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certified that the document is admitted
 to registration. the signature sheets and
 the endorsement sheets attached with
 this document are part of this document

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District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas

20 DEC 2014

THIS INDENTURE OF CONVEYANCE is made this 20th day of
December..... Two Thousand and Fourteen;

BETWEEN

MESSRS MAA MANSA DEVELOPERS (P) LTD. (P.A.N. NO. AAECM
 9719 R), a Company incorporated under the Companies Act, 1956, having its
 registered office at No.103A, C.I.T. Road, 2nd Floor, Kolkata - 700 014,
 represented by its Managing Director **SRI HIRAK NATH SOUNTH** son of
 Sri Khudiram Sounth, by occupation - Business, residing at Kharagpur,
 Jhapatapur, Diamond Tower, Kharagpur Town - 721305, West Bengal,
 hereinafter referred to as the "VENDOR" (which term or expression shall
 unless excluded by or repugnant to the subject or context be deemed to mean
 and include its successor/successors-in-office/interest and/or assigns) of the
ONE PART

AND

HIRAK NATH SOUNTH

821 2/6/2014

Sl. No. Dt. Rupees... 100
M/s. Sri/Smt.
Address
P. S.
Vendor
BANNERJEE
Adv. ...
Alipore Police ...
Kolkata - 27

LC 1863/14

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27

Wamanu Archola



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HIRASUGAN NIRMAN PVT. LTD.
Wamanu Archola
Director, Authorised Signatory

(DEVENDRA ANCHOLIA)



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MAA MANSA DEVELOPERS PVT. LTD.
Hirak Nath Sounth
Director
HIRAK NATH SOUNTH

Bidger Kumar Bala
Go date A.C. Bala
Dand Toran
Superior - Kharpur
729301

MESSRS HIRA SUGAN NIRMAN PVT. LTD. (P.A.N. No. AADCH 2189 P), a Company incorporated under the Companies Act, 1956, having its registered office at No.20, Pathuriaghat Street, P.S. - Jorasanku, Kolkata - 700006, represented by its Director **Sri Devendra Anchalia**, son of Sri Navratanmal Anchalia by occupation - Business, residing at No.20, Patheriaghat Street, Kolkata - 700006, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor/ successors-in-office/interest and/or assigns) of the **OTHER PART**

WHEREAS:

A. By virtue of Deed of Conveyance dated 30th October, 1950 registered in Book No.I, Volume No.1051, Pages 104 to 107, Being Deed No.5149 for the year 1950 at the office of the District Registrar - Alipore, one Dhirendra Nath Karmakar (since deceased) along with his brother Satindra Nath Karmakar alias Jatindra Nath Karmakar were jointly seized and possessed of or otherwise well and sufficiently entitled as the owners in respect of **All That** the Sali/Bagan lands in aggregate measuring 25¼ Satak, out of which Land measuring about 20 Satak comprised in C.S. Dag No.641 under C.S. Khatian No.64 and the Land measuring 5¼ Satak comprised in C.S. Dag No.642 under C.S. Khatian No.61, Touzi No.250, R.S. No.109, J.L. No.55, within Mouza - Rajpur Gram, Pargana - Medanmalla, Rajpur Sonarpur Municipality, P.S. Sonarpur, District - South 24-Parganas (**hereinafter referred to as the "said Plots"**).

B. Since after purchase of the "said Plots", the said Dhirendra Nath Karmakar (since deceased) along with his brother Satindra Nath Karmakar alias Jatindra Nath Karmakar duly applied for separate

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assessment as also mutation of their names and thereupon the Land measuring 20 Satak in C.S. Dag No.641 under C.S. Khatian No.64 was recorded in R.S. Dag No.641 under R.S. Khatian No.61 and the Land measuring $5\frac{1}{4}$ Satak in C.S. Dag No.642 under C.S. Khatian No.61 was recorded in R.S. Dag No.642/1135 (subsequently recorded as 1137) under R.S. Khatian Nos.61 and 120, Touzi No.250, R.S. No.109, J.L. No.55, within Mouza - Rajpur Gram, P.S. Sonarpur, being Holding No.3, Dr. B. C. Roy Road, within Rajpur Sonarpur Municipality, District - South 24-Parganas. The said owners had also erected asbestos shed and other structures at or upon the "said Plots" for their own use and occupation.

C. On or about the 1st September, 2004 the said co-owner Dhirendra Nath Karmakar, who was a Hindu governed by Dayabhaga School of Hindu Law, had died intestate leaving behind him surviving his widow Jamuna Karmakar and 4(four) sons, namely, Keshab Karmakar, Ashoke Karmakar, Subhas Karmakar and Arabinda Karmar and 2(two) daughters, namely, Sunanda Dutta and Chandana Das as his only heirs, heiresses and legal representatives, who had jointly inherited the estate of the said deceased as also the rights, title and interest of the said deceased in the "said Plots" along with the shed and structures whatsoever then lying erected thereat.

