

04906/R

51756

एक सौ रुपये

Rs. 100

₹. 100



ONE

HUNDRED RUPEES

राष्ट्रपति द्वारा

आरत INDIA

INDIA NON JUDICIAL

भिन्न प्रबंधन पश्चिम बंगाल WEST BENGAL

699907

Regd. No. 16131000276173/15

The endorsement sheets attached to this
document are the part of this document.

Add. Dist. Sub-Registration
Bishnupur South 24 Pgs

8/10/2015



TRUE COPY ATTESTED

Md. Ahsan Ali I.A.M.
Non-Jud. Govt. J.W.D. Court
Alipore Judges' Court
Alipore Sub. Dist.

03 OCT 2015

27 JUL 2015

33259

No..... Re. 100/- Date.....

Name..... Amrit Dingley Penwala Limited,

Address..... 10/1 G Diamond Harbour Road, Kol - 27

Vendor.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

Subhankar Das
Stamp Vendor



Y.C.T. I

2749

Subhankar Das

Subhankar Das

Rajiv Gandhi



Ghusi



Subhankar Das

Cat. 2, Reli Lekha - 2014



TRUE COPY ATTESTED

Md. Abed Ali Laskar
Metly Court of S. S. 99/2007
Alipur Judges' Court
Alipur Sub-Div.

03 OCT 2015

Asst. Dist. Sub-Registrar
Bhubaneswar 26 Post 151

28 SEP 2015

04906/R

3-31746

एक सौ रुपये

Rs. 100



₹. 100

ONE
HUNDRED RUPEES

राष्ट्रीय चक्र

आरत INDIA
INDIA NON JUDICIAL

भारतीय गोरन्याधिक
विभाग पश्चिम बंगाल WEST BENGAL

699907

क्र. नं. 16131002276973/15

The endorsement sheets attached to this
document are the seal of this document

Addl. Distt. Sub-Regd-Off.
Bhadrakali South 24 Pgs

04/10/2015



TRUE COPY ATTESTED

Md. Abed Ali Lekh
Nocary Govt. of W.B. Court
Alipore Judges' Court
Alipore Sub. Dist.

02 OCT 2015

27 NOV 2015

33259

No..... Re. 100/- Date....

Name... One Ad. Display Private Limited,

Address... 10/1 G. Diamond Harbour Road, Kol-27

Vendor:

Allpur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Allpur Police Court, Kol-27



Subhankar Das -



4.C.T. 1

2749

Subhankar Das -

Subhankar Das -

RAJIV JI 34111

10 Oct 2015

Subhankar Das -

Plot. 2, Rukmini - 700114

TRUE COPY ATTESTED

M.A. Khan Ali Lawyer
Mistry Govt. of W.B. #9/2007
Allpur Judges' Court
Allpur Sub. Dist.

03 OCT 2015



Asstt. Dist. Sub-Registrar
Babu Nagar 24/10/15

28 SEP 2015

3.1 Ruos Electrical Works Private Limited, a company incorporated under the Companies Act, 1956 (CIN U31509WB1988PTC045000), having its registered office at 'Krishna', Suite No. 1001 & 1002, 224 AJC Bose Road, Post Office: Circus Avenue, Kolkata - 700 017, Police Station: Karaya (PAN AABCR2135C), represented by its Director, Mr. Tushar Jhunjhunwala, son of Gopal Jhunjhunwala, by faith Hindu, by occupation Business, residing at 2/2 Bright Street, Post Office: Ballygunge, Kolkata - 700019, Police Station: Karaya (PAN ACVPJ4487H)

(Vendor, includes successors-in-interest)

And

3.2 One Ad Display Private Limited, a company incorporated under the Companies Act, 1956 (CIN U70102WB2006PTC109584), having its registered office at 10/1G Diamond Harbor Road, Post Office: Monipur, Kolkata - 700027, Police Station: Alipore (PAN AAACOB330C), represented by its Director, Mr Prochy Numazir Mehta, wife of Mr. Numazir Dorab Mehta, by faith Zoroastrian, by occupation Business, residing at 10/1B Diamond Harbor Road, Post Office: Monipur, Kolkata - 700027, Police Station: Alipore (PAN AFKPM1490D)

(Purchaser, includes successors-in-interest).

"Vendor" and "Purchaser" are hereinafter individually referred to as such or as a "Party" and collectively as "Parties".

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:

4. Subject Matter of Conveyance and Background thereof: Each of the Parties agree, accept, acknowledge and confirm that by and under several registered deeds of conveyance executed on various dates ("Title Deeds"), the Vendor became entitled to various pieces and parcels of detached and/or non-contiguous land of diverse nature/classification and measurements, comprised amongst others, in parts and portions of several R. S. Dag Nos. appertaining to several Khuluz Nos. as detailed hereinbelow, all situate in Mouza Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapurja Gram Panchayat, District South 24 Parganas, and more specifically described in Parts - I to VIII of the Schedule hereunder written and bordered Red on the Plan annexed hereto (collectively "Said Property"):

(1) Demarcated portion of land classified as *sali* measuring 10 (ten) decimals, more or less, comprised in a portion of R.S. Dag No. 11, recorded in L.R. Khatian No. 344, more fully described in Part - I of the Schedule below; and

(2) Demarcated portion of land classified as *sali* measuring 17 (seventeen) decimals, more or less, comprised in a portion of R.S. Dag No. 13, recorded in L.R. Khatian No. 344, more fully described in Part - II of the Schedule below; and

(3) Demarcated portion of land classified as *sali* measuring 0.5 (eight point five) decimals more or less, comprised in a portion of R.S. Dag No. 14, recorded in L.R. Khatian No. 344, more fully described in Part - III of the Schedule below; and

(4) Demarcated portion of land classified as *sali* measuring 1.5 (one point five four) decimals, more or less, comprised in a portion of R.S. Dag No. 15, recorded in L.R. Khatian No. 344, more fully described in Part - IV of the Schedule below; and

13 OCT 2015

Md. Abul Ali, M.A. (Hons)
Munshi Govt. of West Bengal
Alipore Sub-Division
Calcutta Sub-Div.





Aramis Devt. Sub-Registrar
Bathinda 24 Pgs. ISI

28 SEP 2015

(5) Demarcated portion of land classified as *sab* measuring 2 (two) decimals, more or less, comprised in a portion of R.S. *Dag* No. 15/162, recorded in L.R. *Khasian* No. 344, more fully described in Part - V of the Schedule below; and

(6) Demarcated portion of land classified as *sab* measuring 7.96 (seven point nine six) decimals, more or less, comprised in a portion of R.S. *Dag* No. 15/163, recorded in L.R. *Khasian* No. 344, more fully described in Part - VI of the Schedule below; and

(7) Demarcated portion of land classified as *sab* measuring 14.37 (fourteen point three seven) decimals, more or less, comprised in a portion of R.S. *Dag* No. 23, recorded in L.R. *Khasian* No. 344, more fully described in Part - VII of the Schedule below; and

(8) Demarcated portion of land classified as *sab* measuring 2.63 (two point six three) decimals, more or less, comprised in a portion of R.S. *Dag* No. 23/165, recorded in L.R. *Khasian* No. 344, more fully described in Part - VIII of the Schedule below.

5. Mutual Covenants of the Parties: Each Party agrees, accepts, acknowledges and confirms the following in respect of the Said Property:

5.1 **Mutation:** Each of the areas belonging to the Vendor in the respective *Dag* Nos. including those comprising the Said Property have been mutated in the name of the Vendor, in the records of the concerned Block Land & Land Reforms Office.

5.2 **Acquisition/Requisition:** No notice has been received from any authority for acquisition, requisition or vesting of the Said Property, and to the best of the knowledge of each of the Parties, the same is not affected by any scheme of any local authority or government or statutory body.

5.3 **Encumbrance:** No act, deed, matter or thing has at any time been done or executed or knowingly suffered by the Vendor, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.4 **Dues:** No taxes, land revenue, rents and other outgoings in respect of the Said Property, in terms of the demands/ notices received by the Vendor are due and payable to the local authority and/or to any other concerned authority or authorities.

5.5 **Bar by Court Order or Statutory Authority:** To the best of the knowledge of each of the Parties, there is no order of Court or any other statutory authority prohibiting the transfer and/or alienation of the Said Property or any part thereof.

6. Representations of the Vendor: The Vendor represents, confirms and covenants to/with the Purchaser as follows:

6.1 **Right, Power and Authority to Sell:** To the best of the knowledge of the Vendor, the Vendor has good right, full power and absolute authority to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser in the manner recorded in these presents.

6.2 **No Mortgage:** The Vendor has created no mortgage or charge in respect of the Said Property by depositing the Title Deeds or otherwise.

BY ATTESTED

03 OCT 2015

Mr. Jitendra Developers Ltd.

Authorised Signatory





Amar. Dist. Sub-Registration
Bathukamma 74 P.O. (S)

28 SEP 2015

7. **Representations of the Purchaser:** The Purchaser represents, confirms and covenants to/with the Vendor as follows:

7.1 **Due Diligence etc.:** The Purchaser has:

- a) conducted and completed an independent and a thorough due diligence in respect of each of the land parcels and each of the Dag Nos. comprising the Said Property and has searched, inspected and verified each and every aspect of each of the land parcels and each of the Dag Nos. comprising the Said Property including but not limited to the title including the history and devolution thereof, and has complete notice and knowledge of the several land parcels held by the Vendor including amongst others the Said Property as also of the ceiling limits prescribed under the several land laws, and
- b) received each of the original deeds, documents, record of rights etc. pertaining to each of the land parcels comprising the Said Property including but not limited to the Title Deeds and *inter alia* the manner of devolution of the title thereof; and
- c) verified each of the representations made by the Vendor herein, and satisfied itself in respect thereof; and
- d) carried out a physical inspection of the Said Property including in respect of the area, nature, character, boundaries, feasibility, viability, location, access etc. thereof; and
- e) ascertained the status of the rents, rates, taxes, land revenue and all other outgoings payable or paid in respect of the Said Property and the status of the mutation and/or the absence/lack of mutation thereof,

and only after being completely satisfied in all respects, the Purchaser has agreed to purchase the Said Property, and the Purchaser covenants and undertakes not to make/raise/set up/initiate any manner/nature of claim, demand, action etc. contrary thereto and/or any objection to the same and/or raise any requisitions in respect thereof.

7.2 **Area of the Said Property:** The Purchaser accepts and confirms that:

- a) notwithstanding the measurement of each of the land parcels and the Dag Nos. comprising the Said Property as recorded in the concerned Title Deeds as also the areas stated herein, the Purchaser has verified and satisfied itself regarding the physical measurement of each of the land parcels, and shall not and undertakes not to raise/make/set up/initiate any manner/nature of claim, demand, action etc. contrary thereto and/or any objection thereto; and
- b) in the event the measurement of any of the land parcels comprising the Said Property as recorded in the respective concerned land records be lesser than the measurement of such land as recorded in the concerned Title Deeds and/or the area stated herein, the Purchaser shall not and undertakes not to raise/make/set up/initiate any manner/nature of claim, demand, action etc. in respect of such differential area.

7.3 **Negative Covenants:** In the event any discrepancy, issue, claim, demand, action, controversy etc. of any manner/nature whatsoever and/or on any ground whatsoever or howsoever arises in respect of any part or portion of the Said

True & Proper Developers LLP

Authorised Signatory



TRUE COPY

03 OCT 2015



Aarti Dev. Sub-Registrar
Bathmawar 24 Pus. IS

28 SEP 2015

Property, the Purchaser shall not and undertakes not to make/raise/set up against the Vendor and/or the directors, shareholders and officers of the Vendor any claim, demand, action etc., monetary or otherwise, on any ground whatsoever, whether pertaining to the past or to the present or to the future including in respect of any issue/matter for the period prior to purchase of the Said Property by the Vendor and/or for the period during which the Vendor was the owner thereof.

8. Sale and Transfer

8.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser on "as is where is"/"as is whatever there is basis" the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property comprising, of various pieces and parcels of detached and/or non-contiguous land of diverse nature/classification and measurements, comprised in parts or portions of several R.S. Dag Nos., appertaining to several Khatian Nos. as detailed hereinbelow, all situated in Mouza Sarmasterchak, J.L. No. 17, Police Station Bishimpur, within the jurisdiction of the Rasapurja Gram Panchayat, District South 24 Parganas, and more specifically described in Parts - I to VIII of the Schedule hereunder written and bordered Red on the Plan annexed hereto:

- (1) Demarcated portion of land classified as *sali* measuring 10 (ten) decimals, more or less, comprised in a portion of R.S. Dag No. 11, recorded in L.R. Khatian No. 344, more fully described in Part - I of the Schedule below; and
- (2) Demarcated portion of land classified as *sali* measuring 17 (seventeen) decimals, more or less, comprised in a portion of R.S. Dag No. 13, recorded in L.R. Khatian No. 344, more fully described in Part - II of the Schedule below; and
- (3) Demarcated portion of land classified as *sali* measuring 8.5 (eight point five) decimals more or less, comprised in a portion of R.S. Dag No. 14, recorded in L.R. Khatian No. 344, more fully described in Part - III of the Schedule below; and
- (4) Demarcated portion of land classified as *sali* measuring 1.54 (one point five four) decimals, more or less, comprised in a portion of R.S. Dag No. 15, recorded in L.R. Khatian No. 344, more fully described in Part - IV of the Schedule below; and
- (5) Demarcated portion of land classified as *sali* measuring 2 (two) decimals, more or less, comprised in a portion of R.S. Dag No. 15/162, recorded in L.R. Khatian No. 344, more fully described in Part - V of the Schedule below; and
- (6) Demarcated portion of land classified as *sali* measuring 7.96 (seven point nine six) decimals, more or less, comprised in a portion of R.S. Dag No. 15/163, recorded in L.R. Khatian No. 344, more fully described in Part - VI of the Schedule below; and
- (7) Demarcated portion of land classified as *sali* measuring 14.37 (fourteen point three seven) decimals, more or less, comprised in a portion of R.S. Dag No. 23, recorded in L.R. Khatian No. 344, more fully described in Part - VII of the Schedule below; and
- (8) Demarcated portion of land classified as *sali* measuring 2.63 (two point six three) decimals, more or less, comprised in a portion of R.S. Dag No. 23/165, recorded in L.R. Khatian No. 344, more fully described in Part - VIII of the Schedule below.

For Armitis Developers Ltd.

Authorised Signatory



THIS COPY CERTIFIED
BY THE
REGD. NO. 66603
REGD. DATE: 20/07/2012
REGD. JUDGE: LAL
REGD. SUB. OFFICE:
REGD. JUDGE'S COPY
RECEIVED ON 13/10/2015
RECEIVED ON 13/10/2015
RECEIVED ON 13/10/2015

83 OCT 2015



Accred. Dist. Sub-Registration
Book Number 24 Pgs.(S)

28 SEP 2015

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

8.2 Considerations: The aforesaid transfer is being made in consideration of a sum of Rs. 965,54,505/- (Rupees Two Crores Sixty Five Lacs Fifty Four Thousand Five Hundred and Eighty Five Only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

9. Terms of Transfer

9.1 Salient terms: The transfer being effected by this Conveyance is

9.1.1 Sale: a sale within the meaning of the Transfer of Property Act, 1882;

9.1.2 Absolute: absolute, irreversible and perpetual;

9.1.3 Together with All Other Appurtenances, if any: together with all other rights, if any and all other appurtenances if any including but not limited to customary and other rights of easements if any for the beneficial use of the Said Property, each at the Vendor may have as on the date of execution of these presents.

9.2 Possession: The Vendor has handed over to the Purchaser *has*, vacant, peaceful and physical possession of the Said Property as available with the Vendor, which has been received by the Purchaser to its satisfaction. The Vendor hereby covenants that the Purchaser and the successors-in-interest and/or assigns of the Purchaser 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 exclusively and receive the rents, issues and profits thereof, 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.

9.3 Stamp Duty and Registration: The stamp duty, registration fees and all ancillary and/or incidental expenses pertaining to this deed, shall be borne and paid by the Vendor.

9.4 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 reasonable request and at the cost of the Purchaser, do and execute or cause to be done and executed all such reasonable acts, deeds and things for further or more perfectly assuring the transfer of the Said Property in favour of the Purchaser in the manner stated in these presents.

Schedule

Part - I

Demarcated portion of land classified as *salt* measuring 16 (six) decimals, more or less, composed in a portion of R.S. Dag No. 11, recorded in L.R. Khatian No. 344, Mouza Samasirchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rupunja Gram Panchayat, District South 24 Parganas, and bounded and bounded as follows:

On the North

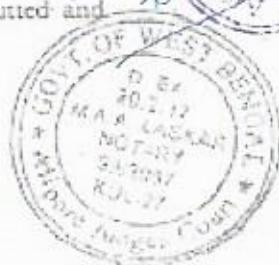
: By R.S. 11, + 245 CORN & TESTED

03 OCT 2015

AD. NO. 11
M. NO. 17
P. NO. 11
S. NO. 11
D. NO. 11
R. NO. 11
C. NO. 11
T. NO. 11
F. NO. 11
G. NO. 11
H. NO. 11
I. NO. 11
J. NO. 11
K. NO. 11
L. NO. 11
M. NO. 11
N. NO. 11
O. NO. 11
P. NO. 11
Q. NO. 11
R. NO. 11
S. NO. 11
T. NO. 11
U. NO. 11
V. NO. 11
W. NO. 11
X. NO. 11
Y. NO. 11
Z. NO. 11

For Amrit Developers Ltd.

Authorised Signatory





Central Lib. Sub-Registration
Bathraam 24 Post.(S)

28 SEP 2015

On the East : By R.S. 11
On the South : By R.S. 3, 11
On the West : By R.S. 3

Part - II

Demarcated portion of land classified as *saf* measuring 17 (seventeen) decimals, more or less, in a portion of R.S. *Dag* No. 13, recorded in L.R. *Khatian* No. 344, *Mauza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapunjia Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 13
On the East : By R.S. 14
On the South : By R.S. 13
On the West : By R.S. 12

Part - III

Demarcated portion of land classified as *saf* measuring 8.5 (eight point five) decimals, more or less, comprised in a portion of R.S. *Dag* No. 14, recorded in L.R. *Khatian* No. 344, *Mauza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of Rasapunjia Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 14
On the East : By R.S. 15
On the South : By R.S. 14
On the West : By R.S. 13

Part - IV

Demarcated portion of land classified as *saf* measuring 1.54 (one point five four) decimals, more or less, comprised in a portion of R.S. *Dag* No. 15, recorded in L.R. *Khatian* No. 344, *Mauza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapunjia Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 15
On the East : By R.S. 15/162
On the South : By R.S. 15
On the West : By R.S. 14

Part - V

Demarcated portion of land classified as *saf* measuring 2 (two) decimals, more or less, comprised in a portion of R.S. *Dag* No. 15/162, recorded in L.R. *Khatian* No. 344, *Mauza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapunjia Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 15/162 COPY ATTESTED

Md. Abdur Rehman Laskar
Notary Public of No. 13, 9412007
Alipore Jutty's Lane
Alipore, Calcutta - 700027

22 DEC 2005

For Anil Kumar Dey & Sons Ltd.

Authorised Signature





आदि. दि. सु. नियम
प्रतिवर्ष 24 पृष्ठ. 15

28 SEP 2015

II

On the East : By R.S. 15/163
On the South : By R.S. 15/162
On the West : By R.S. 15

Part - VI

Demarcated portion of land classified as *sar* measuring 7.96 (seven point nine six) decimals, more or less, comprised in a portion of R.S. *Dag* No. 15/163, recorded in L.R. *Khasan* No. 344, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapurja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 15/163
On the East : By R.S. 23/165
On the South : By R.S. 15/163
On the West : By R.S. 15/162

Part - VII

Demarcated portion of land classified as *sar* measuring 14.37 (fourteen point three seven) decimals, more or less, comprised in a portion of R.S. *Dag* No. 23, recorded in L.R. *Khasan* No. 344, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapurja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 23
On the East : D.H. Read
On the South : By R.S. 23
On the West : By R.S. 23/165

Part - VIII

Demarcated portion of land classified as *sar* measuring 2.63 (two point six three) decimals, more or less, comprised in a portion of R.S. *Dag* No. 23/165, recorded in L.R. *Khasan* No. 344, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapurja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 23/165
On the East : By R.S. 23
On the South : By R.S. 23/165
On the West : By R.S. 15/163

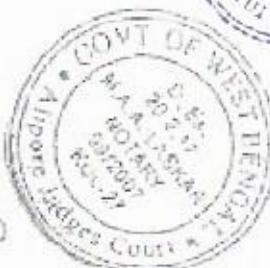
For Amita Developers LLP

Authorised Signatory

TRUE COPY ATTESTED

Md. Abed Ali Laskar
Notary Govt. of W.B. 98/2001
Alipore Judges' Court
Alipore-Beliaghata.

3 OCT 2015





Ambad, Dist. Sabarkantha
Bhujnagar 24 P.O. 1st

28 SEP 2015

10. Execution and Delivery

10.1 In Witness Whereof the Parties have executed and delivered this Deed on the date mentioned above.

For ROOS ELECTRICALS WORKS PVT. LTD.

Zaynul Haq Khan

Director

(Vendor)

For ONE AD DISPLAY PVT. LTD.

S. D. Patel

Director

(Purchaser)

Witnesses:

Signature

Name ATM. G. Khan

Father's Name Gajit R. Khan

Address Plot No. 103, A.T.C. Sardar

Floor 2, Sector - 19

Signature

Name NIRMAL SHAH

Father's Name R. S. Shah

Address 121 B/2, M.L.N. Road

Col - 29.

Drafted by:

Tanmay Balon

Enrolment No F/948/875 of 2009

Advocate

High Court at Calcutta

For Amitus Developers LLP
Authorized Signatory

Authorized Signatory

TRUE COPY ATTESTED

Md. Ahmed Ali Laskar
Notary Public of W.B. 99/2007
Alipore Judges' Court
Alipore Sub. Dist.





Acctd. Date Sub-Marginal
Date issued 24 Feb. 1981

28 SEP 2015

Receipt and Memo of Consideration

Received by the withinnamed Vendor from the withinnamed Purchaser, the sum of Rs 265,54,585/- (Rupees Two Crores Sixty Five Lacs Fifty Four Thousand Five Hundred and Eighty Five Only) being the entire consideration payable under these presents, in the following manner:

Sl. No.	Cheque No.	Cheque Date	Amount (Rs)	
1	023339	28-09-2015	25,00,000	Drawn on Central Bank of India, New Road Alipore Branch
2	023340	28-09-2015	25,00,000	
3	023341	28-09-2015	25,00,000	
4	023342	28-09-2015	25,00,000	
5	023343	28-09-2015	25,00,000	
6	023344	28-09-2015	25,00,000	
7	023345	28-09-2015	25,00,000	
8	023346	28-09-2015	25,00,000	
9	023347	28-09-2015	25,00,000	
10	023348	28-09-2015	25,00,000	
11	023401	28-09-2015	15,54,585	
Total Consideration			2,65,54,585	

For RCGS ELECTRICAL WORKS PVT. LTD.

Nirmal Shah

Director

[Vendor]

For Aenitis Developers Ltd.

Authorised Signatory



Witnesses:

Signature

Name

A. H. Gilani

Signature

Name

NIRMAL SHAH

TRUE COPY ATTESTED

Md. Abid Ali Laskar
Notary, C. I. T. No. 24/2007
Alipore Sub-Div. Court
Alipore, Calcutta



93 OCT 2015



Aravali Devt. Dist. Sub-Registrar
Bathmawar 24 P.M. (S)

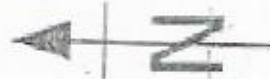
28 SEP 2015

15/163, 23, 23/165 P.S.-BISHNUPUR, DIST. 24-PGS(S)

SCALE 1" = 130'-0"

TOTAL AREA = 64 DEC. (MORE OR LESS)

SHOWN BY RED LINE



TRUE COPY ATTESTED
And
Signature of Ali Laskar
Notary Public of W.B. 9/2007
Aeroport Judges' Court
Alipore, Calcutta

MKD.	PART	DAG. NO.	AREA(DCM)
A	I	11	10.00
B	II	13	12.00
C	III	14	8.50
D	IV	15	1.54
E	V	15/162	2.00
F	VI	15/163	7.96
G	VII	23	14.37
H	VIII	23/165	2.63
	TOTAL		64.00

DAG NO. 15/262(P)
DAG NO. 13(P)
DAG NO. 13(P)
DAG NO. 13(P)

R.S. DAG NO. 2
DAG NO. 12(P)

DAG NO. 3(P)

For ONE AD DISPLAY PVT. LTD.
3 OCT 2015
Director

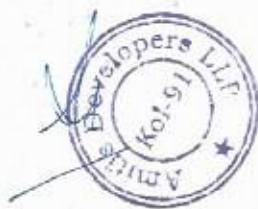
Par EDS LIQUIDATORS PVT. LTD.

For Anitis Developers LLP
Attestation & Signature
Director



Par EDS Liquidators Pvt. Ltd.
Attestation & Signature
Director





Amdt. Dist. Sub-Registration
Brahmapur 24 PGS (S)

28 SEP 2015



Government of West Bengal

Department of Finance (Revenue) ; Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16131000276473/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Tushar Jhunjhunwala 22 Bright Street, P.O.- Ballygunge, P.S.- Kolkata, District:-Kolkata, West Bengal, India, PIN - 700019	Representative of Seller PROS ELECTRI CAL WORKS PVT LTD			<i>(Signature)</i> 24.8.15
Sl No.	Name and Address of Identifier		Identifier of		Signature with date
1	RAJIV R GHOSH Son of RANJIT KR GHOSH 79/28 AJC BOSE ROAD, P.O:- ENTALLY, P.S:- Taltola, District:- Kolkata, West Bengal, India, PIN - 700014		Tushar Jhunjhunwala, PROCHY NUMAZAR MEHTA		<i>(Signature)</i> 24.8.15.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BISHNUPUR

South 24-Parganas, West
Bengal

TRUE COPY ATTESTED

Md. Ahmed Ali Laskar
Notary, Govt. of W.B. 99/2007
Alipore Judges' Court
Alipore Sub. Dist.





Audit, Govt. Sub-Registration
Bathmawar 24 P.M. 15th

28 SEP 2015

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201515-001950419-2
GRN Date: 28/09/2015 17:34:48
BRN: CBI2809150008188

Payment Mode: Counter Payment
Bank: Central Bank of India
BRN Date: 29/09/2015 08:02:02

DEPOSITOR'S DETAILS

Id No.: 16131000276473/2/2015

(Query No. / Query Year)

Name: ADMOBILE PRIVATE LIMITED
Contact No.:
E-mail:
Address: 101G, DIAMOND HARBOUR ROAD, KOLKATA 700027
Applicant Name: Mr Jayanta Kumar Mondal
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale - Sale Document Payment No 2

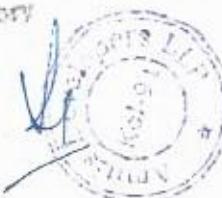
AMOUNT DETAILS

No.	Identification No.	Description	Head Of Acc.	Amount
1	16131000276473/2/2015	Property Registration- Stamp duty	0030-02-103-003-02	1593295
2	16131000276473/2/2015	Property Registration- Registration Fees	0030-02-104-001-16	292108
Total				1885403

In Words: Rupees Eighteen Lakh Eighty Five Thousand Nine Hundred Three only

For Amitis Developers LLP

Authorized Signatory



TRUE COPY ATTESTED

Md. Abd. Ali Laskar
Notary Public, M.A. No. 547200/
Kolkata Sub-Divisional Court
Date: 29/09/2015



29/09/2015



Aarti Dev. Side Parvatam
Bushraur 24.09.15

28 SEP 2015

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

GRN: 19-201516-001950410-2

Payment Mode

Counter Payment

GRN Date: 28/09/2015 17:34:48

Bank : Central Bank of India

DEPOSITOR'S DETAILS:

Id No. : 16131000276473/2/2015

[Query No./Query Year]

Name : ADMOBILE PRIVATE LIMITED

Contact No. : Mobile No. : +91 9051277723

E-mail :

Address : 10/1G, DIAMOND HARBOUR ROAD, KOLKATA 700027

Applicant Name : Mr Jayanta Kumar Mondal

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks Sale, Sale Document Payment No 2

PAYMENT DETAILS:

Sl.	Identification No.	Head of A/C	Head of A/C	Amount [₹]
No.	No.	Description		
1	16131000276473/2/2015	Property Registration- Registration Fees	0030-03-104-001-16	232108
2	16131000276473/2/2015	Property Registration- Stamp duty	0030-02-103-003-02	153285
Total				1885403

In Words : Rupees Eighteen Lakh Eighty Five Thousand Four Hundred Three only



TRUE COPY ATTESTED

Md. Abdur Rehman
 Notary, Govt. of W.B. 09/2007
 Alipore Justice Court
 Alipore S.W.D.C.

For Admira Developers LLP

Authorised Signatory



Note: Produce this challan to any branch of Central Bank of India. Please ensure to make our payment within 05/10/2015 (banking hours). This challan form shall be invalid



Ansir. Ch. Sub-Registrar
Bodhgaya 24 P.M. (S)

28 SEP 2015

PHOTO	left hand	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	right hand					

Name

Signature



Name MOHD. NURIAZ MIRZA

Signature

left hand	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
right hand					

Name MOHD. NURIAZ MIRZA

Signature



Name TISHA JUNIJAUNIJA
Signature

left hand	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
right hand					

Name TISHA JUNIJAUNIJA
Signature

PHOTO	left hand	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	right hand					

Name

Signature

For Amitus Developers LLP

Authorised Signatory



TRUE COPY ATTESTED
Md. Abed Ali Laskar
Notary, Date: 11.10.2015
Alipore Jangal Court
Alipore, Calcutta

13 OCT 2015



Bank. D.L. Sub-Registrar
Bathamalur 24 Feb. 15

28 SEP 2015

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Name *Dinesh*
Signature *P. R. Dinesh MUNAWAR MEHTA*

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand						
right hand						

Name *Dinesh*
Signature *P. R. Dinesh MUNAWAR MEHTA*

PHOTO	left hand					
	right hand					

Name *T. S. K. SHRIHUNEWARI*
Signature *T. S. K. SHRIHUNEWARI*

For Amitus Developers LLP

Authorised Signatory:

PHOTO	left hand					
	right hand					

Name

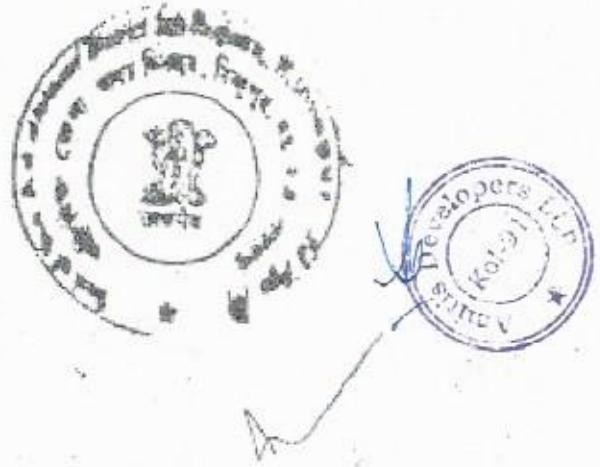
Signature



13 OCT 70

TRUE COPY
Md. I. A. *[Signature]*
Bharat Dev
Amitus Developers LLP
Amitus Dev.





Adarsh Dev. Sub-Registration
Ghatkesar 24 Patti IST

28 SEP 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Tushar Jhunjhunwala 2/2 Bright Street, P.O - Ballygunge, P.S- Karaya, District-Kolkata, West Bengal, India, PIN - 700019

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	RODS ELECTRICAL WORKS PVT LTD Kesha Suite No 1001 And 1002, 224 AJC Bose Road, P.O:- Circus Avenue, P.S:- Karaya, District: Kolkata, West Bengal, India, PIN - 700017 PAN No. AABCR2135C, Status : Organization Represented by representative as given below:-
1(1)	Tushar Jhunjhunwala 2/2 Bright Street, P.O- Ballygunge, P.S- Karaya, District-Kolkata, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACVPJ4487H, Status: Representative Date of Execution : 28/09/2015 Date of Admission : 28/09/2015 Place of Admission of Execution : Pvt. Residence

For Amitis Developers LLP

Authorized Signatory

TRUE COPY ATTESTED

Md. Aked Ali Laskar
Notary, Govt. of W.B. 28/2007
Alipore Juges' Court
Alipore Sub. Court

3 OCT 2015





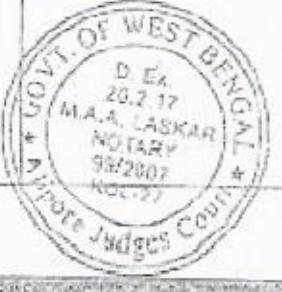
Agent. Dist. Seva Bhawan
Rishabhgarh 24 P.M. (SI)

28 SEP 2015

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature	Photo	Finger Print
1	ONE AD DISPLAY PVT LTD 10/1G, Diamond Harbour Road, P.O:- Mominpur, P.S:- Alipore, District: South 24-Parganas, West Bengal, India, PIN - 700027 PAN No. AAACCO839DG, Status : Organization Represented by : not executed as given below:		
(1)	PROCHY NUMAZAR MEHTA 10/1B, Diamond Harbour Road, P.O:- Mominpur, P.S:- Alipore, District: South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, PAN No. AFEPM1490D, Status : Representative Date of Execution : Date of Admission : Place of Admission of Execution :		Signature

Identifier Details

SL. No.	Identifier Name & Address	Identifier of	Signature
1	RAJIV R GHOSH Son of RANJIT KR GHOSH 79/28 AJC BOSE ROAD, P.O:- ENTALLY, P.S:- Taltola, District: Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Tushar Jhunjhunwala, PROCHY NUMAZAR MEHTA	 

Transacted Property Details

S. No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Selforth Value (In Rs.)	Market Value (In Rs.)	Other Details	
						Deed No.	Date
1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayet: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 11, RS Khatian No:- 3, RS Road Zone:- 10	10 Dec	3,43,000/-	3,43,000/-	Proposed Use: Organisation	MD. Akbar Ali Laskar Notary Alipore, Calcutta Date: 27/2/2007 Signature: [Signature]



Land. Dist. Sub-Division
Bishnupur 24 Parg. (S)

28 SEP 2015

Local Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaister Chak	RS Plot No:- 13 , RS Khatian No:- 0	17 Dec	5,83,100/-	55,73,184/-	Proposed Use: Organisation, ROR: Shall
3	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaister Chak	RS Plot No:- 14 , RS Khatian No:- 0	8.5 Dec	2,91,550/-	27,88,592/-	Proposed Use: Organisation, ROR: Shall
4	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaister Chak	RS Plot No:- 23 , RS Khatian No:- 0	14.37 Dec	23,27,940/-	34,21,950/-	Proposed Use: Organisation, ROR: Shall
5	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaister Chak	RS Plot No:- 15/163 , RS Khatian No:- 0	7.56 Dec	2,73,028/-	26,09,562/-	Proposed Use: Organisation, ROR: Shall
6	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaister Chak	RS Plot No:- 15 , RS Khatian No:- 0	1.54 Dec	52,822/-	5,04,865/-	Proposed Use: Organisation, ROR: Shall
7	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaister Chak	RS Plot No:- 15/162 , RS Khatian No:- 0	2 Dec	68,600/-	6,55,669/-	Proposed Use: Organisation, ROR: Shall
8	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaister Chak	RS Plot No:- 23/165 , RS Khatian No:- 0	2.63 Dec	4,26,060/-	17,24,400/-	Proposed Use: Organisation, ROR: Shall

For Amitis Developers LLP

Authorised Signatory

Details of Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	10	TRUE COPY ATTESTED Md. Abdur Rob Laskar Notary Govt. of W.B. 19/2007 Alipore Jutias, Calcutta Alipore Sub-Div. Dist. Calcutta
L2	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	17	
L3	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	8.5	
L4	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	14.37	100% OF PROPERTY 100% OF PROPERTY 100% OF PROPERTY 100% OF PROPERTY





Lokal. Dist. Sub-Registrar
Bathmawar 24 P.M. IS

28 SEP 2015

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area In(%)
L5	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	7.96	100
L6	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	1.54	100
L7	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	2	100
L8	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	2.63	100

D. Applicant Details

Details of the applicant who has submitted the registration form	
Applicant's Name	Jayanta Kumar Mondal
Address	Semali, Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Others

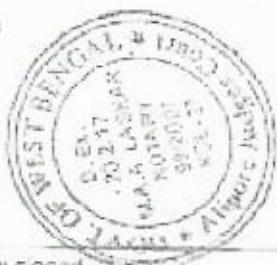
For Amitis Developers LLP

Authorised Signatory



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NIDHI CHOPRA 9672001
RECORDED ON 03 OCT 2015
RECORDED ON 03 OCT 2015
RECORDED ON 03 OCT 2015

03 OCT 2015





Amit. Dev. Sacks Associates
Business 24 P.M.I.SI

28 SEP 2015

Office of the A.D.S.R. BISHNUPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161305177 / 2015

Query No/Year	16131000276473/2015	Serial no/Year	1613004906 / 2015
Deed No/Year	I - 161305177 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Tushar Jhunjhunwala	Presented At	Private Residence
Date of Execution	28-09-2015	Date of Presentation	28-09-2015
Remarks	27/09/2015 Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962). Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.		

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,92,100/- (A(1) = Rs 2,92,004/- E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,92,108/-

Description of Online Payment

1. Rs 2,92,108/- is paid, by online using Head of Account 0030 03-104-001-16, Bank: Central Bank of India (CBIN0280107)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,93,295/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 15,93,295/-

Description of Online Payment

1. Rs 15,93,295/- is paid, by online using Head of Account 0030 02-103-003-02, Bank: Central Bank of India (CBIN0280107)

Payment of Stamp Duty

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 33259, Purchased on 27/07/2015, Vendor named Subhankar Das.



(Abu Hena Mobassir)

TRUE COPY AT ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR

Md. Abed A. I. 1.51. 17
Notary, Not. of 9.3. 2015

On 23/09/2015

Certificate of Market Value(WB PUVI rules of 2001)

For Amrit Developers Ltd.

Authorised Signatory



Astad. Dr. Sub-Ramana
Bathmukar 24 Post ISI

28 SEP 2015

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,65,54,685/-

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB REGISTRAR

OFFICE OF THE A.D.S.R. BISHNUPUR

South 24-Parganas, West Bengal

26/09/2015

Presentation Under Section 52-A, Rule 22A(3) & 46(4), W.B. Registration Rules, 1962.

Presented for registration at 19:17 hrs on : 26/09/2015, at the Private residence by Tushar Jhunjhunwala,

Admission to Execution (Under Section 53, W.B. Registration Rules, 1962)] [Representative]

Execution is admitted on 26/09/2015 by

Tushar Jhunjhunwala DIRECTOR, ROOS ELECTRICAL WORKS PVT LTD, Krishna Suite No 1001 And 1002, 224 AJC Bose Road, P.O:- Circus Avenue, P.S:- Karaya, District-Kolkata, West Bengal, India, PIN - 700017
Identified by RAJIV R GHOSH, Son of RANJIT KR GHOSH, 79/28 AJC BOSE ROAD, P.O: ENTALLY, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By Profession Service

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BISHNUPUR

South 24-Parganas, West Bengal

For Amitia Developers LLP

Authorised Signatory



TRUE COPY ATTESTED
Mr. Arif Ali Laskar
Hon'ble Commr. of W.O. 99/2007
Alipore Juzoor Court
Alipore Sub-Div.

03 OCT 2015





Aghad. Dist. Sub-Registrar
Bathinda 24 P.M. IS

28 SEP 2015

Certificate of Registration under section 60 and Rule 69.
registered in Book - I
Volume number 1613-2015, Page from 44818 to 44840
being No 161305177 for the year 2015.

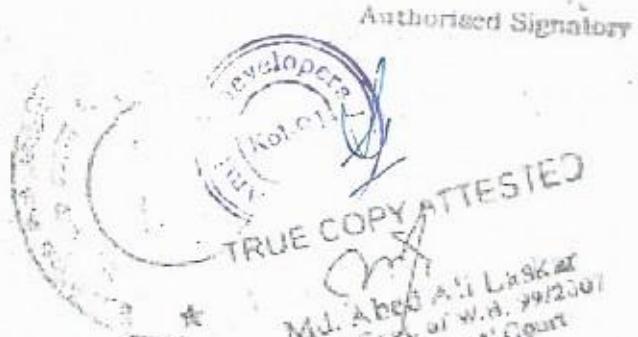


Digitally signed by ABU HENA
MÖBASSIR
Date: 2015.10.01 19:38:23 +05:30
Reason: Digital Signing of Deed.

For Amitis Developers LLP

(Abu Hena Mobassir) 01-Oct-15 7:38:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

03 OCT 2015



(This document is digitally signed.)



Amar. Dev. Sub-Registration
Bathmaw 24 P.O. (SI)

28 SEP 2015