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

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

31 MAR 2015

U 622272
4,53,22,714/-
M.V. 4,26,00,000/-
4

CONVEYANCE

1. Date: 24/03/2015
2. Place: Kolkata
3. Parties:

- 3.1 Ober Construction Enterprises Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 35J, Radhamadhab Dutta Garden Lane, Kolkata- 700010 [PAN AAACO2863N], represented by its director, Shuchi Gupta, wife of Anurag Gupta, of C-123, Sector 50, Noida, Uttar Pradesh [PAN AFXPG7307Q]

(Vendor, includes successors-in-interest)

H. Shuchi Gupta

v.c. case no. 178/15

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503

Golden Tracom Pvt. Ltd.

Handwritten signature

Director



504

BRGD PROMOTERS PVT. LTD

Handwritten signature

Authorized Signatory



505

ROVER DEALCOMM PVT. LTD.

Handwritten signature

Authorized Signatory

179720

NAME.....
ADD.....
RS.....

19 MAR 2015

SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Road, Khar, Kolkata

NAWED AHMED SARKAR
Advocate
High Court, Calcutta

19 MAR 2015
19 MAR 2015



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 MAR 2015

- 3.2 **BRGD Promoters Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70101WB2005PTC105944), having its registered office at Room No. "O", Block-1, Diamond Chamber, 4, Chowringhee Lane, Kolkata- 700016 [PAN AACCB7288A], represented by its authorized signatory Pratick Kayal, son of Pramod Kumar Kayal of Room No. "O", Block-1, Diamond Chamber, 4, Chowringhee Lane, Kolkata- 700016 [PAN CBJPK2222A], vide Board Resolution dated 11.3.2015
- 3.3 **Rover Dealcom Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U51909WB2008PTC131366), having its registered office at ground floor, 71, Sarat Chatterjee Road, Kolkata 700089 [PAN AAECR2092L], represented by its authorized signatory Gopal Prasad Jhunjhunwala, son of Late Girdharilal Jhunjhunwala of ground floor, 71, Sarat Chatterjee Road, Kolkata 700089 [PAN ACGPJ0464M], vide Board Resolution dated 11.3.2015
- 3.4 **Hrishikesh Vanijya Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U51909WB2006PTC107204), having its registered office at Room No. "O", Block-1, Diamond Chamber, 4, Chowringhee Lane, Kolkata 700016 [PAN AABCH6467J], represented by its authorized signatory Aparupa Roy, daughter of Manatosh Roy of Room No. "O", Block-1, Diamond Chamber, 4, Chowringhee Lane, Kolkata 700016 [PAN AUCPR4725R], vide Board Resolution dated 11.3.2015
- 3.5 **Reliable Goods Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U51909WB2007PTC119431), having its registered office at 498/H/1, Rabindra Sarani, 8, Shyampukur, Kolkata 700005 [PAN AADCR7521B], represented by its authorized signatory Kapil Kumar Gupta, son of Late Jagdish Prasad Gupta of 498/H/1, Rabindra Sarani, 8, Shyampukur, Kolkata 700005 [PAN AHRPG7823P], vide Board Resolution dated 11.3.2015
- 3.6 **Mountview Dealmark Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U52390WB2010PTC154610), having its registered office at 199/N, Kalipada Mukherjee Road, Barisha, Kolkata 700008 [PAN AAGCM9502N], represented by its authorized signatory Ramchandra Singh, son of Late Dehu Singh, of 199/N, Kalipada Mukherjee Road, Barisha, Kolkata 700008 [PAN BPZPS7599B], vide Board Resolution dated 11.3.2015
- 3.7 **Green View Dealmark Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U52390WB2010PTC154609), having its registered office at 199/N, Kalipada Mukherjee Road, Barisha, Kolkata 700008 [PAN AAECG0832H], represented by its authorized signatory Priyotosh Majumder, son of Late Pinaki Majumdar, of 199/N, Kalipada Mukherjee Road, Barisha, Kolkata 700008 [PAN ANFPM4115Q], vide Board Resolution dated 11.3.2015
- 3.8 **MKHS Properties LLP**, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act 2008 (LLPIN AAB-8950), having its registered Office at Unit- 1305, 13th Floor, Tower-II, Godrej Waterside, Plot No.5, Block DP, Sector-V, Salt Lake [PAN AAXFM7580L], being represented by its authorized signatory Vivek Agarwal, son of Ram Agarwal of Unit- 1305, 13th Floor, Tower-II, Godrej Waterside, Plot No.5, Block DP, Sector-V, Salt Lake [PAN AQWPA1813F], vide Board Resolution dated 11.3.2015
- 3.9 **MKHS Awasan LLP**, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act 2008 (LLPIN AAC-4190), having its registered Office at Unit- 1305, 13th Floor, Tower-II, Godrej Waterside, Plot No.5, Block DP, Sector-V, Salt Lake [PAN AAYFM8717A], being represented by its authorized signatory Priyanka Bhowmick, daughter of Shyamal Bhowmick of

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SRISHIKESH VANIJA PVT. LTD.

Apampa Ray

Authorised Signatory

RELIABLE GOODS PRIVATE LIMITED

Kapil K. Gupta

Authorised Signatory

MOUNTVIEW DEALMARK PVT. LTD.

Bisongh

Authorised Signatory

GREENVIEW DEALMARK PRIVATE LIMITED

Priyotosh Majumder

(PRIYOTOSH MAJUMDER)
Authorised Signatory



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 MAR 2015

Unit- 1305, 13th Floor, Tower-II, Godrej Waterside, Plot No.5, Block DP, Sector-V, Salt Lake [PAN BZZPB7056C], vide Board Resolution dated 11.3.2015

- 3.10 **MKHS ESTATES LLP**, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act 2008 (LLPIN AAC-4188), having its registered Office at Unit- 1305, 13th Floor, Tower-II, Godrej Waterside, Plot No.5, Block DP, Sector-V, Salt Lake [PAN AAYFM8715C], being represented by its authorized signatory Megha Gupta, daughter of Arun Kumar Gupta of Unit- 1305, 13th Floor, Tower-II, Godrej Waterside, Plot No.5, Block DP, Sector-V, Salt Lake [PAN ANDPG2235M], vide Board Resolution dated 11.3.2015
- 3.11 **Golden Tracom Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U51909WB2010PTC141361), having its registered office at AF-74, Rabindra Pally (Talbagán), Post Office Prafulla Kanan, Kolkata- 700101 [PAN AADCG6536H], represented by its authorized signatory Atanu Ghosh, son of Tapan Kumar Ghosh of AF-74, Rabindra Pally (Talbagán), Post Office Prafulla Kanan, Kolkata- 700101, vide Board Resolution dated 11.3.2015 (collectively **Purchasers**, includes successors-in-interest)

Vendor and Purchasers collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land measuring 42 (forty two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 3651, recorded in L.R. *Khatian* No. 647/1, *Mouza* Gopalpur, J.L. No. 02, Police Station Airport (formerly Rajarhat), Holding No. RGM-5/4, Berabari (East), Block M, Ward No. 2, under Rajarhat - Gopalpur Municipality, District North 24 Parganas **Together With** 4 (four) R.T. shed unit of 100 (one hundred) square feet each, totaling to about 400 (four hundred) square feet, (collectively **Said Property**), morefully described in the **Schedule** below and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And Together With** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

- 5.1.1 **Ownership of Upendra Nath Ghosh:** Upendra Nath Ghosh was the owner of land measuring 48 (forty eight) decimal, comprised in C.S. *Dag* No. 5425 corresponding R.S. *Dag* No. 3654, C.S. *Khatian* No. 1745, R.S. *Khatian* No. 1759 corresponding to R.S. *Khanda Khatian* No. 1747, *Mouza* Gopalpur, J.L. No. 2, Police Station Rajarhat, District North 24 Parganas (**Upendra Nath's Land**).

- 5.1.2 **Sale by Upendra Nath Ghosh:** By a Deed of Sale in Bengali Language (*Kobala*) dated 25th January, 1958, registered in the Office of the Sub-Registrar, Cossipore, Dum Dum, recorded in Book No. I, Volume No. 14, at Pages 164 to 166, being Deed No. 450 for the year 1958, Upendra Nath Ghosh sold, conveyed and transferred the entirety of Upendra Nath's Land to Rostam Mandal, Kasem Mandal, Sukur Ali Mandal and



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MKHS PROPERTIES LLP

Vivesh Agarwal

Authorised Signatory



5/11

MKHS AWASAN LLP

Priyanka Bhawanick

Authorised Signatory



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MKHS ESTATES LLP

Megha Gupta

Authorised Signatory



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 MAR 2015

HARE KRISHNA AGRAWAL
810 MAHESH KUMAR AGRAWAL
DIAMOND CITY NORTH
68, JESSORE ROAD
BL-4, PLAT-2A
KOLICATA-700055
CHARTERED ACCOUNTANT
P.O. DUMDUM P.O. LAKE TOWN

Ajgar Ali Mandal (collectively **Rostam Mandal & Ors.**), for the consideration mentioned therein.

5.1.3 **First Purchase by Vendor:** By an Indenture dated 15th June, 1982, registered in the Office of the Sub-Registrar, Cossipore, Dum Dum, recorded in Book No. I, Volume No. 270, at Pages 249 to 266, being Deed No. 5632 for the year 1982, the Vendor purchased land measuring 19.5 (nineteen point five) decimal out of Upendra Nath's Land from Rostam Mandal & Ors., for the consideration mentioned therein.

5.1.4 **Second Purchase by Vendor:** By an Indenture dated 16th June, 1982, registered in the Office of the Sub-Registrar, Cossipore, Dum Dum, recorded in Book No. I, Volume No. 275, at Pages 97 to 114, being Deed No. 5636 for the year 1982, the Vendor purchased land measuring 22.5 (twenty two point five) decimal out of Upendra Nath's Land from Rostam Mandal & Ors., for the consideration mentioned therein.

5.1.5 **Mutation:** The Vendor duly got its name mutated in the records of Land Revenue Settlement vide L.R. *Khatian* No. 647/1 and also in the records of Rajarhat-Gopalpur Municipality vide Holding No. RGM-5/4, Berabari (East), Block M under Ward No. 2 of the Rajarhat-Gopalpur Municipality in respect of Said Property. The Said Property herein is a part of the Upendra Nath's Land.

5.1.6 **Absolute Ownership of Said Property:** By virtue of the above mentioned circumstances, the Vendor has become the sole and absolute owner of the Said Property herein.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:**

The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

H.

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OBER CONSTRUCTION ENTERPRISES PVT. LTD.

Shuchi Gupta
DIRECTOR



[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 MAR 2015

HARE KRISHNA AURANAL
80 MAHESH KUMAR AURANAL
DIAMOND CITY NORTH
68, JESSORE ROAD
BLOCK-4, FLAT-3A
KOLKATA-700055
PS DUMDUM PO LAKETOWN
OCCUPATION: CHARTERED ACCOUNTANT

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*s, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Corporate Guarantee:** The Said Property is not affected by or subject to any corporate guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers are that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchasers shall purchase the same based on the representations, warranties and covenants mentioned in Clause 5.1 and 5.2 and their respective sub-clauses above (collectively **Representations**).

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, being land measuring 42 (forty two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 3654, recorded in L.R. *Khatian* No. 647/1, *Mouza* Gopalpur, J.L. No. 02, Police Station Airport (formerly Rajarhat), Holding No. RGM-5/4, Berabari (East), Block M, Ward No. 2, under Rajarhat - Gopalpur Municipality, District North 24 Parganas **Together With** 4 (four) R.T. shed unit of 100 (one hundred) square feet each, totaling to about 400 (four hundred) square feet (collectively **Said Property**), morefully described in the **Schedule** below and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And Together With** all title, benefits of plan sanctioned, other benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 4,26,00,000 (Rupees four crore and twenty six lac) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.



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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 MAR 2015

8 Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers assign shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the

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Bidhannagar, (Salt Lake City)

24 MAR 2015

Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

8.6

No Objection to Mutation: The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoint the Purchasers as the constituted attorney of the Vendor and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the names of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

8.7

Further Acts: The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)
[Subject matter of Sale]

Land measuring 42 (forty two) decimal, more or less, comprised in R.S./L.R. Dag No. 3654, recorded in L.R. Khatian No. 647/1. Mouza Gopalpur, J.L. No. 02, Police Station Airport (formerly Rajarhat), Holding No. RGM-5/4, Berabari (East), Block M, Ward No. 2, under Rajarhat - Gopalpur Municipality, District North 24 Parganas and butted and bounded as follows:

On the North	:	By 91 bus route
On the East	:	12 feet wide common passage of R.S/L.R. Dag No.3654
On the South	:	By R.S/L.R. Dag Nos.3653 and 3656
On the West	:	Land of R.S/L.R. Dag No. 3655

Together With 4 (four) R.T. shed unit of 100 (one hundred) square feet each, totaling to about 400 (four hundred) square feet And Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza & J.L. No.	L.R. Dag No.	L.R. Khatian No.	Total Area (in decimal) of Owner	Area sold (in decimal)	Name of the Recorded Owner
Gopalpur & 02	3654	647/1	42	42.00 [Bastu]	Ober Construction Enterprises Private Limited
Total			42.00	42.00	




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Bidhannagar, (Salt Lake City)

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<i>Mouza & J.L. No.</i>	<i>L.R. Dag No.</i>	<i>L.R. Khatian No.</i>	<i>Total Land Area (In Decimal)</i>	<i>Name of the Purchasers</i>	<i>Break-up of Quantum of Land Purchased in Dag (In Decimal)</i>
Gopalpur & 02	3654	647/1	42.00	BRGD Promoters Private Limited	4.555
				Rover Dealcom Private Limited	4.555
				Hrishikesh Vanijya Private Limited	4.555
				Reliable Goods Private Limited	4.555
				Mountview Dealmark Private Limited	4.555
				Green View Dealmark Private Limited	4.555
				MKHS Properties LLP	4.555
				MKHS Awasan LLP	4.555
				MKHS Estates LLP	4.555
				Golden Tracom Private Limited	1.005
					42.000

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Bidhannagar, (Salt Lake City)

24 MAR 2015

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

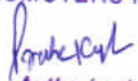
OBER CONSTRUCTION ENTERPRISES PVT. LTD.


DIRECTOR

Director
(Ober Construction Enterprises Private Limited)

[Vendor]

BRGD PROMOTERS PVT. LTD


Authorized Signatory

Authorized Signatory
(BRGD Promoters Private Limited)

ROVER DEALCOMM. PVT. LTD,


(Gopal Prasad)
Authorized Signatory

Authorized Signatory
(Rover Dealcom Private Limited)

For HRISHIKESH VANIYA PVT. LTD.


Authorized Signatory

Authorized Signatory
(Hrishikesh Vanija Private Limited)

RELIABLE GOODS PRIVATE LIMITED

Kapil Ks Gupta
Authorized Signatory

Authorized Signatory
(Reliable Goods Private Limited)

MOUNTVIEW DEALMARK PVT. LTD


(Ramchandra Singh)
Authorized Signatory

Authorized Signatory
(Mountview Dealmark Private Limited)

GREENVIEW DEALMARK PRIVATE LIMITED


(PRIYOTOSH MAJUMDER)
Authorized Signatory

Authorized Signatory
(Green View Dealmark Private Limited)




Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

24 MAR 2015

MKHS PROPERTIES LLP <i>Vivek Agarwal</i> Authorised Signatory Authorized Signatory (MKHS Properties LLP)	MKHS AWASAN LLP <i>Priyanka Bhosmick</i> Authorised Signatory Authorized Signatory (MKHS Awasan LLP)
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MKHS ESTATES LLP <i>Megha Gupta</i> Authorised Signatory Authorized Signatory (MKHS Estates LLP)	Golden Tracom Pvt. Ltd. <i>[Signature]</i> Director Authorized Signatory (Golden Tracom Private Limited)
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[Purchasers]

drafted by me:-
Naved A. Sachin
 Advocate
 High Court, Calcutta

Witnesses:

Signature <u><i>Agarwal</i></u> Name <u>HARE KRISHNA AGARWAL</u> Father's Name <u>MAHESH KUMAR AGARWAL</u> Address <u>DIAMOND CITY NORTH, 68, DE-SURE</u> <u>RD-4, F-3A, KOLKATA-700055</u>	Signature <u><i>Sachin Agarwal</i></u> Name <u>SACHIN AGARWAL</u> Father's Name <u>P. D. AGARWAL</u> Address <u>BC-83, Kamal Pools</u> <u>Keslopur, Kolkata-700101</u>
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Addl. District Sub-Registrar
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Receipt And Memo of Consideration

Received from the withinnamed Purchasers, through Golden Tracom (Pvt.) Ltd., the withinmentioned sum of 4,26,00,000 (Rupees four crore and twenty six lac) towards full and final payment of the Consideration for sale of the entirety of the Said Property described in the **Schedule** above, vide Account Cheque No.152652 dated 24.3.2015, drawn on State Bank of India, Bhowanipore SME Branch, Kolkata, in the following manner:

From	Amount (Rs.)
BRGD Promoters Private Limited	46,20,071/-
Rover Dealcom Private Limited	46,20,071/-
Hriskesh Vanijya Private Limited	46,20,071/-
Reliable Goods Private Limited	46,20,071/-
Mountview Dealmark Private Limited	46,20,071/-
Green View Dealmark Pvt Limited	46,20,071/-
MKHS Properties LLP	46,20,071/-
MKHS Awasan LLP	46,20,071/-
MKHS Estates LLP	46,20,071/-
Golden Tracom Private Limited	10,19,361/-
	4,26,00,000/-

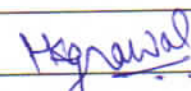
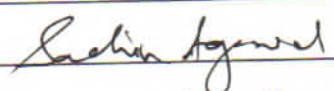
OBER CONSTRUCTION ENTERPRISES PVT. LTD.


DIRECTOR

Director
(Ober Construction Enterprises Private Limited)

[Vendor]

Witnesses:

Signature 	Signature 
Name <u>HARE KRISHNA AGARWAL</u>	Name <u>SACHIN AGARWAL</u>

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Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

24 MAR 2015

Land measuring 42 (forty two) decimal, more or less, comprised in R.S./L.R. Dag No. 3654, recorded in L.R. Khatian No. 647/1, Mouza Gopalpur, J.L. No. 92, Police Station Airport (formerly Rajarhat), Holding No. RGM 3/4, Berbari (East), Block M, Ward No. 2, under Rajarhat - Gopalpur Municipality, District North 24 Parganas

91 BUS ROUTE



DBER CONSTRUCTION ENTERPRISES PVT. LTD.

Devi Gupta

DIRECTOR

3655

3654 (6 decimal)

3654 (42 decimal)

3652

For HRISHIKESH VANIJYA PVT. L. T.

Hrishikesh Vanijya
Authorised Signatory

Golden Tracom Pvt. Ltd.

Atul Kumar
Director

MKHS ESTATES LLP

Meeta Gupta
Authorised Signatory

MKHS AWASAN LLP

Priyanka Bhosmick
Authorised Signatory

3651

MOYER DEALCOMM. PVT. LTD.

Gopal Prasad
Authorised Signatory

MKHS PROPERTIES LLP

Vivian Agarwal
Authorised Signatory

BOUNDARY WALL

BOUNDARY WALL

BOUNDARY WALL

BOUNDARY WALL

BOUNDARY WALL

BOUNDARY WALL

RELIABLE GOODS PRIVATE LIMITED

Kapil K. Gupta
Authorised Signatory

MOHNTVIEW DEALMARK PVT. LTD.

Ramchandra Singh
Authorised Signatory

MOHNTVIEW DEALMARK PRIVATE LIMITED

Pravotosh Majumdar
Authorised Signatory

3657

BRGD PROMOTERS PVT. LTD

Pradeep Kumar
Authorised Signatory

ll




Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 MAR 2015



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 00774 of 2015
(Serial No. 00738 of 2015 and Query No. 1504L000001481 of 2015)

On 24/03/2015

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

Presented for registration at 19.45 hrs on :24/03/2015, at the Private residence by Atanu Ghosh , one of the Claimants.

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

Execution is admitted on 24/03/2015 by

1. Shuchi Gupta
Director, Ober Construction Enterprises Pvt. Ltd, 35 J , Radhamadhab Dutta Garden Lane,
District:-Kolkata, WEST BENGAL, India, Pin :-700010.
, By Profession : Others
2. Pratick Kayal
Authorized Signetory, B R G D Promoters Pvt. Ltd, Room No. O, Dimond Chamber, 4, Chowringhee
Lane, 1, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others
3. Gopal Prasad Jhunjhunwala
Authorized Signetory, Rover Dealcom Pvt. Ltd, Ground Floor, 71, Sarat Chaterjee Road, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700089.
, By Profession : Others
4. Aparupa Roy
Authorized Signetory, Hrishikesh Vanijya Pvt. Ltd, Room No. O, Dimond Chamber, 4, Chowringhee
Lane, 1, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others
5. Kapil Kumar Gupta
Authorized Signetory, Reliable Goods Pvt. Ltd., 498 /h /1, Rabindra Sarani, 8, Shyampukur,
District:-Kolkata, WEST BENGAL, India, Pin :-700005.
, By Profession : Others
6. Ram Chandra Singh
Authorized Signetory, Mountview Dealmark Pvt. Ltd., 199/ N ,kalipada Mukherjee Road, Barisha,
District:-Kolkata, WEST BENGAL, India, Pin :-700008.
, By Profession : Others
7. Priyotosh Majumder
Authorized Signetory, Green View Dealmark Pvt. Ltd., 199/ N , Kalipada Mukherjee Road, Barisha,
District:-Kolkata, WEST BENGAL, India, Pin :-700008.
, By Profession : Others
8. Vivek Agarwal
Authorized Signetory, M K H S Properties L L P, Unit 1303, 13th Floor, Tower I I , Godrej Waterside,
Salt Lake, Sector V, D P, District:-North 24-Parganas, WEST BENGAL, India.
, By Profession : Others



31 MAR 2015

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Goutam Sinha Roy)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 3



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 00774 of 2015
(Serial No. 00738 of 2015 and Query No. 1504L000001481 of 2015)

9. Priyanka Bhowmick
 Authorized Signatory, M K H S Awasan L L P, Unit 1305, 13th Floor, Tower I I, Godrej Waterside, Sector V , Salt Lake, D P, District:-North 24-Parganas, WEST BENGAL, India.
 , By Profession : Others
10. Megha Gupta
 Authorized Signatory, M K H S Estates L L P, Unit 1305, 13th Floor, Sector V , Salt Lake, Tower I I , Godrej, D P, District:-North 24-Parganas, WEST BENGAL, India.
 , By Profession : Others
11. Atanu Ghosh
 Authorized Signatory, Golden Tracom Pvt. Ltd., A F 74, Rabindra Pally (Talbagan), P.O. :-Prafullakanan, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700101.
 , By Profession : Others
- Identified By Hare Krishna Agarwal, son of Mahesh Kumar Agarwal, Dimond City North, 68, Jessore Road, 4, Flat No:3 A, Thana:-Dum Dum, P.O. :-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste: Hindu, By Profession: Others.

(Goutam Sinha Roy)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 25/03/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-4,53,22,714/-

Certified that the required stamp duty of this document is Rs.- 3172610 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Goutam Sinha Roy)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 31/03/2015

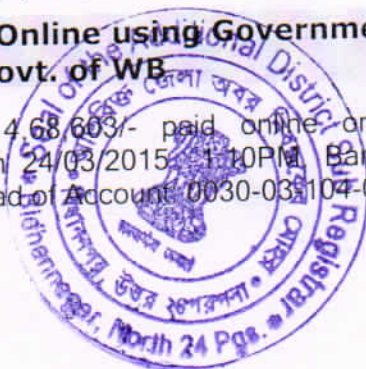
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 4,68,603/- paid online on 24/03/2015 1:29PM with Govt. Ref. No. 192014150021729011 on 24/03/2015 1:10PM Bank: HDFC Bank, Bank Ref. No. 148068212 on 24/03/2015 1:29PM, Head of Account 0030-03104-001-16, Query No:1504L000001481/2015

Amount by Draft



31 MAR 2015

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

(Goutam Sinha Roy)
 ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 00774 of 2015
(Serial No. 00738 of 2015 and Query No. 1504L000001481 of 2015)

Rs. 29953/- is paid , by the draft number 406014, Draft Date 31/03/2015, Bank Name State Bank of India, P.B.B. SALT LAKE, received on 31/03/2015

(Under Article : A(1) = 29953/- on 31/03/2015)

Deficit stamp duty

Deficit stamp duty Rs. 190590/- is paid , by the draft number 406013, Draft Date 31/03/2015, Bank : State Bank of India, P.B.B. SALT LAKE, received on 31/03/2015

Stamp duty Rs. 29,82,020/- paid online on 24/03/2015 1:29PM with Govt. Ref. No. 192014150021729011 on 24/03/2015 1:10PM, Bank: HDFC Bank, Bank Ref. No. 148068212 on 24/03/2015 1:29PM, Head of Account: 0030-02-103-003-02, Query No:1504L000001481/2015

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR



✓
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 3 of 3

31 MAR 2015

31/03/2015 16:26:00

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



Shuchi Gupta

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



megha Gupta

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Shampa Das

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



✓
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 MAR 2015

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



Gopal Prasad
(Gopal Prasad)

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Prantik Kumar
(Prantik Kumar)

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Anand Kumar

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little




Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 MAR 2015

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



Vikram Aggarwal

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Priyanka Bhowmik

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

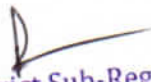


Kabil K. Gupta

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

18




Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 MAR 2015

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



Priyotosh
(PRIYOTOSH HAZUMDER)

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



R Singh
[Ranveer Singh]

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



✓
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 MAR 2015



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 1142 to 1166
being No 00774 for the year 2015.




(Goutam Sinha Roy) 31-March-2015
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal