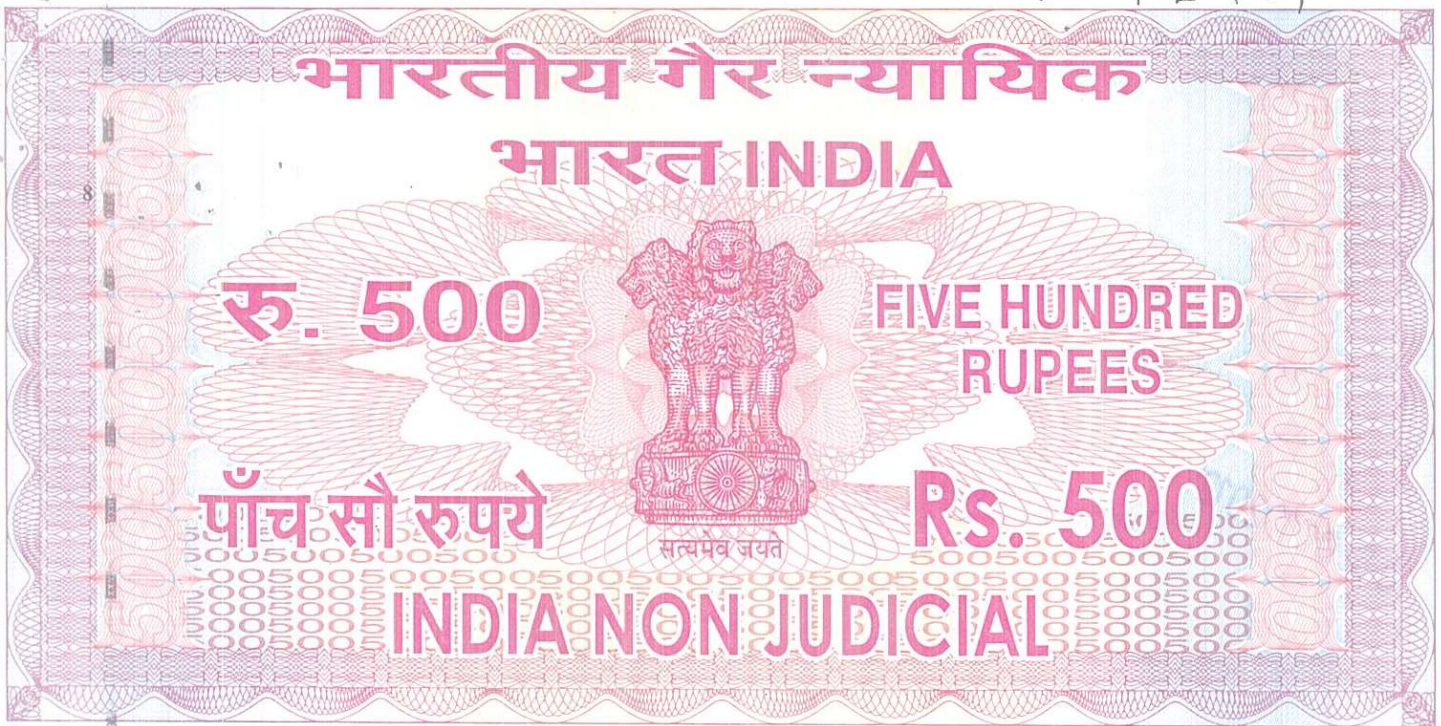


14655

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18.10.12
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9-25723
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 405307

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

Adtl District Sub-Registrar
Bidhannagar, (Salt Lake City)

30

19 OCT 2012

THIS INDENTURE OF CONVEYANCE made this 18th day of October Two Thousand and Twelve BETWEEN LGW LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at Narayanpur, Police Station Airport, District North 24-Parganas, Kolkata-700 136 (having PAN AAACL4670N) represented by one of its Directors MR. AMIT KUMAR GUPTA, son of Late Kali Charan Gupta, hereinafter referred to as "the VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest and assigns) of the **ONE PART AND AJANYA PLAZA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 52/1, Shakespeare Sarani, Police Station Beniapukur, Kolkata - 700 017, (having PAN AAKCA2531R) and represented by its Authorised Signatory MR. HARSH VARDHAN PATODIA, son of Mr. Gopal Prasad Patodia, hereinafter referred to as "the PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest and assigns) of the **OTHER PART**.

Handwritten signature

Handwritten signature

065588

Serial No.

Name

Address

71, Park Street, (Flat No. 11)

Kolkata-700017

Ajanya Plaza Pvt Ltd
52/1, S.O. Ch
Kolkata

05 OCT 2012

Date..... Licensed Vendor
S. S. R. A. P.

h. always

14858

AJANYA PLAZA PRIVATE LIMITED

h. always
Director/Authorised Signatory

14861

For LGW LIMITED

Director



Additional District Sub-Registrar
Bidhannagar, (Salt Lake City)
18 OCT 2012

Gopal Jhunjhunwala
204 A.J.C Bose Road
Kolkata-700017
Service

WHEREAS:-

- A. - By and under an Indenture of Conveyance dated 31st day of December, 1999 made between one Satish Chandra Ganguly therein referred to as the Vendor of the One Part and one LGW Limited, the Vendor herein, therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub-Registrar Bidhannagar (Salt Lake City) in Book No.I Volume No.2 Pages 55 to 68 Being No.39 for the year 2000, the said Vendor therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein amongst others **ALL THAT** the piece and parcel of land containing an area of 22 (Twenty Two) Sataks be the same a little more or less together with structures stood thereon, situate lying at Mouza Gopalpur J.L. No.2, Revenue Survey No.140, Touzi No.2998, comprised in part of R.S. Dag No.3509 appertaining to R.S. Khatian No.1026, Police Station Airport (formerly Rajarhat) in the District of North 24Parganas, more fully and particularly mentioned and described in the Schedule thereunder written, absolutely and forever (hereinafter the land and the structures thereon are collectively referred to as **the said first plot of property**).
- B. By and under another Indenture of Conveyance dated 14th day of March, 2002 made between one Subrata Paul therein referred to as the Vendor of the One Part and the said LGW Limited, the Vendor herein, therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub-Registrar Bidhannagar (Salt Lake City) in Book No.I Volume No.142 Pages 213 to 236 Being No.02593 for the year 2002, the said Vendor therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein **ALL THAT** the piece and parcel of land containing an area of 8.3 (Eight point Three) Sataks be the same a little more or less together with structures stood thereon, situate lying at Mouza Gopalpur J.L. No.2, Revenue Survey No.140, Touzi No.2998, comprised in part of R.S. Dag No.3509 appertaining to R.S. Khatian No.1026, Police Station Airport (formerly Rajarhat) in the District of North 24Parganas, more fully and particularly mentioned and described in the Schedule thereunder written, absolutely and forever (hereinafter the land and the structures thereon are collectively referred to as **the said second plot of property**).
- C. By and under another Indenture of Conveyance dated 23rd day of April, 2002 made between one Abdul Wohab Mondal, Aklima Bibi, Achhiya Bibi, Rabiya Khatun Bibi, Altab Mondal, Anju Manoara Bibi, Sirajuddin Mondal, Khabir Mondal & Jamaluddin Mondal therein jointly referred to as the Vendors of the One Part and the said LGW Limited, the Vendor herein, therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub-Registrar Bidhannagar (Salt Lake City) in Book No.I Volume No.276 Pages 31 to 66 Being No.05011 for the year 2002, the said Vendors therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein **ALL THAT** the piece and parcel of land containing an area of 24.82 (Twenty Four point Eight Two) Sataks be the same a little more or less together with structures stood thereon, situate lying at Mouza Gopalpur J.L. No.2, Revenue Survey No.140, Touzi No.2998, comprised in part of R.S. Dag No.3509 appertaining to R.S. Khatian No.1026, Police Station Airport (formerly Rajarhat) in the District of North 24Parganas, more fully and particularly mentioned and described in the Schedule thereunder written, absolutely and forever (hereinafter the land and the structures thereon are collectively referred to as **the said third plot of property**).
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18 OCT 2012
Addl District Sub-Registrar
Biratnagar, (Sul Lake City)

- D. The afore-recited land in the said first, second and third plots of property comprised in R.S. Dag No.3509 is corresponding to L.R. Dag No.3509 in the present Land Reforms Settlement Records prepared under the West Bengal Land Reforms Act, 1955.
- E. Subsequent thereto, the Vendor herein mutated its name in respect of the land in the said first, second and third plots of property in the current Record of Rights published under the West Bengal Land Reforms Act, 1955 under Khatian No.4835.
- F. The Vendor herein duly mutated its name in respect of said first, second and third plots of property in the assessment records of the Rajarhat-Gopalpur Municipality.
- G. The Vendor herein is fully seized and possessed of and well and sufficiently entitled to as the sole and absolute owner of All That the piece and parcel of land in the said first, second and third plots of property containing an area of 55.12 (Fifty Five point One Two) Sataks be the same a little more or less together with asbestos shed structures lying thereupon situate lying at Mouza Gopalpur J.L. No.2, Revenue Survey No.140, Touzi No.2998, comprised in part of R.S. Dag No.3509 appertaining to R.S. Khatian No.1026, corresponding to L.R. Dag No.3509 appertaining to L.R. Khatian No.4835, within the ambit of Rajarhat-Gopalpur Municipality, Police Station Airport (formerly Rajarhat) in the District of North 24Parganas, hereinafter referred to as "**the said entire property**" and is in Khas and/or exclusive possession thereof by paying the Khajana/land revenue to the Government of West Bengal and Municipal taxes to the Rajarhat-Gopalpur Municipality.
- H. The Vendor herein has agreed to sale and transfer **All That** the piece and parcel of land containing an area of 12 (Twelve) Sataks be the same a little more or less together with one asbestos shed structure lying thereupon having a covered area of 150 Sq.ft., out of the said entire property, situate lying at Mouza Gopalpur J.L. No.2, Revenue Survey No.140, Touzi No.2998, comprised in part of R.S. Dag No.3509 appertaining to R.S. Khatian No.1026, corresponding to L.R. Dag No.3509 appertaining to L.R. Khatian No.4835, within the ambit of Rajarhat-Gopalpur Municipality, Police Station Airport (formerly Rajarhat) in the District of North 24Parganas, morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the said property**" free from all encumbrances mortgages, charges liens, lispendens, debutters, wakf, trusts, benami transactions, attachments, bargadar, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession at and for a total consideration of Rs.1,16,16,000/- (Rupees One Crore Sixteen Lacs Sixteen Thousand only).
- I. At and before execution of this Indenture, the Vendor herein and its directors namely Sanjay Kumar Gupta, Amit Kumar Gupta and Anurag Gupta have represented, assured and warranted the Purchaser as follows:-
- i) That the said property is free from all encumbrances mortgages, charges liens, lispendens, debutters, wakf, trusts, benami transactions, attachments, bargadar, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever;
 - ii) That the Vendor herein has the clear marketable title of the said property and no person has ever claimed any right title interest or possession whatsoever in the said



Adal District Sub-Registrar
Bishannagar, (Salt Lake City)
18 OCT 2012



- property or any part thereof nor sent any notice in respect thereof and that no person other than the Vendor has any right, title and/or interest, of any nature whatsoever in the said property or any part thereof;
- iii) That the Vendor herein has not dealt with any part or portion of the property in any manner nor created any third party right or title or interest therein, and has not entered into any agreement, contract etc. in respect thereof, and the said property is free from any charges and all outgoings including land revenues thereof have been paid in full by the Vendor;
 - iv) That the Vendor herein has been and continues to be in vacant, peaceful and physical possession of the said property and there are no outstanding actions, claims or demands between the Vendor and any third party;
 - v) That the said property is a single block of contiguous plots of land and no part or portion of the said property is a ditch or water body of any nature;
 - vi) That neither the Vendor herein nor its predecessor(s) in title have at any time held any land in excess of the prescribed ceiling limit under the West Bengal Land Reform Act 1955 and/or the Urban Land Ceiling Act 1976, and/or any other statute, central, state or local;
 - vii) That no part or portion of the said property is the subject of any vesting order or acquisition by any government and/or authority, statutory or otherwise;
 - viii) That there are no legal or other proceedings pending in respect of any part or portion of the said property and/or against the Vendor herein and there are no unfulfilled or unsatisfied judgments, injunctions or attachments, court orders, debts, notices etc. against the said property;
 - ix) That the said property or any part thereof is not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Vendor herein and the said property is not attached and/or liable to be attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand;
 - x) That no suit and/or any other proceedings and/or litigations of material effect are pending against the Vendor herein or in respect of the said property or any part thereof and that the said property is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against the Vendor herein in respect of the said property;
 - xi) No public demand or recovery proceedings are pending against the Vendor herein;
 - xii) The Vendor herein has full right, power and authority to sale and transfer the said property;
 - xiii) The Vendor herein has got the land comprised in the said property, duly mutated in its name in the Land Reforms Record of Rights of the Block Land & Land Reforms Officer, Gopalpur, as also with the Rajarhat Gopalpur Municipality.
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Addl District Sub-Registrar
Bidhanagar, Salt Lake City

18 OCT 2014

- J. Relying on the said representations, assurances and warranties of the Vendor herein and its aforesaid directors believing the same to be true and acting in good faith thereof the Purchaser agreed to purchase and acquire the said property at and for the consideration of Rs.1,16,16,000/- (Rupees One Crore Sixteen Lacs Sixteen Thousand only) and under the terms recorded hereunder.

I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.1,16,16,000/- (Rupees One Crore Sixteen Lacs Sixteen Thousand only) of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendor herein at or before the execution hereof, which the Vendor herein doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor herein acquit, release and discharge the Purchaser and also the said Property hereby sold and transferred and indefeasibly grant, sell, convey, transfer convey, assign and assure unto the Purchaser free from encumbrances attachment and other defects in title and assure unto and to the Purchaser herein **ALL THAT** the piece and parcel of land containing an area of 12 (Twelve) Sataks be the same a little more or less together with one asbestos shed structure lying thereupon having a covered area of 150 Sq.ft. situate lying at Mouza Gopalpur J.L. No.2, Revenue Survey No.140, Touzi No.2998, comprised in part of R.S. Dag No.3509 appertaining to R.S. Khatian No.1026, corresponding to L.R. Dag No.3509 appertaining to L.R. Khatian No.4835, within the ambit of Rajarhat-Gopalpur Municipality, Police Station Airport (formerly Rajarhat) in the District of North 24 Parganas, morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon and hereinafter the land and the structures stood thereon are collectively referred to as "**the said property**" **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor herein out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor herein or any person or persons from whom the Vendor herein may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor herein of and in any passages/roadways abutting the said property and leading to public road **AND TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.





Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 OCT 2014

II. THE VENDOR HEREIN DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor herein and/or its predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor herein is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor herein has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor herein has now in itself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 against the Vendor;
- (iv) **AND THAT** the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be now are free from all claims, demands, encumbrances, mortgages, charges, leases, tenancies, occupancy rights, bargadars, liens, attachments, restrictive covenants, lispens, uses, debutters, trusts, acquisition, requisition, vesting prohibitions, claims, demands and liabilities whatsoever or howsoever made or suffered by the Vendor herein or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and/or its predecessors-in-title.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor herein or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor herein and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate, right, title, interest, charges, mortgages, encumbrances, charges, leases, tenancies, occupancy, rights, restrictions, restrictive covenants, liens, attachments, bargadars, lispens, uses, debutters, trusts, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever.
- (vii) **AND THAT** the Vendor herein has made over the possession of the said property to the Purchaser **AND THAT** no employees, staff, durwan, security men are presently engaged and employed by the Vendor herein at the said property and the Purchaser shall be



Adoff District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 OCT 201



entitled to engage and employ its own employees, staff, durwans and security men at the said property.

- (viii) **AND THAT** the Vendor herein and its directors shall keep the Purchaser and its successor in title saved harmless and indemnified from and against all costs charges claims actions and suits proceedings including litigations cost in the event of the Purchaser or its successor in title being exposed and/or saddled with any losses and/or damages with regard to any defect in the title of the Vendor herein in respect of the said property **AND THAT** the Vendor herein and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor herein or its predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.
- (ix) **AND THAT** the rates, taxes, land revenue/ khajana and other impositions and/ or outgoings including the electricity charges and other utility charges in respect of the said property payable for the period upto the date of these presents have been paid by the Vendor herein or shall be payable by the Vendor herein as and when assessed imposed or demanded by the concerned authorities **AND** the Vendor herein shall keep the Purchaser saved indemnified and harmless from and against any demand claim action suits and proceedings with regard to the rates taxes and other impositions and/ or outgoings payable for the period upto the date of these presents.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT the piece and parcel of land containing an area of 12 (Twelve) Sataks be the same a little more or less, out of the total Dag area of 55 Sataks, classified as "BASTU", together with one asbestos shed structure lying thereupon having a covered area of 150 Sq.ft. situate lying at Mouza Gopalpur J.L. No.2, Revenue Survey No.140, Touzi No.2998, comprised in part of R.S. Dag No.3509 corresponding to L.R. Dag No.3509 appertaining to L.R. Khatian No.4835, within the ambit of Rajarhat-Gopalpur Municipality, Police Station Airport (formerly Rajarhat) in the District of North 24 Parganas, and butted and bounded in the manner following :-

- ON THE NORTH** : By Others' land;
- ON THE EAST** : By Part of L.R. Dag No.3530;
- ON THE SOUTH** : By Part of L.R. Dag No.3509; and
- ON THE WEST** : By Part of L.R. Dag No.3508.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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8



18 OCT 2014
Addl District Sub-Registrar
Ridhannagar, (Salt Lake City)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the withinnamed **VENDOR** at Kolkata in the presence of:

1. *Manabendra Guha*
(MANABENDRA GUHA)
80 Nihar Ranjan Guha
A46-47, Bansari Housing Society,
Atulyanagar, Kolkata-700099.

2. *Ram Niwas Guha*
510 Late Harshad Guha
84/A, C.R. Avenue
Kolkata-700012.

FOR LOW LIMITED

Director

SIGNED SEALED AND DELIVERED by the withinnamed **PURCHASER** at Kolkata in the presence of:

1. *Manabendra Guha*

2. *Ram Niwas Guha*

AJANYA PLAZA PRIVATE LIMITED

Manabendra Guha

Director/Authorised Signatory



Adel District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 OCT 2012

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.1,16,16,000/- (Rupees One Crore Sixteen Lacs Sixteen Thousand only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

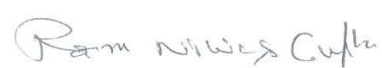
<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK/BRANCH</u>	<u>AMOUNT</u>
27.09.2012	120001	ICICI Bank Limited	Rs. 50,00,000/-
08.10.2012	120002	ICICI Bank Limited	Rs. 66,16,000/-
Total:			Rs. 1,16,16,000/-

FOR LGW LIMITED


Director

(RUPEES ONE CRORE SIXTEEN LACS SIXTEEN THOUSAND ONLY)

WITNESSES:

1. 
2. 

Drafted by me


Advocate 



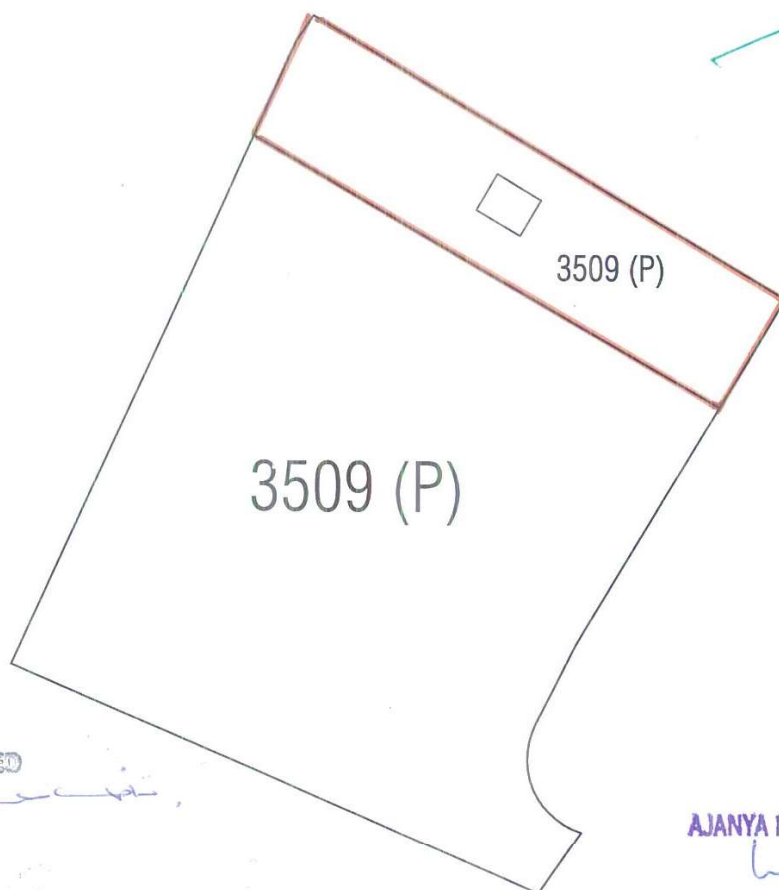
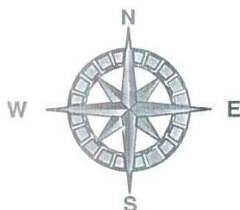
Addl District Sub-Registrar
Birbhum District, West Bengal
18-003-24-1-1

