

739

I - 00775



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 622273

M. V. 5,08,00,000/-

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

CONVEYANCE

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

- 3.1 Ober Structures (India) Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at CB-57, Salt Lake City, Sector-I, Kolkata-700064 [PAN AAACO2977P], 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)

Shuchi Gupta

v. c. case no. 179/15

123719

NAWED AHMED SARKAR
Advocate

NAME.....High Court, Calcutta
ADD.....
Rs.....
19 MAR 2015
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, R. S. Roy Road, Kailash

19 MAR 2015

19 MAR 2015

Atam Singh



503
T.T.

Golden Tracom Pvt. Ltd.

Atam Singh

Authorised Signatory



504
T.T.

BRGD PROMOTERS PVT. LTD.

Pratish

Authorised Signatory



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

24 MAR 2015



505
T.T.

ROVER DEALCOMM. PVT, LTD.

[Signature]

Director
Authorised Signatory

- 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 Dahu 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



N.T. 506

ABISHIKESH VANIJYA PVT. LTD

Aparna Ray

Authorised Signatory



N.T. 504

ABLE GOODS PRIVATE LIMITED

Kapil K Gupta

Authorised Signatory



N.T. 805

MOUNTVIEW DEALMARK PVT. LTD

Singh

Authorised Signatory



Addl. District Sub-Registrar
Bidhanagar, (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 (Talbagan), 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 (Talbagan), 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:** (1) Land measuring 26 (twenty six) decimal, more or less, comprised in R.S./L.R. Dag No. 3653, recorded in L.R. *Khatian* No. 10267, *Mouza* Gopalpur, J.L. No. 02, Police Station Airport (formerly Rajarhat), Holding No. RGM-5/5, Berabari (East), Block M, Ward No. 2, under Rajarhat - Gopalpur Municipality, District North 24 Parganas, more fully described in **Part I** of the 1st **Schedule** below (**First Property**) And (2) land measuring 24 (twenty four) decimal, more or less, comprised in R.S./L.R. Dag No. 3656, recorded in L.R. *Khatian* No. 10267, *Mouza* Gopalpur, J.L. No. 02, Police Station Airport (formerly Rajarhat), Holding No. RGM-5/5, Berabari (East), Block M, Ward No. 2, under Rajarhat - Gopalpur Municipality, District North 24 Parganas, more fully described in **Part II** of the 1st **Schedule** below (**Second Property**), aggregating to land measuring 50 (fifty) decimal, more or less, the First Property and the Second Property (collectively **Said Property**), more fully described in the 2nd **Schedule** below and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon 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 (1) land measuring 26 (twenty six) decimal, comprised in C.S. Dag No. 5424 corresponding R.S. Dag No. 3653, recorded in C.S. *Khatian* No. 1365, R.S. *Khatian* No. 1428 corresponding to R.S. *Khanda Khatian* No. 2991, *Mouza* Gopalpur, J.L. No. 2, Police Station Rajarhat, District North 24 Parganas (**Upendra Nath's First Land**) And (2) land measuring 24 (twenty four) decimal, comprised in C.S. Dag No. 5427 corresponding



GREENVIEW DEALMARK PRIVATE LIMITED

(PRIYOTOSHI MAJUMDER)

Authorised Signatory



MKHS PROPERTIES LLP

Vivin Agarwal

Authorised Signatory



MKHS AWASAN LLP

Priyanka Bhattacharya

Authorised Signatory



MKHS ESTATES LLP

Megha Gupta

Authorised Signatory



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

24 MAR 2015

R.S. *Dag* No. 3656, recorded in C.S. *Khatian* No. 1821, R.S. *Khatian* No.1889 corresponding to R.S. *Khanda Khatian* No. 2258, *Mouza* Gopalpur, J.L. No. 2, Police Station Rajarhat, District North 24 Parganas (Upendra Nath's Second Land).

- 5.1.2 **First 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. 15, at Pages 147 to 150, being Deed No. 449 for the year 1958, Upendra Nath Ghosh sold, conveyed and transferred the entirety of Upendra Nath's First Land and Upendra Nath's Second Land to Rostam Mandal, Kasem Mandal, Sukur Ali Mandal and Ajar Ali Mandal (collectively **Rostam Mandal & Ors.**), for the consideration mentioned therein.
- 5.1.3 **Ownership of Rostam Mandal & Ors.:** By virtue of the above purchases, Rostam Mandal & Ors. become the joint owners of Upendra Nath's First Land and Upendra Nath's Second Land.
- 5.1.4 **First Purchase by Vendor:** By an Indenture dated 18th June, 1982, registered in the Office of the Sub-Registrar, Cossipur, Dum Dum, recorded in Book No. I, Volume No. 279, at Pages 1 to 18, being Deed No. 5723 for the year 1982, the Vendor purchased the entirety of Upendra Nath's First Land, i.e. land measuring 26 (twenty six) decimal together with a 12 feet wide common passage measuring 6 (six) decimal [lying between R.S. *Dag* No. 3653 and the bus road (which comprised in R.S. *Dag* No. 3654 under *Khatian* No. 1747], comprised in C.S. *Dag* No. 5424 corresponding R.S. *Dag* No. 3653, recorded in C.S. *Khatian* No. 1365, R.S. *Khatian* No.1428 corresponding to R.S. *Khanda Khatian* No. 2991, *Mouza* Gopalpur, J.L. No. 2, Police Station Rajarhat, District North 24 Parganas, 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. 10267 and also in the records of Rajarhat-Gopalpur Municipality vide Holding No. RGM-5/5, Berabari (East), Block M under Ward No. 2 of the Rajarhat-Gopalpur Municipality in respect of Upendra Nath's First Land. The First Property herein is Upendra Nath's First Land.
- 5.1.6 **Ownership of First Property:** By virtue of the above mentioned circumstances, the Vendor has become the sole and absolute owner of the First Property herein.
- 5.1.7 **Second Purchase by Vendor:** By an Indenture dated 19th June, 1982, registered in the Office of the Sub-Registrar, Cossipur, Dum Dum, recorded in Book No. I, Volume No. 284, at Pages 47 to 64, being Deed No. 5816, for the year 1982, the Vendor purchased the entirety of Upendra Nath's Second Land, i.e. land measuring 24 (twenty four) decimal, comprised in C.S. *Dag* No. 5427 corresponding R.S. *Dag* No. 3656, recorded in C.S. *Khatian* No. 1821, R.S. *Khatian* No.1889 corresponding to R.S. *Khanda Khatian* No. 2258, *Mouza* Gopalpur, J.L. No. 2, Police Station Rajarhat, District North 24 Parganas from Rostam Mandal & Ors., for the consideration mentioned therein.
- 5.1.8 **Mutation:** The Vendor duly got its name mutated in the records of Land Revenue Settlement vide L.R. *Khatian* No. 10267 and also in the records of Rajarhat-Gopalpur Municipality vide Holding No. RGM-5/5, Berabari (East), Block M under Ward No. 2 of the Rajarhat-Gopalpur Municipality in respect of Upendra Nath's Second Land. The Second Property herein is Upendra Nath's Second Land.

OBER STRUCTURES (INDIA) PVT. LTD.

Shuchi Gupta
Director



HARE KRISHNA AHWAL
S/o MAHESH KUMAR AHWAL
DIAMOND CITY NORTH
68, JESSORE ROAD
Block-A, FLAT-3A
KOLKATA- 700055
P.S. DUMDUM P.O. LORETOWN
OCCUPATION: CHARTERED ACCOUNTANT

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

24 MAR 2015

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

5.1.10 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendor has become the absolute owner of the First Property and the Second Property, i.e. collectively the Said Property.

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.

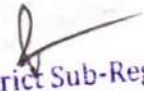
5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

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, *debutters*, 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. 




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

24 MAR 2015

- 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 more fully described in the 2nd Schedule below, being (1) the First Property, i.e. land measuring 26 (twenty six) decimal, more or less, comprised in R.S./L.R. *Dag* No. 3653, recorded in L.R. *Khatian* No. 10267, *Mouza* Gopalpur, J.L. No. 02, Police Station Airport (formerly Rajarhat), Holding No. RGM-5/5, Berabari (East), Block M, Ward No. 2, under Rajarhat - Gopalpur Municipality, District North 24 Parganas, more fully described in Part I of the 1st Schedule below And (2) the Second Property, i.e. land measuring 24 (twenty four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 3656, recorded in L.R. *Khatian* No. 10267, *Mouza* Gopalpur, J.L. No. 02, Police Station Airport (formerly Rajarhat), Holding No. RGM-5/5, Berabari (East), Block M, Ward No. 2, under Rajarhat - Gopalpur Municipality, District North 24 Parganas, more fully described in Part II of the 1st Schedule below, aggregating to land measuring 50 (fifty) decimal, more or less, and demarcated on the Plan annexed hereto and bordered in colour Red thereon 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. 5,13,13,131/- (Rupees five crore thirteen lac thirteen thousand one hundred and thirty one) less TDS amounting to Rs. 5,13,131/- (Rupees five lac thirteen thousand one hundred and thirty one) 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.

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



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

24 MAR 2015

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 has 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 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) appoints 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. 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



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

24 MAR 2015

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.

1st Schedule
Part I
(First Property)

Land measuring 26 (twenty six) decimal, more or less, comprised in R.S./L.R. *Dag* No. 3653, recorded in L.R. *Khatian* No. 10267, *Mouza* Gopalpur, J.L. No. 02, Police Station Airport (formerly Rajarhat), Holding No. RGM-5/5, Berabari (East), Block M, Ward No. 2, under Rajarhat-Gopalpur Municipality, District North 24 Parganas and butted and bounded as follows:

On the North	:	12 feet wide common passage coming from bus road and land of R.S. <i>Dag</i> Nos. 3654 and 3652
On the East	:	Land of R.S. <i>Dag</i> No. 3599
On the South	:	Land of R.S. <i>Dag</i> No. 3651
On the West	:	Land of R.S. <i>Dag</i> No. 3656

Part II
(Second Property)

Land measuring 24 (twenty four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 3656, recorded in L.R. *Khatian* No. 10267, *Mouza* Gopalpur, J.L. No. 02, Police Station Airport (formerly Rajarhat), Holding No. RGM-5/5, Berabari (East), Block M, Ward No. 2, under Rajarhat-Gopalpur Municipality, District North 24 Parganas and butted and bounded as follows:

On the North	:	Land of R.S. <i>Dag</i> Nos. 3655 and 3654
On the East	:	Land of R.S. <i>Dag</i> No. 3653
On the South	:	Land of R.S. <i>Dag</i> No. 3599
On the West	:	Land of R.S. <i>Dag</i> Nos. 3655 and 3657

2nd Schedule
(Said Property)
[Subject matter of Sale]

Land measuring 26 (twenty six) decimal, more or less, comprised in R.S./L.R. *Dag* No. 3653, recorded in L.R. *Khatian* No. 10267, *Mouza* Gopalpur, J.L. No. 02, Police Station Airport (formerly Rajarhat), Holding No. RGM-5/5, Berabari (East), Block M, Ward No. 2, under Rajarhat-Gopalpur Municipality, District North 24 Parganas and described in **Part I** of the 1st Schedule above.




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

24 MAR 2015

Land measuring 24 (twenty four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 3656, recorded in L.R. *Khatian* No. 10267, *Mouza* Gopalpur, J.L. No. 02, Police Station Airport (formerly Rajarhat), Holding No. RGM-5/5, Berabari (East), Block M, Ward No. 2, under Rajarhat-Gopalpur Municipality, District North 24 Parganas and described in Part II of the 1st Schedule above.

Aggregating to land measuring 50 (fifty) decimal, more or less. along with 400 R.F. shed structures.

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 sold are tabulated below:

<i>Mouza & J.L. No.</i>	<i>L.R. Dag Nos.</i>	<i>L.R. Khatian No.</i>	Total Area (in decimal) of Owner	Area sold (in decimal)	Name of the Recorded Owner
Gopalpur & 02	3653	10267	26	26.00 (Bagon)	Ober Structures (India) Private Limited
	3656	10267	24	24.00 (Bagon)	Ober Structures (India) Private Limited
Total			50.00	50.00	

<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	3653	10267	26.00	BRGD Promoters Private Limited	2.777
				Rover Dealcom Private Limited	2.777
				Hrishikesh Vanijya Private Limited	2.777
				Reliable Goods Private Limited	2.777
				Mountview Dealmark Private Limited	2.777
				Green View Dealmark Pvt Limited	2.777
				MKHS Properties LLP	2.777
				MKHS Awasan LLP	2.777
				MKHS Estates LLP	2.777
				Golden Tracom Private Limited	1.007
					26.000



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

24 MAR 2015

<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	3656	10267	24.00	BRGD Promoters Private Limited	2.555
				Rover Dealcom Private Limited	2.555
				Hrishikesh Vanijya Private Limited	2.555
				Reliable Goods Private Limited	2.555
				Mountview Dealmark Private Limited	2.555
				Green View Dealmark Pvt Limited	2.555
				MKHS Properties LLP	2.555
				MKHS Awasan LLP	2.555
				MKHS Estates LLP	2.555
				Golden Tracom Private Limited	1.005
					24.000

18




Addl. District Sub-Registrar
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 STRUCTURES (INDIA) PVT. LTD.

Kishor Gupta
Director

Director
(Ober Structures (India) Private Limited)
[Vendor]

BRGD PROMOTERS PVT. LTD

Krishnakant
Authorised Signatory

Authorized Signatory
(BRGD Promoters Private Limited)

ROVER DEALCOMM. PVT. LTD,

Gopal Prasad
Authorised Signatory
GOPAL PRASAD

Authorized Signatory
(Rover Dealcom Private Limited)

For HRISHIKESH VANIJYA PVT. LTD.

Spandan Ray
Authorised Signatory.

Authorized Signatory
(Hrishikesh Vanijya Private Limited)

RELIABLE GOODS PRIVATE LIMITED

Kapil K Gupta

Authorised Signatory

Authorized Signatory
(Reliable Goods Private Limited)

13




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

24 MAR 2015

MOUNTVIEW DEALMARK PVT LTD <i>[Signature]</i> Ramchandra Singh Authorized Signatory Authorized Signatory (Mountview Dealmark Private Limited)	GREENVIEW DEALMARK PRIVATE LIMITED <i>[Signature]</i> (PRIYOTISHA MAJUMDER) Authorized Signatory Authorized Signatory (Green View Dealmark Private Limited)
---	---

MKHS PROPERTIES LLP <i>[Signature]</i> Vivek Agarwal Authorized Signatory Authorized Signatory (MKHS Properties LLP)	MKHS AWASAN LLP <i>[Signature]</i> Priyanka Bloomick Authorized Signatory Authorized Signatory (MKHS Awasan LLP)
--	--

MKHS ESTATES LLP <i>[Signature]</i> Deepa Gupta Authorized Signatory <i>[Signature]</i> Authorized Signatory (MKHS Estates LLP)	Golden Tracom Pvt. Ltd. <i>[Signature]</i> Atanu Das Director Authorized Signatory Authorized Signatory (Golden Tracom Private Limited)
---	---

Drafted by me:-
Navneet A. Sankar
Advocate
High Court, Calcutta

[Purchasers]

Witnesses:

Signature <i>[Signature]</i> Name <u>HARE KRISHNA AGARWAL</u> Father's Name <u>MAHESH KUMAR AGARWAL</u> Address <u>DIAMOND CITY NORTH, G2,</u> <u>JESORE RD, BL-4, FL-3A, KOL-55</u>	Signature <i>[Signature]</i> Name <u>SACHIN AGARWAL</u> Father's Name <u>P. D. AGARWAL</u> Address <u>BC-83, Kamal Park</u> <u>Keshapur, Kolkata-700101.</u>
--	--

11



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

24 MAR 2015

Receipt And Memo of Consideration

Received from the withinnamed Purchasers, through Golden Tracom (Pvt.) Ltd., the withinmentioned sum of 5,13,13,131/- (Rupees five crore thirteen lac thirteen thousand one hundred and thirty one) less TDS amounting to Rs. 5,13,131/- (Rupees five lac thirteen thousand one hundred and thirty one) towards full and final payment of the Consideration for sale of the entirety of the Said Property described in the 2nd Schedule above, vide Account Cheque No.152651 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	54,17,312/-
Rover Dealcom Private Limited	54,17,312/-
Hriskesh Vanijya Private Limited	54,17,312/-
Reliable Goods Private Limited	54,17,312/-
Mountview Dealmark Private Limited	54,17,312/-
Green View Dealmark Pvt Limited	54,17,312/-
MKHS Properties LLP	54,17,312/-
MKHS Awasan LLP	54,17,312/-
MKHS Estates LLP	54,17,312/-
Golden Tracom Private Limited	2,044,192/-
	5,08,00,000/-

OBER STRUCTURES (INDIA) PVT. LTD.

Sachin Agrawal
Director

Director
(Ober Structures (India) Private Limited)

[Vendor]

Witnesses:

Signature <i>Hare Krishna Agrawal</i>	Signature <i>Sachin Agrawal</i>
Name <u>HARE KRISHNA AGRAWAL</u>	Name <u>SACHIN AGRAWAL</u>

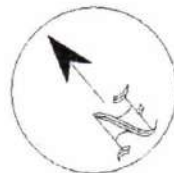



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 MAR 2015

(1) Land measuring 26 (twenty six) decimal, more or less, comprised in R.S./L.R. Dag No. 3653, recorded in L.R. Khasan No. 10267, Mouza Gopalpur, J.L. No. 02, Police Station Airport formerly Rajarhat, Holding No. RGM-5/5, Berahat (East), Block M, Ward No. 2, under Rajarhat - Gopalpur Municipality, District North 24 Parganas and (2) land measuring 24 (twenty four) decimal, more or less, comprised in R.S./L.R. Dag No. 3656, recorded in L.R. Khasan No. 10267, Mouza Gopalpur, J.L. No. 02, Police Station Airport formerly Rajarhat, Holding No. RGM-5/5, Berahat (East), Block M, Ward No. 2, under Rajarhat - Gopalpur Municipality, District North 24 Parganas aggregating to land measuring 50 (fifty) decimal

91 BUS ROUTE



OVER STRUCTURES (INDIA) PVT. LTD.

Shuchi Gupta
Director

3654 (6 decimal)

BOUNDARY WALL

BOUNDARY WALL

3652

3654 (42 decimal)

BOUNDARY WALL

BOUNDARY WALL

GREENVIEW DEALMARK PRIVATE LIMITED

3655

Priyotosh Majumder
(PRIYOTOSH MAJUMDER)
Authorized Signatory

For HRISHIKESH VANIJYA PVT. LTD.

Apampr Ray
Authorized Signatory

RELIABLE GOODS PRIVATE LIMITED

Kabil K. Gupta
Authorized Signatory

Golden Tracom Pvt. Ltd.

Arundhan
Director
Authorized Signatory

MOUNTVIEW DEALMARK PVT. LTD.

R Singh
(Ramchandra Singh)
Authorized Signatory

MKHS ESTATES LLP

Mezha Gupta
Authorized Signatory

BRGD PROMOTERS PVT. LTD.

Praveen
3657
Authorized Signatory

MKHS AWASAN LLP

Priyanka Bhattacharya
3651
Authorized Signatory

MKHS PROPERTIES LLP

Vivian Agaswal
Designated Partner
Authorized Signatory

ROVER DEALCOMM. PVT. LTD.

Gopal Prasad
Authorized Signatory

3656 (24 decimal)

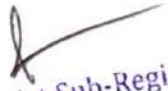
BOUNDARY WALL

3653 (26 decimal)

BOUNDARY WALL

BOUNDARY WALL




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 - 00775 of 2015
(Serial No. 00739 of 2015 and Query No. 1504L000001482 of 2015)

On 24/03/2015

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

Presented for registration at 19.30 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 Structres (India) Pvt. Ltd., C B 57, Salt Lake City,, I, , District:-North 24-Parganas,
WEST BENGAL, India, Pin :-700064.
, 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 Jhunjunwala
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 Pvt. Ltd., Unit 1305, 13th Floor, Tower I I , Godrej Waterside,
Salt Lake, Sector V, D P, District:-North 24-Parganas, WEST BENGAL, India.
, By Profession : Others



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

(Goutam Sinha Roy)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 3

31/03/2015 16:32:00

31 MAR 2015



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

Endorsement For Deed Number : I - 00775 of 2015
(Serial No. 00739 of 2015 and Query No. 1504L000001482 of 2015)

9. Priyanka Bhowmick
 Authorized Signetory, 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 Signetory, 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 Signetory, 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.-5,08,00,000/-

Certified that the required stamp duty of this document is Rs.- 3556020 /- and the Stamp duty paid as: Impressive 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. 5,58,803/- paid online on 24/03/2015 1:38PM with Govt. Ref. No. 192014150021731531 on 24/03/2015 1:21PM Bank: HDFC Bank, Bank Ref. No. 148070314 on 24/03/2015 1:38PM, Head of Account: 0030-08-104-001-16, Query No:1504L000001482/2015

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

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 - 00775 of 2015
(Serial No. 00739 of 2015 and Query No. 1504L000001482 of 2015)

Stamp duty Rs. 35,56,020/- paid online on 24/03/2015 1:38PM with Govt. Ref. No. 192014150021731531 on 24/03/2015 1:21PM, Bank: HDFC Bank, Bank Ref. No. 148070314 on 24/03/2015 1:38PM, Head of Account: 0030-02-103-003-02, Query No:1504L000001482/2015

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR



31 MAR 2015

Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR

SPECIMEN FORM TEN FINGER PRINTS

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



Hechi Gupta

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



neha Gupta

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



Ananya Ray

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



Amrith



Amrith

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
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

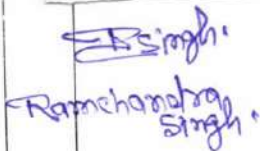
Sl. No.	Signature of the executants and/or purchaser Presentants					
	Viven A Agarwal					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	Priyanka Blomwick					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	Kapil K Gupta					
		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					
	  (PRIYOTOSH MAJUMDER)					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	  Ramchandra 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

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

00775/15

GRN: 19-201415-002173153-1
GRN Date: 24/03/2015 13:21:37
BRN: 148070314

Payment Mode: Online Payment
Bank: HDFC Bank
BRN Date: 24/03/2015 13:38:45

DEPOSITOR'S DETAILS

Id No.: 1504L000001482/1/2015
[Query No./Query Year]

Name: GOLDEN TRACOM PVT LTD
Contact No.:
E-mail:
Address: AF74, RABINDRA PALLY PO. PRAFULLA KANAN KOLKATA-101
Applicant Name: Sambhu Biswas
Office Name: A.D.S.R. BIDHAN NAGAR, North 24-Parganas
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1504L000001482/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	3556020
2	1504L000001482/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	558803
Total				4114823

In Words: Rupees Forty One Lakh Fourteen Thousand Eight Hundred Twenty Three only



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 1167 to 1193
being No 00775 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