

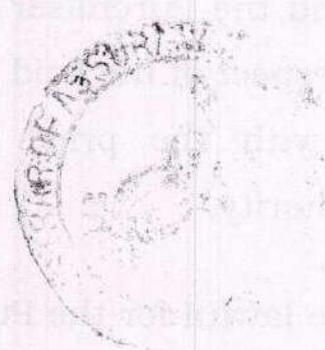
... and UNTO the Purshah TO HAVE AND TO HOLD
the same jointly in equal shares absolutely and forever as
part and parcel of the estate in use simple in possession
... all encumbrances charges mortgages
... the Government of West
... from all encumbrances charges and

THE VENDOR DO HEREBY COVENANT WITH THE

PURSHAH AS FOLLOWS:

If the right title and interest in the land of the said purshah
which the Vendor do hereby profess to transfer and the said
Vendor have the absolute right full power and authority
authorly to grant sell convey transfer into the Purshah
... and interest in the said
... and rights in the
... and rights in the
... and rights in the

If the Purshah shall have absolute authority to sell
transfer assign mortgage and let the said land and
... and the said land and to constitute
... and to constitute
... and to constitute



REGISTRAR OF ASSURANCES-1, KOLKATA

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 cost of the Purchaser 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 Purchaser as in the manner aforesaid.

V) The Vendor 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 Purchaser hereunder may be prejudicially affected.

VI) That if it is found that the said premises is hereby sold, conveyed, transferred by the Vendor and if it 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 Purchaser and the Vendor will be further bound to refund the consideration money and also compensate of any loss to be sustained by the purchaser.

VII) That the Vendor hereby further declare that the Schedule mentioned property or any part thereof was / is not effected by any provisions of West Bengal Land Reforms Act or West Bengal Land Acquisition Act or West Bengal Land Regulation Act or if any other provision or any other Act or Acts.

VIII) That if any error or omission in the recital of the "Deed of Conveyance", transpires at a later date, the Vendor at the cost and request of the purchaser shall do and execute or cost to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever in favour of the Purchaser.

The Vendor shall from time to time and at all times
keep the Purchaser advised of the progress of the
application for the grant of the title deed and shall

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D
REGISTRAR OF ASSURANCES-1, KOLKATA

SCHEDULE PROPERTY

ALL THAT piece and parcel of land containing an area more or less **02 Kathas 15 Square feet** situate lying within **Mouza-Nayabad**, J.L. no- 25, Touzi no- 56, R.S. no- 3, being part of **R.S. Dag no- 160**, comprised in R.S. Khatian no- 2, Pargana - Khaspur, **Police Station-** Kasba now **Purba Jadavpur** within **K.M.C. Ward no. 109**, Borough- XII within the Kolkata Municipal Corporation, within the limit of 24 Pargana (South), and delineated in the plan annexed hereto duly bordered thereon in "**RED**" colour and butted and bounded as follows:-

ON THE NORTH: 20ft wide common passage.

ON THE SOUTH : Land of Plot No- P-3.

ON THE EAST : Land of Plot No- P-2.

ON THE WEST : Land of Dag No- 161.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted and bounded called, known, numbered, described or distinguished **TOGETHER WITH** all rights of easements quasi-easement, appurtenances, appendages and right ways, water connection, Telephones lines, sewer, drain, surface and/or overhead/beneath of the soil.

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

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

- 1. *বানর শ্রীমতী*
কর্তৃক স্বাক্ষর - (স্বাক্ষর)
- 2. *শ্রীমতী*
কর্তৃক স্বাক্ষর - (স্বাক্ষর)

গণেশ কুমার শ্রী

**SIGNATURE OF LAWFUL
CONSTITUTED ATTORNEY
i.e. SHRI. BHOLANATH DHARA
ON BEHALF OF VENDOR.**

MADHUR ENCLAVE PVT. LTD.

[Signature]
AUTHORISED SIGNATORY

SIGNATURE OF PURCHASER

**Drafted by me as per documents
and information furnished by the
Vendor.**

[Signature]

ADVOCATE

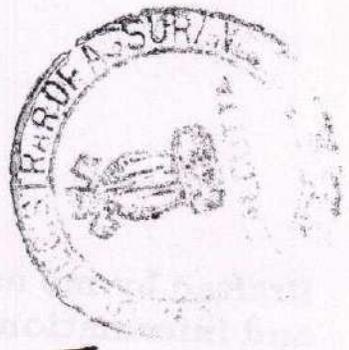
MD MAHFUZ TAKRIM
B.Sc. SPL, B.A. (Doubt), M.A., LL.B., C.V.R.
Advocate, Senior Valuer Real Estate Manager
Sr. Law Officer
EDEN GROUP
CC, Edge Road, Kolkata-20

IN WITNESS WHEREOF the parties hereto and seal on the day first
aforesaid have hereunto set their hands and seals in the presence of

WITNESSES SEATED AND DELIVERED
at _____ in the presence of

SIGNED AND DELIVERED
ON BEHALF OF _____
BY _____
SOLICITOR AT LAW

SIGNATURE OF PURCHASER



D

ADVOCATE

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs 2,75,000/- (Rupees Two Lakhs & Seventy Five Thousand only)** being the consideration in full and final payment as per memo below:

MEMO :

SL NO	PARTICULAR :	ISSUED IN THE NAME OF :	AMOUNT IN RUPEES :
1.	Banker's Cheque videno.120908 dated: 28/05/2008 issued by ICICI Bank Limited, Bhawanipore Branch.	MALATI SARKAR	Rs.2,75,000/-
		TOTAL	Rs.2,75,000/-

TOTAL RUPEES TWO LAKHS & SEVENTY FIVE THOUSAND only.

WITNESSES:

1. *Barat Singh*
(Sri. M. S. - (S. M. S.))

2. *Shri. Bholanath Dhara*
(Sri. B. D. - (S. B. D.))

SIGNATURE OF LAWFUL
CONSTITUTED ATTORNEY
i.e. SHRI. BHOLANATH DHARA
ON BEHALF OF VENDOR.

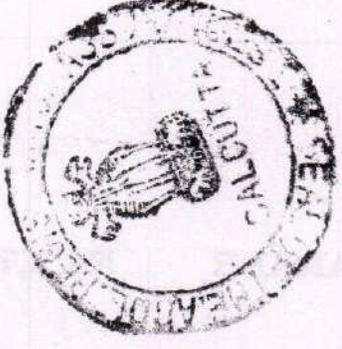
Registered in
 FORM NO
 VOL. NO
 PAGE NO
 YEAR

MEMO OF CONSOLIDATION

of and from the within named
 with rounded sum of Rs 2,75,000/- (Rupees Two
 & seventy five thousand only) being the consideration
 will and final payment as per memo below

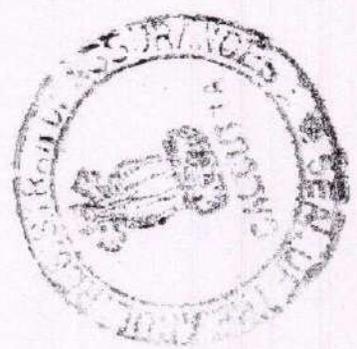
MEMO

ISSUED IN THE
 NAMES OF
 PARTICULAR



1 dated 28/02/2008
 issued by LIC Bank
 Limited
 Kanchipuram
 Branch

REGISTRAR OF
 ASSURANCES-1, KOLKATA



REGISTRAR OF
 ASSURANCES-1, KOLKATA

SIGNATURE OF LAWYER
 CONSTITUTED ATTORNEY
 IN THE MATTER OF
 ON BEHALF OF VENDOR

Photo & Signatures
of the Executants /
Presentant

SPECIMEN FOR TEN FINGERPRINTS



[Handwritten signature]

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little



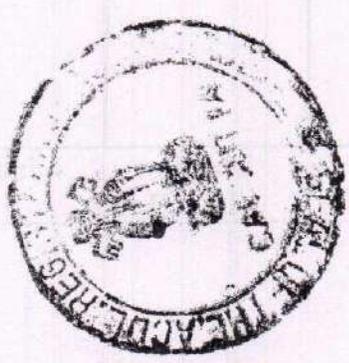
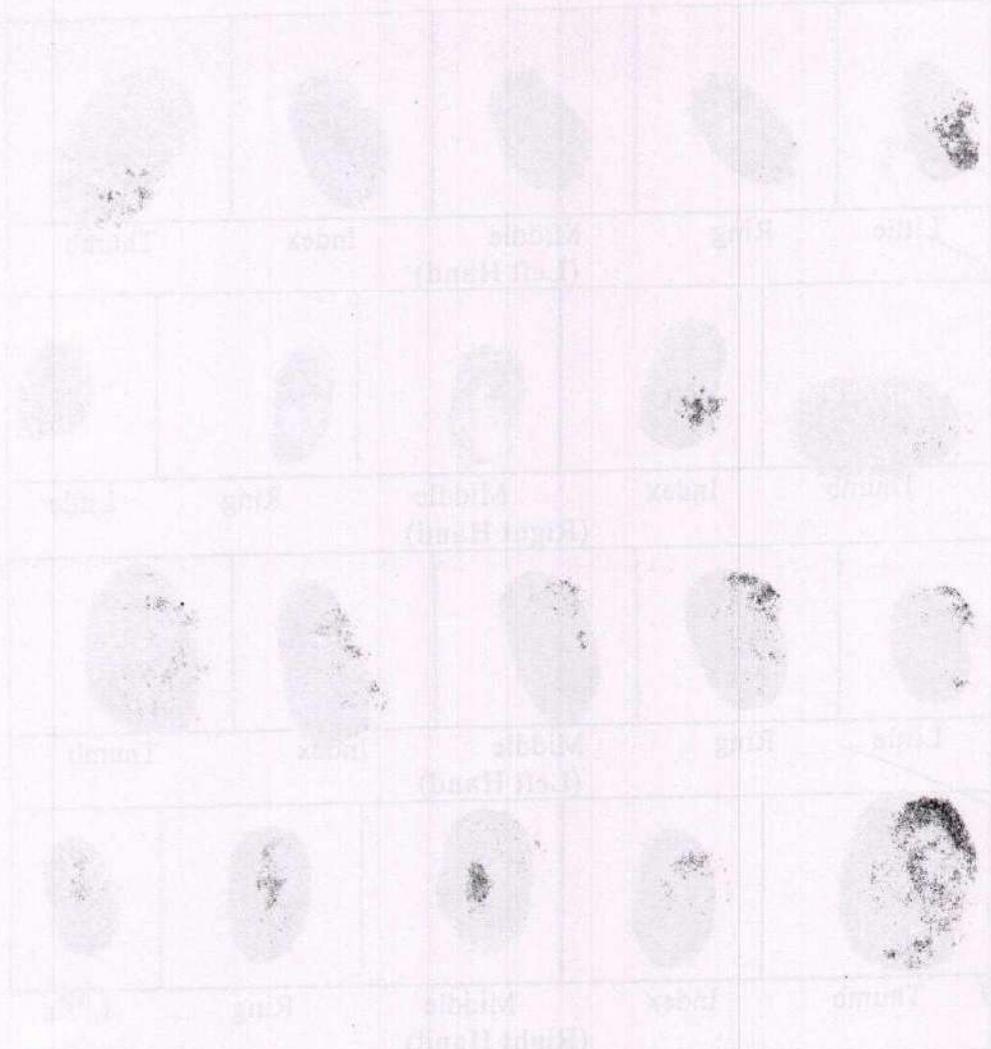
[Handwritten signature]

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little

SPECIMEN FOR THE FINGERPRINTS



J
 REGISTRAR OF ASSURANCES-1, KOLKATA

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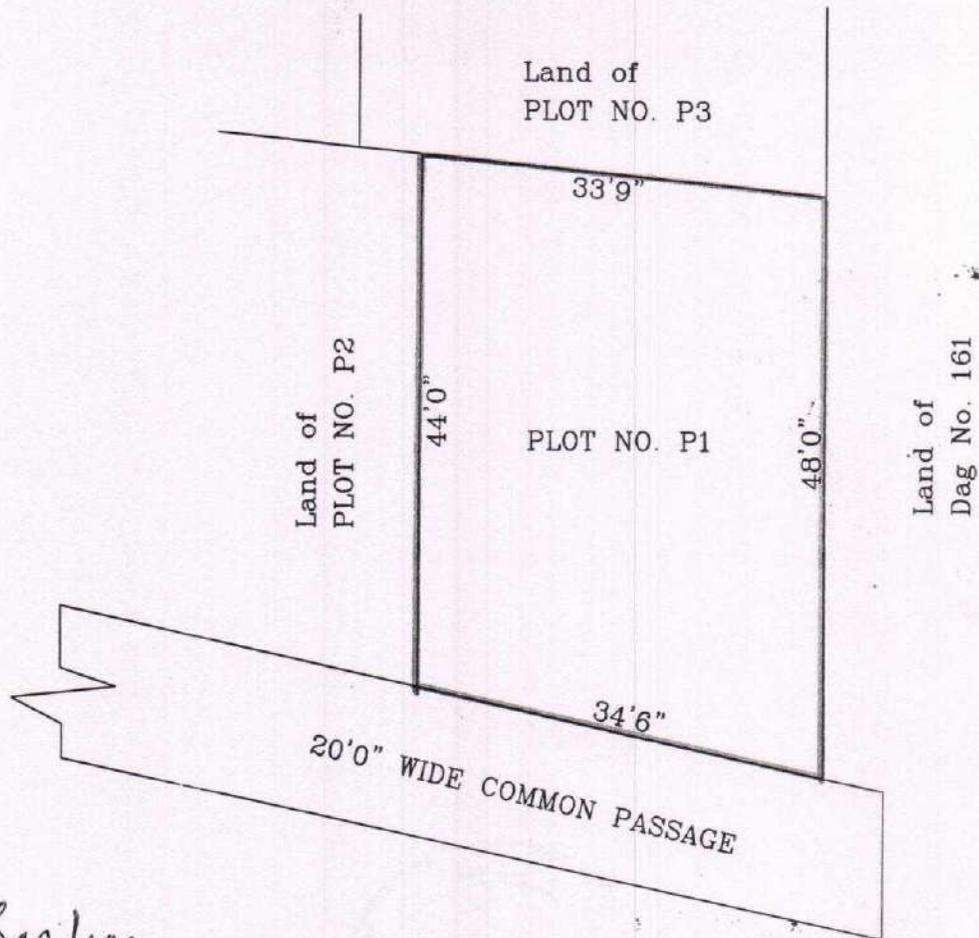
SITE PLAN SHOWS THE PLOT OF LAND AT R.S. DAG NO. 160
KHATAN NO. - 2, R.S. NO. 3, MOUZA - NAYABAD,
J.L. NO. 25, SHEET NO. 2, UNDER K.M.C.
WARD NO. 109, P.S. PURBA JADAVPUR,
KOLKATA-700 099.



Scale 1"=16'

AREA OF LAND= 02K. 00CH. 15SFT.
SHOWN IN RED BORDER LINE

Vendor-Malati Sarkar.
Constitute Attorney-Sri Bholanath Dhara.
Purchaser- M/S. Madhur Enclave Pvt. Ltd.



Bijoy Sarkar

BIJOY SARKAR, Civil Engg.
Architectural Designer, Surveyor,
Supervisor, Planner & Estimator.
K. M. C. I. B. S. No. 12537/II.

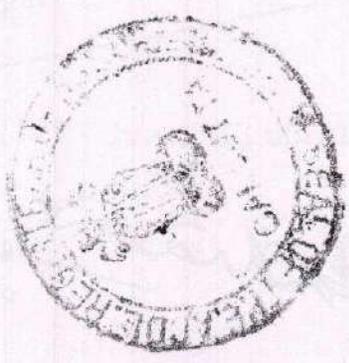
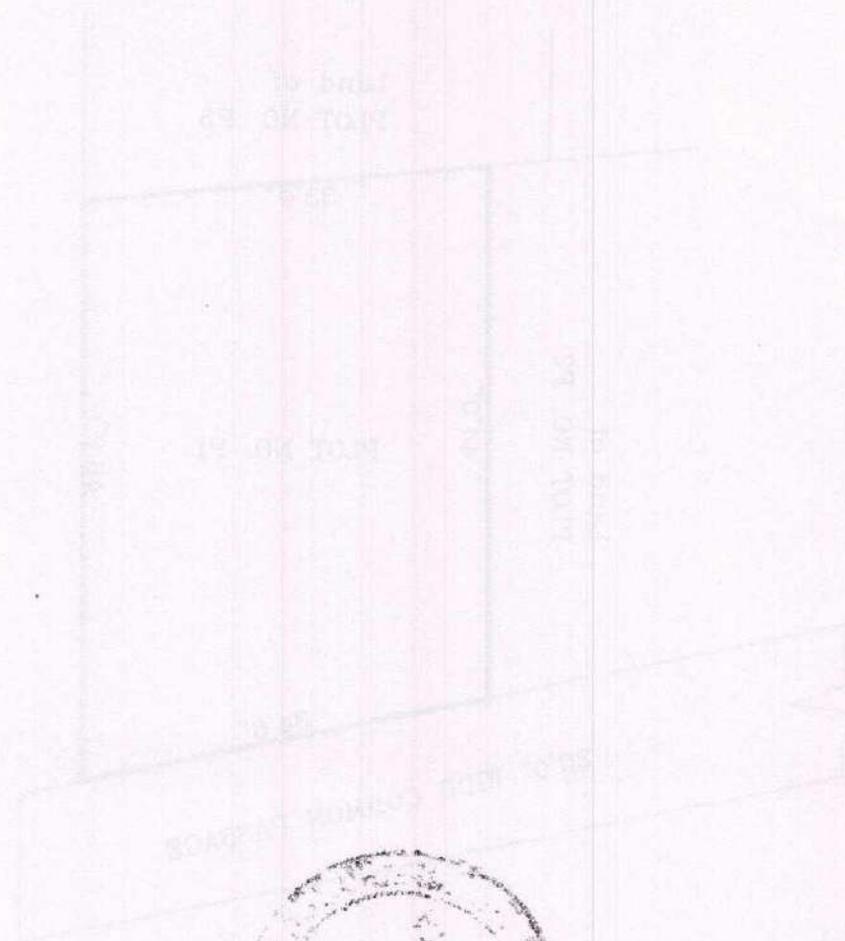
SIG OF SURVEYOR

MADHUR ENCLAVE PVT. LTD

[Signature]
AUTHORISED SIGNATORY

6 15 11 11 21 21 21 21
Sig of Constitute Attorney
on Behalf of Vendor

THE GOVERNMENT OF WEST BENGAL
REGISTRATION DEPARTMENT
KOLKATA



[Signature]
REGISTRAR OF
ASSURANCES-1, KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 74
Page from 8296 to 8312
being No 05805 for the year 2008.




(Dines Kumar Mukhopadhyay) 07-August-2009
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA
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