D. By a Deed of Conveyance dated the 28th July, 2011 registered in Book No.I, being Deed No.8862 for the year 2011 at the office of A.D.S.R. - Sonarpur, the said owners Satindra Nath Karmakar alias Jatindra Nath Karmakar and alongwith the heirs, heiresses and legal representatives of the said Dhirendra Nath Karmakar jointly sold, transferred and conveyed unto and in favour of Messrs Maa Mansa Developers (P) Ltd., the Vendor herein **All That** the "said Plots" in aggregate measuring 25 Satak comprised in C.S. Dag Nos.641 and 642, R.S. Dag Nos.641 and 642/1135 (now recorded as 1137) under C.S. Khatian Nos.61 and 62, R.S. Khatian

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Nos.61 and 120, Touzi No.250, R.S. No.109, J.L. No.55, within Mouza - Rajpur Gram, P.S. Sonarpur, Holding No.3, Dr. B. C. Roy Road within Rajpur Sonarpur Municipality, Ward No.25, District - South 24-Parganas together with shed and other structures whatsoever lying erected thereat, more fully described in the Schedule thereunder written, free from all encumbrances whatsoever.

E. Messrs Maa Mansa Developers (P) Ltd., the Vendor herein, therefore, became seized and possessed of or otherwise well and sufficiently entitled as the absolute owner in respect of the "said Plots" together with shed and other structures lying erected thereat, free from all encumbrances whatsoever.

F. In pursuance of an application made by the Vendor herein and the same recorded as Misc. Case No.8713 of 2011, the name of the Vendor was duly recorded as the owner in respect of the "said Plots" in the records of the Block Land and Land Reforms office vide Mutation Certificate dated 30th September, 2011.

G. The Vendor herein also duly applied for and got its name mutated as the owner in respect of the "said Plots" and the shed and structures lying erected thereat being Municipal Holding No.3, Dr. B. C. Roy Road in the records of the Rajpur-Sonarpur Municipality and further got plan being Building Permit No. 2383/8/25/17 dated 13.03.2013 duly sanctioned by the said Municipality for construction of a 4(four) storied building at or upon the "said Plots" (hereinafter referred to as the "Sanctioned Plan").

H. The Vendor herein appointed one Messrs Roofers Infrastructure India Pvt. Ltd. of No.103A, C.I.T. Road, Kolkata - 700014 as the Developer to undertake and carryout development of the "said Plots"

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and construction of the proposed new building thereat for the consideration and on the terms recorded in Agreement dated 22nd March 2012.

I. The Vendor herein caused demolition of the existing shed and other structures whatsoever then lying erected thereat, and also commencement of construction of the proposed 4(four) storied building at or upon the "said Plots" as per the said sanctioned plan.

J. After having commenced construction of the proposed four storied building at or upon the "said Plots" as per the said Sanctioned Plan, the Vendor herein alongwith the said Developer M/s. Roofers Infrastructure India Pvt. Ltd. had from time to time entered into 2(two) several Agreements both dated 3rd May 2013 with the intending buyers of residential flats nos. 2D and 3 respectively on the Second and Third Floors of the proposed building to be erected at or upon the "said Plots", at or for the agreed consideration and on agreed terms.

K. After carrying out of incomplete construction upto the Second Floor of the proposed building, the Vendor herein decided to sell the "said Plots" along with incomplete structures upto the Second Floor of the proposed building on "As is where is" basis in favour of some intending buyer and thereupon, the said Development Agreement dated 22nd March 2012 was cancelled by mutual consent of both the Vendor and the said Developer Messrs Roofer Infrastructure India Pvt. Ltd. on the term that the Vendor herein shall perform obligations under the said two Agreements for Sale both dated 3rd May 2013 in respect of the Flats at the proposed new building.

L. By an Agreement for Sale dated the 4th day of May, 2014 Messrs Maa Mansa Developers Pvt. Ltd., the Vendor herein had agreed to sell

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and one Messrs Orien Housing Contracts (India) Pvt. Ltd. of No.11/1C/1, East Topsia Road, Kolkata - 700046, (hereinafter referred to as the "intending Buyer"), had agreed to purchase **All That** the "said Plots" in aggregate measuring **25 Satak** together with incomplete structures upto the 2nd (Second) Floor of the proposed 4(four) storied building erected thereat as per the said sanctioned plan and the same situated lying at and comprised in R.S. Dag Nos.641 and 642/1135 (now recorded as 1137) under R.S. Khatian Nos.61 and 120, Touzi No.250, R.S. No.109, J.L. No.55, within Mouza - Rajpur Gram, P.S. Sonarpur, Holding No.3, Dr. B. C. Roy Road within Rajpur-Sonarpur Municipality, Ward No.25, District - South 24-Parganas, more fully described in the Schedule thereunder written (**hereinafter referred to as the "said Premises"**) together with the benefit of the said sanctioned plan, free from all encumbrances whatsoever, at or for the agreed consideration and on the agreed terms therein recorded.

M. Subsequently, by a Deed of Cancellation dated the 26th day of August 2014 the said intending Buyer Messrs Orion Housing Contracts (India) Pvt. Ltd. confirmed cancellation and/or termination of the said Agreement for Sale dated the 4th May 2014 as also acknowledged the receipt of refund of the amount of earnest money and/or part payment paid by it and further confirmed the return of the vacant and peaceful possession of the said premises as also all original title deeds, documents and papers including the said sanctioned plan in respect of the said premises unto and in favour of the Vendor abovenamed and also declared that there remained no dispute or claim of any nature whatsoever.

N. The Vendor herein approached the Purchaser abovenamed with its proposal for sale of the "said Premises" and further represented and assured the Purchaser as follows :-

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- (a) The Vendor is the sole and absolute owner in respect of the "said Premises", described in the Schedule hereunder written;
- (b) That the "said Premises" is free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, leases, tenancies, attachments, acquisitions, requisitions, alignments, vesting, wakf and trusts whatsoever, save and except the said two Agreements entered into with the intending buyers of Flats at the proposed building ;
- (c) That there is no restrain order by any Court of Law nor any other impediment of any nature for the Vendor to sell the "said Premises" together with benefit of the said sanctioned plan in favour of the Purchaser herein;
- (d) That the Development Agreement dated the 22nd March, 2012 entered into with Messrs Roofers Infrastructure India Pvt. Ltd. for development of the "said Plots" was duly cancelled on and with effect from the 17th day of December, 2014 as recorded, declared and confirmed by the said Developer by its Declaration dated 2014.
- (e) That the incomplete structures erected up to the 2nd Floor of the proposed building comprised in the "said Premises" are strictly as per the sanctioned plan and that there has not been any violation of the sanctioned plan and/or municipal laws in constructing the same and that the said sanctioned plan is still valid and subsisting and has not been cancelled;
- (f) That save and except the said Development Agreement dated 22nd March 2012 with the said Developer Messrs Roofers Infrastructure India Pvt. Ltd. and the Agreement for Sale dated 4th May, 2014 with the said M/s. Orion Housing Contracts (India) Pvt. Ltd., and further the said two

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Agreements both dated 3rd May, 2013 with the intending buyers of residential flats respectively nos. 2D and 3 respectively on the Second and Third Floors of the proposed building to be erected at the said Plots, the Vendor has not entered into any other agreement and/or arrangement and/or understanding with any other person or party either for sale or development of the "said Premises". Both the said Development Agreement dated 22.03.2012 and the Agreement for Sale dated 04.05.2014 have duly been mutually cancelled as aforesaid;

- (g) That neither the Vendor nor its predecessor-in-title have ever deposited the title deeds and documents in respect of the "said Premises" with any person or party with an intention to create equitable mortgage or as security for payment of any money or performance of any act or otherwise;
- (h) That in the event the Purchaser enters into Agreement for purchase of the "said Premises", the Vendor would simultaneously make over the vacant and peaceful possession of the "said Premises" as also hand over the original title deeds and documents including the said sanctioned plan and thereupon the Purchaser shall be entitled to get the said sanctioned plan suitably modified by the Municipality and further to proceed with the completion of construction of the proposed building at the "said Premises", pending the completion of the purchase;
- (i) That the Vendor has huge market liability aggregating about the sum of Rs.80 Lacs payable to its creditors and that in case of the Purchaser purchasing the "said Premises", the Purchaser may on behalf of the Vendor pay the outstanding dues of the Vendor's said creditors, out of the sale consideration in respect of the "said Premises";

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- (j) That on the Purchaser herein agreeing to purchase the "said Premises", the Purchaser shall be entitled to adjust the amounts of earnest monies and part payments of the agreed consideration amount received from the intending buyers of Flats Nos.2D and 3 at the proposed building as per the two Agreements both dated 3rd May 2013 entered into by the Vendor, against the consideration amount on account of sale of the "said Premises";
- (k) That the Vendor herein would complete sale of the "said Premises" free from all encumbrances whatsoever but subject to the term that the Purchaser would undertake performance of obligations under the said two Agreements for Sale both dated 3rd May 2013 in respect of Flats at the proposed new building to be erected at the land comprised in the "said Premises".

O. By an Agreement for Sale dated 30th August 2014 made between M/s. Maa Mansa Developers Pvt. Ltd., the Vendor herein and therein also referred to as the Vendor of the one part and M/s. Hira Sukan Nirman Pvt. Ltd., the Purchaser herein and therein also described as the Purchaser of the other part and registered in Book No.I, C.D. Volume No.41, Pages from 968 to 993 Being No.07145 for the year 2014 at the office of the District - Sub-Registrar - IV South - 24-Parganas, the Vendor agreed to sell and the Purchaser agreed to purchase the "said Premises", more fully described in the Schedule hereunder written, together with benefit of the said sanctioned plan, free from all encumbrances whatsoever, at or for the consideration and on the terms and conditions therein recorded.

P. Simultaneously on execution of the said Agreement for Sale dated 30th August, 2014, the Vendor herein had duly made over the vacant and peaceful possession of the "said Premises" as also duly handed over the

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original title deeds and documents including the said sanctioned plan unto and in favour of the Purchaser and accordingly, the Purchaser has been in possession of the "said Premises" as also in custody of all the said original title deeds, documents and sanctioned plan.

Q. Since after entering into the said Agreement dated 30th August, 2014 as hereinbefore stated, Messrs Hira Sukan Nirman Pvt. Ltd., the Purchaser herein entered into negotiations with Sri Rabindra Nath Mukherjee, who had entered into Agreement dated 3rd May, 2013 for purchase of Flat/Unit No.3 on the Third Floor together with right to park one car in the open/covered area on the Ground Floor of the proposed building to be erected at the "said Premises". On being approached by the Purchaser herein, the said Sri Rabindra Nath Mukherjee mutually agreed for cancellation of the said Agreement on the terms recorded in the Deed of Cancellation dated 19th November, 2014 duly executed by and between the Vendor herein and the Purchaser abovenamed as also in said Sri Rabindra Nath Mukherjee. In view of cancellation of the said Agreement for Sale dated 3rd May 2013, the said Sri Rabindra Nath Mukherjee has duly withdrawn the suit being T.S. No.180 of 2014 (Rabindra Nath Mukherjee -Vs- Roofers Infrastructure India Pvt. Ltd. & Ors.) as also proceedings thereunder pending before the Learned 2nd Civil Judge, Senior Division, Baruipur.

R. Subsequently, on approach being made by the Purchaser herein, Sri Arghyadeb Dey and Smt. Debanjana Deb, who had jointly agreed to purchase Flat/Unit No.2D on the Second Floor together with right to park one car in the open/covered space on the Ground Floor of the proposed building to be erected at the "said Premises", mutually agreed with the Purchaser herein for cancellation of the said Agreement.

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S. In the premises aforesaid, the Vendor herein on being approached by the Purchaser, has agreed to complete the sale in respect of the "said Premises", more fully described in the Schedule hereunder written, free from all encumbrances whatsoever in favour of the Purchaser herein for the consideration and on the terms recorded in the said Agreement dated the 30th August, 2014.

T. The ad-voleram stamp duly payable on this Indenture of Conveyance has duly been paid on the said Agreement for Sale dated 30th August 2014 registered in Book No.I, C.D. Volume No.41, Pages from 968 to 993. Being Deed No.07145 for the year 2014 at the office of the District - Sub Registrar - IV, South 24-Parganas and accordingly, no further ad-voleram stamp duty is payable on this Deed.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of payment of the aggregate sum of **Rs.1,60,00,000.00 (Rupees One Crore Sixty Lacs) Only** out of which the sum of **Rs.56,88,000/- (Rupees Fifty-Six Lacs and Eighty-Eight Thousands) Only** duly paid by the Purchaser to the Vendor on or before the execution of these presents and the balance sum of **Rs.1,01,52,000/- (Rupees One Crore One Lac and Fifty-Two Thousands) Only** paid by the Purchaser for and on account and on behalf of the Vendor to its creditors as per recommendations of the Vendor herein (the receipt of the said total consideration amount the Vendor doth hereby as also by the Memorandum hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit, release and discharge the purchaser as also the premises hereby intended to be sold, transferred and conveyed) the Vendor abovenamed doth hereby sell, transfer, convey, grant, assign and assure unto and in favour of the Purchaser abovenamed **ALL THAT** the piece or parcel of plot of Sali/Bagan land in aggregate measuring

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25(twenty-five) satak Together With incomplete structures upto the Second Floor comprising of 482.706 Square Meter on the First Floor and 483.341 Square Meter on the Second Floor of the proposed 4(four) storied building lying erected thereat situate lying and comprised in R.S. Dag No.641 and No. 642/135 (now recorded as 1137) under R.S. Khatian Nos.61 and 120 Touzi No.250, R.S. - No.109, J.L. No.55 within Mouza - Rajpur Gram, P.S. - Sonarpur, **Holding No.3, Dr. B.C. Roy Road** within Rajpur Sonarpur Municipality, Ward No.25, District - 24-Parganas, shown and delineated in "**RED**" borders in the plan annexed hereto and also more fully described in the Schedule hereunder written (**hereinafter referred to as the "said premises"**), free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, alignments, attachment, leases, tenancies and trusts whatsoever;

OR HOWSOEVER OTHERWISE the "said premises" or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described and distinguished;

TOGETHER WITH all structures, ways, walls, compounds, areas, paths, passages, sewers, drains, water, water-courses and all manner of connections and all other rights of land comprised therein **A N D** all liberties, privileges, easements and appurtenances whatsoever thereunto belonging or held or occupied therewith or reputed to belong or appurtenant thereto **Together With** all rights and benefits of the Plan bearing Building Permit No.2383/8/25/17 dated 13.03.2013 for construction of the proposed building at or upon land comprised in the "said Premises", duly Sanctioned by the Rajpur Sonarpur Municipality **AND** the rents issues and profits of the "said premises" **AND ALL** the estate, right, title, interest, property, claim and demand whatsoever both at Law and in equity of the Vendor into upon and in any manner

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concerning the "said premises" and every part thereof **AND ALSO** all deeds, pattahs, muniments, writings and evidences of title and other documents relating to or concerning the "said premises" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any of them or any other person or persons from whom the Vendor can or may procure the same, without any action or suit at law or in equity;

TO HAVE AND TO HOLD the "said premises", more fully described in the Schedule hereunder written, as also shown and delineated in RED borders in the map or plan annexed hereto, hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and for ever without any manner of conditions, use, trust and other things whatsoever to alter defeat encumber or make void the same **A N D** free from all encumbrances, mortgages, charges, liens, lispensens, claims, demands, liabilities, requisitions, acquisitions, alignments, attachment, Leases, tenancies and trusts whatsoever;

AND THE VENDOR abovenamed doth hereby covenant with the Purchaser as follows: -

THAT notwithstanding any act deed matter or thing whatsoever by the Vendor or any predecessor in title of the Vendor made, committed or knowingly suffered to the contrary, the Vendor is lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled as the absolute owner in respect of the "said premises" hereby granted sold, conveyed and transferred or intended so to be in perfect and indefeasible estate of inheritance, without any manner of condition

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use trust or thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances whatsoever;

AND THAT notwithstanding any act deed matter or thing whatsoever as aforesaid, the Vendor now has good right, full power and absolute authority and indefeasible title to grant, sell, convey and transfer the "said premises" herein granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the "said premises" hereby granted sold, conveyed and transferred A N D receive the rents, issues and profits of the "said premises", without any lawful eviction interruption hindrance claims or demands whatsoever from or by the Vendor or any other person or persons having or lawfully or equitably claiming from under or in trust for the Vendor;

AND ALSO THAT free and clear and freely and clearly and absolutely acquitted exonerated released and discharged by and at the costs and expenses of the Vendor and also well and sufficiently saved, defended, kept harmless and indemnified of and from and against all manner of encumbrances whatsoever made suffered created done executed or occasioned by the Vendor or any other person or persons whatsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

AND THAT the "said premises" is not affected by any attachment including attachment under any certificate case or any proceeding started

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at the instance of the Income Tax authorities or the Estate Duty Authorities or other Government authorities under the Public Demands Recovery Act or any other acts or otherwise whatsoever **AND THAT** there is no Certificate case or proceedings pending against the Vendor for realisation of the arrears of Income Tax or other taxes or dues or otherwise under the Public Demands Recovery Act and/or any other laws for the time being in force;

AND ALSO THAT the "said premises" is not affected by any notice or scheme of the Government authorities or department or any other public body or authority for alignment;

AND FURTHER THAT no declaration has been made or published nor any notice issued for requisition or acquisition of the "said premises" or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force;

AND ALSO THAT there is no impediment under the provision of the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendor to grant, transfer, convey, sell, assign and assure the "said premises" in favour of the Purchaser in the manner aforesaid;

AND THAT the Purchaser herein shall solely and exclusively be entitled to all rights and benefits in respect of the Plan bearing Building Permit No. 2383/8/25/17 dated 13.03.2013 for construction of the proposed building at or upon the land comprised in the "said Premises", duly sanctioned by the Rajpur Sonarpur Municipality.

AND THAT the Vendor and all other persons having or lawfully or equitably or rightfully claiming any estate rights title interest trust

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property claim and demand whatsoever in the "said premises" hereby sold, conveyed, granted and transferred or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser make, do execute and perfect or cause to be done, executed and perfected all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring conveying and confirming the "said premises" and every part thereof unto and to the use and benefit of the Purchaser, in the manner aforesaid, as shall or may be reasonably required;


AND it has been agreed by and between the Vendor and the Purchaser as follows:

- a. That the Vendor herein shall bear and pay the Land Revenue, Municipal Taxes and all other rates, taxes outgoings and liabilities whatsoever for and on account and in respect of the "said Premises" for the period upto the date of execution of this Deed;
- b. That the Purchaser herein shall be entitled to apply for and have its name mutated as the owner in respect of the "said premises" in the records of the Municipality, BL & LRO and other Government authorities and/or departments, without any objection by or on behalf of the Vendor herein;
- c. That the Purchaser herein shall at all times be entitled to appear and to represent the Vendor before the Municipality, BL & LRO and further to apply for and have the said sanctioned plan suitably modified and/or rectified and further to do all acts, deeds, matters and things for completion of construction of the proposed building at or upon the land comprised in the "said Premises" as also obtaining of necessary completion certificate from the Municipality and/or other concerned department and/or

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authorities and such power and authority shall at all times be irrevocable for all purpose;

- d. That the purchaser herein shall solely and exclusively be entitled to use and enjoy the existing electricity connection at the "said Premises" standing in the name of Sri Dhrendra Nath Karmakar vide consumer ID No.115097499, Meter No.L0536301, subject to the Purchase paying the charges on account of the electricity as may be consumed at the said Premises. The Purchaser shall be entitled at its discretion to get the said electricity connection transferred in its own name or in the name of its nominee/s.

THE SCHEDULE ABOVE REFERRED TO

"said Premises"

All That the pieces and parcels of Plots of Sali/Bagan Land in aggregate measuring **25 Satak** together with incomplete structures upto the Second Floor comprising of **482.706 Square meter** on the First Floor and **483.341 Square meter** on the Second Floor of the proposed 4(four) storied building lying erected thereat situate ling at and comprised in R.S. Dag Nos.641 and 642/1135 (now recorded as 1137) under R.S. Khatian Nos.61 and 120, Touzi No.250, R.S. No.109, J.L. No.55, within Mouza - Rajpur Gram, P.S. Sonarpur, Holding No.3, Dr. B. C. Roy Road within Rajpur-Sonarpur Municipality, Ward No.25, District - South 24-Parganas shown and delineated **RED borders** in the map or plan annexed hereto and the same butted and bounded in the manner following:-

- | | | |
|--------------|---|--|
| On the North | : | by Dr. B.C. Roy Road; |
| On the South | : | by Land in Jagatdal Mouza; |
| On the East | : | partly by land of Dag No.642 and partly by land of Dag No.641; |
| On the West | : | by Land of Dag No.642/1136 and partly by land of Dag No.641. |

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Handwritten signature: *Handwritten signature*




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
20 DEC 2014

IN WITNESS WHEREOF the Vendor and the Purchaser abovenamed have hereunto put their respective hands and signature the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor abovenamed at Kolkata

in the presence of:

Jayant Sounth
Bidyut Kumar Bala
Danda Dar - 1
Jespebpm -
Kleypm - 721201

Saurove moy ghosh
Tarubadi ghosh
Kaushalya - Kharagpur.
Ph. Nilnarpur -

SIGNED, SEALED AND DELIVERED

by the Purchaser abovenamed at
Kolkata in the presence of:

Bidyut Kumar Bala
Saurove moy ghosh.

Jayant Sounth
Ganapati Bose Lane
Kaushalya
Kharagpur

Biswajit Jais
Drafted by
M/s. B. U. Jais & Co.
Advocates
6A, K.S. Roy Lane
Kharagpur - 720001

MAA MANSA DEVELOPERS PVT LTD

Hirak Nath Sounth
Director

HIRAK NATH SOUNTH

HIRASUGAN NIRMAN PVT. LTD.

Devendra Ancharia


Director, Authorised Signatory

(DEVENDRA ANCHARIA)

SECRETARY GENERAL PVT. LTD.

Authorised Signatory




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
20 DEC 2014

RECEIVED of and from the within-named Purchaser the within-mentioned amount of Consideration Money in full as per Memo of Consideration hereunder written.....

Rs.1,60,00,000.00

(Rupees One Crore Sixty Lacs) only.

MEMO OF CONSIDERATION

Date	Cheque No.	In favour of:	Bank	Amount (in Rs.)
26.08.14	215856 (Draft)	Orion Housing Contracts (India) Pvt. Ltd.]	ICICI Bank Ltd., Park Street Br.	5,00,000.00
26.08.14	Cash	Orion Housing Contracts (India) Pvt. Ltd.		6,00,000.00
01.09.214	236268	Maa Mansa Developers Pvt. Ltd.	ICICI Bank Ltd., Park Street Br.	19,00,000.00
21.09.14	236269	Maa Mansa Developers Pvt. Ltd.	ICICI Bank Ltd., Park Street Br.	10,00,000.00
03.09.14	236273	Maa Mansa Developers Pvt. Ltd.	ICICI Bank Ltd., Park Street Br.	1,00,000.00
30.09.14	236285	Maa Mansa Developers Pvt. Ltd.	ICICI Bank Ltd., Park Street Br.	2,25,000.00
16.11.14	236289	Swastik Construction	ICICI Bank Ltd., Park Street Br.	29,00,000.00
19.11.14	236293	Rabindra Nath Mukherjee	ICICI Bank Ltd., Park Street Br.	10,00,000.00
19.02.15	236294	Rabindra Nath Mukherjee	ICICI Bank Ltd., Park Street Br.	5,00,000.00
19.03.15	236295	Rabindra Nath Mukherjee	ICICI Bank Ltd., Park Street Br.	5,00,000.00
19.04.15	236296	Rabindra Nath Mukherjee	ICICI Bank Ltd., Park Street Br.	5,00,000.00
28.12.14	236299	Rabindra Nath Mukherjee	ICICI Bank Ltd., Park Street Br.	4,32,000.00
14.11.14	236287	Arcaia	ICICI Bank Ltd., Park Street Br.	30,000.00
11.12.14	282846	Arurba Kumar Sen	ICICI Bank Ltd., Park Street Br.	70,000.00
15.12.14	282847	Dipankar Mondal	ICICI Bank Ltd., Park Street Br.	1,20,000.00
15.12.14	282848	Alamgir Mondal	ICICI Bank Ltd., Park Street Br.	1,20,000.00
15.12.14	282849	Sanjay Das	ICICI Bank Ltd., Park Street Br.	1,20,000.00
15.12.14	282850	Samir Pramanic	ICICI Bank Ltd., Park Street Br.	1,20,000.00
15.12.14	282851	Prasanta Nandi	ICICI Bank Ltd., Park Street Br.	1,20,000.00
15.12.14	282852	Swastik Construction	ICICI Bank Ltd., Park Street Br.	20,00,000.00
15.12.14	282854	Arghyadeb Dey	ICICI Bank Ltd., Park Street Br.	5,20,000.00
17.12.14	216709 (Draft)	Maa Mansa Developers Pvt. Ltd.	ICICI Bank Ltd., Park Street Br.	14,68,000.00
.....12.14	Cash	Maa Mansa Developer Pvt. Ltd.		9,95,000.00
		Tax deducted at source		1,60,000.00
			Total	1,60,00,000.00

(Rupees One Crore Sixty Lacs) only.

Witnesses:

Bidyot Kumar Bala

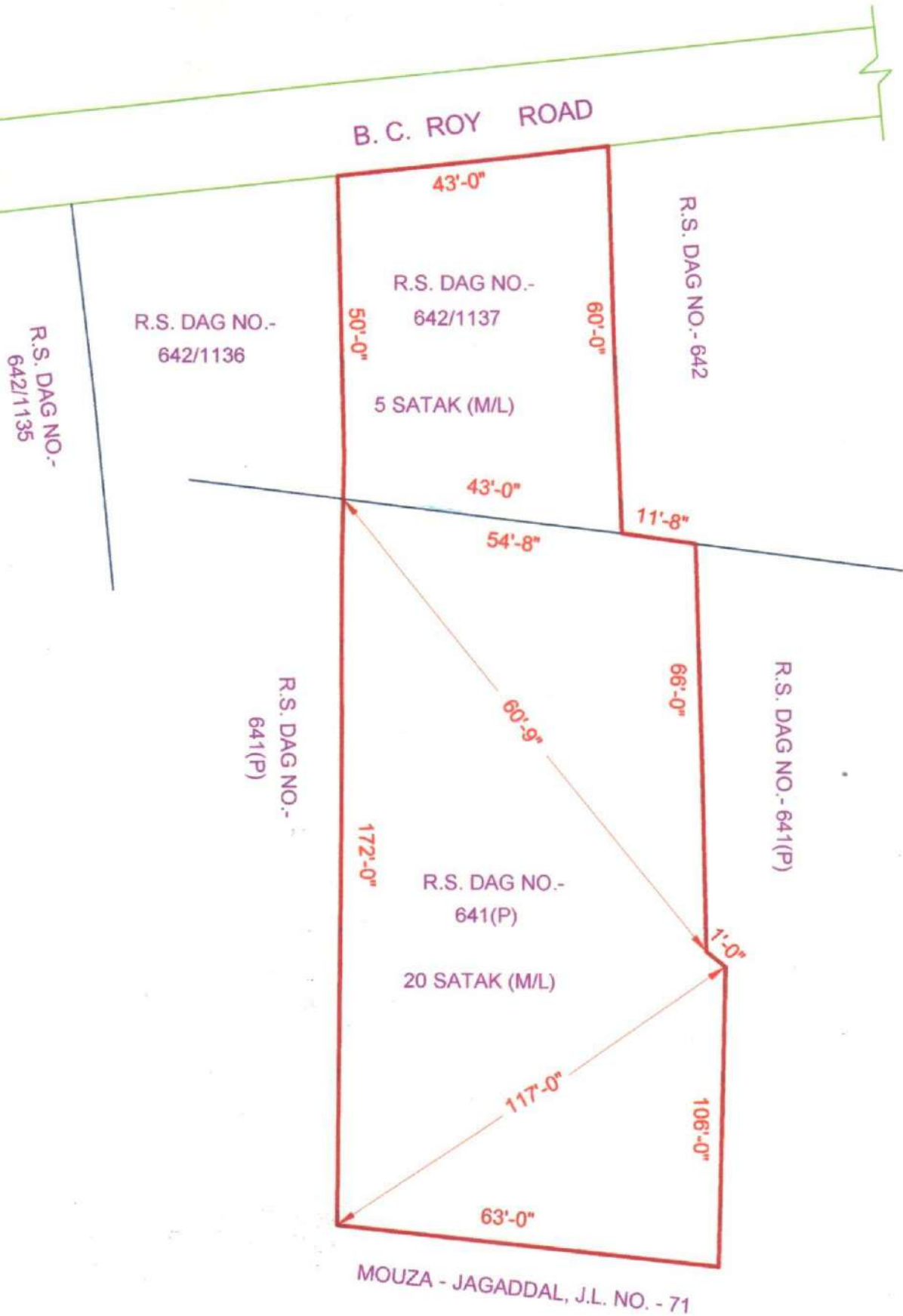
*Saurore may ghosh,
Jayanti Senth*

MAA MANSA DEVELOPERS PVT LTD.
[Signature]
Director



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alibore, South 24 Parganas
20 DEC 2014

PLAN SHOWING THE LAND OF R.S. DAG NO.- 642/1137, AND 641(P), AT MOUZA - RAJPUR,
J.L. NO.- 55, SHEET NO.- 1, R.S. KHATIAN NO.- 120 AND 61, WARD NO.- 25, UNDER
RAJPUR - SONARPUR MUNICIPALITY, P.S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.



MAA MANSA DEVELOPERS PVT. LTD.


Hij M-Th S-Th
Director

HIRASUGAN NIRMAN PVT. LTD.












Devendra Ancharia
Director
Authorised Signatory












(DEVENDRA ANCHARIA)




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
20 DEC 2014


SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	 <i>Deen</i> <i>Deen</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

Sl. No.	Signature of the executants/and/or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	 <i>TH</i> <i>TH</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

Sl. No.	Signature of the executants/and/or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
3						
		Thumb	Fore	Middle (Right Hand)	Ring	Little




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
20 DEC 2014



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09631 of 2014
(Serial No. 10021 of 2014 and Query No. 1604L000020913 of 2014)

On 20/12/2014

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

Presented for registration at 18.00 hrs on :20/12/2014, at the Private residence by Devendra Anchalia ,Claimant.

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

Execution is admitted on 20/12/2014 by

1. Hirak Nath Sounth
Managing Director, M/s Maa Mansa Developers P Ltd, 103a C I T Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700014.
, By Profession : Business
2. Devendra Anchalia
Director, M/s Hira Sukan Nirman Pvt Ltd, 20 Pathuriaghat St, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700006.
, By Profession : Business

Identified By Bidyut Kumar Bala, son of Late A C Bala, Diamond Tower-1, Thana:-Kharagpur, District:-Paschim Midnapore, WEST BENGAL, India, Pin :-721301, By Caste: Hindu, By Profession: Service.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 22/12/2014

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.-1,60,00,000/-

Certified that the required stamp duty of this document is Rs.- 20 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 23/12/2014

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

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

Payment of Fees:

Amount by Draft



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2





Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09631 of 2014
(Serial No. 10021 of 2014 and Query No. 1604L000020913 of 2014)

Rs. 176050/- is paid , by the draft number 983434, Draft Date 22/12/2014, Bank Name State Bank of India, Calcutta, received on 23/12/2014

(Under Article : A(1) = 175989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 22/- on 23/12/2014)

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



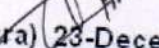
(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 57
Page from 495 to 520
being No 09631 for the year 2014.




(Tridip Misra) 23-December-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