SALE DEED PLAN OF R.S & L.R DAG NO.3509 (PART), LR KHATIAN NO. 4835, MOUZA GOPALPUR , J.L. NO. 2, P.S - AIRPORT (FORMERLY RAJARHAT), RAJARHAT GOPALPUR MUNICIPALITY, DIST. NORTH 24 PARGANAS.

VENDOR - L G W LTD.

PURCHASER - AJANYA PLAZA PVT. LTD.

R.S & L.R. DAG NO.	PURCHASED LAND AREA	ASBESTOS SHED STRUCTURE
3509 (P)	12.00 DECIMALS	150 SQFT (COVERED AREA)



For LGW LIMITED
[Signature]
Director

SIGNATURE OF VENDOR

AJANYA PLAZA PRIVATE LIMITED
[Signature]
Director/Authorised Signatory

SIGNATURE OF PURCHASER



18 OCT 2014
Addl District Sub-Registrar
Bidhanagar
Salt Lake City

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO 	    	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		    	Thumb	Fore	Middle	Ring	Little
			(Right Hand)				
PHOTO 	    	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		    	Thumb	Fore	Middle	Ring	Little
			(Right Hand)				
PHOTO		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
PHOTO		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					



Additional District Sub-Registrar
Bidhanagar (Salt Lake City)

18 OCT 2018

DATED THIS 18th DAY OF OCTOBER 2012

BETWEEN

LGW LIMITED

...VENDOR

AND

AJANYA PLAZA PRIVATE LIMITED

...PURCHASER

CONVEYANCE



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

Endorsement For Deed Number : I - 13481 of 2012
(Serial No. 14633 of 2012)

On

Payment of Fees:

On 18/10/2012

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,16,16,000/-

Certified that the required stamp duty of this document is Rs.- 813140 /- and the Stamp duty paid as: Impresive Rs.- 500/-

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

Presented for registration at 17.47 hrs on :18/10/2012, at the Private residence by Harsh Vardhan Patodia ,Claimant.

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

Execution is admitted on 18/10/2012 by

1. Amit Kr Gupta
 Director, L G W Ltd, Narayanpur, Thana:-Airport, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
 , By Profession : ----
 2. Harsh Vardhan Patodia
 Authorised Signatory, Ajanya Plaza Pvt Ltd, 52/1 Shakespear Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.
 , By Profession : Business
- Identified By G Jhunjhunwala, son of . . , 204 A J C Bose Rd, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017, By Caste: Hindu, By Profession: Service.

(Debasish Dhar)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 19/10/2012

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 127779.00/-, on 19/10/2012

(Under Article : A(1) = 127765/- ,E = 14/- on 19/10/2012)



(Signature)
 Addl. District Sub-Registrar
 Bidhan Nagar, (Salt Lake City)
 (Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

19/10/2012 16:09:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 13481 of 2012
(Serial No. 14633 of 2012)

Deficit stamp duty

Deficit stamp duty Rs. 812750/- is paid, by the draft number 112359, Draft Date 17/10/2012, Bank Name State Bank of India, SHAKESPEAR SARANI, received on 19/10/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



19 OCT 2012

Addl District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 2485 to 2500
being No 13481 for the year 2012.




(Debasish Dhar) 01-November-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal