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register and the
endorsement is made
document

17-01-2013

Addl. Dist. Sub-Registrar
Sonarpur, South 24 P.S.



DEED OF CONVEYANCE

This deed of conveyance is made this ^{17th} day of January 2013
Between 1) **MESSRS KARAN HORTICULTURE PRIVATE LIMITED, PAN**
NO. AACCK8093L a company incorporated under the companies Act.

2156

17/1/13

নং তার মূল্য 500/-
খরিদদার Rajendra Lal Agarwal
সং 93 93 Desh Bari Samachar
leal -33.

শঙ্কর কুমার সরকার
স্ট্যাম্প ডেভেলপার
সোনালপুর ডি.ডি.এল.আর অফিস
ভবন ১৪ পল্লী

[Signature]

111

PHONIX REAL ESTATE PVT. LTD.

[Signature]

Director.

Director.

112

POI KARAI HORTICULTURE (P) LTD

[Signature]

Director

BOSE VILLY ENCLAVE PVT. LTD.

[Signature]

DIRECTOR



উদ্যোগ নিবন্ধন
সোনাপুর দক্ষিণ ২৪ পর্গনা

21/01/2013



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[Signature]



[Signature]

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Ava Bultu



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Purnima Dutta



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1956 having its registered office at 14F Swinhoe Street, P.S- Gariahat, Kolkata-700 019, represented by one of its Director namely **ANANT NATHANY** s/o Rajesh Nathany residing at 5A Mukhtaram Babu Street, Kolkata - 700007.

2) M/S. ROSE VELLY ENCLAVE PRIVATE LTD. PAN NO. AADCR6571P a company incorporated under the companies Act, 1956 having its registered office at 14F Swinhoe Street, P.S- Gariahat, Kolkata -700019 represented by its Director Mr. Anant Nathany s/o Rajesh Nathany residing at 5A Mukhtaram Babu Street, Kolkata - 700007.

3) SRI ASHOKE KUMAR DUTTA alias Ashoke Dutta, alias Khokan Dutta, son of Late Krishna Mohan Dutta by faith - Hindu by occupation - Business, residing at Ramchand Dey Street, Jagaddal, Police Station Sonarpur, Dist. South 24 Parganas.

4) SRI SURAJIT DUTTA son of Late Swapan Dutta alias Swapan Kumar Dutta alias Kushal Kumar Dutta by faith - Hindu by occupation - Business, residing at Ramchand Dey Street, Jagaddal, Police Station Sonarpur, Dist. South 24 Parganas,

5) SMT. AVA DUTTA wife of Late Swapan Dutta alias Swapan Kumar Dutta alias Kushal Kumar Dutta, by faith - Hindu, by occupation - House wife, residing at Ramchand Dey Street, Jagaddal, Police Station Sonarpur, Dist. South 24 Parganas,

6) SMT. PURNIMA DUTTA daughter of Late Krishna Mohan Dutta all are by faith Hindu and residing at Ramchand Dey Street, Jagaddal, Police Station Sonarpur, Dist. South 24 Parganas, hereinafter collectively referred to as the **VENDORS** (which term or expression unless excluded by or repugnant to the context shall deem to mean and include their respective successors in office Administrators, executors, legal representatives and assigns) of the **FIRST PART**.



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SAANU BOBBI KUMAR PVT. LTD.
[Signature]
Director

ADARSH TECHNOCOM PVT. LTD.



118

[Signature]
Director

MUCHMORE PROMOTERS PVT. LTD.

[Signature]
Director/Authorised Signatory



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ENDIVE TRADE LINK PVT
LTD.



120

[Signature]
Director



Director.

[Signature]
Swapan Kumar Ghose

PHONIX REAL ESTATE PVT. LTD.

PHONIX REAL ESTATE PVT. LTD.

[Signature]
Director.

Director.

[Signature]
Tapas Kumar
H. Kumar

AND

1) **BANKE BEHARI ESTATE PVT LTD PAN NO. AABCB1943K** company incorporated under the companies Act. 1956 having its registered office at 33A Jawaharlal Nehru Road, 9th Floor, Room No. 9A, Kolkata -700 071 represented by its **Director Mr. Rajendra Kumar Agarwal** s/o Sri Hulash Chand Agarwal residing at 'Asha Apartment' 93, Deshparn Sasmal Road, Kolkata -700 033 (2) **MUCHMORE PROMOTERS PVT LTD. PAN NO. AAICM1054F** company incorporated under the companies Act. 1956 having its registered office at 6/1 Burtulla Street, 2nd Floor, Kolkata -700 007 represented by its **Director Mr. Vijay Kumar Birla** s/o Late Radhey Shyam Birla residing at 93, Deshpran Sasmal Road, Kolkata -700 033 (3) **ENDIVE TRADE LINK PVT. LTD PAN NO. AADCE0474G** company incorporated under the companies Act. 1956 having its registered office at P-6, Kalakar Street, 3rd Floor, Kolkata-700007 represented by its **Director Mr. Pawan Kumar Taparia** s/o Late Ghasiram Taparia residing at Spacetown, Housing Complex, Block-9, Flat No.3D, Raghunathpur, Kolkata -700052, (4) **ADARSH TECHNOCOM PVT LTD PAN NO. AADCA7350B** company incorporated under the companies Act. 1956 having its registered office at Baltikuri, Ghoshpara, Howrah-711402, represented by its **Director Mr. Satish Kumar Birla** s/o Late Radhey Shyam Birla residing at 93, Deshparn Sasmal Road, Kolkata -700 033, hereinafter collectively referred to as the **PURCHASERS** (which term or expression unless excluded by or repugnant to the context shall deem to mean and include their respective heirs, successors, successors-in-interest, administrators and assigns) of the **SECOND PART**

AND

(1) **PHONIX REAL ESTATE PRIVATE LIMITED, PAN NO. AAGCP6686E**, a company incorporated under the Companies Act, 1956 and having its registered Office at 42 Sreerampur Road (East) Garia,



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Kolkata - 700084, represented by its **Directors Sri Bijoy Ghosh** s/o Late Lalmohan Ghosh of C/9, Rajnarayan Park, Boral, Kolkata - 700 154, and **Sri Swapan Kumar Ghosh** s/o Haridas Ghosh residing at A/17, Rajnarayan Park, Boral, Kolkata- 700154 hereinafter collectively referred to as the **CONFIRMING PARTIES** (which term or expression unless excluded by or repugnant to the context shall deem to mean and include their respective heirs, successors, successors-in-interest, administrators and assigns) of the **THIRD PART**.

WHEREAS

A. One Bhola Nath Chatterjee was the recorded owner amongst other of all that Bastu, Danga, Bagan land measuring about 305.7 decimal more or less in mouza Jagaddal, J.L. No. 71 in R.S. Dag No. 943, 944, 945, 946, 947, 948 and 952 (P) under R.S. Khatian No. 944, 971, 1097, 951 and 37 decimal of land in Mouza Elachi J.L.No. 70 in R.S. Dag No. 2000 and 2001 under R.S, Khatian No. 261 and 360 in total 342.7 decimal under Police Station and Sub-Registry office at Sonarpur Dist. South 24 Parganas.

B. While in possession and enjoyment of the said land said Bhola Nath Chatterjee died intestate in February 1962 leaving behind his wife Angur Chatterjee one son Paresh Chatterjee and one daughter Madhabi Chatterjee as his only heirs who jointly inherited the said property as per Hindu Law of succession having equal share therein.

C. Thereafter by one deed of Gift dated 13.04.1983 said Madhabi Chatterjee transferred her undivided one third share in R.S. Dag No. 952 under Khatian No. 951 in Mouza Jagaddal to her brother Paresh Chatterjee absolutely. Said deed was registered in the office of the District Sub-Registrar at Alipore and recorded in Book No1.Vlolume No.145 Pages 137 to 143 Being No. 5072 for the year 1983.



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D. Said Madhabi Chatterjee also transferred her undivided one third share in R.S. Dag No. 943, 944, 945 to 948 under R.S. Khatian No. 1097, 944 and 971 in Mouza Jagaddal and her share in R.S. Dag No. 2001 under Khatian No. 360 in Mouza Elachi under Police Station Sonarpur, Dist South 24 Parganas to her said brother Paresh Chatterjee by way Gift absolutely. Said deed was registered in the office of the District Registrar at Alipore and recorded in Book No. 1 Volume No. 145 Pages 144 to 150 Being No. 5073 for the year 1983.

E. Accordingly names of said Angur Chatterjee, Paresh Chatterjee and Madhabi Chatterjee were mutated in the office of B.L. & L.R.O and in L.R. Khatian No. 86,111, 456, 809 and 1145 respectively and also in the office of Rajpur - Sonarpur Municipality being Holding No. 45, Dutta Para Road under Word No. 26.

F. While in possession of the said land said Angur Chatterjee, Paresh Chatterjee and Madhabi Banerjee (nee Chatterjee) by one deed of conveyance dated 8.11.2006 sold transferred and conveyed all that 323 Decimals of bagan danga and pukur and pukur par in the said Mouja Jagaddal being L.R. Dag No. 1095 to 1100 under L.R. Khatian No. 111,809 and 1145 and in Mouja Elachi in L.R. Dag No. 2040 and 2041 under L.R. Khatian No. 86 and 456 together with structure measuring about 2000 sq.ft in L.R. Dag No. 1097, Mouja - Jagaddal, P.S and Sub-Registry office at Sonarpur, Dist. South 24 Parganas to **Messrs. KARAN HORTICULTURE PVT. LTD.** The Vender No. 1 herein for consideration. Said deed has been registered in the office of the A.R.A.-I., Kolkata and recorded in Book No. 1 CD Volume No. 2, Pages 4938 to 4958 Being No. 00717 for the year 2009.

G. Said Angur Chatterjee and Paresh Chatterjee also sold and transferred all that land 19.7 Decimal in R.S. Dag No. 952(P) under R.S. Khatian No. 951 corresponding to L.R. Dag No. 1104 under L.R. Khatian No. 111 in Mouja Jagaddal J.L.No.71 together with structure thereon having an area of 500 sq.ft more or less, P.S. Sonarpur, Dist. South 24 Parganas to the **Vendors No.1 M/S. KARAN HORTICULTURE PVT.**



~~Add. Dist. Sub-Registrar~~
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LTD. herein for valuable consideration. Said deed was registered in the office of the ARA-I, Kolkata and recorded in Book No. 1 C.D. Volume No.62 Pages 9816 to 9831 Being No. 12594 for the year 2008.

H. Since such Purchase the **Vendors No.1 M/S. KARAN HORTICULTURE PVT. LTD.** is now in possession and enjoyment of the said land in Mouza Jagaddal and Elachi upon mutating its name in the office of B.L. & L.R.O. as absolute Owner thereof vide Mutation Case No. 971/IX/BL-SNP(08) and 970/IX/BL-SNP/09 and name of Vendors No.1 herein has been recorded in L.R. record of right in Khatian No. 1272 L.R, Dag No. 2040 and 2041 in Mouja Elachi J.L. No.70 and in L.R. Dag No. 1095 to 1100 and 1104 under L.R. Khatian No. 2607 in Mouja Jagaddal, J. L. No. 71.

I. One Bhudeb Nandi was the recorded Owner amongst other of all that bastu land measuring about 11 Kathas 13 Chitaks and 40 sq. ft more or less out of 66 Decimal lying in Mouja Jagaddal, J.L.No. 71/being portion of R.S. Dag No. 935 (P) under R.S. Khatian No. 1100, Parganas Magura, R.S. No. 233 Touji No. 23, 151 and 69 under Police Station Sonarpur, District South 24 Parganas.

J. While in possession of the said property said Bhudeb Nandi died intestate leaving behind his four sons namely Sarat Nandi, Hemanta Nandi, Meghnath Nandi and Sambhu Nath Nandi and five daughters namely Kamala Sen, Minati Dutta, Renuka Dutta, Mallika Nandi and Sushila Nandi as his only heirs and successors who jointly inherited the said property having equal share therein.

K. For their exclusive possession and enjoyment of the said property as per their share said heirs of Bhudeb Nandi amicably partitioned the said property amongst themselves by executing one Deed of partition on 09.03.1992 which was registered in the office of the ADSR, Sonarpur and recorded in Book No. 1 Being No. 1822 for the year 1992.

L. As per the said deed of partition said Hemanta Nandi got 1 Khata 6 Chitaks and said Sushila Nandi, Kamala Sen, Minati Dutta, Renuka Dutta and Mallika Nandi jointly got 7 Kathas 9 Chitaks and 40 sq.ft out



of the total land in said R.S. Dag No. 935(P) in Mouja Jagaddal together with structure thereon.

M. Though the said property was partitioned even then said Hemanta Nandi, Sushila Nandi, Kamala Sen, Minati Dutta, Renuka Dutta and Mallika Nandi jointly sold their said total land measuring about 8 Kathas 15 Chitaks and 40 sq.ft more or less together with structure standing thereon in R.S. Dag No. 935 (P) under R.S. Khatian No. 1100 in Mouja Jagaddal, P.S. – Sonarpur, Dist. South 24 Parganas to Sri Swapan Nandi son of Late Mahadeb Nandi of Village and P.O. Jagaddal, P.S. Sonarpur, Dist. 24 Parganas (South) for consideration mentioned therein. Said deed of conveyances were registered on 5.5.1999 in the office of A.D.S.R, Sopnarpur and recorded in Book No. 1 Volume No.81 Pages 49 to 56 Being No. 4930 and the Book No.1 Vol No. 81 Pages 57 to 64 Being No. 4931 respectively for the year 1999.

N. Being the Owner in the manner stated above said Swapan Nandi subsequently by one deed of conveyance dated 01.03.2008 sold transferred and conveyed the said bastu land measuring about 8 Kathas 15 chitaks and 40 sq.ft more or less in Mouja Jagaddal J.L.No.71 being portion of R.S.Dag No. 935(P) under R.S. Khatian No. 1100 corresponding to L.R.,Dag No. 1086 under L.R.Khatian No. 1047 lying within Rajpur-Sonarpur Municipality formerly under Ward No. 13 Holding No. 111 at present Ward No. 24 (26) Holding No. 74 Dr. B.C.Roy Road. P.S. Sonarpur, Dist. 24 Parganas (South) to **M/S. ROSE VELLY ENCLAVE PRIVATE LTD.** the Vendors No.2 herein for consideration mentioned therein. Said deed was registered in the office of the ARA-I, Kolkata and recorded in Book No. 1 CD Volume No. 62 Pages 9832 to 9851 Being No. 12595 for the year 2008.

O. One Indumati Debi was the recorded Owner of all that bastu land measuring about 33 decimal out of 54 decimal in R.S.Dag No. 938 under R.S. Khatian No.1113 Corresponding to L.R. Dag No. 1090 under L.R. Khatian No. 208 in Mouja Jagaddal J.L. No. 71, Police Station and Sub registry office at Sonarpur District South 24 Parganas.



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P. Said Indumati Debi died intestate leaving behind her three sons namely Manindra Mohan Ganguly, Pannalal Bapuli (Ganguly) and Mrityunjoy Ganguly as her only heirs who jointly inherited the said land as per Hindu Law of succession having equal share therein.

Q. Said Manindra Mohan Ganguly (Bapuli) died intestate on 06.08.1987 leaving behind his three sons namely Somnath Ganguly, Goutam Ganguly and Jayanta Ganguly and three daughters namely Krishna Ganguli (Bhattacharya), Kaberi Ganguli (Banerjee) and China Ganguli (Swarnakar) as his only heirs who jointly became the Owners of undivided one third share of the said deceased by way of inheritance.

R. Thereafter said Krishna Bhattacharjee died intestate on 25.09.1993 leaving behind her husband Ganesh Chandra Bhattacharya and two sons namely Sanjoy Bhattacharya and Partha Bhattacharya as her only heirs who jointly inherited the share of the said deceased.

S. Said Pannalal Ganguli (Bapuli) died intestate on 11.12.1990 leaving behind his wife Aparna Bapuli one son Surajit Bapuli and two daughters namely Chandana Ghosh (Bapuli) and Chhanda Ganguli (Bapuli) as his only heirs who jointly inherited the share of the said deceased.

T. Thus while in possession and enjoyment as absolute Owners Mrityunjay Ganguly and twelve others by one deed of conveyance dated 15.10.2007 jointly sold and transferred and conveyed the said entire land measuring about 31.5 decimal on available physical measurement in R.S. Dag No. 938(P) under R.S.Khatian No. 1113 corresponding to L.R. Dag No. 1090 under L.R. Khatian No. 208 in Mouja Jagaddal lying within the limits of Rajpur-Sonarpur Municipality formerly under Ward No. 8 at present being Holding No. 44, Dutta Para Road, Police Station Sonarpur, Dist. South 24 Parganas to **M/S. ROSE VELLY ENCLAVE PRIVATE LTD.**, the Vendors No.2 here for consideration. Said deed was registered on 29.12.2007 in the office of ARA-I, Kolkata, and recorded in Book No.1, C.D. Volume No. 62 Pages from 11061 to 11086 Being No. 12599 for the year 2008.



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U. One Prafulla Bala Dasi was the recorded Owner amongst other of all that Danga and Doba land measuring about 81 decimal out of which 62 decimal danga land in R.S.Dag.No. 940 L.R. Dag No. 1092 and 19 decimal of doba land in R.S.Dag No. 939 L.R.Dag.No.1091 under L.R.Khatian No. 428., 775, 1314 and 1635 in Mouja Jagaddal, Police Station Sonarpur, Dist. South 24 Parganas.

V. By executing one deed of settlement on 05.11.1965 said Prafulla Bala Dasi made provisions for her four nephews namely Nil Kamal Dutta alias Kamal Dutta son of Subal Chandra Dutta, Radha Raman Dutta son of Madan Mohan Datta, Subhas Chandra Dutta son of Maniklal Dutta and Gopal Chandra Dutta son of Shyam Sundar Dutta to be held by them absolutely after her death. Said deed was registered in the office of the Sub-Registrar at Baruipur and recorded in Book No.1 Volume No.158 Pages 63 to 65 Being No. 107 for the year 1965.

W. Said Prafulla Bala Datta died in the year 1980 and upon her death said Nil Kamal Datta and others became the absolute Owners of the said property.

X. For their exclusive possession said Nil Kamal Datta and said three other partitioned the said property amicably by executing one deed of partition on 21.09.1992 and registered in the office of A.D.S.R Sonarpur and recorded in Book No.1 Being No. 7086 for the year 1992. On the basis of the said partition portion allotted to Nil Kamal Datta was recorded in L.R. Khatian No. 775 Subhas Chandra Dutta was recorded in L.R. Khatian No. 1635, Radha Raman Datta has been recorded in L.R. Khatian No. 1314 and that of Gopal Datta was recorded in L.R.Khatian No. 428 of the said land in R.S. Dag No. 939 and 940 being L.R.Dag No.1091 and 1092 in Mouja Jagaddal, P.S. Sonarpur, Dist. South 24 Parganas.

Y. Though said Nil Kamal Datta and three other effected partition of the said land in the manner stated above even then said Nil Kamal Datta and others by one deed of conveyance executed on 14.08,2007 and registered on 22.03.2008 sold, transferred and conveyed the said danga



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land measuring about 62 decimal in R.S. Dag No. 940 L.R. Dag No. 1092 and 19 decimal of Doba land in R.S. Dag No. 939 L.R. Dag No. 1091 under L.R. Khatian No. 428, 775, 1314 and 1635 in Mouja Jagaddal to **M/S. ROSE VELLY ENCLAVE PRIVATE LTD.**, the Vendors No.2, herein for consideration. Said deed was registered in the office of the ARA-I Kolkata and recorded in Book No. 1, Being No. 3040 for the year 2008.

Z. Being the Owner of the said property **M/S. ROSE VELLY ENCLAVE PRIVATE LTD.**, the Vendors No.2, herein mutated its name in the office of B.L. & L.R.O. and said land is lying within the local limits of the Rajpur -Sonarpur Municipality being Holding No. 71 in Ward No. 24 (26) name of the Vendors No.2 has been recorded in L.R. Khatian No. 2606. Since then the Vendors No.2 is in possession of the said land as absolute Owner thereof without any interference or interruption from others.

AA. One Saraswati Bala Ghosh wife of Late Kshitish Chandra Ghosh was the recorded Owner amongst other of all that bastu land measuring about 90 Decimal lying in Mouja Elachi J.L.No.70 Pargana Magura R.S, No. 223 Touji No.100 having Rayati right therein in R.S.Dag No. 2081(P) L.R. Dag No. 2127 under R.S. Khatian No. 842 L.R., Khatian No. 73, 665 and 900, Police Station and Sub-Registry office at Sonarpur, Dist. South 24 Parganas.

BB. While in possession of the said land said Saraswati Bala Ghosh died intestate leaving behind her son Subodh Kumar Ghosh as her only heir and successor who became the Owner of the said property by way of inheritance.

CC. Said Subodh Kumar Ghosh by one deed of conveyance dated 27.04.1977 sold and transferred specifically demarcated land measuring about 9 Kathas 37 sq.ft. in R.S. Dag. No. 2081(P) together with structure thereon to Madhusudan Datta, Swapan Kumar Datta and Ashoke Kumar Datta son of Late Krishna Mohan Dutta for consideration. Said deed was registered in the office of the District Registrar at Alipur and



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recorded in Book No.1 Volume No. 97 Pages 194 to 199 Being No. 2512 for the year 1977.

DD. Said Subodh Kumar Ghosh by another deed of conveyance dated 25.09.1981 also sold land measuring about 4 Kathas 11 Chitaks and 25 sq.ft more or less in R.S. Dag No. 2081(P) to Sri Swapan Kumar Dutta and Ashoke Kumar Dutta son of Late Krishna Mohan Dutta for consideration mentioned. Said deed was registered in the office of the Sub Registrar at Sonarpur and recorded in Book No. 1 Volume No.68, Pages 107 to 110 Being No. 4528 for the year 1981. Thus said Madhusudan Dutta, Swapan Kumar Dutta and Ashoke Kumar Dutta jointly became the Owners of demarcated land measuring about 13 Kathas 12 Chitaks and 17 sq.ft more or less being portion of said R.S.Dag No. 2081 in Mouja Elachi by way of Purchases.

EE. While in possession of the said land said Madhusudan Dutta died intestate as bachelor on 17.05.1981 leaving behind his mother Tulsi bala Dutta as his only heir who inherited the share of the said deceased in the said property. Said Tulsi bala Dutta died intestate on 05.01.1994 leaving behind her son Ashoke Kumar Dutta alias Ashoke Dutta alias Khokon Dutta and Swapan Kumar Dutta alias Swapan Dutta alias Kushal Kumar Dutta and one daughter namely Purnima Dutta as her only heir who jointly inherited the share of the said deceased.

FF. Said Swapan Kumar Dutta alias Swapan Dutta alias Kushal Kumar Dutta also expired on 22.12.2011 leaving behind his wife Ava Dutta and One son namely Surajit Dutta as his only heirs who jointly inherited the share of the said deceased equally.

GG. Thus the Vendors namely Ashoke Kumar Dutta alias Ashoke Dutta alias Khokan Dutta, Surajit Dutta, Ava Dutta, Purnima Dutta, the Vendors No.3,4,5 and 6 herein became the Owners of the said land measuring about 13 Kathas 12 Chitaks and 17 sq.ft more or less in Dag No. 2081(P) Mouja Elachi by way of Purchase as well as inheritance in the manner as stated before.



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HH. Accordingly all the Vendors are now in possession and enjoyment of their respective land specifically mentioned herein above as absolute Owners without any interference or interruption from others.

II. The Vendors 1,2,3,4,5 and 6 **and the Confirming Parties** herein have jointly declared for absolute sale of their respective land in Mouja Jagaddal and Elachi under Police Station-Sonarpur, District 24 Parganas (South) morefully and particularly described in the schedule 'A', 'B' and 'C' respectively. The aggregate land owned by the Vendors herein is described in the Schedule 'D' hereunder and hereinafter referred to as the Entire Premises.

JJ. The Vendors and Confirming Parties and each one them declare, represent and covenants with the purchasers as follows : -

- i) The Vendors are the absolute Owners of the Entire Premises free from all encumbrances, charges liens, mortgages, litigation, lispendences of whatsoever nature and the Vendors have a clear marketable title of the said Entire premises.
- ii) Apart from the Vendors none have any right, title and interest of any nature whatsoever, in respect of the Entire Premises.
- iii) The Vendors nor Confirming Party agree to sale any part or portion of the said Entire Premises to any One nor any Agreement to Sale or MOU exists.
- iv) The said Entire premises is not subject matter of any litigations either Civil or Criminal nor any litigation is pending in any Court of Law.
- v) The said Entire Premises is not subject matter of any requisition or acquisition nor Vendors have received any notices.
- vi) The Vendors are not holding any excess vacant land within the meaning of the Urban land (Ceiling and Regulation) Act, 1976.



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- vii) The Confirming Parties Confirm to the Purchasers that Confirming party duly investigation the title, made the necessary searches and certify that all the representation is made hereinabove are true and correct and in case if any encumbrances or disputes of whatsoever nature found or any of the representations found to be untrue then in such an event the Confirming Parties jointly with the Vendors or themselves severally compensate the Purchasers for all possible loss delay cost expenses and keep the Purchasers fully indemnify and harmless.

KK. On the basis of such declaration the Purchasers No. 1 to 4 have jointly agreed to purchase undivided land measuring about 32.64 decimal equivalent to 19 Cottahs 11 Chittaks 42 Sq.ft. more or less (**i.e. undivided 4/42 share of land**) out of total land measuring 342.7 decimal i.e. 207 cottah 05 chittack 14 sq.ft more or less and **Vendors No.1** also agreed to sell the said land to the said purchasers No. 1 to 4 morefully described in Schedule 'A' below at or for the total consideration of Rs.43,08,722/- (Rupees Forty Three Lacs Eight Thousand Seven Hundred Twenty Two only) free from all encumbrances charges, liens, lispendence, litigation mortgage, trust etc.

LL. AND Purchasers No.1 to 4 have agreed to purchase and **Vendors No.2** has agreed to sell all that undivided land measuring about 12.14 Decimal equivalent to 07 Cottahs 05 Chittaks 24 Sq.ft. more or less (**i.e. undivided 4/42 share of land**) out of total land measuring 127.5 Decimnal equivalent to 77 Cottahs 02 Chittaks 09 Sq.ft. morefully described in **Schedule 'B'** below at or for the total consideration of Rs.15,63,744/- (Rupees Fifteen Lacs Sixty Three Thousand Seven Hundred Forty Four) only free from all encumbrances charges, liens, lispendence, litigation mortgage, trust etc.

MM. AND Purchasers No. 1 to 4 have agreed to purchase and **Vendors No.3 to 6** have agreed to sell all that undivided bastu land measuring about 2.16 Decimal equivalent to 01 Cottahs 04 Chittaks 42 Sq.Ft. more or less (**i.e. undivided 4/42 share of land**) out of total land measuring



22.70 decimal equivalent to 13 Katahs 12 Chittaks 17 Sq. Ft. more or less morefully described in **Schedule 'C'** below at or for the total consideration of Rs.3,93,072/- (Rupees Three Lacs Ninety Three Thousand Seventy Two) only free from all encumbrances charges, liens, lispence, litigation mortgage, trust etc.

On the basis of such declaration the Purchasers herein have jointly agreed to purchase undivided land measuring about 46.94 Decimal equivalent to 28 Cottah 06 Chittacks 18 Sq.ft. (**i.e. undivided 4/42 share of land**) out of total land measuring 492.9 Decimal equivalent to 298 Katahs 03 Chittaks 12 Sq.ft. morefully described in **Schedule 'D'** below out of the total land of the Vendors described in Schedule A, B & C below at or for the total consideration of Rs.62,65,538/- (Rupees Sixty Two Lacs Sixty Five Thousand Five Hundred Thirty Eight) ~~only~~ free from all encumbrances, Charges, liens, lispences, mortgages Trusts, etc.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said Agreement and in consideration of the sum of Rs. Rs.43,08,722/- (Rupees Forty Three Lacs Eight Thousand Seven Hundred Twenty Two) only duly paid by Purchasers herein to the **Vendors No.1** and a sum of Rs.15,63,744/- (Rupees Fifteen Lacs Sixty Three Thousand Seven Hundred Forty Four) only paid by Purchasers herein to **Vendors No.2** and another sum of Rs.3,93,072/- (Rupees Three Lacs Ninety Three Thousand Seventy Two) only paid by the Purchasers herein to **Vendors 3 to 6** herein on or before the execution of these presents (the receipt whereof the Vendors do and each one of them hereby as also by the Memorandum hereunder written admits and acknowledges and of land from payment of the same and every part thereof acquits. Releases and discharges the Purchasers as also the said plot of the lands hereby sold transferred and conveyed or intended so to be and Vendors abovenamed do and each of them doth hereby grant sell transfer convey assign and assure unto and in favour of the Purchasers abovenamed i.e. **Vendors No.1** hereby sell and transfer **ALL THAT** the



Sub-Registrar, Sorapuri
South 24 Parganas
21 June 2013

piece or parcels of plots of land under of various classification in aggregate measuring **undivided 4/42 share** out of total land measuring 305.7 decimal more or less be the same a little more or less together with sheds and other structures as also trees. Plants and bushes tube-well and other structures whatsoever situate lying at and comprised in R.S. Dag Nos. 943, 944, 945, 946, 947, 948 & 952(P) under R.S. Khatian Nos. 1097, 944, 951, J.L. No.71 in Mouza Jagaddal and **undivided land 4/42 share** out of total land measuring 37 Decimal of land in R.S. Dag Nos. 2000 and 2001 under R.S. Khatian Nos. 261 and 360, L.R. Dag Nos. 2040 and 2041 under L.R. Khatian No. 1272, J.L.No.70 Mouza Elachi, P.S. Sonarpur, District South 24-Parganas undivided land measuring about 32.64 Decimal equivalent to 19 Cottahs 11 Chittacks 42 Sq.ft. more or less (**i.e. undivided 4/42 share of land**) out of total land 342.7 decimal equivalent to 207 Cottahs 05 Chittaks 14 Sq.ft. more or less more fully described in the **Schedule- 'A'** hereunder written and **Vendors No.2** hereby sell and transfer to Purchasers all that undivided land measuring about 12.14 decimal equivalent to 07 Cottahs 05 Chittaks 24 Sq.ft. more or less (**i.e. undivided 4/42 share of land**) out of total land measuring 127.5 decimal equivalent to 77 Cottahs 02 Chittaks 09 Sq.ft. more or less in R.S. Dag No. 935(P), 938(P), 939, 940 under R.S. Khatian No. 1100, 1113 corresponding to L.R. Dag No. 1086, 1090, 1091 and 1092 under L.R. Khatian No.1047, 208, 428, 775, 1635 and 1314 in Mouja Jagaddal, P.S. Sonarpur, Dist. South 24 Parganas total land morefully described in **Schedule 'B'** and **Vendors No. 3 to 6** hereby sell and transfer to Purchasers. All that undivided land measuring about 2.16 decimal equivalent to 01 Cottahs 04 Chittak 42 Sq.ft. more or less (**i.e. undivided 4/42 share of land**) out of total land measuring 22.7 decimal equivalent to 13 Katah 12 Chittack 17 Sq.ft. more or less in R.S. Dag.No. 2081(P) under R.S. Khatian 842 corresponding to L.R. Dag No. 2127 under L.R. Khatian No. 73, 665 and 900 in Mouja Elachi, P.S.-Sonarpur, Dist South 24 Parganas total land more fully described in **Schedule 'C'** below free from all encumbrances, mortgages, charges, liens, lispensens, claims, demands, liabilities,



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
21.10.2013

acquisitions, requisitions, alignments, trusts, settlement, debattur and barga whatsoever which the Confirming Parties confirm.

The Vendors herein jointly sell and transfer to Purchasers all that undivided land measuring about 46.94 Decimal equivalent to 28Cottahs 06 Chittacks 18 Sq.ft. more or less (**i.e. undivided 4/42 share of land**) morefully and particularly described in the **Schedule "D"** hereunder out of Total land measuring 492.9 Decimal equivalent to 298 Katahs 03 Chittacks 12 sq.ft more or less more fully described in **Schedule A, B, C** in Mouza - Jagaddal and Elachi, J.L. No. 71, 70 lying within the local jurisdiction of Rajpur - Sonarpur Municipality under Ward No. 26 P.S. & Sub Registry office at Sonarpur, Dist. South 24 Parganas total land morefully describe in **Schedule "D"** below and depicted by RED Colour in the plan annexed hereto free from all encumbrances.

OR HOWSOEVER OTHERWISE the "said plots of land" or any part thereof now are or is heretofore were or was situated tenanted butted and bounded called known numbered described and distinguished.

TOGETHER WITH all structures, out-houses yards, courts, areas, gardens, trees, fences hedges, ditches, ways sewers, drains, water-courses, fixtures, furniture, liberties, privileges, easements and appurtenances whatsoever thereunto belonging or held or occupied therewith **AND** all the estate, right title interest, claim and demand whatsoever of the Vendors and each one of them in to upon or in respect of their respective land and every part thereof **AND** all deeds, pattahs, writings, muniments and evidence of title relating thereto or any part thereof which now are or may hereafter be in the possession or custody of the Vendors or any person or persons claiming in equity but otherwise from all encumbrances, whatsoever and also as per the nature and tenure of the said plots of land but together with all rights of easement, quasi-easement appurtenances and appendages attached thereto.

TO HAVE AND TO HOLD their respective portion of **undivided 4/42 share of land** so purchased by them the "said plots of land" morefully

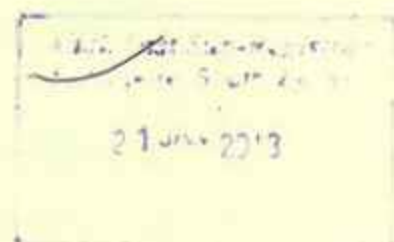
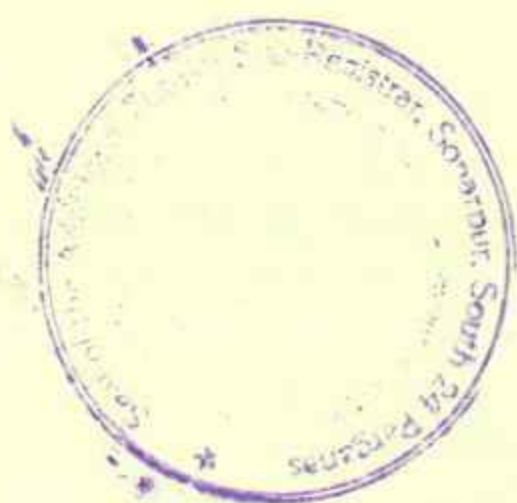


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21-11-2013

described in the **Schedule "D"** hereunder written hereby sold, granted, conveyed, transferred or otherwise assured and confirmed or expressed or intended so to be unto and to the use of the Purchasers in the manner stated above absolutely and for ever, without any manner of condition use trust and other things whatsoever to alter., defeat encumber or make void the same and free from all encumbrances, whatsoever and also as per the nature and tenure of the said plots of land but together with all rights of easement, appurtenances and appendages attached thereto.

AND the Vendors has good right, full power and absolute authority to sell the same in the manner aforesaid and **FURTHER THAT** the Vendors shall and will handover all documents and relating papers to the Purchasers **AND FURTHER THAT** the Vendors doth hereby undertake to pay all outstanding rents and taxes, govt. Revenue and all other impositions, whatsoever of nature due payable by the Vendors or any of its predecessor-in-title in respect of the said premises upto the date of these presents **AND WHEREAS** the purchasers shall have every right to construct building and also having full authority to transfer, right, title, interest in the said premises/ holding.

The Vendors doth hereby irrevocably nominate, constitute and appoint in its place and stead and put and appoint the Purchaser as its Attorney to act through its authorized representative to be the true and lawful attorney of the Vendors to act on its behalf and in its name and to do all such things as the said Attorney shall think fit and in particular to ask demand sue for recovery realize and receive the said premises transferred and every apart thereof from all persons liable to deliver or pay the same respectively and on delivery or payment thereof to give valid and effective receipts and discharge for the same respectively and commence and prosecute or defend any action suit or other proceedings whatsoever relating to the said premises debts and outstanding hereby transferred or any part thereof and also to adjust settle compound compromise all accounts transactions suits and proceedings whatsoever relating to said premises and or sign execute register any deed documents declarations affidavits before any authorities concerned including all Registration



authorities semi-government authorities etc. all or any of the purpose aforesaid to use the name of the Vendors but at the cost of the Purchaser and from time to time appoint substitute or substitutes and revoke such appointment at pleasure and generally to execute perform and do any other act deed or things whatsoever in relations to the said land and premises as aforesaid as fully and effectually as the Vendors could personally do if these presents has not been executed by the Vendors. The Vendors hereby ratifying and agreeing to ratify and confirm whatsoever the Purchaser or any one of them or any substitute appointed by them shall do execute or cause to be done or executed and also agreeing not to revoke the power hereby conferred or any part thereof at any time hereinafter.

AND THE VENDORS do and each of them doth hereby covenant with Purchasers abovenamed as follows :

THAT notwithstanding any act deed matter or thing whatsoever done by the Vendors or their predecessors in title or committed, executed or knowingly suffered to the contrary, the Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the **undivided "said plots of land"** hereby granted, sold, conveyed, and transferred, without any manner of condition use, trust or other things whatsoever to alter defeat encumber or make void the same.

AND THAT notwithstanding any act deed matter or thing whatsoever as aforesaid the Vendors have good right, full power and absolute authority and indefeasible title to grant, sell, convey and transfer the **undivided "said plots of land"** hereby granted, sold, conveyed, transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.



1. Let. 1st Sub-Register
South Africa, South Africa

21 June 2013

AND THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the **undivided "said plots of land"** as absolute Owners of their respective portion with all right to amalgamate the said plots and to sell, transfer, convey, mortgage, or encumber the said property without any lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any estate or interest or right in the "said plots of land".

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged the purchasers by and at the costs and expenses of the Vendors and the Vendors hereby undertakes to keep indemnified Purchasers or its nominee of from and against all and all manner of claims charges, mortgages and encumbrances whatsoever made suffered, created, done, executed or occasioned by the Vendors or any other person or persons whomsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid and according to the nature and tenure thereof . And the Vendors hereby further declare that no part of the said land has been acquisitioned or requisitioned by any Government authority nor the said land is attracted under the provisions of Urban Land Ceiling Act, having in good and marketable title the Vendors hereby sold the property in free from all encumbrances.

AND THE VENDORS Confirming Parties do and each of them doth hereby also covenant with the purchasers that the Vendors and all other persons having or lawfully or equitably claiming any estate, right, title or interest, trust, property, claim and demand whatsoever in the "said plots of land" hereby sold conveyed granted and transferred or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do produce whatsoever documents remain in possession of the Vendors and Vendors undertake to execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more



Additional District Sub-Registrar
Bangalore South 24
21.11.2013

perfectly assuring the same and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required. The Vendors hereafter at the request and costs of the Purchasers do and execute or cause or to be done and executed all such acts deeds matters and things whatsoever for further better and more perfectly assuring the same and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE - ' A ' ABOVE REFERRED TO

(Sold by Vendors No. 1 M/S. KARAN HORTICULTURE PVT. LTD to Purchasers).

ALL THAT the pieces or parcels of undivided land measuring 29.12 Decimal equivalent to 17 Cottah 09 Chittack 39 Sq.ft more or less **(i.e. undivided 4/42 share of land)** out of total land measuring 305.7 Decimal in Mouja Jagaddal, J.L.No. 71, Police Station and Sub-Registry Office at Sonarpur District South 24 Parganas under the following Dags and Khatians. :

K H A T I A N D A G A R E A S O L D

R. S.	L. R.	R. S.	L. R.	Decimal	Nature
1097	2607	943	1095	64	Bagan
944		944	1096	22	Bagan
971		945	1097	109	Bagan
1097		946	1098	36	Pukur
1097		947	1099	04	Pukur Par
951		948	1100	51	Bagan
		952(P)	1104	19.7	Bastu

TOTAL 305.7

- 6.09
- 2.09
- 10.29
- 3.43
- 0.32
- 4.85
- 1.28



~~21.11.2013~~
21.11.2013

(2)

All that piece and parcel of undivided land measuring 3.52 decimal equivalent to 02 Cottah 02 Chittack 03 Sq.ft more or less **(i.e. undivided 4/42 share of land)** out of total land measuring 37 Decimal in Mouja Elachi J.L.No. 70, Police Station and Sub-Registry office at Sonarpur, Dist South 24 Parganas under the following Dags and Khatians

K H A T I A N

D A G

AREA SOLD

R. S.	L. R.	R. S.	L. R.	Decimal	Nature
261	1272	2000	2040	14	Bagan
360		2001	2041	23	Bagan
			TOTAL	37	

IN TOTAL - 342.7 Decimal i.e., 207 Katahs 05 Chittaks 14 Sq.ft of land is hereby sold.

SCHEDULE - B

(Sold by Vendors No.2 M/S. ROSE VELLY ENCLAVE PRIVATE LTD. to Purchasers)

ALL THAT piece and parcel of undivided land measuring 12.14 Decimal equivalent to 07 Cottah 05 Chittack 24 sq.ft more or less **(i.e. undivided 4/42 share of land)** out of total land measuring 127.5 Decimal in Mouja Jagaddal J.L. No.71 Police Station and Sub-Registry office at Sonarpur District South 24 Parganas under the following Dags and Khatians :

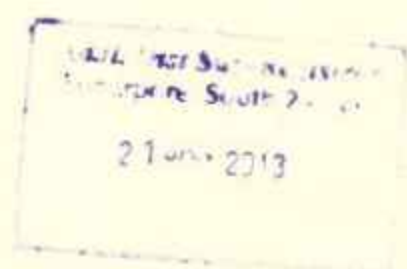
K H A T I A N

D A G

AREA SOLD

R. S.	L. R.	R. S.	L. R.	Decimal	Nature
1100	1047	935(P)	1086	15	Bastu
	208	938(P)	1090	31.5	Bastu
	2606	939	1091	19	Doba
	<u>2606</u>	940	1092	62	Danga

TOTAL : 127.5 Decimal i.e., 77 Katahs 02 Chittaks 09 Sq.ft. more or less of land is hereby sold.



SCHEDULE - C

(Sold by Vendors No.3 to 6 to Purchasers)

ALL THAT piece and parcel of Bastu undivided land measuring 2.16 decimal equivalent to 01Cottah 04 Chittack 42 Sq.ft more or less (**i.e. undivided 4/42 share of land**) out of total land measuring 22.7 Decimal equivalent 13 Kathas 12 Chitaks and 17 sq.ft more or less lying in Mouja Elachi J.L.No. 70, Pargana Magura, R.S. No. 223, collectorate Touji No. 100 at present lying within the local limits of the Rajpur - Sonarpur Municipality under Ward No. 26, Holding No. 177 under Police Station and Sub-Registry Office at Sonarpur, Dist. South 24 Parganas under the following Dags and Khatians.

<u>K H A T I A N</u>		<u>D A G</u>		<u>SOLD</u>	<u>AREA SOLD</u>	<u>NATURE</u>
R. S.	L. R.	R. S.	L. R.	Decimal	K -CH. - SQ.FT	
842	73,	2081(P)	2127(P)	22.7	13 -12 - 17	Bastu
	665,					
	900					

TOTAL : 22.7 Decimal i.e., 13 Katahs 12 Chittaks 17 Sq.ft. of land hereby sold

SCHEDULE - " D "

Vendors No. 1 to 6 i.e. 1) M/S. KARAN HORTICULTURE PRIVATE LTD., 2) M/S. ROSE VELLY ENCLAVE PRIVATE LTD., 3) SRI ASHOKE KUMAR DUTTA, 4) SRI SURAJIT DUTTA, 5) SMT. AVA DUTTA, 6) SMT. PURNIMA DUTTA undivided 4/42 share SOLD AREA (lying aggregate of Schedule A, B, C).

ALL THAT piece and parcel undivided land measuring 46.94 decimal equivalent to 28 Cottah 06 Chittack 18 Sq.ft more ore less (**i.e. undivided 4/42 share of land**) out of Total land measuring about 492.9 Decimal equivalent to 298 Cottah (Two hundred Ninety eight) 03 Chitaks



(Three) 12 Sq.ft. (Twelve) More or less **(Schedule A+B+C)** in Mouza - Jagaddal, Elachi, J.L. No. 71, 70 Police Station and Sub Register office at Sonarpur, Dist-South Parganas marked by Red Border under the following Dags and Khatians :-

Mouza	R.S.Kh.	R.S.Dag	L.R.Kh.	L.R.Dag	Total Area Decimal	Nature of land
Jagaddal J.L.No.71	1097	943	2607	1095	64	Bagan
"	944	944	2607	1096	22	Bagan
"	971	945	2607	1097	109	Bagan
"	1097	946	-Do-	1098	36	Pukur
"	-Do-	947	-Do-	1099	04	Pukur Par
"	1097	948	-Do-	1100	51	Bagan
"	951	952 (P)	-Do-	1104	19.7	Bastu
"	1100	935 (P)	1047	1086	15	Bastu
"	1113	938 (P)	208	1090	31.5	Bastu
"	2606	939	2606	1091	19	Dova
"	2606	940	2606	1092	62	Danga
"				TOTAL	433.2	

AND

Mouja Elachi J.L.No.70	R.S.Kh.	R.S.Dag	L.R.Kh.	L.R.Dag	Total Area Decimal	Nature of land
	261	2000	1272	2040	14	Bagan
"	360	2001	-Do-	2041	23	Bagan
"	842	2081(P)	73, 665, 900	2127(P)	22.7	Bastu
				TOTAL	59.7	

TOTAL UNDIVIDED SOLD AREA-492.9 Decimal i.e., 298 Cottah 03 Chitaks 12 Sq.ft.

ON THE NORTH : Ramchand Dey Street, R.S.Dag No. 953/ 2081/2080/2079

ON THE SOUTH : R.S Dag No. 935(P) 941 / 942 / 1999

ON THE EAST : Dutta Para Lane, R.S. Dag No. 952(P)/ 951 / 950 / 949 / 937/ 938(P)/935(P)

ON THE WEST : R.S. Dag No. 2079 / 1998/ 1999/ 941/ 935(P)



Adik. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
21/11/2013

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

SIGNED, SEALED AND DELIVERED

By the Parties at Kolkata in the Presence of :

WITNESSES :

1. Tapati Das
Sawapur

2. [Signature]
[Signature]

1.

2.

Drafted by me :-
Franklin Kumar Roy
Advocate W.B. 828/81
Alipore Criminal Court
Typed by

Tapati Das:

1. [Signature]
PBI KARAP MORTICULTURE (P) LTD
BOSE VILLY ENCLAVE PVT. LTD. Director
2. [Signature]
DIRECTOR
3. Ashok K. Datta
4. [Signature]
5. Ravi Datta
6. [Signature]

SIGNATURE OF THE VENDORS

MUCHMORE PROMOTERS PVT. LTD.

1. [Signature]
Director/Authorised Signatory

2. [Signature]
ADARSH TECHNOCOM PVT. LTD.
Director

3. [Signature]
DIRECTOR

ENDIVE TRADELINK PVT. LTD.

[Signature]
DIRECTOR

SIGNATURE OF THE PURCHASERS

[Signature]
PHONIX REAL ESTATE PVT. LTD.
Swapan Kumar Das
Director. Director.

SIGNATURE OF THE CONFIRMING PARTY

THE SOUTH AFRICAN



21 Jun 2013

21 Jun 2013

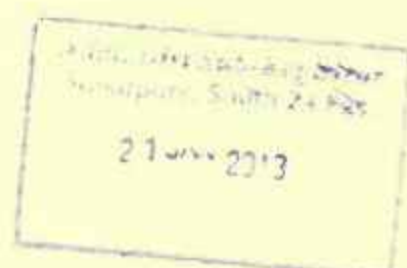
Director

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of **Rs. 62,65,536/- (Rupees Sixty Two Lacs Sixty Five Thousand Five Hundred Thirty Six)** only towards the full and final consideration of this Deed, as per Memo below :-

MEMO-

NAME :	ISSUED BY	BANK	BRANCH	DD NO.	DATE	AMOUNT
KARAN HORTICULTURE (PVT) LTD.	BANKE BEHARI ESTATE PVT LTD	INDUSIND BANK	STOCK EXCHANGE	752914	16-1-2013	10,77,180/-
ROSE VELLY ENCLAVE PVT LTD	BANKE BEHARI ESTATE PVT LTD	INDUSIND BANK	STOCK EXCHANGE	752944	17-1-2013	3,90,936/-
ASHOKE KUMAR DUTTA	BANKE BEHARI ESTATE PVT LTD	INDUSIND BANK	STOCK EXCHANGE	752942	17-1-2013	24,567/-
AVA DUTTA	BANKE BEHARI ESTATE PVT LTD	INDUSIND BANK	STOCK EXCHANGE	752915	16-1-2013	24,567/-
SURAJIT DUTTA	BANKE BEHARI ESTATE PVT LTD	INDUSIND BANK	STOCK EXCHANGE	752918	16-1-2013	24,567/-
PURNIMA DUTTA	BANKE BEHARI ESTATE PVT LTD	INDUSIND BANK	STOCK EXCHANGE	752943	17.1.2013	24,567/-
						1566384/-
KARAN HORTICULTURE (PVT) LTD.	MUCHMORE PROMOTERS PVT LTD	ICICI BANK	CHOWRINGHEE	002125	17.1.2013	10,77,180/-
ROSE VELLY ENCLAVE PVT LTD	MUCHMORE PROMOTERS PVT LTD	ICICI BANK	CHOWRINGHEE	002134	17.1.2013	1,81,872/-
ASHOKE KUMAR DUTTA	MUCHMORE PROMOTERS PVT LTD	HDFC BANK	CAMAC STREET	026145	17.1.2013	24,567/-
AVA DUTTA	MUCHMORE PROMOTERS PVT LTD	ICICI BANK	CHOWRINGHEE	002126	17.1.2013	24,567/-
SURAJIT DUTTA	MUCHMORE PROMOTERS PVT LTD	ICICI BANK	CHOWRINGHEE	002127	17.1.2013	24,567/-
PURNIMA DUTTA	MUCHMORE PROMOTERS PVT LTD	ICICI BANK	CHOWRINGHEE	002128	17.1.2013	24,567/-
						13,57,320/-
KARAN HORTICULTURE (PVT) LTD.	ENDIVE TRADE LINK P. LTD	KARUR VYSYA BANK	BURRABAZAR	722520	14-1-2013	534087/-
ROSE VELLY ENCLAVE PVT LTD	ENDIVE TRADE LINK P. LTD	KARUR VYSYA BANK	BURRABAZAR	722519	14-1-2013	195454/-
ASHOKE KUMAR DUTTA	ENDIVE TRADE LINK P. LTD	KARUR VYSYA BANK	BURRABAZAR	722523	14-1-2013	12301/-
AVA DUTTA	ENDIVE TRADE LINK P. LTD	KARUR VYSYA BANK	BURRABAZAR	722524	14-1-2013	12301/-
SURAJIT DUTTA	ENDIVE TRADE LINK P. LTD	KARUR VYSYA BANK	BURRABAZAR	722521	14-1-2013	12301/-
PURNIMA DUTTA	ENDIVE TRADE LINK P. LTD	KARUR VYSYA BANK	BURRABAZAR	722522	14-1-2013	12301/-
						778745/-
KARAN HORTICULTURE (PVT) LTD.	ENDIVE TRADE LINK P. LTD	SYND BANK	HOWRAH	301113	15-1-2013	5,36,087/-
ROSE VELLY ENCLAVE PVT LTD	ENDIVE TRADE LINK P. LTD	SYND BANK	HOWRAH	301114	15-1-2013	195454/-
ASHOKE KUMAR DUTTA	ENDIVE TRADE LINK P. LTD	SYND BANK	HOWRAH	301116	15-1-2013	12,300/-
AVA DUTTA	ENDIVE TRADE LINK P. LTD	SYND BANK	HOWRAH	301115	15-1-2013	12,300/-
SURAJIT DUTTA	ENDIVE TRADE LINK P. LTD	SYND BANK	HOWRAH	301118	15-1-2013	12,300/-
PURNIMA DUTTA	ENDIVE TRADE LINK P. LTD	SYND BANK	HOWRAH	301117	15-1-2013	12,300/-
						778741/-



NAME :	ISSUED BY	BANK	BRANCH	DD NO.	DATE	AMOUNT
KARAN HORTICULTURE (PVT) LTD.	ADARSH TECHNOCOM PVT LTD	ICICI Bank Synd Bank	Chowringhee Howrah	002129 194034	17-1-13 - 3 24-10-12 - 7	27,180 10,77,180/- 50,000
ROSE VELLY ENCLAVE PVT LTD	ADARSH TECHNOCOM PVT LTD	Synd Bank	Howrah	763303	24-10-12	3,90,936/- 6,00,000
ASHOKE KUMAR DUTTA	ADARSH TECHNOCOM PVT LTD	Synd Bank	Howrah	30123	17-1-13	24,567/-
AVA DUTTA	ADARSH TECHNOCOM PVT LTD	ICICI Bank	Chowringhee	002130	17-1-13	24,567/-
SURAJIT DUTTA	ADARSH TECHNOCOM PVT LTD	ICICI Bank	Chowringhee	002131	17-1-13	24,567/-
PURNIMA DUTTA	ADARSH TECHNOCOM PVT LTD	ICICI Bank	Chowringhee	002132	17-11-13	24,567/-
Karan Horticulture Pvt. Ltd.	ADARSH TECHNOCOM PVT. LTD.	CASH				8,898 156,384/- 17,85,346
						62,65,536/-

WITNESSES :

1. *Tapas Chandra*
Sanyal

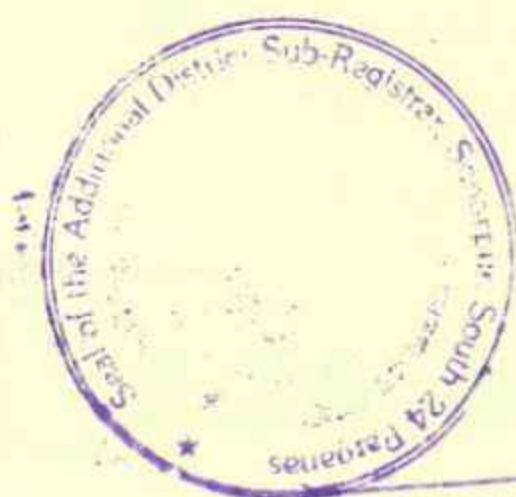
2. *Surajit Dutta*
(Manager)

FOR KARAN HORTICULTURE (PVT) LTD
Karan
ROSE VELLY ENCLAVE PVT. LTD.
Director

Karan
DIRECTOR
Ashoke K. Dutta

Surajit Dutta
Ava Dutta
Purnima Dutta

SIGNATURE OF THE VENDORS



Adul. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
21 Jan. 2013



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: Abijoy Ghosh

SIGNATURE: Abijoy Ghosh



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE: Swapan Kumar Ghosh



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME:

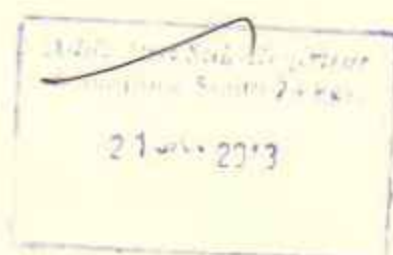
SIGNATURE: Karunamay



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE:





	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: SRI. ASHOKE KUMAR DUTTA

SIGNATURE:

Ashoke Kumar Dutta



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: SRI. SURAJIT DUTTA

SIGNATURE:

Surajit Dutta



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: SMT. AVA DUTTA

SIGNATURE:

Ava Dutta

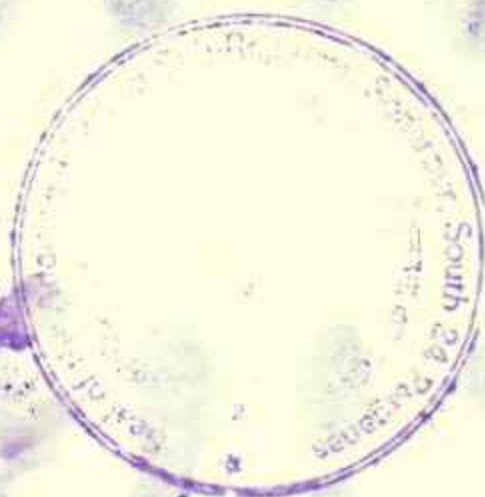


	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: SMT. PURNIMA DUTTA

SIGNATURE:

Purnima Dutta



Avail. Dist. Sd. Register
Sonarpore, South 24 Pgs.
21 JUN 2013



NAME:

VIJAY KUMAR BIRLA
MUCHMORE PROMOTERS PVT. LTD.

SIGNATURE:

[Signature]

Director/Authorised Signatory

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



NAME:

SATISH KUMAR BIRLA
ADARSH TECHNOCOM PVT. LTD.

SIGNATURE:

[Signature]

Director

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



NAME:

PANAM KUMAR TAPARIA
ENDIVE TRADE LINK PVT. LTD.

SIGNATURE:

[Signature]
Director

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



NAME:

RAKESH KUMAR BHAT
SARVODAYA EDUCATIONAL TRUST PVT. LTD.
AS PRINCIPAL

SIGNATURE:

[Signature]

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



21 June 2013



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00679 of 2013
(Serial No. 00785 of 2013)

On

Payment of Fees:

On 17/01/2013

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

Presented for registration at 18.00 hrs on :17/01/2013, at the Private residence by Anant Nathany , one of the Executants.

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

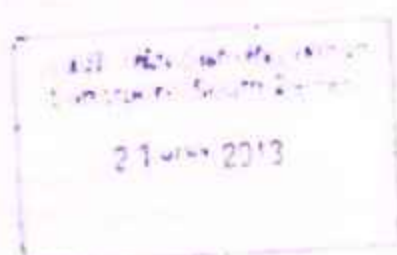
Execution is admitted on 17/01/2013 by

1. Anant Nathany
Director, M/s. Karan Horticulture Pvt. Ltd., 14f, Swinhoe Street, Kolkata, Thana:-Gariahat, P.O. :-
District:-Kolkata, WEST BENGAL, India, Pin :-700019.

Director, M/s. Rose Velly Enclave Pvt. Ltd., 14f, Swinhoe Street, Kolkata, Thana:-Gariahat, P.O. :-
District:-Kolkata, WEST BENGAL, India, Pin :-700019.
By Profession : Business
2. Bijoy Ghosh
Director, Phonix Real Estate Pvt. Ltd., 42, Sreerampur Road (East) Garia, Kolkata, P.O. :-
District:-Kolkata, WEST BENGAL, India, Pin :-700084.
By Profession : Business
3. Ashoke Kumar Dutta Alias Ashoke Dutta, son of Lt. Krishna Mohan Dutta , Ramchand Dey Street , Jagaddal, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
4. Surajit Dutta, son of Lt. Swapan Kr. Dutta , Ramchand Dey Street , Jagaddal, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
5. Ava Dutta, wife of Lt. Swapan Kr. Dutta , Ramchand Dey Street , Jagaddal, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
6. Purnima Dutta, daughter of Lt. Krishna Mohan Dutta , Ramchand Dey Street , Jagaddal, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
7. Swapan Kr. Ghosh, son of Lt. Haridas Ghosh , A/17, Rajnarayan Park , Boral, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700154, By Caste Hindu, By Profession : Business
8. Rajendra Kr. Agarwal
Director, Banke Behari Estate Pvt. Ltd., 33 A, Jawaharlal Nehru Road, Kolkata, P.O. :-
District:-Kolkata, WEST BENGAL, India, Pin :-700071.
By Profession : Business

 (Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 3

21/01/2013 17:35:00





Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00679 of 2013
(Serial No. 00785 of 2013)

9. Vijay Kr. Birla
 Director, Muchmore Promoters Pvt. Ltd., 6/1, Burtulla Street, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700007.
 , By Profession : Business
10. Pawan Kr. Taparla
 Director, Endive Trade Link Pvt. Ltd., 87, Burtolla Street, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700007.
 , By Profession : Business
11. Satish Kr. Birla
 Director, Adarsh Technocom Pvt. Ltd., 16, Rameshwar Malia, 1st. Bye Lane, P.O. :- ,District:-Howrah, WEST BENGAL, India, Pin :-711101.
 , By Profession : Business
- Identified By Tapas Panda, son of H. Panda, Sonapur, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150, By Caste: Hindu, By Profession: Business.

(Biswajit Dey)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 18/01/2013

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.-61,33,329/-

Certified that the required stamp duty of this document is Rs.- 429353 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

(Biswajit Dey)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/01/2013

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, 4 of Indian Stamp Act 1899; also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

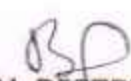
Amount By Cash

Rs. 67477.00/-, on 21/01/2013

(Under Article : A(1) = 67463/- ,E = 14/- on 21/01/2013)

Deficit stamp duty

Deficit stamp duty

 (Biswajit Dey)
 ADDITIONAL DISTRICT SUB-REGISTRAR

21/01/2013 17:35:00

EndorsementPage 2 of 3



Addl. Dist. Registrar
South 24 Parganas
21 June 2013



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00679 of 2013
(Serial No. 00785 of 2013)

1. Rs. 49000/- is paid, by the draft number 223437, Draft Date 14/01/2013, Bank Name State Bank Of India, CHOWRINGHEE, received on 21/01/2013
2. Rs. 5466/- is paid, by the draft number 127817, Draft Date 14/01/2013, Bank Name State Bank Of India, JEEVAN DEEP, received on 21/01/2013
3. Rs. 49500/- is paid, by the draft number 203295, Draft Date 14/01/2013, Bank Name State Bank Of India, JEEVAN DEEP, received on 21/01/2013
4. Rs. 107350/- is paid, by the draft number 127954, Draft Date 16/01/2013, Bank Name State Bank Of India, JEEVAN DEEP, received on 21/01/2013
5. Rs. 107350/- is paid, by the draft number 127955, Draft Date 16/01/2013, Bank Name State Bank Of India, JEEVAN DEEP, received on 21/01/2013
6. Rs. 107350/- is paid, by the draft number 127957, Draft Date 16/01/2013, Bank Name State Bank Of India, JEEVAN DEEP, received on 21/01/2013

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

21/01/2013 17:35:00

EndorsementPage 3 of 3



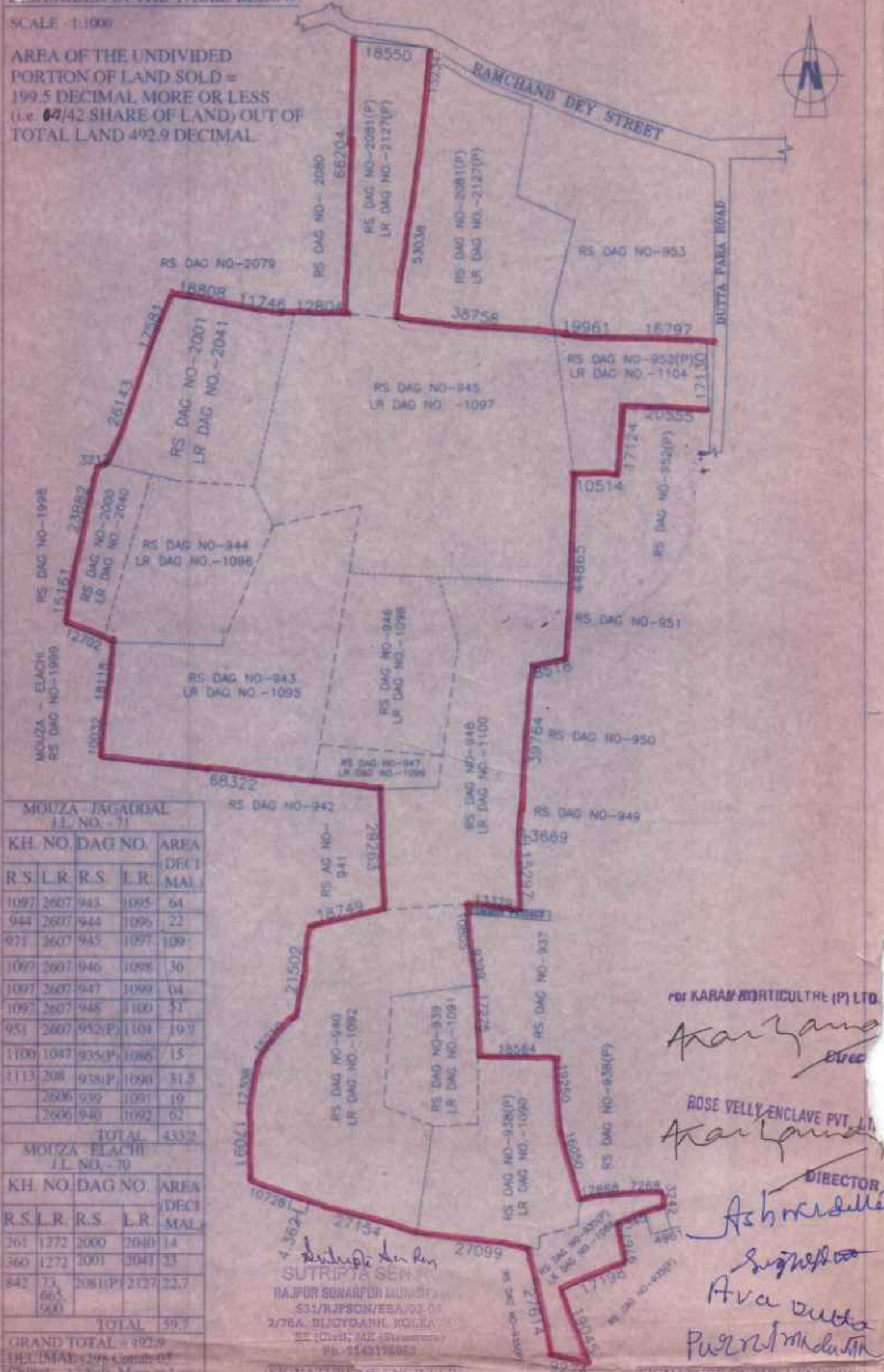
Adtl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.

21 June 2013

SITE PLAN OF THE PLOT OF LAND HAVING TOTAL AREA OF 492.9 DECIMAL (298 K-03CH - 12 SQFT) MORE OR LESS SHOWN IN RED BORDER. MOUZA, J.L. NOS. DAG AND KHATIAN NOS ARE FULLY DESCRIBED IN THE TABLE BELOW.

SCALE 1:1000

AREA OF THE UNDIVIDED PORTION OF LAND SOLD = 199.5 DECIMAL MORE OR LESS (i.e. 87/42 SHARE OF LAND) OUT OF TOTAL LAND 492.9 DECIMAL.



MOUZA - JAGADDAL J.L. NO. - 71					
KH. NO.		DAG NO.		AREA (DECI)	
R.S.	L.R.	R.S.	L.R.	MAL.	
1097	2607	943	1095	64	
944	2607	944	1096	22	
971	2607	945	1097	109	
1097	2607	946	1098	36	
1097	2607	947	1099	04	
1097	2607	948	1100	31	
951	2607	952(P)	1104	19.7	
1100	1047	935(P)	1086	15	
1113	208	938(P)	1090	31.5	
	2806	939	1091	19	
	2806	940	1092	62	
TOTAL				433.2	
MOUZA - ELACHI J.L. NO. - 70					
KH. NO.		DAG NO.		AREA (DECI)	
R.S.	L.R.	R.S.	L.R.	MAL.	
261	1272	2000	2040	14	
360	1272	2001	2041	23	
842	73	2081(P)	2127	22.7	
	663				
	900				
TOTAL				59.7	
GRAND TOTAL = 492.9					
DECIMAL = 298 K-03CH - 12 SQFT					

SUTRIPTA SEN
RAJPUR SIKHARPUR MUMBAI
S31/RAJPUR/ESA/01-02
2/76A, BUDYOGARKH, KOLKATA
EE (Civil), ME (Surveying)
Ph. 9143178052

for KARAF AGRICULTURE (P) LTD.
Anand
ROSE VILLY ENCLAVE PVT. LTD.
Anand
DIRECTOR
Ashwini
Signature
Ava Dutta
Purnima



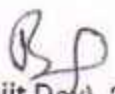
21.12.2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1746 to 1781
being No 00679 for the year 2013.




(Biswajit Dey) 28-January-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal