

possession, claim demand, profits, ingress and egress , rights , easements rights, quasi easement rights, appurtenances , appendages and right ways , water connection , telephone lines , sewer, drain , surface and and / or overhead / beneath of the soil. The property hereby sold is shown alongwith the Schedule 'B' property in the annexed plan delineated in the RED Verge.

SCHEDULE - B PROPERTY

ALL THAT piece and parcel of land physically found measuring more or less 77 Cottah 8 Chittaks 26 Sq.ft situated within Mouza - Daulatpur, Pargana - Khaspur, R.S No- 341, J.L. No - 79, comprising in as per following manner:-

Sl.	R.S Khatian	R.S Dag	Land Area
1.	86	2	kattah....chittaks.... sq.ft
2	86	4	kattah....chittaks.... sq.ft
3.	86	14	...kattah....chittaks.... sq.ft
		Total =	77 kattah 8 chittaks 26 sq.ft

corresponding to L.R. Dag No- 2,4 and 14 under L.R. Khatian No- 2172, Police Station - Bishnupur, under Kulerdhari Gram Panchayet, District - 24 Parganas South , together with all rights, title , interest , possession ,claim , demand , profits , ingress and egress, rights, easement rights, quasi- easement rights, appurtenances , appendages and right ways , water connection, telephone lines, sewer, drain , surface and / or overhead/ beneath of the soil and the entire 'A' Schedule and 'B' Schedule land is morefully shown in the copy of annexed plan delineated in the RED VERGE .

SCHEDULE - A and B PROPERTY

ALL THAT piece and parcel of total land physically found measuring more or less 100 Cottah 2 Chittaks 38 sq.ft where the land measuring more or less 22 Cottah 10 Chittaks 12 Sq.ft situated within Mouza Haspukuria , appertaining to R.S. Dag no. 512, under R.S. Khatian No 417, Pargana- Khaspur, R.S. No - 36, J.L. No 20, corresponding to L.R. Dag No - 716, 717, 718, and 719 under L.R. Khatian No - 232/1, Police Station Thakurpukur , under Joka II Gram Panchayat , District 24 Parganas South and the land measuring more or less 77 Cottah 8 Chittaks 26 Sq.ft situated within Mouza - Daulatpur , comprising in R.S. Dag No 2, 4 and 14 under R.S. Khatian No . 86 Pargana Khaspur , R.S. No - 341, J.L. No 79 ,corresponding to L.R. Dag No 2, 4 and 14 under L.R. Khatian No - 2172, Police Station Bishnupur , under Kulerdhari Gram Panchayet , in the District - 24 Parganas South and the entire 'A' and 'B' schedule land is morefully shown in the copy of annexed plan delineated in the RED VERGE together with right of use to common passage having an width of 14'ft and thereafter 24'ft marked as YELLOW VERGE connected from P.W.D Road and also right to use of common road connected from front common passage as per plan attached herein including all rights, title , interest, possession, claim, demand, profits, easement rights, quasi- easement rights , appurtenances , appendages and right ways , water connection, telephones lines, sewer, drain, surface and / or overhead/ beneath of the soil and which is

butted and bounded as follows

R.S. DAG NO	KHATIAN NO.	Mouza	AREA
512 (512)	417	Haspukuria	22'6417 Cottahs
2	86	Daulatpur	27. "
4	86	DO -	25 "
14	86	DO -	25'5361 "

Shubha Bhunia.

ON THE NORTH: Land of R.S. Dag No - 1 and 3 under Mouza - Daulatpur and land appertaining to R.S. Dag No - 512 (part) under Mouza- Haspukuria.

ON THE SOUTH: Land and building of "Gurukul Bidya Mandir" and land of R.S. Dag No- 13 under Mouza Daulatpur and common road and thereafter R.S. Dag No - 16 under Mouza - Daulatpur.

ON THE EAST: Land of R.S. Dag No - 5 under Mouza - Daulatpur.

ON THE WEST: Part land of R.S. Dag No - 512 Mouza Haspukuria and 14ft wide common passage connected from P.W.D Road.

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

Witnesses:

1. Tanoy Sarkar
Adv
Alipore Judges
Court Kol-27

2. Be ~~adha~~
Bipin Kumar Talwar
440A, Lake Garden
Kol-45

Shubha Talwar
SIGNATURE OF THE VENDOR
(PANNO-ABVPT 05384)

DJSS REALTY PVT. LTD.

Jurajit Biswas
Director

(PAN AFPPB1290K)
SIGNATURE OF THE PURCHASER

Drafted by:
Asok Kumar Chandra
Advocate,
Alipore Judges Court,
Kolkata-27

RECEIVED of and from the within named purchaser the within mentioned sum of Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs only) being the full consideration money this deed as per memo below,

MEMO OF CONSIDERATION

Paid this day by a **Pay Order** bearing no. 755969 drawn of INDIAN BANK at its Smt. Rose Road Branch in the name of the Vendor for an amount of Rs 1,80,00,000/- (Rupees One Crore Eighty Lakhs only)

Shubha Talwar.

1. Ranoy Jaukar
Adv

2. Bipui K. Talwar
140A, Lake Garden,
Kol-45

Shubha Talwar.
SIGNATURE OF THE VENDOR

Printed by :

SITE PLAN FOR DISS REALTY PVT. LTD.

AT MOUZA - DAULLATPUR, J.L. NO-79, R.S. DAG NO- 2, 4 & 14, R.S. KHATIAN NO-86,
P. S- BISHNUPUR, DIST - 24 Pgs. (S), UNDER KULERDHARI GRAM PANCHAYET.

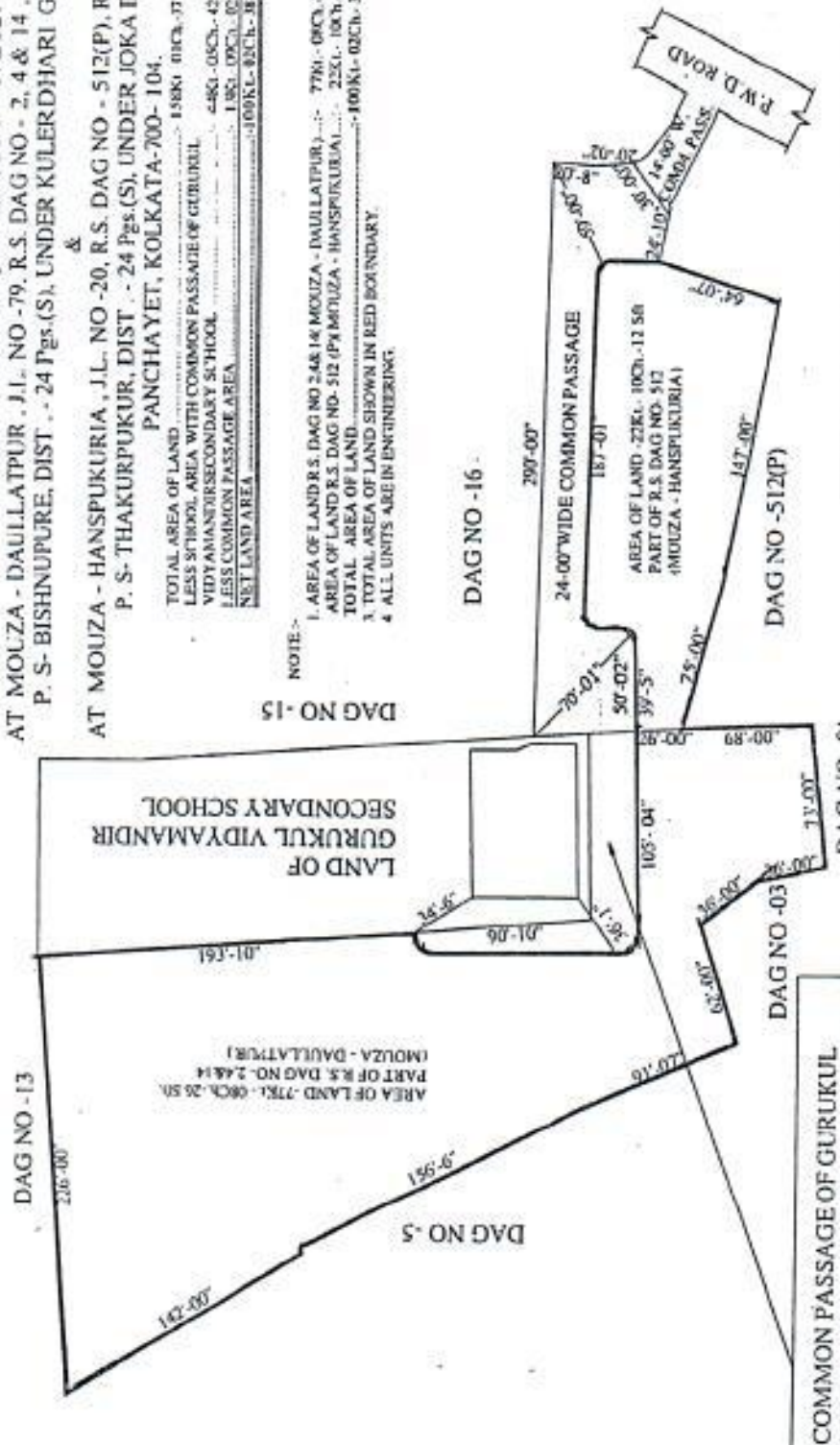
AT MOUZA - HANSPUKURIA, J.L. NO-20, R.S. DAG NO - 512(P), R.S. KHATIAN NO-417,
P. S- THAKURPUKUR, DIST - 24 Pgs. (S), UNDER JOKA II NO GRAM
PANCHAYET, KOLKATA-700-104.

TOTAL AREA OF LAND
LESS SCHOOL AREA WITH COMMON PASSAGE OF GURUKUL
VIDYAMANDIR SECONDARY SCHOOL
LESS COMMON PASSAGE AREA
NET LAND AREA

158Kl - 01Ch - 37.50 (APPROX)
48Kl - 05Ch - 42.50 (APPROX)
18Kl - 09Ch - 02.50 (APPROX)
100Kl - 02Ch - 38.50 (APPROX)

NOTE:-

1. AREA OF LAND R.S. DAG NO 2 & 14 MOUZA - DAULLATPUR, J.L. NO-79, R.S. KHATIAN NO-86 (APPROX)
2. AREA OF LAND R.S. DAG NO- 512 (P) MOUZA - HANSPUKURIA, J.L. NO-20, R.S. KHATIAN NO-417 (APPROX)
3. TOTAL AREA OF LAND SHOWN IN RED BOUNDARY
4. ALL UNITS ARE IN ENGINEERING



DREAM MART
2/12/3, NETAJI PALLY,
THAKURPUKUR, KOLKATA-63,
Email:- dream_mart08@yahoo.com

SITE PLAN FOR
DISS REALTY PVT. LTD.

SCALE:- 1"=80' DRG. NO.-DM.-006-06-11

DISS REALTY PVT. LTD.

Signature of Director
Director

SIGNATURE OF PURCHASERS

Signature of Vendor
Shubha Talwar
SIGNATURE OF VENDOR

Signature of Registrar
Registrar
Office/Division of D.M. City
K.M.C. Lic. No. - E/118/9





Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
 District:-Kolkata

Endorsement For Deed Number : I - 05986 of 2011
(Serial No. 04298 of 2011)

On 07/06/2011

Payment of Fees:

Amount By Cash

Rs. 198116/-, on 07/06/2011

(Under Article : A(1) = 197989/- ,E = 14/- ,I = 55/- ,M(a) = 50/- ,M(b) = 8/- on 07/06/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-18000000/-

Certified that the required stamp duty of this document is Rs.- 1080020 /- and the Stamp duty paid as: impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid97900007/06/2011State Bank of India, BAKULTALA, received on 07/06/2011
2. Rs. 49000/- is paid26520307/06/2011State Bank of India, TARATALA, received on 07/06/2011
3. Rs. 49000/- is paid26520407/06/2011State Bank of India, TARATALA, received on 07/06/2011
4. Rs. 49000/- is paid26520507/06/2011State Bank of India, TARATALA, received on 07/06/2011
5. Rs. 49000/- is paid26520607/06/2011State Bank of India, TARATALA, received on 07/06/2011
6. Rs. 49000/- is paid26520707/06/2011State Bank of India, TARATALA, received on 07/06/2011
7. Rs. 49000/- is paid26520807/06/2011State Bank of India, TARATALA, received on 07/06/2011
8. Rs. 49000/- is paid26520907/06/2011State Bank of India, TARATALA, received on 07/06/2011
9. Rs. 49000/- is paid26519907/06/2011State Bank of India, TARATALA, received on 07/06/2011
10. Rs. 49000/- is paid26520007/06/2011State Bank of India, TARATALA, received on 07/06/2011
11. Rs. 49000/- is paid97900207/06/2011State Bank of India, BAKULTALA, received on 07/06/2011
12. Rs. 49000/- is paid97899107/06/2011State Bank of India, BAKULTALA, received on 07/06/2011
13. Rs. 49000/- is paid97899907/06/2011State Bank of India, BAKULTALA, received on 07/06/2011
14. Rs. 49000/- is paid97900407/06/2011State Bank of India, BAKULTALA, received on 07/06/2011



Additional Registrar
 of Assurances-I, Kolkata

11 JUL 2011

(Ashok Bandyopadhyay)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

11/07/2011 14:18:00

EndorsementPage 1 of 3

Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05986 of 2011
(Serial No. 04298 of 2011)

15. Rs. 49000/- is paid 97899807/06/2011 State Bank of India, BAKULTALA, received on 07/06/2011
16. Rs. 49000/- is paid 97899707/06/2011 State Bank of India, BAKULTALA, received on 07/06/2011
17. Rs. 49000/- is paid 97899607/06/2011 State Bank of India, BAKULTALA, received on 07/06/2011
18. Rs. 49000/- is paid 97899507/06/2011 State Bank of India, BAKULTALA, received on 07/06/2011
19. Rs. 49000/- is paid 97899407/06/2011 State Bank of India, BAKULTALA, received on 07/06/2011
20. Rs. 49000/- is paid 97899307/06/2011 State Bank of India, BAKULTALA, received on 07/06/2011
21. Rs. 49000/- is paid 97900107/06/2011 State Bank of India, BAKULTALA, received on 07/06/2011
22. Rs. 49000/- is paid 26520207/06/2011 State Bank of India, TARATALA, received on 07/06/2011
23. Rs. 2100/- is paid 97900307/06/2011 State Bank of India, BAKULTALA, received on 07/06/2011

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

Presented for registration at 13.50 hrs on :07/06/2011, at the Office of the A.R.A.-I KOLKATA by
Suvajit Biswas ,Claimant.

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

Execution is admitted on 07/06/2011 by

1. Shubha Talwar, wife of Bipin Kumar Talwar , 431, Lake Gardens, Kolkata, Thana:-Lake, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700045 , By Caste Hindu, By Profession : House
wife
2. Suvajit Biswas
Director, D J S S Realty Pvt. Ltd., 2, Row Land Row, Kolkata, Thana:-Bhawanipore, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : Others

Identified By Bipin Kumar Talwar, son of Lt Har Prakash Talwar, 440 A, Lake Gardens, Kolkata,
Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700045 . By Caste:
Hindu, By Profession: Business



On 11/07/2011

(Ashok Bandyopadhyay)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

Additional Registrar
of Assurances-I, Kolkata
11 JUL 2011

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

11/07/2011 14:18:00

EndorsementPage 2 of 3

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 04298 / 2011

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Suvajit Biswas			<i>Suvajit Biswas</i> 7/6/11

Signature of the person(s) admitting the Execution at Office.

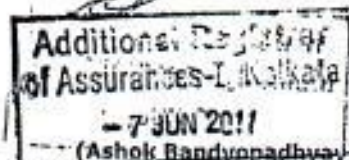
No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shubha Talwar Address -431, Lake Gardens, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700045	Self		 LTI	<i>Shubha Talwar</i>
			07/06/2011	07/06/2011	
2	Suvajit Biswas Address -A-17, Diamond Park, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700104	Self		 LTI	BUSS REALTY PVT. LTD. <i>Suvajit Biswas</i>
			07/06/2011	07/06/2011	Director

Name of Identifier of above Person(s)

Bepin Kumar Talwar
Address -A, Lake Gardens, Kolkata, Thana:-Lake,
District:-South 24-Parganas, WEST BENGAL, India,
Pin :-700045

Signature of Identifier with Date

Bepin Kumar Talwar



ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05986 of 2011
(Serial No. 04298 of 2011)

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 11/07/2011

Payment of Fees:

Exempted (on 11/07/2011)

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

11/07/2011 14:18:00

EndorsementPage 3 of 3

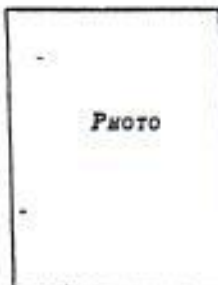
SPECIMEN FORM FOR TEN FINGER PRINTS



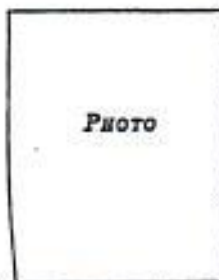
<i>Shubha Talwar</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



<i>Jyoti Joshi</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 2254 to 2278
being No 05986 for the year 2011.



(Ashok Bandyopadhyay) 13-July-2011
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal