

8-2474/12

02911/12

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

10-724/12
M 120083

82 6293/12
103, 40822



3

02.4.12

DEED OF CONVEYANCE

1. Date: March 28, 2012
2. Place: Kolkata
3. Parties:
 - 3.1 SRI PARTHA MONDAL, son of Late Kanai Lal Mondal, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 185/3, Picnic Garden Road, Police Station Kasba, Kolkata - 700 039.
(Vendor, includes successors-in-office and/or assigns)

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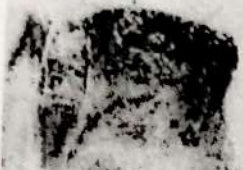
2144/13

R. Bhattacharya
H. C. Cell
100/2
20 MAR 2012



20 MAR 2012

✓ Rajendra Kumar Gupta



1710 ✓

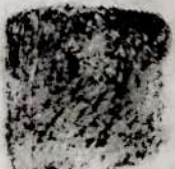
GOLDEN RESIDENCY PRIVATE LIMITED

✓ Rajendra Kumar Gupta
Director



1713 ✓

✓ Partha Mondal

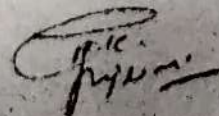


1714 ✓

MDA Infrastructures Private Limited

✓ Dheerendra Kumar Jain
Director

(Dheerendra Kumar Jain)



REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAR 2012



AND

- 3.2 GOLDEN RESIDENCY PRIVATE LIMITED, a company incorporated under the Companies Act 1956, having its registered office at 42A, Chittaranjan Avenue, 3rd Floor, Kolkata - 700 012, [having PAN NO. AAECG5263A], duly represented by one of its Directors, Sri Rajendra Kumar Gupta, son of Late Bishwambhar Dayal Gupta, residing at 5D, Heysham Road, Kolkata - 700 020.
(Purchaser, includes successors-in-office and/or assigns)

AND

- 3.3 MDA INFRASTRUCTURE PVT LTD, a company incorporated under the Companies Act 1956, having its office at 225C, A J C Bose Road, Room No. 804, 8th Floor, Kolkata - 700017 [having PAN NO. AAFCEM0495D], duly represented by one of its Directors, SRI DHARMENDRA KUMAR JAIN, son of Sri Mul Chand Choraria, residing at S8A, Singhi Park, 48/3, Gariahat Road, Kolkata - 700 019.
- 3.4 BENGAL HOUSING INFRASTRUCTURE PVT LTD, a company incorporated under the Companies Act 1956, having its office at 1, Dilkhusa Street, Kolkata - 700017 [having PAN NO. AADCB2221J], duly represented by one of its Directors, SRI SOUMITRA DAS RAY, son of Late S M Das Ray, residing at 1, Dilkhusa Street, Kolkata - 700017.
(Collectively Confirming Parties, includes successors-in-office and/or assigns)
[Vendor, Purchaser, Confirming Parties collectively Parties and individually Party.]

NOW THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:

4. **Background, Representations, Warranties and Covenants:**
- 4.1 **Representations and Warranties Regarding Title:** The Vendor and the Confirming Parties doth represent, warrant and covenant regarding title as follows:
- 4.1.1 (1) Harish Chandra Mondal (2) Girish Chandra Mondal and (3) Uddish Chandra Mondal were joint and absolute owners of plot of land measuring about 1(one) Bigha 19 (nineteen) Cottahs 3(three) Chhitaks and 11(eleven) Sq. ft. more or less with structure standing thereon situate and

lying at Mouza Kasba, J. L. No. 13, Touzi No 1298/2833 and comprised in C.S. Dag No- 1693/2166 appertaining to Khatian No- 1369.

- 4.1.2 By virtue of a Deed of Partition duly registered at S R- Alipore, Book no-1, Volume No-105, Pages 22 to 78, Being No- 724, for the year 1947, Panchi Bala Mondal & others as legal heirs of Sri Uddish Ch Mondal jointly became the owners of plot of land measuring about 1(one) Bigha 19 (nineteen) Cottahs 3(three) Chhitaks and 11(eleven) Sq. ft. more or less with structure standing thereon situate and lying at Mouza Kasba, J. L. No. 13, Touzi No 1298/2833 and comprised in C.S. Dag No- 1693/2166 appertaining to Khatian No- 1369.
- 4.1.3 By another Deed of Partition duly registered at S R- Alipore, Book no-1, volumn no-123 pages 78 to 88 , being no- 7152, for the year 1953, Smt Panchi Bala Mondal became the absolute owner of the aforesaid plot of land measuring about 1(one) Bigha 19 (nineteen) Cottahs 3(three) Chhitaks and 11(eleven) Sq. ft. more or less with structure standing thereon situate and lying at Mouza Kasba, J. L. No. 13, Touzi No 1298/2833 and comprised in C.S. Dag No- 1693/2166 appertaining to Khatian No- 1369.
- 4.1.4 While seized and possessed of the aforesaid plot of land, said Panchi Bala Mondal died on 15/08/1994 leaving behind her a will bequeathing her entire property to Partha Mondal, the Vendor herein. Said will of Smt Panchi Bala Mondal was duly probated on 25/03/2008 in the court of the District Delegate, Alipore, vide Act 39 Case No- 310 of 2006 (P).
- 4.1.5 Thus, Partha Mondal, the Vendor herein became the absolute owner of the said plot of land measuring about 1(one) Bigha 19 (nineteen) Cottahs 3(three) Chhitaks and 11(eleven) Sq. ft. equivalent to 64 Decimal more or less with structure standing thereon situate and lying at Mouza Kasba, J.L. No. 13, Touzi No 1298/2833 and comprised in C.S. Dag No- 1693/2166 appertaining to Khatian No- 1369 left behind by said Panchi Bala Mondal, since deceased (Said Property).
- 4.1.6 While thus seized and possessed of the Said Property the Vendor herein due to his personal inconvenience and difficulties appointed (1) SRI SHYAMAL MONDAL (2) SRI SUBHABRATA GHOSH and (3) SRI SUDIPTA GHOSH as his Attorneys by virtue of a Power of Attorney duly registered in the office of the D.S.R.-III Alipore, South 24-Parganas in

Book No. IV, CD Volume no-I, Pages 4759 to 4770, Being No. 00404 for the year 2010 to do certain acts and deeds as stated therein (Power of Attorney).

- 4.1.7 Thereafter by virtue of a Deed of Conveyance dated 20.06.2011 duly registered at the office of the A.R.A.-I, Kolkata in Book No. I, CD Volume No.12, Pages from 8688 to 8709, being No. 05298 for the year 2011, the Vendor sold a clearly demarcated plot of land measuring about 4 (four) Cottahs more or less with a structure standing thereon out of the Said Property measuring about 64 Decimals more or less (subsequently recorded in the name of the Vendor as 53 Decimals in the records of the concerned authority) comprised in C.S. /R.S. Dag No- 1693/2166, Khatian No- 136, of Mouza Kasba, J L no- 13 , Touzi No- 1298 /2833 , R S No- 233, Police Station-Kasba, District-24 Parganas (South) within Ward No- 67 of the Kolkata Municipal Corporation (KMC).
- 4.1.8 Thereafter on or about 07.02.2011 the Vendor entered into an Agreement for Sale (Said Agreement) with the Confirming Parties herein in respect of sale of a plot of land measuring about 29 (twenty nine) Cottahs more or less out of the Said Property measuring about 64 Decimals on the terms and conditions mentioned therein. However, it was clearly understood by and between the parties therein that the measurement of the subject plot of land under Said Agreement would be determined on the basis of actual physical availability.
- 4.1.9 However, because of some legal and valid reasons the Confirming Parties have become desirous of nominating/assigning their rights title and interest in the Said Agreement to the Purchaser for the consideration stated hereinafter and the Vendor has also agreed to execute necessary Deed of Conveyance in favour of the Purchaser in respect of the Subject Property (as defined below) and the Purchaser also agreed to purchase the Subject Property on the consideration stated below.
- 4.1.10 It has been ascertained upon measurement that a plot of land measuring about 27 (twenty seven) Cottahs 8 (eight) Chhittacks 32 (thirty two) Sq. Ft more or less together with the structures standing thereon is only available as per physical possession. As such the Vendor is now well seized and possessed of and otherwise well and sufficiently entitled to, save and except the Said Agreement, all that piece and parcel of land measuring about 27 (twenty seven) Cottahs 8 (eight) Chhittacks 32 (thirty

Book No. IV, CD Volume no-I, Pages 4759 to 4770, Being No. 00404 for the year 2010 to do certain acts and deeds as stated therein (Power of Attorney).

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- 4.1.8 Thereafter on or about 07.02.2011 the Vendor entered into an Agreement for Sale (Said Agreement) with the Confirming Parties herein in respect of sale of a plot of land measuring about 29 (twenty nine) Cottahs more or less out of the Said Property measuring about 64 Decimals on the terms and conditions mentioned therein. However, it was clearly understood by and between the parties therein that the measurement of the subject plot of land under Said Agreement would be determined on the basis of actual physical availability.
- 4.1.9 However, because of some legal and valid reasons the Confirming Parties have become desirous of nominating/assigning their rights title and interest in the Said Agreement to the Purchaser for the consideration stated hereinafter and the Vendor has also agreed to execute necessary Deed of Conveyance in favour of the Purchaser in respect of the Subject Property (as defined below) and the Purchaser also agreed to purchase the Subject Property on the consideration stated below.
- 4.1.10 It has been ascertained upon measurement that a plot of land measuring about 27 (twenty seven) Cottahs 8 (eight) Chhittacks 32 (thirty two) Sq. Ft more or less together with the structures standing thereon is only available as per physical possession. As such the Vendor is now well seized and possessed of and otherwise well and sufficiently entitled to, save and except the Said Agreement, all that piece and parcel of land measuring about 27 (twenty seven) Cottahs 8 (eight) Chhittacks 32 (thirty

two) Sq. Ft. more or less as per present physical measurement and availability together with the structure/s standing thereon out of the Said Property comprised in C.S. & R.S. Dag No- 1693/2166, under Khatian No- 1369 of Mouza Kasba, J.L. No- 13 , Touzi No- 1298 /2833 , R S No- 233, Police Station-Kasba, District-24 Parganas (South), presently within the limits of the Kolkata Municipal Corporation, Ward No. 67, described in the Schedule hereunder written and delineated on the plan annexed hereto and thereon shown by Red border (Subject Property).

4.1.11 Subsequently the Said Property has been mutated in the name of the Vendor as the owner thereof in the records of KMC and the same has been numbered as Municipal Premises No. 259, Picnic Garden Road (having Assessee No. 21-067-18-1222-0).

4.1.12 **Revocation of Power of Attorney:** It is pertinent to mention here that by virtue of a Deed of Revocation dated 27.03.2012, registered at the office of the ARA-III, Kolkata in Book No. IV, the Vendor duly revoked the aforesaid Power of Attorney being No. IV-404/2010.

4.2 **Representations, Warranties & Covenants Regarding Encumbrances:** The Vendor and the Confirming Parties doth represent, warrant and covenant regarding encumbrances as follows:

4.2.1 **Absolute Ownership:** The Vendor is the sole and absolute owner of the Subject Property.

4.2.2 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to sell the Subject Property to the Purchaser, save as specifically stated herein.

4.2.3 **No Acquisition/ Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Subject Property and declares that the Subject Property is not affected by any scheme of the Local Authority or any Government or Statutory Body.

4.2.4 **Free from Encumbrances:** The Subject Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, trusts, prohibitions, requisitions, acquisitions, Income Tax Attachment, Financial Institution Charges

and liabilities whatsoever or howsoever made or suffered by the Vendor and/or the Confirming Parties or any person claiming through them and the title of the Vendor to the Subject Property is free, clear and marketable, save as specifically stated herein, i.e. the Said Agreement and the existing tenants.

4.2.5 No Excess Land: The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.

4.2.6 No Prejudicial Act by the Vendor: The Vendor and/or the Confirming parties have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Subject Property or any part thereof can or may be impeached, encumbered or affected in title.

4.2.7 No Guarantee: The Subject Property is not affected by or subject to any guarantee for securing any financial accommodation.

4.2.8 No Bar by Court Order or any other Statutory Authority: There is no order of Court or any other statutory authority prohibiting the Vendor from selling and/or alienating the Subject Property or any part thereof.

4.2.9 Permission & Clearances: The Vendor has obtained all statutory and other clearances, consents and permissions required, if any, to transfer the Subject Property to the Purchaser.

4.2.10 Act of Attorneys: The Vendor doth hereby confirm that the aforesaid three Attorneys of the Vendor during the subsistence of the Power of Attorney have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Subject Property or any part thereof can or may be impeached, encumbered or affected in title.

5. Basic Understanding:

5.1 Agreement: The Vendor has agreed to sell the Subject Property, described in the Schedule below and demarcated in the plan or map attached hereto (Deed Plan) and bordered with the colour Red, the

Confirming Parties have agreed to confirm the sale in favour of the Purchaser and the Purchaser, based on the representations, warranties and covenants of the Vendor and the Confirming Parties has agreed to purchase the Subject Property for the consideration stated below.

5.2 **Conveyance to the Purchaser:** In pursuance of the aforesaid Agreement, the Purchaser has paid the entire consideration of Rs.2,93,00,000/- (Rupees Two Crores Ninety Three Lacs) only as aforesaid at or before the execution of these presents and the Vendor and the Confirming Parties are completing the sale of the Subject Property in favour of the Purchaser, by these presents.

6. Transfer:

6.1 **Hereby Made:** The Vendor doth hereby sell, convey, grant and transfer to and unto the Purchaser, absolutely and forever free from all encumbrances of any and every nature whatsoever the Subject Property, described in the Schedule below and demarcated in colour Red on the Deed Plan attached hereto, being:

6.1.1 ALL THAT piece and parcel of a Plot of land measuring about 27 (twenty seven) Cottahs 8 (eight) Chhittacks 32 (thirty two) Sq. Ft. be the same a little more or less, as per present physical measurement and availability out of the Said Property measuring about 64 Decimals more or less comprised in C.S. /R.S. Dag No- 1693/2166, Khatian No- 136, of Mouza Kasba, J L no- 13 , Touzi No- 1298 /2833 , R S No- 233, Police Station- Kasba, District-24 Parganas (South) within Ward No- 67 of the KMC and being a portion of the Municipal Premises No. 259, Picnic Garden Road, Kolkata - 700039.

6.1.2 Together with three separate structures (R.T.S.) having a total built up area of 5000 Sq. Ft. more or less standing thereon.

6.1.3 Together with all rights, amenities and facilities appurtenant thereto including but not limited to easements and customary rights. Be it mentioned here that the Subject Property is encumbered with existing tenants.

6.2 **Hereby Confirmed:** The Confirming Parties doth hereby nominate or assign all their right, title and interest in the Subject Property, acquired

and gained by virtue of the Said Agreement and confirm the sale and the transfer of the Subject Property in favour of the Purchaser.

6.3 **Consideration:** The aforesaid transfer of the Subject Property, described in the Schedule below, is being made in consideration of a consolidated sum of Rs.2,93,00,000/- (Rupees Two Crores Ninety Three Lacs) only paid at or before hereof by the Purchaser to the Vendor and the Confirming Parties, who doth hereby and by the Receipt and Memo below, admit and acknowledge the same. It is pertinent to mention here that the Vendor has received a part of the consideration from the Purchaser through the Confirming Parties.

7. **Terms of Transfer:**

7.1 **Salient Terms:** The transfer of the Subject Property being effected by this Conveyance is:

7.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

7.1.2 **Absolute:** absolute, irreversible and forever.

7.1.3 **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to *lis pendens*, attachments, liens, charges, mortgages, trusts, reversionary rights, residuary rights, claims and statutory prohibition, save the existing tenants.

7.1.4 **Other Rights:** together with all other rights appurtenant to the Subject Property.

7.2 **Subject to:**

7.2.1 **Indemnification by Vendor & Confirming Parties:** Indemnification by the Vendor about the correctness of his title to the Subject Property. The Vendor and the Confirming Parties agree to keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of from and against any losses, damages, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of any defect in the Vendor's title to the Subject Property. This Conveyance is being accepted by the Purchaser on such express indemnification

8. Miscellaneous:

8.1 **Delivery of Possession:** Simultaneously with the execution hereof, the peaceful vacant possession of the Subject Property has been handed over by the Vendor to the Purchaser, which the Purchaser doth admit, acknowledge and accept.

8.2 **Outgoings:** All Municipal and other taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the Subject Property till the date of execution hereof, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor.

8.3 **Holding Possession:** The Vendor doth hereby covenant that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Premises and every part thereof and the said Building Plan and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor and/or the Confirming Parties or any persons lawfully or equitably claiming any right or estate therein from under or in trust from them.

8.4 **Further Acts:** The Vendor and the Confirming Parties doth hereby covenant that the Vendor and the Confirming Parties or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or successors-in-interest of the Purchaser, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Purchaser to the Subject Property.

9. Interpretation:

9.1 **Number:** Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.

9.2 **Headings:** The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.3 **Definitions:** Words and phrases have been defined in the Conveyance by bold print and by putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**Schedule above referred to
(Subject Property)**

ALL THAT piece or parcel of a Plot of land measuring about 27 (twenty seven) Cottahs 8 (eight) Chhittacks 32 (thirty two) Sq. Ft. more or less as per present physical measurement and availability out of said 64 Decimal, together with three separate structures (R.T.S.) having total built up area of 5000 Sq. Ft. more or less standing thereon, encumbered with existing tenants, situate and lying at Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 1298/2833, comprised in C.S. & R.S. Dag No. 1693/2166 appertaining to Khatian No. 1369, Police Station at present Kasba, District South 24 Parganas, within the local limits of the Kolkata Municipal Corporation, Ward No. 67 and being a portion of the Municipal Premises No. 259, Picnic Garden Road, Kolkata - 700039 (having Assessee No. 21-067-18-1222-0) and together with all amenities and facilities appurtenant to the said land and building and together also with easements and all other rights attached thereto and the same is butted and bounded in the following manner:

On the North : By R.S. Dag no. 1693/2166(P)

On the South : By R.S. Dag no. 1692 & Road

On the East : By 12' wide common passage & R.S. Dag no. 1693/2166(P)

On the West : By R.S. Dag no. 1693

And demarcated in colour Red on the Deed Plan attached hereto, which shall be treated as a part and parcel of this Deed.

10. Execution and Delivery:

10.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Partha Mondal (PAN No. BKNPM6944B)

GOLDEN

[VENDOR]

GOLDEN RESIDENCY PRIVATE LIMITED

Rajendra Kumar Gupta

Director

Director

MDA Infrastructures Private Limited

[PURCHASER]

Bengal Housing Infrastructure Pvt. Ltd.

Dipankar
Director

Soumitra Dasgupta
Directors

Directors

[CONFIRMING PARTIES]

Witnesses:

Signature: Shyamal Mondal
Name: Sri Shyamal Mondal
Father's Name: Mohan Lal Mondal
Address: 46/1, R.K. Ghoshal Road,
Kolkata - 700042

Signature: Subhabrata Ghosh
Name: Sri Subhabrata Ghosh
Father's Name: Tushar Kanti Ghosh
Address: 14, Johura Bazar Lane,
Kolkata - 700042

Signature: Sudipta Ghosh
Name: Sri Sudipta Ghosh
Father's Name: Late Sushil Kr. Ghosh
Address: 95/35 Bose Pukur Road,
Kolkata - 700042

Signature: Lalit Kr. Mondal
Name: Lalit Kumar Mondal
Father's Name: Late A C Mondal
Address: 185/B, Picnic Garden Road,
Kolkata - 700039

Lalit

Prepared in my office:

Rajendra Bhattacharyya

(RAJENDRA BHATTACHARYYA)

Advocate

High Court, Calcutta

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.2,93,00,000/- (Rupees Two Crores Ninety Three Lacs) only as per the memo below:

<u>Sl. No.</u>	<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
1	CASH	20,00,000.00
2	DD No. 023986 dtd. 27/03/2012 drawn on Bank of India, Mission Row Branch, Kolkata	13,50,000.00
3	DD No. 023988 dtd. 27/03/2012 drawn on Bank of India, Mission Row Branch, Kolkata	1,11,50,000.00
4	Chq. No. 000010 dtd. 28/03/2012 drawn on Bank of India, Mission Row Branch, Kolkata	28,00,000.00
5	Chq. No. 000011 dtd. 28/03/2012 drawn on Bank of India, Mission Row Branch, Kolkata	1,20,00,000.00
		----- 2,93,00,000.00 =====

(Rupees Two Crores Ninety Three Lacs) only

Partha Mondal

MDA Infrastructures Private Limited

[VENDOR]

Bengal Housing Infrastructure Pvt. Ltd.

Director
Director

Sumitran Das Ray
Director

[CONFIRMING PARTIES]

WITNESSES:

Signature: Shyamal Mondal.
Name: Sri Shyamal Mondal

Signature: Sri Subhabrata Ghosh
Name: Sri Subhabrata Ghosh

Signature: Sri Sudipta Ghosh
Name: Sri Sudipta Ghosh

Signature: Lalit K. Mondal.
Name: Lalit Kumar Mondal

SPECIMEN FORM FOR TEN FINGERPRINTS



Barbara Mondal

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



Rjader w. Lopez

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



Alison

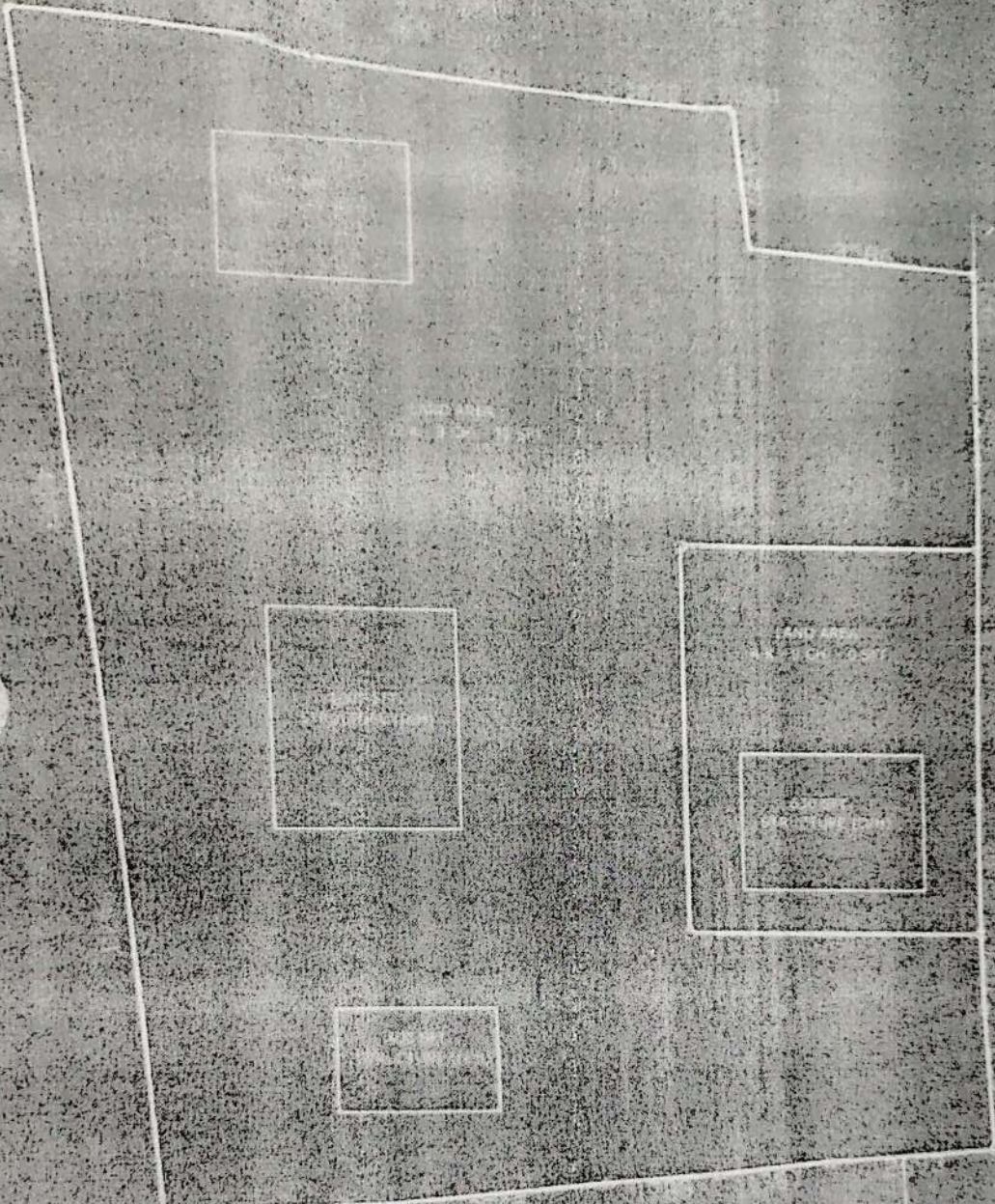
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Samir D. D. D.

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

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN
SCHOOL DISTRICT OF SAN JOAQUIN
SCHOOL DISTRICT NO. 250 PICNIC GARDEN



SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

GOLDEN RESERVE PUBLIC UTILITIES

Handwritten signature

Government Of West Bengal

Office Of the A.R.A.-I KOLKATA

District:-Kolkata

Endorsement For Deed Number : I - 02921 of 2012

(Serial No. 02474 of 2012)

On 28/03/2012

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

Presented for registration at 16.30 hrs on 28/03/2012, at the Private residence by Rajendra Kumar Gupta, Claimant.

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

Execution is admitted on 28/03/2012 by

1. Partha Mondal, son of Lt. Kanai Lal Mondal , 185/3, Picnic Garden Road, Kolkata, Thana -Kasba District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700039 , By Caste Hindu, By Profession : Business
2. Dharmendra Kumar Jain
Director, M D A Infrastructure Pvt. Ltd., 225 C. A. J. C. Bose Road, Kolkata, Thana:-Beniapukur District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700017 .
, By Profession : Business
3. Soumitra Das Ray
Director, Bengal Housing Infrastructure Pvt. Ltd., 1, Dil Khusa Street, Kolkata, Thana:-Beniapukur District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700017 .
, By Profession : Business
4. Rajendra Kumar Gupta
Director, Golden Residency Pvt. Ltd., 42 A, Chittaranjan Avenue, Kolkata, Thana:-Bowbazar District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700012 .
, By Profession : Others

Identified By Rakesh Kumar Gujrani, son of Lt. Aidan Gujrani, 42 A, Chittaranjan Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700012 , By Caste: Hindu, By Profession: Professionals.

(Sadhan Chandra Das)

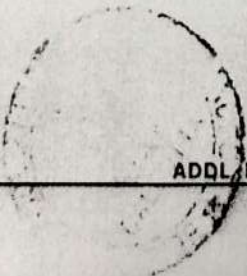
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 29/03/2012

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.-4,03,90,828/-

Certified that the required stamp duty of this document is Rs. - 2827378 /- and the Stamp duty paid as Impressive Rs. - 100/-



REGISTRAR OF ASSURANCE-I
KOLKATA

(Sadhan Chandra Das)

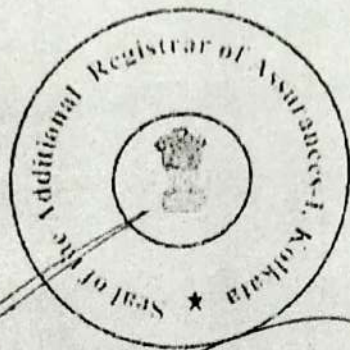
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

02/04/2012 12:22:00

EndorsementPage 1 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 1058 to 1076
Lic. No 02921 for the year 2012.



(Sadhan Chandra Das) 09-April-2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal