

2253/B

2393/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 840546



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

Additional Registrar
of Assurances-1, Kolkata

[Handwritten Signature]

CONVEYANCE

1. Date: 27th February, 2013

2. Place: Kolkata

3. Parties:

3-1 Bengal Benfort Aqua Limited, a company incorporated under the Companies Act, 1956, having its registered office at 7/1A, Hazra Road, Kolkata-700026, Police Station Bhawanipur, represented by its authorized signatory Raj Kumar Gupta, son of Champa Lal Gupta, of 7/1A, Hazra Road, Kolkata-700026, Police Station Bhawanipur (PAN AADCBo251E) (Vendor, includes successors-in-interest)

[Handwritten notes and signatures]
 5/1/2013
 27/2/13
 27/2/13
 27/2/13

RECEIVED
 REGISTRAR OF ASSURANCES
 1, KOLKATA

52

No. 76366 DATE

NAME

ADD

AMT. 10000/- (Ten Thousand only)

Sujata Ghosh
Advocate
High Court Calcutta



Identified by
Hritparasur Das
Advocate Calcutta
High Court

27 FEB 2019

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

Bluel

**Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 02253 / 2013, Deed No. (Book - I , 02393/2013)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Umesh Kedia 27, Shakespeare Sarani, Kol, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India,	 27/02/2013	 LTI 27/02/2013	 27.2.13

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
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1 Raj Kumar Gupta
Address -7/1a Hazra Road,
Thana:-Bhawanipore,
District:-South 24-Parganas,
WEST BENGAL, India, Pin
:-700026
Self

27/02/2013

LTI
27/02/2013


2 Sunil Kumar
Address -1 Raja Brojendra
Street, District:-Kolkata,
WEST BENGAL, India,
Confirming
Party

27/02/2013

LTI
27/02/2013


3 Umesh Kedia
Address -27, Shakespeare
Sarani, Kol,
Thana:-Shakespeare Sarani,
District:-Kolkata, WEST
BENGAL, India,
Self

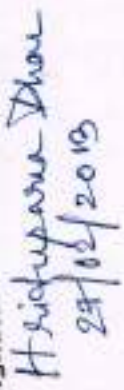
27/02/2013

LTI
27/02/2013


Name of Identifier of above Person(s)

Hrituparna Dhar
District:-Kolkata, WEST BENGAL, India,

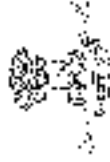
Signature of Identifier with Date


27/02/2013




(Pratik Chandra Saha)
ADDL REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA



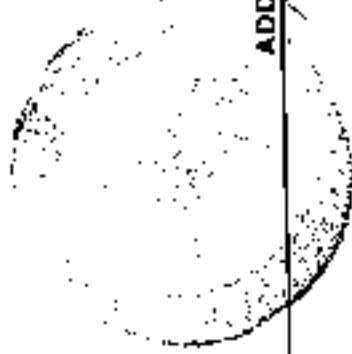


Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : 1 - 02393 of 2013
(Serial No. 02253 of 2013 and Query No. L000005632 of 2013)

1. Raj Kumar Gupta
Authorized Signatory, Bengal Benfort Aqua Ltd. 7/1, Hazra Road. Thana:-Bhawanipore, District:-South
24-Parganas, WEST BENGAL, India.
. By Profession : Business
2. Sunil Kumar
Authorized Signatory, Silicon Infracon Pvt Ltd. 1 Raja Brojendra Street, District:-Kolkata. WEST
BENGAL, India.
. By Profession : Others
3. Umesn Kedia
Authorized Signatory, Gejrup Housing Pvt Ltd. 27, Shakespcate Sarani, Thana:-Shakespeare Sarani,
District:-Kolkata. WEST BENGAL, India.
. By Profession : Others
Identified By Hritupama Dhar. daughter of - -, District:-Kolkata. WEST BENGAL, India. . By Caste:
Hindu, By Profession: Advocate.

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



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

Endorsement Page 2 of 2

27/02/2013 17:16:00



And

3-2 **Gajrup Housing Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani, Kolkata-700017, Police Station Shakespeare Sarani being represented by its Authorized Signatory **Umesh Kedia**, son of Late Kishori Lal Kedia (PAN ANAPK7267Q) (Purchaser, includes successors-in-interest)

And

3-3 **Silicon Infracore Private Limited** (formerly Silicon Real Estate Private Limited), a company incorporated under the Companies Act, 1956 having its registered office at 1, Raja Brajendra Street, Kolkata-700007, Police Station Lalbazar, being represented by its Authorized Signatory **Sunil Kumar**, son of **Surendra Singh** (PAN AALCS3385C) (Confirming Party, includes successors-in-interest).

Vendor, Purchaser and Confirming Party collectively Parties and individually Party.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4- Subject Matter of Conveyance

4-1 **Said Property:** *Self* land measuring 7.98 (seven point nine eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 552, recorded in L.R. *Khasra* No. 1349, *Mouza* Salua J.L. No. 3, Police Station Airport (formerly Rajarhat), within Ward No. 2 of Rajarhat-Gopalpur Municipality, District Registration Office Bidhanagar, District North 24 Parganas (Said Property) *morefully* described in the Schedule below, delineated on the Plan annexed hereto and bordered in colour Red thereon 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 incumbrances for access and user thereof, free from all encumbrances.

5- Background, Representations, Warranties and Covenants

5-1 Representations and Warranties Regarding Title: The Vendor and the Confirming Party represent, warrant and covenant regarding title as follows:

5-1.1 Sale to Mahamaya Santra: By a Deed of Conveyance dated 18th June, 1960, registered in the Office of the District Sub-Registrar Cossipur, Dum Dum, in Book No. I, Volume No. 85, at Pages 66 to 69, being Deed No. 5208 for the year 1960, Bharat Chandra Dwari, Biswanath Dwari and Laksmikanta Dwari sold to Mahamaya Santra land measuring 53 (fifty three) decimal, more or less, comprised in R.S. *Dag* No. 552, *Mouza* Salua J.L. No. 3, Police Station Airport (formerly Rajarhat), within Ward No. 4 of Rajarhat-Gopalpur Municipality, District Registration Office Bidhanagar, District North 24 Parganas (Mahamaya's Property).



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

Endorsement For Dead Number : 1 - 02393 of 2013
(Serial No. DZZ53 of 2013 and Query No. L000005632 of 2013)

On 27/02/2013

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft:

1. Rs. 29281/- is paid, by the draft number 852476, Draft Date 25/02/2013, Bank Name State Bank of India, ESPLANADE, received on 27/02/2013
2. Rs. 1150/- is paid, by the draft number 852624, Draft Date 27/02/2013, Bank Name State Bank of India, ESPLANADE, received on 27/02/2013
(Under Article : A(1) = 30316/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- . Excess amount = 17/- on 27/02/2013)

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.-27,56,77/-.

Certified that the required stamp duty of this document is Rs.- 192991/- and the Stamp duty paid as:
Impresivo Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 184800/- is paid, by the draft number 852473, Draft Date 25/02/2013, Bank : State Bank of India, ESPLANADE, received on 27/02/2013
2. Rs. 7280/- is paid, by the draft number 852625, Draft Date 27/02/2013, Bank : State Bank of India, ESPLANADE, received on 27/02/2013

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

Presented for registration at 13.49 hrs on 27/02/2013, at the Office of the A.R.A. - II KOLKATA by
Umesh Kedia, Claimant

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

Execution is admitted on 27/02/2013 by



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 1 of 2

27/02/2013 17:16:00



- 5.1.2 **Sale to Anjan Khanna:** By a Deed of Conveyance dated 26th April, 1994, registered in the Office of the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 51, at Pages 49 to 58, being Deed No. 2218 for the year 1994, Mahamaya Saxena sold a portion of Mahamaya's Property, to Anjan Khanna (Anjan's Property).
- 5.1.3 **Sale to Sudip Kumar Dutta:** By a Deed of Conveyance dated 26th April, 1994, registered in the Office of the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 51, at Pages 79 to 88, being Deed No. 2221 for the year 1994, Mahamaya Saxena sold a portion of Mahamaya's Property to Sudip Kumar Dutta (Sudip's Property).
- 5.1.4 **Sale to Vendor by Anjan Khanna:** By a Deed of Conveyance dated 24th January, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, North 24 Parganas, in Book No. I, Volume No. I, at Pages 1 to 19, being Deed No. 00614 for the year 2007, Anjan Khanna sold to Vendor the entirety of the Anjan's Property, being land measuring 3.98 (three point nine eight) decimal.
- 5.1.5 **Sale to Vendor by Sudip Kumar Dutta:** By a Deed of Conveyance dated 24th January, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, North 24 Parganas, in Book No. I, Volume No. I, at Pages 1 to 19, being Deed No. 00616 for the year 2007, Sudip Kumar Dutta sold to Vendor the entirety of the Sudip's Property, being land measuring 4 (four) decimal, more or less.
- 5.1.6 **Absolute Ownership:** Thus, the Vendor became the absolute owner of entirety of Anjan's Property, Sudip's Property (collectively Said Property), being land measuring 7.98 (seven point nine eight) decimal.
- 5.1.7 **Records of Rights:** The Vendor has recorded its name in the records of Land Revenue Settlement vide L.R. *Kharan* No. 1349.
- 5.1.8 **Agreement with Confirming Party:** By an agreement dated 8th July, 2011 (Sale Agreement), the Vendor agreed to sell to the Confirming Party the Said Property in such terms and conditions as envisaged therein.
- 5.1.9 **Nomination by Confirming Party:** The Confirming Party has nominated the Purchaser to receive conveyance of the Said Property in terms and conditions as the Purchaser deems fit and proper.
- 5.1.10 **Change in Name:** By a Fresh Certificate of Incorporation Consequent Upon Change of Name dated 26th June, 2012, the name of the Confirming Party has changed to Silicon Infracon Private Limited from Silicon Real Estate Private Limited.
- 5.1 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor and the Confirming Party represent, warrant and covenant regarding encumbrances as follows:

- 5.2.2 **No Acquisition/Requisition:** The Vendor and/or the Confirming Party have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare 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 and/or the Confirming Party do 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 and/or the Confirming Party have not at any time done or executed or knowingly suffered or been party or party 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 and/or the Confirming Party have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 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 and/or the Confirming Party.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever 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 and/or the Confirming Party 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, *débettes*'s trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *chargés* and liabilities whatsoever or whatsoever made or suffered by the Vendor and/or the Confirming Party 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 Confirming Party or the Confirming Party's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Corporate Guarantee:** The Said Property is not affected by or subject to any corporate 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.



27 FEB 2019

6. **Basic Understanding**
- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, 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 and the Purchaser shall purchase the same from the Vendor.
- 6.2 **Confirmation of Confirming Party:** The Confirming Party hereby confirms the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive conveyance of the Said Property. The Confirming Party confirms that the Confirming Party has no objection to the conveyance being granted hereby and to record the same, the Confirming Party has joined and executed this Conveyance.
7. **Transfer**
- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or whatsoever nature in the Said Property, described in the Schedule below, being *sah* land measuring 7.98 (seven point nine eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 57, recorded in L.R. *Khasia* No. 1349, *Mouza* Salca, J.L. No. 3, Police Station: Airport (formerly Rajarhat), within Ward No. 4 of Rajarhat-Gopalpur Municipality, District Registration Office Bidhannagar, District North 24 Parganas together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or whatsoever 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.29,55,300/- (Rupees nineteen lac fifty five thousand and three hundred) (Consideration) which has been fully paid and received, as hereby and by the Receipt and Memo below, admitted and acknowledged. The Vendor hereby declares that the Vendor has instructed the Purchaser to pay the entire Consideration to the Confirming Party and hereby declares, confirms, undertakes and assures that the payment made by the Purchaser in favour of the Confirming Party shall be and be deemed to be payment of the Consideration to the Vendor. The Vendor and/or the Confirming Party hereby further declare, confirm, undertake and assure that the Vendor and/or the Confirming Party have not and shall not have any objection of any nature whatsoever at any point of time in future with regard to the instant transfer.
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.



27 FEB 2019



- 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, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *hargasais* 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 and/or the Confirming Party or the Vendor's predecessors-in-title and/or the Confirming Party'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 and/or the Confirming Party about the correctness of the Vendor's title, Vendor's and/or the Confirming Party's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor and/or the Confirming Party, which if found defective or untrue at any time, the Vendor and/or the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor and/or the Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor and/or the Confirming Party hereby covenant that the Vendor and/or the Confirming Party or any person claiming under the Vendor and/or the Confirming Party in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's 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 Purchaser and the Confirming Party hereby confirms the aforesaid absolute handover of possession of the Said Property in favour of the Purchaser.
- 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 and/or the Confirming Party, shall be borne, paid and discharged by



AUDITOR GENERAL OF CANADA
27 FEB 2019

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ADULT REGISTRAR
OF A.C.T.
2 7 FEB 2019

[Handwritten signature]

On the South : By Dashaaron Mouza

On the West : By R.S./L.R. Day No. 551

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



1891
27 FEB 1892

9. Execution and Delivery

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

Raj Kumar Gupta
(Bengal Benfort Aqua Limited)
(Raj Kumar Gupta)
Authorised Signatory
[Vendor]

Umesh Kedia
(Gajrup Housing Private Limited)
(Umesh Kedia)
Authorised Signatory
[Purchaser]

Sunil Kumar
Silicon Infracon Private Limited
(Silicon Real Estate Private Limited)
(Sunil Kumar)
Authorised Signatory
[Confirming Party]

Witnesses:

Signature	<u>Sujata Ghosh</u>	Signature	<u>Affek</u>
Name	<u>Sujata Ghosh, Advocate</u>	Name	<u>Niteshwar Shukla</u>
Father's Name	<u>High Court at</u>	Father's Name	<u>B. K. Shukla</u>
Address	<u>Calcutta</u>	Address	<u>High Court</u>

Drafted by

Sujata Ghosh
Sujata Ghosh,
Advocate
High Court at Calcutta



Handwritten text in a rectangular box:
27 FEB 2019



Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.19,55,300/- (Rupees nineteen lac fifty five thousand and three hundred) towards full and final payment of the Consideration of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No 542635	26.02.13	Vijaya Bank	19,55,300/-
		Total	19,55,300/-

Raj Kumar Gupta
 (Bengal Benfort Aqua Limited)
 (Raj Kumar Gupta)
 Authorised Signatory

[Vendor]

Witnesses:

Signature Rajata
 Name Rajata Ghosh

Signature X Shukla
 Name Niteshwar Shukla



REGISTRATION
27 FEB 1919

6

SITE PLAN OF LAND AT MOUZA - SALUA, J.L. NO. 3, R.S. DAG NO. 552,
L.R. DAG NO. , R.S. KHATIAN NO. , L.R. KHATIAN
NO. , P.S. - AIRPORT, DIST. - NORTH 24- PARGANAS.

SCALE : 40'-0" = 1" INCH

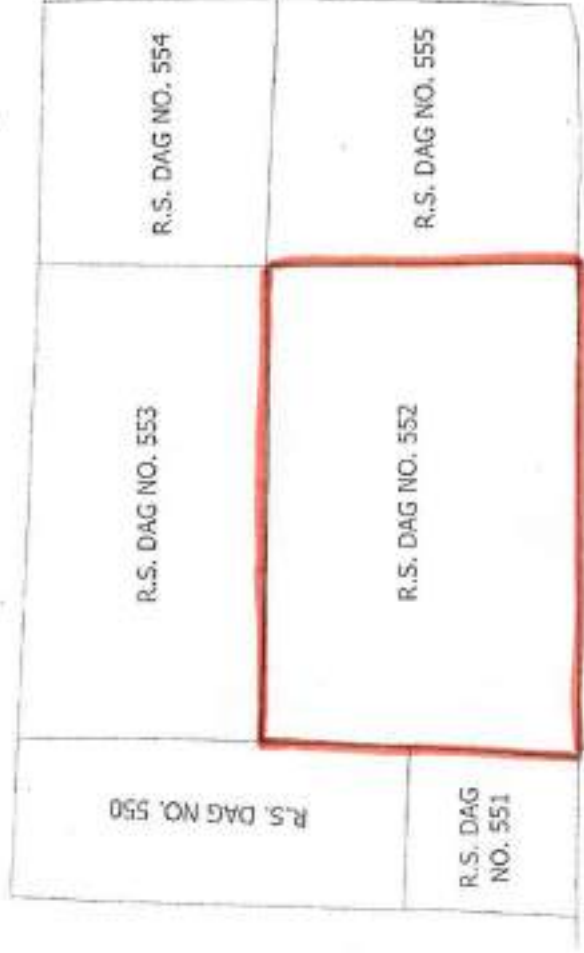
PURCHASE AREA OF LAND :- 57.99 DECIMALS (MORE OR LESS)
OUT OF TOTAL LAND AREA SHOWN IN RED COLOUR

N



VENDOR : BENGAL BENFORT AQUA LTD.

PURCHASER



MOUZA - DASDRON , J.L. NO. 06 (L.R.)

SILICON INFRACON PRIVATE LIMITED

Sunil Kumar
Director / Authorised Signatory

BENGAL BENFORT AQUA LTD

Raj Kumar Gupta
Authorised Signatory / Director

GARUP HOUSING PRIVATE LTD.

Umish K...

Authorised Signatory
Traced By:
N. S. ...
30.10.2024

SIG. OF VENDOR


































SIG. OF PURCHASER



27 FEB 1913

✓

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	 <i>Raj Kumar Gupta</i>					
						
	 <i>Sunil Kumar</i>					
						
	 <i>Utnesh Kedia</i>					
						



REGISTRAR GENERAL OF INDIA
OFFICE OF THE REGISTRAR GENERAL
27 FEB 1979

Dated 27th Day of February, 2013

Between

Bengal Benfort Aqua Private Limited

... Vendor

And

Gajrup Housing Private Limited

... Purchaser

And

Silicon Real Estate Private Limited

... Confirming Party

CONVEYANCE

Land measuring 7.98 decimal
R.S./L.R. Dag No. 572
Mousa Salua
District North 24 Parganas

BS Associates, Advocates

1-2, MM Chambers
4A, Council House Street
Kolkata-700001

&

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 8
Page from 1948 to 1964
being No 02393 for the year 2013.



(Dulal chandra Saha) 28-February-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal