



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T 223020

8/2014
Certified that the document is admitted to registration. The signature Sheet / Sheet's and the endorsement Sheet / Sheet's attached with this document's are the part of this document

Registrar U/S 7(2)
District Sub Registrar II
24 Pgs (N) Barasat

09 SEP 2014

THIS DEED OF CONVEYANCE made this 8th day of September Two Thousand Fourteen (2014) BETWEEN

Contd.P/2

8039

NAME..... (TUHIN RANJAN CHAKRABORTY)
ADD..... Advocates, High Court, Calcutta
RS.....

- 4 SEP 2014

SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
283, K. S. Roy Road, Kol-1



- 4 SEP 2014



2468

RAJARAM ESTATE PRIVATE LIMITED

Director



✓
Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

✓ 8 SEP 2014

Mihir Nambiar
8/10, Rajmohan Nambiar
78, Thane Road, Kheledah
26 P.P. (N)
Occupation - service

RAJARAM ESTATE PRIVATE LIMITED, (PAN : AABCR 5000 M) a Company incorporated under the Companies Act, 1956 (CIN U70101WB1998PTC087984) having its Registered Office at 34/1B, Kavi Bharti Sarani, Lake Road, Police Station Lake, Kolkata- 700 029 represented by one of its Directors MR. SURENDRA KUMAR SARAF, son of Late K. D. Saraf, residing at 6, Mayfair Road, Kolkata – 700 019, 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

KEJRIWAL PROPERTIES PVT. LTD. (PAN : AAFCK 5424 N) a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U70102 WB2014PTC202160) having its registered office at Abhilasha, 3rd Floor, Flat No. 3D, 66, Amalangshu Sen Road, P.S. – Lake Town, Kolkata – 700 048, represented by its Authorised Signatory SRI GOPAL JHUNJHUNWALA son of Late S. S. Jhunjhunwala of 204, A. J. C. Bose Road, Kolkata – 700 017, 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 representatives and assigns) of the **OTHER PART**.

WHEREAS:-

- A. One Kedar Mondal was lawfully seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of Sali land containing an area of 34 Decimals be the same a little more or less, situate lying at Mouza - Gopalpur, J.L. No.2, Revenue Survey No.140, comprised in C.S. Dag No. 5356, corresponding to R.S. and L. R. Dag No. 3582, recorded in R.S. Khatian No. 1520, Police Station Rajarhat in the then District of 24-Parganas (hereinafter referred to as **the "said Entire Property"**).



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- B. Said Kedar Mondal gifted the said Entire Property more particularly described in the schedule thereunder written in favour of his sons Sukur Ali Mondal and Mohar Ali Mondal absolutely and forever free from all encumbrances and liabilities whatsoever on 04.11.1954 by a Deed of Gift which was registered in the office of the Sub-Registrar Cossipore, DumDum and recorded in Book No. I, Volume No. 81, pages 108 to 112, Being No. 5926 for the year 1954.
- C. By a Bengali Kobala (Deed of Sale) dated 27th day of November, 1964 made between the said Sukur Ali Mondal and Mohar Ali Mondal therein jointly referred to as the Vendors of the One Part and one Sefali Chakraborty therein referred to as the Purchaser of the Other Part and registered in the office of the Sub-Registrar Cossipore, DumDum and recorded in Book No. I, Volume No. 134, Pages 22 to 24, Being No. 9035 for the year 1964 the Vendors therein for the consideration therein mentioned sold transferred conveyed assigned and assured unto and in favour of the Purchaser therein the said Entire Property, more fully and particularly described in the Schedule thereunder written.
- D. By a Bengali Kobala (Deed of Sale) dated the 14th day of February, 1975 made between the said Sefali Chakraborty therein referred to as the Vendor of the One Part and one Abdul Hamid therein referred to as the Purchaser of the Other Part and registered in the office of the Sub-Registrar Cossipore, Dum Dum and recorded in Book No. I, Volume No. 6, Pages 174 to 176, Being No. 1363 for the year 1975 the Vendor therein for the consideration therein mentioned sold transferred conveyed assigned and assured unto and in favour of the Purchaser therein said Entire Property, more fully and particularly described in the Schedule thereunder written and thereafter recorded his name in the Record of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 3376.



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E. Said Abdul Hamid, a Mohammedan, died intestate leaving behind him surviving his wife Rahima Bibi and four sons, namely, Sk. Saiful Islam, Sk. Marfal Islam, Sk. Nazrul Islam and Sk. Sarifal Islam and two daughters, namely, Tahumina Khatun and Firdousi Bibi who jointly inherited the said Entire Property according to the provisions of the Mohammedan Law by which the said Abdul Hamid was governed.

F. By a Deed of Conveyance dated 26th day of March, 2002 made between the said Rahima Bibi, Sk. Saiful Islam, Sk. Marfal Islam, Sk. Nazrul Islam, Sk. Sarifal Islam, Tahumina Khatun and Firdousi Bibi therein jointly referred to as the Vendors of the One Part and one Arun Kumar Mohta therein referred to as the Purchaser of the Other Part and registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 10, Pages 262 to 278, Being No. 198 for the year 2003 the Vendors therein for the consideration therein mentioned sold transferred conveyed assigned and assured unto and in favour of the Purchaser therein the said Entire Property, more fully and particularly described in the Schedule thereunder written.

G. By another Deed of Conveyance dated 12th day of October, 2007 made between the said Arun Kumar Mohta therein referred to as the Vendor of the One Part and Rajaram Estate Pvt. Ltd. therein referred to as the Purchaser, the Vendor herein of the Other Part and registered in the office of Addl. Registrar of Assurances - II, Kolkata and recorded in Book No. I, CD Volume No. 15, Pages 9232 to 9244, Being No. 7266 for the year 2009 the Vendor therein for the consideration therein mentioned sold transferred conveyed assigned and assured unto and in favour of the Purchaser therein out of the said Entire Property, ALL THAT the piece or parcel of Sali land containing an area of 17 Decimals be the same a little more or less, situate lying at Mouza - Gopalpur, J.L. No.2, Revenue Survey No.140, comprised in R.S. & L.R. Dag No. 3582, recorded in



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L.R. Khatian No. 3376, Police Station Rajarhat (Now DumDum Airport) in the District of North 24-Parganas, more fully and particularly described in the Schedule thereunder written.

H. By another Deed of Conveyance dated 12th day of October, 2007 made between the said Arun Kumar Mohta therein referred to as the Vendor of the One Part and Rajaram Estate Pvt. Ltd. therein referred to as the Purchaser, the Vendor herein of the Other Part and registered in the office of Addl. Registrar of Assurances - II, Kolkata and recorded in Book No. I, CD Volume No. 15, Pages 11177 to 11190, Being No. 7267 for the year 2009 the Vendor therein for the consideration therein mentioned sold transferred conveyed assigned and assured unto and in favour of the Purchaser therein the balance of the said Entire Property, being ALL THAT the piece or parcel of Sali land containing an area of 17 Decimals be the same a little more or less, situate lying at Mouza-Gopalpur, J.L. No.2, Revenue Survey No.140, comprised in R.S. & L.R. Dag No. 3582, recorded in L.R. Khatian No. 3376, Police Station Rajarhat (Now DumDum Airport) in the District of North 24-Parganas, more fully and particularly described in the Schedule thereunder written.

I. By virtue of aforesaid Deeds of Conveyance, Rajaram Estate Pvt. Ltd. the Vendor herein has become the absolute owner and is seized and possessed of and or otherwise well and sufficiently entitled to the entirety of the said Entire Property being ALL THAT the piece or parcel of Sali land containing an area of 34 Decimals, be the same a little more or less, situate lying at Mouza - Gopalpur, J.L. No. 2, Revenue Survey No. 140, comprised in R.S. & L.R. Dag No. 3582, Police Station Airport (formerly Rajarhat) District of North 24-Parganas, in the State of West Bengal, absolutely and forever free from all encumbrances and thereafter mutated its name in the records of B.L. & L.R.O. in Khatian No. 6250 and made very small asbestos shed structures thereon.



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J. The Vendor has agreed to sale and transfer **ALL THAT** the piece and parcel of land containing an area of 10 Decimals, be the same a little more or less together with the asbestos shed structures measuring about 100 sq. ft. standing on a portion thereof, out of the said Entire property, morefully described in the Schedule below (hereinafter collectively referred to as **the said Property**) unto and in favour of the Purchaser free from all encumbrances, mortgages, charges, liens, lispendens, acquisitions, requisitions, bargadars, attachments, alignments, demands whatsoever in nature but subject to the occupation of Suraksha Projects Ltd. (said Encroacher) at and for a total settled amount of Rs. 34,58,000/- (Rupees Thirty Four Lacs Fifty Eight Thousand only).

K. The Vendor before execution of this Indenture has represented, assured and warranted the Purchaser as follows:-

- i) That the said Property is free from all encumbrances, mortgages, charges, liens, lispendens, acquisitions, requisitions, bargadars, attachments, alignments, demands whatsoever in nature save and except the occupation of the said Encroacher;
- ii) That no part or portion of the said Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or Statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- iii) That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property and that the Vendor has not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property;



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- iv) That the said Property or any portion thereof are not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- v) That no declaration has been made or notification published for acquisition or requisition of the said Property;
- vi) That the said Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;
- vii) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;
- viii) That there is no impediment or restriction under any law for the time being in force on the Vendor which prevent or restrict the Vendor from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;
- ix) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest of any and every nature whatsoever in or in respect of the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding and that save and



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except the Vendor, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;

- x) That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xi) That the said Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;
- xii) That there is no defect in the Vendor's title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendor's title thereto;



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- xiii) That no document judgment or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
- xiv) That the Vendor has not done anything whereby the right title or interest of the Vendor in the said Property or any part thereof could have been encumbered impeached challenged or disputed in any way;

L. Relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof the Purchaser has agreed to purchase ALL THAT the piece and parcel of the Sali land containing an area of 10 Decimals, be the same a little more or less, together with the asbestos shed structures measuring about 100 sq. ft., situate lying at Mouza Gopalpur, J.L. No.2, Revenue Survey No. 140, comprised in R.S. & L.R. Dag No. 3582, recorded in L.R. Khatian No. 6250, Police Station Airport (formerly Rajarhat), within jurisdiction of Rajarhat Gopalpur Municipality, District North 24 Parganas, in the State of West Bengal, more particularly described in the Schedule hereunder written and hereinafter referred to as the '**said Property**' **TOGETHERWITH** all title, benefits, easements and/or facilities, authorities, claims, demands, usufructs and tangible and intangible rights or however or whatsoever nature in the said Property including the right of access to the said Property at or for a total consideration of Rs. 34,58,000/- (Rupees Thirty Four Lacs Fifty Eight Thousand only) absolutely and forever free from all encumbrances, mortgages, charges, liens, lispendens, acquisitions, requisitions, bargadar, attachments, alignments, demands whatsoever in nature but subject to the occupation of the said Encroacher and that the Purchaser has at or before execution of this deed of sale paid the full consideration amount to the Vendor.



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NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 34,58,000/- (Rupees Thirty Four Lacs Fifty Eight Thousand only) duly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendor doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of the Sali land containing an area of 10 Decimals be the same a little more or less, together with the asbestos shed structures measuring about 100 sq. ft. standing on a portion thereof, situate lying at Mouza - Gopalpur, J.L. No.2, Revenue Survey No. 140, comprised in R.S. & L.R. Dag No. 3582, (out of the total area of 34 Decimals), recorded in L.R. Khatian No. 6250, Police Station Airport (formerly Rajarhat) within jurisdiction of Rajarhat Gopalpur Municipality, District North 24-Parganas in the State of West Bengal and more particularly described in the **Schedule** hereunder written and hereinbefore as well as hereinafter for the sake of brevity referred to as the "**said Property**" and delineated in the map or plan hereto annexed and thereon bordered **RED** together with all other easements and/or facilities attached thereto including the right of access to the said Property **TOGETHERWITH** all other easement rights including the right of ingress and egress and the ~~compound~~ and appurtenances belonging thereto **OR HOWSOEVER OTHERWISE** the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together-with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto 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 the rents, issues



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and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances, mortgages, charges, liens, lispendens, acquisitions, requisitions, bargadars, attachments, alignments, demands whatsoever in nature but subject to the occupation of the said Encroacher.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly or willingly suffered to the contrary, the Vendor is an absolute Owner and well and sufficiently entitled to the said Property.
- b) That the Vendor has good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured ~~or~~ expressed or intended so to be unto and to the use of the ~~Purchaser~~ in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.



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- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendor about the correctness of Vendor's title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at its own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendor shall remain liable for all rents, rates, taxes and all other outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendor shall at all time keep the Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.
- e) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor 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 or the Vendor's predecessors-in-title.
- f) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendor and at the cost and expenses of the Vendor well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or



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proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendor.

- g) That the Vendor doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendor for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.
- h) The Vendor doth hereby further covenant with the Purchaser that the Vendor has or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendor may be prevented from conveying the said Property in the manner aforesaid.
- i) Further the Vendor and any persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.



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AND THE VENDOR DOTH HEREBY FURTHER DECLARES AND ASSURES THE PURCHASER as follows:

1. THAT the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khazna, land revenue and other outgoings and impositions payable in respect of the said Property benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
2. **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;
3. **AND THAT** the Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorneys of the Vendor and empowers and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to co-operate with the Purchaser in all respect to cause mutation of the said Property in the name of the Purchaser and in this regards the Vendor shall sign all documents and papers as required by the Purchaser.



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4. **AND HENCEFORTH** the Vendor shall have no any subsisting rights, title, interest and claim whatsoever in nature in respect of the said Property under R.S. and L.R. Dag No. 3582 and the Vendor doth hereby expressly confirm to have sold and transferred entirety of its rights, title and interest into and upon the said Property in favour of the Purchaser and shall not claim any additional sum or consideration from the Purchaser on any account thereof.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT the piece and parcel of the Sali land containing an area of 10 Decimals, be the same a little more or less, together with the asbestos shed structures measuring about 100 sq. ft. standing on a portion thereof, situate lying at Mouza - Gopalpur, J.L. No. 2, Revenue Survey No.140, comprised in R.S. & L.R. Dag No. 3582, recorded in L.R. Khatian No. 6250, Police Station Airport (formerly Rajarhat), within jurisdiction of Rajarhat - Gopalpur Municipality, District North 24-Parganas, in the State of West Bengal togetherwith all other easements and/or facilities attached thereto including the right of access to the said land and delineated in the map or plan hereto annexed and thereon bordered RED and butted and bounded in the manner following :-

ON THE NORTH : By Part of Dag No. 3582

ON THE EAST : By Dag No. 3583

ON THE SOUTH : By Dag No. 3519 and 3520

ON THE WEST : By Dag No. 3581



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IN WITNESS WHEREOF the Vendor has hereto set and subscribed its hands and seals on the day, month and year first above written.

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

1. Ajay Ray Sarker
136 JESSE ROAD
KOLKATA - 700055

RAJARAM ESTATE PRIVATE LIMITED

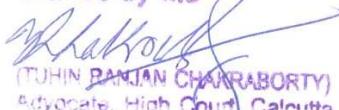


Director

2. Gaurang Bajaria
P-140, LAKH ROAD
GANGOTRI BLDG
KOLKATA - 700029

(VENDOR)

Drafted by me


(RUPNANDAN CHAKRABORTY)
Advocate, High Court, Calcutta
Reg. No. - 403/1319/1999



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RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 34,58,000/- (Rupees Thirty Four Lacs Fifty Eight Thousand only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK NAME AND BRANCH</u>	<u>AMOUNT</u>
04-09-2014	1623 46	Andhra Bank, Kolkatta Br.	6,08,000/-
"	1623 47	- do -	9,50,000/-
"	1623 48	- do -	9,50,000/-
"	1623 60	- do -	9,50,000/-
			<u>34,58,000/-</u>

(Rupees Thirty Four Lacs Fifty Eight Thousand Only)

WITNESSES :

1. *Ajay Ray Sehgal*

RAJARAM ESTATE PRIVATE LIMITED

Sehgal Ray Sehgal

Director

2. *Gaurang Bajoria*
2. *[GAURANG BAJORIA]*

(VENDOR)



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OF MOUZA – GOPALPUR, J.L. NO. 2, L.R. KHATIAN NO. 6250,
DAG NO. 3582, P. S. - AIRPORT, DIST. - 24 PARGANAS (N),

SOLD AREA OF LAND : 10 DECIMAL

SHOWN IN RED BORDER

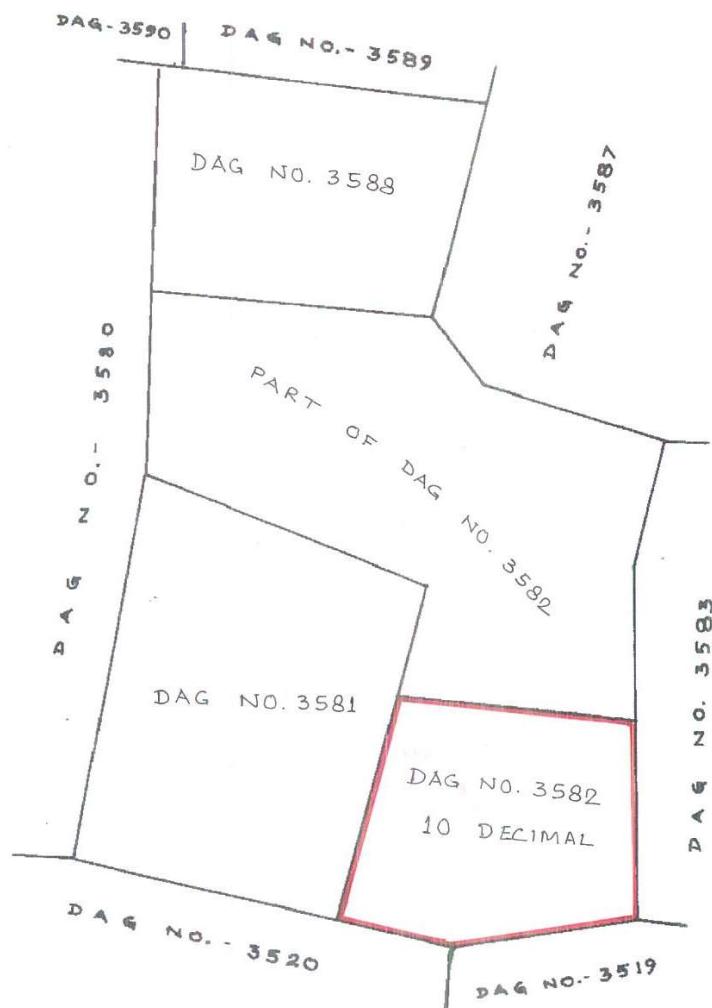
(NOT TO SCALE)

VENDOR : RAJARAM ESTATE PVT. LTD.

PURCHASER : KEJRIWAL PROPERTIES PVT. LTD.

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BAJARAN ESTATE PRIVATE LIMITED

John am 51

Director

(VENDOR)



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24 Pgs (N) Barasat

08 SEP 2014

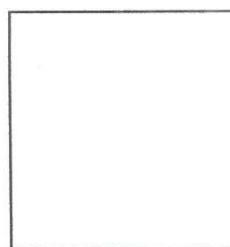
SPECIMEN FORM FOR TEN FINGERPRINTS



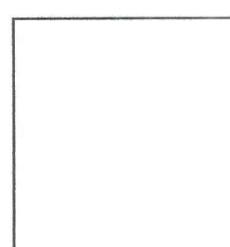
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



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



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



Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

08 SEP 2014



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 04858 of 2014

(Serial No. 04022 of 2014 and Query No. 1502L000009243 of 2014)

On 08/09/2014

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

Presented for registration at 18.05 hrs on :08/09/2014, at the Private residence by Surendra Kumar Saraf, Executant.

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

Execution is admitted on 08/09/2014 by

1. Surendra Kumar Saraf

Director, Rajaram Estate Private Limited (Pan No- A A B C R 5000 M), 34/1 B, Kavi Bharti Sarani, Lake Road, , Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, .
, By Profession : Business

Identified By Mihir Nandi, son of Rajmohan Nandi, 78, Thana Road,, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 09/09/2014

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 Draft

Rs. 38363/- is paid , by the draft number 868632, Draft Date 06/09/2014, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 09/09/2014

(Under Article : A(1) = 38324/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 09/09/2014)

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.-34,84,546/-

Certified that the required stamp duty of this document is Rs.- 243928 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
Endorsement Page 1 of 2



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 04858 of 2014
(Serial No. 04022 of 2014 and Query No. 1502L000009243 of 2014)

Deficit stamp duty Rs. 243928/- is paid , by the draft number 868642, Draft Date 06/09/2014, Bank : State Bank of India, NETAJI SUBHAS ROAD BR., received on 09/09/2014

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 7581 to 7603
being No 04858 for the year 2014.




(Sushil Kumar Roy) 10-September-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal