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VC-945/12 - 03144/12

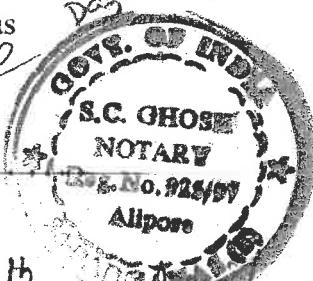


পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets 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 11<sup>th</sup> day of April, 2012,

2012 (TWO THOUSAND TWELVE) BETWEEN SONA ADAK,

alias SONABALA ADAK wife of Feluram Adak and daughter of ~~Chandra Jana~~ **TRUE COPY**  
**ATTESTED BY M.**

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

Housewife, residing at Vill-Rabibhag, Paschim Para, P.S. Bagnan, District of ~~West Bengal~~ **S.C. GHOSE, Notary**

Howrah, represented by her constituted attorney namely **KISHAN M.**

29 JUN 2012 Contd...

S-16

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 **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 shitikan 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 how 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

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TRUE COPY  
ATTESTED BY M  
S. C. GHOSH, Notary  
Govt. of India  
Reg. No. 925/97, Alipore

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 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 (65+43) 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. 2455...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.

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

29 JUN 2012

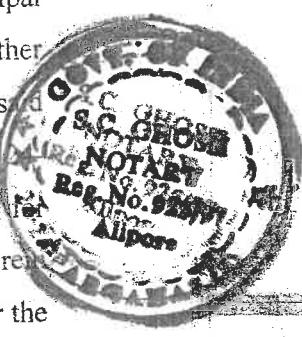
Subsequently the said Sona Adak (The Vendor/Owner) executed a registered Power of Attorney dated 20.03.2012 in favour of **KISHAN M. AGARWAL** for sale of the said property, the said power of attorney was registered before the D.S.R.-III, Alipore, South 24-Parganas, recorded in Book-IV, C.D. Volume No. 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 Decimal** (7 Dec. + 3 Dec) bagan land i.e. **7 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 **3 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 Matheswartzala 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 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. 4,65,000/- (Rupees Four Lac Sixtyfive 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. 4,65,000/- (Rupees Four Lac Sixtyfive Thousand only) as per Memo of Consideration hereunder written, by the Purchaser to the Vendor/Seller at or before this presents (the payment whereof the Vendor/Seller do hereby

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29 JUN 2012



TRUE COPY  
ATTESTED BY

**S. C. GHOSH, Notary**

Govt. of India  
Reg. No. 525/97, Alipore

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 7 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 3 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 24-Parganas, more fully described in the Second Schedule hereunder written or HOWSOEVER otherwise SAID PROPERTY now or heretofore were or 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 TRUE COPY ATTESTED BY ME

S. C. GHOSH, Notary  
Govt. of India  
Regd. No. 10597, Alipore

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29 JUN 2012

issues and profits thereof and of any part thereof AND ALL the deeds, patahs, 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 and 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 or 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 free 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

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29 JUN 2012



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ATTESTED BY  
[Signature]

G. GHOSH, Notary  
Govt. of India  
Reg. No. 88497, Alipore

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 of 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 the 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 by mutating 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

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S. C. GHOSH, Notary  
Govt. of India  
Reg. No. 865/97, Alipore

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.

### S C H E D U L E

ALL THAT the bagan land admeasuring 10 Decimal more or less (7 Dec. + 3 Dec) i.e. 7 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 3 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. Tijala, 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/s, 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. 4.

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 and 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



TRUE COPY  
ATTESTED BY ME

S. C. GHOSH, Notary  
Govt. of India  
Reg. No. 15397, Alipore

Contd...

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 Bhattacharjee  
P-71, Jada colony  
kal-34

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

**SIGNATURE OF VENDOR/SELLER**

2. Goutam Da  
P-71, Jada Colony  
kol-34.

*Signature*  
TANTRA ENCLAVE PVT. LTD.

Director

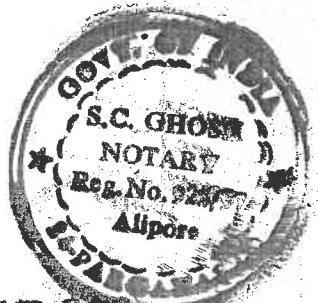
**SIGNATURE OF PURCHASER**

Prepared & Drafted by

*Biswanath Ghosh*

BISWANATH GHOSH  
ADVOCATE  
High Court, Calcutta

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TRUE COPY  
ATTESTED BY

*S. C. GHOSH, Notary*  
Govt. of India  
Reg. No. 92507, Alipore

29 JUN 2012

MEMO OF CONSIDERATION

RECEIPT of and from within named Purchaser the within mentioned sum of Rs. 4,65,000/- (Rupees Four Lac Sixtyfive Thousand only) towards the full consideration money as follows:-

MEMO

Date	Cahque/Cash	Amount
27.03.2012	in cash	Rs. 4,65,000/-

## WITNESSES

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

## SIGNATURE OF VENDOR/SELLER

2. Goutam Das



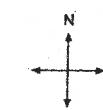
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 S. C. GHOSH, Notary  
 Govt. of India  
 Reg. No. 82397, A/2000

29 JUN 2012

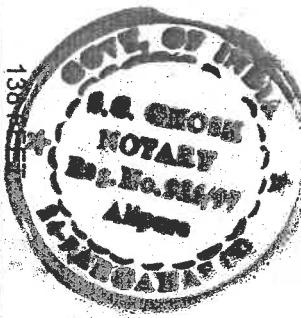
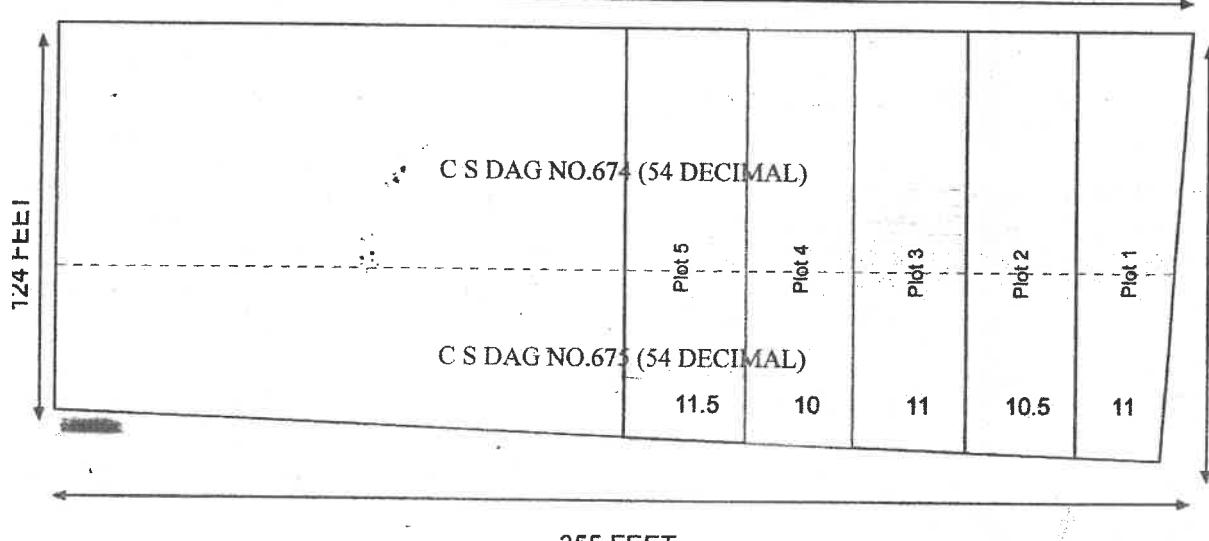
SITE PLAN SHOWING C.S. DAG NO.674 54 DECIMAL &  
C.S. DAG NO.675 54 DECIMAL MOUZA TANGRA, J.L. NO.5,  
P.S. - TILJALA

AREA OF LAND - 10 DECIMAL, IN HALF SHARE OF C.S.  
DAG NO.674 & C.S. DAG NO.675 KHTIAN NO.234

PLOT NO.-4, MARKED "RED BORDER"



365 FEET



355 FEET

(KISHAN M. AGARWAL)  
as constituted attorney  
of Sona Adak (P.  
Sonalee Adak)

TANGRA ENCLAVE PVT. LTD.

TRUE COPY  
ATTESTED BY M. Director

S. C. GHOSH, Notary  
Govt. of India  
Reg. No. 2014/17

29 JUN 2012

# SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

	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					



Dinesh Kumar

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

(RAHUL CHOKHARY)

PHOTO

	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  
A. S. Agarwal



3, C. G. GHOSH, Notary  
Govt. of India  
Reg. No. 888/88

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 - 03144 of 2012  
(Serial No. 03300 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 Chokhary  
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 Laiya Bar Sarai, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India P.O. :- Pin : 700 20 By Caste Hindu By Profession: Business,as the constituted attorney of Soni Apakalias Sonabala Adak is admitted by him.

Identified By Tapas Bhattacharjee, son of Patit Paban Bhattacharjee, P -A1, Jagu 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**

TRUE COPY  
ATTESTED BY

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,  
Govt. of India.  
Article number : 23. 4 of Indian Stamp Act 1899.

### **Payment of Fees:**

( Rajendra Prasad Upadhyay )  
**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**  
Endorsement Page 1 of 2

EndorsementPage 1 of 2

12/04/2012 15:08:00

29 June 2018



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

Endorsement For Deed Number : I - 03144 of 2012  
(Serial No. 03300 of 2012)

Amount By Cash

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

Amount by Draft

Rs. 116129/- is paid, by the draft number 717806, Draft Date 11/04/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 12/04/2012

( Under Article : A(1) = 116083/- ,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.-1,05,53,416/-

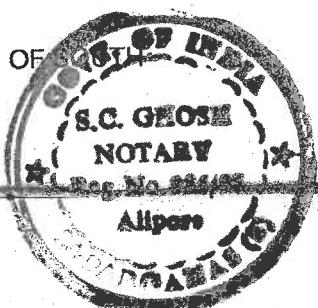
Certified that the required stamp duty of this document is Rs.- 738759/- and the Stamp duty paid as: Impressive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 326359/- is paid, by the draft number 717807, Draft Date 11/04/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 12/04/2012
2. Rs. 411450/- is paid, by the draft number 717697, Draft Date 05/04/2012, 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  
S. C. GHOSH, Notary  
Govt. of India  
Reg. No. 074/2008, Alipore

12/04/2012  
Alipore, South 24 Parganas

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

Endorsement Page 2 of 2

12/04/2012 15:08:00

20 JUN 2012

Office Of the D.S.R.-III SOUTH 24-PARGANAS  
District - South 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 6548 to 6563  
being No 03144 for the year 2012.



*Rajendra Prasad Upadhyay*  
(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  
*PS Group Realty Pvt. Ltd.*  
Mumbai, South 24 Parganas



PS Group Realty Pvt. Ltd.

*Ankita Sankar*

(Constituted Attorney / Authorised Signatory)

TRUE COPY  
ATTTESTED BY ME  
*[Signature]*

S. C. GHOSH, Notary  
Govt. of India  
Reg. No. 92597, Alipore

29 JUN 2012