

Panacea

12610

D-1155-



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 514254

Copy of this document is admitted
to be true and correct
and the same is
attached to
this document

AND UNDER THE SIGNATURE
of the undersigned
7 SEP 2012

DEED OF CONVEYANCE

1. Date : 6th September 2012
2. Place : Kolkata
3. Parties :
 - 3.1 LGW LIMITED IPAN
AAACL4670N, a Limited
Company, incorporated under

Contd.....2

500x

[Signature]

संयुक्त राज्य अमेरिका के राष्ट्रपति
विकास के नाम पर धन देना

6 AUG 2012

135000

—

V.C.T. 9
13394



FOR LOW LIMITED

—

Director

(AMIT KUMAR GUPTA)

Akter Golder

(AKTER GOLDER)

S/O. Moktar Golder
VIL - Narayanpur (N)
PO - R. Gopalpur
PS - AIR port -
KU - 13L
Dumme.

6 SEP 2012





पश्चिम बंगाल WEST BENGAL

F 514255

2

the Provisions of the
Companies Act, 1956,
having its Registered
Office at Narayanpur,
P.O. R. Gopalpur, P.S.
Airport, Kolkata - 700

Contd.....3

500/

[Handwritten signature]

श्री २०००
२०००

6 AUG 2012
135000

२०००
२०००

500 X 2 = 1000
२०००
14-08-12



ADP, District ...
Bhadrachalam, Telangana

- 6 SEP 2012

176, District North 24 Parganas, West Bengal, represented by its/their Director, Amit Kumar Gupta.

Hereinafter called and referred to as the "OWNER / VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its director in office, office bearers, executors, administrators, representatives and assigns) of the ONE PART.

AND

KOMAN PROPERTIES PVT. LTD. [PAN AAECK8385K], a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 91, Netaji Subhas Road, Kolkata - 700 001, West Bengal, represented by its/their Director, Ravi Mandelia, son of Ramesh Kumar Mandelia.

Hereinafter called and referred to as the "PURCHASER" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its director in office, office bearers, executors, administrators, representatives and assigns) of the OTHER PART.

Vendor and Purchaser collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. Subject Matter of Conveyance :

- 4.1 Said Property : ALL THAT piece and parcel of demarcated plot of Sali land measuring 19 Decimals be the same a little more or less, lying and

situated at Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, comprised in C.S. Dag No. 5162, R.S./L.R. Dag No. 3370 under R.S. Khatian Nos. 2924, 2506, 2507 & 2508, L.R. Khatian Nos. 5568/1, 5569/1, 5571, 5572, 5573, 5574, 5575, 5576, 773, 807, 1366 corresponding to L.R. Khatian No. 4835, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, West Bengal, demarcated in Plan is attached herewith and morefully described in the Schedule below [SAID PROPERTY/ SOLD PROPERTY].

5. **Background, Representations, Warranties and Covenants :**

5.1 **Representations and Warranties Regarding Title :** The Vendor has/have made the following representation and given the following warranty to the Purchaser regarding title.

5.1.1 **Absolute Recorded Ownership of Trailakyya Nath Pal :** One Trailakyya Nath Pal was the absolute recorded owner of land measuring 19 decimals more or less comprised in C.S. Dag No. 5162, R.S. Dag No. 3370 under R.S. Khatian Nos. 2924, 2506, 2507 & 2508, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

5.1.2 **Demise of Trailakyya Nath Pal :** The said Trailakyya Nath Pal died intestate, leaving behind his four sons namely Krishnadas Pal, Tulsidas Pal, Keshabdas Pal & Gourdas Pal as his legal heirs and successors in interest in respect of the aforesaid property, left by the said Trailakyya Nath Pal, since deceased, and each became the absolute owner of undivided 1/4th share in the aforesaid property.

- 5.1.1 **Demise of Krishnadas Pal :** The said Krishnadas Pal, son of Late Trailakyya Nath Paul, died intestate, leaving behind his wife namely Kamala Bala Pal and three sons namely Nani Gopal Pal, Susanta Kumar Pal & Kartick Chandra Pal as his legal heirs and successors in interest in respect of his aforesaid undivided 1/4th share in the estate of the said Trailakyya Nath Pal, since deceased.
- 5.1.4 **Demise of Kamala Bala Pal :** The said Kamala Bala Pal, wife of Late Krishnadas Paul died intestate, leaving behind her aforesaid three sons namely Nani Gopal Pal, Susanta Kumar Pal & Kartick Chandra Pal as her legal heirs and successors in interest in respect of her share in the aforesaid land in the estate of the said Trailakyya Nath Pal, since deceased.
- 5.1.5 **Demise of Nani Gopal Pal :** The said Nani Gopal Pal, son of Late Krishnadas Pal & Late Kamala Bala Pal died intestate on 28.05.1990, leaving behind his wife namely Chandra Pal, only son namely Bappa Paul and only daughter namely Munmun Paul as his heirs and successors in interest in respect of his share in the aforesaid land, in the estate of the said Trailakyya Nath Pal, since deceased.
- 5.1.6 **Demise of Kartick Chandra Pal :** The said Kartick Chandra Pal, son of Late Krishnadas Pal & Late Kamala Bala Pal died intestate on 26.07.2004, leaving behind his wife namely Mallika Pal, only son namely Abhishek Pal and only daughter namely Eshita Paul as his heirs and successors in interest in respect of his share in the aforesaid land in the estate of the said Trailakyya Nath Pal, since deceased.
- 5.1.7 **Demise of Keshabdas Pal :** The said Keshabdas Pal, son of Late Trailakyya Nath Pal died intestate on 09.11.1958, leaving behind his wife namely Lilabati Pal, only son namely Laxmi Narayan Paul and two married daughters namely

Annapurna Ghosh, wife of Late Nilmani Ghosh & Basanti Ghosh, wife of Tarapada Ghosh as his legal heirs and successors in interest in respect of his undivided 1/4th share in the aforesaid land, left by the said Keshabdas Pal, since deceased, in the estate of the said Trailakkya Nath Pal, since deceased.

- 5.1.2 **Demise of Lilabati Pal :** The said Lilabati Pal, wife of Late Keshabdas Pal died intestate on 25.05.1999, leaving behind her aforesaid son namely Laxmi Narayan Paul and aforesaid two daughters namely Annapurna Ghosh & Basanti Ghosh as her legal heirs and successors in interest in respect of her share in the aforesaid land, left by the said Lilabati Pal, since deceased, in the estate of the said Trailakkya Nath Pal, since deceased.
- 5.1.9 **Demise of Tulsidas Pal :** The said Tulsidas Pal, son of Late Trailakkya Nath Pal died intestate on 02.01.1982, leaving behind his only son namely Ranjit Kumar Pal as his only legal heir and successor in interest in respect of his undivided 1/4th share in the aforesaid land left by the said Tulsidas Pal, since deceased, in the estate of the said Trailakkya Nath Pal, since deceased. The wife of the said Tulsidas Pal namely Bina Pal died before the demise of the said Tulsidas Pal, since deceased.
- 5.1.10 **Demise of Gourdas Pal :** The said Gourdas Pal, son of Late Trailakkya Nath Pal died intestate in the year 1935, leaving behind his wife namely Sarala Bala Pal as his only legal heir and successor in interest in respect of his undivided 1/4th share in the aforesaid land left by the said Gourdas Pal, since deceased, in the estate of the said Trailakkya Nath Pal, since deceased.
- 5.1.11 **Demise of Sarala Bala Pal :** The said Sarala Bala Pal, wife of Gourdas Pal died intestate on 28.09.2003, without leaving any direct issue and the share of the said Gourdas Pal, since deceased and Sarala Bala Pal, since deceased in the aforesaid land i.e. in the estate of the said Trailakkya Nath Pal, since

Contd.....7

deceased, devolved upon legal heirs and successors of the said Krishnadas Pal, since deceased, Tulsidas Pal, since deceased and Keshabdas Pal, since deceased equally.

- 5.1.12 **Absolute Joint Ownership of Chandra Pal & Others :** Thus on the basis of the aforesaid facts and circumstances, the said Chandra Pal, Bappa Paul & Munmun Paul (successors of the said Nani Gopal Pal, since deceased) and Susanta Kumar Pal, son of Late Krishnadas Pal and Mallika Pal, Abhishek Pal & Eshita Pal (successors of the said Kartick Chandra Pal, since deceased) and Ranjit Kumar Paul, son of Late Tulsidas Pal, and Laxmi Narayan Pal, Annapurna Ghosh & Basanti Ghosh (successors of the said Keshabdas Pal, since deceased) became the absolute joint owner of the aforesaid total land measuring 19 decimals more or less comprised in C.S. Dag No. 5162, R.S. Dag No. 3370 under R.S. Khatian Nos. 2924, 2506, 2507 & 2508, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. formerly Rajarhat presently Airport, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas.

- 5.1.13 **L.R. Records :** In L.R. Settlement, the name of the said

Ranjit Kumar Pal recorded his name in L.R. Khatian No. 5568/1,
Kartick Chandra Pal recorded his name in L.R. Khatian No. 5569/1,
Chandra Pal recorded her name in L.R. Khatian No. 5571,
Bappa Paul recorded his name in L.R. Khatian No. 5572,
Munmun Paul recorded her name in L.R. Khatian No. 5573,
Laxmi Narayan Pal recorded his name in L.R. Khatian No. 5574,
Annapurna Ghosh recorded her name in L.R. Khatian No. 5575,
Basanti Ghosh recorded her name in L.R. Khatian No. 5576.

5.1.11 **Joint Sale by Chandra Pal & Others to the present Owner, LGW Limited** : The said Chandra Pal, Bappa Paul, Munmun Paul, Susanta Kumar Pal, Mallika Pal, Abhishek Pal, Eshita Pal, Ranjit Kumar Paul, Laxmi Narayan Pal, Annapurna Ghosh & Basanti Ghosh jointly sold, transferred and conveyed the aforesaid total land measuring 19 decimals more or less comprised in C.S. Dag No. 5162, R.S. Dag No. 3370 under R.S. Khatian Nos. 2924, 2506, 2507 & 2508, L.R. Khatian Nos. 5568/1, 5569/1, 5571, 5572, 5573, 5574, 5575, 5576, 773, 807, 1366, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, to the present owner, LGW Limited, by the strength of a registered Deed of Conveyance, registered on 18.10.2005, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 246, Pages 207 to 246, being Deed No. 04074 for the year 2006.

5.1.15 **Record by LGW Limited** : After purchasing the same, the said LGW Limited recorded its names in the record of the L.R. Settlement in L.R. Khatian No. 4835.

5.1.16 **Absolute Ownership of LGW Limited** : Thus on the basis of the aforesaid deed, the said LGW Limited, present owner herein, became the absolute owner of ALL THAT piece and parcel of demarcated plot of Sali land measuring 19 Decimals be the same a little more or less, lying and situated at Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, comprised in C.S. Dag No. 5162, R.S./L.R. Dag No. 3370 under R.S. Khatian Nos. 2924, 2506, 2507 & 2508, L.R. Khatian Nos. 5568/1, 5569/1, 5571, 5572, 5573, 5574, 5575, 5576, 773, 807, 1366 corresponding to L.R. Khatian No. 4835, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in the District

North 24 Parganas, West Bengal, morefully described in the Schedule hereunder written [SAID PROPERTY].

5.1.17 **Desire of Sale by LGW Limited to the present Purchaser :** The said LGW Limited, Vendor/Owner herein decides to sell the SAID PROPERTY morefully described in the Schedule hereunder written, to the present Purchaser, at a total consideration of Rs. 45,98,000.00 (Rupees Forty Five Lakh Ninety Eight Thousand) only.

5.1.18 **Acceptance by Purchaser :** The Purchaser herein have accepted the aforesaid proposal of the Vendor and agreed to purchase the SAID PROPERTY morefully described in the Schedule hereunder written, at an agreed consideration of Rs. 45,98,000.00 (Rupees Forty Five Lakh Ninety Eight Thousand) only.

5.1.19 **Title of the Vendor :** Thus in the abovementioned circumstances and on the basis of the aforesaid deed, the Vendor has/have become the absolute owner of the Said Property.

5.1.20 **True and Correct Representations :** The Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

5.2 **Representations, Warranties and Covenants regarding Encumbrances :** The Vendor represents, warrants and covenants regarding encumbrances as follows :

5.2.1 **No Acquisition / Requisition :** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and

declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

- 3.2.2 **No Excess Land :** The Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 3.2.3 **No Encumbrance by Act of Vendor :** The Vendor has/have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 3.2.4 **Right, Power and Authority to Sell :** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 3.2.5 **No Dues :** No tax in respect of the Said Property is due to the Rajarhat Gopalpur Municipality and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendor.
- 3.2.6 **No Right of Preemption :** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 3.2.7 **No Mortgage :** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debytters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. **Basic Understanding :**

6.1 **Agreement to Sell and Purchase :** The Vendor has/have approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), have agreed to purchase the Said Property from the Vendor.

7. **Transfer :**

7.1 **Hereby Made :** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of its/their right, title and interest of whatsoever or howsoever

nature in the SAID PROPERTY demarcated in Plan is attached herewith and morefully described in the Schedule below free from all encumbrances.

- 7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of Rs. 45,98,000.00 (Rupees Forty Five Lakh Ninety Eight Thousand) only paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.

8 **Terms of Transfer :**

- 8.1 **Salient Terms :** The transfer being effected by this Conveyance is :

- 8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.

- 8.1.2 **Absolute :** Absolute, irreversible and perpetual.

- 8.1.3 **Together with All Other Appurtenances :** Together with all other rights the Vendor has/have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands purchased by the Vendor as mentioned in the various sub-clauses of Clause 5 above.

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

- 8.2.1 **Indemnification :** Indemnification by the vendor about the correctness of its/their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the vendor about the

correctness of the vendor's title and the representations and authority to sell, which if found defective or untrue at any time, the vendor shall forthwith take all necessary steps to remove and / or rectify.

8.2.2 **Transfer of Property Act :** All obligations and duties of Vendor and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.

8.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession :** The vendor hereby covenants that the Purchaser and its/their executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, 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.

8.6 **Indemnity :** The vendor hereby covenants that the vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and its/their executors, administrators, representatives and assigns and/or its/their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and its/their executors, administrators, representatives and assigns and/or its/their successors-in-interest by reason of any defect in title of the vendor or any of the representations being found to be untrue.

8.7 **No Objection to Mutation :** The Vendor declares that the Purchaser can fully be entitled to mutate its/their names in the record of the B.L. & L.R.O. and in the record of the concerned Rajarhat Gopalpur Municipality and / or any other respective authority/authorities and to pay tax or taxes and all other impositions in its/their own names. The Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

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

THE SCHEDULE ABOVE REFERRED TO
[SAID PROPERTY / SOLD PROPERTY]

ALL THAT piece and parcel of demarcated plot of Sali land measuring 19 Decimals be the same a little more or less, lying and situated at Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, comprised in C.S. Dag No. 5162, R.S./L.R. Dag No. 3370 under R.S. Khatian Nos. 2924, 2506, 2507 & 2508, L.R. Khatian Nos. 5568/1, 5569/1, 5571, 5572, 5573, 5574, 5575, 5576, 773, 807, 1366 corresponding to L.R. Khatian No. 4835, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 5, [Tentultala (Gopalpur), Kolkata - 700 136], in the District North 24 Parganas, West Bengal, demarcated in Plan is attached herewith. The total land is buttressed and bounded as follows :-

ON THE NORTH : R.S. Dag No. 3368.
 ON THE SOUTH : R.S. Dag Nos. 3423 & 3324.
 ON THE EAST : R.S. Dag No. 3469.
 ON THE WEST : R.S. Dag Nos. 3327 & 3371.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property and also with the benefit of the sanctioned plan.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *Aditya Ghosh*

Narayanpur (W)
R. Ghoshpur
Kul - 136

2. *Vinod Gupta*
74, BEACH STREET
KOL - 6

Drafted By :

Pranab Chatterjee
For Pranab Chatterjee & Associates,
Solicitor & Advocates,
Nandita Apartment, Ground Floor,
Tophuria Main Road,
Kolkata - 700 059,
Ph. 25708471.

Amit Kumar Gupta
Amit Kumar Gupta
Director of
LGW Limited
Owner / Vendor

Consented By :

Gopa Dasgupta
Gopa Dasgupta,
Tophuria Main Road,
Kolkata 700 059,

Contd.....17

MEMO OF CONSIDERATION

Received Rs. 45,98,000.00 (Rupees Forty Five Lakh Ninety Eight Thousand) only as full and final consideration money of the schedule land morefully mentioned in the Schedule hereinabove written, from the above named Purchaser.

RECEIVED No. (HNDRII-12234302488)

Rs. 35,00,000.00

Cheque No. 024859 dated 31.08.12 drawn on

IndusInd Bank, Kolkata Stock Exchange

Rs. 10,98,000.00

TOTAL: Rs. 45,98,000.00

Witnesses :-

1. *Ajaya Golden*

2. *Vinod Kumar Gupta*

Amit Kumar Gupta

Amit Kumar Gupta

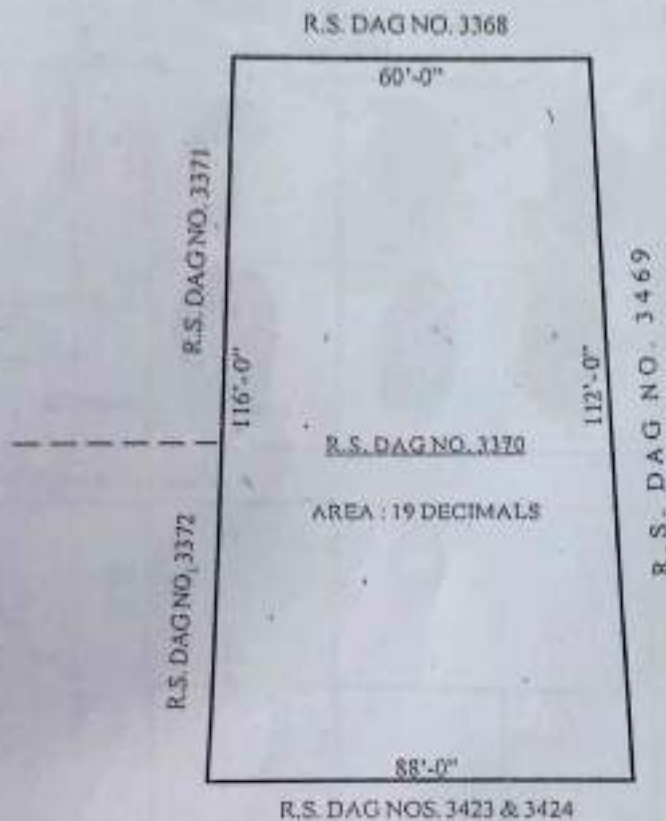
Director of

LGW Limited

Owner / Vendor

PLAN OF SALE LAND MEASURING 19 DECIMALS MORE OR LESS AT MOUZA
 KOLPAJUR, J.L. NO. 2, P.S. AIRPORT, R.S./L.R. DAG NO. 3370, R.S. KHATIAN NOS.
 2506, 2507 & 2508, L.R. KHATIAN NOS. 5568/1, 5569/1, 5571, 5572, 5573, 5574,
 5575, 5576, T.V. 807, 1266 CORRESPONDING TO L.R. KHATIAN NO. 4835, RAJARHAT
 KOPALPUR MUNICIPALITY, DISTRICT NORTH 24 PARGANAS.

ATTORNEY : LOW LIMITED
 DIRECTOR : KOMAN PROPERTIES PVT. LTD.



For LOW LIMITED

Director
 SIGNATURE OF VENDOR

WITNESSES (2)
 J.P.V. BY
 WITNESSES (2)

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX: THUMB TO SMALL PRINTS

 ATTESTED:- _____ Director	LH.					
	RH.					

For LGW LIMITED

 For Komal Properties Pvt. Ltd. Ravi Kumar Agardala Director ATTESTED:- Ravi Kumar Agardala	LH.					
	RH.					

	LH.					
	RH.					

ATTESTED:-

	LH.					
	RH.					

ATTESTED:-



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 11552 of 2012
(Serial No. 12610 of 2012)

On ~~06/09/2012~~
Payment of Fees: ~~Rs. 55872/-~~

On 06/09/2012 ~~Presented for registration at 15.45 hrs on 06/09/2012, at the Private residence by Amit Kr Gupta~~

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

Presented for registration at 15.45 hrs on 06/09/2012, at the Private residence by Amit Kr Gupta
Executant.

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

Execution is admitted on 06/09/2012 by

1. Amit Kr Gupta
Director, L G W Ltd, Narayanpur, Thana:-Airport, P.O. :-R Gopalpur, District:-North 24-Parganas,
WEST BENGAL, India,
By Profession : Business

Identified By A Golder, son of M Golder, Narayanpur, Thana:-Airport, P.O. :-R Gopalpur,
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste: Hindu, By Profession:
Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/09/2012 ~~Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)~~

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: ~~Rs. 55872/-~~

Amount By Cash

Rs. 0.00/-, on 07/09/2012

Amount by Draft

Rs. 55872/- is paid, by the draft number 909950, Draft Date 06/09/2012, Bank Name State Bank of
India, TEGHORIA RAGHUNATHPUR, received on 07/09/2012

(Under Article : A(1) = 55858/-, E = 14/-, on 07/09/2012)

Certificate of Market Value (WB PUVR rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs. -50,78,182/-

Certified that the required stamp duty of this document is Rs. 355493/- and the Stamp duty paid as:
Impresive Rs. - 1000/-

7 SEP 2012

Adtl. District Sub-Registrar
Bidhan Nagar, Kolkata

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

07/09/2012 14:45:00



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 11552 of 2012
(Serial No. 12610 of 2012)

Deficit stamp duty

Deficit stamp duty Rs. 354493/- is paid, by the draft number 909951, Draft Date 06/09/2012, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 07/09/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

22 SEP 2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

07/09/2012 14:15:00

Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 7796 to 7819
being No 11552 for the year 2012.



(Debasish Dhar) 07-September-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

DATED THE DAY OF 2012

DEED OF CONVEYANCE

BETWEEN

LGW Limited

Owner / Vendor

Koman Properties Pvt. Ltd.

Purchaser

Drafted By

Pinaki Chattopadhyay & Associates

Solicitor & Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 059

Ph : 2570 8471

Composed By

Gopa Dasgupta

Teghoria Main Road

Kolkata - 700 059

**Government of West Bengal
Office of the A.D.S.R. BIDHAN NAGAR
W.B. FORM NO. 1504**

Serial No. **12610/2012** Date: **07/09/2012**

Presentant Name **Arpita Gupta** Deed No. **I-11552/2012**

Executant Name **Arpita Gupta**

Type of Deed **Sale Document** Claimant Name **Ravi Mandella**

Market Value **Rs 55,872/-**

Additional Transaction Declaration ()

Fees & Standard User charges Paid (Break up as below) **Rs 56,071/-** Stamp Duty Paid (Break up as below) **Rs 3,55,493/-**

1. By Cash * **Rs 199/-** By Stamp **Rs 2.00**

2. By Draft/BC/SABR **Rs 55,872/-** By Draft/BC/SABR/Challan **Rs 3,54,49**

S. No. * **55,872/-** Amount (Rs.) **55,872/-** Bill No. **909951** Date **06/09/2012**

1. **909950** **06/09/2012** **55,872/-** **909951** **06/09/2012** **3,54,49**

Article (A1) - **55,850/-** NE - **14/-**

By Cash* Amount includes Standard User Charge

No* - Draft/Bankers Cheque

-Draft/Bankers Cheque



**Registering Officer
A.D.S.R. BIDHAN NAGAR**

[Handwritten Signature]