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VC-1684/L 1005426/12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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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.

Sallygy
District Sub-Register-III
Alipore, South 24-parganas
20.06.2012



THIS DEED OF CONVEYANCE made this the 15th

2012 (TWO THOUSAND TWELVE) BETWEEN SOWKAT

ALI SARDAR, son of Late Methu Sardar, by Nationality Indian, by faith Muslim, by occupation Business, residing at 6B, Brickfield Lane, P.S. Tiljala, Kolkata- 700039, hereinafter and referred to as the "VENDOR/SELLER" (which term or expression shall unless excluded

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for

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

86 JUL 2012

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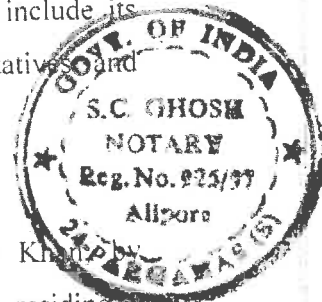
by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the FIRST PART

AND

TANGRA ENCLAVE PRIVATE LIMITED, a company under the Companies Act, 1956, having its registered office at 44/6, Hazra Road, Kolkata- 700019, represented by its 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 SECOND PART.

AND

1) AQUIL AHMED KHAN, son of Late Karim Baksh Khan, by Nationality Indian, by faith Muslim, by occupation Business, residing at 2, Golam Jilani Khan Road, P.S. Tangra, Kolkata- 700046, 2) JAVED AHMED KHAN, son of Late Karim Baksh Khan, by Nationality Indian, by faith Muslim, 3) PARVEZ AHMED KHAN, son of Late Karim Baksh Khan, by Nationality Indian, by faith Muslim, by occupation Business, residing at 2, Golam Jilani Khan Road, P.S. Tangra, Kolkata- 700046, 4) SMT. YASMIN AKHTAR, alias YASMIN HOSSAIN daughter of Late Karim Baksh Khan, by Nationality Indian, by faith Muslim, by occupation Housewife, residing at 2, Golam Jilani Khan Road, P.S. Tangra, Kolkata- 700046, and 5) SHABEEN ASAD, daughter of Late Karim Baksh Khan, by Nationality Indian, by faith Muslim, by



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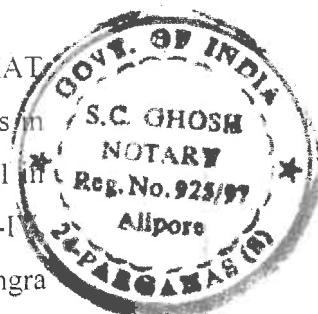
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Reg. No. 925/97, Alipore

6 JUL 2012

occupation House-hold-work, residing at 2, Golam Jilani Khan Road, P.S. Tangra, Kolkata- 700046, represented by their constituted attorney 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 "**CONFIRMING PARTY**" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors, heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART.**

WHEREAS one Abdul Khayer was the owner and possessed ALL THAT piece or parcel of Bastu land measuring an area 47 Satak more or less in C.S. and R.S. Dag No. 678 under Khatian No. 88 and Holding No. 171 in Mouza Mouza - Tangra, J.L. No. 5, R.S. No. N (G.D.4), Division-I Sub-Division- N, 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 along with others land under D.S.R office at Alipore in the District of South 24-Parganas, West Bengal. During the possession the said property the said Abdul Khayer died intestate leaving his wife namely Nowlashi Bibi and others, they became the joint owners of the said property, more fully mentioned in the schedule herein under along with other properties .

AND WHEREAS after obtaining the said properties, the said Nowlashi Bibi filed a Partition Suit against the other legal heirs of the said Abdul



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Khayer for partition in respect of the said properties being T.S. No. 54/1939, before the 4th Sub-Judge at Alipore, 24-Parganas and thereafter the said 4th Sub-Judge at Alipore passed a decree for partition of the aforesaid property along with other properties in between the legal heirs of the said Late Abdul Khayer and as per said order the said Nowlashi Bibi as the absolute owner of the said property along with other properties, during the possession the said Nowlashi Bibi sold, transferred and conveyed way of a registered Deed of Sale, written in Bengali, dated 23.12.1957. All That piece and parcel of land 47 Satak more or less in C.S. and R.S. Dag No. 678 under Khatian No. 88 and Holding No. 171 in Mouza Mouza - Tangra, J.L. No. 5, R.S. No. N (G.D.4), Division-IV, Sub-Division- N, 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 along with others land under D.S.R office at Alipore in the District of South 24-Parganas, West Bengal in favour of Karim Box Khan son of Nathu Khan and Sk Methu son of Sk. Belaiat Ali for valuable consideration mentioned therein, the Deed of Conveyance was registered in the office of the Sub-Registrar at Alipore, South 24-Parganas, recorded in Book No. I, Volume No. 64, pages 73 to 76, Being No. 9949 for the year 1957.

AND WHEREAS after purchasing the said properties, the said Karim Box Khan and Sk Methu are joint owners and equal shareholder and possessed and also enjoyed the said properties, mentioned in the schedule herein under along with other properties. during the possession the said Karim Box Khan died intestate leaving behind his three sons namely Aquil Ahmed Khan, Javed Ahmed Khan & Parvez Ahmed Khan and three daughters namely Shamim Akhtar, Yasmin Akhtar, Shaheen Asad and also the during the possession said Sk Methu (Methu Sardar) died intestate leaving behind his four sons namely Lala Ali Sardar, Sowkat Ali Sardar,

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Noor Ali Sardar & Nowsar Ali Sardar and three daughters namely Lala Bibi, Saira Bibi and Maleka Bibi, they became the joint owners of the schedule property mentioned herein under, along with other properties and they have possessed and enjoyed the said properties and during the possession the said Maleka Bibi died on 30.01.2012 his four sons namely Ahmed Ali Molla, Rahmat Ali Molla, Jahangir Molla and Faiyaz Ali Molla and no other legal heirs of the said Karim Box Khan and Sk Methu and thereafter, in the year 1931-32, The Land Acquisition Collector acquired 6 Cotahs 10 Chittaks 40 Sq.ft. of land out of 47 Satak land in R. S. Dag No. 678 as per provision of the L.A. Act and balance land 21 Cottahs 10 Chittaks 42 Sq.ft remains of the aforesaid sons and daughters of Late Karim Box Khan and Sk Methu and they have jointly enjoyed the aforesaid balance land/property i.e 10.75 Cottah of karim Box Khan's share + 10.75 Cottahs of Sk Methu's share along with others properties and the said land/property is un-assessed by the local municipal authority and now the said Vendors/Sellers have further declared that the said property is free from all encumbrances. During possession the said Aquil Ahmed Khan and others, all are son and daughter of karim Box Khan executed a registered power of attorney in favour of Rahul Chokhany on 13.04.2012, in the office of the D.S.R. III at Alipore, being Deed No. 0452 for the year 2012 for sale of their shares and they are confirming party on this deed and also confirmed the sale of the shares of Methu Sardar's land.

AND WHEREAS being in need of cash money the said VENDOR/SELLER herein have declared for absolute sale of his share of land All That the measuring an area of approx. 1.95 Cottah more or less out of his father Sk Methu's share i.e 10.75 Cottah out of total 21 Cottah 10 Chittaks 42 Sq.ft more or less, eastern of the said land along with structure standing thereon out of total recorded 47 Decimal bastu land in C.S. and R.S. Dag No. 678 under Khatian No. 88 and Holding No. 17 in Mouza - Tangra. J.L. No. 5. R.S. No. N (G.D.4) , Division-IV, Sub-Division- N, under Collectorate Touzi No.1298/2833, P.S. Tangra now P.S. Tiljala, within the limits of the Kolkata Municipal Corporation.

