



**SUREKA**

Legal/Kona/Deed No.  
1119/2013 dated 06.02.2013




1201

I

1119

06.02.13  
5-5000  
91406/13

4/1/13 - 245/13  
m 06.02.13  
at 5-5000  
06.02.13

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

  
District Sub-Register  
Howrah

7 FEB 2013

06.02.13

THIS DEED OF CONVEYANCE made this 06<sup>th</sup> day of FEBRUARY two thousand and thirteen BETWEEN (1) SAMSUN NEHAR SANA wife of Late Abdul Rahman Sana, by Occupation - housewife, residing at Sanpara Goyalbati, Ward No. 46, Jagachha, Sadar, P.O Unsani. Howrah- 711302, and (2) AZIJUR RAHAMAN SANA son of Late



Soma Ryeem



619

Soma Ryeem

Authorised Signatory

of the following Companies

- MESO PRIME SPACES PVT. LTD.
- BOSON PRIME SPACES PVT. LTD.
- CONCOCT BUILDCON PVT. LTD.
- MESMOR BUILDTECH PVT. LTD.
- TACHYON INFRAVENTURES PVT. LTD.
- CENTRUM ESTATES PVT. LTD.
- NUCAM CONSTRUCTION & ESTATES PVT. LTD.
- LEPTON BUILDERS PVT. LTD.
- AADRI DEVELOPERS PVT. LTD.
- CITIUS SPACES PVT. LTD.
- CONCOCT PROPERTIES PVT. LTD.
- CUPID SPACES PVT. LTD.
- CENTRUM BUILDERS PVT. LTD.
- CUPID PROPERTIES PVT. LTD.
- ADRIAN BUILDCON PVT. LTD.
- RENDOZ INFRACON PVT. LTD.
- BILLARD PROPERTIES PVT. LTD.
- SIESMA INFRA TECH PVT. LTD.
- SIESMA ESTATES PVT. LTD.
- NUCAM BUILDERS PRIVATE LIMITED



Authorised Signatory



620

Somyam Sankar

District Sub-Registrar  
Howrah

6 FEB 2013

(L.T. 1 of Samsun nehar Sana)  
(By the pen of  
Sabit Ali Mallah)

Abdul Rahaman Sana by Occupation - business, residing at Village Sankrail Daragala, P.S Jagacha, Howrah 711313, hereinafter jointly referred to as 'the **VENDORS**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective 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) 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 Number 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 Number 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 Number AAFCC0425R, **(4) MESMOR BUILDTECHPRIVATE 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 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 Number 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 Number 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 Number AAECN1683P, **(8) LEPTON BUILDERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having



622

Handwritten signature or scribble



L.T. 1 of Samsun nehar Song  
By the pen of  
Saleh Ali Mallah

623

Saleh Ali Mallah  
S/o - S. A. Mallah  
Sankraal Dargatala  
Howrah, 711313  
P.S - Sankraal  
Business



Distriet Sub-Registrar  
Howrah

- 6 FEB 2013

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

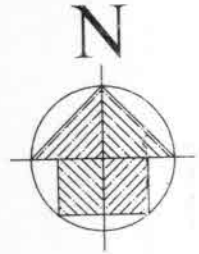
MOUZA	J.L. NO.	R.S. DAG. NO.	L.R. DAG. NO.	L.R. KH. NO.	AREA IN DEC.
UNSANI	10	1161	1195	2969	10.625D

VENDORS :- 1) SAMSUN NEHAR SANA.  
2) AJIJUR RAHAMAN SANA.

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

CONFIRMING PARTY :- SANJAY SARKAR .

AUTHORISED SINGNATORY FOR PURCHASERS :-



1166  
L.T. 1 of  
Samsun nehar Sp  
By the Genl  
Sabur Ali Mallah.

*Soma Raychowdhary*

SIGN. OF AUTHORISED SINGNATORY  
(FOR PURCHASERS)  
No. 1 to 20

*Samsun nehar Sp*

SIGN. OF VENDORS

*Sanjay Sarkar*

SIGN. OF CONFIRMING PARTY

NOT TO SCALE

*Beethi Bhownick*

DRAWN BY



District Sub-Registrar  
Howrah

6 FEB 2013



**SERIALISED AUTHENTICATED BANK RECEIPT**

SABR No. : 064300  
001



STATE BANK OF INDIA

**HOWRAH-0091**

Branch Name : \_\_\_\_\_

Branch Code : \_\_\_\_\_

Date: \_\_\_\_\_

29/1/13

Certified that a sum of

Rs. 3,47,960/2 (Rupees Two lakh forty seven thousand nine hundred sixty only) has been paid towards Stamp

Duty by Sri/Smt Meso Prime Spaces Pvt Ltd & Others.

residing at Kamala Towers Plot No- 1-8, 304 to 307, Patigadda Road

Begumpet, Hyderabad - 500016

For Credit to the Account of the Govt. of West Bengal.

