

03299

vc-900/12 1-03145/12



पश्चिम बंगाल WEST BENGAL

E 944563

Certified that the document is admitted to registration, the signature sheets and the endrochment sheet attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

12.04.2012



THIS DEED OF CONVEYANCE made this the 11th day of...

2012 (TWO THOUSAND TWELVE) BETWEEN SONA ADAK,

alias SONABALA ADAK wife of Feluram Adak and daughter of Nimai

Chandra Jana, by Nationality Indian, by faith Hindu, by occupation TRUE COPY

Housewife, residing at Vill-Rabibhag, Paschim Para, P.S. Bagnan, District

Howrah, represented by her constituted attorney namely KISHAN

S-8

29 JUN 2012

Contd....

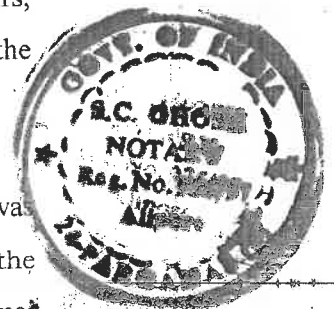
AGARWAL son of Ram Bilas Agarwal, by Nationality Indian, by faith Hindu, by occupation Business, residing at 36/1B, Lala Lajpat Rai Sarani, P.S. Bhabanipur, Kolkata-700 020, hereinafter and referred to as the "VENDOR/SELLER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

TANGRA ENCLAVE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 20/1 M, East Topsia Road, P.S. Tiljala, Kolkata- 700 046, represented by its' one of the Director namely RAHUL CHOKHANY son of Rajendra Kumar Chokhany, by Nationality Indian, by faith Hindu, by occupation Business, residing at 14/2A, Mandeville Gardens, P.S. Ballygunge, Kolkata-700 019, hereinafter called and referred to as the "PURCHASER" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Nimai Chandra Jana son of Golok Chandra Jana, was the recorded rayat and sthitiban, right and possessed and also in the Revisional Settlement Record of Rights the name of the said Nimai Chandra Jana was recorded in respect ALL THAT piece or parcel of Bagan land measuring an area 65 Decimal more or less in C.S. and R.S. Dag No. 675 under Khatian No. 234 and 43 Decimal bagan land in C.S. and R.S. Dag No. 674 under Khatian No. 234 in Mouza Mouza - Tangra, J.L. No. 5, R.S. No. N (G.D.4) under Collectorate Touzi No.1298/2833, P.S. Tangra now Tiljala, within the limits of the Kolkata Municipal Corporation, Ward No. 66, street name Matheswartala Road, together with all easements rights and facilities of the common passage of the said land

Contd.....



TRUE COPY
ATTESTED BY ME

S. C. GHOSH, Notary
Govt. of India
Reg. No. 12345, ALP-123

29 JUN 2012

thereof under D.S.R office at Alipore in the District of South 24-Parganas, West Bengal. During the possession the said property the said Nimai Chandra Jana died intestate leaving his only son Kanan Kumar Jana and only daughter namely Sona Adak (THE VENDOR/SELLER), they became the joint owners of the said property, morefully mentioned in the schedule herein under and the wife of the said Nimai Chandra Jana predeceased him.

AND WHEREAS after obtaining the said property by way of a Hindu Succession Act, the said brother Kanan Kumar Jana and the present VENDOR/SELLER are joint owners and equal shares of ALL THAT piece and parcel of of Bagan land measuring an area 65 Decimal more or less in C.S. and R.S. Dag No. 675 under Khatian No. 234 and 43 Decimal bagan land in C.S. and R.S. Dag No. 674 under Khatian No. 234 in Mouza Mouza - Tangra, J.L. No. 5, R.S. No. N (G.D.4) under Collectorate Touzi No.1298/2833, P.S. Tangra now P.S. Tiljala, within the limits of the Kolkata Municipal Corporation, Ward No. 66, street name Matheswartala Road, together with all easements rights and facilities of the common passage of the said land thereof under D.S.R office at Alipore in the District of South 24-Parganas, morefully mentioned in the Schedule hereunder written. During the possession the said brother Kanan Kumar Jana sold, transferred and conveyed his share by way of a registered deed of sale to some one and also the said VENDOR/SELLER sold, transferred and conveyed by way of registered Deed of Sale dated 20.03.2012. All That land admeasuring 11 Decimal (7 Dec + 4 Dec) bagan land out of her undivided 1/2 share of land 54 decimal more or less along with structure standing thereon out of total 108 Decimal land to TANGRA ENCLAVE PRIVATE LIMITED, the said deed of Sale was registered in the office of the D.S.R. -III, at Alipore, recorded in Book No. 1. Being No. 1475 for the year 2012 and thereafter the said VENDOR/SELLER is owner and in possession of the balance 43 Decimal land in the said Mouza and two Dag Nos. under Police Station Tiljala. Subsequently the said Sona Adak (The Vendor/Owner) executed a



TRUE COPY
ATTESTED BY ME

S. C. GHOSH, Notary
Govt. of India
Reg. No. 823/97, Alipore

Contd....

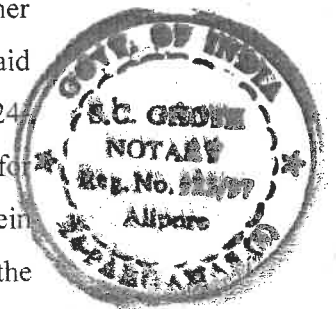
29 JUN 2012

executed a registered Power of Attorney dated 20.03.2012 in favour of **KISHAN M. AGARWAL** for sale of the said property, the said power of attorney was registered before the D.S.R.-III, Alipore, South 24-Parganas recorded in Book-IV, C.D. Volume No. 1, pages from 3001 to 3012, being No. 00296 for the year 2012.

AND WHEREAS being in need of cash money the Vendor/Seller herein has declared for absolute sale admeasuring **10.5 Decimal** (6 Dec + 4.5 Dec) bagan land i.e. **6 Decimal** out of her ——— balance 1/2 share of land measuring 25.5 decimal more or less along with structure standing thereon out of total 65 Decimal land in C.S. and R.S. Dag No. 675 under Khatian No. 234 and **4.5 Decimal** of bagan land out of her undivided balance 1/2 share of land measuring 17.5 decimal more or less along with structure standing thereon out of total 43 Decimal land in C.S. and R.S. Dag No. 674 under Khatian No. 234 in Mouza Mouza - Tangra, J.L. No. 5, R.S. No. N (G.D.4) under Collectorate Touzi No.1298/2833, now P.S. Tangra now Tiljala, within the limits of the Kolkata Municipal Corporation, Ward No. 66, street name Matheswärtala Road, together with all easements rights and facilities of the common passage of the said land thereof under D.S.R office at Alipore in the District of South 24 Parganas and the said Vendor/Seller has approached to the Purchaser for purchasing the said property, mentioned above and the Purchaser herein has accepted the said approached from the Vendor/Seller and thereafter the Purchaser agreed to purchase the same — which has been morefully and particularly described in the schedule below at or for the total consideration of the sum of Rs. 4,88,000./- (Rupees Four Lac Eightyeight Thousand only) and the said land/property is un-assessed by the local municipal authority and now the said Vendor/Seller have further declared that the said property is free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that on payment of Rs. 4,88,000./- (Rupees Four Lac Eightyeight Thousand only) as per Memo Consideration hereunder written, by the Purchaser to the Vendor/Seller at or before this presents (the payment whereof the Vendor/Seller do hereby

Contd....



TRUE COPY
ATTESTED BY ME

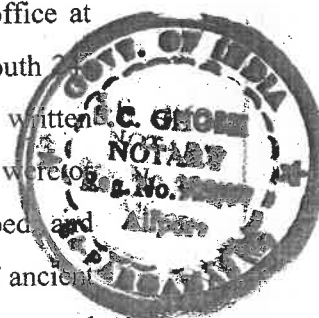
A.C. GHOSH, Notary
Govt. of India
Reg. No. 12177, Alipore

29 JUN 2012

and hereunder admit and acknowledge and acquit release the Purchaser and the Said Property hereby conveyed) the Vendor/Seller do hereby sell, transfer, alienate, convey and assure her undivided half share unto the Purchaser forever free from all encumbrances 'ALL THAT the Said Property ALL THAT the land measuring an area **6 Decimal** out of her undivided balance 1/2 share of land measuring 25.5 decimal more or less along with structure standing thereon out of total 65 Decimal land in C.S. and R.S. Dag No. 675 under Khatian No. 234 and **4.5 Decimal** of bagan land out of her undivided balance 1/2 share of land measuring 17.5 decimal more or less along with structure standing thereon out of total 43 Decimal land in C.S. and R.S. Dag No. 674 under Khatian No. 234 in Mouza Mouza - Tangra, J.L. No. 5, R.S. No. N (G.D.4) under Collectorate Touzi No.1298/2833, now P.S. Tangra now Tiljala, within the limits of the Kolkata Municipal Corporation, Ward No. 66, street name Matheswartala Road, together with all easements rights and facilities of the common passage of the said land thereof under D.S.R office at Alipore in the District of South 24-Parganas in the District of South Parganas, more fully described in the Second Schedule hereunder written or HOWSOEVER otherwise SAID PROPERTY now or heretofore whereof was situated butted bounded called known numbered described and distinguished TOGETHER WITH ALL benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever or any part thereof belonging to or in anyway appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto AND FURTHER TOGETHER WITH all paths passages, streets, trees, drains, sewers, water courses, underground water courses, soils, subsoils, fences, fittings, fixtures etc AND remainder and remainders, reversion and reversions AND issues and profits thereof and of any part thereof AND

Contd....

29 JUN 2012



TRUE COPY
ATTESTED BY
C. GHOSH, Notary
Govt. of India
S. No. 1234/17, Alipore

issues and profits thereof and of any part thereof AND ALL the deeds, pattahs, muniments, writings and evidence of title and which now are or hereafter shall or may be in the custody power or possession of the VENDOR/SELLER its heirs, executors, administrators, representatives or any person from whom he/they can or may produce the same without action on suit at law or in equity. TO HAVE AND TO HOLD and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights and appurtenances into the use of the PURCHASER his executors, administrators, representatives and assigns forever AND the VENDOR/SELLER do hereby itself, its heirs executors administrators, representatives and assignees THAT notwithstanding any act, deed or things whatsoever by the VENDOR/SELLER or by any of its predecessors and ancestors in title done or executed or knowingly suffered to the contrary the VENDOR/SELLER have at all material times heretofore and now have good right, full powers absolute authority and indefeasible title grant sell convey transfer assign and assure the SAID PROPERTY hereby granted sold conveyed and transferred or expressed or intended as to be into and to the use of the PURCHASER their executors, administrators, representatives and assignees in the manner aforesaid AND THAT the PURCHASER his/their executors, administrators, representatives and assignees shall and may at all times hereafter peaceably equitably and enjoy the SAID PROPERTY and every part thereof and receive the rents issues and profits thereon without any lawful eviction interruption claim or demand whatsoever from or by the VENDOR of any person or persons lawfully or equitably claiming from under or in trust to them or from or under any of their ancestor or predecessors in title and that fee and clear and truly and clearly absolutely acquitted exonerated and released or otherwise by and at their costs and expenses of the VENDOR/SELLER will and sufficiently indemnified of from and against

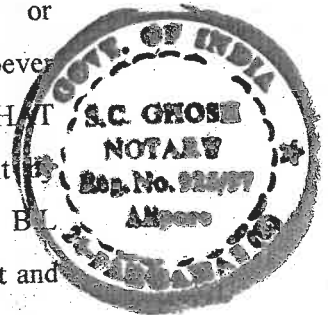
Contd.....



TRUE COPY
 ATTESTED BY ME
 B. C. GHOSH, Notary
 Govt. of India
 Reg. No. 122/97, Alipore

29 JUN 2012

all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the VENDOR/SELLER or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the VENDOR/SELLER and all persons having lawfully or equitably any estate or interest whatsoever or any part thereof from or in trust of the VENDOR/SELLER or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereinafter at the request and cost of the PURCHASER his/their executors, administrators, representatives and assignees do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assigning and every part thereof unto and to the use of type PURCHASER his/their executors, administrators, representatives and assignees accordingly to the true intend and meaning of this Deed as shall or may be reasonably required AND FURTHER THAT and that the Purchasers shall also be entitled to sell, lease, mortgage, gift, lien or otherwise alienate the said land in any manner whatsoever aforesaid as shall or may be reasonably required AND FURTHER THAT the said Purchaser shall have right to cause separate assessment and mutuating his name in the office of the Municipality, Local authority, B.L. & L.R.O, J.L & L.R.O, D. L. & L.R.O. and/or any other Government and semi Government offices and/or any other office/s in place of the name of VENDOR/SELLER to which the VENDOR/SELLER shall give all consent and signature if necessary and VENDOR/SELLER further declare that the said land hereby sold is not subject to any attachment, alignment lien, charges, mortgage or any suit or execution of any court of law and the said land is free from all encumbrances AND FURTHER THAT the VENDOR/SELLER and all its heirs, executors and administrators shall at all time thereafter indemnify and keep indemnified the PURCHASER his/their executors, administrators, representatives and



TRUE COPY
ATTESTED BY ME

S. C. GHOSH, Notary
Govt. of India
Reg. No. 924/97, Alipore

Contd.....

29 JUN 2012

assignees, if any, suffered by reason of any defect in the title of the
VENDOR/SELLER for any breach of the covenant hereunder contained.

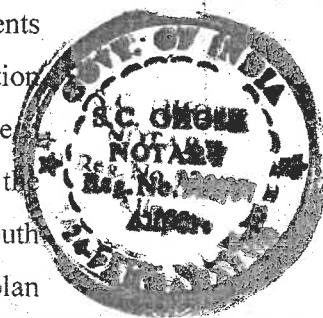
SCHEDULE

ALL THAT the bagan land admeasuring **10.5 Decimal** more or less (6 Dec. + 4.5 Dec) i.e. **6 Decimal** out of her _____ balance 1/2 share of land measuring 25.5 decimal more or less along with structure standing thereon out of total 65 Decimal land in C.S. and R.S. Dag No. 675 under Khatian No. 234 and **4.5 Decimal** of bagan land out of her undivided balance 1/2 share of land measuring 17.5 decimal more or less along with structure standing thereon out of total 43 Decimal land in C.S. and R.S. Dag No. 674 under Khatian No. 234 alongwith **100 Sq.ft tiles Shed structure** standing thereon in **Mouza - Tangra**, J.L. No. 5, R.S. No. N (G.D.4) under Collectorate Touzi No.1298/2833, **P.S. Tangra now P.S. Tiljala**, within the limits of the Kolkata Municipal Corporation, Ward No. 66, street name **Matheswartala Road**, together with all easements rights and facilities of the common passages for taking and/or connection water line, electric line, telephone line, and all necessary line or line drain etc. under and above of the said land and all other facilities of the said land thereof under D.S.R office at Alipore in the District of South 24-Parganas.. The said land is delineated "RED" marked in the plan annexed hereto, **PLOT NO. 2.**

The proportionate annual rent of the said land is payable to the office of the Collector, Government of West Bengal, the said land is butted bounded as follows :

ON THE NORTH : Dag No.672
ON THE SOUTH : 4 feet wide common passage
ON THE EAST : Dag No.867
ON THE WEST : Dag No.682

Contd.....



**TRUE COPY
ATTESTED BY ME**
[Signature]
S. C. GHOSH, Notary
Govt. of India
Reg. No. 563/97, ALIPORE

29 JUN 2012

IN WITNESS WHEREOF the parties have set and subscribed their respective hands on the day, month and year first above written.

SIGNED AND
DELIVERED IN THE
PRESENCE OF :-

1. Tapas Bhattacharyya
P-71, Jade Colony
Kolkata-34



(KISHAN M. AGARWAL)

As constituted attorney of SONA ADAK alias
SONABALA ADAK

SIGNATURE OF VENDOR/SELLER

2. Gaulam Das
P-71, Jade Colony
Kolkata-34

TANGRA ENCLAVE PVT. LTD.

Rahul Chakrabarty Director

SIGNATURE OF PURCHASER



Prepared & Drafted by

Biswanath Ghosh
BISWANATH GHOSH
ADVOCATE
High Court, Calcutta

TRUE COPY
ATTESTED BY ME

S.C. GHOSH, Notary
Govt. of India
220, B.B., 224/97, Alipore

Contd.....

29 JUN 2012

MEMO OF CONSIDERATION

RECEIPT of and from within named Purchaser the within mentioned sum of Rs. 4,88,000/- (Rupees Four Lac Eightyeight Thousand only) towards the full consideration money as follows:-

MEMO

Date	Cahque/Cash	Amount
------	-------------	--------

21.03.2012	- in Cash	
------------	-----------	--

Rs. 4,88,000/-

WITNESSES

1. Tapas Bhattacharya
P-71, Jade Colony
Kah-34

(KISHAN M. AGARWAL)
As constituted attorney of SONA ADAK alias
SONABALA ADAK



SIGNATURE OF VENDOR/SELLER

2. Goutam Das.

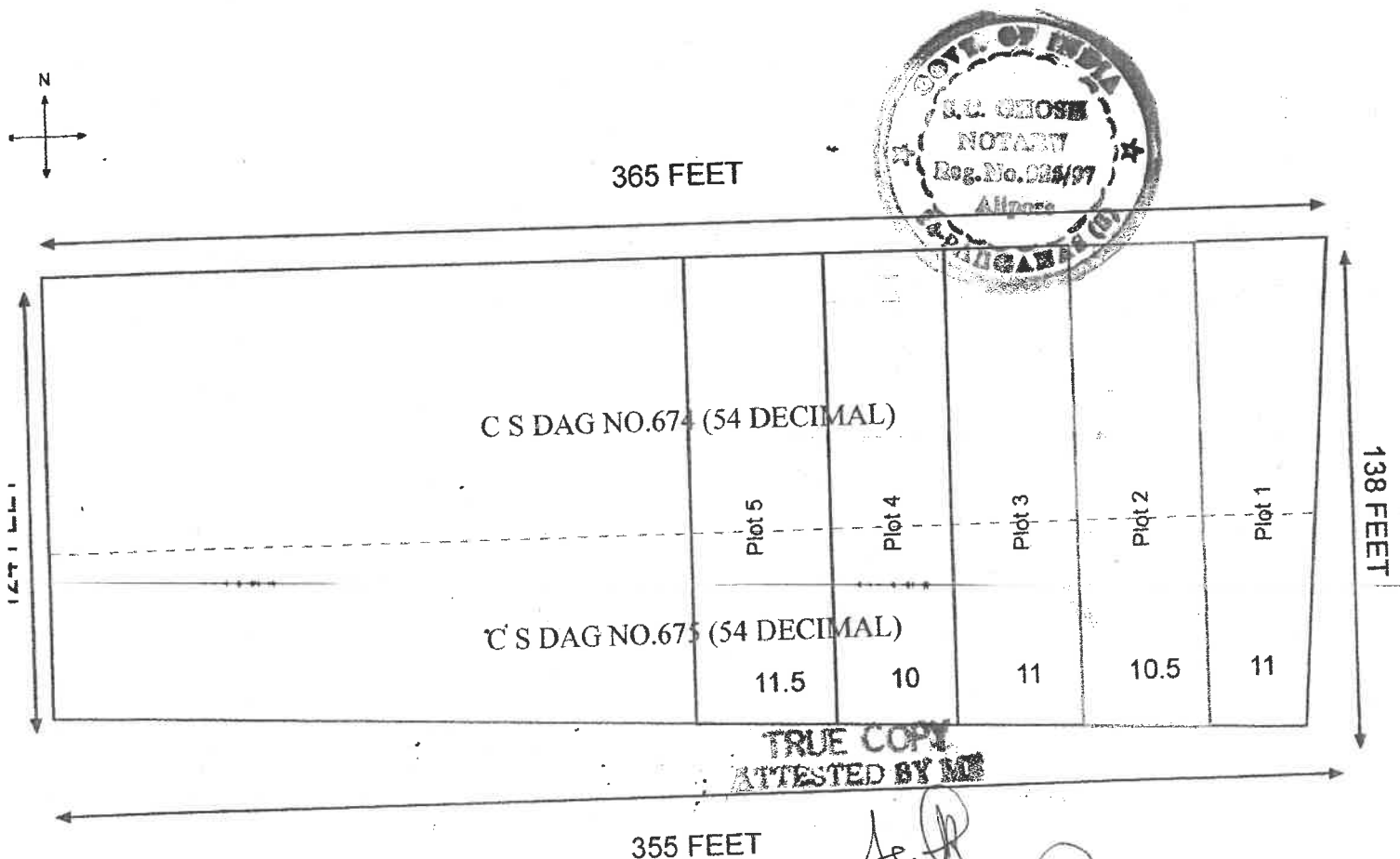
TRUE COPY
ATTESTED BY ME
S. C. GHOSH, Notary
Govt. of India
Reg. No. 923/97, Alipore

29 JUN 2012

SITE PLAN SHOWING C.S. DAG NO.674 54 DECIMAL &
C.S. DAG NO.675 54 DECIMAL MOUZA TANGRA, J.L. NO.5,
P.S. - TILJALA

AREA OF LAND - 10.5 DECIMAL, IN HALF SHARE OF C.S.
DAG NO.674 & C.S. DAG NO.675 KHATIAN NO.234

PLOT NO.-2, MARKED "RED BORDER"



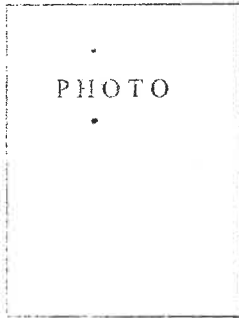
S. C. GHOSH, Notary
Govt. of India
Reg. No. 224/97, Alipore

ISHAN M AGARWAL
as Court's Inter attorney
of Sonu Adak @
Sonabete Adak

TANGRA ENCLAVE PVT. LTD.
12th Floor
Director

2.9 JUN 2012

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



(KISHAN M AGARWAL)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



(RAHUL CHOKHANY)

	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					

TRUE COPY
ATTESTED BY ME

C. GHOSH, Notary
Govt. of India
Reg. No. 12345, 12345

29 JUN 2012



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

Endorsement For Deed Number : I - 03145 of 2012
(Serial No. 03299 of 2012)

On

Payment of Fees:

On 11/04/2012

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

Presented for registration at 20.00 hrs on :11/04/2012, at the Private residence by Kishan M . Agarwal
 , Executant.

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

Execution is admitted on 11/04/2012 by

1. Rahul Chokhany
 Director, Tangra Enclave Pvt. Ltd., 20/1 M, EAST TOPSIA ROAD, Kolkata, Thana:-Tiljala,
 District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700046 .
 , By Profession : Business

Identified By Tapas Bhattacharjee, son of Patit Paban Bhattacharjee, P /71, Jadu Colony, Kolkata,
 District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700034 , By Caste: Hindu, By
 Profession: Service.

Executed by Attorney

Execution by

1. Kishan M . Agarwal, son of Ram Bilas Agarwal , 36/1 B, Lala Lajpat Rai Sarani, Kolkata
 Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 By
 Caste Hindu By Profession: Business, as the constituted attorney of Sona Adak alias Sonabala Adak
 is admitted by him.

Identified By Tapas Bhattacharjee, son of Patit Paban Bhattacharjee, P /71, Jadu Colony, Kolkata,
 District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700034 , By Caste: Hindu, By
 Profession: Service.

(Rajendra Prasad Upadhyay)
 DISTRICT SUB-REGISTRAR-III OF SOUTH
 24-PARGANAS



**TRUE COPY
 ATTESTED BY ME**

On 12/04/2012

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.

S. C. GHOSH, Notary
Reg. No. 221/97, 11/04/12

Payment of Fees:



29 JUN 2012

Signature of Rajendra Prasad Upadhyay
Dist. South 24 Parganas

(Rajendra Prasad Upadhyay)
 DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

EndorsementPage 1 of 2

12/04/2012 15:09:00



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

Endorsement For Deed Number : I - 03145 of 2012
(Serial No. 03299 of 2012)

Amount By Cash

Rs. 0.00/-, on 12/04/2012

Amount by Draft

Rs. 120639/- is paid , by the draft number 717811, Draft Date 11/04/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 12/04/2012

(Under Article : A(1) = 120593/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 12/04/2012)

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.-1,09,63,885/-

Certified that the required stamp duty of this document is Rs.- 767492 /- and the Stamp duty paid as:
 Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 766542/- is paid, by the draft number 717810, Draft Date 11/04/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 12/04/2012

(Rajendra Prasad Upadhyay)
 DISTRICT SUB-REGISTRAR-III OF SOUTH
 24-PARGANAS



**TRUE COPY
 ATTESTED BY ME**

S. C. GHOSH, Notary
 Govt. of India
 Reg. No. 925/97, Alipore



[Signature]
 District Sub-Registrar - III
 South 24 Pargana

(Rajendra Prasad Upadhyay)
 DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

EndorsementPage 2 of 2

12/04/2012 15:09:00

29 JUN 2012

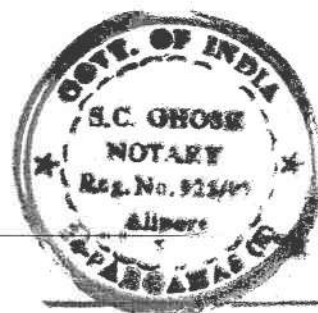
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 6580 to 6595
being No 03145 for the year 2012.



(Rajendra Prasad Upadhyay) 13-April-2012
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R.-III SOUTH 24-PARGANAS
West Bengal

and ~~S. C. Ghosh~~ .
Vibour, South 24 Parganas



PS Group Realty Pvt. Ltd.

Ankur Sankar

(Constituted Attorney / Authorised Signatory)

TRUE COPY
ATTESTED BY ME

S. C. Ghosh
S. C. GHOSH, Notary
Govt. of India
Reg. No. 915/97, Allpore

29 JUN 2012