



SUREKA

Legal/Kona/Deed No. 6789 of
2013 dated 11.07.2013



7460


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6789

11.07.13
 15247/13
 1640/13
 11.07.13
 11.07.13

N.A.
 Full details on 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 this document.


 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 Ali, Occupation - housewife, residing at Village Unsani, Majher Para, Police Station Jagachha, District Howrah, hereinafter referred to as 'the **VENDOR**' (which expression shall unless



Sanjay Sanwar



3828

Sanjay Sanwar



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নাজিম হাবিব



District Sub-Registrar
Howrah

11 JUL 2013

Su. Habib

S/O - Su. Hanif

Vill - Dharsa Dakhinpara

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 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 AAFCB2521F, (4) **MESMOR BUILDTECH PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, Hyderabad - 500 016 and having Income Tax Permanent Account 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 AAFCB2521F, (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 Maith
S/o. Alul ch. Maith.

P.S. - Hare Street
17, Gout Place East.

Kal - 69.

Service.

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

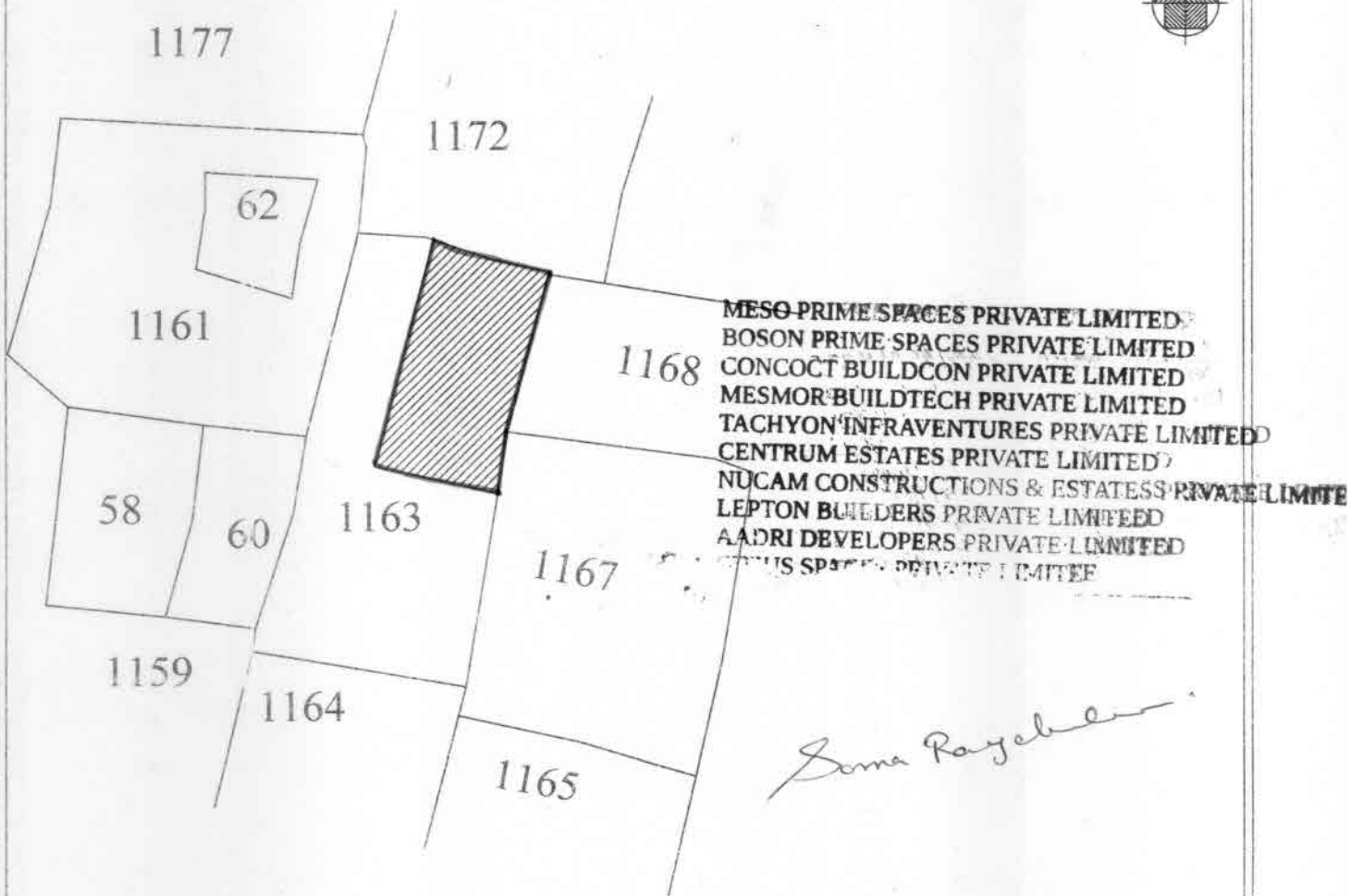
MOUZA	J.L. NO.	R.S. DAG. NO.	L.R. DAG. NO.	L.R. KH. NO.	AREA IN DEC.
UNSANI	10	1163	1197	69	9.30D.

VENDOR :- NAZIMA KHATUN .

- PURCHASERS :-
- 1) MESO PRIME SPACES PVT. LTD.
 - 2) BOSON PRIME SPACES PVT. LTD.
 - 3) CONCOCT BUILDCON PVT. LTD.
 - 4) MESMOR BUILDTECH PVT. LTD.
 - 5) TACHYON INFRAVENTURES PVT. LTD.
 - 6) CENTRUM ESTATES PVT. LTD.
 - 7) NACAM CONSTRUCTIONS & ESTATES PVT. LTD.
 - 8) LEPTON BUILDERS PVT. LTD.
 - 9) AADRI DEVELOPERS PVT. LTD.
 - 10) CITIUS SPACES PVT. LTD.

CONFIRMING PARTY :- SANJAY SARKAR .

AUTHORISED SINGNATORY FOR PURCHASERS :- SOMA ROY CHOWDHURY



नाजिमा खतून

SIGN. OF VENDOR

Authorised Signatory
of all above companies

SIGN. OF AUTHORISED SINGNATORY
(FOR PURCHASERS)

Sanjay Sarkar

SIGN. OF CONFIRMING PARTY

NOT TO SCALE

Beethi Bhowmick

DRAWN BY



District Sub-Registrar
Howrah

11 JUL 2013

SERIALISED AUTHENTICATED BANK RECEIPT

SABR No. : 068670
001



STATE BANK OF INDIA

HOWRAH 00091

Branch Name : _____

Branch Code : _____

Date: 10.07.2013

Certified that a sum of

Rs. 217020/- (Rupees Two lacs Seventeen thousand

Twenty only.) has been paid towards Stamp

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

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. 217020/-

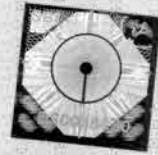
G Ghosh

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

Saha

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 Sarkar



District Sub-Registrar
Howrah

11 JUL 2013

T. R. FORM NS.A7B R DELIVERED

(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. I. Howrah District Sub-Registrar Howrah*

2. a) Name of the Treasury *BRANCH*

(b) Treasury Code

H	W	A
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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 *2,17,000/-*

(b) In Words *Rupees Two Lacs Seventeen Thousand*

6. By whom tendered Name & Address : *Susanta Ghosh, & Family only,*

7. Name / Designation & Address of the Departmental Officer on whose behalf / favour money is paid : *MESO PRIME SPACES PVT LTD AND OTHERS, Kamala Towers Plot NO. 1-8, 304 to 307,*

8. (a) Particulars and Authority of Deposit : *Patigadda Road, Begum-Pet, Hyderabad, - 500016,*

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

9. Accounts Officer by whom adjustable Accountant General (9A & E) West Bengal Verified *Susanta Ghosh,*

Signature of Departmental / Treasury Officer

Depositor's Signature

Date :

Received payment

USER ID NO.	6556162	Nemai Ch. Ray
QUEUE NO.	2/2020	<input checked="" type="checkbox"/>
SBI	110 JUL 2023	HOWRAH BRANCH
0091		
JOURNAL NO.		
CHECKER ID NO.		INITIALS

Treasury Receipted Challan No.

Bank Scroll Serial No.

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



নাজিহাতুল

LEFT HAND

RIGHT HAND



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER

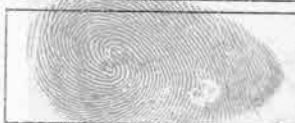


LITTLE FINGER



Sangay Sarkar

SIGNATURE -



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER



Soma Paul

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. 07460 / 2013, Deed No. (Book - I , 06789/2013)

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		 LTI	<i>Soma Raychaudhuri</i> 15.07.2013
			15/07/2013	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 date, 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 - 06789 of 2013
(Serial No. 07460 of 2013 and Query No. 0501L000015247 of 2013)

On 11/07/2013

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

Presented for registration at 18.00 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 12/07/2013

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.-31,00,000/-

Certified that the required stamp duty of this document is Rs.- 217010 /- and the Stamp duty paid as: Impressed and Adhesive Rs.- 0/-

(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

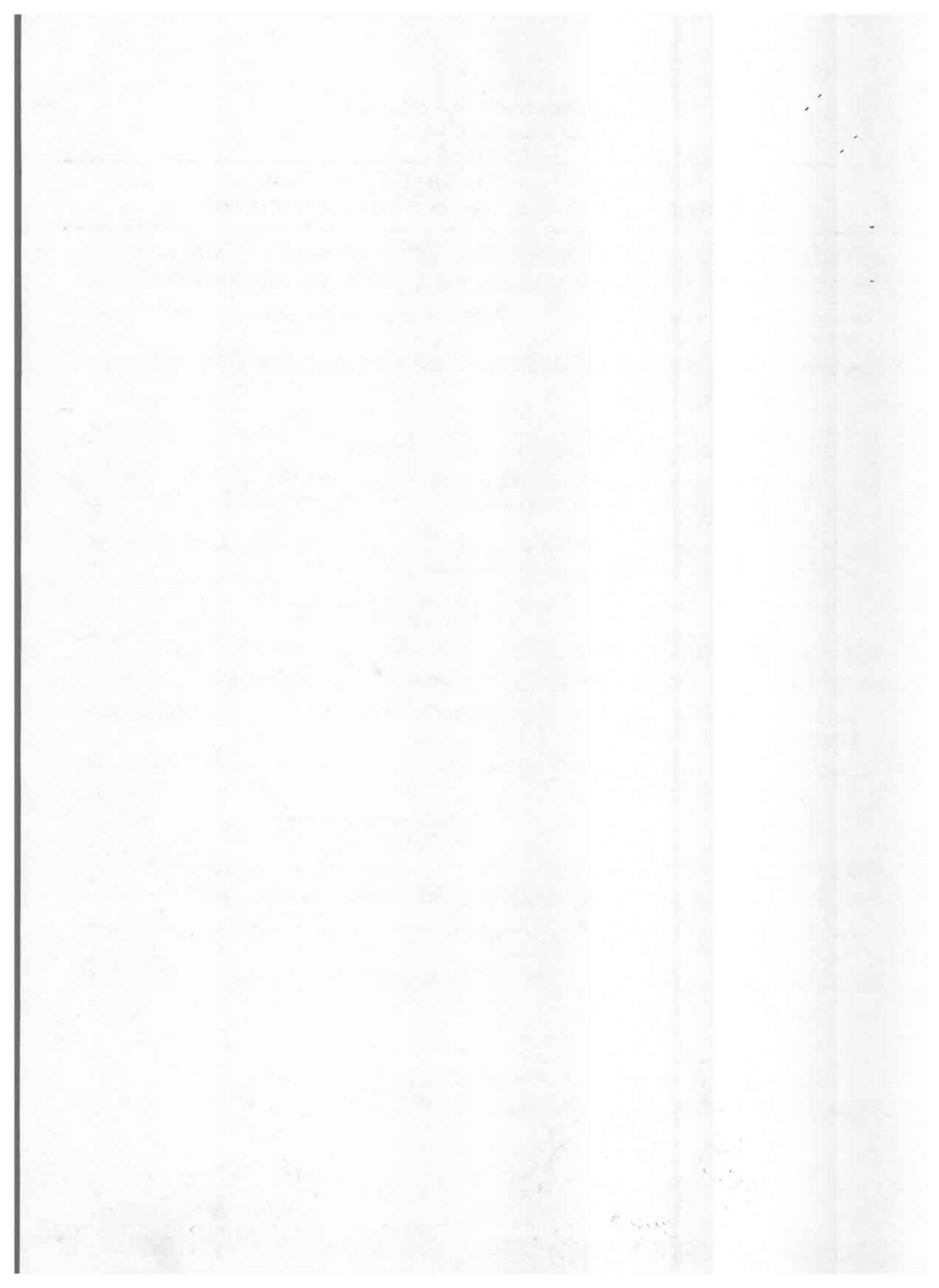
Rs. 34128.00/-, on 15/07/2013

(Under Article : A(1) = 34089/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 15/07/2013)

Certificate of Market Value(WB PUVI rules 2001)



(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 - 06789 of 2013
(Serial No. 07460 of 2013 and Query No. 0501L000015247 of 2013)

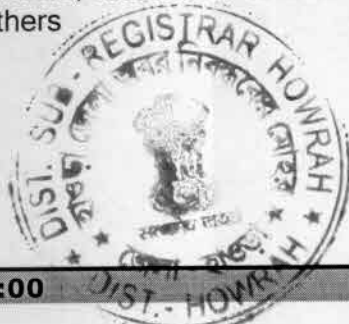
Stamp Paid By SABR

1. Rs. 217020/- is paid, by the SABR number 068670, SABR Date 10/07/2013, Bank Name State Bank of India, HOWRAH, received on 15/07/2013, by Meso Prime Spaces Pvt Ltd & Ors Kamala Towers Plot No 1-8 304 To 307 Patigadda Road Begumpet Hyderabad 500016

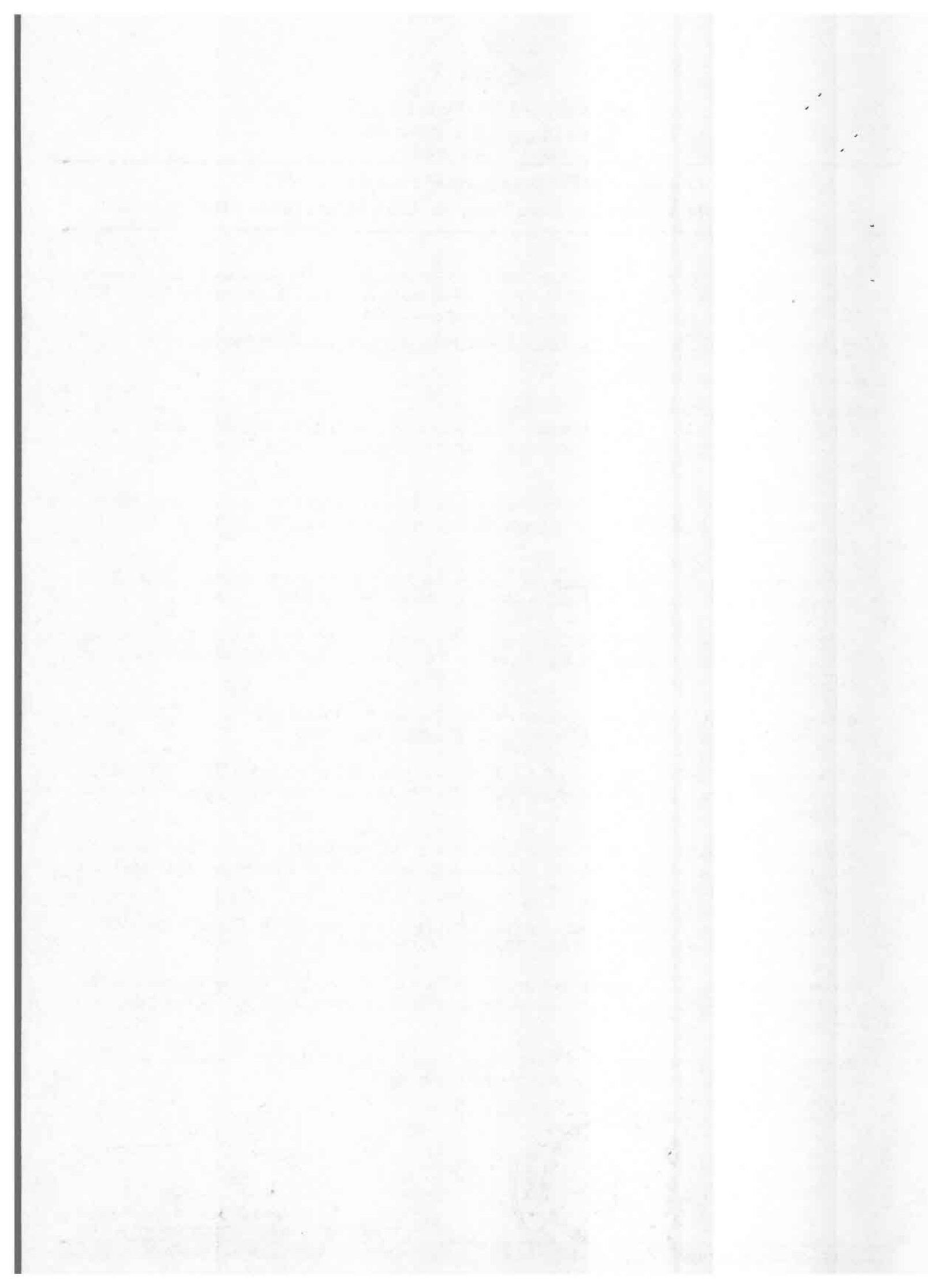
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 15/07/2013 by

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.
- , By Profession : Others



(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH





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

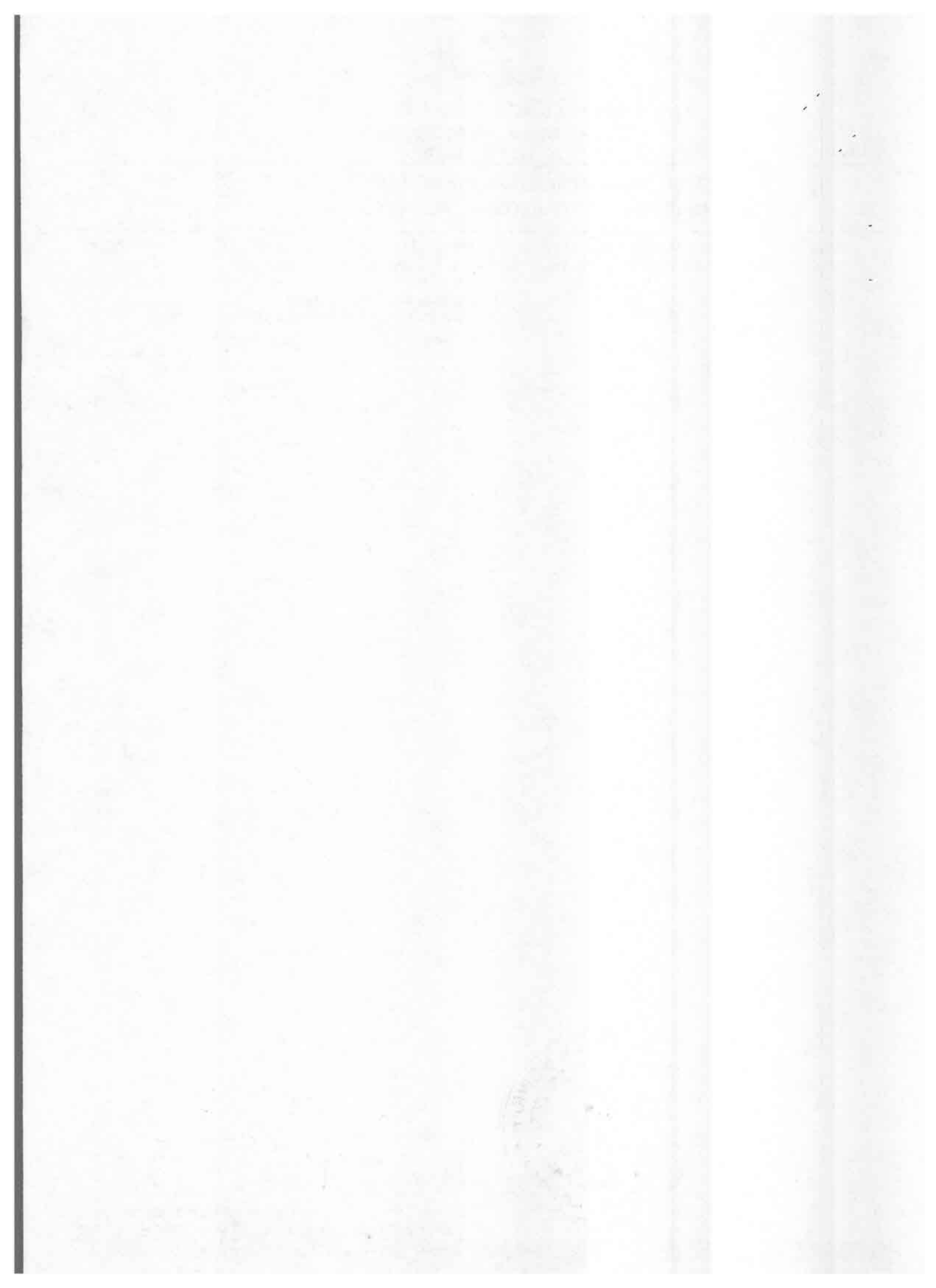
Endorsement For Deed Number : I - 06789 of 2013
(Serial No. 07460 of 2013 and Query No. 0501L000015247 of 2013)

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

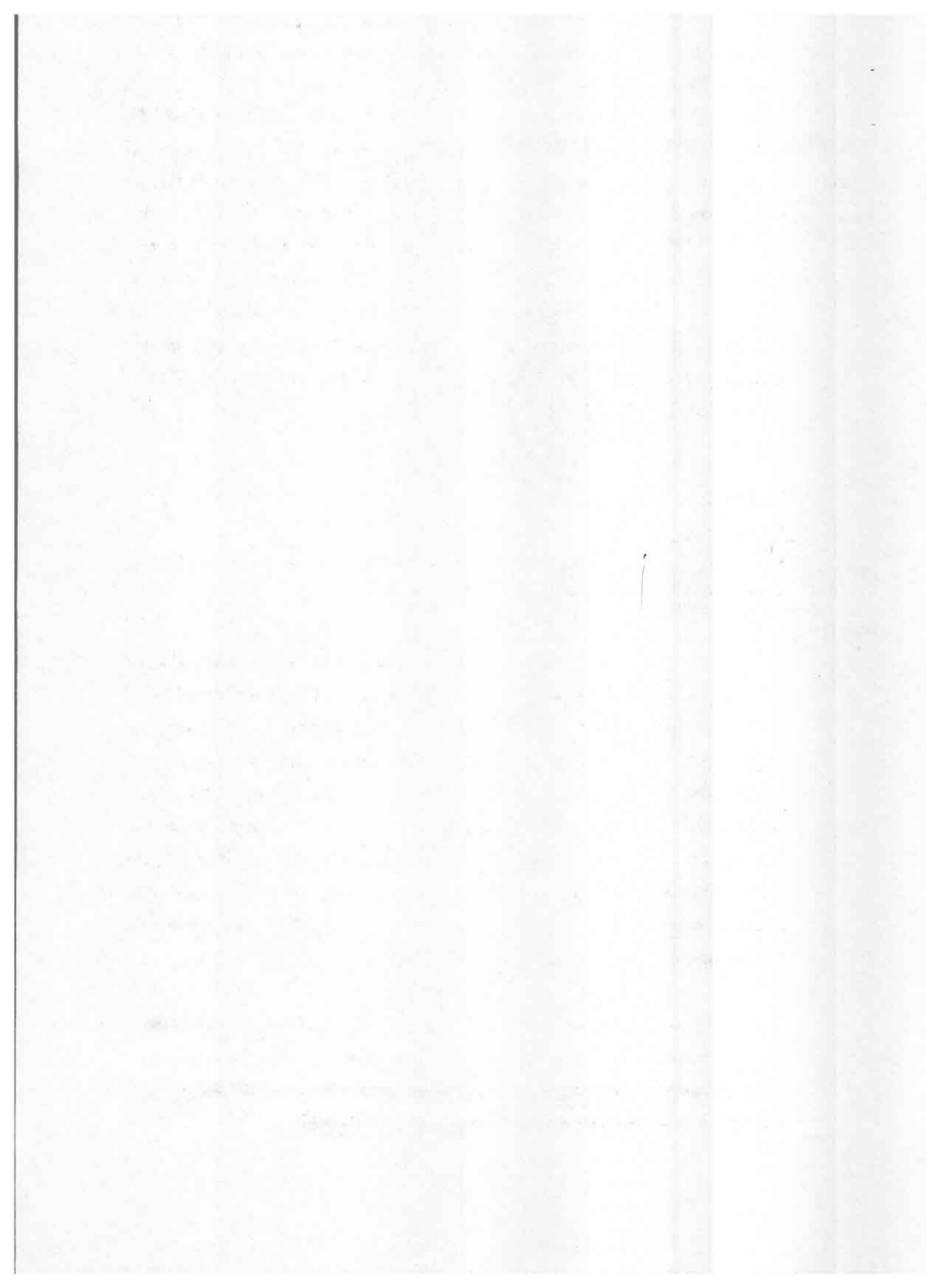


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 1219 to 1243
being No 06789 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** 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 AAICA0828L, (10) **CITIUS SPACES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at S-2-585/C, Road No. 9, Banjara Hills, Hyderabad-500 034 and having Income Tax Permanent Account Number AAFCCO423K, hereinafter collectively referred to as "the **PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors or successors in interest and assigns) all represented by their Authorised Signatory 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. By and under a Deed of Sale (in Bengali) dated 23rd June, 1988 registered at the office of Sub-Registrar, Domjur in book no. I, volume no. 32, at pages 139 to 144, being No. 2381 for the year 1988, Abdul Malek Sana purchased from Sk. Erpan Ali **All That** the piece and parcel of Sali land measuring about 31 decimals out of 31 decimals in L.R Dag No. 1197 (previously R. S Dag No. 1163) under R. S. Khatian No. 1304 in Mouza Unsani, J.L. No. 10, Police Station Jagacha, District Howrah and hereinafter referred to as "**the said Land**". The said Abdul Malek Sana thus became the absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to the said Land which has been duly recorded in his name in the record of rights/parcha under L. R. Khatian No. 2969.

B. The said Abdul Malek Sana died intestate leaving behind his wife Rahima Bibi, two sons namely, Abdur Rahman Sana, Mannan Ali Sana and one daughter namely Rahatoon Bibi as his only legal heirs. The aforesaid legal heirs of the said Abdul Malek Sana thus became the joint owners of the said Land after his death.



District Sub-Registrar
Howrah

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C. Out of the said Land, all legal heirs of the said Abdul Malek Sana jointly sold 15.50 decimals land to Nachir Ali Sana and Maniruddin Sana by and under a Deed of Sale (in Bengali) dated 13th February, 2004 and registered at the office of Additional District Sub-Registrar Domjur Howrah in Book No. I, Volume No. 45 at pages 238 to 246 being no. 1835 for the year 2006.

D. Subsequently, the said Rahima Bibi (widow of Abdul Malek Sana) died intestate and upon her death her share in the balance 15.50 decimals of the said Land devolved upon her only legal heirs being her two sons, the above named Abdur Rahman Sana and Mannan Ali Sana and one daughter, the aforesaid Rahatoon Bibi. The aforesaid Abdur Rahman Sana, Mannan Ali Sana and Rahatoon Bibi thus became the joint owners of the balance 15.50 decimals of land comprised in the said Land.

E. The said Abdur Rahman Sana, Mannan Ali Sana and Rahatoon Bibi sold the said balance 15.50 decimals comprised in the said Land to Nazima Khatun (being the Vendor herein) by and under the following two Deeds of Sale (in Bengali):

i) The said Abdur Mannan Sana and Rahatoon Begum sold 9.30 decimals land in R. S. Dag No. 1163 to Nazima Khatun by and under a Deed of Sale (in Bengali) dated 8th May, 2005 and registered at the office of District Sub-Registrar Domjur Howrah in Book No. I, Volume No. 201 at pages 82 to 91 being no. 7496 for the year 2006.

ii) The said Abdur Rahman Sana sold 6.20 decimals land in R. S. Dag No. 1163 to Nazima Khatun by and under a Deed of Sale (in Bengali) dated 25th May, 2006 and registered at the office of District Sub-Registrar Domjur Howrah in Book No. I, Volume No. 201 at pages 100 to 107 being no. 7498 for the year 2006.

Accordingly, the Vendor herein now is the lawful absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to 15.50 decimals land in L.R Dag No. 1197 (previously R. S Dag No. 1163) out of which 9.30 decimals land is being sold by this Deed.

F. The Vendor has agreed to sell to the Purchasers **All That** the piece and parcel of Sali land measuring about 9.30 decimals in L.R Dag No. 1197 (previously R. S Dag No.

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1163) under L. R. Khatian No. 2969 in Mouza Unsani, J.L. No. 10, Police Station Jagacha, District Howrah and hereinafter referred to as "**the said Property**" morefully described in the **Schedule** hereunder written free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens whatsoever.

G. 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.

H. 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.

I. 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.

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

K. 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.

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L. 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.

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

N. 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.

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

P. 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.

Q. 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.

R. 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.

NR



District Sub-Registrar
Howrah

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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. 31,00,000/-. The Purchasers has at or before the execution hereof already paid the aforesaid total consideration of Rs. 31,00,000/- (Rupees thirty one lacs only) at the request of the Vendor by a cheque issued in the name of the Confirming Party who has already paid the total consideration to the Vendor. The Vendor and the Confirming Party have already put the Purchasers in vacant, peaceful and physical khas possession of the said property in its entirety.

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the said sum of Rs. 31,00,000/- (Rupees thirty one lacs 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 9.30 decimals in L.R Dag No. 1197 (previously R. S Dag No. 1163) under L. R. Khatian No. 2969 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



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or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said property and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor in to and upon and in respect of the said property or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and for ever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens whatsoever **AND** the Vendor doth hereby covenant with the Purchasers that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchasers that neither the Vendor nor any of the Vendor's predecessors-in-title has at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said property hereby granted sold conveyed transferred assigned and assured or expressed 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

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thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor has now good right and full and absolute power to grant sell convey transfer and assure the said property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner aforesaid **AND** that the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of the Vendor's predecessors in title or any of them **AND THAT** the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against any latent or patent defect in title of the Vendor in respect of the said property including in any former Deed or record of rights or mutation relating to the said property and all and all manner of former or other estates, encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens whatsoever suffered or made or created in respect of the said property by the Vendor and/or the Vendor's predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or the Vendor's predecessors in title or any of them as aforesaid or otherwise **AND THAT** no mortgage and/or charge has been created in respect of the said property **AND THAT** all rates taxes all other impositions and/or 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



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the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force **AND THAT** the said property is not affected by any declaration notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority **AND THAT** no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted relating to acquisition of the said property or any part thereof under the Land Acquisition Act, 1894 or any other law or Acts for the time being in force and/or the rules made or framed thereunder and that the said property or any part thereof is not affected by any Notice declaration Scheme order notification or proceeding relating to acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever **AND THAT** no suit and/or proceeding is pending in any Court of law and no order has been passed or is subsisting affecting the said property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority **AND THAT** the Purchasers shall be fully entitled to 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

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execute at the costs of the Vendor all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said property and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of Sali land measuring about 9.30 decimals in L.R Dag No. 1197 (previously R. S Dag No. 1163) under L. R. Khatian No. 2969 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. 1172;
 On the East by : R.S. Dag No. 1167 and 1168;
 On the West by : Portion of R.S. Dag No. 1163 ;and
 On the South by : Portion of R.S. Dag No. 1163.

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 :

1)
 SK. Habib
 Vill - Dharsa Dakhin para
 P.S. - Jagacha
 P.T. - Howrah

नाडिमा खटून
 (NAZIMA KHATOON)




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

2, *Radip Maite*
17, Govt Place East
Kal - 69.

Sanjay Sarkar
(SANJAY SARKAR)

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 LIM
LEPTON BUILDERS PRIVATE LIMITED
AADRI DEVELOPERS PRIVATE LIMITED
CITIUS SPACES PRIVATE LIMITE

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

Soma Roy

Prepared by:

*Readover and Explain
in the singular by me and
admitted to be correct by the parties*
Neelanjana Bhattacharya
Neelanjana Bhattacharya, Advocate
Enrolment number: F/825/2003
Messrs. R. Ginodia & Co.,
7C, Kiran Shankar Roy Road,
Kolkata - 700 001.

Authorized Signatory
of all above companies

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. 31,00,000/- (Rupees thirty one lacs only) being the consideration money in full payable to the Vendor under these presents as per the following –

MEMO OF CONSIDERATION

By Part of Cheque no. 531469 dated 08.07.2013 issued by Aadri Developers Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	3,10,000/-
By Part of Cheque no. 535969 dated 08.07.2013 issued by Mesmor Buildtech Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	3,10,000/-
By Part of Cheque no. 535864 dated 08.07.2013 issued by Centrum Estates Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	3,10,000/-
By Part of Cheque no. 534763 dated 08.07.2013 issued by Boson Prime Spaces Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	3,10,000/-
By Part of Cheque no. 534288 dated 08.07.2013 issued by Citius Spaces Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	3,10,000/-
By Part of Cheque no. 534438 dated 08.07.2013 issued by Concoct Buildcon Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	3,10,000/-
By Part of Cheque no. 534345 dated 08.07.2013 issued by Meso Prime Spaces Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	3,10,000/-
By Part of Cheque no. 531413 dated 08.07.2013 issued by Lepton Builders Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	3,10,000/-
By Part of Cheque no. 531688 dated 08.07.2013 issued by Nucam Constructions and Estates Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	3,10,000/-



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By Part of Cheque no. 536795 dated 08.07.2013 issued by Tachyon Infraventures Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	3,10,000/-
TOTAL :	<u>Rs. 31,00,000/-</u>

(Rupees thirty one lacs only)

Witnesses:

1, SK. Habib

2,

নাজিমা খাতুন
(NAZIMA KHATOON)

Sanjay Sarkar
(SANJAY SARKAR)



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