



Floor	Tower
8 th	RH I
8 th	RH I
8 th	RH II
9 th	RH II
10 th	RH II
12 th	RH II
13 th	RH II
11th	MD I
6 th	MD II

12965

2/2872



19/03/15

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 578103

memo. - 6060/15
 visit on 19.03.15
 19.03.15
 @ 6060/15

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this documents.

[Signature]
 District Sub-Register
 Howrah

19, 03, 15

20 MAR 2015

THIS DEED OF CONVEYANCE made this 19th day of March two thousand and fifteen **BETWEEN** (1) **SK. AKRAM ALI** son of Haji Seikh Ajad Box, by religion Muslim, by occupation Business, residing at Village Unsani, Majher Para, Police Station Jagacha, District Howrah, having Income Tax Permanent Account No. AGZPA8189P

88

31475

NAME... R. GINODIA & CO. Advocates
 ADD... 2 & 3, K. S. Roy Road, Kol-1
 Rs...
 24 FEB 2015
 S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

24 FEB 2015

Sanjay Sankar



1733

Sanjay Sankar



1734



SK. ANWAR MAJID

District Sub-Registrar
Howrah

19 MAR 2015

SK. Habib
 S/O - SK. Hanif
 Dharsa Dalehin para
 P.S. Jagacha
 D.T. Howrah
 Business

and hereinafter referred to as 'the **VENDOR**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART AND SANJAY SARKAR**, son of James Sarkar, by occupation Service, by religion Christian, residing at 252A, Prince Garden Road, Sukh Sagar Apartment, 2nd Floor, Flat No. 209, Kolkata - 700 039, having Income Tax Permanent Account Number AWSPS0270N and hereinafter referred to as 'the **CONFIRMING PARTY**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART AND (1) MESO PRIME SPACES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Kamala Towers, Plot No. 1-8, 304 to 307 Patigadda Road, Begumpet, Hyderabad - 500016 and having Income Tax Permanent Account No. AAICM2650F, **(2) BOSON PRIME SPACES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Kamala Towers, Plot No. 1-8, 304 to 307 Patigadda Road, Begumpet, Hyderabad - 500016 and having Income Tax Permanent Account No. AAFCB2521F, **(3) CONCOCT BUILDCON PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 8-2-585/C, Road No. 9, Banjara Hills, Hyderabad - 500 034 and having Income Tax Permanent Account No. AAFCC0425R, **(4) MESMOR BUILDTECH PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, Hyderabad - 500 016 and having Income Tax Permanent Account No. AAICM2648F, **(5) TACHYON INFRAVENTURES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 8-2-585/C, Road No. 9, Banjara Hills, Hyderabad - 500 034 and having Income Tax Permanent Account No. AAECT4652N, **(6) CENTRUM ESTATES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, Hyderabad - 500 016 and having Income Tax Permanent Account No. AAFCC0424Q, **(7) NUCAM CONSTRUCTIONS & ESTATES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, Hyderabad - 500 016 and having Income Tax Permanent Account No. AAECN1683P, **(8) LEPTON BUILDERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having



District Sub-Registrar
Howrah

19 MAR 2015

**DAG NO. OF THE FOLLOWING LAND AT P.S - JAGACHA ,
DISTRICT- HOWRAH AREA SHOWN IN GREEN BORDER**

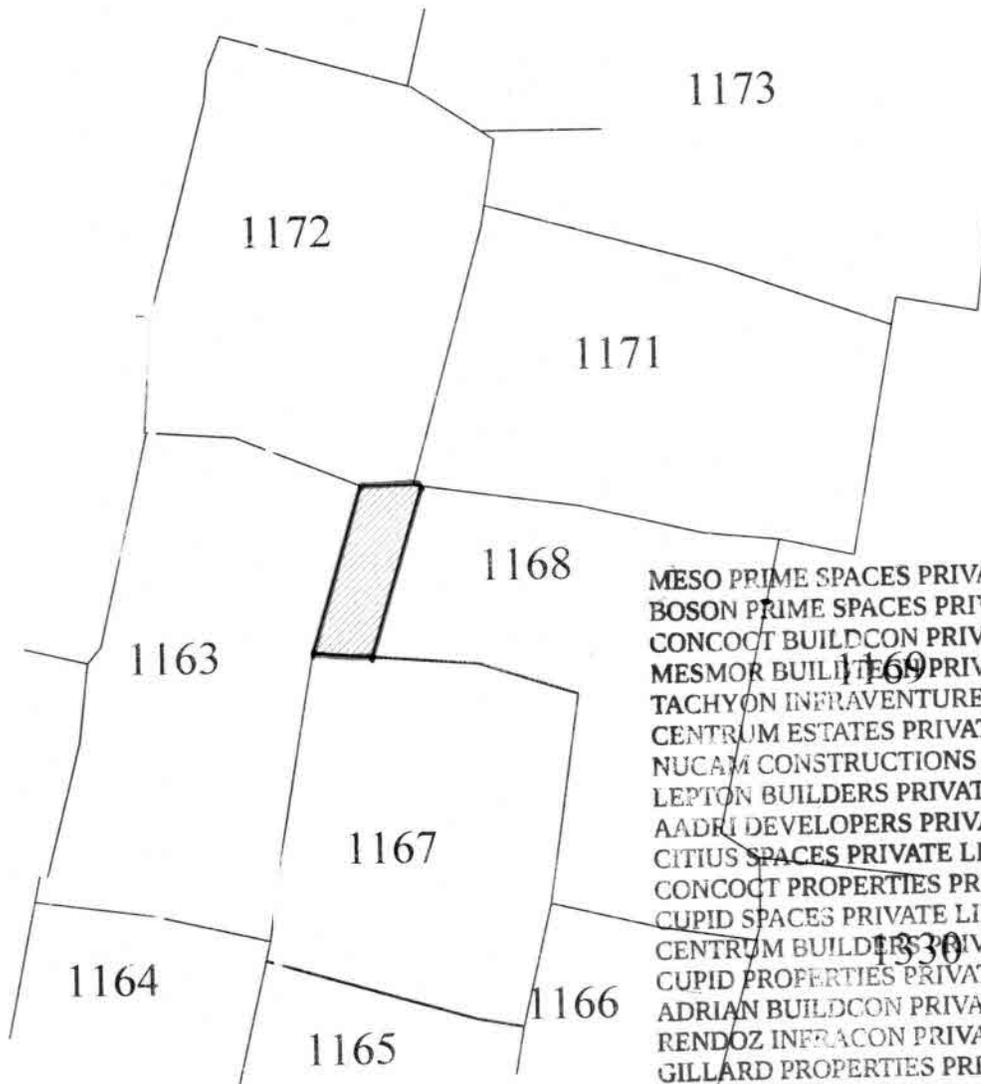
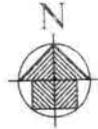
MOUZA	J.I. NO.	R.S. DAG. NO.	L.R. DAG. NO.	L.R. KH. NO.	AREA IN DEC.
UNSANI	10	1168	1202	4338,2215&2464 PREVIOUS KH. NO.1021	3.30D.

VENDOR :- SK. AKRAM ALI .

PURCHASERS :- MESO PRIME SPACES PVT. LTD.& OTHERS.

CONFIRMING PARTY :- SANJAY SARKAR .

AUTHORISED SIGNATORY FOR PURCHASERS :- MR. SUBHANKAR ROY.



MESO PRIME SPACES PRIVATE LIMITED
 BOSON PRIME SPACES PRIVATE LIMITED
 CONCOCT BUILDCON PRIVATE LIMITED
 MESMOR BUILDING PRIVATE LIMITED
 TACHYON INFRAVENTURES PRIVATE LIMITED
 CENTRUM ESTATES PRIVATE LIMITED
 NUCAM CONSTRUCTIONS & ESTATES PRIVATE LIMITED
 LEPTON BUILDERS PRIVATE LIMITED
 AADRI DEVELOPERS PRIVATE LIMITED
 CITIUS SPACES PRIVATE LIMITED
 CONCOCT PROPERTIES PRIVATE LIMITED
 CUPID SPACES PRIVATE LIMITED
 CENTRUM BUILDERS PRIVATE LIMITED
 CUPID PROPERTIES PRIVATE LIMITED
 ADRIAN BUILDCON PRIVATE LIMITED
 RENDOZ INFRACON PRIVATE LIMITED
 GILLARD PROPERTIES PRIVATE LIMITED
 SIESMA INFRA TECH PRIVATE LIMITED
 SIESMA ESTATES PRIVATE LIMITED
 NUCAM BUILDERS PRIVATE LIMITED

Subhankar Roy

Authorised Signatory
of all above companies

SIGN. OF AUTHORISED SIGNATORY
(FOR PURCHASERS)

SK. Akram Ali
SIGN. OF VENDOR

Sanjay Sarkar

SIGN. OF CONFIRMING PARTY

NOT TO SCALE

Beethi Bhownick
DRAWN BY



District Sub-Registrar
Howrah

19 MAR 2015



SIGNATURE -

SK. Arunmaji

LEFT HAND



THUMB



FORE FINGER



MIDDLE FINGER

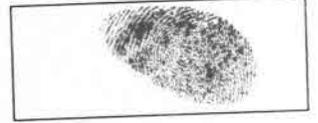


RING FINGER



LITTLE FINGER

RIGHT HAND



SIGNATURE -

Sanjay Sarmal



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER



Subhashan Roy



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER





District Sub-Registrar
Howrah

19 MAR 2015

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. HOWRAH, District- Howrah
Signature / LTI Sheet of Serial No. 02965 / 2015, Deed No. (Book - I , 02672/2015)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Subhankar Roy Address -Sodepur, 30 Indralok, District:-Kolkata, WEST BENGAL, India, Pin :-700110	Self	 20/03/2015	 LTI 20/03/2015	<i>Subhankar Roy</i> 20/03/2015

Name of Identifier of above Person(s)

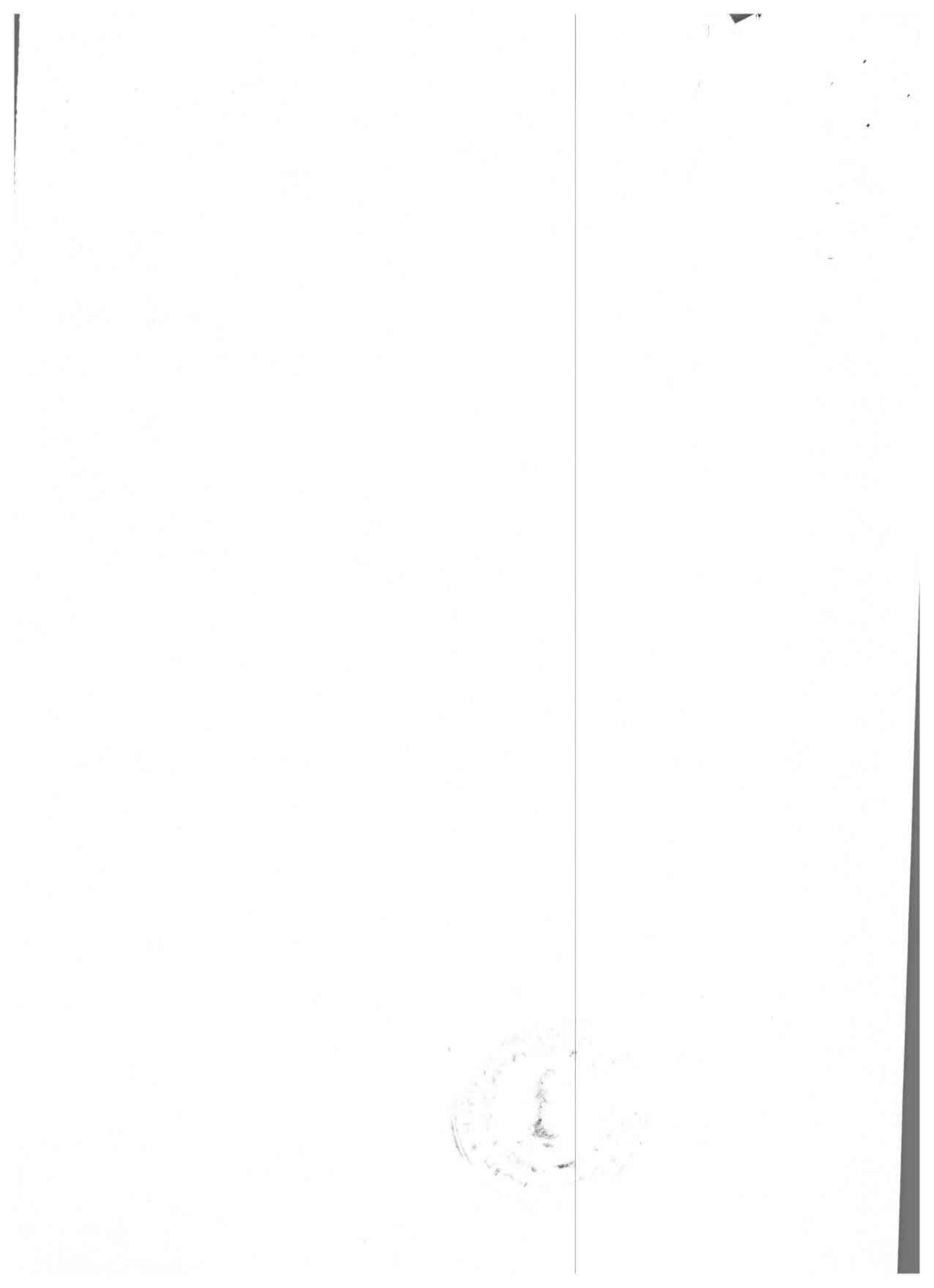
Pradip Maity
17, Govt Place Kolkata, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India

Signature of Identifier with Date

Pradip Maity
20/03/15



(Signature)
(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R. HOWRAH





Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 02672 of 2015
(Serial No. 02965 of 2015 and Query No. 0501L000006060 of 2015)

On 19/03/2015

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

Presented for registration at 18.30 hrs on :19/03/2015, at the Private residence by Mr. Sanjay Sarkar , one of the Executants.

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

Execution is admitted on 19/03/2015 by

1. Sk. Akram Ali, son of Haji Seikh Ajad Bom , Village:Unsani Majher Para, Thana:-JAGACHHA, District:-Howrah, WEST BENGAL, India, By Caste Muslim, By Profession : Others
2. Mr. Sanjay Sarkar, son of James Sarkar , 252 A, Picnic Garden Road, Sukh Sagar Apartment, 2nd Floor, Flat No. 209, District:-Kolkata, WEST BENGAL, India, Pin :-700039, By Caste Christian, By Profession : Service

Identified By Sk. Habib, son of Sk. Hanif, Village:Dharsa Dakshin Para, Thana:-JAGACHHA, District:-Howrah, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 20/03/2015

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 12183.00/-, on 20/03/2015

(Under Article : A(1) = 12144/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 20/03/2015)

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.-11,05,000/-

Certified that the required stamp duty of this document is Rs.- 66310 /- and the Stamp duty paid as: Impresive Rs.- 100/-

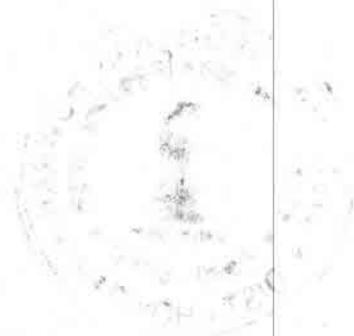
Deficit stamp duty

Deficit stamp duty Rs. 66300/- is paid , by the draft number 513038, Draft Date 24/02/2015, Bank : State Bank of India, Bankra, received on 20/03/2015

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



(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH





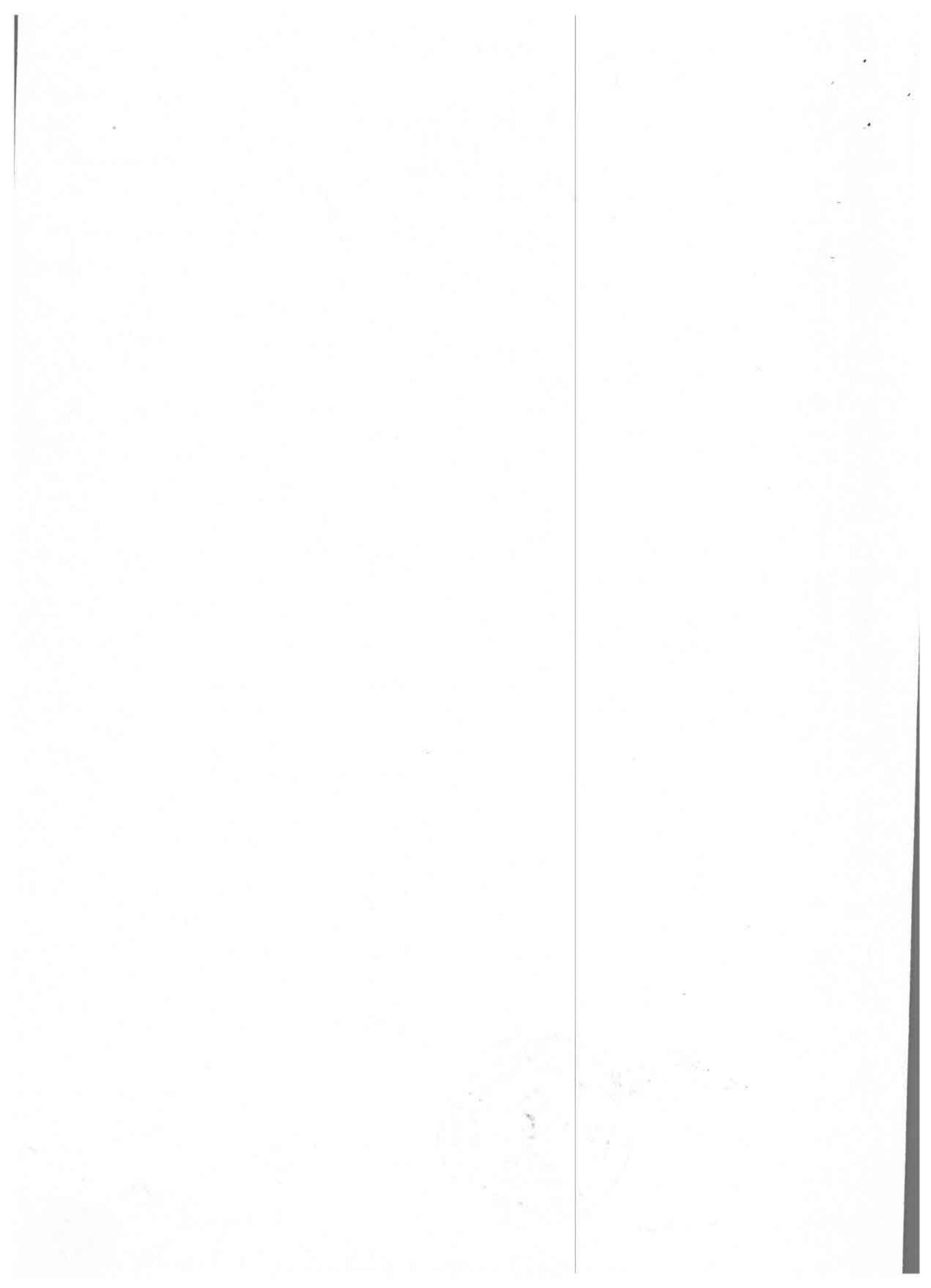
Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 02672 of 2015
(Serial No. 02965 of 2015 and Query No. 0501L000006060 of 2015)

Execution is admitted on 20/03/2015 by



(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH





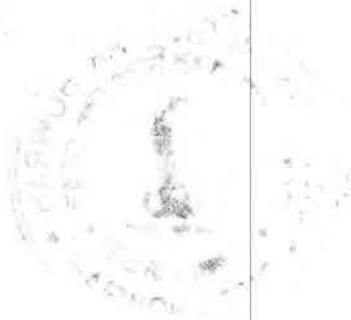
Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 02672 of 2015
(Serial No. 02965 of 2015 and Query No. 0501L000006060 of 2015)

1. Mr. Subhankar Roy
Authorised Signatory, Meso Prime Spaces Pvt. Ltd., Pan A A I C M 2 6 5 0 F, Kamala Towers, Plot No. 1-8, 304 To 307 Patigadda Road, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.
Authorised Signatory, Bason Prime Spaces Pvt. Ltd., Pan A A F C B 2 5 2 1 F, Kamala Towers, Plot No. 1-8, 304 To 307 Patigadda Road, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.
Authorised Signatory, Concoct Buildcon Pvt. Ltd., Pan A A F C C 0 4 2 5 R, 8-2-585/c, Road No. 9 Banjara Hills, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.
Authorised Signatory, Mesmor Buildtechprivate Ltd., Pan A A I C M 2 6 4 8 F, 1-10-335 To 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.
Authorised Signatory, Tachyon Infraventures Pvt. Ltd., Pan A A E C T 4 6 5 2 N, 8-2-585/c, Road No. 9 Banjara Hills, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.
Authorised Signatory, Centrum Estates Pvt. Ltd., Pan A A F C C 0 4 2 4 Q, 1-10-335 To 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.
Authorised Signatory, Nucam Constructions & Estates Pvt. Ltd., Pan A A E C N 1 6 8 3 P, 1-10-335 To 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.
Authorised Signatory, Lepton Builders Pvt. Ltd., Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500082.
Authorised Signatory, Aadri Developers Pvt. Ltd., Pan A A L C A 0 8 2 8 L, Kamala Towers, Plot No. 1-8, 304 To 307 Patigadda Road, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.
Authorised Signatory, Citius Spaces Pvt. Ltd., Pan A A F C C 0 4 2 3 K, 8-2-585/c, Road No. 9 Banjara Hills, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.
Authorised Signatory, Concoct Properties Pvt. Ltd., Pan A A F C C 0 4 2 1 M, 1-10-335 To 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.
Authorised Signatory, Cupid Spaces Pvt. Ltd., Pan A A F C C 0 4 2 0 L, 8-2-585/c, Road No. 9 Banjara Hills, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.
Authorised Signatory, Centrum Builders Pvt. Ltd., Pan A A F C C 0 4 2 2 J, 1-10-335 To 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.



(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH





Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 02672 of 2015
(Serial No. 02965 of 2015 and Query No. 0501L000006060 of 2015)

Authorised Signatory, Cupid Properties Pvt. Ltd., Pan A A F C C 0 4 1 9 F, 8-2-585/c, Road No. 9 Banjara Hills, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.

Authorised Signatory, Adrian Buildcon Pvt. Ltd., Pan A A L C A 0 8 2 9 M, 1-10-335 To 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Rendoz Infracon Pvt. Ltd., Pan A A G C R 1 3 7 6 K, 1-10-335 To 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Gillard Properties Pvt. Ltd., Pan A A E C G 9 6 5 8 B, Kamala Towers, Plot No. 1-8, 304 To 307 Patigadda Road, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Siesma Infratech Pvt. Ltd., Pan A A S C 5 2 8 6 7 G, Kamala Towers, Plot No. 1-8, 304 To 307 Patigadda Road, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Siesma Estates Pvt. Ltd., Pan A A S C S 3 5 0 6 Q, Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500082.

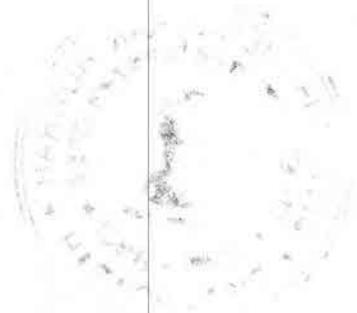
Authorised Signatory, Nucam Builders Pvt. Ltd., Pan A A E C N 1 7 2 7 C, Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500082.
, By Profession : Others

Identified By Pradip Maity, son of Atul Ch Maity, 17, Govt Place Kolkata, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH



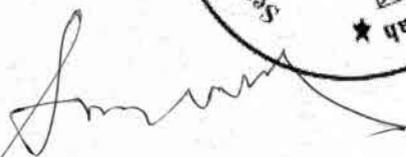
(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 928 to 951
being No 02672 for the year 2015.




(Satiprasad Bandopadhyay) 21-March-2015
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R. HOWRAH
West Bengal



its registered office at Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda – 500 082 and having Income Tax Permanent Account No. AACCL3719J, (9) **AADRI DEVELOPERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Kamala Towers, Plot No. 1-8, 304 to 307 Patigadda Road, Begumpet, Hyderabad – 500016 and having Income Tax Permanent Account No. AALCA0828L, (10) **CITIUS SPACES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 8-2-585/C, Road No. 9, Banjara Hills, Hyderabad–500 034 and having Income Tax Permanent Account No. AAFCCO423K, (11) **CONCOCT PROPERTIES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, Hyderabad – 500 016 and having Income Tax Permanent Account No. AAFCCO421M, (12) **CUPID SPACES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 8-2-585/C, Road No. 9, Banjara Hills, Hyderabad–500 034 and having Income Tax Permanent Account No. AAFCC0420L, (13) **CENTRUM BUILDERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, Hyderabad – 500 016 and having Income Tax Permanent Account No. AAFCC0422J, (14) **CUPID PROPERTIES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 8-2-585/C, Road No. 9, Banjara Hills, Hyderabad–500 034 and having Income Tax Permanent Account No. AAFCC0419F, (15) **ADRIAN BUILDCON PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, Hyderabad–500 016 and having Income Tax Permanent Account No. AALCA0829M, (16) **RENDOZ INFRACON PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, Hyderabad–500 016 and having Income Tax Permanent Account No. AAGCR1376K, (17) **GILLARD PROPERTIES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Kamala Towers, Plot No. 1-8-304 to 307, Patigadda Road, Begumpet, Hyderabad–500 016 and having Income Tax Permanent Account No. AAECG9658B, (18) **SIESMA INFRATECH PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Kamala Towers, Plot No. 1-8-304 to 307, Patigadda Road, Begumpet, Hyderabad–500 016 and having Income Tax Permanent Account No. AASC52867G, and (19) **SIESMA ESTATES PRIVATE LIMITED** a



District Sub-Registrar
Howrah

19 MAR 2015

company incorporated under the Companies Act, 1956, having its registered office at Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda- 500082 and having Income Tax Permanent Account No. AASCS3506Q, (20) **NUCAM BUILDERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda- 500082 and having Income Tax Permanent Account No. AAECN1727C, hereinafter collectively referred to as "the **PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors in interest and assigns) all represented by their Authorised Signatory Mr. Subhankar Roy, son of Sudhindra Chandra Roy, ^{by faith Hindu, Nationality - Indian} residing at 30 Indralok, Sodepur, Kolkata - 700110, of the **THIRD PART** -

Subhankar Roy

WHEREAS :

- I. The Vendor and the Confirming Party have represented to and assured the Purchasers as follows:
 - A. One Sadhan Chandra Chiki was the absolute lawful owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to **All That** the piece and parcel of Sali land measuring about 8.5 decimals out of 34 decimals in L.R Dag No. 1202 (R. S Dag No. 1168) under Khatian no. 1021 in Mouza Unsani, J.L No. 10, Police Station Jagacha, District Howrah and hereinafter referred to as "**the said Land**".
 - B. Upon the death of the said Sadhan Chandra Chiki and his wife, their three sons and one daughter namely Subhash Chandra Chiki, Pravash Chandra Chiki, Bikash Chandra Chiki and Smt. Jamuna Ghosh became the joint owners of the said Land. The said Pravash Chandra Chiki died intestate and his share in the said Land devolved upon his wife Luxmi Rani Chiki and his two minor sons namely Praloy Chiki and Maloy Chiki.
 - C. The said Land is at present recorded in the Record-of-Rights/Parcha in the names of the said Subhash Chandra Chiki, Pravash Chandra Chiki, Bikash Chandra Chiki under L.R. Khatian Nos. 4338, 2215 and 2464 respectively.



~~District Sup-Registrar
Howrah~~

19 MAR 2015

D. By and under a Deed of Conveyance (in Bengali) dated 12th April, 1991 registered at the office of Additional District Sub- Registrar Domjur, in Book no. I, Volume no. 19 at pages 69 to 74, Being No. 1273 for the year 1991, Subhash Chandra Chiki, Bikash Chandra Chiki, Smt. Jamuna Ghosh, Luxmi Rani Chiki, Praloy Chiki and Maloy Chiki jointly sold the said Land to Shobharani Kumar.

E. By and under another Deed of Conveyance dated 10th January, 1994 registered at the office of Additional District Sub-Registrar Domjur, in Book no. I, Volume no. 2 at pages 85 to 90, Being no. 75 for the year 1994, the said Shobharani Kumar sold to Morteza Ali Molla 2 cottahs (equivalent to about 3.30 decimals) out of the said Land in L.R. Dag No. 1202 (R. S Dag No. 1168) in Mouza Unsani, J.L. No. 10, Police Station Jagacha, District Howrah.

F. Thereafter by and under another Deed of Conveyance (in Bengali) dated 9th March, 2007 registered at the office of Additional District Sub-Registrar Domjur, in Book no. I, CD Volume no. 16, at pages 1510 to 1524, Being No. 5286 for the year 2012, the said Morteza Ali Molla sold to Sk. Akram Ali (being the Vendor herein) the said 2 cottahs (equivalent to about 3.30 decimals) land in L.R Dag No. 1202 (R. S Dag No. 1168) in Mouza Unsani, J.L. No. 10, Police Station Jagacha, District Howrah.

G. Accordingly, the Vendor herein now is the lawful absolute owner and fully seized and possessed of and/ or otherwise well and sufficiently entitled to **All That** the demarcated piece and parcel of Sali land measuring about 2 cottahs (equivalent to about 3.30 decimals) in L.R Dag No. 1202 (R. S Dag No. 1168) under L. R. Khatian nos. 4338, 2215 and 2464 (previous Khatian no. 1021) in Mouza Unsani, J.L. No. 10, Police Station Jagacha, District Howrah and hereinafter referred to as "**the said Property**" and morefully described in the **Schedule** hereunder written free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, liabilities and lis pendens whatsoever.

H. There is no restriction on transfer or any subsisting order, proceeding, declaration or notice affecting the said Property and no part of the same has been vested, acquired, requisitioned and/or affected by the Land Acquisition Department and/or any other body or authority.



District Sub-Registrar
Howrah

19 MAR 2015

I. The said Property is within the respective ceiling limits under the West Bengal Land Reforms Act, 1955 and the Urban Land (Ceiling and Regulation) Act 1976 and no part of the said Property is either excess land or excess vacant land and/or is liable to be vested under either of the said Acts or any other law.

J. No suit or other proceeding is pending in any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body or authority affecting the said Property and/or any part thereof and/or the right, title and interest of the Vendor or the Vendor's predecessors-in-title. No injunction or attachment or other order has been passed or is subsisting in relation to the said Property.

K. No person other than the Vendor has any right, title, interest, claim or demand whatsoever in respect of the said Property. No person or persons whatsoever has or have claimed to have any right of preemption over and/or in respect of the said Property or any part thereof. The said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

L. The Vendor has not entered into any understanding, agreement or arrangement, written or oral, of any nature whatsoever with anyone (other than with the Confirming Party as mentioned below) for sale and/or for otherwise dealing with, relating to and/or concerning the said Property.

M. The Vendor has been and is in actual peaceful, physical, vacant, khas possession of the said Property and every portion thereof absolutely and has been personally enjoying and using the same without any interruption/hindrance whatsoever.

N. The Vendor and/or the Vendor's predecessors-in-title have not in any way dealt with the said Property or any part or portion thereof whereby the right, title and/or interest of the Vendor and/or the Vendor's predecessors-in-title as to the ownership, use, enjoyment and/or sale of the said Property or any part or portion thereof is or may be affected in any manner whatsoever. The Vendor and/or the Vendor's predecessors-in-title have not used the said Property or any part thereof for any purpose other than that for which the same was meant and have not committed default of and/or contravened any provision of law applicable to the said Property or any part thereof.



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O. The said Property or any part thereof is not affected by any Bargadar, Bhagchasi occupancy or any other rights and no such rights have been claimed by anyone and no Bargadar or Bhagchasi is recorded in the relevant records in respect of the said property or any part thereof.

P. No mortgage, charge or lien has been created in respect of the said Property by way of deposit of title deeds or otherwise.

Q. The Vendor is lawfully entitled to own and transfer the said Property under the relevant laws governing the same and there is no restriction or bar, legal or otherwise, to the Vendor selling the said Property to the Purchasers in the manner herein.

R. The Vendor does not belong to any Scheduled Tribe and has a good and marketable title to the said property, free from all encumbrances and liabilities whatsoever.

S. The Vendor agreed to sell the said Property to the Confirming Party and/or his nominees and has received the total agreed consideration for the same from the Confirming Party. The Confirming Party has nominated the Purchasers herein in his place and stead to purchase the said Property from the Vendor and the Vendor has duly accepted such nomination and agreed to execute the Deed of Conveyance in respect of the said Property in favour of the Purchasers herein.

II. The Vendor has agreed to sell to the Purchasers, the Confirming Party has agreed to confirm and the Purchasers relying on the aforesaid representations and assurances of the Vendor and the Confirming Party and believing the same to be true and correct and acting on the faith thereof, has agreed to purchase the said Property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs. 11,05,000/- (Rupees eleven lacs five thousand only). The Purchasers have at or before the execution hereof already paid the aforesaid total consideration of Rs. 11,05,000/- (Rupees eleven lacs five thousand only) at the request of the Vendor by a cheque issued in the name of the Confirming Party who has already paid the total consideration to the Vendor. The Vendor and the Confirming Party have already put the Purchasers in vacant, peaceful and physical khas possession of the said Property in its entirety.



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NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the said sum of Rs. 11,05,000/- (Rupees eleven lacs five thousand only) received by the Vendor through the Confirming Party as aforesaid at or before the execution of these presents, being the total consideration money for the transfer of the said Property (the receipt whereof the Vendor and the Confirming Party do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof do hereby forever acquit release and discharge the Purchasers as well as the said Property hereby transferred and conveyed) the Vendor doth hereby indefeasibly grant, sell, transfer, convey, assign and assure unto the Purchasers absolutely and forever, and the Confirming Party doth hereby confirm and assure the same unto the Purchasers, free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, vesting, easements, liabilities and lis pendens whatsoever **ALL THAT** the demarcated piece and parcel of Sali land measuring about 2 cottahs (equivalent to about 3.30 decimals) in L.R Dag No. 1202 (R. S Dag No. 1168) under L. R. Khatian nos. 4338, 2215 and 2464 (previous Khatian no. 1021) in Mouza Unsani, J.L. No. 10, Police Station Jagacha, District Howrah and hereinafter referred to as "**the said Property**" and morefully described in the **Schedule** hereunder written **OR HOWSOEVER OTHERWISE** the said Property or any part of portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **Together With** all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Property and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor in to and upon and in respect of the said Property or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title



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which in anywise exclusively relate to or concern the said property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and for ever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens whatsoever **AND** the Vendor doth hereby covenant with the Purchasers that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said Property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchasers that neither the Vendor nor any of the Vendor's predecessors-in-title has at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said Property or any part thereof in the manner aforesaid **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor and/or of the Vendor's predecessors-in-title done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owners of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor has now good right and full and absolute power to grant sell convey transfer and assure the said Property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner aforesaid **AND** that the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the



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Vendor or from under or in trust for of the Vendor's predecessors in title or any of them **AND THAT** the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against any latent or patent defect in title of the Vendor in respect of the said Property including in any former Deed or record of rights or mutation relating to the said Property and all and all manner of former or other estates, encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens whatsoever suffered or made or created in respect of the said property by the Vendor and/or the Vendor's predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or the Vendor's predecessors in title or any of them as aforesaid or otherwise **AND THAT** no mortgage and/or charge has been created in respect of the said Property **AND THAT** all rates taxes all other impositions and/or outgoings payable in respect of the said Property have been paid in full upto the date of these presents **AND THAT** the Vendor doth not hold any excess land under the West Bengal Land Reforms Act, 1955 and/or under the Urban Land (Ceiling and Regulation) Act, 1976 and the said Property or any part thereof has not been affected or vested under the said Acts and/or under the West Bengal Estates Acquisition Act, 1953 and/or under any other law **AND THAT** the said property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or proceeding instituted or pending against the Vendor and/or concerning the said Property in any manner whatsoever for realization of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force **AND THAT** the said Property is not affected by any declaration notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority **AND THAT** no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted relating to acquisition of the said Property or any part thereof under the Land Acquisition Act, 1894 or any other law or Acts for the time being in force and/or the rules made or framed thereunder and that the said Property or any part



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thereof is not affected by any Notice declaration Scheme order notification or proceeding relating to acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever **AND THAT** no suit and/or proceeding is pending in any Court of law and no order has been passed or is subsisting affecting the said Property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority **AND THAT** the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly consent to the same and also appoint the Purchasers as the constituted attorney of the Vendor and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and notwithstanding such grant of powers and authorities, the Vendor undertake to co-operate with the Purchasers in all respects to cause mutation of the said Property in the name of the Purchasers and in this regard the Vendor shall sign all documents and papers as required by the Purchasers from time to time **AND** it is specifically made clear that the entire right, title and interest of the Vendor herein in the said Property and/or in R. S. Dag No. 1168 (L.R. Dag No. 1202) is being transferred absolutely in favour of the Purchasers herein by this Deed and that upon execution of this Deed the Vendor shall not have any right, title or interest whatsoever in respect of any portion of the said Property and/or any portion of R. S. Dag No. 1168 (L.R. Dag No. 1202) **AND THAT** the Vendor and the Confirming Party do hereby indemnify the Purchasers of from and against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever that the Purchasers may suffer and/or incur and/or be liable for or put to in the event of there being any defect in title in respect of the said Property or any portion thereof and/or in case of any act omission breach violation or default by the Vendor and/or the Confirming Party or any of them **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request of the Purchasers make do acknowledge and execute at the costs of the Vendor all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.



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THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the demarcated piece and parcel of Sali land measuring about 2 cottahs (equivalent to about 3.30 decimals) in L.R Dag No. 1202 (R. S Dag No. 1168) under L. R. Khatian nos. 4338, 2215 and 2464 (previous Khatian no. 1021) in Mouza Unsani, J.L. No. 10, Police Station Jagacha, District Howrah under Ward No. 46 of Howrah Municipal Corporation and delineated in **Green** colour in the map or plan annexed hereto and butted and bounded in the following manner:

On the North by : Portion of R. S. Dag no. 1171 and 1172;
 On the East by : Portion of R. S. Dag no. 1168;
 On the West by : Portion of R. S. Dag no. 1163; and
 On the South by : Portion of R. S. Dag no. 1167.

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished together with all easements, appurtenances, benefits and rights as also all other user rights and advantages appurtenant thereto.

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

SIGNED AND DELIVERED by the within-named **Vendor** at Kolkata in the presence of :

1. SK. Habib
 Dharsa Dakhin para
 Jagacha Howrah

SK. AKRAM ALI
 (SK. AKRAM ALI)

SIGNED AND DELIVERED by the within-named **Confirming Party** at Kolkata in the presence of :

Sanjay Sankar
 (SANJAY SARKAR)

2. Roadip Maits.
 17, Govt Place East
 Kal - 69.



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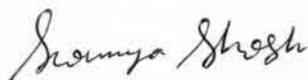
SIGNED AND DELIVERED by the
within-named **Purchasers** at Kolkata in
the presence of :



(Subhankar Roy)

Authorised Signatory of
Meso Prime Spaces Private Limited
Boson Prime Spaces Private Limited
Concoct Buildcon Private Limited
Mesmor Buildtech private Limited
Tachyon Infraventures Private Limited
Centrum Estates Private Limited
Nucam Constructions & Estates Private Limited
Lepton Builders Private Limited
Aadri Developers Private Limited
Citius Spaces Private Limited
Concoct Properties Private Limited
Cupid Spaces Private Limited
Centrum Builders Private Limited
Cupid Properties Private Limited
Adrian Buildcon Private Limited
Rendoz Infracon Private Limited
Gillard Properties Private Limited
Siesma Infratech Private Limited
Siesma Estates Private Limited
Nucam Builders Private Limited

Prepared by:



Soumya Ghosh, Advocate
Enrolment number: F/744/2013
C/o R. Ginodia & Co.,
7C, Kiran Shankar Roy Road,
Kolkata – 700 001.



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RECEIVED of and from the within-named Purchasers the within mentioned sum of Rs. 11,05,000/- (Rupees eleven lacs five thousand only) being the consideration money in full payable under these presents as per the following-

MEMO OF CONSIDERATION

Particulars	Amount (Rs.)
By Part of Cheque no. 531527 dated 09.02.2015 issued by Adrian Buildcon Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 531485 dated 09.02.2015 issued by Aadri Developers Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 535983 dated 09.02.2015 issued by Mesmor Buildtech Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 535877 dated 09.02.2015 issued by Centrum Estates Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs.55,250.00
By Part of Cheque no. 534936 dated 09.02.2015 issued by Siesma Infratech Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 534777 dated 09.02.2015 issued by Boson Prime Spaces Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 535834 dated 09.02.2015 issued by Centrum Builders Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 534303 dated 09.02.2015 issued by Citius Spaces Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no.534402 dated 09.02.2015 issued by Concoct Properties Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 534452 dated 09.02.2015 issued by Concoct Buildcon Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 534358 dated 09.02.2015 issued by Meso Prime Spaces Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 531427 dated 09.02.2015 issued by	



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Lepton Builders Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 534508 dated 09.02.2015 issued by Cupid Spaces Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 534827 dated 09.02.2015 issued by Cupid Properties Pvt. Ltd, HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs.55,250.00
By Part of Cheque no. 534878 dated 09.02.2015 Gillard Properties Pvt. Ltd. issued by HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 531584 dated 09.02.2015 issued by Rendoz Infracon Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 531702 dated 09.02.2015 issued by Nucam Constructions and Estates Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 533304 dated 09.02.2015 issued by Nucam Builders Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 535929 dated 09.02.2015 issued by Siesma Estates Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
By Part of Cheque no. 536808 dated 09.02.2015 issued by Tachyon Infraventures Pvt. Ltd., HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 55,250.00
TOTAL:	RS. 11,05,000.00

(Rupees eleven lacs five thousand only)

SK AKRAM ALI
(SK. AKRAM ALI)

Witnesses:

Sanjay Sankar
(SANJAY SARKAR)

1. Sh. Habeb
2. Radip Maity.

SS



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