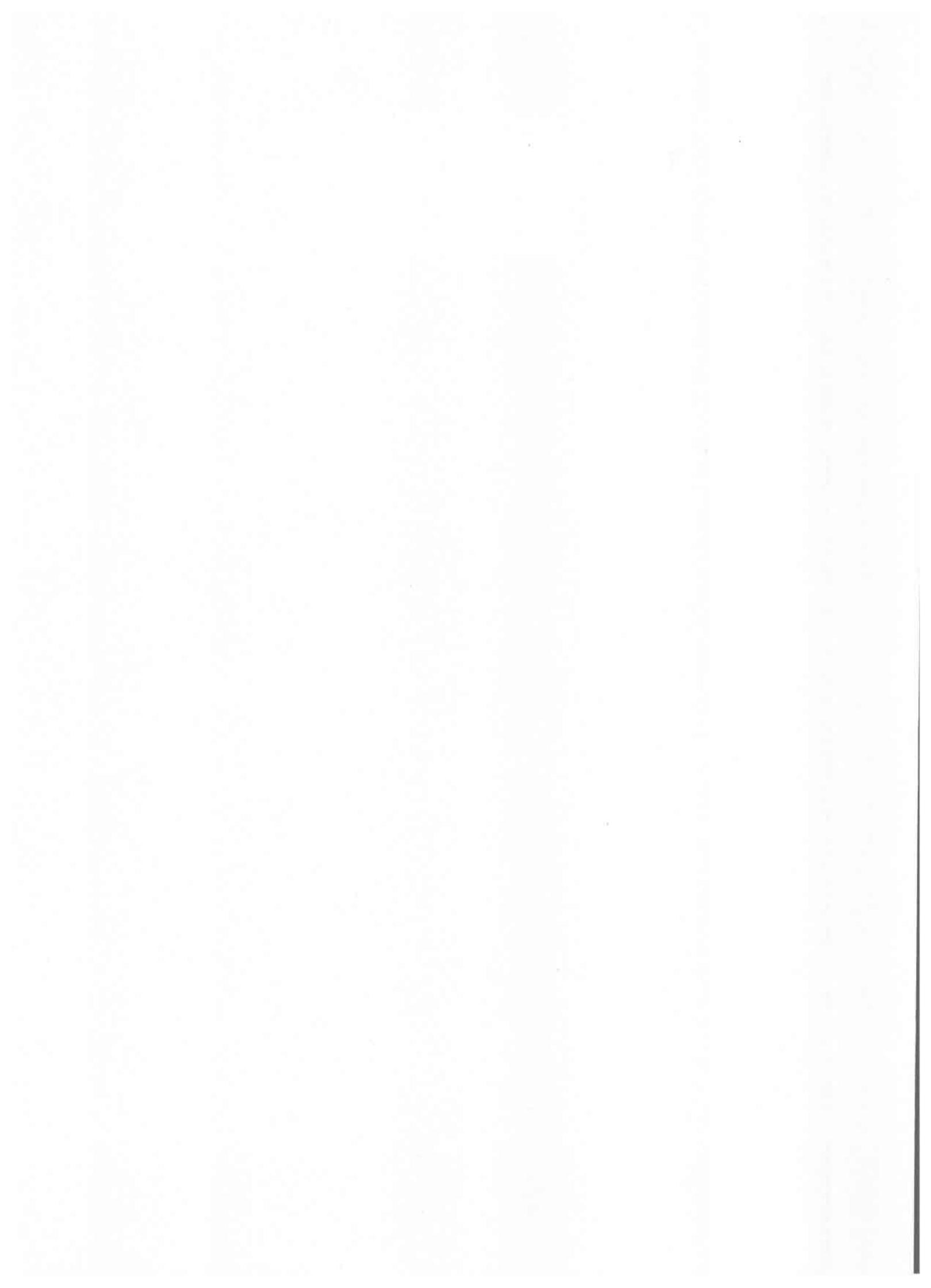




**SUREKA**

Legal/Kona/Deed 4401



P 4914

P/AA01



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 592749

17-05-14  
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N.A.

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

*[Signature]*  
 District Sub-Register  
 Howrah

17-05-14

19 MAY 2014

THIS DEED OF CONVEYANCE made this 16<sup>th</sup> day of May - two thousand and fourteen BETWEEN NAZIMA KHATUN wife of Sk. Akram Ali, Occupation - Housewife, residing at Village Unsani, Majher Para, Police Station Jagacha, District

211638

Sanjay Sarkar



2930

Sanjay Sarkar



2931

✓ নাজিমুল্লাহ

NAME... R. GINODIA & CO. Advocates  
 ADD..... 4E & F, Hastings Chambers  
 7C, Kiran Shankar Roy Road,  
 Rs..... Kolkata-700 001  
 100/- 29 MAR 2014  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kel-1

29 MAR 2014

29 MAR 2014



District Sub-Registrar  
Howrah

17 MAY 2014

Sh. Habib  
 S/o. Sh. Hanif  
 Vill - Dharsa Dakhin para  
 P.S. - Jagacha  
 D.T. - Hoaurah  
 A. Service

~~Aman Sarkar~~  
 Loan Clerk  
 Bank Clerk  
 19-5-2014

Howrah, 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 her heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART AND SANJAY SARKAR**, son of James Sarkar, having Income Tax Permanent Account Number AWSPS0270N, by occupation Service, by religion Christian and residing at -252A, Picnic Garden Road, Sukh Sagar Apartment, 2<sup>nd</sup> Floor, Flat No 209, Kolkata- 700 039 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, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART AND (1) 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 Number AAFCC0424Q, **(2) 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, Begumpete, Hyderabad - 500 016 and having Income Tax Permanent Account Number AAECN1683P, **(3) LEPTON 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-500 082 and having Income Tax Permanent Account Number AACCL3719J, **(4) 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 Number AALCA0828L and **(5) 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 Number AAFCCO423K, 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 or successors in interest and assigns) all represented by their Authorised Signatory Mr. Subhankar Roy, son of Sudhindra Chandra Roy, residing at Sodepur, 30 Indralok, Kolkata - 700110, of the **THIRD PART** -



District Sub-Registrar  
Howrah

17 MAY 2014

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

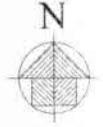
MOUZA	J. N.	R.S. DAG. NO.	L.R. DAG. NO.	L.R. KH. NO.	AREA IN DEC.
UNSANI	10	1197	1231	2947,4419	8.25D

VENDOR :- NAZIMA KHATUN .

- PURCHASERS :-
- 1) MESO PRIME SPACES PVT. LTD.
  - 2) EOSON PRIME SPACES PVT. LTD.
  - 3) CONCOCT BUILDCON PVT. LTD.
  - 4) MESMOR BUILDTECH PVT. LTD.
  - 5) TACHYON INFRAVENTURES PVT. LTD.

CONFIRMING PARTY :- SANJAY SARKAR .

AUTHORISED SINGNATORY FOR PURCHASERS :- SUBHANKAR ROY.



✓ *নাজিমা খাতুন*  
SIGN. OF VENDOR

*Subhankar Roy*  
SIGN. OF AUTHORISED SINGNATORY  
(FOR PURCHASERS)

*Sanjay Sarkar*  
SIGN. OF CONFIRMING PARTY

NOT TO SCALE

*B. Bhowmick*  
DRAWN BY



District Sub-Registrar  
Howrah

17 MAY 2014



SIGNATURE -

✓ *बाजिद्रा झा*

LEFT HAND



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER

RIGHT HAND



SIGNATURE -

*Sanjay Sankar*



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER



SIGNATURE -

*Sudhakar Roy*



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER





District Sub-Registrar  
Howrah

17 MAY 2014

**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. 04914 / 2014, Deed No. (Book - I , 04401/2014)**

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, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700110	Self	 19/05/2014	 LTI 19/05/2014	<i>Subhankar Roy</i>  19-5-2014

**Name of Identifier of above Person(s)**

Amar Sarkar  
Howrah Court, District:-Howrah, WEST BENGAL, India,

**Signature of Identifier with Date**

*Amar Sarkar*  
  
19-5-2014



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

10-11-1951

10-11-1951

10-11-1951

10-11-1951





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

Endorsement For Deed Number : I - 04401 of 2014  
(Serial No. 04914 of 2014 and Query No. 0501L000009948 of 2014)

On 17/05/2014

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

Presented for registration at 18.30 hrs on :17/05/2014, at the Private residence by Sanjay Sarkar , one of the Executants.

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

Execution is admitted on 17/05/2014 by

1. Nazima Khatun, wife of. Sk. Akram Ali , Village:Unsani , Majher Para, Thana:-JAGACHHA, District:-Howrah, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
2. Sanjay Sarkar, son of James Sarkar , Sukh Sagar Apartment, 2nd Floor, Flat No. - 209, 252 A, Picnic Garden Road, Kolkata, District:-Kolkata, WEST BENGAL, India, , By Caste Muslim, 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: Service.

( Satiprasad Bandopadhyay )  
DISTRICT SUB-REGISTRAR OF HOWRAH

On 19/05/2014

**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. 30278.00/-, on 19/05/2014

( Under Article : A(1) = 30239/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 19/05/2014 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-27,50,000/-

Certified that the required stamp duty of this document is Rs.- 165010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 165000/- is paid , by the draft number 512420, Draft Date 16/05/2014, Bank : State Bank of India, Bankra, received on 19/05/2014

**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 - 04401 of 2014**  
**(Serial No. 04914 of 2014 and Query No. 0501L000009948 of 2014)**

Execution is admitted on 19/05/2014 by

1. Subhankar Roy

Authorised Signatory, Centrum Estates Pvt. Ltd., 1-10-335 To 340, Flat No. - 801, Vishal Residency, Brahmanbari Begumpete., District:-Hyderabad, ANDHRA PRADESH, India, .

Authorised Signatory, Nucam Constructions & Estates Pvt. Ltd., 1-10-335 To 340, Flat No. - 801, Vishal Residency, Brahmanbari Begumpete., District:-Hyderabad, ANDHRA PRADESH, India, .

Authorised Signatory, Lepton Builders Pvt. Ltd., Plot No.- 11, Road No. - 10, Suryanagar Colony, Somajigud, District:-Hyderabad, ANDHRA PRADESH, India, .

Authorised Signatory, Aadri Developers Pvt. Ltd., Kamala Towers , Plot No. - 1-8, 304 To 307, Patigadda Road, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, .

Authorised Signatory, Citius Spaces Pvt. Ltd., 8-2-585/c, Road No. - 9, Banjara Hills , District:-Hyderabad, ANDHRA PRADESH, India, .

, By Profession : Others

Identified By Amar Sarkar, son of . , Howrah Court, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Law Clerk.

( 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 15  
Page from 842 to 860  
being No 04401 for the year 2014.



(Satiprasad Bandopadhyay) 20-May-2014  
DISTRICT SUB-REGISTRAR OF HOWRAH  
Office of the D.S.R. HOWRAH  
West Bengal



**WHEREAS :**

I. The Vendor and the Confirming Party have represented to and assured the Purchasers as follows:

A.1 One Sohrab Ali Khan 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 danga land measuring about 16.5 decimals out of 33 decimals in L.R Dag No. 1231 (previously R. S Dag No. 1197) under Khatian No. 1028 in Mouza Unsani, J.L No. 10, Police Station Jagacha, District Howrah and hereinafter referred to as "**the said First Land**" which was duly recorded his name in the record of rights/parcha under L. R. Khatian No. 4419.

A.2 Upon the death of the said Sohrab Ali, his legal heirs became the joint owners of the said First Land and they subsequently sold the same to the Vendor herein by and under a Deed of Sale (in Bengali) dated 9<sup>th</sup> June, 2008 registered at the office of District Sub Registrar, Howrah in Book no. I, CD Volume no. 22, at pages 523 to 543, Being no. 5985 for the year 2008. The Vendor herein thus became the lawful absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to said First Land.

B.1 One Abdul Mannaf Sana 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 danga land measuring about 16.5 decimals out of 33 decimals in L.R Dag No. 1231 (previously R. S Dag No. 1197) under Khatian No. 1028 in Mouza Unsani, J.L No. 110, Police Station Jagacha, District Howrah and hereinafter referred to as "**the said Second Land**" which was duly recorded his name in the record of rights/parcha under Khatian No. 2947.

B.1 By and under a Deed of Sale (in Bengali) dated 9<sup>th</sup> June, 2008 registered at the office of District Sub Registrar, Howrah in Book no. I, CD Volume no. 22, at pages 479 to 493, Being no. 5982 for the year 2008, the said Abdul Mannaf Sana sold the said Second Land to the Vendor herein who thus became the lawful absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to the said Second Land.



District Sub-Registrar  
Howrah

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C. The said First Land and the said Second Land together comprise the entire L.R Dag No. 1231 and the name of the Vendor herein is recorded under the record of rights/parcha in respect of said First Land and the said Second Land under L. R. Khatian no. 7106. Accordingly, the Vendor herein now is the lawful absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to 33 decimals land comprising the entire L.R Dag No. 1231 (R. S Dag No. 1197).

D. The Vendor has agreed to sell to the Purchasers **All That** the piece and parcel of danga land measuring about 8.25 decimals out of 33 decimals comprising the L.R Dag No. 1231 (R. S Dag No. 1197) under L. R. Khatian No. 7106 (Previous Khatian Nos. 4419 and 2947) 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, vesting, alignment, easements, liabilities and lis pendens whatsoever.

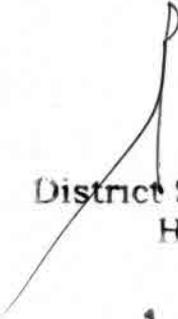
E. There is no restriction on transfer or any subsisting order, proceeding, declaration or notice affecting the said property and no part of the same has been vested, acquired, requisitioned and/or affected by the Land Acquisition Department and/or any other body or authority.

F. 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 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.

G. No suit or other proceeding is pending in any Court of law 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.

H. 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 whosoever has or have claimed to have any right of preemption over and/or in respect of the said property or any



  
District Sub-Registrar  
Howrah

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part thereof. The said property is not affected by or subject to any personal guarantee for securing any financial accommodation.

I. 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.

J. 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.

K. 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.

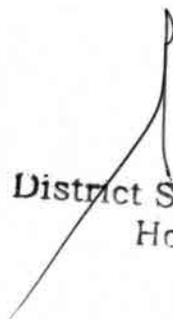
L. The said property or any part thereof is not affected by any Bargadar, Bhagchasi occupancy or any other rights and no Bargadar or Bhagchasi is recorded in the relevant records in respect of the said property or any part thereof.

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

N. The Vendor's predecessors-in-title were and 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.

O. 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.



  
District Sub-Registrar  
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P. 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 Purchaser 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 Purchaser 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, have agreed to purchase the said property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs. 27,50,000/-. The Purchasers have at or before the execution hereof already paid the aforesaid total consideration of Rs. 27,50,000/- (Rupees twenty seven lacs fifty 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.

**NOW THIS DEED WITNESSES** that in pursuance of the said agreement and in consideration of the said sum of Rs. 27,50,000/- (Rupees twenty seven lacs fifty 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 doth 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 Purchaser, 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 piece and parcel of danga land measuring about 8.25 decimals out of 33 decimals comprising the L.R Dag No. 1231 (R. S Dag No. 1197)

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District Sub-Registrar  
Howrah

17 MAY 2014

under L. R. Khatian No. 7106 (Previous Khatian Nos. 4419 and 2947) 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 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



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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 any 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 is the absolute and lawful owner 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 Vendor or from under or in trust for any 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 outgoing payments payable in respect of the said property have been paid in full upto the date of these presents **AND THAT** the Vendor does not hold any excess land under the West



District Sub-Registrar  
Howrah

17 MAY 2014

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 realisation 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 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 mutata 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 empowers and authorizes 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 undertakes 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 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 THAT** the Vendor



District Sub-Registrar  
Howrah

17 MAY 2014

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 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.

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the piece and parcel of danga land measuring about 8.25 decimals out of 33 decimals comprising the L.R Dag No. 1231 (R. S Dag No. 1197) under L. R. Khatian No. 7106 (Previous Khatian Nos. 4419 and 2947) in Mouza Unsani, J.L No. 10, Police Station Jagacha, District Howrah under Ward No. 46 of Howrah Municipal Corporation together with all easements appurtenances benefits rights as also all other user rights and advantages appurtenant thereto shown delineated in **Green** colour borders in the map or plan annexed hereto and butted and bounded in the following manner:

On the North by	:	Land in R.S. Dag No. 1196;
On the East by	:	Land in R.S. Dag No. 1197;
On the West by	:	Land in R.S. Dag No. 1197 ;and
On the South by	:	Land in R.S. Dag No. 1176.

**OR HOWSOEVER OTHERWISE** the same may be butted, bounded, called, known, numbered, described or distinguished.



~~District Sub-Registrar  
Howrah~~

17 MAY 2014

**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 :

SK. Habis

Dharsa Dakhin para  
Jagacha Howrah

✓ *नाजिमा खातून*  
(NAZIMA KHATOON)

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

Radip Maity.

17, Govt Place East.  
Kal-69.

*Sanjay Sarker*  
(SANJAY SARKAR)

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

*Subhankar Roy*

(Subhankar Roy)

Authorised Signatory of  
Centrum Estates Private Limited  
Nucam Constructions & Estates Private Limited  
Lepton Builders Private Limited  
Aadri Developers Private Limited  
Citius Spaces Private Limited

*Read over and explain in  
vernacular and admitted  
to be correct by the parties*

Prepared by:

*Soumya Ghosh*

Soumya Ghosh, Advocate  
Enrolment number: F/744/2013  
Messrs. 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. 27,50,000/- (Rupees twenty seven lacs fifty thousand only) being the consideration money in full payable under these presents as per the following -

**MEMO OF CONSIDERATION**

By Part of Cheque no. 535872 dated 12.5.2014 issued by Centrum Estates Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	Rs. 5,50,000/-
By Part of Cheque no. 531698 dated 12.5.2014 issued by Nucam Constructions and Estates Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	Rs. 5,50,000/-
By Part of Cheque no. 531422 dated 12.5.2014 issued by Lepton Builders Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	Rs. 5,50,000/-
By Part of Cheque no. 531480 dated 12.5.2014 issued by Aadri Developers Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	Rs. 5,50,000/-
By Part of Cheque no. 534298 dated 12.5.2014 issued by Citius Spaces Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	Rs. 5,50,000/-
<b>TOTAL :</b>	<b><u>Rs. 27,50,000/-</u></b>

(Rupees twenty seven lacs fifty thousand only)

**Witnesses:**

SK. Habib  
Dharsa Dakhinpara  
Jagacha, Howrah

✓ নাজিমা খাতুন  
(NAZIMA KHATOON)

Sanjay Sarkar  
(SANJAY SARKAR)



District Sub-Registrar  
Howrah

17 MAY 2014