



Sl. No. 27898  
NAME .....  
ADD .....  
AMT ..... 1000/- (one thousand only)

Sujata Ghosh  
Advocate  
High Court Calcutta

Umesh Kedia

*Umesh*



e-8688

EVERSTRONG PROMOTERS PVT LTD  
LOOKLIKE HIRSE PVT LTD  
JAGMATA PROPERTIES PVT LTD

Umesh Kedia



AUTHORIZED SIGNATORY

e-8689

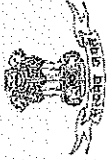
*Sujata Ghosh*

Subscribed By  
Sujata Ghosh, Advocate  
High Court at Calcutta

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



ADDITIONAL REGISTRATION  
OF ADVOCATES-4, KOLKATA  
22 DEC 2012



**Government Of West Bengal**  
**Office Of the A.R.A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 16099 of 2012**  
**(Serial No. 15140 of 2012)**

**On 22/12/2012**

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

Presented for registration at 13.05 hrs on :22/12/2012, at the Private residence by Umesh Kedia , Claimant.

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

Execution is admitted on 22/12/2012 by

1. Ansuman Roy, son of Late N C Roy , 61, M M Ghosh Road, Kol, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074, By Caste Hindu, By Profession : Others
2. Umesh Kedia  
Authorised Signatory, Everstrong Promoters Pvt Ltd, Ground Floor, 11, Crooked Lane, Kol, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700069.  
Authorised Signatory, Looklike Hirise Pvt Ltd, Ground Floor, 11, Crooked Lane, Kol, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700069.  
Authorised Signatory, Jagmata Properties Pvt Ltd, Ground Floor, 11, Crooked Lane, Kol, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700069.  
, By Profession : Others  
Identified By Sujata Ghosh, son of - , High Court, Kol, P.O. :- , District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 24/12/2012**

**Certificate of Market Value(WB PUVI rules of 2001)**

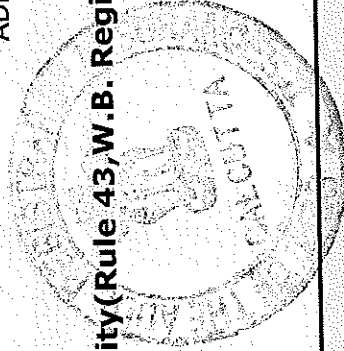
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-18,00,000/-

Certified that the required stamp duty of this document is Rs.- 108020 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 27/12/2012**

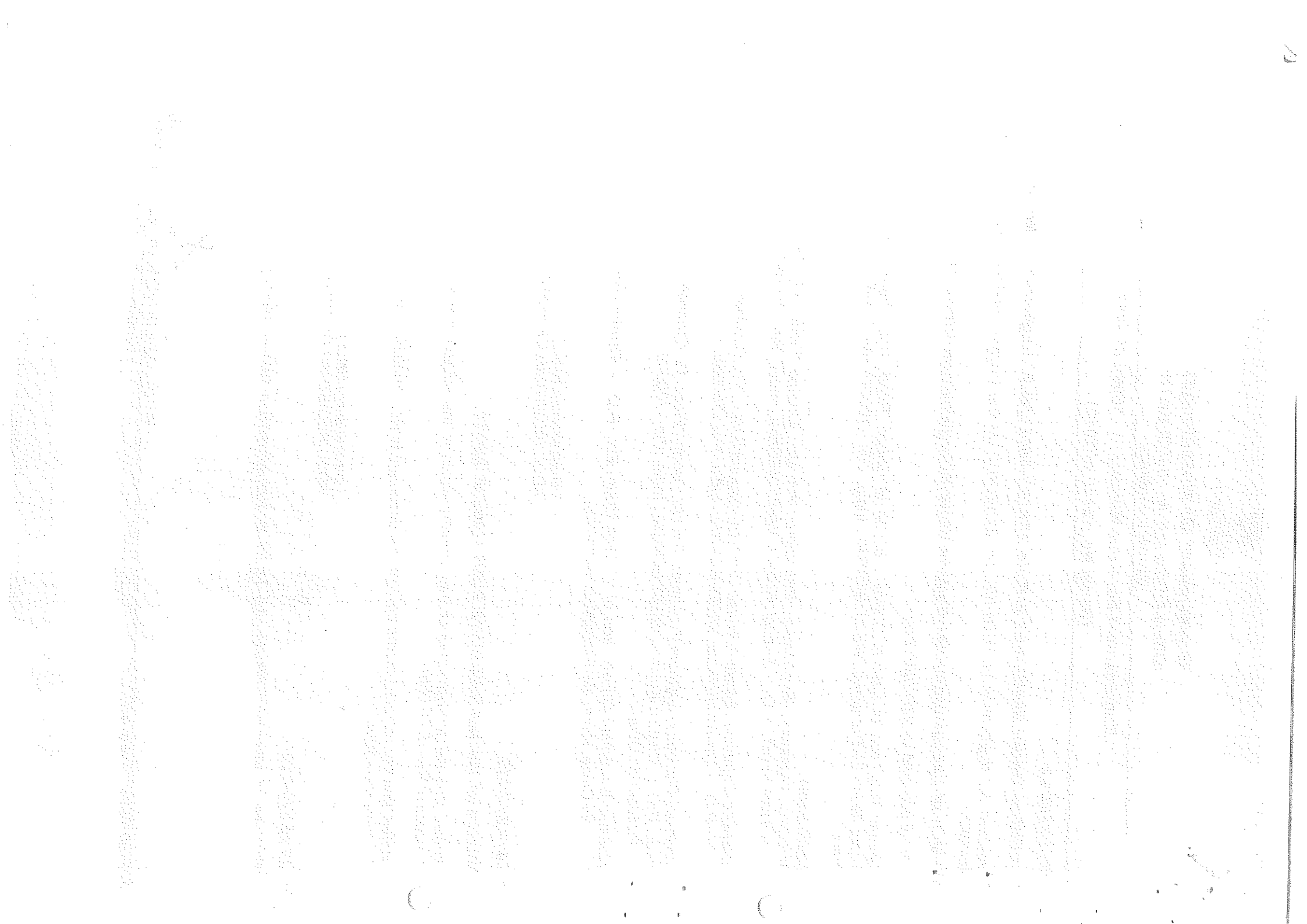
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**27/12/2012 14:32:00**

**Endorsement Page 1 of 2**





**Government Of West Bengal**  
**Office Of the A.R.A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 16099 of 2012**  
**(Serial No. 15140 of 2012)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 19890/- is paid , by the draft number 669785, Draft Date 21/12/2012, Bank Name State Bank of India, ESPLANADE, received on 27/12/2012

( Under Article : A(1) = 19789/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- ,Excess amount = 3/- on 27/12/2012 )

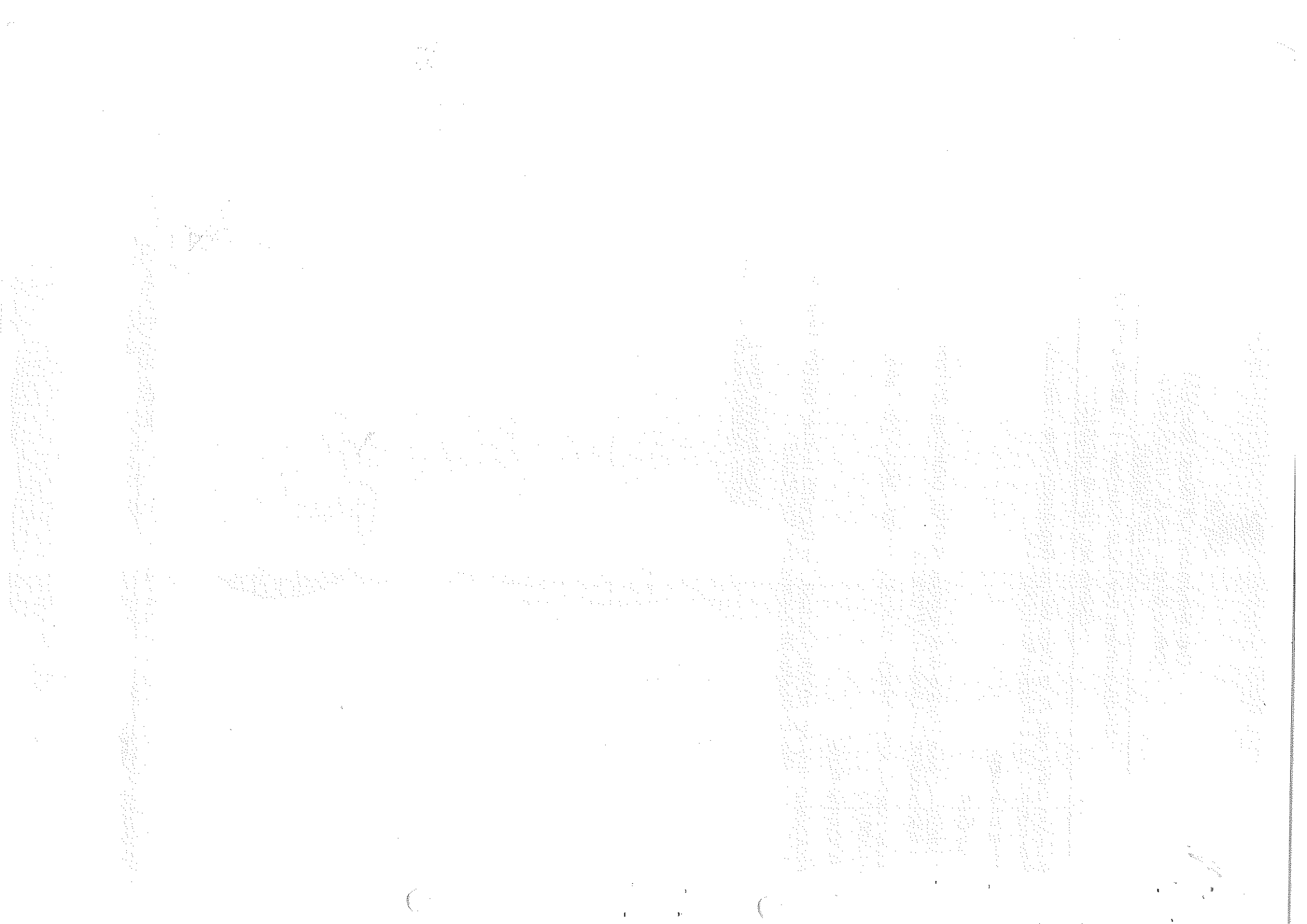
**Deficit stamp duty**

Deficit stamp duty Rs. 107030/- is paid , by the draft number 669787, Draft Date 21/12/2012, Bank : State Bank of India, ESPLANADE, received on 27/12/2012

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



- 3-3 Looklike Hirise Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at Ground Floor, 11, Crooked Lane, Kolkata-700069, Police Station Hare Street
- 3-4 Jagmata Properties Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at Ground Floor, 11, Crooked Lane, Kolkata-700069, Police Station Hare Street
- All represented by their authorized signatory Umesh Kedia, son of Late Kishori Lal Kedia  
(collectively Purchasers, includes successors-in-interest).
- Vendor and Purchasers collectively Parties and individually Party.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

4. Subject Matter of Conveyance
- 4-1 Said Property: *Sali* land measuring 4.95 (four point nine five) decimal, equivalent to 2 (two) *cottah* 15 (fifteen) *chittack* and 43 (forty three) square feet, being 1606 (one thousand six hundred and six) share in the land measuring 28 (twenty eight) decimal, comprised in R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatian* No. 464, *Mouza* Salua, J.L. No. 3, Police Station Airport, within Ward No. 7 of Rajarhat- Gopalpur Municipality, lying, situates and being Municipal Premises No. RGM 07/270, Block C, District North 24 Parganas (Said Property) morefully described in the Schedule below together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
5. Background, Representations, Warranties and Covenants
- 5-1 Representations and Warranties Regarding Title: The Vendor represents, warrants and covenants regarding title as follows:
- 5-1.1 Sale to Dipali Mukherjee: By a Deed of Conveyance dated 8<sup>th</sup> August, 1984, registered in the Office of the District Registrar, Barasat, North 24 Parganas, in Book No. I, Volume No. 19, at Pages 49 to 57, being Deed No. 703, Dipali Mukherjee purchased the Said Property from Dipti Saha.
- 5-1.2 Sale to Vendor: By a Deed of Conveyance dated 28<sup>th</sup> December, 1989, registered in the Office of the District Registrar, Barasat, in Book No. I, Volume No. 198, at Pages 199 to 206, being Deed No. 9319 for the year 1989, Dipali Mukherjee sold the Said Property, to Vendor.
- 5-1.3 Records of Rights: The Vendor records his name in the records of the Block Land And Land Reform Office vide L.R. *Khatian* No. 464 and also in the records of Rajarhat- Gopalpur Municipality.

ADMINISTRATIVE  
OFFICE  
OF ASSISTANT  
22 DEC 2012



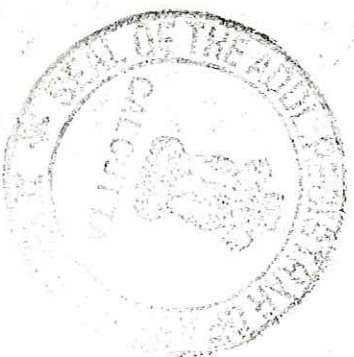
- 5-1.4 **Absolute Ownership:** By virtue of aforesaid purchase and record the Vendor has become the owner of the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5-2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5-2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5-2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5-2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5-2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5-2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5-2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5-2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *débutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* 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 and the title of the Vendor to the Said Property is free, clear and marketable.

ADDITIONAL REGISTRAR  
OF ASSURANCE  
22 DEC 2012



- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.
6. **Basic Understanding**
- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession.
7. **Transfer**
- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, described in the Schedule below, being *sali* land measuring 4.95 (four point nine five) decimal, equivalent to 2 (two) *cottah* 15 (fifteen) *chittack* and 43 (forty three) square feet, being 1606 (one thousand six hundred and six) share in the land measuring 28 (twenty eight) decimal, comprised in R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatian* No. 464, *Mouza* Salua, J.L. No. 3, Police Station Airport, within Ward No. 7 of Rajarhat-Gopalpur Municipality, lying, situated and being Municipal Premises No. RGM 07/270, Block C, District North 24 Parganas, and together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.14,00,000/- (Rupees fourteen lac) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.
8. **Terms of Transfer**
- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
22 DEC 2012



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.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

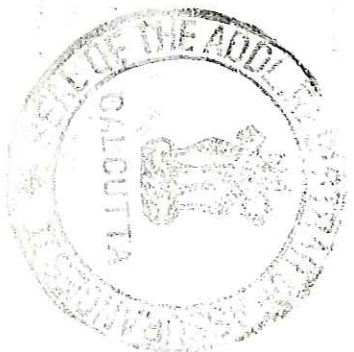
8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

ADDITIONAL REGISTRAR  
OF ASSURANCE  
22 DEC 2012

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8.6 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers 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 undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

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

Schedule  
(Said Property)

Sali land measuring 4.95 (four point nine five) decimal, equivalent to 2 (two) *cottah* 15 (fifteen) *chittack* and 43 (forty three) square feet, being 1606 (one thousand six hundred and six) share in the land measuring 28 (twenty eight) decimal, comprised in R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatian* No. 464, *Mouza* Salua, J.L. No. 3, Police Station Airport, within Ward No. 7 of Rajarhat-Gopalpur Municipality, lying, situates and being Municipal Premises No. RGM 07/270, Block C, District North 24 Parganas, demarcated on the Plan annexed hereto and bordered in colour Red thereon and is butted and bounded as follows:

On the North : By 12' feet Common Passage  
 On the East : By R.S. *Dag* No. 549  
 On the South : By R.S. *Dag* No. 497 (P)  
 On the West : By R.S. *Dag* No. 497 (P)

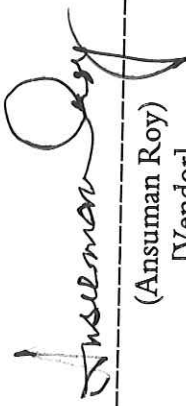
Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.


ADDITIONAL REGISTRAR  
OF ASSURANCE  
22 DEC 2012




9. Execution and Delivery

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


  
\_\_\_\_\_  
(Ansuman Roy)  
[Vendor]

  
\_\_\_\_\_  
(Umesh Kedia)  
Authorised Signatory  
[Everstrong Promoters Private Limited, Looklike Hirise Private Limited and Jagmata Properties Private Limited]  
[Purchasers]

Witnesses:

Signature  \_\_\_\_\_  
Name Sujata Ghosh, Advocate \_\_\_\_\_  
Father's Name High Court at Calcutta \_\_\_\_\_  
Address \_\_\_\_\_

Signature Sanjivan Jain \_\_\_\_\_  
Name Sanjivan Jain \_\_\_\_\_  
Father's Name Shri. Virendra Prasad Jain \_\_\_\_\_  
Address Bashadroms, Rajbari \_\_\_\_\_  
KOL-700136 \_\_\_\_\_

Drafted by  
  
Sujata Ghosh  
Advocate  
High Court at Calcutta

~~ADDITIONAL REGISTRAR  
OF ASSURANCES, CALCUTTA  
22 DEC 2012~~

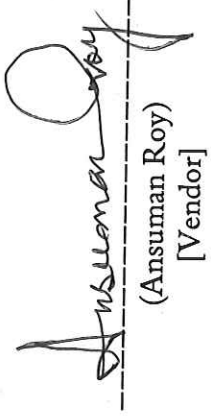
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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.14,00,000/- (Rupees fourteen lac) and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

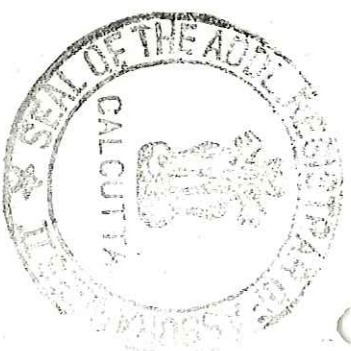
Mode	Date	Bank	Amount (Rs./-)
Bank Draft No. 180414	21.12.2012	Vijaya Bank	14,00,000/-
		Total	14,00,000/-

  
\_\_\_\_\_  
(Ansuman Roy)  
[Vendor]


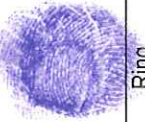



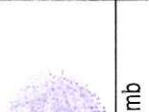

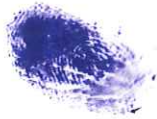


Witnesses:

Signature  Signature   
Name Sujata Ghosh Name Sanirav Jain

ADDITIONAL REGISTRAR  
OF ASSAM, DISPUR & JOLKHA  
22 DEC 2012



SPECIMEN FORM TEN FINGER PRINTS

Sl No-	Signature of the executants and/or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Ring	Fore	Little
	 							
	 							

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 DEC 2012

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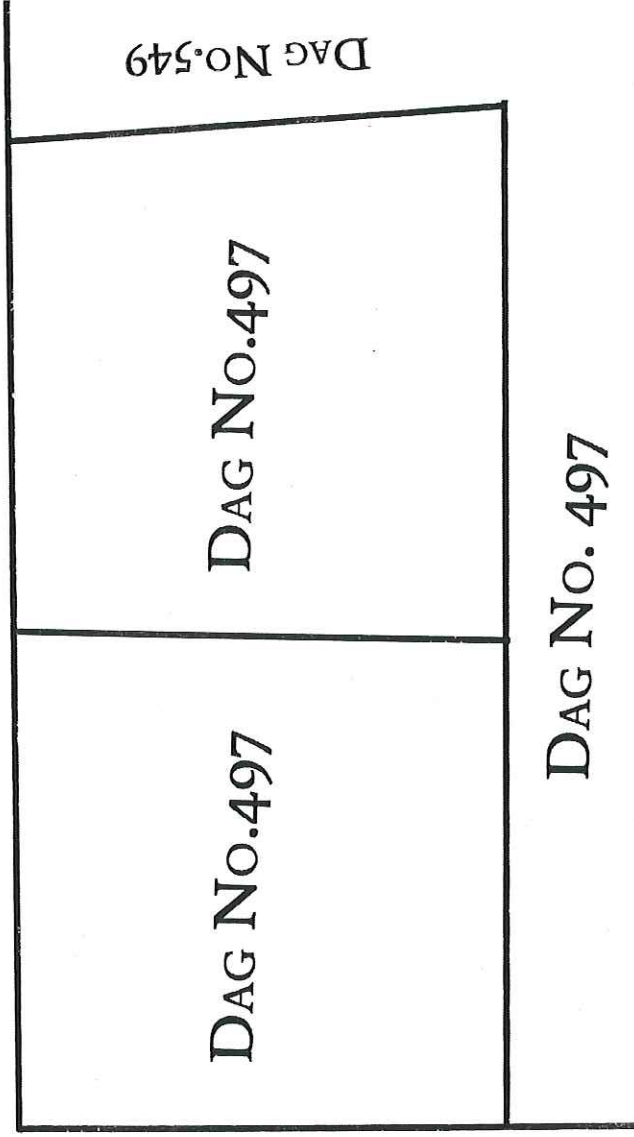


R.S. DAG NO.497, MOUZA SALUA, J.L. NO.3  
DISTRICT NORTH 24 PARGANAS



2 COTTAH 15 CHITTAK 43 SQUARE FEET

12 FEET COMMON ROAD



*Ansuman Roy*

ANSUMAN ROY  
(VNEDOR)

*Umesh Kedia*

EVERSTRONG PROMOTORS PVT. LTD.  
LOOKLIKE HIRISE PVT. LTD.  
JAGMATA PROPERTIES PVT. LTD.

(PURCHASER)

AUTHORISED SIGNATORY

ADMINISTRATIVE SECTION  
OF THE REGISTRAR  
22 DEC 2012





Dated 22<sup>nd</sup> Day of December, 2012

Between

Ansuman Roy

... Vendor

And

Everstrong Promoters Private Limited & Ors.

... Purchasers

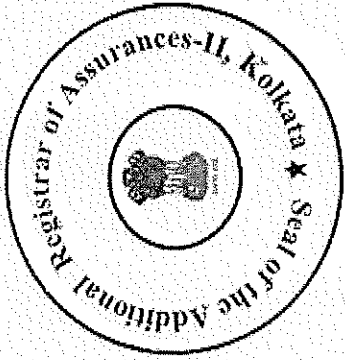
CONVEYANCE

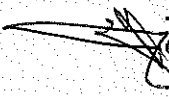
4-95 decimal  
R.S. Dag No. 497  
Mouza Salua  
District North 24 Parganas

Bhattacharjee Sur & Associates  
IA-289, Sector - III  
Salt Lake City  
Kolkata-700091

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 65  
Page from 103 to 116  
being No 16099 for the year 2012.



  
(Dulal chandra Saha) 03-January-2013  
ADDL REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal

