

10/20/17

0687/2017

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 306832



25.10.17
25.10.17
M = 9, 61, 58, 9, 64
25.10.17

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
25 OCT 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE MADE ON THIS 25th DAY
OF OCTOBER TWO THOUSAND AND SEVENTEEN
(2017)

78958

Raunak Properties Pvt. Ltd.

500/-

NAME.....
ADD.....
Rs.....
25 OCT 2017
SUPANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
203 K. S. Ray Road, Kol-3

6, Hanspukur lane,
Kol-7

25 OCT 2017



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25 OCT 2017

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

GRN: 19-201718-009586863-1 Payment Mode Online Payment
GRN Date: 24/10/2017 19:51:41 Bank : State Bank of India
BRN : IK00IMRRT6 BRN Date: 24/10/2017 19:54:20

DEPOSITOR'S DETAILS

Id No. : 19040001434253/1/2017
[Query No./Query Year]

Name : ANIL KUMAR CHOWDHARY
Contact No. : 03322430723 Mobile No. : +91 9831089412
E-mail : chowdharyanil01@gmail.com
Address : 10 OLD POST OFFICE STREET, KOLKATA 700001
Applicant Name : Org RAUNAK PROPERTIES PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001434253/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	6730648
2	19040001434253/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	961688
Total				7692336

In Words : Rupees Seventy Six Lakh Ninety Two Thousand Three Hundred Thirty Six only



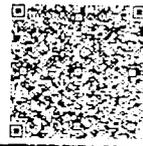
ADDITIONAL REGISTRAR
OF COMPANIES WEST BENGAL
25 OCT 2017



भारत सरकार
GOVERNMENT OF INDIA



भारतीय पहचान प्रमाणिका
Rajya
पहचान प्रमाणिका
पहचान प्रमाणिका



2329 8128 4549

संसार - साधारण मानुषेअ अधिकार



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पहचान प्रमाणिका
पहचान प्रमाणिका
पहचान प्रमाणिका
पहचान प्रमाणिका
पहचान प्रमाणिका

Address
S/O Sushil Kumar Ghosh
Vada OPP. NETAJI SPOR
TING CLUB, JUBI HOUSE
529 A, BLOCK - A
LAKE TOWN, Lake Town
S O Lake Town, Kolkata
West Bengal 703009



www

पहचान प्रमाणिका



BETWEEN

(1) M/S. STAR ABASAN PVT. LTD. (having Pan : AALCS9054J), a Company incorporated under, the Companies Act, 1956, having its registered office at Premises No. 264B, B.B. Ganguly Street, Post office Bowbazar, Police Station Bowbazar, Kolkata - 700 012,

(2) M/S. PUNIT ABASAN PVT. LTD. (having Pan : AAGCP1197A), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 10, G.C. Avenue, Post office Dharamtalla, Police Station Bowbazar, Kolkata - 700013,

(3) M/S YASH AKRITI NIRMAN PVT. LTD. (having Pan : AAACY4929D), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 10, G.C. Avenue, Post office Dharamtalla, Police Station Bowbazar, Kolkata - 700013,

(4) M/S. SUMIT GRIH NIRMAN PVT. LTD., (having Pan : AAQCS1201E), a Company incorporated under the Companies Act 1956, having its registered office at Premises No. P-1, Hide Lane, Johar Building, 7th Floor, Room No. 7C, Post office Colootola, Police Station Bowbazar, Kolkata - 700 073,

(5) M/S. MUKUL SHELTER PVT. LTD. (having Pan : AAHCM3315J), a Company .incorporated under the Companies Act. 1956, having its registered office, at Premises No. 264B, B.B. Ganguly Street, Post office Bowbazar, Police Station Bowbazar, Kolkata - 700 012,

(6) M/S. ROHIT INFRACON PVT. LTD., (having Pan : AAPCR3944Q), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No; 264B, B.B. Ganguly Street, Post office Bowbazar, Police Station Bowbazar, Kolkata - 700 012,

(7) M/S. PARAM REALCON PVT. LTD. (having Pan : AAGCP1196B), a Company; incorporated under the Companies Act. 1956, having its registered office at Premises No. 264B, B.B. Ganguly Street, Post office Bowbazar, Police Station Bowbazar, Kolkata - 700012,



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15 OCT 2016

(8) M/S. KALPATARU INFRACON PVT. LTD. (having Pan : AADCK2973J), a Company incorporated under the Companies Act, 1956, having its registered office at Premises No. 444, Dum Dum Park, Ground Floor, Post office Bangur Avenue, Police Station - Lake Town, Kolkata - 700055,

hereinafter referred to as "**THE VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART** all being represented by their Authorised Signatory namely **Punit Lundia (PAN ACBPL7925Q)** son of Pramod Lundia, by faith-Hindu, Citizen of Indian, by Occupation-Business, residing at 63, Dum Dum Park, P.O.-Bangur Avenue, P.S. Lake Town, Kolkata-700055.

A N D

RAUNAK PROPERTIES PRIVATE LIMITED (PAN-AABCR8161K), a Company duly registered and incorporated under the meaning and provision of the Companies Act, 1956 having its registered office at the Premises No.6, Hanspukur Lane, 4th Floor, Post Office, Barabazar, Police Station – Posta, Kolkata – 700007, duly represented by its Managing Director **SRI RAUNAK JHUNJHUNWALA (PAN AEYPJ0495G)** son of Sushil Kumar Jhunjhunwala by faith- Hindu, citizen of Indian, by Occupation –Business, residing at P-829/1, Lake Town, Block-A, P.O. & P.S.-Lake Town, Kolkata-700089 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 their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**

WHEREAS :

- A.** One Abdul Chattar Midda, son of Late Rokibuddin Midda was the absolute Owner, possessor and occupier of ALL THAT piece or parcel of a plot of Sali now recorded as bastu land containing by estimation an area of 178 Decimals be the same a little more or less out of which 29 Decimals of land comprised in R.S. Dag No. 4327, 26 Decimals of land comprised in R.S. Dag No. 4328, 12 Decimals of land comprised in Dag No. 4329, 13 decimals of land comprised in R.S. Dag No. 4330, 18 Decimals of land comprised in R.S. Dag



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25 OCT 4011

No. 4331, 58 Decimals of land comprised in Dag No. 4334, 22 Decimals of land comprised in R.S. Dag No. 4335 lying situate at Mouza – Gopalpur, J.L. No. 2 under the Police Station of Airport (formerly Rajarhat) within the limits of Rajarhat Gopalpur Municipality in the District of North 24 parganas free from all encumbrances whatsoever.

- B.** Subsequently the said Abdul Chattar Midda died intestate in the year 1964 leaving behind his six sons namely Abdul Gafar Midda, Abdul Hamid Midda, Abdul bari Midda, Abdul Mujit Midda, Abdul Aziz Midda & Abdul Wazad Middya and three daughters namely RabiaBibi, Jamila Bibi & Bahima Bibi and one wife Amena Bibi as his only surviving legal heirs and successors and accordingly they jointly inherited the aforesaid landed property of the deceased Abdul ChattarMidda as per the Muslim Law of Inheritance and Succession.
- C.** The said Abdul Gafar Midda, Abdul Hamid Midda, Abdul Bari Midda, Abdul MujitMidda, Abdul Aziz Midda and Abdul Wazad Middya jointly sold transferred, conveyed, assigned and assured of ALL THAT piece or parcel of a plot of land containing by estimation an area of 29 Decimals be the same a little more or less out of which 13 Decimals of land comprised in R.S. Dag No. 4327 and 16 Decimals of land comprised in R.S. Dag No. 4328 lying situate at Mouza – Gopalpur, J.L. No. 2 under the Police Station of Airport (formerly Rajarhat) within the limits of Rajarhat Gopalpur Municipality in the District of North 24 Parganas unto and in favour of others by virtue of a Deed of Kobala and remaining area of land measuring 149 Decimals had been owned seized and possessed of by them with their co-sharers.
- D.** Subsequently the said Amena Bibi, wife of Late Abdul ChattarMidda died intestate on 03.04.2003 leaving behind her six sons namely Abdul Gafar Midda, Abdul Hamid Midda, Abdul Bari Midda, Abdul Mujit Midda, Abdul Aziz Midda and Abdul Wazad Middya and three daughters namely Rabia Bibi, Jamila Bibi & Rahima Bibi as her only surviving legal heirs and successors and accordingly they jointly inherited the aforesaid landed property of the deceased AmenaBibi as per the Muslim Law of Inheritance and Succession.

- E.** The shares of the heirs of the deceased Abdul Chattar Midda and Amena Bibi as follows:

Name of the Legal heirs	Share
Abdul GafarMida	0.1333 i.e 2/15 th
Abdul Hamid Midda	0.1333 i.e 2/15 th
Abdul Bari Midda	0.1333 i.e 2/15 th
Abdul MujitMiddya	0.1333 i.e 2/15 th
Abdul ajizMidda	0.1333 i.e 2/15 th
Abdul WazedMiddya	0.1333 i.e 2/15 th
RabiaBibi	0.0666 i.e 1/15 th
JamilaBibi	0.0666 i.e 1/15 th
RahimaBibi	0.0666 i.e 1/15 th

- F.** The said Abdul Hamid Midda, son of Late Abdul ChattarMidda died intestate on 27.05.2001 leaving behind his four sons namely Abdul Razzak Mirdda, Asha Haque Midda, Anser Midda and Ajar Midda and four daughters namely Raziya Bibi, Sufiya Bibi, Firoja Bibi alias Firoja Begum & TanujanBibi and one wife Rabia Bibi as his only surviving legal heirs and successors and accordingly they jointly inherited the aforesaid landed property of the deceased Abdul Hamid Midda as per the Muslim Law of Inheritance and Succession.
- G.** The said Abdul Bari Midda, son of Late Abdul Chattar Midda died intestate on 22.10.1993 leaving behind his three sons namely Arif Midda, Sarifuddin Middya & Amir Ali Middya and two daughters namely Tajmira Bibi & Ajmira Bibi and one wife Khodaja Bibi Midda as his only surviving legal heirs and successors and accordingly they jointly inherited the aforesaid landed property of the deceased Abdul Bari Midda as per the Muslim Law of Inheritance and Succession.

- H.** The said Anowar Ali Middya, son of Abdul Mujit Midda died intestate on 19.01.2000 leaving behind his only minor son namely Ashik Middya and his mother namely Jobeda Bibi as his only surviving legal heirs and successors and accordingly they jointly inherited the aforesaid landed property of the deceased Anowar Ali Middya as per the Muslim Law of Inheritance and Succession.
- I.** The said Abdul Mujit Midda, son of Late Abul Chattar Midda died intestate on 10.12.2012 leaving behind his only grandson namely Ashik Middya and wife Jobeda Bibi as his only surviving legal heirs and successors and accordingly they jointly inherited the aforesaid landed property of the deceased Abdul Mujit Midda as per the Muslim Law of Inheritance and Succession.
- J.** In the manner aforesaid and circumstances the said Abdul Gafar Mida, Abdul Aziz Midda, Abdul Wazad Middya alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi, Rahima Khatun, Razzak Midda alias Abdul Razzak Midda, Md. Ishak Midda alias Asha Haque Midda, Ansar Ali alias Anser Midda, Asgaer Midda alias Ajar Ali Midda alias AjgarMidda, RajiyaMolla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Bibi alias Firoja Begum, TanujanBibi alias Tanuja Begum, Rabia Bibi alias Mosa Rabia Begum, Arif Midda, Sarifuddin Middya, Amir Ali Middya, Tajmira Bibi, Ajmira Bibi, Khodaja Bibi. Midda jointly entitled to own, seize and possess of 86.56% undivided share over the aforesaid entire plot measuring about 149 Decimals be the same a little more or less and the said Jobeda Bibi & Ashik Middya jointly entitled plot measuring about 149 Decimals be the same little more or less free from all encumbrances in any manner whatsoever.
- K.** For the purpose of partition and/or division of the said properties into separate Lots in accordance with respective share of the said Owners as aforesaid and for more convenient and exclusive possession and better use, occupation and enjoyment of the divided portion the aforesaid Owners



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mutually agreed and decided to partition the said properties by meets and bounds into two separate Lots being Lot – B and Lot – c respectively.

- L.** Jobeda Bibi, Ashik Middya and Abdul Gafar Mida, Abdul Ajiz Midda, Abdul Wazad Middya alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Khodaja Bibi Midda, Arif Middya, Sarifuddin Middya, Amir Ali Middya, Tajmira Bibi, Ajmira Bibi, Rabia Bibi alias Mosa Rabia Begum, Razzak Midda alias Abdul Razzak Mirdda, Md. Ishak Midda alias Asha Haque Hidda, Ansar Ali alias Anser Midda, Asgaer Midda alias Ajar Ali Midda alias Ajgar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Bibi alias Firoja Begum, Tanujan Bibi alias Tunuja Begum were executed a Deed of Partition dated 21st June, 2013 duly registered in the office of the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) in Book No. 1, CD Volume No. 6, Pages 2324 to 2350, Being No. 01998 for the year 2013 and by the said Deed of Partition, Abdul Gafar Mida, Abdul Ajiz Midda, Abdul Wazad Middya alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Khodaja Bibi Midda, Arif Middya, Sarifuddin Middya, Amir Ali Middya, Tajmira Bibi, Ajmira Bibi, Rabia Bibi alias Mosa Rabia Begum, Razzak Midda alias Abdul Razzak Mirdda, Md. Ishak Midda alias Asha Haque Hidda, Ansar Ali alias Anser Midda, Asgaer Midda alias Ajar Ali Midda alias Ajgar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Bibi alias Firoja Begum, Tanujan Bibi alias Tunuja Begum were allotted ALL THAT piece or parcel of Bastu Land containing by estimation an area of 129.14 Decimals be the same a little more or less out of which 06.14 Decimals of land comprised in R.S. Dag No. 4328, 12 Decimals of land comprised in R.S. Dag No. 4329, 13 Decimals R.S. Dag No. 4330, 18 Decimals of land comprised in R.S. Dag No. 4331, 58 Decimals of land comprised in R.S. Dag No. 4334 and 22 Decimals of land comprised in R.S. Dag No. 4335 appertaining to L.R. Khatian Nos. 893, 219, 326, 623, 1137, 2593, 1884, 2638, 3374 & 2382 as their exclusive properties in lieu of their respective shares in the joint estate lying

situate at Mouza – Gopalpur, J.L. No. 2 under the Police Station of Airport within the limits of Rajarhat-Gopalpur Municipality in Ward No. 05 in the District of North 24 Parganas particularly mentioned in the Schedule – B thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto.

- M.** By virtue of the said Deed of Partition Abdul Gafar Mida, Abdul Ajiz Midda, Abdul Wazad Middya alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Khodaja Bibi Midda, Arif Middya, Sarifuddin Middya, Amir Ali Middya, Tajmira Bibi, Ajmira Bibi, Rabia Bibi alias Mosa Rabia Begum, Razzak Midda alias Abdul Razzak Mirdda, Md. Ishak Midda alias Asha Haque Hidda, Ansar Ali alias Anser Midda, Asgaer Midda alias Ajar Ali Midda alias Ajar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Bibi alias Firoja Begum, Tanujan Bibi alias Tunuja Begum became the absolute Owners and jointly seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of the said bastu land containing by estimation an area of 129.14 Decimals be the same a little more or less out of which 06.14 Decimals of land comprised in R.S./L.R. Dag No. 4328, 12 Decimals of land comprised in R.S./L.R. Dag No. 4329, 13 Decimals of land comprised in R.S./L.R. Dag No. 4330, 18 Decimals of land comprised in Dag No. 4331, 58 Decimals of land comprised in Dag No. 4334, 22 Decimals of land comprised in R.S./L.R. Dag NO. 4335 appertaining to L.R. Khatian Nos. 893, 219, 326, 623, 1137, 2593, 1884, 2638, 3374 & 2382 as their exclusive properties in lieu of their respective shares in the joint estate lying situate at Mouza – Gopalpur, J.L. No. 2 under the police Station of Airport (formerly Rajarhat) within the limits of Rajarhat Gopalpur Municipality in Ward No. 05 in the District of North 24 Parganas free from all encumbrances, charges, liens, lispensens, attachments, claims and demands in any manner whatsoever.
- N.** By a duly executed Deed of Conveyance dated 11th September, 2013 Abdul Gafar Mida, Abdul Ajiz Midda, Abdul Wazad Middya alias Abdul Oajed Midda,

Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Khodaja Bibi Midda, Arif Middya, Sarifuddin Middya, Amir Ali Middya, Tajmira Bibi, Ajmira Bibi, Rabia Bibi alias Mosa Rabia Begum, Razzak Midda alias Abdul Razzak Mirdda, Md. Ishak Midda alias Asha Haque Hidda, Ansar Ali alias Anser Midda, Asgaer Midda alias Ajar Ali Midda alias Ajgar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Bibi alias Firoja Begum, Tanujan Bibi alias Tunuja Begum sold, transferred and conveyed **ALL THAT** the piece or parcel of a plot of Bastu land containing by estimation an area of **80 Decimals equivalent to 48 Cottahs 06 Chittacks** be the same a little more or less out of which **58 Decimals** of land comprised in **R.S. / L.R. Dag No. 4334** and **22 Decimals** of land comprised in **R.S./L.R. Dag No.4335** appertaining to **L.R. Khatian Nos. 893, 219, 326, 623, 1137, 2593, 1884, 2638, 3374 & 2382** part or portion of the said entire land together with Tile Shed structure thereon measuring **1000 Sq.ft.** including all easement rights and appurtenances thereto lying situate at **Mouza-Gopalpur, J.L. No.2** under the **Police Station - Airport** (formerly Rajarhat) within the limits of **Rajarhat Gopalpur Municipality in Ward No. 05**, Additional District Sub Registration Office at Bidhannagar (Salt Lake City) in the **District of North 24 Parganas** unto and in favour of M/s. Star Abasan Pvt. Ltd., M/s. Punit Abasan Pvt. Ltd., M/s Yash Akriti Nirman Pvt. Ltd., M/s. Sumit Grih Nirman Pvt. Ltd., M/s. Mukul Shelter Pvt. Ltd., M/s. Rohit Infracon Pvt. Ltd., M/s. Param Realcon Pvt. Ltd., M/s. Kalpataru Infracon Pvt. Ltd., M/s. Greentouch Projects Limited, M/s. Greentouch Tour & Travels Pvt. Ltd., M/s. Greentouch Trading Pvt. Ltd., M/s. Esteem Financial Consultants Pvt. Ltd., M/s. Greentouch Financial Consultants Pvt. Ltd., M/s. Greentouch Educational Services Pvt. Ltd., M/s. Greentouch Computech Pvt. Ltd., M/s. Greentouch Entertainment Pvt. Ltd. The said Deed of Conveyance was duly registered before the Office of Additional District Sub Registrar, Bidhan Nagar and recorded in Book No.I, C D Volume No.8, Pages from 4812 to 4848, Being No. 02765 for the year 2013.

- O. By a further Deed of Conveyance dated 26th June, 2014 Abdul Gafar Mida, Abdul Ajiz Midda, Abdul Wazad Middyaa alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Khodaja Bibi Midda, Arif Middyaa, Sarifuddin Middyaa, Amir Ali Middyaa, Tajmira Bibi, Ajmira Bibi, Rabia Bibi alias Mosa Rabia Begum, Razzak Midda alias Abdul Razzak Mirdda, Md. Ishak Midda alias Asha Haque Hidda, Ansar Ali alias Anser Midda, Asgaer Midda alias Ajar Ali Midda alias Ajgar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Bibi alias Firoja Begum, Tanujan Bibi alias Tunuja Begum sold, transferred and conveyed **ALL THAT** the piece or parcel of a plot of Bastu land containing by estimation an area of **49.14 Decimals equivalent to 29 Cottahs 11 Chittacks 30 sq feet** be the same a little more or less out of which **06.14 Decimals** of land comprised in **R.S. / L.R. Dag No. 4328, 12 Decimals** of land comprised in **R.S/L.R Dag No. 4329, 13 Decimals** of land comprised **R.S./L.R. Dag No.4330, 18 Decimal** of land comprised in **R.S. /L.R. Dag No.4331** appertaining to L.R. Khatian Nos. 893, 219, 326, 623, 1137, 2593, 1884, 2638 and part or portion of the said entire land together with Tile Shed structure thereon measuring **1000 Sq.ft.** including all easement rights and appurtenances thereto lying situate at **Mouza- Gopalpur, J.L. No.2** under the **Police Station - Airport** (formerly Rajarhat) within the limits of **Rajarhat Gopalpur Municipality** in **Ward No. 05**, Additional District Sub Registration Office at Bidhannagar (Salt Lake City) in the **District of North 24 Parganas** unto and in favour of M/s. Star Abasan Pvt. Ltd., M/s. Punit Abasan Pvt. Ltd., M/s Yash Akriti Nirman Pvt. Ltd., M/s. Sumit Grih Nirman Pvt. Ltd., M/s. Mukul Shelter Pvt. Ltd., M/s. Rohit Infracon Pvt. Ltd., M/s. Param Realcon Pvt. Ltd., M/s. Kalpataru Infracon Pvt. Ltd., M/s. Greentouch Projects Limited, M/s. Greentouch Tour & Travels Pvt. Ltd., M/s. Greentouch Trading Pvt. Ltd., M/s. Esteem Financial Consultants Pvt. Ltd., M/s. Greentouch Financial Consultants Pvt. Ltd., M/s. Greentouch Educational Services Pvt. Ltd., M/s. Greentouch Computech Pvt. Ltd., M/s. Greentouch Entertainment Pvt. Ltd. The said Deed of Conveyance was duly registered before the Office of Additional District Sub Registrar, Bidhan Nagar and

recorded in Book No. I, C D Volume No.6, Pages from 7743 to 7786, Being No.01782 for the year 2014.

- P.** The Owner/Vendors herein intended to sell the lands purchased by them under the **Deed of Conveyance being No.02765 for the year 2013** the Parties/vendors purchased the **Bastu land measuring about 48 Cottha 06 Chittacks 18 sqft. More or less with tiles shed structure measuring about 1000 sqft. more** or less and by a Deed of Conveyance being **01782 for the year 2014** the parties/vendors Purchased **29 Cottahs 11 Chitacks 30 sqft.** Together with **tiles shed structure measuring about 1000 sqft.** which the Owner/Vendors herein duly mutated in their own names as per the details hereunder given and/or provided being land measuring All that piece and parcel of land measuring **39 Cottah 00 Chittack 40 Sq.ft. or .645552 Acres or 64.5552 decimals** at Mouza Gopalpur, Gopalpur Road, J.L. No. 2, Police Station Airport, under Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation, Ward No. 5, Dist. North 24 Parganas
- Q. M/S. STAR ABASAN PVT. LTD.** under Khatian No 10715 holds the following Land.

Plot No.	Classification	Share	Share Area(Decimal)	Total Area in Dag
4328	Bastu	0150	0.39 (0)	26
4329	Bastu	0625	0.75 (1)	12
4330	Bastu	0625	0.8125 (1)	13
4331	Bastu	0625	1.125 (1)	18
4334	Bastu	0625	3.625 (3)	58
4335	Bastu	0625	1.375 (2)	22

- R. M/S. PUNIT ABASAN PVT. LTD.** under khatian No 10783 & 10712 holds the following lands

Plot No.	Classification	Share	Share	Total Area
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			Area(Decimal)	in Dag
4328	Bastu	0149	0.3874	26
4329	Bastu	0625	0.75 (1)	12
4330	Bastu	0625	0.8125 (1)	13
4331	Bastu	0625	1.125 (1)	18
4334	Bastu	0625	3.625 (3)	58
4335	Bastu	0625	1.375 (1)	22

S. M/S YASH AKRITI NIRMAN PVT. LTD. under khatian No 10717 holds the following lands

Plot No.	Classification	Share	Share Area(Decimal)	Total Area in Dag
4328	Bastu	0150	0.39 (0)	26
4329	Bastu	0625	0.75 (1)	12
4330	Bastu	0625	0.8125 (0)	13
4331	Bastu	0625	1.125 (1)	18
4334	Bastu	0625	3.625 (4)	58
4335	Bastu	0605	1.331 (1)	22

T. M/S. SUMIT GRIH NIRMAN PVT. LTD. under khatian No 10716 holds the following lands

Plot No.	Classification	Share	Share Area(Decimal)	Total Area in Dag
4328	Bastu	0149	0.3874	26
4329	Bastu	0625	0.75 (1)	12
4330	Bastu	0625	0.8125 (1)	13
4331	Bastu	0625	1.125 (1)	18
4334	Bastu	0625	3.625 (3)	58
4335	Bastu	0625	1.375 (2)	22

- U. M/S. MUKUL SHELTER PVT. LTD.** under khatian No 10719 holds the following lands

Plot No.	Classification	Share	Share Area(Decimal)	Total Area in Dag
4328	Bastu	0149	0.3874	26
4329	Bastu	0625	0.75 (0)	12
4330	Bastu	0625	0.8125 (1)	13
4331	Bastu	0625	1.125 (2)	18
4334	Bastu	0625	3.625 (3)	58
4335	Bastu	0625	1.375 (2)	22

- V. M/S. ROHIT INFRACON PVT. LTD.** under khatian No 10718 holds the following lands

Plot No.	Classification	Share	Share Area(Decimal)	Total Area in Dag
4328	Bastu	0150	0.39 (1)	26
4329	Bastu	0625	0.75 (0)	12
4330	Bastu	0625	0.8125 (1)	13
4331	Bastu	0625	1.125 (1)	18
4334	Bastu	0625	3.625 (4)	58
4335	Bastu	0625	1.375 (1)	22

- W. M/S. PARAM REALCON PVT. LTD.** under khatian No 10713 holds the following lands

Plot No.	Classification	Share	Share Area(Decimal)	Total Area in Dag
4328	Bastu	0149	0.3874	26
4329	Bastu	0625	0.75 (1)	12
4330	Bastu	0625	0.8125 (1)	13
4331	Bastu	0625	1.125 (1)	18

4334	Bastu	0625	3.625 (4)	58
4335	Bastu	0625	1.375 (1)	22

X. **M/S. KALPATARU INFRACON PVT. LTD.** under khatian No 10722 holds the following lands

Plot No.	Classification	Share	Share Area(Decimal)	Total Area in Dag
4328	Bastu	0146	0.3796	26
4329	Bastu	0625	0.75 (0)	12
4330	Bastu	0625	0.8125 (1)	13
4331	Bastu	0625	1.125 (1)	18
4334	Bastu	0625	3.625 (3)	58
4335	Bastu	0625	1.375 (2)	22

AND WHEREAS the Vendors had agreed to sell the portion of land measuring about 39 Cottah 00 Chittack 40 Sq.ft. or .645552 Acres or 64.5552 decimals together with 4000 sqft. Tin shed structure scattered tiles shed at Mouza Gopalpur, Gopalpur Road, J.L. No. 2, Police Station Airport, under Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation, Ward No. 5, Dist. North 24 Parganas in favour of the Purchasers and the Purchasers had agreed to purchase the schedule property for total amount of **Rs.4,75,00,000/- (Rupees Four Crore Seventy Five Lac) Only**

NOW THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the sum of **Rs.4,75,00,000/- (Rupees Four Crore Seventy Five Lac) Only** paid by the Purchasers herein to the Owners/Vendors at or before the execution these presents, the receipt whereof the Owners/Vendors herein and each of them doth hereby admit and acknowledge and the vendors herein acquit, release, exonerate discharge the Purchasers, their successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchasers, their successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispenses, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT the SCHEDULE**

properties OR HOWSOEVER OTHERWISE the said properties and lands and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished **TOGETHER WITH** all the yards, areas, house, out house, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances **WHATSOEVER and/or howsoever** to the said properties and land or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenances thereto and all the estates, interests, claims and demands whatsoever **and/or howsoever** of the **Vendors** at law and in equity into, upon, over and concerning the said properties or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchasers, their successors, successors-in-interest and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever **and/or howsoever** exclusively relating to or concerning the said properties hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the **Vendors** or any other person and persons from whom he may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever free from all encumbrances, charges, attachments, liens, lispensens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the **Owners/Vendors** or her/his ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the **Owners/Vendors** is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchasers absolutely and forever free from all encumbrances charges attachments liens lispensens and adverse claim **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever **and/or howsoever** by the **Vendors** or her/his ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the **Vendors** is lawfully and absolutely seized and possessed of or otherwise well and sufficiently possessed and entitled to the sa'c

properties hereby granted and conveyed or intended so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever **and/or howsoever** to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever **and/or howsoever** aforesaid the **Owners/Vendors** has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers, their successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the **Owners/Vendors** or any person or persons lawfully and equitably claim under or in trust for the **Owners/Vendors** or her/his ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispens, adverse claims, debts and hindrances whatsoever made or suffered by the **Owners/Vendors**, his/her ancestors or predecessors-in-title AND FURTHER the **Owners/Vendors** covenant with the Purchasers, their successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust AND the **Owners/Vendors** and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchasers, their successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the Purchasers, their successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchasers and persons claiming under them and the **Owners/Vendors** shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed AND FURTHER the **Vendors** hereby agrees to transfer his remain land out of his total land to the Purchasers herein or to such persons as may be nominated by the Purchasers in future AND FURTHER the **Vendors** in consideration of the Purchasers

having purchased the said property on the assurance and guarantee of the **Vendors** as to protection and indemnity against any possible claim by any persons if he/she/they is/are discovered to be still alive or became the **Owners** of the schedule property, the **Vendors** do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchasers and their successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings declare that they have no other claim or claims and/or any counter claim in respect of the property hereby transferred to the Purchasers against the parties to the instant Deed of Conveyance and transferred which is being lawfully purchased by the Purchasers in accordance with law.

AND WHEREAS since then the Vendors herein has been in exclusive khas as well as physical possession and enjoyed the said property without any hindrance and/or interference by anybody and paying requisite Government rent for the aforesaid property.

AND WHEREAS the entire schedule land is in the khas possession of the **Vendors** and no portion in any manner whatsoever **and/or howsoever**. is under and "BHAGCHASE".

AND WHEREAS the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act or otherwise.

AND WHEREAS there is no proceeding pending or was initiated under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta or any other High Courts.

AND WHEREAS the land was never subject of any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

AND WHEREAS the schedule land is not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955).

AND WHEREAS the **Vendors** has not received any notice of acquisition or requisition of the Property described in the schedule below.

AND WHEREAS no notice issued under the Public Demand and Recovery Act nor has been served upon the Vendors nor any such notice has been published till date.

AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the **Vendors** have in themselves good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchasers/s herein in the manner aforesaid.
2. That the Purchasers for all times hereafter shall peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and beneftheir.
3. That the Purchasers shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the **Vendors** herein.
4. That **Vendors** shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better enjoyment and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchasers in the manner aforesaid as by the Purchasers shall be reasonably required.
5. The **Vendors** do hereby certify that the said properties, under SCHEDULE is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances whatsoever and/or howsoever.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring **39 Cottah 00 Chittack 40 Sq.ft. or .645552 Acres or 64.5552 decimals** at Mouza Gopalpur, J.L. No. 2, Police Station Airport, under Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation, Ward No. 5, Dist. North 24 Parganas.

under RS/ LR Dag No. 4328 land measuring 3.0992 decimals

under RS/ LR Dag No. 4329 land measuring 6 decimals,

under RS/ LR Dag No. 4330 land measuring 6.50 decimals,

under RS/ LR Dag No. 4331 land measuring 9 decimals,

under RS/ LR Dag No. 4334 land measuring 29 decimals,

under RS/ LR Dag No. 4335 land measuring 10.956 decimals,

together with tin shed structure measuring 4000 sq feet scattered tiles shed.

under L.R. Khatian Nos. 10715, 10783, 10717, 10716, 10719, 10718, 10713, 10722 & 10712, Mouza Gopalpur, Rajarhat Road, J.L. No. 2, Police Station Airport, under Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation, Ward No. 5, Dist. North 24 Parganas being butted and bounded as follows :

ON THE NORTH - By R.S/L.R Dag Nos. 4332 & 4333.

ON THE SOUTH - By 40' wide Rajarhat Gopalpur Road thereafter Mouza Raigachi,

J.L. No.12

ON THE EAST - By R.S/L.R. Dag Nos. 4327, 4328, 4329,4330 & 4331.

ON THE WEST - By 40' wide Road.

That the aforesaid land herein being conveyed is shown in Deed Plan is annexed herewith and marked with Red Boarder and the same is a part of this Deed.

IN WITNESS WHEREOF the parties have subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the
Vendors in the presence of

WITNESSES:

1. Jagan Nath Das
10, S L. Pyno Lane
P.O. - Bowbazar
P.S. - Muchlipura
Kolkata - 70012
2. S. Samanta
10, old Post Office
Street K01-01.

Punit Lunda
Signature of the Authorised Signatory No. 1 to 8 herein namely
MS. STAR ABASAN PVT. LTD., MS. PUNIT ABASAN PVT. LTD.,
MS. YASH AKRITI NIRMAN PVT. LTD., MS. SUMIT GRH NIRMAN PVT. LTD.,
MS. MUKUL SHELTER PVT. LTD., MS. ROHIT INFRACON PVT. LTD.,
MS. PARAM REALCON PVT. LTD. & MS. KALPATARU INFRACON PVT. LTD.

VENDORS

SIGNED, SEALED AND DELIVERED by the
Purchaser in the presence of

WITNESSES:

1. Jagan Nath Das
2. S. Samanta

Raunak Properties (P) Ltd
Managing Director
PURCHASER

Drafted by
Rohan Basu
Advocate
High Court, Calcutta
F-1494/1212/2012

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum **Rs.4,75,00,000/- (Rupees Four Crore Seventy Five Lac) Only** by way of total consideration money as per Memo below :-

Date	Cash/ Cheque No.	Bank & Branch Name	Amount (Rs.)
07.10.2016	002967	Kotak Mahindra Bank	5000000/-
02.11.2016	003026	Kotak Mahindra Bank	5000000/-
28.01.2017	RTGS	Kotak Mahindra Bank	7000000/-
30.01.2017	RTGS	Kotak Mahindra Bank	3000000/-
05.07.2017	RTGS	Kotak Mahindra Bank	5000000/-
31.08.2017	RTGS	Kotak Mahindra Bank	5000000/-
04.09.2017	RTGS	Kotak Mahindra Bank	5000000/-
15.09.2017	000431	HDFC Bank	10000000/-
09.10.2017	003580	Kotak Mahindra Bank	2025000/-
09.10.2017	TDS	-	475000/-
Total Amount			47500000/-

(Rupees Four Crore Seventy Five Lac) Only

SIGNATURE OF THE WITNESS

1. *Jayak Nath Das*

2. *S. Samanta*

Punit Lundaia

Signature of the Authorised Signatory No. 1 to 8 herein namely
 M/S. STAR ABASAN PVT. LTD., M/S. PUNIT ABASAN PVT. LTD.,
 M/S. YASH AKRITI NIRMAL PVT. LTD., M/S. SUMIT GRH NERAM PVT. LTD.,
 M/S. MAIKUL SHEETAL PVT. LTD., M/S. ROHIT INFRACON PVT. LTD.,
 M/S. SURESH INFRA PVT. LTD., M/S. SURESH INFRA PVT. LTD.

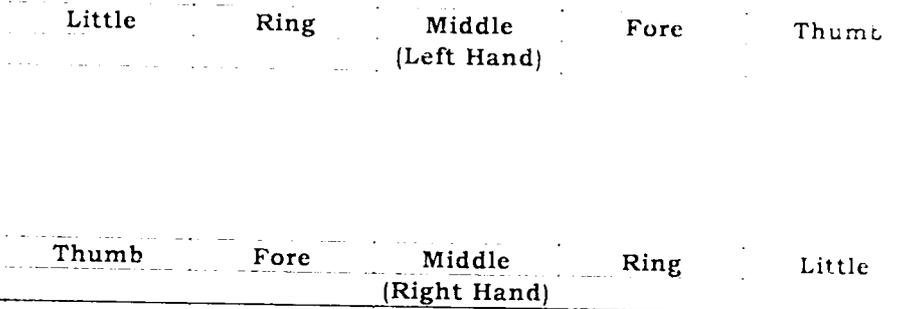
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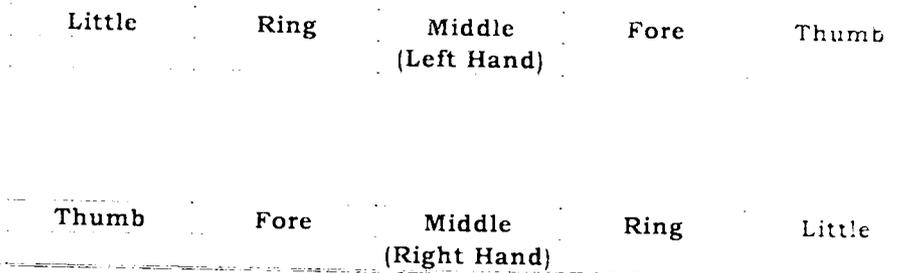
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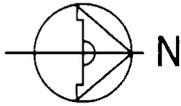
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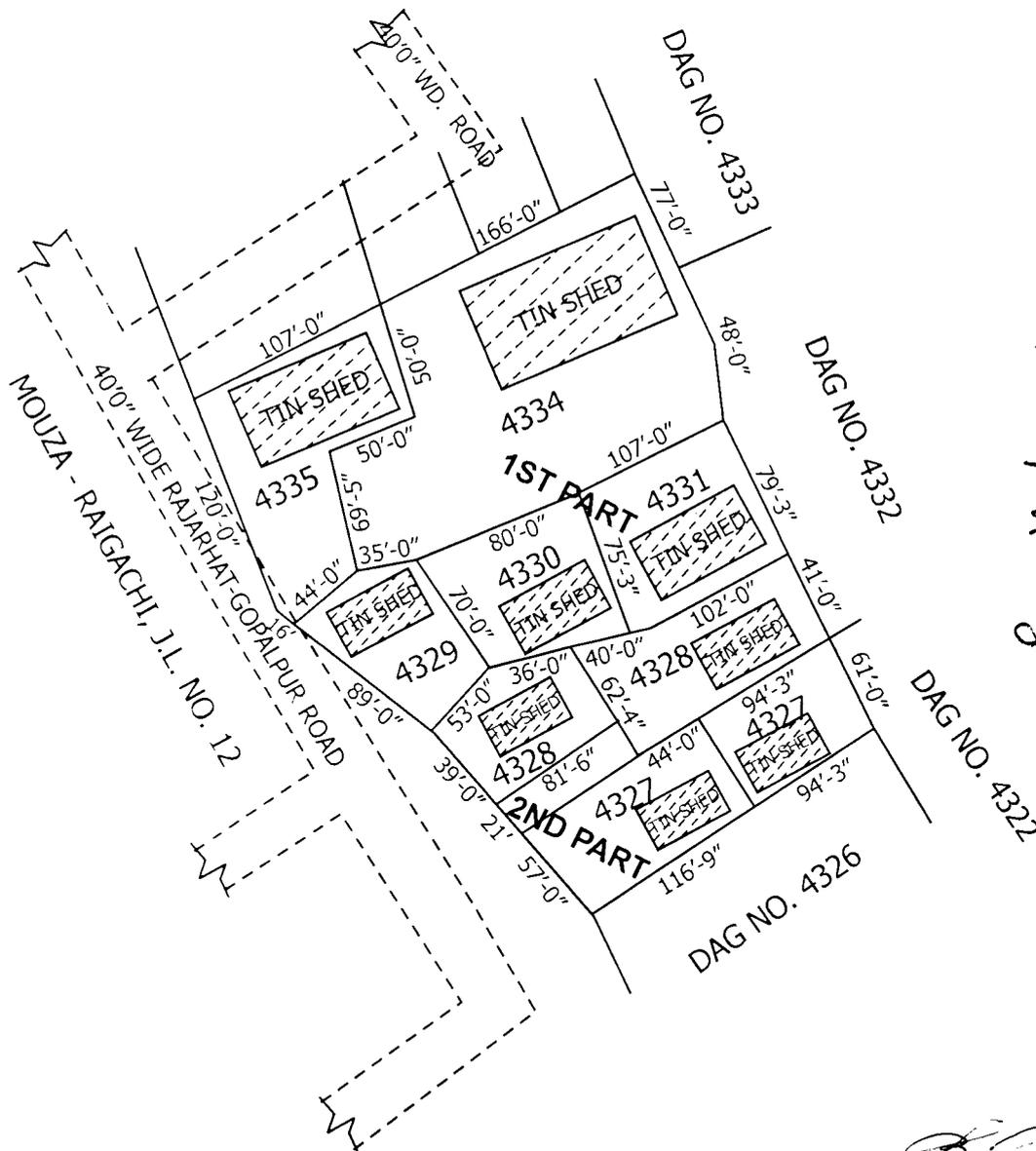
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SITE PLAN OF LAND TOGETHER WITH TIN SHED STRUCTURE AT
 MOUZA - GOPALPUR, RAJARHAT ROAD, J.L. NO. 2, R.S./L.R. DAG NOS. 4328,
 4329, 4330, 4331, 4334 & 4335 UNDER L.R. KHATIAN NOS. 10715, 10783,
 10717, 10716, 10719, 10718, 10713, 10722 & 10712, P.S. - AIRPORT, UNDER
 RAJARHAT GOPALPUR MUNICIPALITY PRESENTLY BIDHANNAGAR
 MUNICIPAL CORPORATION, (SALUA-GOPALPUR) WARD NO. 5,
 DIST. - NORTH 24- PARGANAS.



R.S./L.R. DAG NO. 4328, AREA OF LAND :- 03.0992 DEC. (M/L)
 R.S./L.R. DAG NO. 4329, AREA OF LAND :- 06.00 DEC. (M/L)
 R.S./L.R. DAG NO. 4330, AREA OF LAND :- 06.50 DEC. (M/L)
 R.S./L.R. DAG NO. 4331, AREA OF LAND :- 09.00 DEC. (M/L)
 R.S./L.R. DAG NO. 4334, AREA OF LAND :- 29.00 DEC. (M/L)
 R.S./L.R. DAG NO. 4335, AREA OF LAND :- 10.956 DEC. (M/L)
TOTAL AREA OF LAND :- 64.5552 DEC.
= 39 K. - 0 CH. - 40 SQ.FT. = .645552 ACRES (M/L)
TIN SHED STRUCTURE AREA :- 4000 SQ.FT.



Primit Luda
 Signature of the Authorized Signatory No. 1 to 8 herein namely
 MS. STAR ABASAN PVT. LTD., MS. PUNIT ABASAN PVT. LTD.,
 MS. YASH AKRITI NIRMAN PVT. LTD., MS. SUMIT GRH NIRMAN PVT. LTD.,
 MS. MUKUL SHELTER PVT. LTD., MS. ROHIT INFRACON PVT. LTD.,
 MS. PARAM REALCON PVT. LTD. & MS. KALPATARU INFRACON PVT. LTD.

Raush Properties (P) Ltd
 Managing Director

S. Biswas
 SNEHASIS BISWAS, L.C.E.
 CIVIL ENGINEER
 L.B.S.-CLASS-I (K.M.C.)
 LICENSE NO.-1500

Traced



भारतीय निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

JNV0470480



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 राज्य / State :

लिंग / Sex : पुरुष / M
 जन्म तिथि / Date of Birth : 10/11/1968

JNV0470480

नाम :
 पता :
 जिला :
 राज्य :

पता :
 गा. नं. 10, कालीयुगे लानेवार्ड
 तालुका, जिला पटना, बिहार

नाम :
 पता :
 जिला :
 राज्य :
 जिला निर्वाचन अधिकारी
 पटना, बिहार

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Jasak Nath Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUMIT GRIH NIRMAN PRIVATE LIMITED

11/07/2011

Permanent Account Number

AAQCS1201E

1208R2011

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आयकर पैन सेवा इकाई, एन एस यू एल
तीसरी मंजिल, सफ़ावर चेंबरस
बानेर टेलिफोन एक्सचेंज के मजदूरीक
बानेर, पुना - 411045

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Near Banner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: taxinfo@nsdl.co.in

Handwritten signature

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

STAR ABASAN PRIVATE LIMITED



25/02/2008

Permanent Account Number
AALCS9054J

15/02/2008

एक कार्ड खोने / क्रेडिट या डेबिट कार्ड खोने पर, कृपया
आयकर विभाग को सूचित करें, ताकि आपकी
पैन कार्ड को सही ढंग से काम चलाने में मदद
की जा सके। संपर्क नंबर: 400 013

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10th Floor, Times Tower,
Karnala Mills Compound,
C. B. Nagar, Lower Park, Mumbai - 400 013

Tel: 91-22-2499 4650 Fax: 91-22-2495 0164
e-mail: itn@cbn.irsdi.com

आयकर विभाग
INCOME TAX DEPARTMENT
PUNIT ABASAN PRIVATE LIMITED



भारत सरकार
GOVT. OF INDIA



15/07/2011

Permanent Account Number

AAGCP1197A

12/06/2011

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आयकर देन सेवा इकाई, एन एस सी एल
तीसरी मंजिल, सफायर चबर्स
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर पुणे - 411 045

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3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ROHIT INFRACON PRIVATE LIMITED



0710712011

Permanent Account Number

AAFCR3944Q

12082011

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आयकर पैन सेवा कार्ड, एन एस डी एल
तीसरी मंजिल, सप्लायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर पुना-411045

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Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinia@nsdl.co.in

[Handwritten signature]

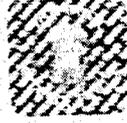
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARAM REALCON PRIVATE LIMITED



07/07/2011

Permanent Account Number

AAGCP1196B

1208/011

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटार
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुणे - 411 045

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Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel. 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: usinfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

YASH AKRITI NIRMAN PRIVATE LIMITED



11/07/2011

File Number / Acknowledgement Number:

AAACY4927D

11/07/2011

इस कार्ड को खोलने / पाने पर कृपया सूचित करें / सौदाएं:
आयकर पैन सेवा इकाई, एन एम डी एल
तीसरी मंजिल, सफ़ायर चेंबरस,
बम्बे टेलिफोन एक्सचेंज कनिजदीक
बम्बे, पुना - 411 045

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please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Bamber Telephone Exchange,
Bamber, Pune - 411 045

Tei: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: taninfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MUKUL SHELTER PRIVATE LIMITED



14/07/2011

Permanent Account Number

AAHCM3315J

13062011

इस कार्ड को खोने / चाने पर कृपया सूचित करने / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी यू
तीसरी मंजिल, सफ़ायर चैम्बर,
बानेर टेलिफोन एक्सचेंज के नजदीक
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in

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Handwritten signature



Kalpataru Infracon Pvt. Ltd.

Shyamal Dey

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PUNIT LUNDIA
PRAMOD KUMAR LUNDIA
22/03/1985
Permanent Account Number
ACBPL7925Q



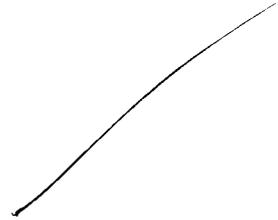
Signature

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, CITTSU,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटाएँ :
आयकर पैन सेवा यूनिट, यू.टी.एस.यू.,
प्लॉट नं: ३, सेक्टर ११, सी.डी.बी. बेलपुर,
नवी मुंबई-४०० ६१४.

Punit Lundia





भारत सरकार
Government of India



Punit Lundia
DOB : 22/03/1985
Male



6284 5464 4836

आधार - आम आदमी का अधिकार

Punit Lundia



भारत सरकार
Unique Identification Authority of India

Address:
S/O: Pramod Lundia, 63 DUMDUM PARK, SOUTH
DUMDUM (m), Bangur Avenue North 24 Parganas, Bangur
Avenue West Bengal 700055

6284 5464 4836

1247
1800 300 1947

✉
help@uaid.gov.in

WWW
www.uai.gov.in

Lundia

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAUNAK JHUNJHUNWALA

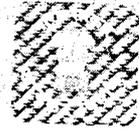
SUSHIL KUMAR JHUNJHUNWALA

06/10/1984

Permanent Account Number

AEYPJ0495G


Signature



28-10-2016

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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABCR8161K



नाम / NAME
RAUNAK PROPERTIES PVT LTD

निगमन/अनने की तिथि / DATE OF INCORPORATION/FORMATION
14-07-1999

[Handwritten Signature]

आयकर आयुक्त, प.बं.-111
COMMISSIONER OF INCOME-TAX, W.B.-111

Raunak Properties P Ltd

Managing Director

Managing Director

~~~~~  
DATED THIS THE 25<sup>th</sup> DAY OF, 01<sup>st</sup> FEB, 2017  
~~~~~

B E T W E E N

M/S. STAR ABASAN PVT. LTD. & ORS.
..... VENDORS

AND

**RAUNAK PROPERTIES PRIVATE
LIMITED**

.... PURCHASER

DEED OF CONVEYANCE

A.K. CHOWDHARY & CO
Advocates
10, Old Post Office Street,
1st Floor, Room No. 21,
Kolkata-700001

Major Information of the Deed

Deed No :	I-1904-10687/2017	Date of Registration	25/10/2017
Query No / Year	1904-0001434253/2017	Office where deed is registered	
Query Date	21/10/2017 1:35:16 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAUNAK PROPERTIES PRIVATE LIMITED 6, HANSPUKUR LANE, Thana : Posta, District : Kolkata, WEST BENGAL, PIN - 700007, Mobile No. : 8017398761, Status : Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 4,75,00,000/-		Rs. 9,61,58,964/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 67,31,148/- (Article:23)		Rs. 9,61,688/- (Article:A(1), E, M(a), M(b), I)	
Remarks	- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Gopalpur, Ward No: 5

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4328	LR-10712	Bastu	Shali	3.0992 Dec	46,95,760/-	46,95,760/-	Width of Approach Road: 40 Ft.,
L2	LR-4329	LR-10713	Bastu	Shali	6 Dec	90,90,915/-	90,90,915/-	Width of Approach Road: 40 Ft.,
L3	LR-4330	LR-10715	Bastu	Shali	6.5 Dec	98,48,490/-	98,48,490/-	Width of Approach Road: 40 Ft.,
L4	LR-4331	LR-10716	Bastu	Shali	9 Dec	1,36,36,370/-	1,36,36,370/-	Width of Approach Road: 40 Ft.,
L5	LR-4334	LR-10717	Bastu	Shali	29 Dec	50,28,465/-	4,18,69,862/-	Width of Approach Road: 40 Ft.,
L6	LR-4335	LR-10718	Bastu	Shali	10.9556 Dec	40,00,000/-	1,58,17,567/-	Width of Approach Road: 40 Ft.,
		TOTAL :			64.5548Dec	463,00,000 /-	949,58,964 /-	
		Grand Total :			64.5548Dec	463,00,000 /-	949,58,964 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	4000 Sq Ft.	12,00,000/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 4000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		4000 sq ft	12,00,000 /-	12,00,000 /-	

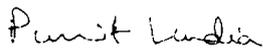
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	STAR ABASAN PRIVATE LIMITED 264B, B.B. GANGULY STREET, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AALCS9054J, Status :Organization, Executed by: Representative, Executed by: Representative
2	MUKUL SHELTER PRIVATE LIMITED 264B, B.B. GANGULY STREET, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAHCM3315J, Status :Organization, Executed by: Representative, Executed by: Representative
3	ROHIT INFRACON PRIVATE LIMITED 264B, B.B. GANGULY STREET, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAPCR3944Q, Status :Organization, Executed by: Representative, Executed by: Representative
4	PARAM REALCON PRIVATE LIMITED 264B, B.B. GANGULY STREET, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAGCP1196B, Status :Organization, Executed by: Representative, Executed by: Representative
5	PUNIT ABASAN PRIVATE LIMITED 10, G.C. AVENUE, P.O:- DHARMATALA, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAGCP1197A, Status :Organization, Executed by: Representative, Executed by: Representative
6	YASH AKRITI NIRMAN PRIVATE LIMITED 10, G.C. AVENUE, P.O:- DHARMATALA, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAACY4929D, Status :Organization, Executed by: Representative, Executed by: Representative
7	SUMIT GRIH NIRMAN PRIVATE LIMITED P- 1, HIDE LANE, P.O:- COLOOTOLA, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073 , PAN No.:: AAQCS1201E, Status :Organization, Executed by: Representative, Executed by: Representative
8	KALPATARU INFRACON PRIVATE LIMITED 444, DUM DUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AADCK2973J, Status :Organization, Executed by: Representative, Executed by: Representative

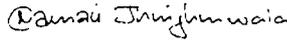
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAUNAK PROPERTIES PRIVATE LIMITED 6, HANSPUKUR LANE, P.O:- BURRABAZAR, P.S:- Posta, District:-Kolkata, West Bengal, India, PIN - 700007 . PAN No.:: AABCR8161K, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PUNIT LUNDIA Son of Mr PRAMOD LUNDIA Date of Execution - 25/10/2017, , Admitted by: Self, Date of Admission: 25/10/2017, Place of Admission of Execution: Office			
		Oct 25 2017 12:00PM	LTI 25/10/2017	25/10/2017

63, DUM DUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACBPL7925Q Status : Representative, Representative of : STAR ABASAN PRIVATE LIMITED (as AUTHORISED SIGNATORY), MUKUL SHELTER PRIVATE LIMITED (as AUTHORISED SIGNATORY), ROHIT INFRACON PRIVATE LIMITED (as AUTHORISED SIGNATORY), PARAM REALCON PRIVATE LIMITED (as AUTHORISED SIGNATORY), PUNIT ABASAN PRIVATE LIMITED (as AUTHORISED SIGNATORY), YASH AKRITI NIRMAN PRIVATE LIMITED (as AUTHORISED SIGNATORY), SUMIT GRIH NIRMAN PRIVATE LIMITED (as AUTHORISED SIGNATORY), KALPATARU INFRACON PRIVATE LIMITED (as AUTHORISED SIGNATORY)

2	Name	Photo	Finger Print	Signature
	Mr RAUNAK JHUNJHUNWALA (Presentant) Son of Mr SUSHIL KUMAR JHUNJHUNWALA Date of Execution - 25/10/2017, , Admitted by: Self, Date of Admission: 25/10/2017, Place of Admission of Execution: Office			
		Oct 25 2017 11:59AM	LTI 25/10/2017	25/10/2017

P-829/1, LAKE TOWN, Block/Sector: A, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEYPJ0495G Status : Representative, Representative of : RAUNAK PROPERTIES PRIVATE LIMITED (as MANAGING DIRECTOR)

Identifier Details :

Name & address	
Mr TARAK NATH DAS Son of Mr GOPAL CHANDRA DAS 10, S.L. PYNE LANE, P.O:- BOWBAZAR, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr PUNIT LUNDIA, Mr RAUNAK JHUNJHUNWALA	25/10/2017
<i>Tarak Nath Das.</i>	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	STAR ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.3874 Dec
2	MUKUL SHELTER PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.3874 Dec
3	ROHIT INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.3874 Dec
4	PARAM REALCON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.3874 Dec
5	PUNIT ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.3874 Dec
6	YASH AKRITI NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.3874 Dec
7	SUMIT GRIH NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.3874 Dec
8	KALPATARU INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.3874 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	STAR ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.75 Dec
2	MUKUL SHELTER PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.75 Dec
3	ROHIT INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.75 Dec
4	PARAM REALCON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.75 Dec
5	PUNIT ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.75 Dec
6	YASH AKRITI NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.75 Dec
7	SUMIT GRIH NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.75 Dec
8	KALPATARU INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.75 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	STAR ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.8125 Dec
2	MUKUL SHELTER PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.8125 Dec
3	ROHIT INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.8125 Dec
4	PARAM REALCON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.8125 Dec
5	PUNIT ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.8125 Dec
6	YASH AKRITI NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.8125 Dec
7	SUMIT GRIH NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.8125 Dec
8	KALPATARU INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-0.8125 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	STAR ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.125 Dec
2	MUKUL SHELTER PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.125 Dec
3	ROHIT INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.125 Dec
4	PARAM REALCON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.125 Dec
5	PUNIT ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.125 Dec
6	YASH AKRITI NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.125 Dec
7	SUMIT GRIH NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.125 Dec
8	KALPATARU INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.125 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	STAR ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-3.625 Dec
2	MUKUL SHELTER PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-3.625 Dec
3	ROHIT INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-3.625 Dec
4	PARAM REALCON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-3.625 Dec
5	PUNIT ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-3.625 Dec
6	YASH AKRITI NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-3.625 Dec
7	SUMIT GRIH NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-3.625 Dec
8	KALPATARU INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-3.625 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	STAR ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.36945 Dec
2	MUKUL SHELTER PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.36945 Dec
3	ROHIT INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.36945 Dec
4	PARAM REALCON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.36945 Dec
5	PUNIT ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.36945 Dec
6	YASH AKRITI NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.36945 Dec
7	SUMIT GRIH NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.36945 Dec
8	KALPATARU INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-1.36945 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	STAR ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-500.00000000 Sq Ft
2	MUKUL SHELTER PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-500.00000000 Sq Ft
3	ROHIT INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-500.00000000 Sq Ft
4	PARAM REALCON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-500.00000000 Sq Ft
5	PUNIT ABASAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-500.00000000 Sq Ft
6	YASH AKRITI NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-500.00000000 Sq Ft
7	SUMIT GRIH NIRMAN PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-500.00000000 Sq Ft
8	KALPATARU INFRACON PRIVATE LIMITED	RAUNAK PROPERTIES PRIVATE LIMITED-500.00000000 Sq Ft

Endorsement For Deed Number : I - 190410687 / 2017

On 25-10-2017

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.

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

Presented for registration at 11:51 hrs on 25-10-2017, at the Office of the A.R.A. - IV KOLKATA by Mr RAUNAK JHUNJHUNWALA ,.

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 9,61,58,964/-

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

Execution is admitted on 25-10-2017 by Mr PUNIT LUNDIA, AUTHORISED SIGNATORY, STAR ABASAN PRIVATE LIMITED (Private Limited Company), 264B, B.B. GANGULY STREET, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012; AUTHORISED SIGNATORY, MUKUL SHELTER PRIVATE LIMITED (Private Limited Company), 264B, B.B. GANGULY STREET, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012; AUTHORISED SIGNATORY, ROHIT INFRACON PRIVATE LIMITED (Private Limited Company), 264B, B.B. GANGULY STREET, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012; AUTHORISED SIGNATORY, PARAM REALCON PRIVATE LIMITED (Private Limited Company), 264B, B.B. GANGULY STREET, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012; AUTHORISED SIGNATORY, PUNIT ABASAN PRIVATE LIMITED (Private Limited Company), 10, G.C AVENUE, P.O:- DHARMATALA, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013; AUTHORISED SIGNATORY, YASH AKRITI NIRMAN PRIVATE LIMITED (Private Limited Company), 10, G.C AVENUE, P.O:- DHARMATALA, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013; AUTHORISED SIGNATORY, SUMIT GRIH NIRMAN PRIVATE LIMITED (Private Limited Company), P- 1, HIDE LANE, P.O:- COLOOTOLA, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073; AUTHORISED SIGNATORY, KALPATARU INFRACON PRIVATE LIMITED (Private Limited Company), 444, DUM DUM PARK, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Mr TARAK NATH DAS, , Son of Mr GOPAL CHANDRA DAS, 10, S.L. PYNE LANE, P.O: BOWBAZAR. Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Service

Execution is admitted on 25-10-2017 by Mr RAUNAK JHUNJHUNWALA, MANAGING DIRECTOR, RAUNAK PROPERTIES PRIVATE LIMITED (Private Limited Company), 6, HANSPUKUR LANE, P.O:- BURRABAZAR, P.S:- Posta, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr TARAK NATH DAS, , Son of Mr GOPAL CHANDRA DAS, 10, S.L. PYNE LANE, P.O: BOWBAZAR. Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,61,688/- (A(1) = Rs 9,61,590/- ,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 9,61,688/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/10/2017 7:54PM with Govt. Ref. No: 192017180095868631 on 24-10-2017, Amount Rs: 9,61,688/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00IMRRT6 on 24-10-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 67,31,148/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 67,30,648/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 78958, Amount: Rs.500/-, Date of Purchase: 25/10/2017, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/10/2017 7:54PM with Govt. Ref. No: 192017180095868631 on 24-10-2017, Amount Rs: 67,30,648/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00IMRRT6 on 24-10-2017, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 405980 to 406028
being No 190410687 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.10.30 17:18:21 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 30-10-2017 17:11:31
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)