05610 F6 PLOT-2 05681

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL S. B. I. C 153795

Cheque No. 720023 dt. 15.5.07 for 280.00 Paid as betw. Stamp duty.

Deficit "A" Fee Rs. 66.00 Subsequently realised on SBI Cheque No. dt.

ARA-I 17.5.07

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA 17-5-07

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 16th day of **APRIL, TWO THOUSAND AND SEVEN** Anno Domini.

BETWEEN

SMT SARASWATI MONDAL, wife of Sri Sundar Mondal, a Hindu Housewife, residing at Budherhat, Police Station : Purba Jadavpur, Kolkata : 700099, 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.**

NIRMAL COMPLEX PVT. LTD.
BY STY VANIJYA PVT. LTD.
C. ENCLAVE PVT. LTD.
K. COMPLEX PVT. LTD.
Director Authorised Signatory

Overpaid Rs. 169362 dt. 16.4.07 Rs. 4500/-

L.T.I. of Saraswati Mandal by the pen of Sanjay Mandal

1148

M/s. S.G. MUSKARA & CO.
Solicitor, Advocate & Notary
6A, K.S. Roy Road, 2nd Floor,
Kolkata-700 001.

16 APR 2007

16 APR 2007
B. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
15 B, K.S. Roy Road, Calcutta

Presented for Registration
at 7-25 on the 16th
days of April 07
Vendor Residence by Krishna Modi and other

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA
16.4.07

2477

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

Director/Authorised Signatory
(KRISHNA MODI)

2479

Krishna Modi as Director/Authorised signatory for Nirmal complex pvt ltd + Dynasty vanijya pvt ltd + Oliver Enclave pvt ltd + Rituraj complex pvt ltd + Saraswati Mandal Dio Sundar Mandal also of Oriental House, 4th floor, 6C, Elgin Rd. Kol-20

L.T.I of Saraswati Mandal by the pen of Sanjay Maity

Mahendra Muskara
Adv. High Court
Kol.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA
16.4.07

Identified by me
Mahendra Muskara
Advocate, High Court
Kolkata.

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 Bengali Kobala dated 06.06.2002, the Vendor has purchased and acquired ALL THAT a piece and parcel of land admeasuring 8 (Eight) Chittacks, be the same a little more or less 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 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) morefully described in the Schedule hereunder (hereinafter referred to as **"the SAID LAND"**) from Sri Samir Kumar Kundu, son of Sri Jagadish Kumar Kundu, by faith Hindu, by occupation business, residing at A/1, Ramkrishna Upanibesh, P.S. Jadavpur, Kolkata: 700032 free from all encumbrances whatsoever for the consideration morefully described therein and duly registered at the office of D.S.R-III, Alipore and recorded in Book No. I, Volume No. 8, Pages 307 to 312 Being No. 1496 for the year 2003 .

AND WHEREAS and ever since the said Bengali Kobala Dated 06.06.2002 the said Vendor is in absolute khas possession control and enjoyment of the Said land measuring 08 (Eight) Chittacks 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) 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 8 (Eight) Chittacks and on negotiations with the purchasers the vendor has agreed to sell and the purchasers have agreed to purchase the said land containing 8 (Eight) Chittacks

L.T.D. of Saraswati Mandal. by the power Sanjay Mandal

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

comprised in R.S. Khatian No. 103(presently under Khanda Khatian No. 147/1) and 104, R.S. Dag no. 90, respectively, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi No. 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 hereinafter called the said land at a price of Rs. **75,000/-**(Rupees Seventy Five thousand 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 has 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 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, development or alignments of any statutory authority or authorities for 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 all encumbrances, mortgages, charges, lispendences, claims, demands, liabilities, acquisitions, requisitions, attachments, debutter, alignment and trusts whatsoever.

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, the Purchasers have agreed to purchase the Said Land in their favour free from all encumbrances by paying the agreed consideration money to the Vendor and the Vendor has agreed to execute this Deed of Conveyance in favour of the Purchasers transferring her entire right title and interest in the Said Land in favour of the Purchasers.

L.T. 9. of Saraswati
Mandal by the pen of
Sanjay Mandal

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

NOW THIS INDENTURE WITNESSES that in the premises and pursuance of the said agreement and in consideration of the said sum of **Rs. 75,000/-(Rupees Seventy Five Thousand 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 sells, conveys, transfers, grants, assures and assigns to and unto the Purchasers the Said Land being **All THAT** piece and parcel of land, containing an area of 8 (Eight) Chittacks comprised in R.S. Khatian No. 103 (presently under Khanda Khatian No. 147/1) and 104, R.S. Dag no. 90, respectively, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi No.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 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 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 Vendor has delivered the vacant and peaceful physical possession of the said land to the Purchasers on the date of execution of this Deed of Conveyance.

(iii) 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.

L.T. - 3 of Saraswati Mandal by the pow of Sanjay Mandal

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

(iv) 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 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;

(v) 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;

(vi) 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.

(vii) That if it is found that the said premises is hereby sold, conveyed, transferred by the vendors is not free from all encumbrances as hereinbefore declared, the vendors 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 purchaser.

SCHEDULE AS REFERRED TO ABOVE:

(Said Land)

ALL THAT piece and parcel of land, containing an area of 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, respectively, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunge 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 : By Part of Dag No. 90

L.T. 2. of Saraswati
Made by the pen of
Sanjay Mandal

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 by **SMT. SARASWATI MONDAL**, the Vendor abovenamed at Kolkata in the presence of :

1 Tapan Mondal
Bader hat
Kol-99

2 Sanjay
167/5 Dorak parba rd
Kolkata - 75

L.T.I. of Saraswati Mandal
by the pen of Sanjay Mandal

SIGNED SEALED AND DELIVERED by **SRI KRISHNA MODI**, Authorised Signatory of the **PURCHASERS** abovenamed at Kolkata in the presence of :

MIRMAI COMPLEX PVT. LTD.
DYNASTY VANIJYA PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
MITURAJ COMPLEX PVT. LTD.
Director / Authorised Signatory

Sanjay Jain
9, Old China Bazar Street,
Kolkata - 700 001

Drafted by me,

Mahendra Muskara
Advocate

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

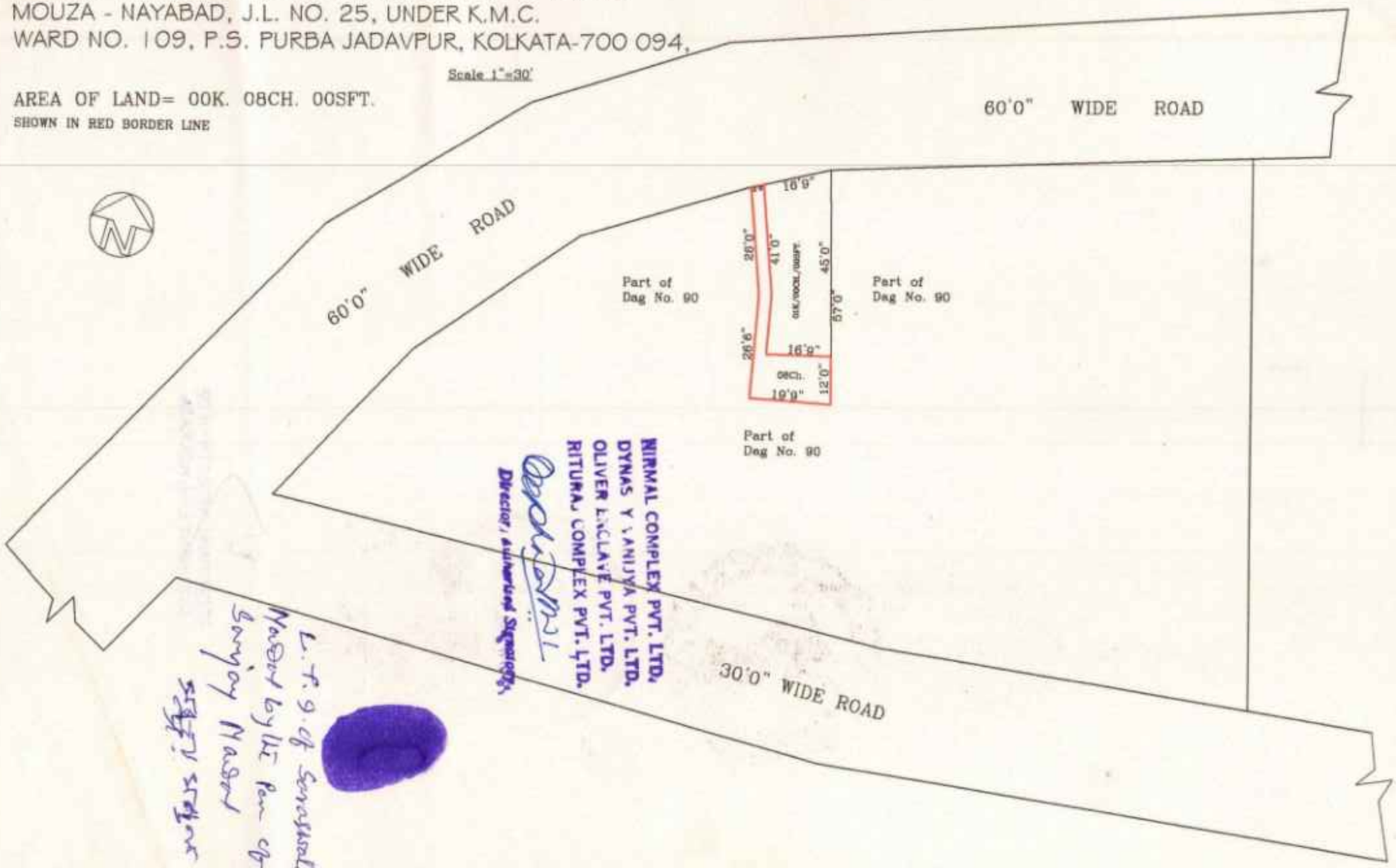
Photo & Signatures of the Executants /Presentants	SPECIMEN FOR TEN FINGERPRINTS
	Little, Ring, Middle, Index, Thumb (Left Hand)
	Thumb, Index, Middle, Ring, Little (Right Hand)
	Little, Ring, Middle, Index, Thumb (Left Hand)
	Thumb, Index, Middle, Ring, Little (Right Hand)
	Little, Ring, Middle, Index,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

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= 00K. 08CH. 00SFT.
SHOWN IN RED BORDER LINE



NIRMAL COMPLEX PVT. LTD.
DYNAS VANIJYA PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
RITURAJ COMPLEX PVT. LTD.
Director/Authorised Signatory

L.T.P. of Sanctioned Nakshi by the Pur of Sanjoy Nagar

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.75,000/-(Rupees Seventy Five Thousand only) being the consideration in full and final payment as per memo below:

MEMO

PARTICULARS	AMOUNT
By Cash on 16th April, 2007 from the Purchasers to the Vendor	**Rs. 75,000/-**

WITNESS:

1 Tapan Mondal
Budge Budge
Kol-99

2 Sanjay Das
102/5 Raja Purbachal
Kolkata - 78.

(SARASWATI MONDAL)

L.T.I of Saraswati Mondal
by the pen of Sanjay Mondal
[illegible]

Registered in
BOOK NO. I
VOLUME NO. 1
PAGE NO. 1
DEED NO. 05681 11
YEAR 2007

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA
3-8-07

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Scanned
3.8.07

05609 F7 . PLOT-2 05680

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

16.4.07 7.20pm

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 153796

S. B. I. ..... Cheque No. 720022 dt. 15.5.07 for Rs. 630.00 has been Paid as below Stamp duty.

M.V. Rs 1,62,000/-

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

ARA-I 17.5.07

17/5/07

169366 16.4.07 9000/-

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 16th day of APRIL, TWO THOUSAND AND SEVEN Anno Domini.

BETWEEN

SMT SHARI BALA MONDAL, widow of Late Bhishma Mondal, a Hindu Housewife, residing at Budherhat, Police Station : Purba Jadavpur, Kolkata : 700099, 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.**

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

Director / Authorised Signatory.

A-1639/-
B- 7/-
D- 55/-
Ha- 25/-
Hb- 4/-
1730/-

Defacit "A" Fees Rs. 132.00 ..... Subsequently realised ..... SBI Cheque No. ..... dt. .....

[1] 250 [2] Nil 250/-

L.T.I. of Saribala Mondal by the Pen of Sanjay Mondal

4147

M/s. S.G. MUSKARA & CO.
Solicitor, Advocate & Notary
6A, Kiran Roy Road, 2nd Floor
Kolkata-700 001.

16 APR 2007

18 APR 2007
B. CHATTERJEE
Licensed Stamp Vendor
O. C. Court
1 & B.R. Ray Road, Calcutta

Presented for Registration
7.20 p.m. on the 16th
day of April year 07
Vendor residence by Krishna Modi one of the Direct.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA
16-4-07

2477

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

Director/Authorised Signatory

(KRISHNA MODI)

2478

Krishna Modi as Director Authorised signatory for Nirmal Complex Pvt Ltd + Dynasty Vanijya Pvt Ltd + Oliver Enclave Pvt Ltd + Rituraj Complex Pvt Ltd Share Bala Mandal W/o late Bishwa Nath Mandal all of Oriental House 4th floor 6C, Elgin Road Kol-20

L.T. 9 of Charibala Mandal by the pen of Sanjoy Mandal
সঞ্জয় মণ্ডল

Mahendra Muskara
Adv. H. Court
Kol.

Identified by me
Muskara
Mahendra Muskara
Advocate, High Court
Kolkata.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA
16-4-07

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 Bengali Kobala dated 06.06.2002, the Vendor has purchased and acquired ALL THAT a piece and parcel of land admeasuring 1 (One) Cottah, be the same a little more or less 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 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) morefully described in the Schedule hereunder (hereinafter referred to as **"the SAID LAND"**) from Sri Samir Kumar Kundu, son of Sri Jagadish Kumar Kundu, by faith Hindu, by occupation business, residing at A/1, Ramkrishna Upanibesh, P.S. Jadavpur, Kolkata: 700032 free from all encumbrances whatsoever for the consideration morefully described therein and duly registered at the office of D.S.R-III, Alipore and recorded in Book No. I, Volume No. 8, Pages 241 to 260 Being No. 1494 for the year 2003.

AND WHEREAS and ever since the said Bengali Kobala Dated 06.06.2002 the said Vendor is in absolute khas possession control and enjoyment of the Said land measuring 1 (One) Cottah 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) 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 1 (One) Cottah and on negotiations with the Purchasers the Vendor has agreed to sell and the Purchasers have agreed to purchase the Said Land containing 1 (One) Cottah

L.T.I. of Sharibala Mandal by the Pen of Sanjay Mandal

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

comprised in R.S. Khatian No. 103(presently under Khanda Khatian No. 147/1) and 104, R.S. Dag no. 90, respectively, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi No. 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 hereinafter called the said land at a price of **Rs.1,50,000/- (Rupees One Lac Fifty thousand 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 has 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 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, development or alignments of any statutory authority or authorities for 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 all encumbrances, mortgages, charges, lispendences, claims, demands, liabilities, acquisitions, requisitions, attachments, debutter, alignment and trusts whatsoever.

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, the Purchasers have agreed to purchase the Said Land in their favour free from all encumbrances by paying the agreed consideration money to the Vendor and the Vendor has agreed to execute this Deed of Conveyance in favour of the Purchasers transferring her entire right title and interest in the Said Land in favour of the Purchasers.

L.T. 9 of Sheet hereto
Mandal by the Power of
Sanjay Mandal

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

NOW THIS INDENTURE WITNESSES that in the premises and pursuance of the said agreement and in consideration of the said sum of **Rs.1,50,000/- (Rupees One Lac Fifty thousand 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 sells, conveys, transfers, grants, assures and assigns to and unto the Purchasers the Said Land being **All THAT** piece and parcel of land, containing an area of 1 (One) Cottah comprised in R.S. Khatian No. 103 (presently under Khanda Khatian No. 147/1) and 104, R.S. Dag no. 90, respectively, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi No.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 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 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 Vendor has delivered the vacant and peaceful physical possession of the said land to the Purchasers on the date of execution of this Deed of Conveyance.

(iii) 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.

L.T.I. of Sthribala
Mandal by the Prop
Sanjay Mandal

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

(iv) 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 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;

(v) 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;

(vi) 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.

(vii) That if it is found that the said premises is hereby sold, conveyed, transferred by the vendors is not free from all encumbrances as hereinbefore declared, the vendors 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 purchaser.

SCHEDULE AS REFERRED TO ABOVE:

(Said Land)

ALL THAT piece and parcel of land, containing an area of 1 (One) 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 Tollygunge 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 : By Part of Dag No. 90

L.T.I. of Sharibala
Mandal by the Pen
of Sanjay Mandal

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 by **SMT. SHARI BALA MONDAL**, the Vendor abovenamed at Kolkata in the presence of :

1 Tapan Mondal
Buder hat - Kol - 99
2 Sourav Ray
167/5 [illegible] Pur [illegible] Road
Kolkata - 78

L.T.I. of Saribala Mondal
by the per of Sanjay Modi
[illegible]

SIGNED SEALED AND DELIVERED by **SRI KRISHNA MODI**, Authorised Signatory of the **PURCHASERS** abovenamed at Kolkata in the presence of :

Sanjay Jain
9, Old China Bazar Street,
Kolkata - 700001

NIRMAL COMPLEX PVT. LTD.
DYNASTY VANIJYA PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
RITURAJ COMPLEX PVT. LTD.
Director, Authorised Signatory.

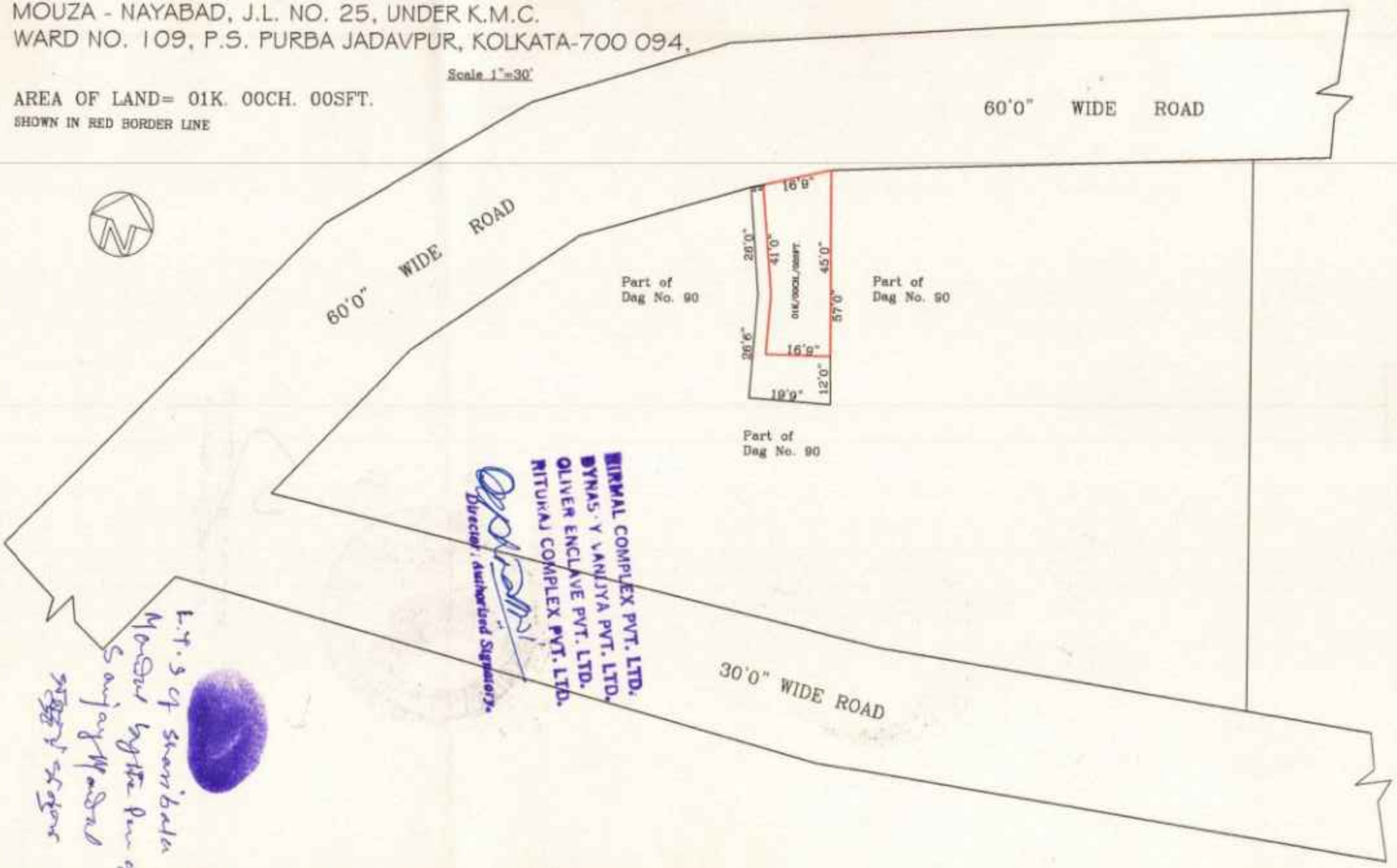
Drafted by me,
Mahendra Muskara
Advocate

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= 01K. 00CH. 00SFT.
SHOWN IN RED BORDER LINE



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Photo & Signatures of the Executants /Presentants	SPECIMEN FOR TEN FINGERPRINTS
 L.T.I. of Shiba bala Mandal by the pen of [illegible]	Little, Ring, Middle, Index, Thumb (Left Hand) Thumb, Index, Middle, Ring, Little (Right Hand)
	Little, Ring, Middle, Index, Thumb (Left Hand) Thumb, Index, Middle, Ring, Little (Right Hand)
	Little, Ring, Middle, Index, Thumb (Left Hand) Thumb, Index, Middle, Ring, Little (Right Hand)
	Little, Ring, Middle, Index, Thumb (Left Hand) Thumb, Index, Middle, Ring, Little (Right Hand)

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs.1,50,000/- (Rupees One Lac Fifty thousand only)** being the consideration in full and final payment as per memo below:

MEMO

PARTICULARS	AMOUNT
By Cash on 16th April, 2007 from the Purchasers to the Vendor	**Rs. 1,50,000/-**

WITNESS:

1 Tapan Mondal
Badar hat
Kol - 99

2 Sawan Das
107/5 north Purba Chal
Kolkata - 78

(SHARI BALA MONDAL)

L.T.I. of Sharari Bala Mandal
by the pen of Sanjay Mandal
[illegible] of [illegible]

Registered in
BOOK NO. I
VOLUME NO. I
PAGE NO. 1 TO 11
DEED NO. 05680
YEAR 2007

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA
3-8-07

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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3-8-07

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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL B 392795

CONVEYANCE

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

THIS DEED OF CONVEYANCE made this day of February Two Thousand and Seven Anno Domini.

Cheque No. 372083 dt 19.2.07 Rs 3308/-

BETWEEN

SRI SANDIP SARKAR, son of Late Nishikanta Sarkar, a Hindu Businessman, residing at Nabagram, Garia, Post Panchpota, Police Station Sonarpur, Kolkata-700152 in the District of 24 Parganas(South), 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, legal representatives, executors, administrators and assigns) of the **ONE PART**.

Elgin Road Br. 717836 14.2.07 24772/-

143873

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

NAME.....
ADDRESS.....
RS.....

22 JAN 2007

SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

(KRISHNA MODI)

954

DYNASTY VANIJYA PVT. LTD.
Director/Authorised Signatory

955

Sandip Sarkar

Presented for Registration
Vendor Registrar

19/2/07

Identified by me
Mukherjee
Advocate
High Court Calcutta.

19/2/07

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 Bengali Kobala dated 22.07.2005, stated hereunder the vendor has purchased and acquired ALL THAT a piece and parcel of land measuring 2COTTAH 9CHITTACK 5Sq. Ft 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 Smt Aruna Kundu Kundu wife of Late Jagadish Chandra Kundu, by faith Hindu, by occupation business, residing at A/1,Ramkrishna Upanibesh, P.S.Jadavpur,Kolkata:700032and registeredat S.R.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Alipore in Book No. I, Volume No. 10, Pages 7545 to 7560 Being No. 4695 for the year 2005.

AND WHEREAS the said land is one compact area and one plot containing 02(TWO) Cottah 09(NINE) Chittack 05(FIVE) Sq. Ft. land owned and possessed by the said Vendor and He has been paying the land revenue in respect of the said to the government of West Bengal.

AND WHEREAS ever since the said Bengali Kobala Dated 22.07.2005 the said Vendor is in absolute khas possession control and enjoyment of the said land containing 02 (two)cottah 09(nine)Chittack 05(five)Sq.Ft. 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) and 104, within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) 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 2(Two)Cottah 9(Nine)Chittack 5(Five)Sq.Ft. and on negotiations with the purchasers the vendor has agreed to sell and the purchasers have agreed to purchase the said land containing 2(two)Cottah 9(nine)Chittack 5(five)Sq.Ft. comprised in R.S. Khatian No.103 (presently Khanda Khatian No. 147/1 under 103) 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 of the Kolkata Municipal Corporation (added area), within the

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

District 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 4,68,000/-(Rupees Four Lacs Sixty Eight Thousand) 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 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 the Purchasers would not 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. 4,68,000/-(Rupees Four Lac Sixty Eight Thousand)** 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) The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers the said lands being **All THAT** piece and parcel of land containing an area of 2(two)Cottah 9(nine)Chittack 5(five)Sq. Ft. comprised in R.S. Khatian No.103 (presently Khanda Khatian No. 147/1 under 103) 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

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 DO HEREBY COVENANT WITH THE PURCHASER as follows:

(i) The right, title and interest in said land 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 any interruption disturbance claim or demand whatsoever from or by the Vendor and his 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

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 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 purchaser.

THE SCHEDULE AS ABOVE REFERRED TO

(SAID LAND)

ALL THAT piece and parcel of land, containing an area of 2(two)Cottah 9(nine)Chittack 5(five)Sq. Ft, be the same a little more or less, comprising in R.S. Khatian No. 103 (presently Khanda Khatian No. 147/1 under 103) and R.S. Khatian No.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 of 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

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

lines, sewer, drain, surface and/or overhead of the soil butted and bounded by

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

Sandip Sarkar

1. Malay Mukherji
Advocate.
32, Sooth Rare, Cal-9.

2. [illegible]
8c, Elgin Road,
Kolkata-20.

For M/s. Nirmal Complex Private Limited,
~~M/s. Abhinandan Vanijya Private Limited~~,
M/s. Oliver Enclave Private Limited,
M/s. Rituraj Complex Private Limited.
DYNASTY VANIJYA PVT. LTD

Director / Authorised Signatory

9

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of Rs.4,68,000/-(Rupees Four Lac Sixty Eight Thousand) only being the consideration in full and final payment as per memo below:

MEMO

PARTICULARS	AMOUNT
By Bank Draft NO. 46566 dated 19.2.07 drawn on Citi Bank. N.A.	**Rs.4,68,000/-**

WITNESS:

1. Malay Mukherji — Advocate. 32, Scott Lane, Cal-9.
2. Raja Dogra. 8c Elgin Road, Kol Kata. 20.

Sandip Sentar

ADDITIONAL REGISTRAR OF
ASSURANCES, 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= 02K. 09CH. 05SFT.
SHOWN IN RED BORDER LINE

Sandip Sarkar

DYNASTY VANIJYA PVT. LTD.
NIRMAL COMPLEX PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
PURAJ CONSTRUCTION LTD.
Director/Authorised Signatory

9

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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

Registered in
BOOK NO. I
VOLUME NO. I
PAGE NO. 1 to 13
DEED NO. 04618
YEAR. 2007

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA
30/5/07

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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