Not over Rs. 2,47,960/2

*[Signature]*  
Signature of authorized Officer  
(S. S. Number: G-6630 )

*[Signature]*  
Signature of authorized Officer  
(S. S. Number: P-8478 )



(Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/= or more)

*[Signature]*  
Sanjey Sankar

Q 1406/13



District Sub-Registrar  
Howrah

- 6 FEB 2013

Challan for Deposit of money in the account of Government of West Bengal

1. Name of the Bank & Branch

SBI Howrah

2. a) Name of the Treasury

(b) Treasury Code

H W A

3. Account Code

00300210200717

( 14 Digit must be filled up properly )

SAYR

4. Detail Head of Account

5. (a) Amount 2,47,960/-

(b) In Words

Rupces Two Lacs Forty Seven Thousand

6. By whom tendered Name & Address :

Nine hundred Sixty only  
Susanta Ghosh,

7. Name / Designation & Address of the Departmental Officer on whose behalf / favour money is paid :

MESO PRIME SPACES PVT LTD AND OTHERS  
Kamala Towers Flat No. 1-8, 304 to 307, Patigadda Road

8. (a) Particulars and Authority of Deposit : Begumpet Hyderabad - 500016

(b) T. V. No. & Date of A C

9. Accounts Officer by whom abjustable Accountant General ( 9A & E ) West Bengal Verified

Signature of Departmental / Treasury Officer

Susanta Ghosh  
Depositor's Signature

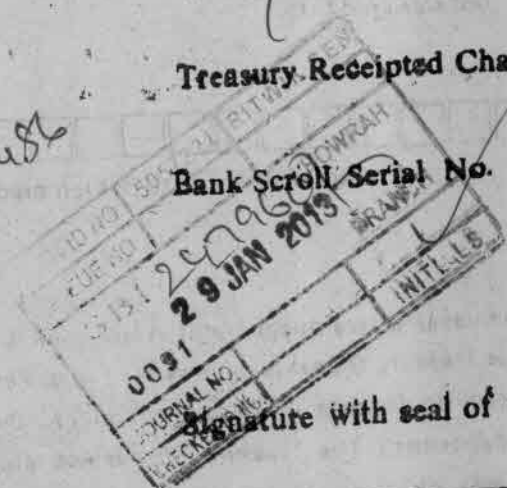
Date :

Received payment

27859486

Treasury Received Challan No.

Bank Scroll Serial No.



Receipt by the Bank / Treasury

Date :

Signature with seal of the Bank.

in respect of Challan relating to refund of unspent amount of A. C. Bill





LEFT HAND

RIGHT HAND



SIGNATURE -

*Soma Pr...*



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER



SIGNATURE -

*Sanjay Sankar*



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER





*[Handwritten signature]*  
District Sub-Registrar  
Howrah

6 FEB 2013



LT.1 of Samsun nehar Sams  
By the pen of  
Salim Ali Mallah.

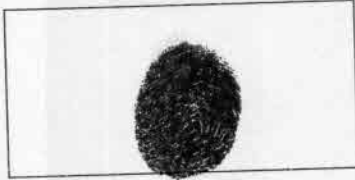
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THUMB



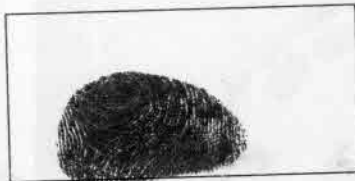
FORE FINGER



MIDDLE FINGER

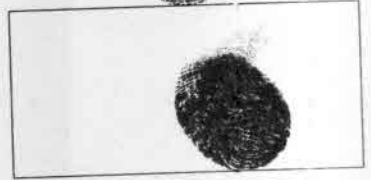


RING FINGER



LITTLE FINGER

RIGHT HAND



SIGNATURE -

Umsi i r t o n z u g n o



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER





District Sub-Registrar  
Howrah

- 6 FEB 2013





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

Endorsement For Deed Number : I - 01119 of 2013  
(Serial No. 01201 of 2013)

On 06/02/2013

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

Presented for registration at 17.50 hrs on :06/02/2013, at the Private residence by Mrs. Soma Roy Chowdhuri ,Claimant.

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

Execution is admitted on 06/02/2013 by

1. Samsun Nehar Sana, wife of Late Abdul Rahaman Sana , Sanapara Goyalbati, Jagachha, Sadar,, P.O. :-Unsani ,District:-Howrah, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
2. Azijur Rahaman Sana, son of Late Abdul Rahaman Sana , , Village:Sankrail Daragtala, Thana:-JAGACHHA, P.O. :- ,District:-Howrah, WEST BENGAL, India, Pin :-711313, By Caste Muslim, By Profession : Others
3. Mr. Sanjay Sarkar, son of James Sarkar , Sukh Sagar Apartment, 2nd Floor, Flat No. 209, 252 A, Picnic Garden Road, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700039, By Caste Christian, By Profession : Others



( Satiprasad Bandopadhyay )  
DISTRICT SUB-REGISTRAR OF HOWRAH  
EndorsementPage 1 of 4





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

**Endorsement For Deed Number : I - 01119 of 2013**  
**(Serial No. 01201 of 2013)**

4. Mrs. Soma Roy Chowdhuri

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, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Boson 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, P.O. :- ,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, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.

Authorised Signatory, Mesmor Buildtech Pvt. Ltd., Pan A A I C M 2 6 4 8 F, 1-10-335 To 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, P.O. :- ,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, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.

Authorised Signatory, Centrum Estates Pvt. Ltd., Pan A A F C C 0 4 2 4 1 Q, 1-10-335 To 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, P.O. :- ,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, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Lepton Builders Pvt. Ltd., Pan A A C C L 3 7 1 9 J, Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500082.

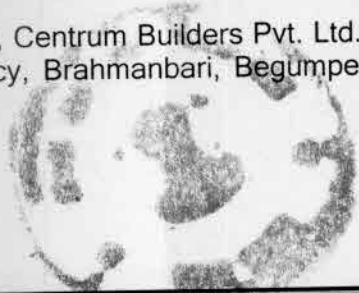
Authorised Signatory, Aadri Developers Pvt. Ltd., Pan A A L C A 0 8 2 8 L, Kamala Towers, Plot No. 1-8, 304 To 307 Patigadda Road, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

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, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.

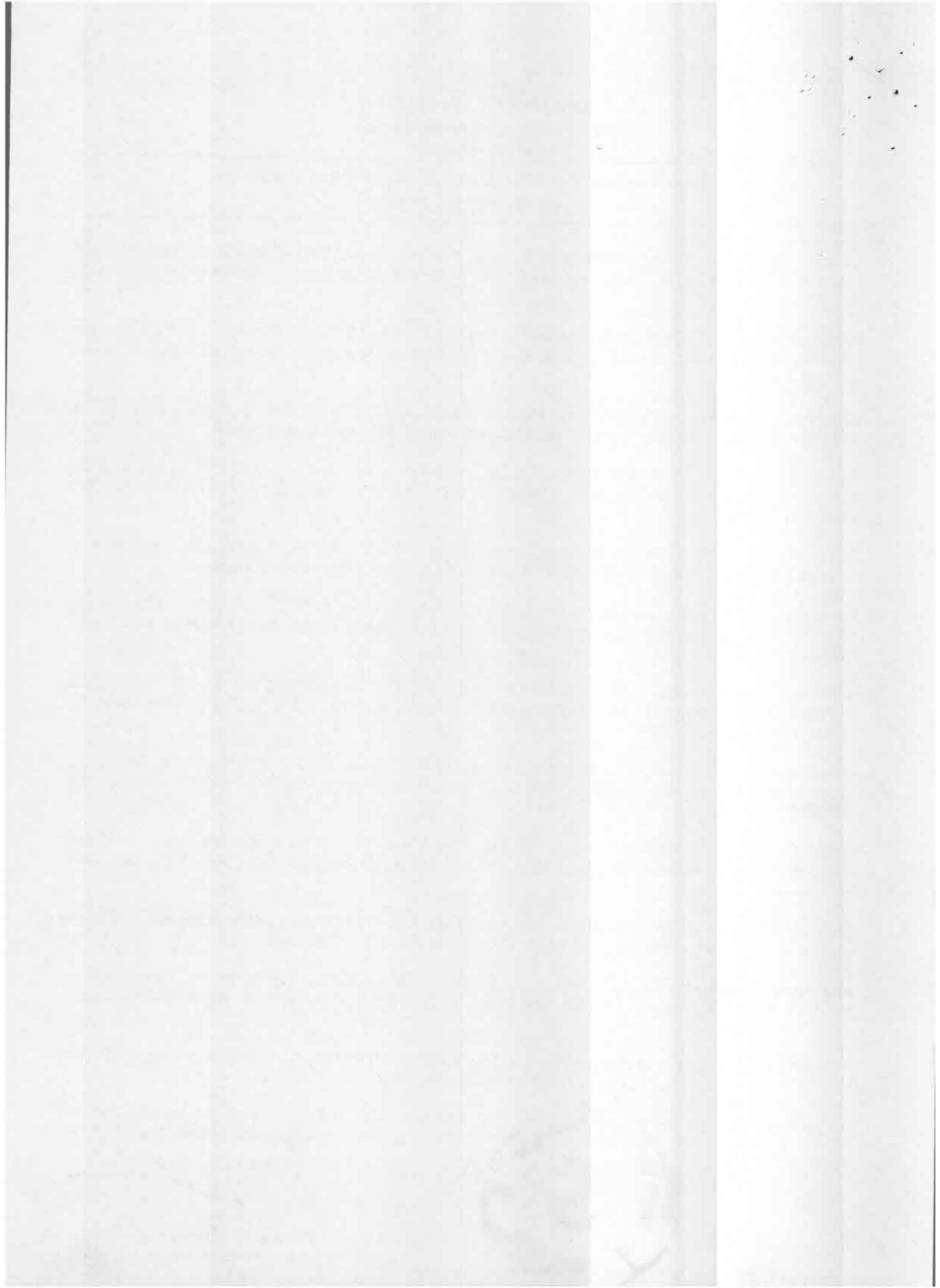
Authorised Signatory, Concoct Properties Pvt. Ltd., Pan A A F C C 0 4 2 1 M, 1-10-335 To 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

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,, P.O. :- ,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, P.O. :- ,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 - 01119 of 2013**  
**(Serial No. 01201 of 2013)**

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, P.O. :- ,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, P.O. :- ,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, P.O. :- ,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, P.O. :- ,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, P.O. :- ,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, P.O. :- ,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, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500082.

, By Profession : Others

Identified By Sabir Ali Mollah, son of S. A. Mollah, Sankrail Dargatala, Thana:-Sankrail, P.O. :- ,District:-Howrah, WEST BENGAL, India, Pin :-711313, By Caste: Muslim, By Profession: Business.

( Satiprasad Bandopadhyay )  
DISTRICT SUB-REGISTRAR OF HOWRAH

**On 07/02/2013**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

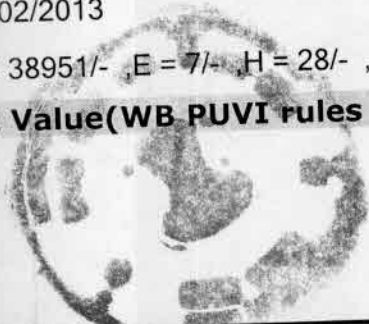
**Payment of Fees:**

Amount By Cash

Rs. 38990.00/-, on 07/02/2013

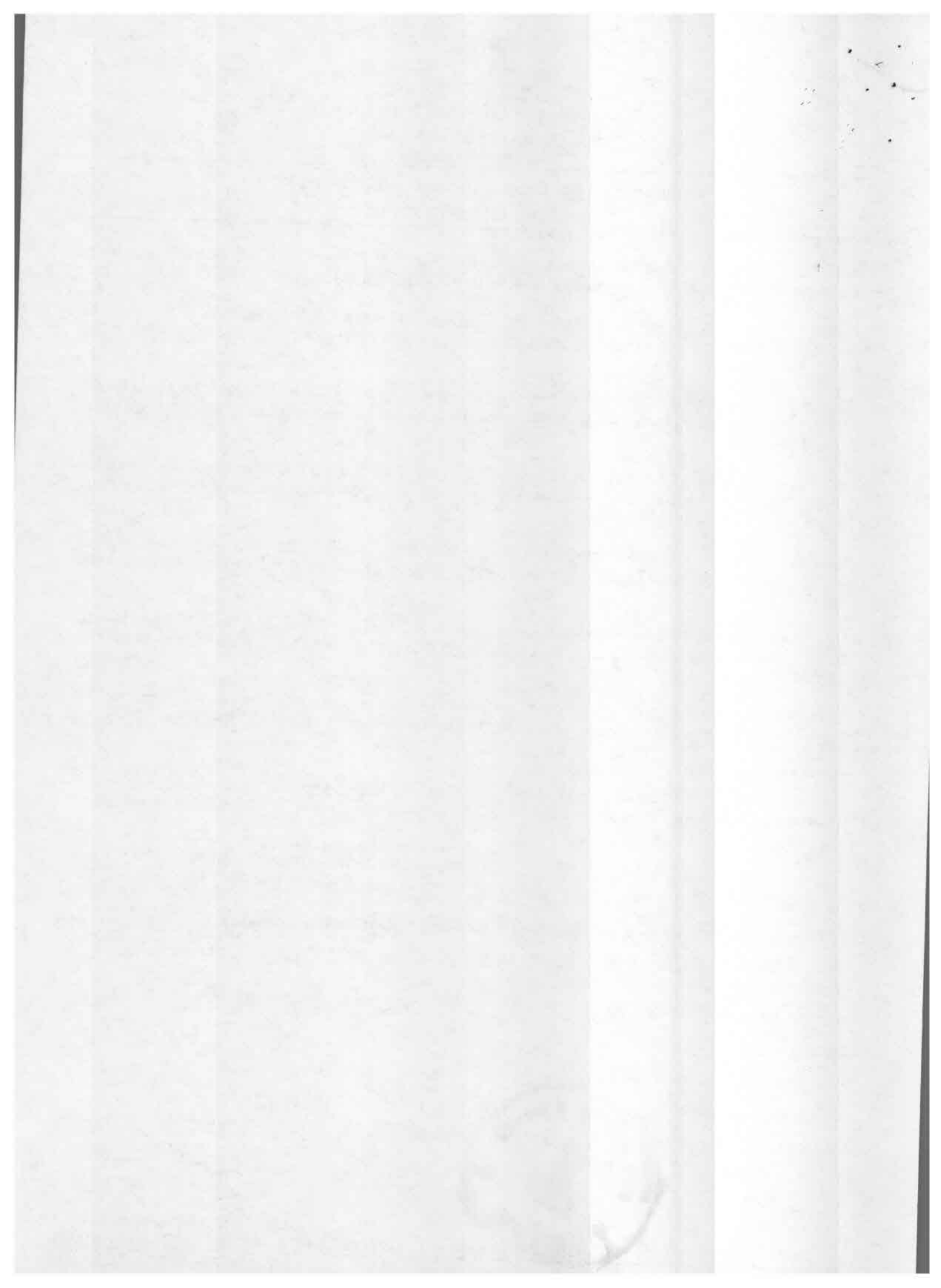
( Under Article : A(1) = 38951/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 07/02/2013 )

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



( Satiprasad Bandopadhyay )  
DISTRICT SUB-REGISTRAR OF HOWRAH

EndorsementPage 3 of 4





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

**Endorsement For Deed Number : I - 01119 of 2013**  
**(Serial No. 01201 of 2013)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-35,42,000/-

Certified that the required stamp duty of this document is Rs.- 247950 /- and the Stamp duty paid as:  
Impressed and Adhesive Rs.- 0/-

Stamp Paid By SABR

1. Rs. 247960/- is paid, by the SABR number 064300, SABR Date 29/01/2013, Bank Name State Bank of India, HOWRAH, received on 07/02/2013, by Meso Prime Spaces Pvt Ltd Kamala Towers Plot No 1-8 304 To 307 To307 Patigadda Road Begumpet Hayderabad 500016

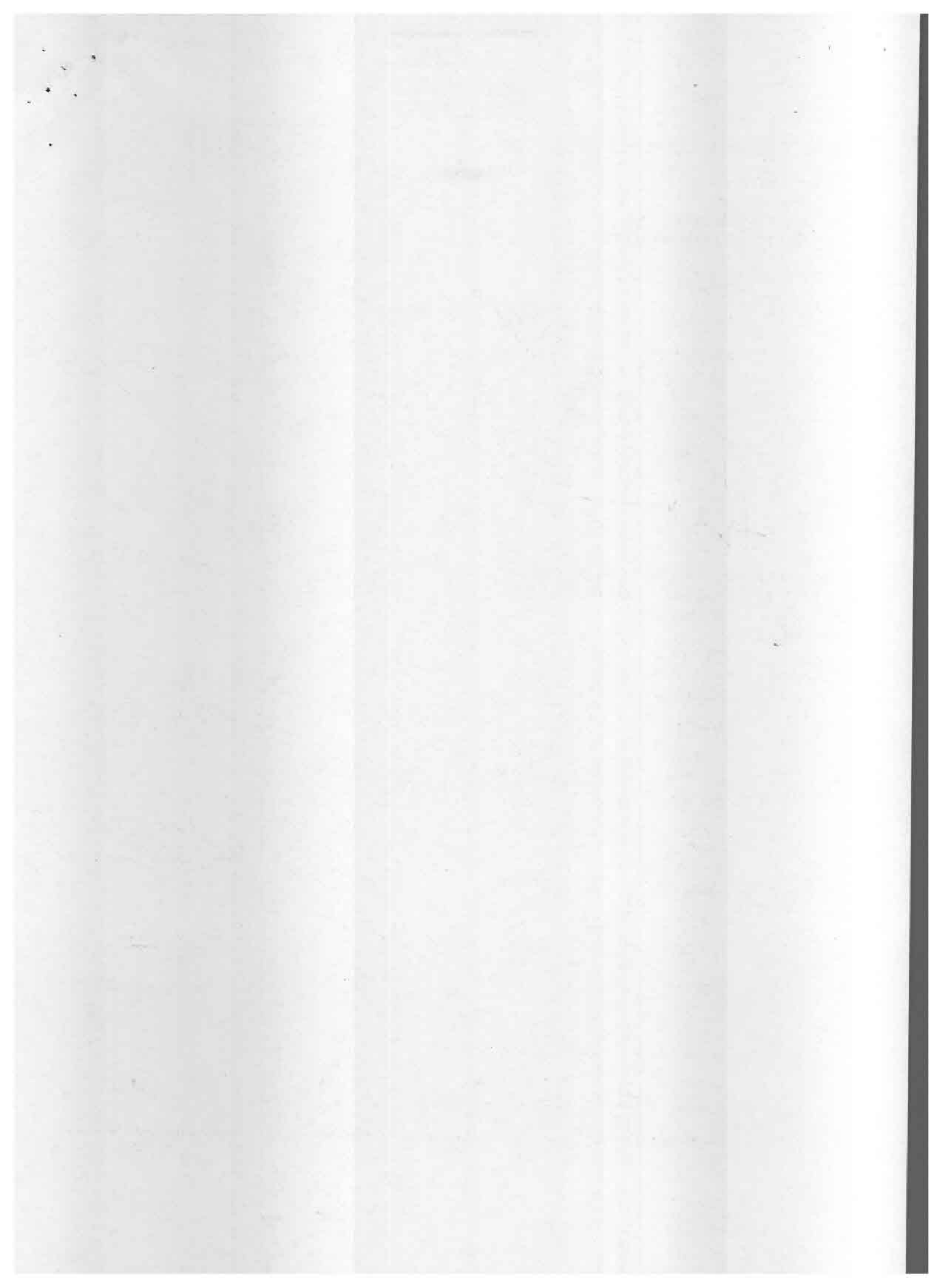
( Satiprasad Bandopadhyay )  
DISTRICT SUB-REGISTRAR OF HOWRAH



( Satiprasad Bandopadhyay )  
DISTRICT SUB-REGISTRAR OF HOWRAH  
EndorsementPage 4 of 4







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 3841 to 3869  
being No 01119 for the year 2013.



(Satiprasad Bandopadhyay) 08-February-2013  
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 Number AACCL3719J, (9) **AADRI DEVELOPERS PRIVATE LIMITED** 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, (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 Number 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 Number 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 Number AAFCCO420L, (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 Number AAFCCO422J, (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 Number AAFCCO419F, (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 Number 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 Number 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 Number AAECG9658B, (18) **SIESMA INFRA TECH 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 Number AASC52867G, and (19) **SIESMA**



District Sub-Registrar  
Howrah

- 6 FEB 2013

**ESTATES 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 Number 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 Number 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 or successors in interest and assigns) all represented by their Authorised Signatory Mrs. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri residing at 22, Rammohan Mukherjee Lane, Howrah- 711102, P.S. Shibpur of the **THIRD PART**—

**WHEREAS :**

- I. The Vendors and the Confirming Party have represented to and assured the Purchasers as follows:
  - A. Abdul Mallek Sana was the owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcels of danga land measuring about 30 decimals out of 30 decimals in L.R Dag No. 1195 (previously R. S Dag No. 1161) under Khatian No.2969 in Mouza Unsani, J.L No. 110, Police Station Jagacha, District Howrah and hereinafter referred to as “**the said Land**”. The name of the said Abdul Mallek Sana is duly recorded in the record of rights in respect of the said Land.
  - B. The said Abdul Mallek Sana died intestate leaving behind him two sons, namely, Abdul Rahaman Sana and Abdul Mannan Sana and his only daughter Rahatoon Nessar Begum as his only legal heirs.
  - C. By and under a Deed of Sale (in Bengali) dated 13<sup>th</sup>February, 2008 registered at the office of Additional District Sub-Registrar, Domjur in Book No. I, CD Volume no. 13, at pages 4740 to 4759, Being No. 4261 for the year 2008 the said Rahatoon Nessar Begum sold her 5/16<sup>th</sup> share in the said Land to her aforesaid two brothers. Accordingly



District Sub-Registrar  
Howrah

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the aforesaid Abdul Rahaman Sana and Abdul Mannan Sana became the absolute owner of the said Land in equal shares each.

D. The said Abdul Rahaman Sana died intestate leaving behind him his wife Samsun Nehar Sana (being the first named Vendor herein) his son AzijurRahaman Sana (being the second named Vendor herein) and his daughter NurjahanKhatun Sana as his only legal heirs. According to the Muslim Law of Succession, the aforesaid legal heirs of the said Abdul Rahaman Sana became the owner of one-half share of the said Land in the following manner :

Name of legal heirs	Share in one-half of the said Land	Area (dec) in one-half of the said Land
Samsun Nehar Sana (wife)	12.50%	1.875
Azijur Rahaman Sana (son)	58.33%	8.750
Nurjahan Khatun Sana (daughter)	29.17%	4.375
	<b>100%</b>	<b>15</b>

E. Accordingly, the Vendors herein now are the lawful absolute 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 10.625 decimals out of 30 decimals in L.R Dag No. 1195 (previously R. S Dag No. 1161) under Khatian No.2969 in MouzaUnsani, J.L No. 110, 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 lispensens whatsoever.

F. 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,



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requisitioned and/or affected by the Land Acquisition Department and/or any other body or authority.

G. 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.

H. 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 Vendors or the Vendors' predecessors-in-title. No injunction or attachment or other order has been passed or is subsisting in relation to the said property.

I. No person other than the Vendors 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.

J. The Vendors have 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.

K. The Vendors have been and are 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.

L. The Vendors and/or the Vendors' 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 Vendors and/or the Vendors' 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 Vendors and/or the Vendors' 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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M. 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.

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

O. The Vendors' predecessors-in-title were and the Vendors are 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 Vendors selling the said property to the Purchasers in the manner herein.

P. The Vendors do not belong to any Scheduled Tribe and have a good and marketable title to the said property, free from all encumbrances and liabilities whatsoever.

Q. The Vendors 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 Vendors and the Vendors have 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 Vendors have agreed to sell to the Purchasers, the Confirming Party has agreed to confirm and the Purchaser relying on the aforesaid representations and assurances of the Vendors and the Confirming Party 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. 35,42,000/-. The Purchasers has at or before the execution hereof already paid the aforesaid total consideration of Rs. 35,42,000/- at the request of the Vendors by a cheque issued in the name of the Confirming Party who has already paid the total consideration to the Vendors. The Vendors 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. 35,42,000 (Rupees thirty five lacs forty two thousand only) paid by the Purchasers to the Vendors and 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 Vendors and the Confirming Party do hereby as well as by the receipt hereunder written admit and acknowledge and of and from 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 Vendors do 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 lispensens whatsoever **ALL THAT** the piece and parcels of danga land measuring about 10.625 decimals out of 30 decimals in L.R Dag No. 1195 (previously R. S Dag No. 1161) under Khatian No.2969 in MouzaUnsani, J.L No. 110, Police Station Jagacha, District Howrah and hereinafter referred to as "**the said property**" **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 Vendors 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 Vendors or any person or persons from whom the Vendors 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



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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 lispensens whatsoever **AND** the Vendors do hereby covenant with the Purchasers that the Vendors are the absolute and lawful owners 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 Vendors do hereby covenant with the Purchasers that neither the Vendors nor any of the Vendors' 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 Vendors may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner aforesaid **AND THATNOTWITHSTANDING** any act deed or thing by the Vendors and/or any of the Vendors' predecessors-in-title done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents is 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 THATNOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors have 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 Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from under or in trust for any of the Vendors' 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 Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against any latent or patent defect in title of the





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Vendors 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 lispensens whatsoever suffered or made or created in respect of the said property by the Vendors and/or the Vendors' predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or the Vendors' 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 Vendors do 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 Vendors 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



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Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendors hereby expressly consent to the same and also appoint the Purchasers as the constituted attorney of the Vendors 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 Vendors 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 Vendors 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 Vendors 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 Vendors shall not have any right, title or interest whatsoever in respect of any portion of the said property **AND THAT** the Vendors 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 Vendors and/or Confirming Party or any of them **AND FURTHER THAT** the Vendors 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 Vendors 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 Vendors 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 parcels of danga land measuring about 10.625 decimals out of 30 decimals in L.R Dag No. 1195 (previously R. S Dag No. 1161) under Khatian No.2969 in Mouza Unsani, J.L No. 110, Police Station Jagacha, District Howrah 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:



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On the North by : By R.S. Dag No. 1177;  
 On the East by : By R.S. Dag No. 1172 and 1163;  
 On the West by : By R.S. Dag No. 1161;and  
 On the South by : By R.S. Dag No. 1161.

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

**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 **Vendors** at Kolkata in the presence of :

1. Aadip Maity,  
17, Govt Place East  
Kolkata - 700 069.
2. Saleem Ali Mallah  
Sambazail Dargah  
Atowrah - Tuzib (w)

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

LT.1af  
Samsun nehar Sana  
By the per of  
Saleem Ali Mallah

(SAMSUN NEHAR SANA)

আজিজুর রহমান সানা  
(AZIJUR RAHAMAN SANA)

Sanjay Sarkar  
(SANJAY SARKAR)



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

*Soma Raychoudhuri*

Authorised Signatory

*of following companies*

(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)



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(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)



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(SIESMA ESTATES PRIVATE LIMITED)

(NUCAM BUILDERS PRIVATE LIMITED)

Readover and explained  
to the parties in accordance

Sabir Ali Mollah

Prepared by: *Sharequa Hanaphie*  
Sharequa Hanaphie, Advocate  
Enrolment number: WB/641/2007  
Messrs. R. Ginodia & Co.,  
7C, Kiran Shankar Roy Road,  
Kolkata - 700 001.

*Gouri Shankar Rana*  
Typed by: Gouri Shankar Rana



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**RECEIVED** of and from the within-named Purchasers the within mentioned sum of Rs. 35,42,00/- (Rupees thirty five lacs forty two thousand only) being the consideration money in full payable to the Vendors under these presents as per the following -

**MEMO OF CONSIDERATION**

By Part of Cheque no. 531505 dated 29.01.2013 issued by Adrian Euildcon Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 531455 dated 29.01.2013 issued by Aadri Developers Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 535955 dated 29.01.2013 issued by Mesmor Buildtech Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 535855 dated 29.01.2013 issued by Centrum Estates Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 534905 dated 29.01.2013 issued by Siesma Infratech Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 534755 dated 29.01.2013 issued by Boson Prime Spaces Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 535805 dated 29.01.2013 issued by Centrum Builders Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 534280 dated 29.01.2013 issued by Citius Spaces Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 534380 dated 29.01.2013 issued by Concoct Properties Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 534430 dated 29.01.2013 issued by Concoct Buidcon Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 534330 dated 29.01.2013 issued by Meso Prime Spaces Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 531405 dated 29.01.2013 issued by Lepton Builders Pvt. Ltd., HDFC Bank, Ballygunge Branch,	



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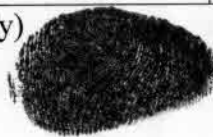
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Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 534480 dated 29.01.2013 issued by Cupid Spaces Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 534805 dated 29.01.2013 issued by Cupid Properties Pvt. Ltd, HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 534855 dated 29.01.2013 Gillard Properties Pvt. Ltd. issued by HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 531556 dated 29.01.2013 issued by Rendoz Infracon Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 531680 dated 29.01.2013 issued by Nucam Constructions and Estates Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 533280 dated 29.01.2013 issued by Nucam Builders Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 535905 dated 29.01.2013 issued by Siesma Estates Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
By Part of Cheque no. 536781 dated 29.01.2013 issued by Tachyon Infraventures Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	1,77100/-
<b>TOTAL:</b>	<b><u>Rs. 35,42,000/-</u></b>

(Rupees thirty five lacs forty two thousand only)

Witnesses:

1. Pradip Maity .
2. Sabir Ali Mallah



LT 1 of Samsun nehar Sana  
By the Gen of  
Sabir Ali Mallah

(SAMSUN NEHAR SANA)

01/02/2013  
(AZIJUR RAHAMAN SANA)



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