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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 704852

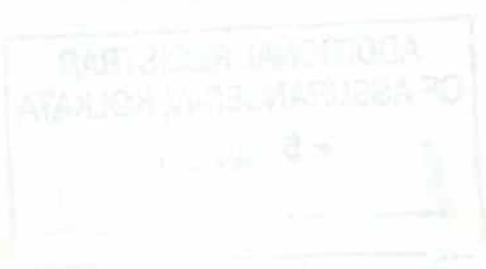


Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar of Assurance-IV, Kolkata

6 JAN 2017

THIS INDENTURE made this the 5th day of January, 2017
 BETWEEN (1) **PRAYAS VINCOM PRIVATE LIMITED**, (PAN-AAECP2835K), the Company, registered under the Companies Act 1956



visit
 05/01/17
 695-
 5-1-2017
 a.m. - 55/17
 Jy 250-
 Jy 350-
 600
 5/1/17

16 DEC 2016

73624

No. Date: 16 DEC 2016

Sold to:

Address:

Rs. 100/-

ANUSHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001



16 DEC 2016

A.R.A.
VI

... ..
... ..
... ..

... ..
... ..

[Signature]
98, C. C. Road
Howrah - 711202

REGISTRAR OF ASSURANCES
OF THE STATE OF WEST BENGAL
[Signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 5 JAN 2017

and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DILIP KUMAR MODI, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **GLORY TIE-UP PRIVATE LIMITED**, (PAN- AACCG8628D), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DILIP KUMAR MODI, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively referred to and called as "the **VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND GREEN TOWERS PRIVATE LIMITED**, the Company, (PAN- AACCG8917F), registered under the Companies Act 1956, having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by its Authorised Signatory (Mr.) Deb Dulal Sarkar, (PAN- BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

WHEREAS One **HARE KRISHNA MONDAL**, was the recorded owner of **ALL THAT** piece and parcel of land measuring about 35 [Thirty Five] Decimal, more or less, comprised in R.S. Dag No. 441 (Area of land- 2 Decimal) and R.S. Dag No. 442 (Area- 33 Decimals), recorded in R.S.

Khatian Nos. 1519, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, free from all encumbrances;

AND WHEREAS by virtue of a Sale Deed dated 5th Day of May, 1984 said **HARE KRISHNA MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 35 [Thirty Five] Decimal, more or less, comprised in R.S. Dag No. 441 (Area of land- 2 Decimal) and R.S. Dag No. 442 (Area- 33 Decimals), recorded in R.S. Khatian Nos. 1519, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, free from all encumbrances, unto and in favour of **(SRI) SWAPAN KUMAR MONDAL** and **(SRI) TAPAN KUMAR MONDAL** duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 10F, Pages from 123 to 128, Being No. 2046 for the year 1984, absolutely and forever.

AND WHEREAS thus after the aforesaid purchase, the said **(SRI) SWAPAN KUMAR MONDAL** and **(SRI) TAPAN KUMAR MONDAL**, mutated their name in Record Of Rights vide L.R. Khatian No. 617 and 618, respectively and are sole and absolute owner of the aforesaid properties, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

AND WHEREAS by virtue of a Sale Deed dated 3rd Day of August, 2007 said **(SRI) SWAPAN KUMAR MONDAL**, (out of his 50% demarcated share in the aforesaid properties), sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 17.10 [Seventeen point One Zero] Decimal, more or less, out of which land measuring 1 [One] Decimal, more or less, comprised in R.S. Dag No. 441 AND land measuring 16.1 [Sixteen point One] Decimal, more or less, comprised in

R.S. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian No. 617, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, unto and in favour of (1) **TARA HOME SEARCH PRIVATE LIMITED**, (2) **PRAYAS VINCOM PRIVATE LIMITED**, (3) **KARMA DEALERS PRIVATE LIMITED**, (4) **RAHI TOWERS PRIVATE LIMITED**, (5) **PARIJAT KUTIR PRIVATE LIMITED**, (6) **GLORY TIE-UP PRIVATE LIMITED**, (7) **ASIYANA VANIJYA PRIVATE LIMITED**, (8) **ACTION BUILDCON PRIVATE LIMITED**, (9) **AASTHAA GRIH NIRMAN PRIVATE LIMITED**, (10) **BLOSSOM INFRACON PRIVATE LIMITED**, (11) **BOOSTER REALPRO PRIVATE LIMITED**, duly registered at the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book- I, CD Volume No. 23, Pages from 894 to 915, Being No. 06457 for the year 2010, absolutely and forever.

AND WHEREAS by virtue of a Sale Deed dated 3rd Day of August, 2007 said **(SRI) TAPAN KUMAR MONDAL**, (out of his 50% demarcated share in the aforesaid properties), sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 13.60 [Thirteen point Six Zero] Decimal, more or less, out of which land measuring 1 [One] Decimal, more or less, comprised in R.S. Dag No. 441 AND land measuring 12.6 [Twelve point Six] Decimal, more or less, comprised in R.S. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian No. 618, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED and ten Others**, as aforesaid, duly registered at the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book- I, CD Volume No. 5, Pages from 6377 to 6396, Being No. 03691 for the year 2008, absolutely and forever.

AND WHEREAS thus by virtue of the aforesaid purchases, said **PRAYAS VINCOM PRIVATE LIMITED** and **GLORY TIE-UP PRIVATE LIMITED**, the Vendors herein became sole and absolute owner of **ALL THAT** the 2/11th undivided share in the piece and parcel of land admeasuring about 30.70 [Thirty point Seven Zero] Decimal, more or less, out of which land measuring 2 [Two] Decimal, more or less, comprised in R.S./ L.R. Dag No. 441 AND land measuring 28.7 [Twenty Eight point Seven] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian No. 617 and 618, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas;

AND WHEREAS after the aforesaid purchases, the Vendors herein recorded their name in Record Of Rights vide L.R. Khatian No. 5966 in the name of **PRAYAS VINCOM PRIVATE LIMITED** and L.R. Khatian No. 5970 in the name of **GLORY TIE-UP PRIVATE LIMITED**;

AND WHEREAS the Vendors due to paucity of funds and inability to administer and maintain the aforesaid properties, out of the aforesaid properties, have agreed to sale **ALL THAT** undivided 2/11th share in the piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, i.e. an undivided land measuring 1.86364 (One point Eight Six Three Six Four) Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian No. 1519, corresponding to L.R. Khatian Nos. 5966 and 5970, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, more fully described in the **SCHEDULE** hereunder written, hereinafter referred as "the **SAID PROPERTY**", and the Purchaser herein has agreed to Purchase the Said Property at and for a Total Consideration of Rs.7,24,000/- [Rupees Seven Lac And Twenty Four Thousand) only,

which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.7,24,000/- [Rupees Seven Lac And Twenty Four Thousand) only, duly paid by the Purchaser to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendors do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** undivided 2/11th share in the piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, i.e. an undivided land measuring 1.86364 (One point Eight Six Three Six Four) Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian No. 1519, corresponding to L.R. Khatian Nos. 5966 and 5970, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues

and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER:

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or her predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the

appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required;
- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand

Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and
- (VIII) THAT the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- (X) THAT the Vendors shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute Owners thereof and all rights, title,

interest over the Said Property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;

- (XII) THAT the Vendors doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the Record Of Rights as well as in the records of local authority;

THE SCHEDULE

(the Said Property)

ALL THAT undivided 2/11th share in the piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, i.e. an undivided land measuring 1.86364 (One point Eight Six Three Six Four) Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian No. 1519, corresponding to L.R. Khatian Nos. 5966 and 5970, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith.

R.S./ L.R. Dag No. 442 owned by the Vendors, is butted and bounded as follows:

- ON THE NORTH : By land under R.S./ L.R. Dag No. 445 & 440;
- ON THE SOUTH : By land under R.S./ L.R. Dag No. 425 (Part);
- ON THE EAST : By land under R.S./ L.R. Dag No. 432, 441 & 442;
- ON THE WEST : By land under R.S./ L.R. Dag No. 443;

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

SIGNED, SEALED & DELIVERED

by the **VENDORS** at Kolkata
in the presence of:

11) Signature

98, C. W. Road
How-711202

12) Bipul Senapati

87 Jyotish Roy Road
Kul-53

For GLORY TIF-UP PVT. LTD.

Dilip Kumar Maiti
Director

PRAYAS VINCOM PVT. LTD.

Dilip Kumar Maiti
Director

Drafted as per the instructions
of the Vendors here:-

Vaun Gang
Advocate
High Court, Calcutta
F1023/2008.

RECEIPT & MEMO OF CONSIDERATION

RECEIVED a sum of Rs.7,24,000/- [Rupees Seven Lac And Twenty Four Thousand) only, from the within named Purchaser, as full and final payment against sale of the Said Premises to the Purchaser, according to memo of consideration stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
3,62,000/-	12.09.2016	703817	Corporation Bank, Baguiati Branch	Prayas Vincom Pvt. Ltd.
3,62,000/-	12.09.2016	703821	-do-	Glory Tie-Up Pvt. Ltd.
7,24,000/-	Rupees Seven Lac And Twenty Four Thousand only .			

Witnesses:

[Signature]

Bipul Samanta

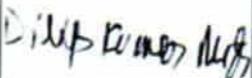
For GLORY TIE-UP PVT. LTD.

Dilip Kumar Neri
DIRECTOR

FRAYAS VINCOM PVT. LTD.

Dilip Kumar Neri
DIRECTOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



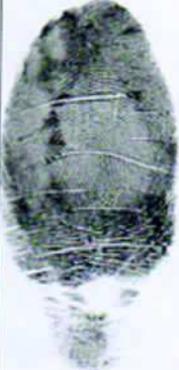
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000015946/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.0	Mr DILIP KUMAR MODI (PAN- AEZPM2127B), Son Of Late Kedar Nath Modi, Residing At 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller [GLORY TIE-UP PRIVATE LIMITED]			Dilip Kumar Modi 5/1/17
1.1	Mr DILIP KUMAR MODI (PAN- AEZPM2127B), Son Of Late Kedar Nath Modi, Residing At 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller [PRAYAS VINCOM PRIVATE LIMITED]			Dilip Kumar Modi 5/1/17

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SUNIL AGARWAL Son of Late Kishan Lal Agarwal 98, Girish Ghosh Road, Belurmath, Howrah- 711 202, P.O:- Belur Math, P.S:- Bally, Uluberia, District:- Howrah, West Bengal, India, PIN - 711202	Mr DILIP KUMAR MODI	 05/01/17

(Asit Kumar Joarder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

Major Information of the Deed

Deed No :	I-1904-00104/2017	Date of Registration	06/01/2017
Query No / Year	1904-0000015946/2017	Office where deed is registered	
Query Date	05/01/2017 10:55:17 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	K Agarwal Dakshindari Roar, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 7,24,000/-	Rs. 7,24,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 36,220/- (Article:23)	Rs. 8,051/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-442	LR-5966	Bastu	Shali	1.86364 Dec	7,24,000/-	7,24,000/-	Property is on Road
Grand Total :					1.8636Dec	7,24,000 /-	7,24,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRAYAS VINCOM PRIVATE LIMITED 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACP2835K, Status :Organization, Executed by: Representative
2	GLORY TIE-UP PRIVATE LIMITED 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCG8628D, Status :Organization, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GREEN TOWERS PRIVATE LIMITED DC-9/28, Shastri Bagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8917F, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr DILIP KUMAR MODI Son of Late Kedar Nath MODI , (PAN- AEZPM2127B), Son Of Late Kedar Nath Modi, Residing At 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEZPM2127B, Status : Representative, Representative of : PRAYAS VINCOM PRIVATE LIMITED , GLORY TIE-UP PRIVATE LIMITED
2	Mr Deb Dulal Sarkar Son of Mr Banibhusan Sarkar 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : GREEN TOWERS PRIVATE LIMITED

Identifier Details :**Name & address**

Mr SUNIL AGARWAL
Son of Late Kishan Lal Agarwal
98, Girish Ghosh Road, Belurmath, Howrah- 711 202, P.O:- Belur Math, P.S:- Bally, Uluberia, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr DILIP KUMAR MODI

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	PRAYAS VINCOM PRIVATE LIMITED	GREEN TOWERS PRIVATE LIMITED-0.93182 Dec
2	GLORY TIE-UP PRIVATE LIMITED	GREEN TOWERS PRIVATE LIMITED-0.93182 Dec

Endorsement For Deed Number : I - 190400104 / 2017**On 05-01-2017****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18:45 hrs on 05-01-2017, at the Private residence by Mr DILIP KUMAR MODI ..

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 7,24,000/-

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

Execution is admitted on 05-01-2017 by Mr DILIP KUMAR MODI,

Indetified by Mr SUNIL AGARWAL, , Son of Late Kishan Lal Agarwal, 98, Girish Ghosh Road, Belurmath, Howrah-711 202, P.O: Belur Math, Thana: Bally, , City/Town: ULUBERIA, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 06-01-2017

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,051/- (A(1) = Rs 7,953/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,051/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/01/2017 4:12PM with Govt. Ref. No: 192016170038643471 on 05-01-2017, Amount Rs: 8,051/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKB2991436 on 05-01-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 36,220/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 36,120/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 73624, Amount: Rs.100/-, Date of Purchase: 16/12/2016, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/01/2017 4:12PM with Govt. Ref. No: 192016170038643471 on 05-01-2017, Amount Rs: 36,120/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKB2991436 on 05-01-2017, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Prayas Vincom Pvt. Ltd.

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata – 700020
Phone no. 033-64991532
Email Id. prayasvin@outlook.com
CIN: U51109WB2007PTC116452

The undersigned, being the Directors of **PRAYAS VINCOM PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 01.08.2016 at 15:00 PM at their registered office situated at 5N(II),5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. DILIP KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

RESOLVED FURTHER THAT Mr. DILIP KUMAR MODI, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto.

The Memorandum of Association of the company does not require any vote of consent of shareholders to authorize the sale of the property.

PRAYAS VINCOM PVT. LTD.

Praya Modi

Director

PRAYAS VINCOM PVT. LTD.

Dilip Kumar Modi

Director

Glory Tie-up Pvt. Ltd.

Registered Office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata – 700020
Phone no. 033-64991532
Email Id. glorytieup@outlook.com
CIN: U52100WB2007PTC116371

The undersigned, being the Directors of **GLORY TIE-UP PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 01.08.2016 at 15:00 PM at their registered office situated at 5N(II),5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. **DILIP KUMAR MODI** Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

RESOLVED FURTHER THAT Mr. **DILIP KUMAR MODI**, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto.

The Memorandum of Association of the company does not require any vote of consent of shareholders to authorize the sale of the property.

FOR GLORY TIE-UP PVT. LTD.

Tarak Nath Dey

DIRECTOR

FOR GLORY TIE-UP PVT. LTD.

Dilip Kumar Modi

DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DILIP KUMAR MODI

KEDAR NATH MODI

14/08/1954

Permanent Account Number
AEZPM2127B

Dilip Kumar Modi
Signature



01022009

Dilip Kumar Modi

आयकर विभाग

INCOME TAX DEPARTMENT

GREEN TOWERS PRIVATE LIMITED



भारत सरकार

GOVT. OF INDIA



03/07/2007

Permanent Account Number

AACCG8917F

03/07/2007

युक्त कार्ड के बर्तन / एने पर कृपया दुरुस्त करी / सीटिंग
आयकर सेन सेवा इकाई, एन एन सी डी
प्राची पॉइन्ट, टाउनशिप रोड, कानुम मिल्स कंपाउंड,
एस बी मार्ग, लोअर पार्क, मुंबई - 400 013

If this card is lost / someone's lost card is found,

please inform / return to

Income Tax PAN Services Unit, NSDL,

1st Floor, Times Tower,

Kamala Mills Compound,

S. B. Marg, Lower Park, Mumbai - 400 013

Tel: 91-22-2499 4650, Fax: 91-22-2493 0654

e-mail: tininfo@mail.in.ia

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

DEBDULAL SARKAR

SANI BHUSAN SARKAR

20/09/1984
Permanent Account Number
BZPPS1457Q

Debdulal Sarkar
Signature



Debdulal Sarkar

DEBDULAL SARKAR

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-003864347-1 Payment Mode Online Payment
GRN Date: 05/01/2017 16:12:13 Bank : State Bank of India
BRN : CKB2991436 BRN Date: 05/01/2017 16:12:48

DEPOSITOR'S DETAILS

Name : GREEN TOWERS PVT LTD
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : DC 9/28, SHSATRI BAGAN
DESHBANDHU NAGAR, KOL-59
Applicant Name : Mr K Agarwal
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

Id No. : 19040000015946/3/2017

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19040000015946/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	8051
2	19040000015946/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	36120

Total

44171

In Words : Rupees Forty Four Thousand One Hundred Seventy One only

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRAYAS VINCOM PRIVATE
LIMITED



12/06/2007

Permanent Account Number

AAECP2835K

23062007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GLORY TIE UP PRIVATE LIMITED



07/06/2007

Permanent Account Number

AACCG8628D

1906007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 7316 to 7346

being No 190400104 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.01.09 13:10:31 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 09-01-2017 13:10:31
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

00380

00352



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

930377

12/1/11
1.59
705

Certify that the document is admitted to registration. The signature sheets and with this documents are the part of this document.

[Signature]
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
13 JAN 2011

THIS INDENTURE

Made this the 13th day of January, 2011

[Two Thousand Eleven]

BETWEEN

16 DEC 2010

Sl. No. 2648 5000
 M/s. Sri/Smt. H. Adhya Adm.
 Address C.M.M. Loan Kolkata
 P. S. _____
 Vendor [Signature]

Santosh Kr. Dey
 ALIPUR POLICE COURT
 Kolkata - 27

5000



Tapan Dey
 Late Indira Nath Dey
 Madhyamgram, Kal-129
 Business.

Addl District Sub-Registrar
 Bidhan Nagar (Salt Lake City)

13 JAN 2011

-2-

(MR.) MANAS KUMAR BHATTACHARJEE, son of Manindra Kumar Bhattacharjee, by caste - Hindu, by occupation - Service, by nationality - Indian, permanent resident at HPC Hospital, Hindusthan Paper Corporation, Post Office - Panchgram, District - Cachar, State - Assam and at present residing at C-33, Nabadarsha, Birati, District North 24-Parganas, PIN - 700 134, State - West Bengal, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **FIRST PART**;

AND

SRI DEBASISH ROY, son of Sri Chittaranjan Roy, by caste - Hindu, by occupation - Business, by Nationality - Indian, residing at Dashadrone, Post Office - R. Gopalpur, Rajarhat Road, Police Station Baguiati, District North 24 Parganas, PIN - 700 136, State West Bengal, hereinafter referred to and called as the "**CONFIRMING PARTY**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **SECOND PART**;

AND

(1) **SIDHANT VINTRADE PRIVATE LIMITED**, and (2) **SOLTY MERCANTILE PRIVATE LIMITED**, both the Companies having their registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory **(Mr.) Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat, PIN - 700 059, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **THIRD PART**;

WHEREAS one **Jatindra Nath Mondal** and **Staish Chandra Mondal** were the recorded joint owners of ALL THAT piece or parcel of a plot of land measuring about 16.5 [sixteen point five] Decimals, more or less

comprised under R. S. Dag No. 454 [3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, together with other landed properties;

AND WHEREAS while thus the said Jatindra Nath Mondal and Staish Chandra Mondal jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties the said Satish Chandra Mondal died intestate leaving behind his 2 [two] sons namely [1] Sri Sunil Kumar Mondal and [2] Sri Sudhir Kumar Mondal as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956 and since then the said Jatindra Nath Mondal and 2 [two] sons of deceased Satish Chandra Mondal namely [1] Sri Sunil Kumar Mondal and [2] Sri Sudhir Kumar Mondal became the absolute joint owners of ALL THAT piece or parcel of a plot of land measuring about 16.5 [sixteen point five] Decimals, more or less comprised under R. S. Dag No. 454 [3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, together with other landed properties according to their proportionate share;

AND WHEREAS thus the said (1) Jatindra Nath Mondal, son of Late Jogendra Nath Mondal, (2a) Sunil Kumar Mondal, and (2b) Sudhir Kumar Mondal, both sons of Late Staish Chandra Mondal, were the recorded joint owners of ALL THAT piece or parcel of a plot of land classified as BAGAN measuring about 16.5 [sixteen point five] Decimals, more or less, comprised under R. S. Dag No. 454 [Area- 3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, together with other landed properties;

AND WHEREAS while thus the said [1] **Jatindra Nath Mondal**, [2a] **Sri Sunil Kumar Mondal** and [2b] **Sri Sudhir Kumar Mondal** jointly seized and possessed of or otherwise well and sufficiently entitled to the

aforesaid properties, by execution of a Saf Bikray Kobala dated 22nd day of June, 1973 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN measuring about 16.5 [sixteen point five] Decimals, more or less, comprised under R. S. Dag No. 454 [3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one **Srimati Latika Chakraborty**, wife of Sri Pranab Chakraborty, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Volume No. 97, Pages 130 to 134, Being No. 4820 for the year 1973, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property due to urgent requirement of lawful money the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty made a master Plan and divided the said land under several plots and marked as Scheme Plot No. "A", Scheme Plot No. "B", Scheme Plot No. "C" and Scheme Plot No. "D" with 10'-0" wide Common Passage which provided from her purchased property;

AND WHEREAS while enjoying the said property the said **Srimati Latika Chakraborty**, wife of Sri Pranab Chakraborty by a Registered Deed sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "C" measuring about 2 [two] Cottahs 10 [ten] Chittacks 9 [nine] Square Feet, be the same a little more or less, out of her total land comprised under R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, unto and in favour of one **Sri Tapan Mukherjee**, son of Sri Madhusudan Mukherjee, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. 1,

Volume No. 122, Pages 287 to 298, Being No. 5672 for the year 1994 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed while thus the said **Sri Tapan Mukherjee**, son of Sri Madhusudan Mukherjee, enjoying the aforesaid landed property, by a Registered Deed dated 5th day of May, 2004 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "C" measuring about 2 [two] Cottahs 10 [ten] Chittacks 9 [nine] Square Feet, be the same a little more or less, comprised under R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, unto and in favour of one **Sri Manas Kumar Bhattacharjee**, son of Manindra Kumar Bhattacharjee, the Vendor herein, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Being No. 03063 for the year 2004 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed, the said Sri Manas Kumar Bhattacharjee, the Vendor herein, became the sole and absolute owner of ALL THAT piece or parcel of land, identified as Scheme Plot No. "C" measuring about 2 [two] Cottahs 10 [ten] Chittacks 9 [nine] Square Feet, more or less, comprised under R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the SAID PROPERTY;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written hereto and shown in the attached plan at a consideration of prevailing rates, the Vendor agreed to sell the SAID PROPERTY to one (MR.) DEBASISH ROY, the Confirming Party herein, on the terms and at the price settled between them.

AND WHEREAS the Confirming Party herein, being not able to complete the sale transaction in his own favour, approached (1) **SIDHANT VINTRADE PRIVATE LIMITED**, and (2) **SOLTY MERCANTILE PRIVATE LIMITED**, the Purchaser herein to take the conveyance of the SAID PROPERTY in its favour and requested the Vendor to complete the sale in favour of the Purchaser, which request has been accepted by the Vendor.

AND WHEREAS the Confirming Party herein, has joined this conveyance to confirm his nomination, against a nomination charges of Rs. 8,89,866/- (Rupees Eight Lac Eighty Nine Thousand Eight Hundred And Sixty Six) only, for sale and transfer of the SAID PROPERTY by the Vendor, in favour of the Purchaser.

AND WHEREAS thus, the Purchaser herein has agreed to Purchase, the Confirming Party herein has agreed to nominate and the Vendor herein has agreed to sale ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "C" measuring about 2 [two] Cottahs 10 [ten] Chittacks 9 [nine] Square Feet, more or less, comprised under R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border, hereinafter as well as hereinbefore called as the SAID PROPERTY, at and for a Total Consideration of Rs. 20,30,866/- [Rupees Twenty Lac Thirty Thousand Eight Hundred Sixty Six] only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of agreements and in consolidated consideration of sum of Rs. 20,30,866/- [Rupees Twenty Lac Thirty Thousand Eight Hundred Sixty Six] only duly paid by the Purchaser to the Vendor and the Confirming Party, at or before the execution of this instruments (the receipt whereof the Vendor and the Confirming Party doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "C" measuring about 2 [two] Cottahs 10 [ten] Chittacks 9 [nine] Square Feet, more or less, comprised under R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and delineated on the map or plan annexed hereto and bordered RED thereon and which is hereinbefore as well as hereinafter referred to as "the said property" OR HOWSOEVER, OTHERWISE the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said

property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:-

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful

hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and

- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title, and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor cannot hand over all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendor herein declares that in future they are liable to

handover those document as and when he will collect the same from the appropriate authority.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of land measuring about 2 [two] Cottahs 10 [ten] Chittacks 9 [nine] Square Feet, more or less, classified as BAGAN, identified as Scheme Plot No. "C" comprised under R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, corresponding to the L. R. Khatian No. 4348 and 4393, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24-Parganas TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 10'-0" wide Common Passage on the Southern side of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. more as shown in the plan attached herewith and marked with colour RED border which shall be treated as part of this indenture and butted and bounded as follows: -

ON THE NORTH : Partly 10'-0" wide Common Passage & Partly Scheme Plot No. "B";

ON THE SOUTH : Land under R. S. Dag No. 455;

ON THE EAST : Land under Partly R. S. Dag No. 449 and Partly R. S. Dag No. 451;

ON THE WEST : Partly 10'-0" wide Common Passage & Partly Scheme Plot No. "D";

IN WITNESS WHEREOF the VENDOR set and subscribed his hand and seal on the day month and year above written.

SIGNED, SEALED & DELIVERED
by the VENDOR at Kolkata in the
presence of:

Tapas Das

Rajarhat KOL-135

Tapas Das
Midhyanagar, Kol-129

SIGNED, SEALED & DELIVERED
by the CONFIRMING PARTY at
Kolkata in the presence of:

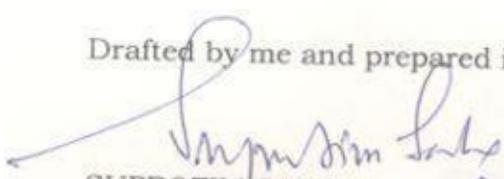
Tapas Das

Rajarhat KOL-135

Tapas Das
Midhyanagar, Kol-129

Debasish Roy.

Drafted by me and prepared in my office:


SUPROTIM SAHA
Advocate, W.B. 134/1990
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata -700 059.

Advocate

RECEIPT

Received a sum of Rs. 20,30,866/- [Rupees Twenty Lac Thirty Thousand Eight Hundred Sixty Six] only from the herein above named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque /DD No.	Bank/Branch	Issued In Favour Of
8,55,000/-	12.01.2011	672434	Indian Overseas Bank Ltd., Baguiati Branch	Manas Kumar Bhattacharjee
2,86,000/-	12.01.2011		PAID IN CASH	Manas Kumar Bhattacharjee
5,73,375/-	12.01.2011	164428	Indian Overseas Bank Ltd., Baguiati Branch	Debasish Roy
3,16,491/-	12.01.2011		PAID IN CASH	Debasish Roy
20,30,866/-	Rupees Twenty Lac Thirty Thousand Eight Hundred & Sixty Six Only			

Witnesses:

Tapas Das

Tapas Roy

Manas Bhattacharjee

SIGNATURE OF THE VENDOR

Debasish Roy

SIGNATURE OF THE CONFIRMING PARTY

Drafted by me and prepared in my office:

Suprotim Saha
 SUPROTIM SAHA
 Advocate, W.B. 134/1990
 MONOLATA, BA-12/2B,
 Deshbandhu Nagar,
 Kolkata -700 059.

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



Mr. N. S. Bhattacharya

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Debasis Roy

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



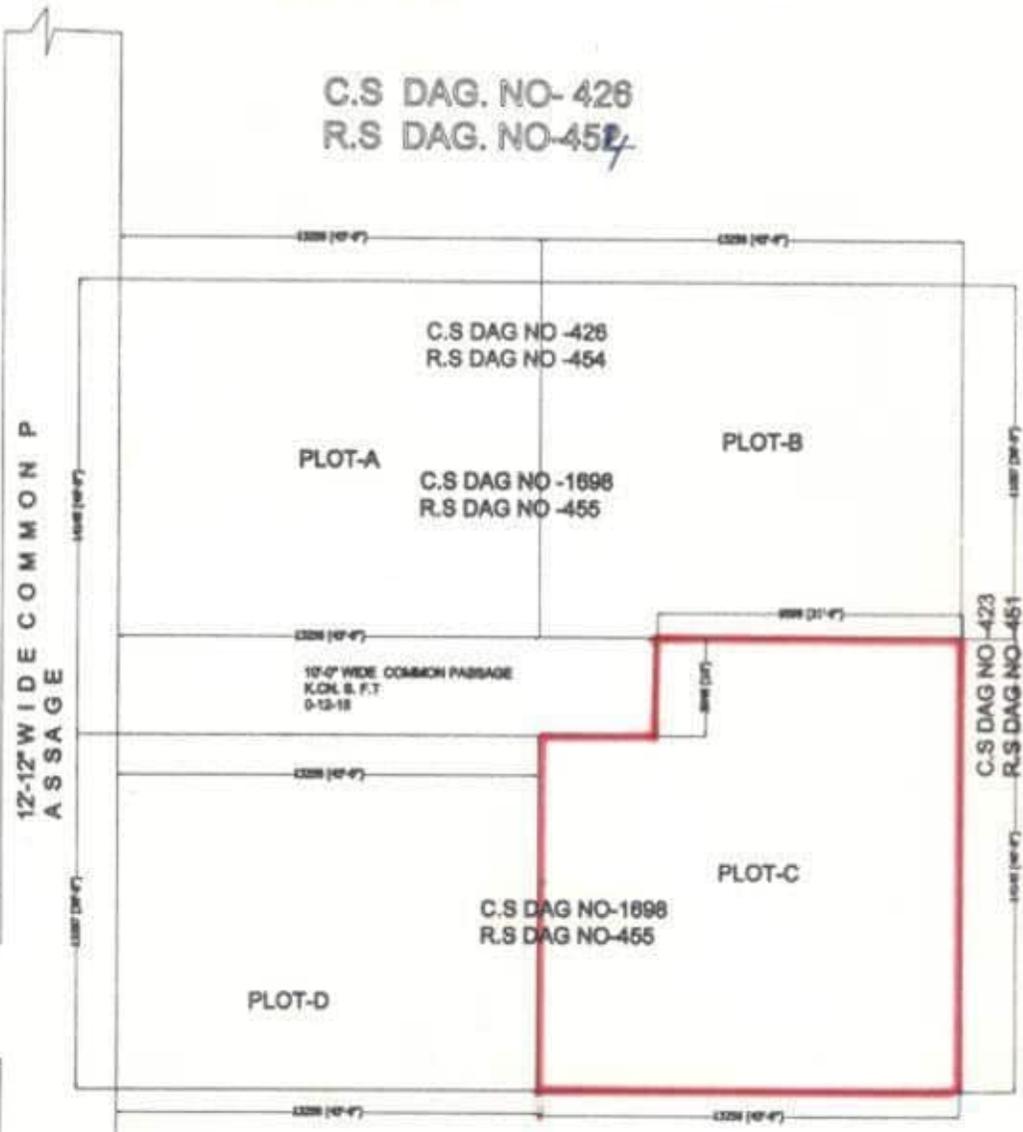
Shyamprasad

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

DEED PLAN OF LAND AT R.S/L.R DAG.NO.454 & 455 (PART)
MOUZA -REKJUANI J.L. NO-13 RS. NO. 198. P. S. RAJARHAT.
DIST- NORTH 24 PARGANAS.

Manas Bhattacharya

C.S DAG. NO- 428
R.S DAG. NO-454



12'-12" WIDE COMMON P
A S S A G E

PLOT-A
C.S DAG NO -1698
R.S DAG NO -455

PLOT-B

10'-0" WIDE COMMON PASSAGE
K.O.L. S. F.T
0-13-18

PLOT-C

C.S DAG NO-1698
R.S DAG NO-455

PLOT-D

C.S DAG NO-423
R.S DAG NO-451

C.S DAG. NO- 1698
R.S DAG. NO-455

Ze Basish Roy.

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 00380 / 2011, Deed No. (Book - I , 00352/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Manas Kumar Bhattacharjee	Manas Bhattacharjee 13/01/2011

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Manas Kumar Bhattacharjee Address -C-33 Nabadarsha Birati, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700134	Self		 LTI	Manas Bhattacharjee 13/01/2011
2	Debasish Roy Address -Dashadrone, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur Rajarhat Rd Pin :-700136	Confirming Party		 LTI	Debasish Roy 13/01/2011

Name of Identifier of above Person(s)

Tapan Dey
Madhyamgram, Kolkata, District:-North 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :- 700129

Signature of Identifier with Date

Tapan Dey
13/01/11



(Signature)
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)
13 JAN 2011

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 00352 of 2011
(Serial No. 00380 of 2011)

On

Payment of Fees:

On 13/01/2011

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 : 23,4,53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Revenue Act, 1955; Court fee stamp paid Rs. 10/-

Payment of Fees:

Amount By Cash

Rs. 32123/-, on 13/01/2011

(Under Article : A(1) = 32109/- , E = 14/- on 13/01/2011)

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.-2030866/-

Certified that the required stamp duty of this document is Rs.- 101564 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 96600/- is paid 09942312/01/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 13/01/2011

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

Presented for registration at 13.58 hrs on 13/01/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Manas Kumar Bhattacharjee , one of the Executants.

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

Execution is admitted on 13/01/2011 by

1. Manas Kumar Bhattacharjee, son of Manindra Kr Bhattacharjee , C-33 Nabadarsha Birati, Kolkata, District:-North 24-Parganas, WEST BENGAL, India. P.O. :- Pin :-700134 , By Caste Hindu, By Profession : Service
2. Debasish Roy, son of Chittaranjan Roy , Dashadrone, Kolkata, Thana-Bagmati District North 24-Parganas, WEST BENGAL, India. P.O. :-R Gopalpur Rajarhat Rd Pin :-700136. By Caste Hindu, By Profession : Business

Identified By Tapan Dey, son of Mr Jatindra Nath Dey, Madhyamgram, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700129, By Caste: Hindu, By Profession: Business.



(Debasish Dhar)

ADDITIONAL DISTRICT SUB REGISTRAR
Addl. District Sub Registrar
Bidhan Nagar (Salt Lake City)

13 JAN 2011

ADDITIONAL DISTRICT SUB REGISTRAR
EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 8002 to 8020
being No 00352 for the year 2011.



She

(Debasish Dhar) 14-January-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

00381

1-00353



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

930372

1-20
 6-203/11

Certify that the document is admitted to registration. The signature sheets and the documents attached with this document are the part of this document.


 Addl. District Sub-Registrar
 Bidhan Nagar (Salt Lake City)
 13 JAN 2011

THIS INDENTURE

Made this the 13th day of January, 2011.

[Two Thousand Eleven]

BETWEEN

16 DEC 2010

Sl. No. 2443 Dt. 5000 Rupees 5000
 M/s. Sri/Smt. H. Adhya Adv.
 Address CMM Loan - Kothala
 P. S.
 Vender

Santosh Kr. Dey
 ALIPUR POLICE COURT
 Kolkata - 77

(← 5000)



Tapan Dey
 Late Satindra Nath Dey
 Mukhyamanjan, Kel-129
 Business

Addl District Sub-Registrar
 Bidhan Nagar (Salt Lake City)

13 JAN 2011

SRI DWIPENDRA NATH BHATTACHARJEE alias Dwipendra Nath Bhattacharyya, son of Dwijendra Nath Bhattacharjee, by caste - Hindu, by occupation - Service, by nationality - Indian, residing at Happy Valley Lane, N. S. Avenue, Silchar, PIN 788 005, State - Assam, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **FIRST PART**, represented by **SRI MANAS KUMAR BHATTACHARJEE**, son of Manindra Kumar Bhattacharjee, by caste - Hindu, by occupation - Service, by nationality - Indian, permanent resident of HPC Hospital, Hindusthan Paper Corporation, Post Office - Panchgram, District Cachar, State - Assam and at present residing at C-33, Nabadarsha, Birati, District North 24-Parganas, PIN - 700 134, State - West Bengal, as Constituted Attorney by virtue of a General Power of Attorney made and executed on 18th day of December, 2010 registered in the office of the Additional Registrar of Assurance - III at Kolkata and recorded into Book No. IV, CD Volume No. 9, Pages from 6802 to 6809, Being No. 07258 for the year 2010;

AND

SRI DEBASISH ROY, son of Sri Chittaranjan Roy, by caste - Hindu, by occupation - Business, by Nationality - Indian, residing at Dashadrone, Post Office - R. Gopalpur, Rajarhat Road, Police Station Baguiati, District North 24 Parganas, PIN - 700 136, State West Bengal, hereinafter referred to and called as the "**CONFIRMING PARTY**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **SECOND PART**;

AND

RADISON VINIMAY PRIVATE LIMITED, the Companies having their registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory (**Mr.**) **Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat, PIN -

700 059, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **THIRD PART**;

WHEREAS one Jatindra Nath Mondal and Staish Chandra Mondal were the recorded joint owners of ALL THAT piece or parcel of a plot of land measuring about 16.5 [sixteen point five] Decimals, more or less comprised under R. S. Dag No. 454 [3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, together with other landed properties;

AND WHEREAS while thus the said Jatindra Nath Mondal and Staish Chandra Mondal jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties the said Satish Chandra Mondal died intestate leaving behind his 2 [two] sons namely [1] Sri Sunil Kumar Mondal and [2] Sri Sudhir Kumar Mondal as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956 and since then the said Jatindra Nath Mondal and 2 [two] sons of deceased Satish Chandra Mondal namely [1] Sri Sunil Kumar Mondal and [2] Sri Sudhir Kumar Mondal became the absolute joint owners of ALL THAT piece or parcel of a plot of land measuring about 16.5 [sixteen point five] Decimals, more or less comprised under R. S. Dag No. 454 [3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, together with other landed properties according to their proportionate share;

AND WHEREAS thus the said (1) Jatindra Nath Mondal, son of Late Jogendra Nath Mondal, (2a) Sunil Kumar Mondal, and (2b) Sudhir Kumar Mondal, both sons of Late Staish Chandra Mondal, were the recorded joint owners of ALL THAT piece or parcel of a plot of land classified as BAGAN measuring about 16.5 [sixteen point five] Decimals, more or less, comprised under R. S. Dag No. 454 [Area- 3 Decimals]

appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, together with other landed properties;

AND WHEREAS while thus the said [1] **Jatindra Nath Mondal**, [2a] **Sri Sunil Kumar Mondal** and [2b] **Sri Sudhir Kumar Mondal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, by execution of a Saf Bikray Kobala dated 22nd day of June, 1973 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN measuring about 16.5 [sixteen point five] Decimals, more or less, comprised under R. S. Dag No. 454 [3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one **Srimati Latika Chakraborty**, wife of Sri Pranab Chakraborty, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Volume No. 97, Pages 130 to 134, Being No. 4820 for the year 1973, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property due to urgent requirement of lawful money the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty made a master Plan and divided the said land under several plots and marked as Scheme Plot No. "A", Scheme Plot No. "B", Scheme Plot No. "C" and Scheme Plot No. "D" with 10'-0" wide Common Passage which provided from her purchased property;

AND WHEREAS while enjoying the said property the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty by a Registered Deed sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "A" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square

Feet be the same a little more or less out of her total land comprised under R. S. Dag No. 454 [14 Chittacks 22 Square Feet out of 3 Decimals] appertaining to R. S. Khatian No. 1377 corresponding to R. S. Dag No. 455 [1 Cottah 4 Chittacks 32 Square Feet out of 13.5 Decimals] corresponding to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, unto and in favour of one Sri Animesh Mukherjee, son of Sri Madhusudan Mukherjee, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 122, Pages 275 to 286, Being No. 5671 for the year 1994 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed while thus the said Sri Animesh Mukherjee, son of Sri Madhusudan Mukherjee, enjoying the aforesaid landed property due to urgent requirement of lawful money, by a Registered Deed dated 16th day of April, 2004 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "A" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet be the same a little more or less out of her total land comprised under R. S. Dag No. 454 [14 Chittacks 22 Square Feet out of 3 Decimals] appertaining to R. S. Khatian No. 1377 corresponding to R. S. Dag No. 455 [1 Cottah 4 Chittacks 32 Square Feet out of 13.5 Decimals] corresponding to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, unto and in favour of one Sri Dwipendra Nath Bhattacharjee, son of Sri Dwijendra Nath Bhattacharjee, the Vendor herein which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No.

155, Pages 19 to 33, Being No. 02638 for the year 2004 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed the said Sri Dwipendra Nath Bhattacharjee, son of Sri Dwijendra Nath Bhattacharjee, the Vendor herein became the sole and absolute owner of ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "A" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet be the same a little more or less comprised under R. S. Dag No. 454 [14 Chittacks 22 Square Feet out of 3 Decimals] appertaining to R. S. Khatian No. 1377 corresponding to R. S. Dag No. 455 [1 Cottah 4 Chittacks 32 Square Feet out of 13.5 Decimals] corresponding to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the SAID PROPERTY;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written hereto and shown in the attached plan at a consideration of prevailing rates, the Vendor agreed to sell the SAID PROPERTY to one (MR.) DEBASISH ROY, the Confirming Party herein, on the terms and at the price settled between them.

AND WHEREAS the Confirming Party herein, being not able to complete the sale transaction in his own favour, approached **RADISON VINIMAY PRIVATE LIMITED**, the Purchaser herein to take the conveyance of the SAID PROPERTY in its favour and requested the Vendor to complete the sale in favour of the Purchaser, which request has been accepted by the Vendor.

AND WHEREAS the Confirming Party herein, has joined this conveyance to confirm his nomination, against a nomination charges of Rs. 7,40,993/- (Rupees Seven Lac Forty Thousand Nine Hundred And Nine Three) only, for sale and transfer of the SAID PROPERTY by the Vendor, in favour of the Purchaser.

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written hereto and shown in the attached plan at a consideration of highest market price or prevailing rates, the Vendor has offered to sell AND the Confirming Party herein agreed to confirm the sale of ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "A" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet be the same a little more or less comprised under R. S. Dag No. 454 [14 Chittacks 22 Square Feet out of 3 Decimals] appertaining to R. S. Khatian No. 1377 corresponding to R. S. Dag No. 455 [1 Cottah 4 Chittacks 32 Square Feet out of 13.5 Decimals] corresponding to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border and the Purchaser herein agreed to purchase the same at and for consolidated consideration of Rs. 16,93,993/- [Rupees Sixteen Lac Ninety Three Thousand Nine Hundred Ninety Three] only according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendor has agreed to sell and transfer the said plot of land for consolidated consideration of Rs. 16,93,993/- [Rupees Sixteen Lac Ninety Three Thousand Nine Hundred Ninety Three] only which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of agreements and in consolidated consideration of sum of Rs. 16,93,993/- [Rupees Sixteen Lac Ninety Three Thousand Nine Hundred Ninety Three] only duly paid by the Purchaser to the Vendor

only at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "A" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet be the same a little more or less comprised under R. S. Dag No. 454 [14 Chittacks 22 Square Feet out of 3 Decimals] appertaining to R. S. Khatian No. 1377 corresponding to R. S. Dag No. 455 [1 Cottah 4 Chittacks 32 Square Feet out of 13.5 Decimals] corresponding to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and delineated on the map or plan annexed hereto and bordered RED thereon and which is hereinbefore as well as hereinafter referred to as "the said property" OR HOWSOEVER OTHERWISE the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may

be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:-

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the, Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and

- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor cannot hand over all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendor herein declares that in future they are liable to handover those document as and when he will collect the same from the appropriate authority.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of land measuring about 2 [two] Cottahs 3 [three] Chittacks and 9 [nine] Square Feet, be the same a little more or less, identified as Scheme Plot No. "A" classified as BAGAN, comprised under R.S./L.R. Dag No. 454 [14 Chittacks 22 Square Feet out of 3 Decimals] appertaining to R. S. Khatian No. 1377 corresponding to L. R. Khatian No. 4348 and 4393, and R. S. Dag No. 455 [1 Cottah 4 Chittacks 32 Square Feet out of 13.5 Decimals] appertaining to R. S. Khatian No. 1870, corresponding to L. R. Khatian No. 4348 and 4393, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24-Parganas TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 10'-0" wide Common Passage on the Southern side and 12'-0" wide Common Passage on the Western side of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. more as shown in the plan attached herewith and marked with colour RED border which shall be treated as part of this indenture and butted and bounded as follows: -

ON THE NORTH : LAND UNDER R. S. DAG NO. 454;
 ON THE SOUTH : TEN FEET WIDE COMMON PASSAGE;
 ON THE EAST : SCHEME PLOT NO. "B";
 ON THE WEST : TWELVE FEET WIDE COMMON PASSAGE;

IN WITNESS WHEREOF the VENDOR set and subscribed his hand and seal on the day month and year above written.

Tapas Das
Rajachhat KOL-135

Tapas Das
Medhyanagar, Kol-129

SIGNED, SEALED & DELIVERED
by the VENDOR at Kolkata in the
presence of:

Tapas Das
Rajachhat KOL-135

Tapas Das
Medhyanagar, Kol-129

Manas Bhattacharyya

For and on behalf of:
Sri Dwipendra Nath Bhattacharjee
As Constituted Attorney
SIGNATURE OF VENDOR

SIGNED, SEALED & DELIVERED
by the CONFIRMING PARTY at
Kolkata in the presence of:

Tapas Das
Rajachhat KOL-135

Tapas Das
Medhyanagar, Kol-129

Debasish Roy

SIGNATURE OF CONFIRMING PARTY

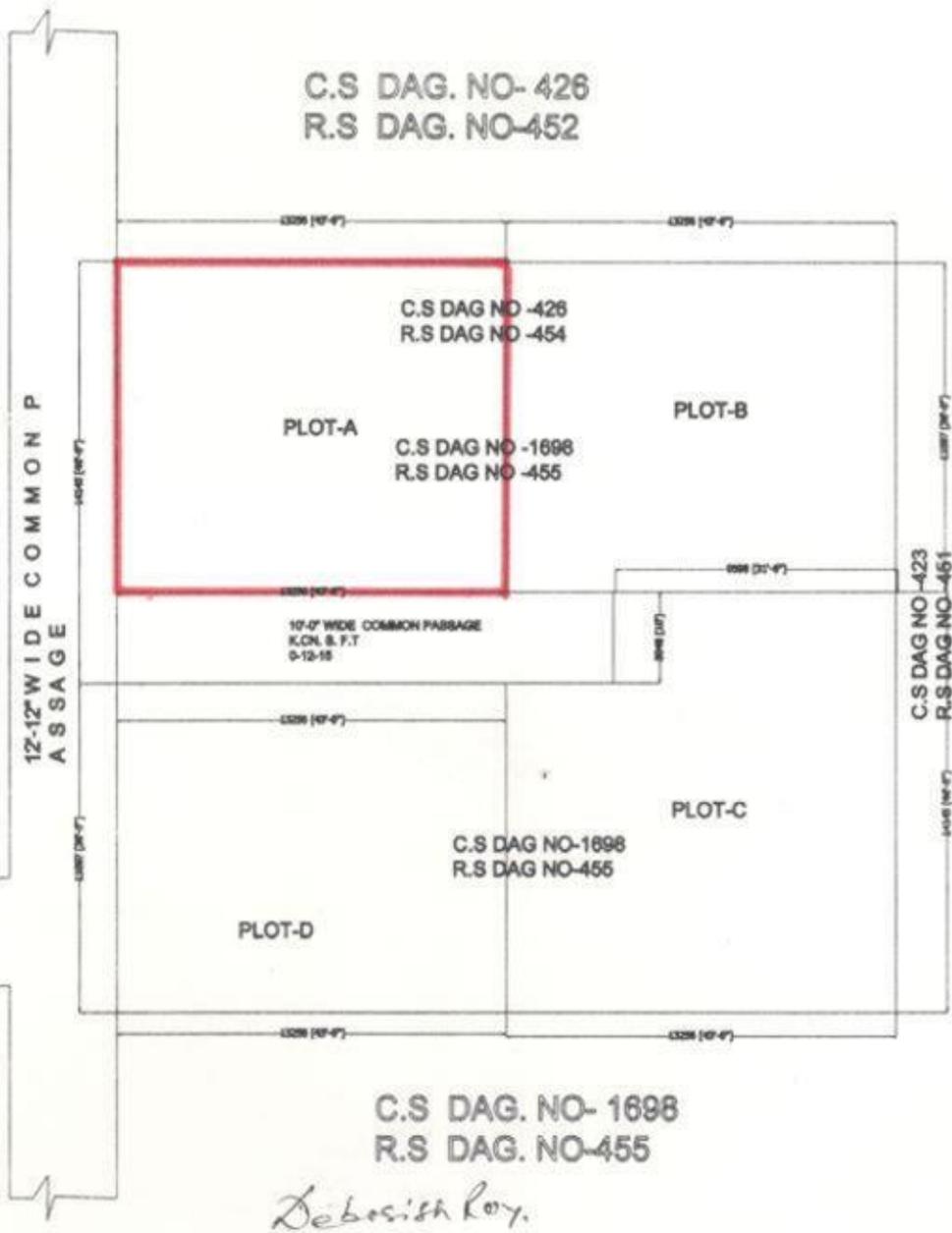
Drafted by me and prepared in my office:

Suprotim Saha
Advocate

SUPROTIM SAHA
Advocate, W.B. 134/1990
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata -700 059.

DEED PLAN OF LAND AT R.S/L.R DAG.NO.454 & 455 (PART)
MOUZA -REKJUANI J .L. NO-13 RS. NO. 198. P. S. RAJARHAT.
DIST- NORTH 24 PARGANAS.

Manas B. Mukherjee



Debasis Roy.

RECEIPT

Received a sum of Rs. 16,93,993/- [Rupees Sixteen Lac Ninety Three Thousand Nine Hundred Ninety Three] only from the herein above named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque /DD No.	Bank/Branch	Issued In Favour Of
7,15,000/-	12.01.2011	672432	Indian Overseas Bank Ltd., Baguiati Branch	Sri Dwipendra Nath Bhattacharjee
2,38,000/-	12.01.2011		PAID IN CASH	Sri Dwipendra Nath Bhattacharjee
4,77,000/-	12.01.2011	164478	Indian Overseas Bank Ltd., Baguiati Branch	Debasish Roy
2,63,993/-	12.01.2011		PAID IN CASH	Debasish Roy
16,93,993/-	Rupees Sixteen Lac Ninety Three Thousand Nine Hundred & Ninety Three Only			

Tapas Das

Tapas Das

Manas Bhattacharya

For and on behalf of:
Sri Dwipendra Nath Bhattacharjee
As Constituted Attorney
SIGNATURE OF VENDOR

Debasish Roy.

SIGNATURE OF CONFIRMING PARTY

Drafted by me and prepared in my office:

SUPROTIM SAHA
Advocate, W.B. 134/1990
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata -700 059.

Advocate

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



Manas Bhattacharya



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]



Zeborish Roy



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]



Sanyal Ananda



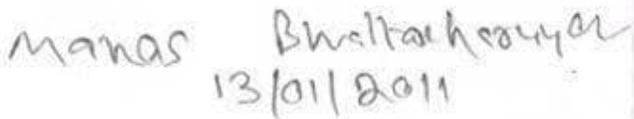
LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



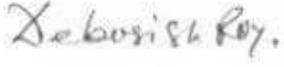
THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 00381 / 2011, Deed No. (Book - I , 00353/2011)

I. Signature of the Presentant.

Name of the Presentant	Signature with date
Manas Kr Bhattacharjee	 13/01/2011

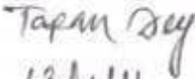
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Manas Kr Bhattacharjee Address -C- 33 Nabadarsha Birati, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700134	Attorney	 13/01/2011	 LTI 13/01/2011	
2	Debasish Roy Address -Dashdrone, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur Rajarhat Rd Pin: :-700136	Confirming Party	 13/01/2011	 LTI 13/01/2011	

Name of Identifier of above Person(s)

Tapan Dey
 Madhyamgram, Kolkata, District:-North 24-Parganas,
 WEST BENGAL, India, P.O. :- Pin :-700129

Signature of Identifier with Date


 13/1/11




 Addl District Sub-Registrar
 Bidhan Nagar (Salt Lake City)

13 JAN 2011

(Debasish Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BIDHAN NAGAR



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 00353 of 2011
(Serial No. 00381 of 2011)

On

Payment of Fees:

On 13/01/2011

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 : 23,4,53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 26777/-, on 13/01/2011

(Under Article : A(1) = 26763/- ,E = 14/- on 13/01/2011)

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.-1693993/-

Certified that the required stamp duty of this document is Rs.- 84721 /- and the Stamp duty paid is Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 79750/- is paid 09942712/01/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 13/01/2011

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

Presented for registration at 13:56 hrs on 13/01/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Manas Kr Bhattacharjee , one of the Executants.

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

Execution is admitted on 13/01/2011 by

1. Debasish Roy, son of Chittaranjan Roy , Dashdrone, Kolkata, Thana-Baguali, District-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur Rajarhat Rd Pin :-700136 . By Caste Hindu, By Profession : Business

Identified By Tapan Dey, son of Lt Jatindra Nath Dey, Madhyamgram, Kolkata, District-North 24-Parganas, WEST BENGAL, India, P.O. :-Pin :-700129 , By Caste: Hindu, By Profession: Business

Executed by Attorney

Execution by




Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
13 JAN 2011
 Debasish Dhar



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 00353 of 2011

(Serial No. 00381 of 2011)

1. Manas Kr Bhattacharjee, son of Manindra Kr Bhattacharjee, C- 33 Nabadarsha Birati, Kolkata District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700134. By Caste Hindu by Profession: Service, as the constituted attorney of Dwipendra Nath Bhattacharjee alias Dwipendra Nath Bhattacharyya is admitted by him.

Identified By Tapan Dey, son of Lt Jatindra Nath Dey, Madhyamgram, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700129, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR




Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
13 JAN 2011

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 8021 to 8041
being No 00353 for the year 2011.



Debasish Dhar

(Debasish Dhar) 14-January-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

00382

9-00354



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

930375

Handwritten notes:
 13/1/11
 1.59
 Q-202/11

Certify that the document is admitted to registration. The signature sheets and the documents attached with this document are the part of this document.

Handwritten signature in green ink.

Addl District Sub-Registrar
 Bidhan Nagar (Salt Lake City)
 13 JAN 2011

THIS INDENTURE

Made this the 13th day of January, 2011

[Two Thousand Eleven]

BETWEEN

15 DEC 2010

Sl. No. 2646 Rupees 5000
 M/s. Sri/Smt. H. Adhya Adv.
 Address C.M.M. Court - Kolkata
 P. S.
 Vendor

Santosh Kr. Dey
 ALIPUR POLICE COURT
 Kolkata - 27

5000



Tapan Dey
 Late Sateendra Nath Dey
 Malabar Road - Kal-129
 Business

Addl District Sub-Registrar
 Bichan Nagar (Salt Lake City)

13 JAN 2011

SRI KALYAN KUMAR BHATTACHARJEE, son of Late Kiran Chandra Bhattacharjee, by caste - Hindu, by occupation - Service, by nationality - Indian, residing at Joy Kumar Road, Malugram, Silchar, PIN - 788 002, State - Assam, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **FIRST PART**, represented by **SRI MANAS KUMAR BHATTACHARJEE**, son of Manindra Kumar Bhattacharjee, by caste - Hindu, by occupation - Service, by nationality - Indian, permanent resident of HPC Hospital, Hindusthan Paper Corporation, Post Office - Panchgram, District Cachar, State - Assam and at present residing at C-33, Nabadarsha, Birati, District North 24-Parganas, PIN - 700 134, State - West Bengal, as Constituted Attorney by virtue of a General Power of Attorney made and executed on 18th day of December, 2010 registered in the office of the Additional Registrar of Assurance - III at Kolkata and recorded into Book No. IV, CD Volume No. 9, Pages from 6751 to 6758, Being No. 07257 for the year 2010;

AND

SRI DEBASHISH ROY, son of Sri Chittaranjan Roy, by caste - Hindu, by occupation - Business, by Nationality - Indian, residing at Dashadrone, Post Office - R. Gopalpur, Rajarhat Road, Police Station Baguiati, District North 24 Parganas, PIN 700 136, State West Bengal, hereinafter referred to and called as the "**CONFIRMING PARTY**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **SECOND PART**;

AND

SPICE DEALCOM PRIVATE LIMITED, the Companies having their registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory (Mr.) Sunil Kumar Loharuka, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or

repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the THIRD PART;

WHEREAS one Jatindra Nath Mondal and Staish Chandra Mondal were the recorded joint owners of ALL THAT piece or parcel of a plot of land measuring about 16.5 [sixteen point five] Decimals, more or less comprised under R. S. Dag No. 454 [3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, together with other landed properties;

AND WHEREAS while thus the said Jatindra Nath Mondal and Staish Chandra Mondal jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties the said Satish Chandra Mondal died intestate leaving behind his 2 [two] sons namely [1] Sri Sunil Kumar Mondal and [2] Sri Sudhir Kumar Mondal as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956 and since then the said Jatindra Nath Mondal and 2 [two] sons of deceased Satish Chandra Mondal namely [1] Sri Sunil Kumar Mondal and [2] Sri Sudhir Kumar Mondal became the absolute joint owners of ALL THAT piece or parcel of a plot of land measuring about 16.5 [sixteen point five] Decimals, more or less comprised under R. S. Dag No. 454 [3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, together with other landed properties according to their proportionate share;

AND WHEREAS thus the said (1) Jatindra Nath Mondal, son of Late Jogendra Nath Mondal, (2a) Sunil Kumar Mondal, and (2b) Sudhir Kumar Mondal, both sons of Late Staish Chandra Mondal, were the recorded joint owners of ALL THAT piece or parcel of a plot of land classified as BAGAN measuring about 16.5 [sixteen point five] Decimals, more or less, comprised under R. S. Dag No. 454 [Area- 3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated

under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, together with other landed properties;

AND WHEREAS while thus the said [1] **Jatindra Nath Mondal**, [2a] **Sri Sunil Kumar Mondal** and [2b] **Sri Sudhir Kumar Mondal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, by execution of a Saf Bikray Kobala dated 22nd day of June, 1973 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN measuring about 16.5 [sixteen point five] Decimals, more or less, comprised under R. S. Dag No. 454 [3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one **Srimati Latika Chakraborty**, wife of Sri Pranab Chakraborty, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Volume No. 97, Pages 130 to 134, Being No. 4820 for the year 1973, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property due to urgent requirement of lawful money the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty made a master Plan and divided the said land under several plots and marked as Scheme Plot No. "A", Scheme Plot No. "B", Scheme Plot No. "C" and Scheme Plot No. "D" with 10'-0" wide Common Passage which provided from her purchased property;

AND WHEREAS while enjoying the said property the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty by a Registered Deed sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "B" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet be the same a little more or less out of her total land comprised under R. S. Dag No. 454 [14 Chittacks 22 Square Feet out of 3 Decimals]

appertaining to R. S. Khatian No. 1377 corresponding to R. S. Dag No. 455 [1 Cottah 4 Chittacks 32 Square Feet out of 13.5 Decimals] corresponding to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, unto and in favour of one Sri Pinaki Mukherjee, son of Sri Madhusudan Mukherjee, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 122, Pages 251 to 262, Being No. 5669 for the year 1994 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed while thus the said Sri Pinaki Mukherjee, son of Sri Madhusudan Mukherjee, enjoying the aforesaid landed property due to urgent requirement of lawful money, by a Registered Deed dated 5th day of May, 2004 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "B" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet be the same a little more or less out of her total land comprised under R. S. Dag No. 454 [14 Chittacks 22 Square Feet out of 3 Decimals] appertaining to R. S. Khatian No. 1377 corresponding to R. S. Dag No. 455 [1 Cottah 4 Chittacks 32 Square Feet out of 13.5 Decimals] corresponding to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, unto and in favour of one Sri Kalyan Kumar Bhattacharjee, son of Late Kiran Chandra Bhattacharjee, the Vendor herein which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Being No. 3061 for the year 2004 against the valuable consideration mentioned therein and thus

handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed the said Sri Kalyan Kumar Bhattacharjee, son of Late Kiran Chandra Bhattacharjee, the Vendor herein became the sole and absolute owner of ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "A" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet be the same a little more or less comprised under R. S. Dag No. 454 [14 Chittacks 22 Square Feet out of 3 Decimals] appertaining to R. S. Khatian No. 1377 corresponding to R. S. Dag No. 455 [1 Cottah 4 Chittacks 32 Square Feet out of 13.5 Decimals] corresponding to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the SAID PROPERTY;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written hereto and shown in the attached plan at a consideration of prevailing rates, the Vendor agreed to sell the SAID PROPERTY to one (MR.) DEBASISH ROY, the Confirming Party herein, on the terms and at the price settled between them.

AND WHEREAS the Confirming Party herein, being not able to complete the sale transaction in his own favour, approached **SPICE DEALCOM PRIVATE LIMITED**, the Purchaser herein to take the conveyance of the SAID PROPERTY in its favour and requested the Vendor to complete the sale in favour of the Purchaser, which request has been accepted by the Vendor.

AND WHEREAS the Confirming Party herein, has joined this conveyance to confirm his nomination, against a nomination charges of Rs. 7,40,993/- (Rupees Seven Lac Forty Thousand Nine Hundred And Nine

Three) only, for sale and transfer of the SAID PROPERTY by the Vendor, in favour of the Purchaser.

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written hereto and shown in the attached plan at a consideration of highest market price or prevailing rates, the Vendor has offered to sell AND the Confirming Party herein agreed to confirm the sale of ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "B" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet be the same a little more or less comprised under R. S. Dag No. 454 [14 Chittacks 22 Square Feet out of 3 Decimals] appertaining to R. S. Khatian No. 1377 corresponding to R. S. Dag No. 455 [1 Cottah 4 Chittacks 32 Square Feet out of 13.5 Decimals] corresponding to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border and the Purchaser herein agreed to purchase the same at and for consolidated consideration of Rs. 16,93,993/- [Rupees Sixteen Lac Ninety Three Thousand Nine Hundred Ninety Three] only according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendor has agreed to sell and transfer the said plot of land for consolidated consideration of Rs. 16,93,993/- [Rupees Sixteen Lac Ninety Three Thousand Nine Hundred Ninety Three] only which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of agreements and in consolidated consideration of sum of Rs. 16,93,993/- [Rupees Sixteen Lac Ninety Three Thousand Nine Hundred Ninety Three] only duly paid by the Purchaser to the Vendor only at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the

payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "A" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet be the same a little more or less comprised under R. S. Dag No. 454 [14 Chittacks 22 Square Feet out of 3 Decimals] appertaining to R. S. Khatian No. 1377 corresponding to R. S. Dag No. 455 [1 Cottah 4 Chittacks 32 Square Feet out of 13.5 Decimals] corresponding to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and delineated on the map or plan annexed hereto and bordered RED thereon and which is hereinbefore as well as hereinafter referred to as "the said property" OR HOWSOEVER OTHERWISE the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said

property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:-

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and

expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and

- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and

- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor cannot hand over all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendor herein declares that in future they are liable to handover those document as and when he will collect the same from the appropriate authority.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of land measuring about 2 [two] Cottahs 3 [three] Chittacks and 9 [nine] Square Feet, be the same a little more or less, identified as Scheme Plot No. "B" classified as BAGAN, comprised under R.S./L.R. Dag No. 454 [14 Chittacks 22 Square Feet out of 3 Decimals] appertaining to R. S. Khatian No. 1377 corresponding to L. R. Khatian No. 4348 and 4393, and R. S. Dag No. 455 [1 Cottah 4 Chittacks 32 Square Feet out of 13.5 Decimals] appertaining to R. S. Khatian No. 1870, corresponding to L. R. Khatian No. 4348 and 4393, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24-Parganas TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 10'-0" wide Common Passage on the Southern side of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. more as shown in the plan attached herewith and marked with colour RED border which shall be treated as part of this indenture and butted and bounded as follows: -

ON THE NORTH : LAND UNDER R. S. DAG NO. 454;

ON THE SOUTH : PARTLY TEN FEET WIDE COMMON PASSAGE AND
PARTLY SCHEME PLOT NO. "C";

ON THE EAST : SCHEME PLOT NO. "A";

ON THE WEST : LAND UNDER R. S. DAG NO. 451;

IN WITNESS WHEREOF the VENDOR set and subscribed his hand and seal on the day month and year above written.

Tapas Das
Rajachhat, KOL-135

Tapas Das
Mukhyamantra, Kol-129

SIGNED, SEALED & DELIVERED
by the VENDOR at Kolkata in the
presence of:

Tapas Das
Rajachhat KOL-135

Tapas Das
Mukhyamantra, Kol-129

MONAS Bhattacharjee

For and on behalf of:
Sri Kalyan Kumar Bhattacharjee
As Constituted Attorney
SIGNATURE OF VENDOR

SIGNED, SEALED & DELIVERED
by the CONFIRMING PARTY at
Kolkata in the presence of:

Tapas Das
Rajachhat KOL-135

Tapas Das
Mukhyamantra, Kol-129

Debasish Roy
SIGNATURE OF CONFIRMING PARTY

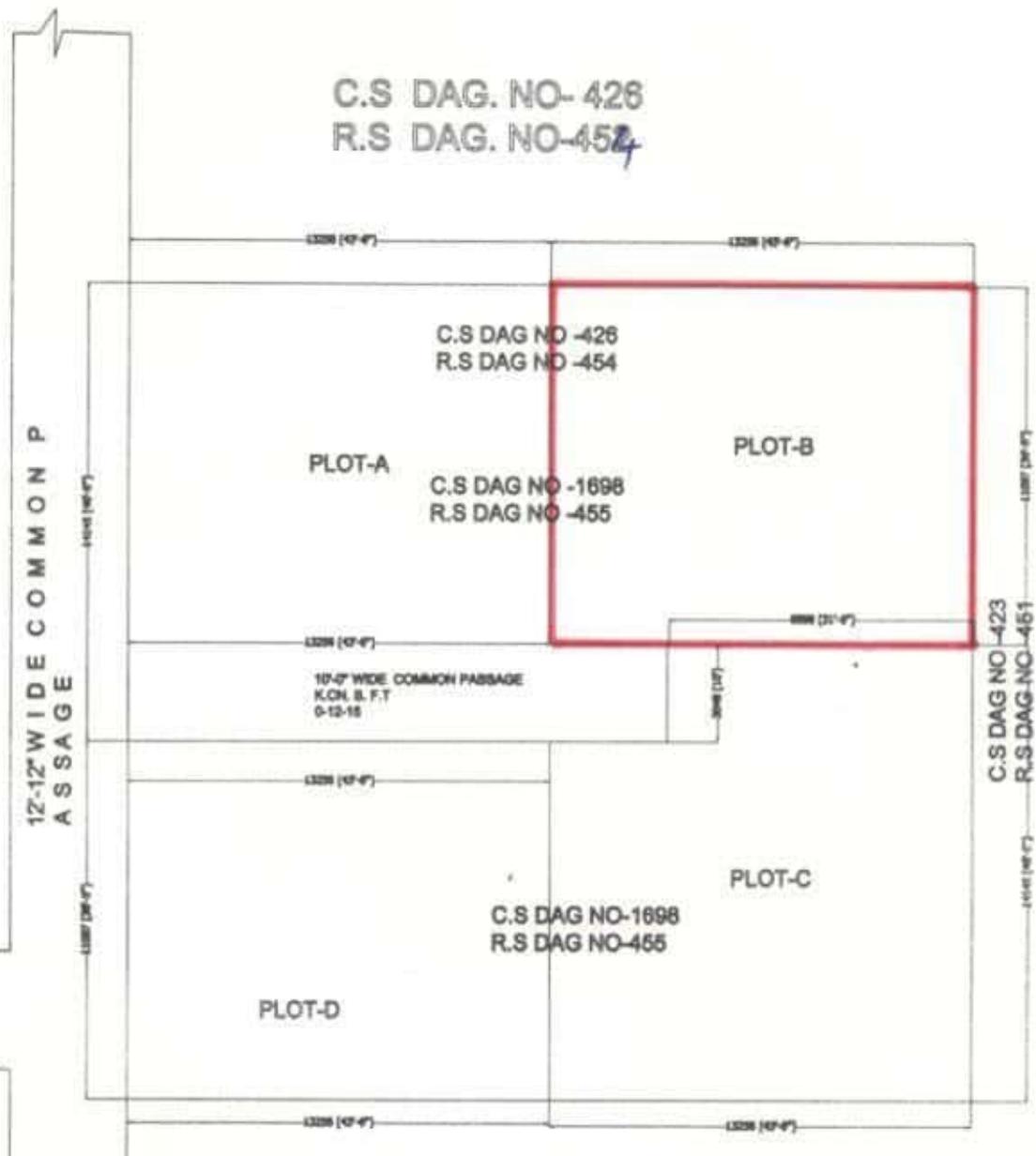
Drafted by me and prepared in my office:

Suprotim Saha
Advocate

SUPROTIM SAHA
Advocate, W.B. 134/1990
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata -700 059.

DEED PLAN OF LAND AT R.S/L.R DAG.NO.454 & 455 (PART)
 MOUZA -REKJUANI J .L. NO-13 RS. NO. 198. P. S. RAJARHAT.
 DIST- NORTH 24 PARGANAS.

Manas Bhattacharya



C.S DAG. NO- 426
 R.S DAG. NO-454

C.S DAG NO -426
 R.S DAG NO -454

C.S DAG NO -1698
 R.S DAG NO -455

C.S DAG NO-1698
 R.S DAG NO-455

C.S DAG. NO- 1698
 R.S DAG. NO-455

Zebosish Roy.

RECEIPT

Received a sum of Rs. 16,93,993/- [Rupees Sixteen Lac Ninety Three Thousand Nine Hundred Ninety Three] only from the herein above named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque /DD No.	Bank/Branch	Issued In Favour Of
7,15,000/-	12.01.2011	672433	Indian Overseas Bank Ltd., Baguiati Branch	Sri Kalyan Kumar Bhattacharjee
2,38,000/-	12.01.2011		PAID IN CASH	Sri Kalyan Kumar Bhattacharjee
4,77,000/-	12.01.2011	164403	Indian Overseas Bank Ltd., Baguiati Branch	Debasish Roy
2,63,993/-	12.01.2011		PAID IN CASH	Debasish Roy
16,93,993/-	Rupees Sixteen Lac Ninety Three Thousand Nine Hundred & Ninety Three Only			

Tapas Das

Tapas Das

Manas Bhattacharjee

For and on behalf of:
Sri Kalyan Kumar Bhattacharjee
As Constituted Attorney
SIGNATURE OF VENDOR

Debasish Roy

SIGNATURE OF CONFIRMING PARTY

Drafted by me and prepared in my office:

Suprotim Saha
SUPROTIM SAHA
Advocate, W.B. 134/1990
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata -700 059.

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



Mohas Bhalchandra



LITTLE

RING

MIDDLE

FORE

THUMB

[LEFT HAND]



THUMB

FORE

MIDDLE

RING

LITTLE

[RIGHT HAND]



Debasish Roy.



LITTLE

RING

MIDDLE

FORE

THUMB

[LEFT HAND]



THUMB

FORE

MIDDLE

RING

LITTLE

[RIGHT HAND]



Syshanoo



LITTLE

RING

MIDDLE

FORE

THUMB

[LEFT HAND]



THUMB

FORE

MIDDLE

RING

LITTLE

[RIGHT HAND]



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 00354 of 2011
(Serial No. 00382 of 2011)

On

Payment of Fees:

On 13/01/2011

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 : 23,4,53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 26777/-, on 13/01/2011

(Under Article : A(1) = 26763/- ,E = 14/- on 13/01/2011)

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.-1693993/-

Certified that the required stamp duty of this document is Rs.- 84721 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 79750/- is paid09942612/01/2011State Bank of India, TEGHORIA RAGHUNATHPUR, received on 13/01/2011

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

Presented for registration at 13.59 hrs on :13/01/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Manas Kr Bhattacharjee , one of the Executants.

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

Execution is admitted on 13/01/2011 by

1. Debashish Roy, son of Chittaranjan Roy , Dashadrone, Kolkata, District-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur Rajarhat Rd Pin :-700136 , By Caste Hindu, By Profession Business

Identified By Tapan Dey, son of Lt Jatindranath Dey, Madhyamgram, Kolkata, District-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700129 , By Caste Hindu, By Profession: Business.

Executed by Attorney

Execution by



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

13 JAN 2011
(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

13/01/2011 15:22:00



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 00354 of 2011

(Serial No. 00382 of 2011)

1. Manas Kr Bhattacharjee, son of Manindra Kr Bhattacharjee , C-33 Nabadarsha Birati, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700134 By Caste Hindu By Profession: Service,as the constituted attorney of Kalyan Kumar Bhattacharjee is admitted by him.

Identified By Tapan Dey, son of Lt Jatindranath Dey, Madhyamgram, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700129 . By Caste: Hindu, By Profession: Business.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR




Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

13 JAN 2011

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 00382 / 2011, Deed No. (Book - I , 00354/2011)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Manas Kr Bhattacharjee	Manas Bhattacharjee 13/01/2011

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Manas Kr Bhattacharjee Address -C-33 Nabadarsha Birati, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700134	Attorney		 LTI	Manas Bhattacharjee
			13/01/2011	13/01/2011	
2	Debashish Roy Address -Dashadrone, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur Rajarhat Rd Pin :-700136	Confirming Party		 LTI	Debashish Roy.
			13/01/2011	13/01/2011	

Name of Identifier of above Person(s)

Tapan Dey
 Madhyamgram, Kolkata, District:-North 24-Parganas,
 WEST BENGAL, India, P.O. :- Pin :-700129

Signature of Identifier with Date

Tapan Dey
 12/1/11




 Addl District Sub-Registrar
 Bidhan Nagar (Salt Lake City)

(Debasish Dhar) 13 JAN 2011

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BIDHAN NAGAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 8042 to 8062
being No 00354 for the year 2011.



Debasish Dhar

(Debasish Dhar) 14-January-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal