

SL NO: 1519/13

1399/20/3 (5)



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 571063

Stamp- 5000/-
D/D - 8005900/-
Enrollment sheet and signature
must attached with the document
as part of the document.

[Signature]
A. D. S. S.
Sahasrabhusan, Sahasrabhusan

10 MAY 2013

THIS INDENTURE made this 8th day of May, 2013 BETWEEN (1) (SMT.) HENA SAHA, wife of Late Dipak Saha, residing at 125/1A, Maniktala Street, Kolkata - 700 005, having Income Tax PAN No. AKAPS5648G, (2) (SMT.) MITA SAHA, wife of Madhusudan Saha, residing at Block No. 10, Flat

1883/

R. N. GHOSE & ASSOCIATES
ADVOCATES
10, OLD POST OFFICE STREET,
1ST FLOOR, ROOM NO - 36A
KOLKATA - 700 001

Sold to.....
Address.....
Value..... <u>Suroof</u>
- 6 MAY 2013
L.S.V., High Court Sujit Sarkar High Court, A.G.

Madan Lal Hirawat



419

Madan Lal Hirawat



420

Shambhu Choudhary



421

Hena Saha



422

Mita Saha



Adl. District Sub-Registrar
Chandernagore, Hooghly

10 MAY 2013

P.T-0

4C, Club Town, Teghoria, Kolkata- 700059, having Income Tax PAN No. ALIPS0521P, (3) **(SMT.) RITA SAHA**, wife of Samir Kumar Saha, residing at Balai Bhawan, 327, Bally More, Police Station- Chinsurah, District- Hooghly, having Income Tax PAN No. AKAPS5644L, (4) **(SMT.) PADMA SAHA**, wife of Buddhadev Saha, residing at 8A, Tarak Chatterjee Lane, Kolkata- 700 005 having Income Tax PAN No. AKAPS2495K, and (5) **ASHIM CHANDRA KHAN**, son of Late Kartick Chandra Khan, residing at "Patal Bari", Hatkhola, Post Office and Police Station- Chandrannagar, District- Hooghly, having Income Tax PAN No. AFEPK4914J, hereinafter collectively referred to as "the **VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their successors-in-interest and/or assigns) of the **FIRST PART HOUSING CONSULTANCY & REAL ESTATE DEVELOPERS**, a partnership firm 87, J. C. Khan Road, Post Office- Mankundu, Police Station- Bhadreswar, District- Hooghly, having Income Tax PAN No. AABFH9528H, represented by its partner, Pravat Kumar Dey, son of Late Gurudas Dey, residing at Krishna Patty Road, Post Office Chandannagore, Police Station- Chandannagore, District- Hooghly, 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 its successors-in-interest and/or assigns) of the **SECOND PART AND (1) DEEPESH SHOPPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AAECD5647D, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (2) **JAGSAK REALTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street Kolkata- 700001 and having Income Tax PAN No. AADCJ04348, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007, (3) **DEBAJAM REALTY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AAECD5668G, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007, (4) **ARUNABH CONCLAVE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AALCA3972B, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007, (5) **ANGARIK DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AALCA3975G, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007, (6) **LENTILS DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 53, Radha Bazaar Lane, Kolkata- 700001 and having Income Tax PAN No. AACCL2651B, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey



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Rita Saha.



424

Pardma Saha.



425

Ashim Chandra Khan.



426

Jograj Kumar Singh.




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Chandernagore, Hooghly

10 MAY 2013

Identified by me

Adibi Sen, Advocate

High Court, Calcutta

residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101 (7) SHALLOT TRADECOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AARCS4836N, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101 (8) SALSIFY COMMERCE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AARCS4822L, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (9) SALSIFY VYAPAAR PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AARCS5132K, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (10) SALSIFY VINCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AARCS5130M, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (11) NAVY BEANS DEALCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AADCN9968Q, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (12) NETTLES VINTRADE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AADCN9985H, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (13) NETTLES DEALTRADE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AADCN9962E, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101 (14) ENDIVE VYAPAAR PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AADCE0475H, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (15) NERINE VINIMAY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AAECN0039M, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (16) ENDIVE TRADERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AADCE0482C, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (17) NERINE VYAPAR PRIVATE

Deepesh Shoppers Pvt.Ltd

Shambhu Choubey

Director

Jagsak Realtors Pvt. Ltd.

Madan Lal Hirawat

Director

DEBAJAM REALTY PVT. LTD.

Madan Lal Hirawat

Director

Arunabh Conclave Pvt.Ltd.

Madan Lal Hirawat

Director

Angarik Developers Pvt. Ltd.

Madan Lal Hirawat

Director

LENTILS DEALCOM PVT.LTD.

Shambhu Choubey

Director

Shallot Tradecom Pvt. Ltd.

Shambhu Choubey

Director

Salsify Commerce Pvt. Ltd.

Shambhu Choubey

Director

SALSIFY VYAPAAR PVT. LTD.

Shambhu Choubey

Director

Salsify Commerce Pvt. Ltd.

Shambhu Choubey

Director

SALSIFY VYAPAAR PVT. LTD.

Shambhu Choubey

Director

SALSIFY VINCOM PVT. LTD.

Shambhu Choubey

Director

Navybeans Dealcom Pvt. Ltd.

Shambhu Choubey

Director



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LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AAECN0035H, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (18) ENDIVE VINCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AADCE0545N, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (19) NAVY BEANS COMMERCE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AADCN9963F, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (20) NAVY BEANS DEALTRADE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AAECN0043R, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (21) LENTILS TIE-UP PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 53, Radha Bazar Lane, Kolkata- 700001 and having Income Tax PAN No. AACCL2649B, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (22) NERINE VINCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AAECN0036E, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (23) ENDIVE DEALCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001, and having Income Tax PAN No. AADCE0473B, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (24) LENTILS TRADECOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 11, Brabourne Road, Kolkata- 700001 and having Income Tax PAN No. AACCL2653D, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (25) LENTILS VINIMAY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 11, Brabourne Road, Kolkata- 700001 and having Income Tax PAN No. AACCL2650A, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (26) ENDIVE VINIMAY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AADCE0472A, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (27) NAVY BEANS TRADERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN

NETTLES VINTRADE PVT. LTD.

Shambhu Choubey
Director

Nettles Dealtrade Pvt. Ltd.

Shambhu Choubey
Director

ENDIVE VYAPAAR PVT. LTD.

Shambhu Choubey
Director

NERINE VINIMAY PVT. LTD.

Shambhu Choubey
Director

ENDIVE TRADERS PVT. LTD.

Shambhu Choubey
Director

NERINE VYAPAR PVT. LTD.

Shambhu Choubey
Director

ENDIVE VINCOM PVT. LTD.

Shambhu Choubey
Authorised Signatory

Navybeans Commerce Pvt. Ltd.

Shambhu Choubey
Authorised Signatory

Navybeans Dealtrade Pvt. Ltd.

Shambhu Choubey
Authorised Signatory

Authorised Signatory

LENTILS TIE UP PVT. LTD.

Shambhu Choubey
Authorised Signatory

NERINE VINCOM PVT. LTD.

Shambhu Choubey
Authorised Signatory

NDIVE DEALCOM PVT. LTD.

Shambhu Choubey
Authorised Signatory



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No. AADCN9961H, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (28) **FRISEE TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Ezra Street, Kolkata- 700001 and having Income Tax PAN No. AABCF9750C, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (29) **ANTRAY CONCLAVE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AALCA3974H, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007, (30) **ANTRAY REALESTATE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AALCA3929L, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007, (31) **ANTRAY VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AALCA3928M, represented by its Director/Authorised Signatory Madan Lal Hirawat Son Of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007, (32) **ARUNABH DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AALCA3977E, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007, (33) **ASHTEK CONSTRUCTION PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata- 700001 and having Income Tax PAN No. AALCA3973A, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007 (34) **ASHTEK INFRANIRMAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AALCA3976F, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007 (35) **DEBAJAM CONSTRUCTION PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AAECD5646C, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007, (36) **DEBAJAM DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AAECD5666J, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007, (37) **GANADHI VINTRADE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata

Lentils Tradecom Pvt. Ltd.,

Shambhu Choubey
Authorised Signatory

LENTILS VINIMAY PVT. LTD.

Shambhu Choubey
Authorised Signatory

Authorised Signatory

Navybeans Traders Pvt. Ltd.

Shambhu Choubey
Authorised Signatory

Authorised Signatory

Frisee Tradecom Pvt. Ltd.

Shambhu Choubey
Authorised Signatory

Authorised Signatory

Antray Conclave Pvt. Ltd.

Madan Lal Hirawat
Director

Director

Antray Realestate Pvt. Ltd.

Madan Lal Hirawat
Director

Director

ANTRAY VINCOM PVT. LTD.

Madan Lal Hirawat
Director

Director

Arunabh Developers Pvt. Ltd.

Madan Lal Hirawat
Director

Director

Ashtek Construction Pvt. Ltd.

Madan Lal Hirawat
Director

Director

Ashtek Infranirman Pvt. Ltd.

Madan Lal Hirawat
Director

Director

Debajam Construction Pvt. Ltd.

Madan Lal Hirawat
Director

Director

Debajam Dealcom Pvt. Ltd.

Madan Lal Hirawat
Director

Director

Ganadhi Vintrade Pvt. Ltd.

Madan Lal Hirawat
Director

Director



[Signature]
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Chandernagore, Hooghly

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- 700001 and having Income Tax PAN No. AAFCK0908H, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata - 700 007 (38) JAGSAK CONCLAVE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata - 700001 and having Income Tax PAN No. AADCJ0435A, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata - 700 007, (39) JAGSAK DEVELOPERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata - 700001 and having Income Tax PAN No. AADCJ0433G, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata - 700 007, (40) JAGSAK REALTY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata - 700001 and having Income Tax PAN No. AADCJ0423E, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata - 700 007, (41) DEBAJAM VANIJYA PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata - 700001 and having Income Tax PAN No. AAECD5669H, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata - 700 007 (42) DEBAJAM VINCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata - 700001 and having Income Tax PAN No. AAECD5648N, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata - 700 007, (43) JAGSAK VANIJYA PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata - 700001 and having Income Tax PAN No. AADCJ0422F, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata - 700 007, (44) JAGSAK VINCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata - 700001 and having Income Tax PAN No. AADCJ0421G, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata - 700 007, (45) KALASHDHA CONCLAVE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata - 700001 and having Income Tax PAN No. AAFCK0796B, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata - 700 007 (46) KALASHDHA CONSTRUCTION PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata - 700001 and having Income Tax PAN No. AAFCK0810J, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata - 700 007, (47) KALASHDHA DEVELOPERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata - 700001 and having Income Tax PAN No. AAFCK0799Q, represented by its Director/Authorised

Jagsak Conclave Pvt. Ltd.
Madan Lal Hirawat
Director

Jagsak Developers Pvt. Ltd.
Madan Lal Hirawat
Director

JAGSAK REALTY PVT. LTD.
Madan Lal Hirawat
Director

DEBAJAM VANIJYA PVT.LTD.
Madan Lal Hirawat
Director

DEBAJAM VINCOM PVT.LTD.
Madan Lal Hirawat
Director

JAGSAK VANIJYA PVT. LTD.
Madan Lal Hirawat
Director

JAGSAK VINCOM PVT. LTD.
Madan Lal Hirawat
Director

Kalashdha Conclave Pvt. Ltd.
Madan Lal Hirawat
Director

Kalashdha Construction Pvt. Ltd.
Madan Lal Hirawat
Director

Kalashdha Developers Pvt. Ltd.
Shambhu Choubey
Director

Kalashdha Dealcom Pvt. Ltd.
Shambhu Choubey
Director

Kalashdha Vanijya Pvt. Ltd.
Shambhu Choubey
Director

Kalashdha Vincom Pvt. Ltd.
Shambhu Choubey
Director



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Signatory Shambhu Choubey son of Nandu Choubey, residing at 199/5, M. G. Road, Kolkata – 700 007, (48) KALASHDHA DEALCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata – 700001 and having Income Tax PAN No. AAFCK0811K, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (49) KALASHDHA VANIJYA PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata – 700001 and having Income Tax PAN No. AAFCK0798R, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (50) KALASHDHA VINCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Kolkata – 700001 and having Income Tax PAN No. AAFCK0809D, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (51) KALASHDHA VINTRADE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata – 700001 and having Income Tax PAN No. AAFCK0797A, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (52) RAJNANDITA CONCLAVE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AAGCR2912K, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (53) RAJNANDITA CONSTRUCTION PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AAGCR2913J, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (54) RANCHHOR VINTRADE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AAGCR2932P, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (55) RITUDHAR CONCLAVE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AAGCR2915Q, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (56) RITUDHAR VINTRADE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and having Income Tax PAN No. AAGCR2914R, represented by its Director/Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (57) SWAPNO VINTRADE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 4D, Madan Mohan Burman Street, Kolkata- 700001 and

Kalashdha Vinud e Pvt. Ltd.

Shambhu Choubey
Director

Rajnandita Conclave Pvt. Ltd.

Shambhu Choubey
Director

Rajnandita Construction Pvt. Ltd.

Shambhu Choubey
Director

Ranchhor Vintrade Pvt. Ltd.

Shambhu Choubey
Director

Ritudhar Conclave Pvt. Ltd.

Shambhu Choubey
Director

Ritudhar Vintrade Pvt. Ltd.

Shambhu Choubey
Director

Swapno Vintrade Pvt. Ltd.

Madan Lal Mirawat

Director

For PUSHPDHAM MERCHANTS PVT LTD.

Shambhu Choubey

Authorised Signatory

For PUSHPDHAM VYAPAAR PVT. LTD.

Shambhu Choubey

Authorised Signatory

For PUSHPDHAM DISTRIBUTORS PVT. LTD.

Shambhu Choubey

Authorised Signatory

For PUSHPDHAM ENTERPRISES PVT. LTD.

Shambhu Choubey

Authorised Signatory

For BAHUMULYA TRADING PVT. LTD.

Shambhu Choubey

Authorised Signatory

For BAHUMULYA VYAPAAR PVT. LTD.

Shambhu Choubey

Authorised Signatory



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Chandannagar, Haryana

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having Income Tax PAN No. AASCS7403G, represented by its Director/Authorised Signatory Madan Lal Hirawat son of Late Manik Chand Hirawat residing at 199/5, M. G. Road, Kolkata – 700 007, (58) **PUSHAPDHAM MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 87, Rabindra Sarani, 2nd Floor, Kolkata – 700073 and having Income Tax PAN No. AAHCP1161F, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (59) **PUSHAPDHAM VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 87, Rabindra Sarani, 2nd Floor, Kolkata – 700073 and having Income Tax PAN No. AAHCP1162G, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (60) **PUSHAPDHAM DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 87, Rabindra Sarani, 2nd Floor, Kolkata – 700073 and having Income Tax PAN No. AAHCP1165B, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (61) **PUSHAPDHAM ENTERPRISES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 87, Rabindra Sarani, 2nd Floor, Kolkata – 700073 and having Income Tax PAN No. AAHCP1160E, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (62) **BAHUMULYA TRADING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 87, Rabindra Sarani, 2nd Floor, Kolkata – 700073 and having Income Tax PAN No. AAFCB4478F, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (63) **BAHUMULYA VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 87, Rabindra Sarani, 2nd Floor, Kolkata – 700073 and having Income Tax PAN No. AAFCB4477L, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (64) **BAHUMULYA MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 87, Rabindra Sarani, 2nd Floor, Kolkata – 700073 and having Income Tax PAN No. AAFCB4484M, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (65) **BAHUMULYA DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 87, Rabindra Sarani, 2nd Floor, Kolkata – 700073 and having Income Tax PAN No. AAFCB4483N, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (66) **PUSHAPDHAM DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 87, Rabindra Sarani, 2nd Floor, Kolkata – 700073 and having Income Tax PAN No. AAHCP1164A, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (67) **SHIVKRIPA NIRMAAN PRIVATE LIMITED**, a Company incorporated under the Companies

For BARUMULYA MERCHANTS PVT. LTD.

Shambhu Choubey

Authorised Signatory

For BARUMULYA DISTRIBUTORS PVT. LTD.

Shambhu Choubey

Authorised Signatory

For PUSHPADHAM DEALERS PVT. LTD.

Shambhu Choubey

Authorised Signatory

For SHIVKRIPA NIRMAAN PVT. LTD.

Shambhu Choubey

Authorised Signatory

For Shivpariwar Heights Pvt. Ltd.

Shambhu Choubey

Authorised Signatory

For Shivraahi Residency Pvt. Ltd.

Shambhu Choubey

Authorised Signatory

For SHIVMANI INFRA TECH PVT. LTD.

Shambhu Choubey

Authorised Signatory



[Signature]
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Chandernagore, Hooghly

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Act, 1956, having its registered office at 115, Canning Street, Kolkata -700 001 and having Income Tax PAN No. AASCS9305F, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (68) SHIVPARIWAR HEIGHTS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 115, Canning Street, Kolkata -700 001 and having Income Tax PAN No. AASCS9301B, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, (69) SHIVRASHI RESIDENCY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 115, Canning Street, Kolkata -700 001 and represented by its Authorised Signatory and (70) SHIVMANI INFRATECH PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 115, Canning Street, Kolkata -700 001 and having Income Tax PAN No. AASCS9302C, represented by its Authorised Signatory Shambhu Choubey son of Nandu Choubey residing at 9, Rameshwar Malia 1st Bye Lane, Howrah- 711 101, 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 and each of their successors-in-interest and/or assigns) of the THIRD PART :

WHEREAS :

- A. One Jogendra Chandra Khan was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to inter alia, several pieces and parcels of land in J.L. No. 9 R. S. No.869, Mouza- Mankundu, Police Station - Bhadreswar, District Sub Registrar Office at Chandannagar, District – Hooghly, hereinafter referred to as "the MANKUNDU PROPERTIES";
- B. By an Indenture of Trust dated 26th June, 1946, hereinafter referred to as "the SAID INDENTURE OF TRUST", made between the said Jogendra Chandra Khan, therein as well as hereinafter referred to as "the SETTLOR" of the One Part and his three grandsons, Ganesh Chandra Khan, Kartick Chandra Khan and Bishnu Chandra Khan and the Settlor, the said Jogendra Chandra Khan, therein collectively referred to as the Trustees of the Other Part and registered in the Office of Registrar of Calcutta in Book No. I, Volume No. 83, at Pages 112 to 154, Being No. 2363 for the year 1946 the Settlor therein transferred, conveyed, assigned and assured in favour of the Trustees therein several massuage, lands, tenaments heriditaments, zamindaries, premises and moneys (including the Mankundu Properties), all of which are hereinafter collectively referred to as "the TRUST ESTATE" to hold the same in trust for the benefit and welfare of the Settlor during his lifetime and thereafter for the benefit and welfare of his said three grandsons subject to maintenance and life interest of the Settlor's widow, (Smt.) Jugalmoni Dasi and the widow of the Settlor's pre-deceased son, (Smt.) Janoda Sundari Dasi;




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- C. In terms of the Said Indenture Of Trust the Settlor inter alia directed for division of the Trust Estate, in three equal parts or shares and upon the death of the Settlor to appropriate each of the said three divided portions for the use and benefit of each of the said three grandsons of the Settlor subject to the maintenance and life interest of the Settlor's said widow, (Smt.) Jugalmoni Dasi and the widow of the Settler's pre-deceased son, (Smt.) Janoda Sundari Dasi;
- D. On or about 1st July, 1946 the Settlor, the said Jogendra Chandra Khan died and upon his death the said Ganesh Chandra Khan, Kartick Chandra Khan and Bishnu Chandra Khan continued to administer and manage the said Trust Estate, including the Mankundu Properties, as per the provisions of the Said Indenture Of Trust;
- E. In pursuance of the direction given by the Settlor under the said Indenture Of Trust by a Deed of Declaration dated 4th August, 1954, hereinafter referred to as "the SAID DEED OF DECLARATION" registered in the office of the Registrar of the Assurances, Calcutta in Book No. I, Volume No. I, Being No. 3814 the said Ganesh Chandra Khan, Kartick Chandra Khan and Bishnu Chandra Khan divided the Trust Estate in three equal parts and/or shares which parts and/or shares of the Trust Estate was morefully and particularly described in Lists 'X', 'Y' and 'Z' of the Said Deed Of Declaration and the said Ganesh Chandra Khan, Kartick Chandra Khan and Bishnu Chandra Khan declared that the Trust Estate as described in the Lists 'X', 'Y' and 'Z' of the Said Deed of Declaration are being held, administered and maintained by the said Ganesh Chandra Khan, Kartick Chandra Khan and Bishnu Chandra Khan as trustees;
- F. Inasmuch as owing to inadvertent error Plot No. 1097/1228 comprised in the Mankundu Properties was not included in Trust Estates under Said Indenture Of Trust and that for all purposes it was always the intention of the Settlor to make a trust of all his estates including the said Plot No. 1097/1228 comprised in the Mankundu Properties the said Ganesh Chandra Khan, Kartick Chandra Khan and Bishnu Chandra Khan included the said plot No. 1097/1228 comprised in the Mankundu Property in the Trust Estate by the Said Deed of Declaration;
- G. Inasmuch as in the Said Indenture Of Trust it was inter alia directed by the Settlor therein that the income from the properties mentioned in List 'Y' of the Said Deed Of Declaration be credited to the account of the said Kartick Chandra Khan and upon his death to make over the said properties to the heirs of the said Kartick Chandra Khan by a Deed of Appointment of Trustee dated 23rd November, 1954, hereinafter referred to as "the SAID DEED OF APPOINTMENT", made between the said Kartik Chandra Khan, therein referred to as the Continuing Trustee of the First Part and the said Ganesh Chandra Khan and Bishnu Chandra Khan, therein collectively referred to as the Retiring Trustees of the Second Part and the wife of the said Kartick Chandra Khan, (Smt.) Mallika Khan, therein referred to as the New Trustee of the Third Part and registered in the Office of the




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Registrar of Assurance, Calcutta in Book No. I, Volume No. 125, at Pages 155 to 184, Being No. 5133 for the year 1954 the Retiring Trustees therein retired from the trusteeship and the New Trustee therein was inducted as a new trustee along with the Continuing Trustee and to maintain, administer and manage inter alia a part of the Trust Estate being the properties described in the List 'Y' of the Said Deed Of Declaration;

- H. For proper management and administration of the Trust Estate and for framing a scheme of administration of the Trust Estate the said Ganesh Chandra Khan, Kartick Chandra Khan and Bishnu Chandra Khan filed a suit in the Hon'ble High Court at Calcutta being Administration Suit No. 1019 of 1956, hereinafter referred to as "the SAID ADMINISTRATION SUIT", against the said (Smt.) Jugalmuni Dasi and (Smt.) Janoda Sundari Dasi, the wife of the said Ganesh Chandra Khan, (Smt.) Annapurna Khan, the wife of the said Kartick Chandra Khan, (Smt.) Mallika Khan, the wife of the said Bishnu Chandra Khan, (Smt.) Leela Khan, and their respective family members viz, Suresh Chandra Khan, Samaresh Chandra Khan, Arup Kumar Khan, Amit Kumar Khan, (Kumari) Anita Khan, (Kumari) Pronita Khan, (Kumari) Reena Khan, the Vendors herein, viz Ashim Chandra Khan, (Kumari) Hena Khan, (Kumari) Padma Khan, (Kumar) Mita Khan, one Debi Prosad Khan and Ganga Prosad Khan;
- I. By an order and decree dated 10th September, 1956 passed in the Said Administration Suit it was inter alia ordered by the Hon'ble High Court at Calcutta that the said Kartick Chandra Khan and the said (Smt.) Mallika Khan be appointed as Trustees of the properties mentioned in List 'Y' of the Said Deed of Declaration to the exclusion of the all other trustees of the Trust Estate;
- J. By a further order and decree dated 19th March, 1962 passed in the Said Administration Suit the Hon'ble High Court at Calcutta was further pleased to inter alia direct that inasmuch as the said Ganesh Chandra Khan, Kartick Chandra Khan and Bishnu Chandra Khan and their respective family members thought that the their separate Trust Estate as mentioned in the Lists 'X' 'Y' and 'Z' of the Said Deed Of Declaration be separated and administration and management thereof be handed over to each of the said three grandsons of the Settlor interested in the properties allotted to their own branches, the present trustees be discharged and each of the said three grandsons of the Settlor along with their respective wives be appointed as trustees of the properties in which each of them are interested and the Hon'ble High Court at Calcutta was further pleased to direct that each of the three Trust Estate be vested in the respective new trustees appointed by the said order and decree subject to the right of the said (Smt.) Jugalmuni Dasi and (Smt.) Janoda Sundari Dasi;
- K. Inasmuch as a part of the Mankundu Properties forms a part and parcel of the said List 'Y' of the Said Deed of Declaration in pursuance of the Said Deed Of Appointment and the said orders dated 10th September, 1956 and 19th March, 1962 passed in the Said





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Administration Suit the same vested in the Said Kartick Chandra Khan and (Smt.) Mallika Khan;

- L. Or about 29th November, 1967 the said (Smt.) Jugalmohan Dasi died;
- M. On or about 22nd July, 1971 the said (Smt.) Janoda Sundari Dasi died;
- N. Or about 19th November, 1982 the said Kartick Chandra Khan died intestate leaving behind him surviving his wife, the said (Smt.) Mallika Khan, his four daughters, the Vendor Nos. 1 to 4 herein, the said (Smt.) Hena Saha, (Smt.) Mita Saha, (Smt.) Rita Saha and (Smt.) Padma Saha and his one son, the Vendor No.5 herein, the said Ashim Chandra Khan as his legal heirs and heiresses who in terms of the Said Indenture Of Trust jointly became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to inter alia a part of the Mankundu Properties, morefully and particularly described in the said List 'Y' of the Said Deed Of Declaration;
- O. In the circumstances the Vendors herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to, inter alia, ALL THAT the piece and parcel of land comprised in the Mankundu Properties and forming out of the properties comprised in the said List 'Y' of the said Deed of Declaration admeasuring 8.7082 Acres, more or less in J.L. No.9, R.S. No. 869, Mouza- Mankundu, L. R. Khatian No. 213, 213/1 and 1056/1, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District - Hooghly, presently within Bhadreswar Municipality, in the following Khatian Nos. and Dag Nos.

R. S. Khatian No.	L. R. Khatian No.	R. S. DAG NO.	L. R. DAG NO.	Nature of Land	AREA OF LAND IN ACRE
795	1056/1	1103	900	Nala	0.0332
800	213/1 and 1056/1	1098	898	Garden	0.0402
802	213/1 and 1056/1	1099	898	Garden	0.0726
797	213/1 and 1056/1	1100	898	Garden	0.0654
796	213/1 and 1056/1	1101	898	Garden	0.0720
799	213/1 and 1056/1	1097 / 1229	898	Garden	0.0053
795	213/1 and 1056/1	1097 / 1228	898	Garden	2.4252
1669	213/1 and 1056/1	1094	897	Garden	0.9170
33	213/1 and 1056/1	1137 / 1226	848	Garden	0.3750
795	213/1	1139	949	Garden	2.6430
1756	1150/1	1137	945	Garden	0.7640
32	213/1 and 1056/1	1136 / 1227	947	Garden	0.1050
795	213 & 1056/1	1136	946	Pond	0.3690
795	213/1	1138	944	Garden	0.8213
TOTAL =					8.7082




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hereinafter collectively referred to as the "LARGER PLOTS";

- P. By a Bengali Bainapatra (Agreement for Sale) dated 18th May, 1993, hereinafter referred to as "the SALE AGREEMENT" made between the said (Smt.) Mallika Khan and the Vendors herein, therein collectively referred to as the Grantors of the Sale Agreement of the One Part and one M/s. Housing Consultancy Private Limited, represented by its Director, Shibabrata Dutta, one (Smt.) Jaba Khan, Sarojit Khan, Shib Shankar Ghosh, Pravat Kumar Dey and Narendra Nath Neogi, therein collectively referred to as the Recipients of the Sale Agreement of the Other Part and registered in the Office of the District Sub-Registrar at Chandannagar, Hooghly in Book No. I, Volume No. 22, at Pages 36 to 44, Being No. 1225 for the year 1993 the Grantors of the Sale Agreement therein for the consideration therein mentioned agreed to sell transfer and convey in favour of the Recipients of the Sale Agreement therein and/or their nominees free from all encumbrances of any nature whatsoever inter alia Larger Plots excepting the land in R.S. Dag Nos. 1099, 1100 and 1094 comprised in the Mankundu Properties and forming out of the properties comprised in the said List 'Y' of the Said Deed of Declaration, hereinafter referred to as "the LAND AGREED TO BE SOLD"
- Q. The said Ashim Chandra Khan filed a suit for partition and administration of inter alia the Trust Properties comprised in the said List 'Y' of the Said Deed Of Declaration being Suit No.308 of 1994 in the Hon'ble High Court at Calcutta, hereinafter referred to as "the PARTITION SUIT" against the remaining heirs of Late Kartick Chandra Khan;
- R. By an order dated 22nd November, 1994 passed by the Hon'ble High Court at Calcutta in the Partition Suit the Vendor No. 5 herein, the said Ashim Chandra Khan was appointed as the Receiver over the properties comprised in the said List 'Y' of the Said Deed Of Declaration and if the parties to the said Partition Suit so desired the same could be sold;
- S. After entering into the Sale Agreement by a Bengali Deed of Partnership dated 24th April, 1995 made between the said Housing Consultancy Private Limited, therein referred to as the First Party of the First Part, the said (Smt.) Jaba Khan, therein referred to as the Second Party of Second Part, the said Sarajit Khan, therein referred to as the said Third Party of the Third Part, the said Shib Sankar Ghosh, therein referred to as the Fourth Party of the Fourth Part, the said Pravat Kumar Dey, therein referred to as the Fifth Party of the Fifth Part and the said Narendranath Neogi, therein referred to as the Sixth Party of the Sixth Part and registered in the office of the District Sub Registrar Chandannagar at Hooghly in Book No. IV, Volume No.1 at Pages 217 to 226 , Being no. 42 for the year 1995 the parties therein agreed to carry on the business of developing and/or commercially exploiting inter alia the Land Agreed To Be Sold in co-partnerships hereinafter referred to as the "SAID PARTNERSHIP BUSINESS" under the name and style of M/s Housing Consultancy & Real Estate Developers, being the Confirming Party herein by treating the advance paid under the Sale Agreement as the capital of the Said Partnership Business;




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- T. By a Deed of Retirement of Partnership dated 30th April, 1996 made between said Shib Sankar Ghosh, therein referred to as the Retiring Partner of the One Part and the said M/s. Housing Consultancy Private Limited, the said (Smt.) Jaba Khan, the said Sarojit Khan the said Pravat Kumar Dey and the said Narendra Nath Neogi, therein collectively referred to as the Continuing Partners of the Other Part the said Shib Sankar Ghosh upon withdrawing the share of contribution standing to the credit of the said Retiring Partner therein retired from the said partnership business;
- U. By an Indenture of Partnership dated 1st November, 1996, made between the said M/s. Housing Consultancy Private Limited, therein referred to as the First Party of the First Part, therein, the said (Smt.) Jaba Khan, therein referred to as the Second Party of the Second Part, the said Sarojit Khan, therein referred to as the Third Party of the Third Part, the said Pravat Kumar Dey therein referred to as the Fourth Party of the Fourth Part and the said Narendra Nath Neogi, therein referred to as the Fifth Party of the Fifth Part the parties therein agreed to continue as partners of the Said Partnership Business;
- V. By an Indenture dated 16th November, 1998 made between the Vendor No. 5 herein the said Ashim Chandra Khan as the Receiver appointed under the Partition Suit, therein referred to as the Vendor of the First Part and the First Confirming Party herein, the said Housing Consultancy & Real Estate Developers, therein referred to as the Confirming Party of the Second Part and one Nemai Chandra Khan, therein referred to as the Purchaser of the Third Part and registered in the office of the District Sub-Registration Office at Chandannagore, Hooghly Book No. 1, Volume No. 13 at Pages from 213 to 226, Being No. 567 for the year 1998 the Vendor therein for the consideration therein mentioned sold transferred and conveyed a divided and demarcated portion of the Land Agreed To Be Sold being ALL THAT piece and parcel land at measuring 2 Cottahs, 12 Chittaks and 5 Square Feet, more or less in J. L. No. 9, Mouza- Mankundu, R. S. Khatian No. 795, L. R. Khatian No. 213/1 and 1056/1, (wrongly typed in the said indenture as 213 and 1056) R. S. Dag No. 1097/1223, L. R. Dag No. 898, Police Station- Bhadreswar, District Registration Office at Hooghly, within Bhadreswar Municipality in favour of the Purchaser therein free from all encumbrances of any nature whatsoever;
- W. By another Indenture dated 16th November, 1998 made between the Vendor No. 5 herein the said Ashim Chandra Khan as the Receiver appointed under the Partition Suit, therein referred to as the Vendor of the First Part the First Confirming Party herein, the said Housing Consultancy & Real Estate Developers, therein referred to as the Confirming Party of the Second Part and the one Arijit Khan, therein referred to as the Purchaser of the Third Part and registered in the office of the District Sub-Registration at Chandannagore at Hooghly in Book No. 1 Volume No. 13, at Pages from 179 to 196, Being No. 565 for the year 1998 the Vendor therein for the consideration therein mentioned sold transferred and conveyed a further divided and demarcated portion of the Land Agreed To Be Sold being ALL THAT piece and parcel land at measuring 2 Cottahs,




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7 Chittaks and 8 Square Feet, more or less in J. L. No. 9, Mouza- Mankundu, R. S. Khatian No. 795, R. S. Dag No. 1097/1228, L. R. Khatian Nos. 213/1 and 1056/1 (wrongly typed in the said indenture as 213 and 1056), L. R. Dag No. 898, Police Station- Bhadreswar, District Registration Office at Hooghly, within Bhadreswar Municipality in favour of the Purchaser therein free from all encumbrances of any nature whatsoever;

X. By another Indenture dated 16th November, 1998 made between the Vendor No. 5 herein the said Ashim Chandra Khan as the Receiver appointed under the said Partition Suit, therein referred to as the Vendor of the First Part, the Confirming Party No.1 herein, the said Housing Consultancy & Real Estate Developers, therein referred to as the Confirming Party of the Second Part and the said Arijit Khan, therein referred to as the Purchaser of the Third Part and registered in the office of the District Sub-registration at Hooghly in Book No. I, Volume No. 13, at Pages from 227 to 244, Being No. 568 for the year 1998 the Vendor therein for the consideration and mentioned sold transferred and conveyed a further divided and demarcated portion of the Land Agreed To Be Sold being ALL THAT piece and parcel land at measuring 2 Cottahs, 6 Chittaks and 20 Square Feet, more or less in J. L. No. 9, Mouza- Mankundu, R. S. Khatian No. 795, R. S. Dag Nos. 1101 and 1097/1228, L. R. Khatian Nos. 213/1 and 1056/1 (wrongly typed as 213 and 1056), L. R. Dag No. 898, Police Station- Bhadreswar, District Registration Office at Hooghly, within Bhadreswar Municipality in favour of the Purchaser therein free from all encumbrances of any nature whatsoever;

Y. By another Indenture dated 16th November, 1998 made between the Vendor No. 5 herein the aid Ashim Chandra Khan as the Receiver appointed under the Said Partition Suit, therein referred to as the Vendor of the First Part, the Confirming Party No.1 herein, the said Housing Consultancy & Real Estate Developers, therein referred to as the Confirming Party of the Second Part and the said Arijit Khan, herein, therein referred to as the Purchaser of the Third Part and registered in the office of the District Sub Registration at Hooghly in Book No. I, Volume No. 13, at Pages from 245 to 262, Being No. 569 for the year 1998 the Vendors therein for the consideration and mentioned sold transferred and conveyed a further divided and demarcated portion of the Land Agreed To Be Sold being ALL THAT piece and parcel land at measuring 2 Cottahs and 17 Square Feet, more or less in J. L. No. 9, Mouza- Mankundu, R. S. Khatian No. 795, R. S. Dag No. 1097/1228, L. R. Khatian Nos. 213/1 and 1056/1 (wrongly typed in the said indenture as 213 and 1056), L. R. Dag No. 898, Police Station- Bhadreswar, District Registration office at Hooghly, within Bhadreswar Municipality in favour of the Purchaser therein free from all encumbrances of any nature whatsoever;

Z. In the circumstances the said (Smt.) Mallika Khan and the Vendors herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to, inter alia, the remaining portion of the Larger Plots being ALL THAT the piece and parcel of land comprised in the Mankundu Properties and forming out of the properties comprised




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in the said List 'Y' of the said Deed of Declaration admeasuring 8.5586 Acres, more or less in J.L. No.9, R.S. No. 869, Mouza- Mankundu, L. R. Khatian No. 213, 213/1 and 1056/1, Police Station – Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Bhadreswar Municipality, in the following Khatian Nos. and Dag Nos.

R. S. Khatian No.	L. R. Khatian No.	R. S. DAG NO.	L. R. DAG NO.	Nature of Land	AREA OF LAND IN ACRE
795	1056/1	1103	900	Nala	0.0332
800	213/1 and 1056/1	1098	898	Garden	0.0402
802	213/1 and 1056/1	1099	898	Garden	0.0726
797	213/1 and 1056/1	1100	898	Garden	0.0654
796	213/1 and 1056/1	1101	898	Garden	0.0576
799	213/1 and 1056/1	1097 / 1229	898	Garden	0.0053
795	213/1 and 1056/1	1097 / 1228	898	Garden	2.2900
1669	213/1 and 1056/1	1094	897	Garden	0.9170
33	213/1 and 1056/1	1137 / 1226	848	Garden	0.3750
795	213/1	1139	949	Garden	2.6430
1756	1150/1	1137	945	Garden	0.7640
32	213/1 and 1056/1	1136 / 1227	947	Garden	0.1050
795	213 and 1056/1	1136	946	Pond	0.3690
795	213/1	1138	944	Garden	0.8213
TOTAL =					8.5586

morefully and particularly described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**SAID LAND**";

- AA. By a Deed of Retirement dated 31st July, 2006 made between the said Housing Consultancy Private Limited, therein referred to as the Retiring Partner of the One Part and the said (Smt.) Jaba Khan, the said Sarojit Khan the said Pravat Kumar Dey and the said Narendra Nath Negoi, therein collectively referred to as the Continuing Partners of the Other Part the Retiring Partner therein upon withdrawing the share of contribution standing to the credit of the Retiring Partner therein retired from the Said Partnership Business;
- BB. By a Deed Partnership dated 1st August, 2006 made between the said (Smt.) Jaba Khan, therein referred to as the First Party of the First Part, the said Sarojit Khan, therein referred to as the Second Party of the Second Part, the said Pravat Kumar Dey, therein referred to as the Third Party of the Third Part, the said Narendra Nath Neogi, therein referred to as the Fourth Party of the Fourth Part and the said (Smt.) Mandira Dey,




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therein referred to as the Fifth Party of the Fifth Part the parties therein agreed to carry on the Said Partnership Business in co-partnership;

- CC. On or about 17th December, 2007 the said (Smt.) Mallika Khan who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind her surviving her said his four daughters, the Vendor Nos. 1 to 4 herein, the said (Smt.) Hena Saha, (Smt.) Mita Saha, (Smt.) Rita Saha and (Smt.) Padma Saha and her said son, the Vendor No.5 herein, the said Ashim Chandra Khan as her legal heirs and heiresses who jointly inherited the share of Late Mallika Khan in inter alia the Said Land;
- DD. By an order dated 25th June, 2008 passed by the Hon'ble High Court at Calcutta the Partition Suit was dismissed as not pressed;
- EE. On or about 3rd January, 2009 the said Narendra Nath Neogi died intestate living behind him surviving his wife, (Smt.) Menoka Neogi and his four daughters, viz (Smt.) Dhira Mondal, (Smt.) Indira Ghosh, (Smt.) Mandira Mondal and (Smt.) Sunanda Roy as his legal heirs who jointly inherited the right title and interest of the said Late Narendra Nath Neogi in the Said Partnership Business;
- FF. By an Indenture dated 12th January, 2009 made between the said (Smt.) Jaba Khan, therein referred to as the First Party of the First Part, the said Sarojit Khan, therein referred to as the Second Party of the Second Part, the said Pravat Kumar Dey, therein referred to as the Third Party of the Third Part, the said (Smt.) Mandira Dey, therein referred to as the Fourth Party of the Fourth Part and the said (Smt.) Menoka Neogi, therein referred to as the Party of the Fifth Part the said (Smt.) Menoka Neogi was substituted as a partner of the said firm in place and stead of Late Narendra Nath Neogi and agreed to carry on the Said Partnership Business in co-partnership;
- GG. By a Bengali Na-Dabi Patra (Deed of Disclaimer) dated 6th March, 2009 the said four daughters of late Narendra Nath Neogi viz, (Smt.) Dhira Mondal, (Smt.) Indira Ghosh, (Smt.) Mandira Mondal and (Smt.) Sunanda Roy disclaimed all their right title and/or interest in the Said Partnership Business and consented to the appointment of their mother, the said (Smt.) Mallika Khan as the partner of the Said Partnership Business;
- HH. The Vendors have represented to the Purchasers that :
- i. The entirety of the Said Land, more fully and particularly described in the SCHEDULE hereto is in the Khas and vacant possession of the Vendors and save and except the right of the Confirming Party herein to the extent of the Land Agreed To Be Sold under the Sale Agreement no other persons have any right, title and/or interest of any nature whatsoever in the Said Land or any part thereof;
 - ii. There are no suits, litigations or legal proceedings pending in respect of the Said Land or any part thereof;



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- iii. Save and except the rights of the right of the Confirming Party to the extent of the Land Agreed To Be Sold under the Sale Agreement the right, title and interest of the Vendors in the Said Land is free from all encumbrances and the Vendors have a marketable title thereto;
 - iv. The Said Land and/or any part thereof is at present not affected by any requisition or acquisition of any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendors;
 - v. Neither the Said Land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law and due to income tax, revenue and any other public demands;
 - vi. Save and except the said Sale Agreement the Vendors have not in any way dealt with the Said Land whereby the right, title and interest of the Vendors as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
- II. The Vendors with the consent and concurrence of the Confirming Party herein have agreed to sell and the Purchasers relying on the representation of the Vendors have agreed to purchase the Said Land, more fully and particularly described in various parts of the SCHEDULE hereunder written and delineated on the map or plan annexed hereto and bordered in colour "RED" thereon for the consideration and on the terms and conditions hereinafter mentioned;
- JJ. The Confirming Party have joined these presents to give their consent and/or no objections to the sale of the Said Land by the Vendors to the Purchasers;

NOW THIS DEED WITNESSETH as follows:

- I. THAT in pursuance of the said agreement AND in consideration of a sum of Rs. 5,20,00,000/- (Rupees Five Crores Twenty Lacs) only of the lawful money of the Union of India paid and to be paid by the Purchasers to the Vendors and the Confirming Party as will appear from the Memo of Consideration hereunder written and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchasers as well as the Said Land hereby intended to be sold transferred and conveyed) the Vendors do hereby with the consent and concurrence of the Confirming Party indefeasibly grant sell transfer convey assign and assure unto and to the Purchasers the Said Land i.e. ALL THAT the piece and parcel of land comprised in the Mankundu Properties and forming out of the properties comprised in the said List 'Y' of




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the said Deed of Declaration admeasuring 8.5586 Acres, more or less in J.L. No 9, R.S. No. 869, Mouza- Mankundu, L. R. Khatian No. 213, 213/1 and 1056/1, Police Station – Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Bhadreswar Municipality, in the following Khatian Nos. and Dag Nos.

R. S. Khatian No.	L. R. Khatian No.	R. S. DAG NO.	L. R. DAG NO.	Nature of Land	AREA OF LAND IN ACRE
795	1056/1	1103	900	Nala	0.0332
800	213/1 and 1056/1	1098	898	Garden	0.0402
802	213/1 and 1056/1	1099	898	Garden	0.0726
797	213/1 and 1056/1	1100	898	Garden	0.0654
796	213/1 and 1056/1	1101	898	Garden	0.0576
799	213/1 and 1056/1	1097 / 1229	898	Garden	0.0053
795	213/1 and 1056/1	1097 / 1228	898	Garden	2.2900
1669	213/1 and 1056/1	1094	897	Garden	0.9170
33	213/1 and 1056/1	1137 / 1226	848	Garden	0.3750
795	213/1	1139	949	Garden	2.6430
1756	1150/1	1137	945	Garden	0.7640
32	213/1 and 1056/1	1136 / 1227	947	Garden	0.1050
795	213 & 1056/1	1136	946	Pond	0.3690
795	213/1	1138	944	Garden	0.8213
TOTAL =					8.5586

morefully and particularly described in the SCHEDULE hereunder written and delineated on the map or plan annexed hereto and bordered in colour "RED" thereon absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lis pendens OR HOWSOEVER OTHERWISE the Said Land or any part or 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 rights all yards courtyards areas 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 Land 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 Land and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendors into or



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upon and in respect of the Said Land and/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 Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the Said Land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lis pendens whatsoever and the Confirming Party confirm the same.

II. AND the Vendors do and each of them doth hereby covenant with the Purchasers that the Vendors are the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the Said Land and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the Vendors do and each of them doth hereby covenant with the Purchaser that they have not 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 Land hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the Said Land or any part thereof in the manner aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendors now have in themselves good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner and on the conditions aforesaid and the Confirming Party confirm the same;

III. AND THAT the Vendors and the Confirming Party have duly made over possession of the Said Land to the Purchaser herein and the Purchaser have received and accepted the same without any dispute, demand or claim whatsoever against the Vendors .




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- IV. AND THAT the Purchasers shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors in title or any one of them AND THAT the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments executions prohibitions restrictions easements and lis pendens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise and the Confirming Party confirm the same.
- V. AND THAT all rates taxes and other impositions and/or outgoings payable in respect of the Said Land upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- VI. AND THAT the Vendors never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Land or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 AND THAT at present no notice, which is or may be subsisting, has been served on the Vendors for the acquisition of the Said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendors have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Land or any part thereof AND THAT at present no suit and/or proceeding is pending in any Court of law affecting the Said Land and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Land or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Land and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required and the Confirming Party confirm the same.




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VII. **AND THAT** the Confirming Party herein hereby covenant with the Vendors and the Purchasers that the Confirming Party have surrendered their all right, title and interest of any nature whatsoever in the Said Land in favour of the Purchasers arising out of the Sale Agreement or otherwise and that the Vendor have full liberty to sell the Said Land in favour of the Purchasers free all encumbrance and that the Confirming Party further confirm that the Confirming Party shall not at any time in the future claim any right, title and interest in the Said Land in pursuance of the Sale Agreement all rights of the Confirming Party of any nature whatsoever shall vest in the Purchasers on and from the date of execution and registration of these presents.

VIII. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Vendors and the Confirming party covenant and assure the Purchasers that unless prevented by fire or some other inevitable accident from time to time and at all times hereafter and upon every request and at the cost of the Purchasers shall produce or caused to be produced to the Purchasers or their Attorneys or Agents or at any trial commission examination or otherwise as occasion shall require all or any of the original title deeds documents and writings and also at the like request and cost deliver to the Purchaser such attested or other copies or extracts of and from the said Deeds and writings or any one of them as the Purchasers may require and will in the meantime unless prevented as aforesaid keep the said deeds documents and/or writings safe unobliterated and uncanceled.

THE SCHEDULE

(The Said Land)

ALL THAT the piece and parcel of land comprised in the Mankundu Properties and forming out of the properties comprised in the said List 'Y' of the said Deed of Declaration admeasuring 8.5586 Acres, more or less in J.L. No.9, R.S. No. 869, Mouza- Mankundu, Police Station – Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Bhadreswar Municipality, in the following Khatian Nos. and Dag Nos.

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797	213/1 and 1056/1	1100	898	Garden	0.0654
796	213/1 and 1056/1	1101	898	Garden	0.0576
799	213/1 and 1056/1	1097 / 1229	898	Garden	0.0053
795	213/1 and 1056/1	1097 / 1223	898	Garden	2.2900




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1669	213/1 and 1056/1	1094	897	Garden	0.9170
33	213/1 and 1056/1	1137 / 1225	848	Garden	0.3750
795	213/1	1139	949	Garden	2.6430
1756	1150/1	1137	945	Garden	0.7640
32	213/1 and 1056/1	1136 / 1227	947	Garden	0.1050
795	213 & 1056/1	1136	946	Pond	0.3690
795	213/1 & 1056/1	1138	944	Garden	0.8213
TOTAL =					8.5586

delineated in the map or plan annexed hereto and bordered in colour "RED" thereon and butted and bounded in the manner as follows :

ON THE NORTH : By 24' wide J.C. Khan Road;

ON THE EAST : By R.S. Dag Nos. 1151, 1150, 1140, 1141, 1142, 1094(P) & 1228 (P) ;

ON THE SOUTH : By R.S. Dag Nos. 1138 (P), 1139 (P) & 1152 ;

ON THE WEST : By R.S. Dag Nos. 1128(P) & 1102 ;

OR HOWSOEVER the same now or is or heretofore were or was butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first above written.

SIGNED AND DELIVERED by the VENDORS at
Mankundu, Hooghly in the presence of:

1. Aditi Sen / Advocate
10, Old Post Office Street
Kolkata - 1

2. Swapan M. Dhanu
Crooked Lane,
Chinsurah, Hooghly

Hena Saha.
Nita Saha
Rita Saha.
Paroma Saha
Ashim Chandra Khan.



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SIGNED AND DELIVERED by the CONFIRMING
PARTY at Mankundu, Hooghly in the presence
of:

1. Aditi Sen, Advocate
2. Swapan Kr. Dhara.

For Housing Consultancy Agency
Real Estate Development

Pravall-Kumar Singh

SIGNED AND DELIVERED by the PURCHASERS
at Mankundu, Hooghly in the presence of:

1. Aditi Sen, Advocate
2. Swapan Kr. Dhara.

Deepesh Chatterjee
Shambhu Chatterjee
Director

Jagsak Realtors Pvt. Ltd.
Madan Lal Hirawat
Director

DEBAJAM REALTY PVT. LTD
Madan Lal Hirawat
Director

Arunabh Conclave Pvt. Ltd.
Madan Lal Hirawat
Director

Angarik Developers Pvt. Ltd.
Madan Lal Hirawat
Director




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SENTILS DEALCOM PVT. LTD.

Shambhu Choubey
Director

Shakti Tradecom Pvt. Ltd.

Shambhu Choubey
Director

Sakshi Commerce Pvt. Ltd.

Shambhu Choubey
Director

SARVAT VYAPAAR PVT. LTD.

Shambhu Choubey
Director

SARVAT VINCOM PVT. LTD.

Shambhu Choubey
Director

Shavybeans Dealcom Pvt. Ltd.

Shambhu Choubey
Director

NETTLES VINTRADE PVT. LTD.

Shambhu Choubey
Director

Nettles Dealtrade Pvt. Ltd.

Shambhu Choubey
Director

ENDIVE VYAPAAR PVT. LTD.

Shambhu Choubey
Director

HERINE VINIMAY PVT. LTD.

Shambhu Choubey
Director

A.




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ENDIVE TRADERS PVT. LTD.
Shambhucharya
Director

NERINE VYAPAR PVT. LTD.
Shambhucharya
Director

ENDIVE VINCOM PVT. LTD.
Shambhucharya
Authorised Signatory

Navybeans Commerce Pvt. Ltd.
Shambhucharya
Authorised Signatory

Navybeans Neeltrade Pvt. Ltd.
Shambhucharya
Authorised Signatory

BENTIS TIE UP PVT. LTD.
Shambhu Charya
Authorised Signatory

NERINE VINCOM PVT. LTD.
Shambhucharya
Authorised Signatory

ENDIVE DEALCOM PVT. LTD.
Shambhu Charya
Authorised Signatory

Bentis Tradecom Pvt. Ltd.
Shambhu Charya
Authorised Signatory

BENTIS VINIMAY PVT. LTD.
Shambhu Charya
Authorised Signatory

ENDIVE VINIMAY PVT. LTD.
Shambhu Charya
Authorised Signatory

Navybeans
Navybeans Traders Pvt. Ltd.
Shambhu Charya
Authorised Signatory



[Signature]
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Chandernagore, Hooghly**

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~~Prises Tradegom Pvt. Ltd.~~
Prises Tradegom Pvt. Ltd.
Shambhu

Authorised Signatory

Antray Conclave Pvt. Ltd
Madan Lal Hirawat
Director

Antray Realestate Pvt. Ltd.
Madan Lal Hirawat
Director

ANTRAY VINCOM PVT, LTD.
Madan Lal Hirawat
Director

Arunabh Developers Pvt. Ltd.
Madan Lal Hirawat
Director

Ashtek Construction Pvt. Ltd.
Madan Lal Hirawat
Director

Ashtek Infranirman Pvt. Ltd.
Madan Lal Hirawat
Director

Debajam Construction Pvt. Ltd.
Madan Lal Hirawat
Director

Debajam Dealcom Pvt. Ltd.
Madan Lal Hirawat
Director

Ganadhi Vintrade Pvt. Ltd.
Madan Lal Hirawat
Director

Jagsak Conclave Pvt. Ltd.
Madan Lal Hirawat
Director

Jagsak Developers Pvt. Ltd.
Madan Lal Hirawat
Director

JAGSAK REALTY PVT, LTD.
Madan Lal Hirawat
Director

h.




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DEBAJAM VANIJYA PVT.LTD.
Madan Lal Hirawat
Director

DEBAJAM VINCOM PVT.LTD.
Madan Lal Hirawat
Director

JAGSAK VANIJYA PVT. LTD.
Madan Lal Hirawat
Director

JAGSAK VINCOM PVT. LTD.
Madan Lal Hirawat
Director

Kalashdha Conclave Pvt. Ltd.
Madan Lal Hirawat
Director

Kalashdha Construction Pvt, Ltd.
Madan Lal Hirawat
Director

Kalashdha Developers Pvt.Ltd.
Shambhu Choudhary
Director

Kalashdha Dealcom Pvt. Ltd.
Shambhu Choudhary
Director

Kalashdha Vanijya Pvt. Ltd.
Shambhu Choudhary
Director

Kalashdha Vincem Pvt. Ltd.
Shambhu Choudhary
Director

Kalashdha Vintrade Pvt. Ltd.
Shambhu Choudhary
Director

Rajnandita Conclave Pvt. Ltd.
Shambhu Choudhary
Director

Rajnandita Construction Pvt. Ltd.
Shambhu Choudhary
Director



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Addl. District Sub-Registrar
Chandannagar, Hooghly

10 MAY 2013

Ranchhor Vintrade Pvt. Ltd.,
Shambhu Choubey
Director

Ritudhar Copclave Pvt. Ltd.,
Shambhu Choubey
Director

Ritudhar Vintrade Pvt. Ltd.,
Shambhu Choubey
Director

Swapno Vintrade Pvt. Ltd.
Madan Lal Hirawat
Director

For PUSHPDHAM MERCHANTS PVT. LTD.
Shambhu Choubey
Authorised Signatory

For PUSHPDHAM VYAPAAR PVT. LTD.
Shambhu Choubey
Authorised Signatory

For PUSHPDHAM DISTRIBUTORS PVT. LTD.
Shambhu Choubey
Authorised Signatory

For PUSHPDHAM ENTERPRISES PVT. LTD.
Shambhu Choubey
Authorised Signatory

For BAHUMULYA TRADING PVT. LTD.
Shambhu Choubey
Authorised Signatory

For BAHUMULYA VYAPAAR PVT. LTD.
Shambhu Choubey
Authorised Signatory

For BAHUMULYA MERCHANTS PVT. LTD.
Shambhu Choubey
Authorised Signatory




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10 MAY 2013

For BARUMULYA DISTRIBUTORS PVT. LTD.

Shambhu Choudhary

Authorised Signator

For PUSHPADHAM DEALERS PVT. LTD.

Shambhu Choudhary

Authorised Signator

For SHIVKRIPA NIRMALAN PVT. LTD.

Shambhu Choudhary

Authorised Signator

For Shivpariwar Heights Pvt

Shambhu Choudhary

Authorised Signator

For Shivashi Residency Pvt, Ltd

Shambhu Choudhary

Authorised Signator

For SHIVMANI INTERNATIONAL PVT. LTD.

Shambhu Choudhary

Authorised Signator

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Addl. District Sub-Registrar
Chandernagore, Hooghly

10 MAY 2013

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 5,20,00,000/- (Rupees Five Crores and Twenty Lacs) only towards full and final payment of the Total Consideration for sale of the Said Land in terms of the **SCHEDULE** herein above written in the manner as follows :

<u>Date</u>	<u>DD No</u>	<u>Bank & Branch</u>	<u>AMOUNT</u>
05-07-2013	517531	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517532	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517533	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517534	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517535	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517536	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517537	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517538	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517539	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517540	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517541	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517542	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517543	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517544	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517545	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517546	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517547	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517548	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517549	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517550	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517551	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517552	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517553	OBC, Chowringhee Road	9,00,000.00




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10 MAY 2013

05-07-2013	517554	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517555	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517556	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517557	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517558	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517559	OBC, Chowringhee Road	7,00,000.00
05-07-2013	517560	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517561	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517562	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517563	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517564	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517565	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517566	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517567	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517568	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517569	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517570	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517571	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517574	OBC, Chowringhee Road	7,00,000.00
05-07-2013	517575	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517576	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517577	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517578	OBC, Chowringhee Road	9,00,000.00
05-07-2013	517579	OBC, Chowringhee Road	9,00,000.00

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8/5/2013	517586	OBC, Chowringhee Road	700,000.00
8/5/2013	517581	OBC, Chowringhee Road	900,000.00
8/5/2013	517582	OBC, Chowringhee Road	900,000.00
8/5/2013	517583	OBC, Chowringhee Road	900,000.00
8/5/2013	517584	OBC, Chowringhee Road	900,000.00
8/5/2013	517585	OBC, Chowringhee Road	900,000.00
8/5/2013	517592	OBC, Chowringhee Road	700,000.00
8/5/2013	517587	OBC, Chowringhee Road	900,000.00
8/5/2013	517588	OBC, Chowringhee Road	900,000.00
8/5/2013	517589	OBC, Chowringhee Road	900,000.00
8/5/2013	517590	OBC, Chowringhee Road	900,000.00
8/5/2013	517591	OBC, Chowringhee Road	900,000.00

WITNESSES :

1. Aditi Sen, Advocate
2. Swapan K. Ghara

Hemai Saha.
 Reita Saha
 Rita Saha.
 Padma Saha.
 Ashim Chandra Khan.

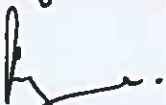
VENDORS

For Housing & Land
 Real Estate Developers

Joopal Kumar Roy

CONFIRMING PARTY

Drafted by me.



(Raghunath Ghose)
 Advocate, High Court, Calcutta.
 Enrolment No F/803/784/89.





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দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা				
 <i>Hena Saha</i>	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তজ্জনী	তজ্জনী	
স্বাক্ষর <i>Hena Saha.</i>		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	
ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা				
 <i>Padma Saha</i>	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তজ্জনী	তজ্জনী	
স্বাক্ষর <i>Padma Saha.</i>		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	



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দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা				
	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তজ্জলী	তজ্জলী	
স্বাক্ষর Nita Saha		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা				
	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তজ্জলী	তজ্জলী	
স্বাক্ষর Rita Saha		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	



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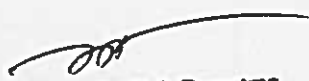
10 MAY 2013

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা				
 Madan Mirawat	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তর্জনী	তর্জনী	
স্বাক্ষর Madan Lal Mirawat		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা				
 Shambhu Choubey	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তর্জনী	তর্জনী	
স্বাক্ষর Shambhu Choubey		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	




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দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা				
 <i>Ashim Chandra Khar.</i>	বাহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তজ্জনী	তজ্জনী	
স্বাক্ষর <i>Ashim Chandra Khar.</i>		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা				
 <i>Joovat Kumar Singh.</i>	বাহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তজ্জনী	তজ্জনী	
স্বাক্ষর <i>Joovat Kumar Singh.</i>		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	



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