signature]

Presented for Registration
 On the 21st day of Feb year 2007
 Vendor Residence

Krishna Beedi

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

21/2/07

[Signature]



1036

NIRMAL COMPLEX PVT. LTD.
~~OLIVER ENCLAVE PVT. LTD.~~
 OLIVER ENCLAVE PVT. LTD.
 RITURAJ COMPLEX PVT. LTD.
 DYNASTY VANIYA PVT. LTD.
 Director/Authorised Signatory

1) Krishna Beedi, *[Signature]*
 Bulted Leguht Narmal
 Complex At Red. Chinn
 Complex At Red. Chinn
 Complex At Red. Chinn
 Complex At Red. Chinn
 Complex At Red. Chinn

2) Swapna Beedi, *[Signature]*
 At Beedi, also
 66 Chinn Bel.
 1030



1030

Swapna Mandal

Identified by me,
 Malay Mukherji -
 Advocate.
 High Court Calcutta



Malay Mukherji
 Advocate
 High Court Calcutta

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA
[Signature]

AND WHEREAS and ever since the said deed of Sale Dated 06.06.2002 the said vendor are in absolute khas possession control and enjoyment of the said land containing 4cottah 08Chittack comprised in Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi 56, R.S. No.3, being part of R.S. Dag No. 90, comprise in R.S. Khatian No. 103(presently under Khanda Khatian No. 147/1 under Khatian 103) and 104, within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) and enjoying the same in transferable estate free from all encumbrances charges mortgages disputes lispendences acquisitions requisitions alignments but subject to the obligations to pay and contribute annual land revenue thereof to the Government of West Bengal.

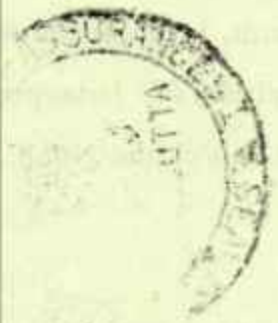
AND WHEREAS the vendor being in financial requirement, have decided to sell out and transfer the said land containing an area of 4Cottah 8Chittack and on negotiations with the purchasers the Vendor have agreed to sell and the purchasers have agreed to purchase the said land containing 4Cottah 8Chittack comprised in R.S. Khatian No. 103(presently under Khanda Khatian No. 147/1) and 104, R.S. Dag no. 90, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi 56, R.S. No.3, , within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) fully described in the schedule hereunder written and shown in the red border in the plan hereto annexed and herein after called the said land at a price of Rs.13,00,000/- (Rupees thirteen Lac only) free from all encumbrances charges mortgages disputes lispendences acquisitions requisitions alignments but subject to the obligation to pay and contribute annual land revenue, as hereinafter stated.

AND WHEREAS the vendor has assured and represented unto the purchaser as follows:

1. The vendor is having permanent heritable and transferable rights in the said land and is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land and are entitled to deal with

THE ASSURANCE COMPANY LIMITED
INCORPORATED IN INDIA
REGISTERED OFFICE: 1, CHANDAN NAGAR, CALCUTTA-700 017
BRANCH OFFICE: 1, CHANDAN NAGAR, CALCUTTA-700 017
THE ASSURANCE COMPANY LIMITED
INCORPORATED IN INDIA
REGISTERED OFFICE: 1, CHANDAN NAGAR, CALCUTTA-700 017
BRANCH OFFICE: 1, CHANDAN NAGAR, CALCUTTA-700 017

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ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

transfer the said land without any restriction dispute denial claim or obligation from any body else.

2. The said land is free from all encumbrances' charges mortgages disputes lispendences acquisitions requisitions and alignments.
3. The Vendor has duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of the said land up to the date of execution of the Deed of Conveyance.
4. The vendor has not received and is not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof and no suit or proceedings relating to the said land has been initiated and /or is pending in any court of law and the said land is free from any lispendences.
5. The vendor has not entered into any agreement for sale or otherwise in respect of the said land or any portion thereof.
6. The said land has not been given for agriculture to any "CHASI", "BHAGCHASI" and /or any "JOTEDAR" and there is no dispute by any person about the agricultural rights over the said land.

AND WHEREAS relying on the said assurances and representatives of the vendor and believing the same to be correct and true as otherwise they would not have agreed to do so the purchasers have to complete the purchase of the said land and pay the consideration money to the vendor and have conveyance thereof.

NOW THIS INDENTURE WITNESSES that in the premises and pursuance of the said agreement and in consideration of the said sum of **Rs.13,00,000/- (Rupees thirteen Lac only)** Paid by the purchasers to the vendor at the execution of these presents (the receipt of which sum the vendor hereby as also by the receipt hereunder written admit and acknowledge and acquire the said purchaser and the said premises) The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers the said lands being **All THAT** compact plot of land, containing an area of 4Cottah 8Chittack, comprised in R.S. Khatian No.103 (presently under Khanda Khatian No. 147/1)

and 104, R.S. Dag no. 90, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi 56, R.S. No.3, , within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) **TOGETHER WITH** all the legal incidents thereof **AND** also all deeds Pattas muniments and porchas title deeds exclusively relating thereto **AND** also with all rights privileges easements rents issues and profits and yield thereof **AND** all the estate right title interest property claim and demand whatsoever of the Vendor into and upon the said premises **AND** all other benefits and rights appertaining thereto **AND** all structure Sheds thereof **AND** various rights in all approaches, paths, passages thereto **TOGETHER WITH** all its rights liberties privileges easements and quasi-easements whatsoever at Law and in equity to and **UNTO** the Purchasers **TO HAVE AND TO HOLD** the same Jointly in equal shares absolutely and forever as heritable and transferable estate in fee simple in possession, acquisitions, requisitions, alignments, lispences whatsoever but subject to payment of annual land revenue(Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER

as follows:

- (i) The right, title and interest in the land of the said premises which the Vendor does hereby profess to transfer subsists and that the Vendor have the absolute right full power and absolute authority to grant, sell, convey transfer unto the Purchasers ownership entitlements rights title and interest in the said land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.
- (ii) The purchasers shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said land or any part thereof and the purchasers shall have the right to mutate their names in respect of the said land and to construct building or buildings with the prior sanction or approval of the concerned authority.
- (iii) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold use and enjoy the said land and

100

9

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ASSURANCES-I, KOLKATA

every part thereof and to receive rents, issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Vendor and her predecessors-in-title or any person or persons claiming through under or in trust for the Vendor and free and clear from and against all manner of encumbrances mortgages charges trust liens and attachments whatsoever;

- (iv) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchasers and from time to time make do acknowledge execute and perform all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid;
- (v) The Vendor has not done any act deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchasers hereunder may be prejudicially affected.
- (vi) That if it is found that the said premises is hereby sold, conveyed, transferred by the Vendor is not free from all encumbrances as hereinbefore declared, the Vendor shall be liable both for civil and criminal actions which will be taken by the purchasers and the Vendor will be further bound to refund the consideration money and also compensate of any loss to be sustained by the purchasers.

SCHEDULE AS REFERRED TO ABOVE
(SAID LAND)

ALL THAT piece and parcel of ^{Danga} land, containing an area of 04(four) Cottah 08(eight) Chittack, be the same a little more or less, comprising in R.S. Khatian No.103 (presently under Khanda Khatian No. 147/1) and 104, being part of R.S. Dag no. 90, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi 56, R.S. No.3, , within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) shown in red border on the plan hereto annexed **TOGETHER WITH** all rights of easements quasi-easement,

appurtenances appendages and right ways water connection, Telephones lines, sewer, drain, surface and/or overhead of the soil butted and bounded by

ON THE NORTH : 60'-0" wide road.

ON THE SOUTH : Part of Dag No. 90.

ON THE EAST : By part of Dag No. 91

ON THE WEST : Part of Dag No. 90.

OR HOWSOEVER OTHERWISE the land heretofore was and is now and shall hereinafter butted, be bounded, distinguished, known, called, expressed or reputed to do so to be.

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of :

1. *Sanjay Jain*
SANJAY KUMAR JAIN
ADVOCATE
9, OLD CHINA BAZAR STREET
KOLKATA - 700001

Swapna Mandal

2. *Malay Kumar*
Advocate.
32, Scott Lane.
Calcutta

DYNASTY VANIJYA PVT. LTD.

NIRMAL COMPLEX PVT. LTD.

OLIVER ENCLAVE PVT. LTD.

RITURAJ COMPLEX PVT. LTD.

Debashwari
Director/Authorised - only

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of Rs.13,00,000/- (Rupees thirteen Lac only) being the consideration in full and final payment as per memo below:

MEMO

PARTICULARS	AMOUNT
By Demand Draft No. 046450 dated 21.02.2007 drawn on Citi Bank, N.A.	Rs.13,00,000/-

WITNESS:

1.

Sanjay Jain
SANJAY KUMAR JAIN
 ADVOCATE
 9, OLD CHINA BAZAR STREET
 KOLKATA - 700001
























Swapna Mandal

2.

Malay Kumar
Advocate.



7
ADDITIONAL REGISTER OF
ASSURANCE, KOLKATA

Photo & Signatures of the Executants /Presentants	SPECIMEN FOR TEN FINGERPRINTS									
 Swapna Mondal	    									
	Little Ring Middle (Left Hand)									
	    									
	Thumb Index Middle (Right Hand)									
 Manoj Kumar	    									
	Little Ring Middle (Left Hand)									
	    									
	Thumb Index Middle (Right Hand)									
										
	Little Ring Middle (Left Hand)									
	Thumb Index Middle (Right Hand)									
	Little Ring Middle (Left Hand)									
	Thumb Index Middle (Right Hand)									

MEMO OF CONSPIRACY

RECEIVED in and from the within named
persons the within mentioned sum of
Rs. 1000/- being the balance of the
contribution in full and final payment of the same
being

MEMO

RECEIVED	RECEIVED
RECEIVED	RECEIVED

WITNESSES

20/11/2001
BANKA KUMAR JAIN
ADVOCATE
8 OLD CHINA BAZAR STREET
KOLKATA - 700001



9
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA,

SITE PLAN SHOWS THE PLOT OF LAND AT R.S. DAG NO. 90,
 KHATIAN NO. 104, 103(NOW KHANDA KHATIAN 147/1),
 MOUZA - NAYABAD, J.L. NO. 25, UNDER K.M.C.,
 WARD NO. 109, P.S. PURBA JADAVPUR, KOLKATA-700 094,

Scale 1"=30'

AREA OF LAND= 04K. 08CH. 00SFT.

SHOWN IN RED BORDER LINE



60'0" WIDE ROAD

60'0" WIDE ROAD

Part of
Dag No. 90

04K/08CH./00SFT.

53'3"

48'0"

Part of
Dag No. 90

Part of
Dag No. 90

30'0" WIDE ROAD

30'0" WIDE ROAD

Swapna Mandal

DYNASTY VANUJA PVT. LTD.
 NIRMAL COMPLEX PVT. LTD.
~~ANAND KUMAR PVT. LTD.~~
 OLIVER ENCLAVE PVT. LTD.
 RITURAJ COMPLEX PVT. LTD.

Signature
 Director / Authorised Signatory

ASSURANCE POLICY

Policy No. 123456789



Right Thumb



Left Thumb



Right Index



Left Index

Right Middle

Left Middle

Right Ring

Left Ring

Right Little



9
ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

Registered in
BOOK NO. 1
VOLUME NO. 1
PAGE NO. 1 to 12
DEED NO. 04617
YEAR 2007



9
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31/5/07



9

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