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6 JUL 2012

Ward No. 66, street name Matheswaratala Road, together with all easements rights and facilities of the common passage of the said land thereof under D.S.R. office at Allipore 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 more fully and particularly described in the schedule below at or for the total consideration of the sum of Rs 28,62,000/- (Rupees Twenty eight Lac Sixtytwo Thousand only)

NOW THIS INDENTURE WITNESSETH that on payment of Rs.

28,62,000/- (Rupees Twenty eight Lac Sixtytwo 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 Vendors/Sellers do hereby 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 1.95 Cottah out of 10.75 Cottahs out of 21 Cottah 10 Chitaks 42 Sq.ft more or less along with structure standing thereon out of total area 47 Decimal bastu land with structure standing thereon in C.S. and R.S. Dag No. 678 under Khatian No. 88 and Holding No. 171 in Mouza Mouza - Tangra, J.L. No. 5, R.S. No. N (G.D.4) - Division-IV, Sub-Division- N, 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 Matheswaratala Road, together with all easements rights and facilities of the common passage of the said land thereof under D.S.R. office at Allipore in the District of South 24-Parganas, more fully described in the Schedule

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6 JUL 2012

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, sub-soils, fences, fittings, fixtures etc AND remainder and remainders, reversion and reversions AND issues and profits thereof and of any part thereof AND 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 VENDORS/SELLERS 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 and intended so to be into and to,

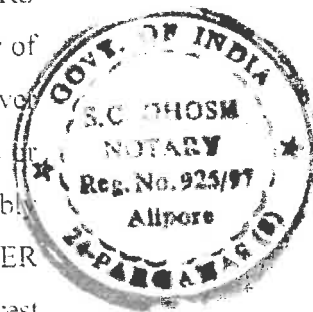


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06 JUL 2012

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 VENDORS/SELLERS well and sufficiently indemnified of from and against 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

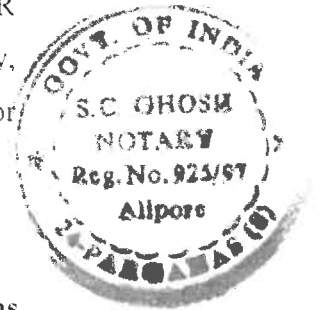


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shall have right to cause separate assessment by mutating his name in the office of the Municipality, Local authority, B.L & L.R.O, J.L & L.R.O, D. L.& L.R.O. and/or any other Government and semi Government offices and/or any other office/s in place 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 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 share of Bastu land measuring an area of **1.95 Cottahs more or less, eastern side**, along with **100 Sq.ft. Tiles Shed dwelling house** structure standing thereon out of total share 10.75 Cottahs land on the eastern part out of 21 Cottah 10 Chittaks 42 Sq.ft more or less along with structure standing thereon out of total recorded land 47 Decimal in C.S. and R.S. Dag No. 678 under Khatian No. 88 and Holding No. 171 in **Mouza - Tangra**, J.L. No. 5, R.S. No. N (G.D.4), Division-IV, Sub-Division- N, 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, 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

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05 JUL 2019

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

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. 676

ON THE SOUTH : 15 feet wide Road

ON THE EAST : Dag No 677

ON THE WEST : Dag No. 681

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 Md. Aminuddin
182B. Balu Harkok
Lane, KOL-7.

Sowkat Ali Sardar
SIGNATURE OF VENDORS/SELLERS

27 Tapas Bhattacharya
P-71, Juhu Colony
KOL-34

TANGRA ENCLAVE PVT. LTD.

Rahul Chokhany
Director

SIGNATURE OF PURCHASER
PAN - AADCT8867C

Rahul Chokhany.

(RAHUL CHOKHANY)

As constituted attorney of AQUIL AHMED KHAN, JAVED AHMED KHAN, PARVEZ AHMED KHAN, YASMIN AKHTAR AND SHABEEN ASAD

SIGNATURE OF CONFIRMING PARTY

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Prepared & Drafted by
Biswanath Ghosh
BISWANATH GHOSH
ADVOCATE
High Court, Calcutta

Contd. Ex.

6 JUL 2012

11

MEMO OF CONSIDERATION

RECEIVED from TANGRA ENCLAVE PRIVATE LIMITED
(Purchaser) a sum of 28,62,000/- (Rupees Twenty eight Lac Sixtytwo
Thousand only) in the following manner:

Date	Cheque No.	Amount
15.06.2012	993424	

Rs. 28,62,000/-

WITNESSES

1. Mr. Anuruddhi

2. Tapas Bhattacharya

Sowkat Ali Sardar

SIGNATURE OF VENDOR/SELLER

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S. C. GHOSH, Notary
Govt. of India
Reg. No. 92497, Aligarh

06 JUL 2012

SPECIMEN FORM FOR TEN FINGERPRINTS



Sowkat Ali Sarden

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



Dams Chouma

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



PHOTO

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

PHOTO

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

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 S. S. CHOUHARY, Notary
 Govt. of India
 Reg. No. 322/97



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

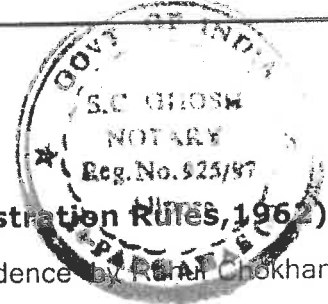
Endorsement For Deed Number : I - 05426 of 2012
(Serial No. 05595 of 2012)

On

Payment of Fees:

On 15/06/2012

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



Presented for registration at 23.08 hrs on :15/06/2012, at the Private residence of **Rahul Chokhany**, Claimant.

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

Execution is admitted on 15/06/2012 by

1. Sowkat Ali Sardar, son of Late Methu Sardar , 6 B, BRICKFIELD LANE, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste Muslim, By Profession : Business
2. Rahul Chokhany
Director, Tangra Enclave Pvt. Ltd. (P A N - A A D C T 8867 C), 44/6, Hazra Road, Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : Business

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

Executed by Attorney

Execution by

1. Rahul Chokhany, son of Rajendra Kumar Chokhany , 14/2 A, Mandivilla Garden, Kolkata, Thana:-Bullygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019 By Caste Hindu By Profession: Business,as the constituted attorney of 1. Aquil Ahmed Khan (Confirming Party) 2. Javed Ahmed Khan (Confirming Party) 3. Parvez Ahmed Khan (Confirming Party) 4.Smt. Yasmin Akhtar (Confirming Party) alias Smt. Yasmin Hossain 5. Shabeen Asad (Confirming Party) is admitted by him.

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

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(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS
Govt. of India
Reg. No. 925/97, Alipore

On 18/06/2012



06 JUL 2012
(Rajendra Prasad Upadhyay)
District Sub-Registrar-III of South 24-Parganas
Alipore South 24 Parganas

20/06/2012 17:36:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 05426 of 2012
(Serial No. 05595 of 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.-37,35,000/-

Certified that the required stamp duty of this document is Rs.- 261470 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 20/06/2012

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.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 20/06/2012

Amount by Draft

Rs. 41120/- is paid , by the draft number 720525, Draft Date 08/06/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 20/06/2012

(Under Article : A(1) = 41074/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 20/06/2012)

Deficit stamp duty

Deficit stamp duty Rs. 260520/- is paid, by the draft number 720524, Draft Date 08/06/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 20/06/2012

TRUE COPY (Rajendra Prasad Upadhyay)
ATTESTED BY DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

S. C. GHOSH, Notary
Govt. of India
Reg. No. 225/87, Allpore



6 JUL 2012

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 855 to 871
being No 05426 for the year 2012.



Sellhyar
(Rajendra Prasad Upadhyay) 21-June-2012
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

সদর দপ্তর
South 24 Parganas



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

6 JUL 2012

PS Group Realty Pvt. Ltd.

[Signature]

(Constituted Attorney / Authorised Signatory)