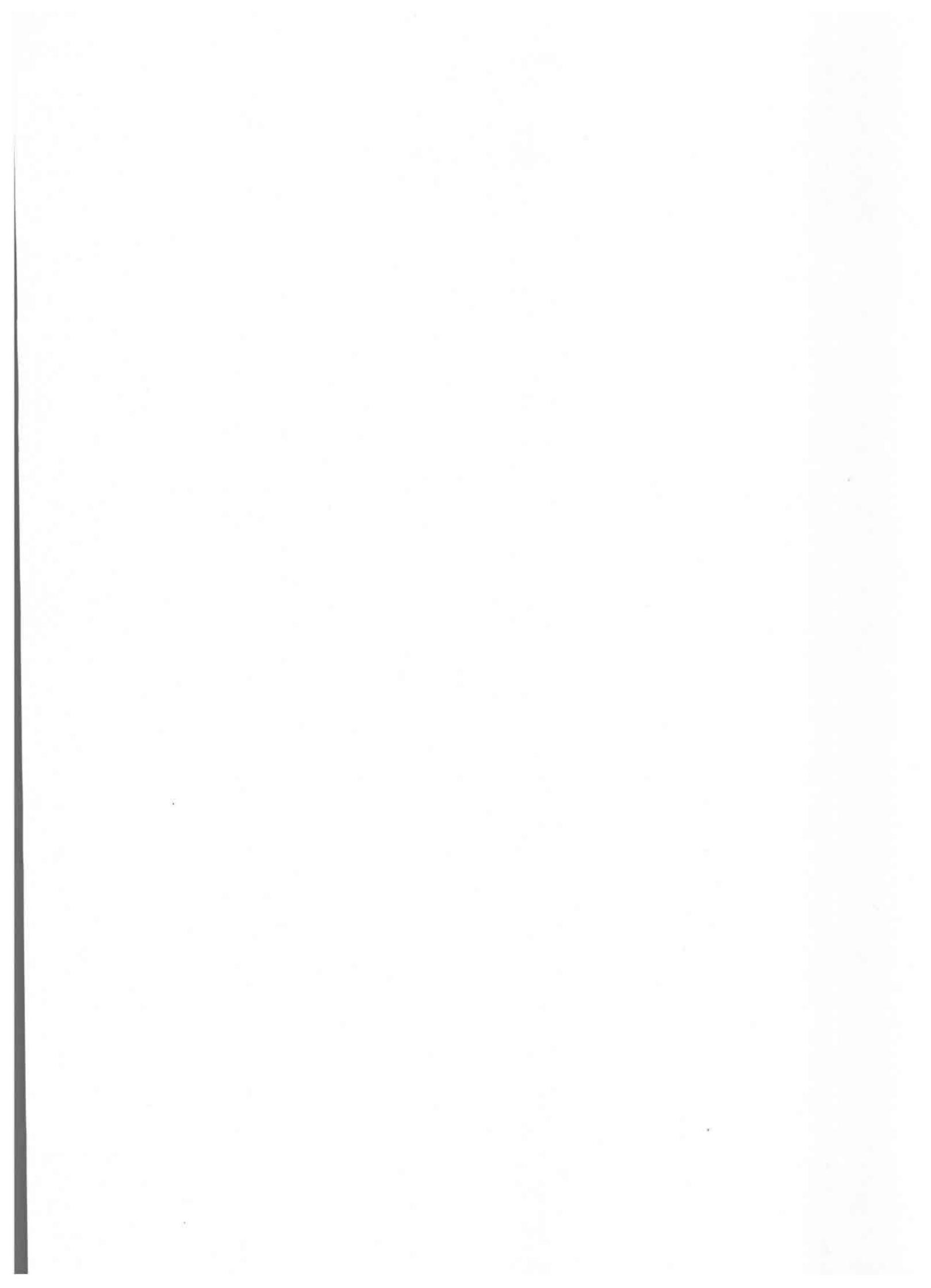




SUREKA

Legal/Kona/Deed No. 6788 of
2013 dated 11.07.2013



P. 7545

I

6788

11.07.13
Q 15252/13
1639/13
11.07.13
11.07.13

N.A.

15.07.13
15.07.13

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


District Sub-Register
Howrah

15 JUL 2013 11.07.13

THIS DEED OF CONVEYANCE made this 11th day of July two thousand and thirteen **BETWEEN NAZIMA KHATOON** wife of Sk. Akram Aii. Occupation - Housewife, residing at Village Unsani, Majher Para, Police Station Jagacha, District Howrah hereinafter referred to as 'the **VENDOR**' (which expression shall unless

118

Sanjay Sarkar



3828

Sanjay Sarkar



3829

नाम निशान



District Sub-Registrar
Howrah

11 JUL 2013

Su. Habib

So - Su. Habib
Vill - Dharsa Dakhin para
P.S. - Jagacha
D.T. - Howrah
Occ - Service

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, 2nd 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 AAFCCB2521F, **(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 its registered office at Plot No 11, Road No. 10, Surya Nagar Colony, Somajiguda-500 082 and having Income Tax



District Sub-Registrar
Howrah

11 JUL 2013

Roadip Maita.
s/o, Atul Ch. Maita.
P.S. Lane Street
17, Groot Place East
Kad-69.
Service.

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

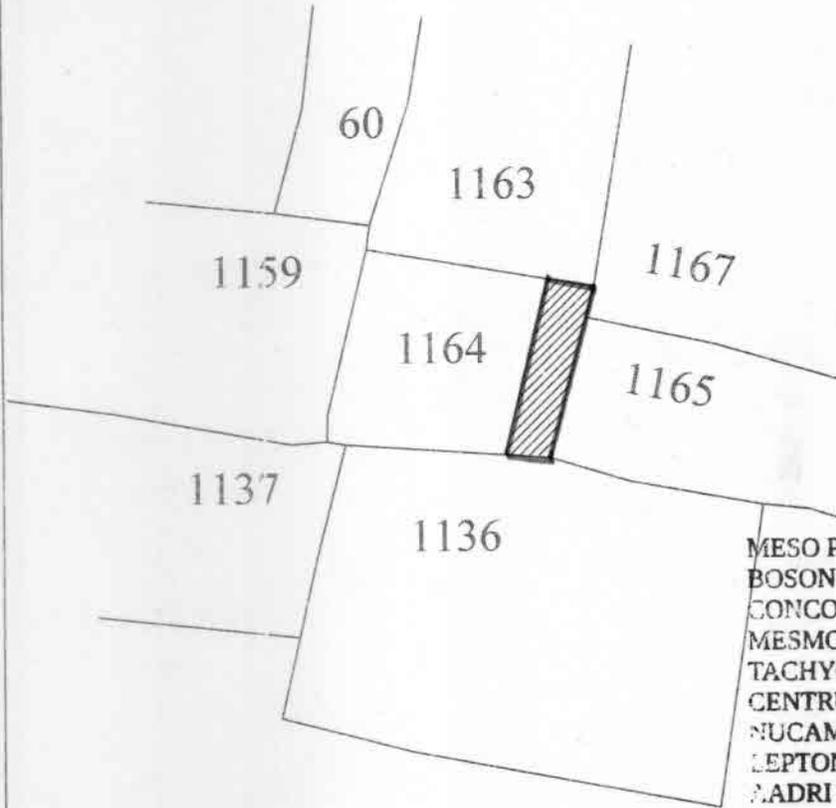
MOUZA	J.L. NO.	R.S. DAG. NO.	L.R. DAG. NO.	L.R. KH. NO.	AREA IN DEC.
UNSANI	10	1164	1198	217	3.00D.

VENDOR :- NAZIMA KHATUN .

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

CONFIRMING PARTY :- SANJAY SARKAR .

AUTHORISED SINGNATORY FOR PURCHASERS :- SOMA ROY CHOWDHURY



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
 MADRI DEVELOPERS PRIVATE LIMITED
 CITIUS SPACES PRIVATE LIMITE
 CONCOCT PROPERTIES PRIVATE LIMITED
 CUPID SPACE PRIVATE LIMITED
 CERTUM BUILDERS PRIVATE LIMITED
 CUPID PROPERTIES PRIVATE LIMITED
 ADRIAN BUILDCON PRIVATE LIMITED
 RENDOZ INFRACON PRIVATE LIMITE
 GILLARD PROPERTIES PRIVATE LIMITED
 SIESMA INFRATECH PRIVATE LIMITED
 SIESMA ESTATES PRIVATE LIMITE
 NUCAM BUILDERS PRIVATE LIMITED

Soma Roy Chowdhury

Authorised Signatory
 of all above companies

SIGN. OF AUTHORISED SINGNATORY
 (FOR PURCHASERS)

নাজিমা খাতুন

SIGN. OF VENDOR

Sanjay Sarkar

SIGN. OF CONFIRMING PARTY

NOT TO SCALE

Beethi Bhosawnick

DRAWN BY



District Sub-Registrar
Howrah

11 JUL 2013

SERIALISED AUTHENTICATED BANK RECEIPT

SABR No. : 068668
001



STATE BANK OF INDIA

HOWRAH 00091

Branch Name : _____

Branch Code : _____

Date: 10.07.2013

Certified that a sum of

Rs. 64010/- (Rupees Sixty four thousand ten only.

) has been paid towards Stamp

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

residing at Kemala 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. 64010/-

Signature of authorized Officer
(S. S. Number: GS414)

Signature of authorized Officer
(S. S. Number: S-18350)



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

Sanjay Saikhan

Q 15252/13



District Sub-Registrar
Howrah

11 JUL 2013

S A B R DELIVERED
T. R. FORM No.-7

(See S. R. 46)

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

1. Name of the Bank & Branch *S. B. B. HOWRAH*

2. a) Name of the Treasury *BRANCH*

(b) Treasury Code

H	W	A
---	---	---

3. Account Code

0	0	3	0	0	2	1	0	2	0	0	7	1	7
---	---	---	---	---	---	---	---	---	---	---	---	---	---

(14 Digit must be filled up properly)

4. Detail Head of Account

SABR

5. (a) Amount *64,010/-*

(b) In Words *Rupees Sixty Four Thousand & Ten*

6. By whom tendered Name & Address : *Susanla Ghosh*

7. Name / Designation & Address of the Departmental Officer on whose behalf / favour money is paid : *MESO PRIME SPACES PVT LTD AND OTHER Kamala Towers, Plot 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

Susanla Ghosh
Depositor's Signature

Date :

Treasury Received Challan No.

Received payment

Bank Scroll Serial No.

USER ID NO	6568162	Nimai Ch. Ray	
QUEUE NO	64010		
SBI	0091	10 JUL 2013	
CHECKER ID NO			INITIALS

Receipt by the Bank / Treasury

Signature With seal of the Bank.

Date :

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



নাজি সুলতান

LEFT HAND

RIGHT HAND



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER



Sawian Sawian

SIGNATURE -



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER



Soma Ray

SIGNATURE -



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER





District Sub-Registrar
Howrah

11 JUL 2013

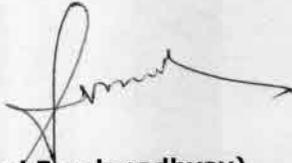
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. HOWRAH, District- Howrah
Signature / LTI Sheet of Serial No. 07545 / 2013, Deed No. (Book - I , 06788/2013)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Soma Raychaudhuri Address -22, Ram Mohan Mukherjee Lane, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, Pin :-711102	Self	 15/07/2013	 LTI 15/07/2013	<i>Soma Raychaudhuri</i> 15.07.2013

Name of Identifier of above Person(s)
Pradip Maity
17, Govt, Place East, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India,

Signature of Identifier with Date
Pradip Maity
15/07/13


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

Handwritten text, possibly a signature or name, located in the upper left quadrant of the page.



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

Endorsement For Deed Number : I - 06788 of 2013
(Serial No. 07545 of 2013 and Query No. 0501L000015252 of 2013)

On 11/07/2013

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

Presented for registration at 18.45 hrs on :11/07/2013, at the Private residence by Sri Sanjay Sarkar , one of the Executants.

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

Execution is admitted on 11/07/2013 by

1. Nazima Khatoon, wife of Sk. Akram Ali , Unsani (Majherpara), Thana:-JAGACHHA, District:-Howrah, WEST BENGAL, India, , By Caste Muslim, By Profession : Business
2. Sri 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, Dharsa Dakhin Para, Thana:-JAGACHHA, District:-Howrah, WEST BENGAL, India, , By Caste: Muslim, By Profession: Service.

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 15/07/2013

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. 11765.00/-, on 15/07/2013

(Under Article : A(1) = 11726/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 15/07/2013)

Certificate of Market Value(WB PUVI rules of 2001)

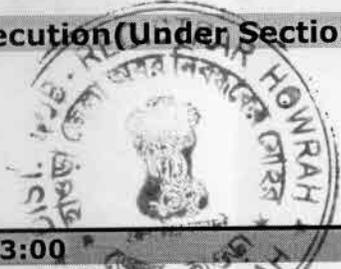
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-10,66,500/-

Certified that the required stamp duty of this document is Rs.- 64000 /- and the Stamp duty paid as: Impressed and Adhesive Rs.- 0/-

Stamp Paid By SABR

1. Rs. 64010/- is paid, by the SABR number 068668, SABR Date 10/07/2013, Bank Name State Bank of India, HOWRAH, received on 15/07/2013, by Meso Prime Spaces Pvt Ltd & Others Kamala Towers Plot No 1-8 304 To 307 Patigadda Road Begunpet Hyderabad 500016

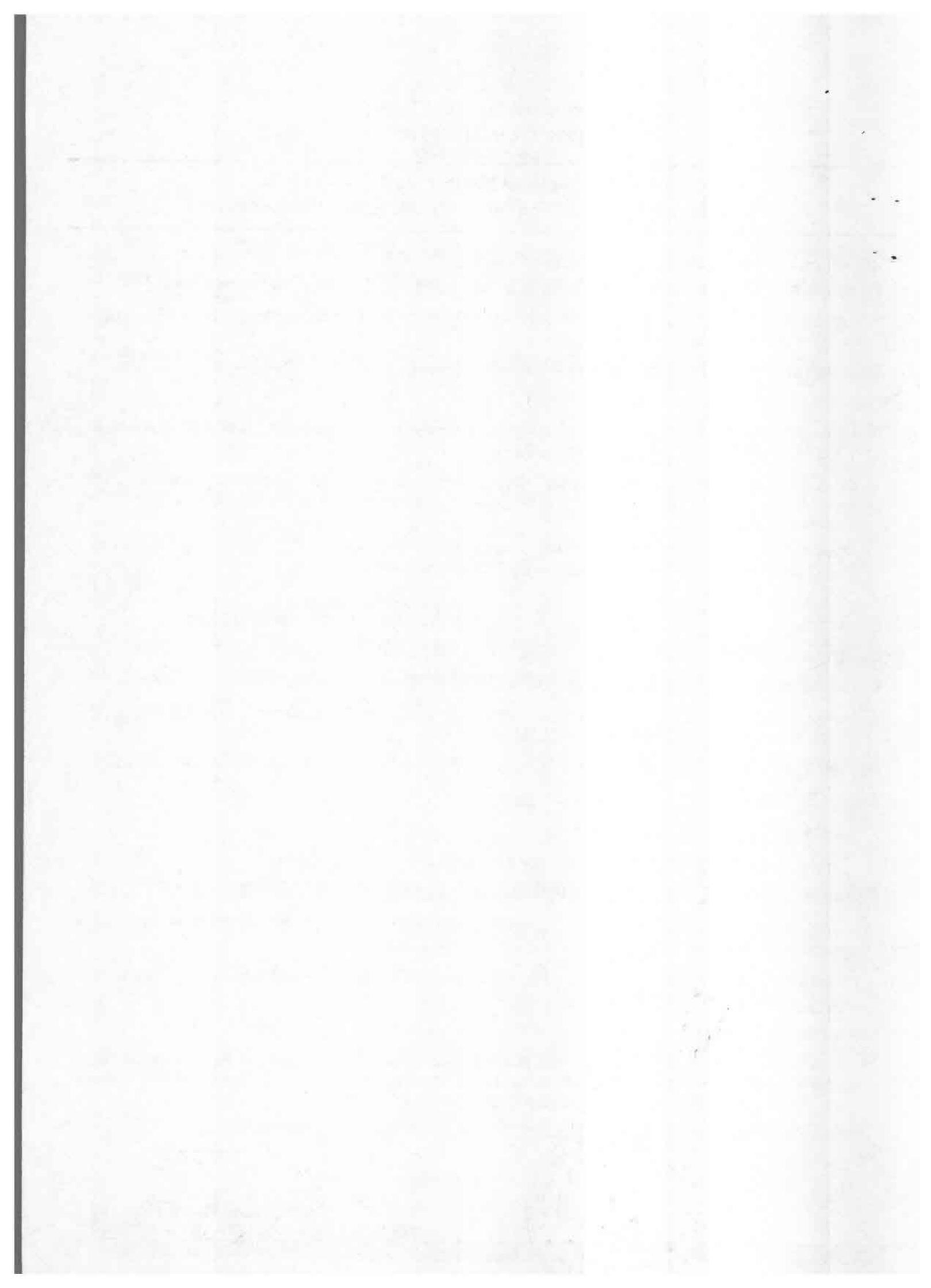
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)



(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

15/07/2013 16:33:00

EndorsementPage 1 of 4





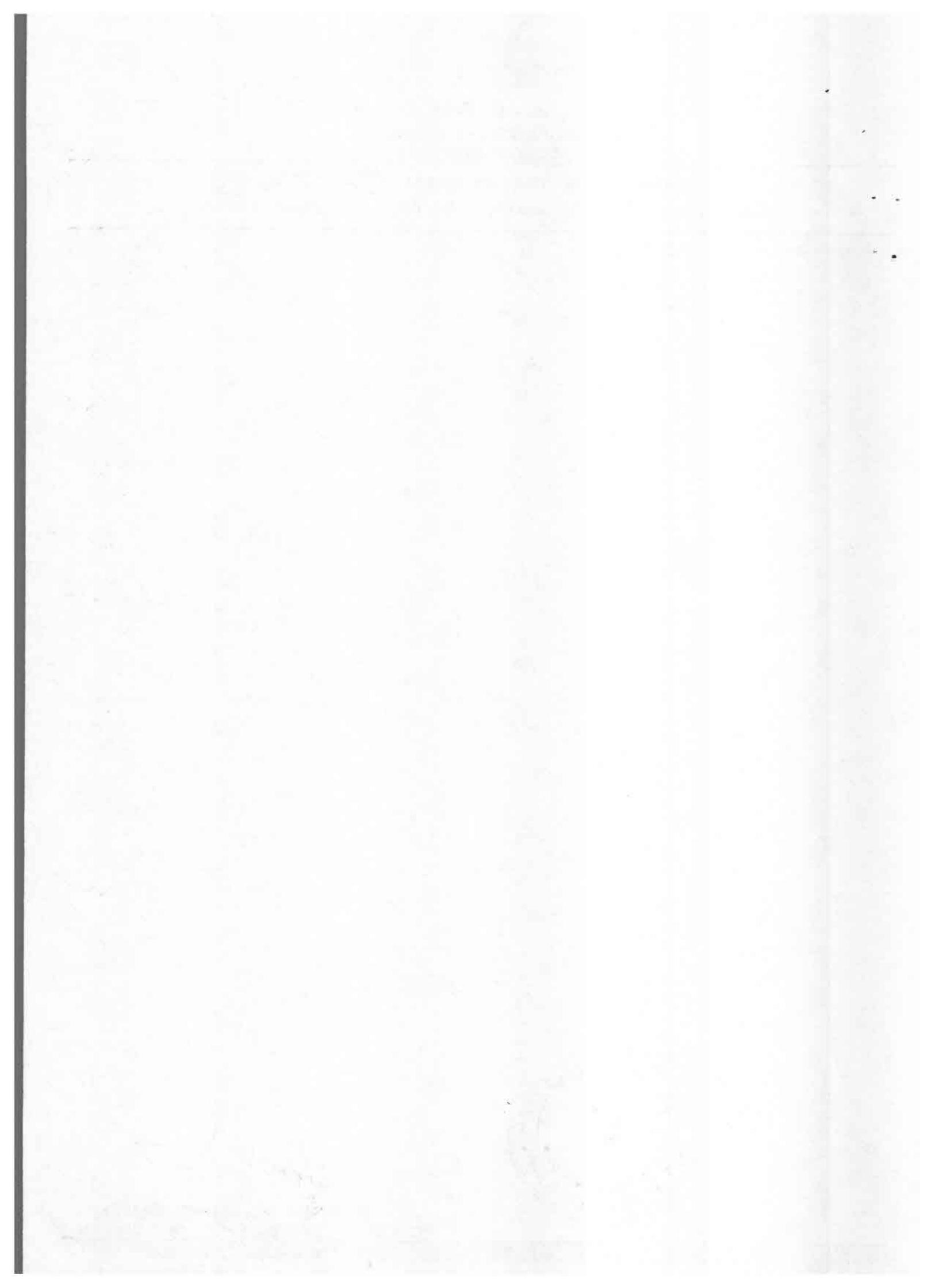
Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 06788 of 2013
(Serial No. 07545 of 2013 and Query No. 0501L000015252 of 2013)

Execution is admitted on 15/07/2013 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 - 06788 of 2013
(Serial No. 07545 of 2013 and Query No. 0501L000015252 of 2013)

1. Mrs. Soma Raychaudhuri

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, 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, 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.

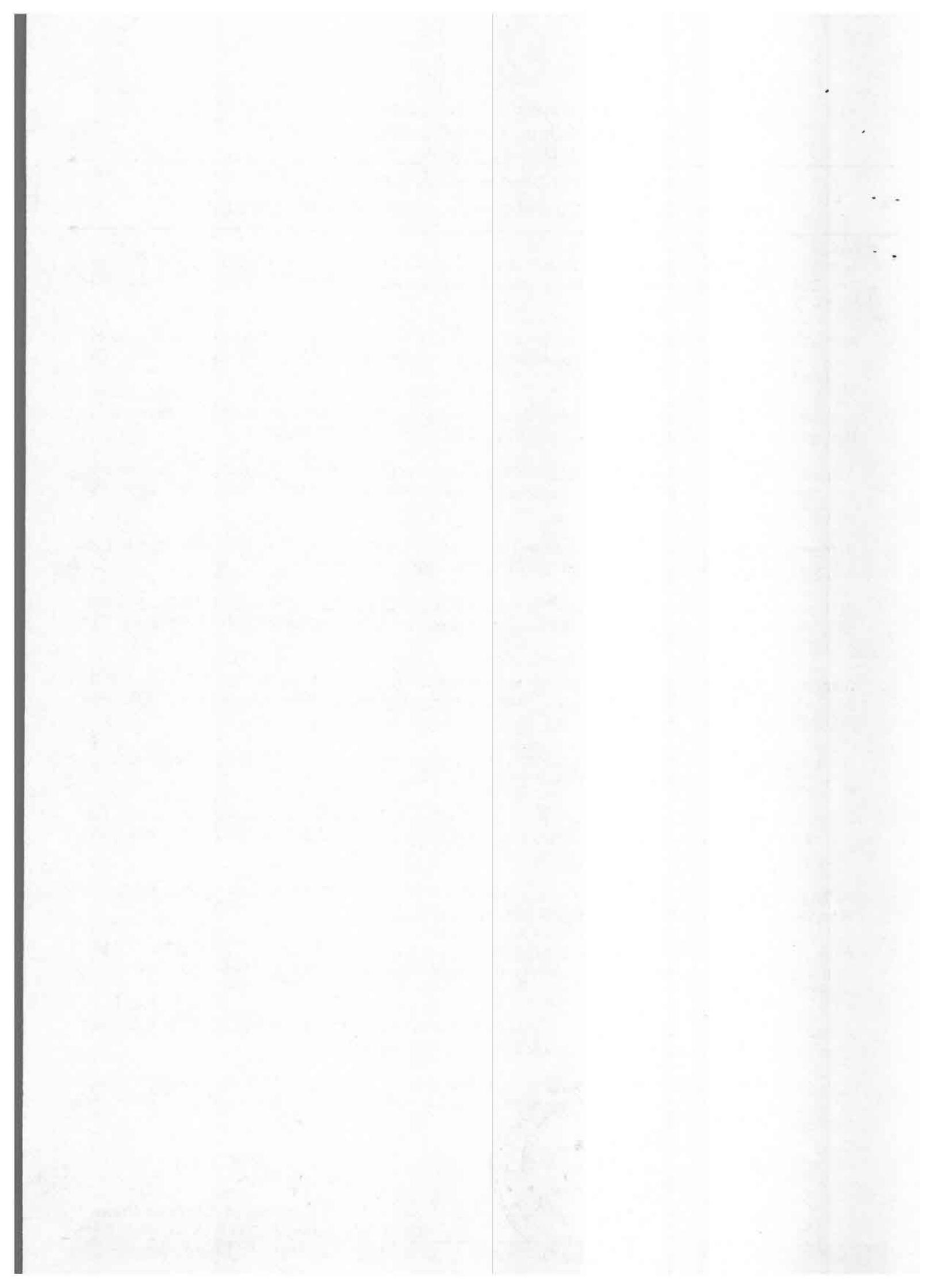
Authorised Signatory, Concoct Properties Pvt. Ltd., Pan A A F C C 0 4 2 1 M, 1-10-335 To 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

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 - 06788 of 2013
(Serial No. 07545 of 2013 and Query No. 0501L000015252 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, 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.

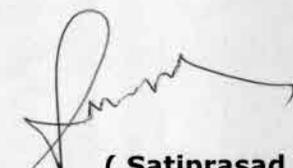
Authorised Signatory, Siesma Estates Pvt. Ltd., Pan A A S C S 3 5 0 6 Q, Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500082.

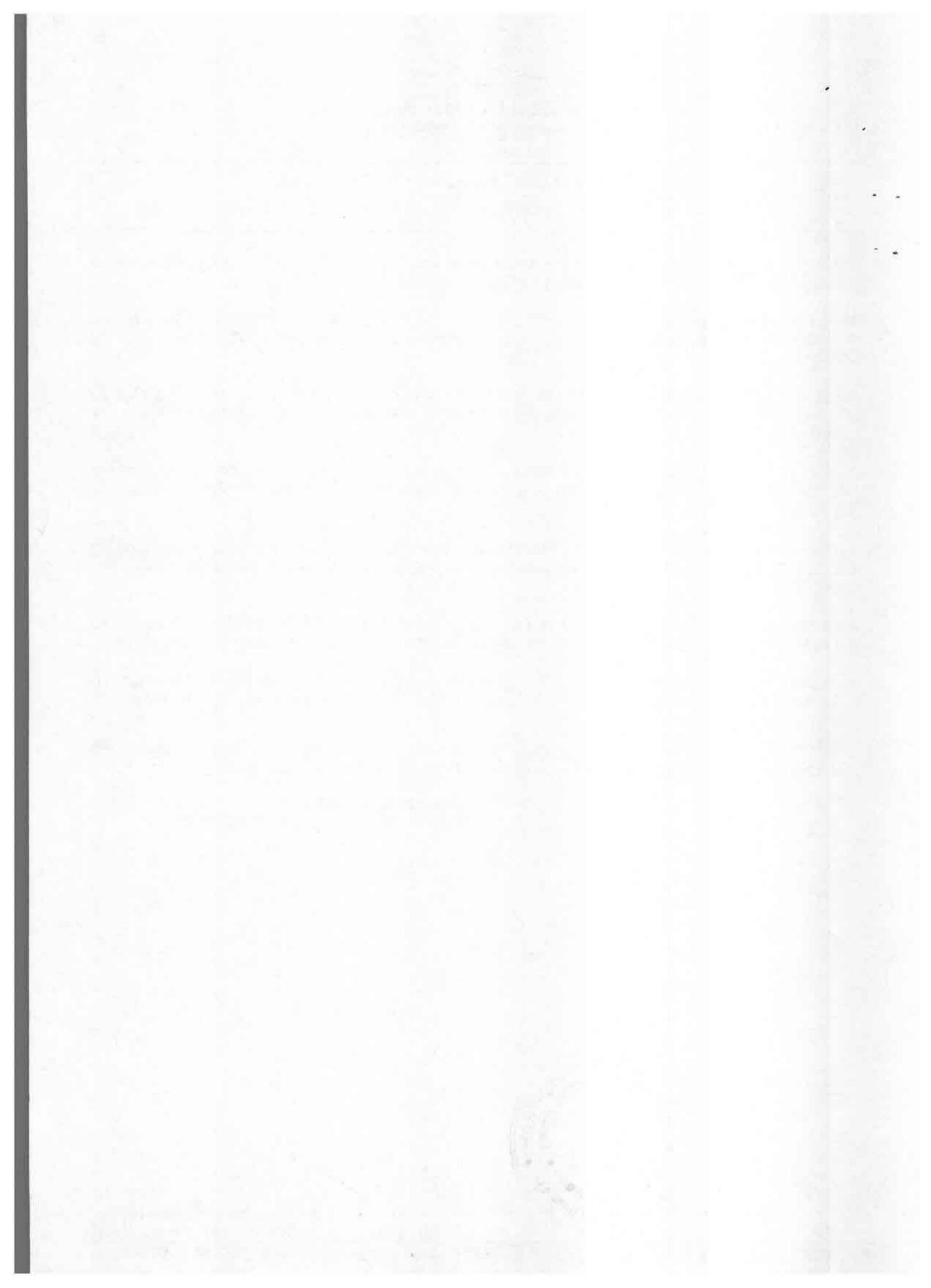
Authorised Signatory, Nucam Builders Pvt. Ltd., Pan A A E C N 1 7 2 7 C, Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda, District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500082.
, By Profession : Others

Identified By Pradip Maity, son of Atul Ch Maity, 17, Govt, Place East, 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

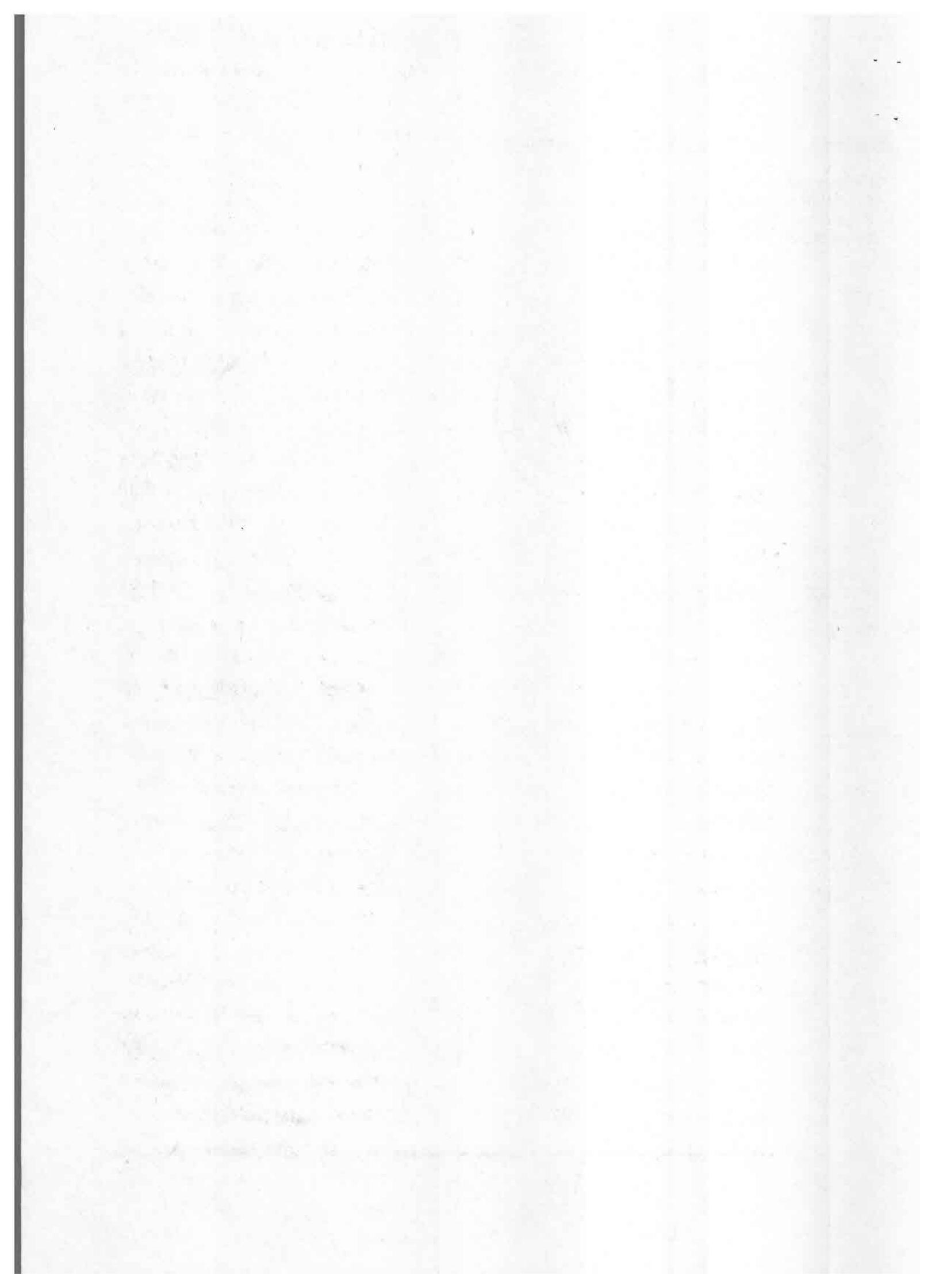


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 1193 to 1218
being No 06788 for the year 2013.



(Satiprasad Bandopadhyay) 16-July-2013
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R. HOWRAH
West Bengal



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 ESTATES PRIVATE LIMITED** a company incorporated under the



District Sub-Registrar
Howrah

11 JUL 2013

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 "**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 Vendor and the Confirming Party have represented to and assured the Purchasers as follows:

A. Abdul Azid Sana (also known as Abdul Aziz Sana) was the 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 3 decimals out of 16 decimals in L.R. Dag No. 1193 (R. S Dag No. 1164) under L.R. Khatian No. 217 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 and 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 lispdens whatsoever. The name of the said Abdul Ajiz Sana is recorded in the record of right/parcha relating to the said Property.

B. By and under the Deed of Conveyance (in Bengali) dated 7th July, 2013 and registered at the office of District Sub-Registrar of Howrah in Book No. I, CD Volume no. 26, at pages 4044 to 4058 being no. 7288 for the year 2008 the Vendor herein purchased the said Property from the said Abdul Azid Sana (also known as Abdul Aziz Sana). Accordingly, the Vendor herein now is the lawful absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to the said Property.

Soma Raychaudhuri

NR



~~District Sub-Registrar
Howrah~~

11 JUL 2013

C. 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.

D. 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.

E. 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.

F. 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.

G. 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.

H. 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.

I. 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



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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.

J. 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.

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

L. 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.

M. 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.

N. 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 and the Purchasers, the Confirming Party has agreed to confirm and the Purchaser relying on the aforesaid representations and assurances of the Vendor 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. 10,66,500/-. The Purchasers has at or before the execution hereof already paid the aforesaid total consideration of Rs. 10,66,500/- (Rupees ten lacs sixty six thousand five hundred 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

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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. 10,66,500/- (Rupees ten lacs sixty six thousand five hundred only) paid by the Purchasers to the Vendor 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 Vendor 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 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 Sali land measuring about 3 decimals out of 16 decimals in L.R Dag No. 1198 (R. S Dag No. 1164) under L.R. Khatian No. 217 in Mouza Unsani, J.L No. 10, 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 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

Soma Biswas

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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 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



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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 outgoings 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 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

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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 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 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 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.

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THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of Sali land measuring about 3 decimals out of 16 decimals in L.R. Dag No. 1198 (R. S. Dag No. 1164) under L.R. Khatian No. 217 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 : R.S. Dag No. 1163;
 On the East by : R.S. Dag No. 1165 & 1167;
 On the West by : Portion of R.S. Dag No. 1164; and
 On the South by : By R.S. Dag No. 1136.

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

নাভিজাহাটুন
 (NAZIMA KHATOON)

1/ SU. Habib
 Vill- Dharsa Dakhin para
 P.S.- Jagacha
 D.T- Howrah

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

2, Roadip Maite,
 17, Govt Place East
 Kal-69

Sanjay Sarker
 (SANJAY SARKAR)

Soma P...

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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 LIMITE
 CONCOCT PROPERTIES PRIVATE LIMITED
 CUPID SPACES PRIVATE LIMITED
 CENTRUM BUILDERS PRIVATE LIMITED
 CUPID PROPERTIES PRIVATE LIMITED
 ADRIAN BUILDCON PRIVATE LIMITED
 RENDOZ INFRACON PRIVATE LIMITE
 GILLARD PROPERTIES PRIVATE LIMITED
 SIESMA INFRA TECH PRIVATE LIMITED
 SIESMA ESTATES PRIVATE LIMITE
 NUCAM BUILDERS PRIVATE LIMITED

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

Sona Roy

Authorised Signatory
 of all above companies

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

Prepared by:

Neelanjana Bhattacharya

Neelanjana Bhattacharya, Advocate
 Enrolment number: F/825/2003
 Messrs. R. Ginodia & Co.,
 7C, Kiran Shankar Roy Road,
 Kolkata - 700 001.

Gouri Shankar Rana

Typed by: Gouri Shankar Rana

102545 102545

RECEIVED of and from the within-named Purchasers the within mentioned sum of Rs. 10,66,500/- (Rupees ten lacs sixty six thousand five hundred only) being the consideration money in full payable to the Vendor under these presents as per the following -

MEMO OF CONSIDERATION

By Cheque no. 531511 dated 8.7.2013 issued by ADRIAN BUILDCON PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 531461 dated 8.7.2013 issued by AADRI DEVELOPERS PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 535961 dated 8.7.2013 issued by MESMOR BUILDTECH PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 535862 dated 8.7.2013 issued by CENTRUM ESTATES PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 534913 dated 8.7.2013 issued by SIESMA INFRA TECH PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 534761 dated 8.7.2013 issued by BOSON PRIME SPACES PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 535811 dated 8.7.2013 issued by CENTRUM BUILDERS PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 534286 dated 8.7.2013 issued by CITIUS SPACES PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 534386 dated 8.7.2013 issued by CONCOCT PROPERTIES PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 534436 dated 8.7.2013 issued by CONCOCT BUIDCON PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 534336 dated 8.7.2013 issued by MESO PRIME SPACES PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-

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By Cheque no. 531411 dated 8.7.2013 issued by LEPTON BUILDERS PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 534486 dated 8.7.2013 issued by CUPID SPACES PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 534811 dated 8.7.2013 issued by CUPID PROPERTIES PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 534861 dated 8.7.2013 issued by GILLARD PROPERTIES PVT. LTD. , issued by, HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 531562 dated 8.7.2013 issued by RENDOZ INFRACON PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 531686 dated 8.7.2013 issued by NUCAM CONSTRUCTIONS AND ESTATES PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 533287 dated 8.7.2013 issued by NUCAM BUILDERS PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 535911 dated 8.7.2013 issued by SIESMA ESTATES PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
By Cheque no. 536787 dated 8.7.2013 issued by TACHYON INFRAVENTURES PVT. LTD. , HDFC Bank, Hazra Branch, Kolkata in favour of the Confirming Party herein.	Rs. 53,325/-
TOTAL :	Rs. 10,66,500/-

(Rupees ten lacs sixty six thousand five hundred only)

Witnesses:

1) S.K. Habib

2)

नाज़िमा खatoon
(NAZIMA KHATOON)

Sanjay Sarkar
(SANJAY SARKAR)




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