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अभिषेक पश्चिम बंगाल WEST BENGAL

H 172534

V/C No - 42/14

Endorsement Sheet and Signature
Sheet attached with the document
are Part of the Document

Q.No - 758/14

dt 10/2/14

5-400.7-

Adm. Dist. Sub-Registrar
Chandannagar, Hooghly

13 FEB 2014

THIS INDENTURE made this 10th day of February, 2014 BETWEEN
MONDAL CONSTRUCTION COMPANY LTD. a Company incorporated under

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222983

R. N. GHOSE & ASSOCIATES
ADVOCATES

18, OLD POST OFFICE STREET,
1ST FLOOR, ROOM NO - 36A

NAME.....	KOLKATA - 700 001
ADD.....	
Rs.....	
- 7 FEB 2014	
S. CHATTERJEE Licensed Stamp Vendor C. C. Court 2 & 3, K. S. Roy Road, Kol-1	

- 7 FEB 2014

[Handwritten signature]

Shapan Kumar Mondal



For MONDAL CONSTRUCTION CO. LTD.

Shapan Kumar Mondal
Director



HEADFIRST NIRMAL PVT. LTD.

Sujay Kumar Chaudhary
Director

GOLDENSIGHT NIRMAL PVT. LTD.

Sujay Kumar Chaudhary
Director

REACHSMART REALTORS PVT. LTD.

Sujay Kumar Chaudhary
Director

ANNATI BUILDERS PRIVATE LIMITED

Sujay Kumar Chaudhary
Authorized Signatory Director



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the Companies Act, 1956, having its registered office at Karnani Manision, 25A, Park Street, 4th Floor, Room No. 412, Kolkata- 700 16 and represented by its one of its Directors, Swapn Kumar Mondal, son of Late Sitanshu Shekhar Mondal, working for gain at Karnani Manision, 25A, Park Street, 4th Floor, Room No. 412, Kolkata- 700 014 and residing at Uttarayan Station Road, Police Station Chinchurah, ~~Police Station~~ Chinchurah RS, hereinafter referred to as "the VENDOR" (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 ONE PART AND (1) REACHSMART REALTORS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 7, Swallow Lane, Kolkata- 700001, (2) GOLDENSIGHT NIRMAN PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 7, Swallow Lane, Kolkata- 700001, (3) HEADFIRST NIRMAN PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 7, Swallow Lane, Kolkata- 700001, (4) UNNATI BUILDERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 207, A.J.C. Bose road, Kolkata- 700017, (5) UNNATI HIGHRISE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 207, A.J.C. Bose road, Kolkata- 700017 and (6) YASODA ENCLAVE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 207, A.J.C. Bose road, Kolkata- 700017 and all represented by their authorized signatory, Sujay Kumar Chowdhury, son of Gouri Shankar Chowdhury and working for gain at 7, Swallow Lane, Kolkata- 700001, 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 OTHER PART :

WHEREAS

- A. One Jharu Charan Khan was absolutely seized and possessed of and/or well and sufficiently entitled to inter alia, FIRSTLY ALL THAT the piece and parcel of Bagan (Garden) land admeasuring 0.276 Acres, more or less in J.L. No.9, R.S. Khatian No.458, L.R. Khatian No. 362, Hal L.R. Khatian No. 3780, Mouza- Mankundu, R.S. Dag Nos. 1142, L.R. Dag No. 952, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District - Hooghly, presently within Ward No. 1 (formerly Ward No. 20) of Bhadreswar Municipality AND SECONDLY ALL THAT the piece and parcel of Bagan (Garden) land admeasuring 0.032 (out of 0.036) Acres, more or less in J.L. No.9, R.S. Khatian No.458, L.R. Khatian No. 362, Hal L.R. Khatian No. 3780, Mouza- Mankundu, R.S. Dag Nos. 1143, L.R. Dag No. 953, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District - Hooghly, presently within Ward No. 1 (formerly Ward No. 20) of Bhadreswar Municipality, AGGREGATING ALL TO ALL THAT the piece and parcel of Bagan (Garden) land admeasuring 0.308 Acres, more or less in J.L. No.9, R.S. Khatian No.458, L.R. Khatian No. 362, Hal L.R. Khatian No. 3780, Mouza- Mankundu, R.S. Dag Nos. 1142 and 1143, L.R. Dag Nos. 952 and 953, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District - Hooghly, presently within Ward No. 1 (formerly Ward No. 20) of Bhadreswar

FOR MONDAL CONSTRUCTION CO. LTD.
Swapn Kumar Mondal
Director

YASODA ENCLAVE PRIVATE LIMITED
Sujay Kumar Choudhary
Authorized Signatory/Director

ANNATI HIGHRISE PRIVATE LIMITED
Sujay Kumar Choudhary
Authorized Signatory/Director

Identified by

Atty Hulmala

S/o Sri: Champalal Jhunjhunwala
207, A.J.B. Road Rd.

Kol-17, P.S. Benidukur
Survee.



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Municipality, hereinafter collectively referred to as "the SAID LAND OF JHARU CHARAN KHAN".

- B. The said Jharu Charan Khan who was a Hindu governed by the Dayabhagha School of Hindu law died intestate leaving behind him surviving his wife, (Smt.) Pati Moni Dasi and his son, Nemai Charan Khan as his legal heiress and heir, hereinafter collectively referred to as "the HEIRS OF LATE JHARU CHARAN KHAN" who jointly inherited inter Alia the Said Land Of Jharu Charan Khan;
- C. By a Bengali Kobala (Deed of Sale) dated 29th November, 1954 made between the said Heirs Of Late Jharu Charan Khan, therein collectively referred to as the Vendors of the One Part and one (Smt.) Monorama Gayan, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub Registrar at Shrirampur in Book No. I, Volume No. 71 at Pages from 159 to 161, Being No. 6009 for the year 1954 the Vendors therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein the Said Land Of Jharu Charan Khan free from all encumbrances of any nature whatsoever;
- D. By a Bengali Kobala (Deed of Sale) dated 19th July, 1971 made between the said (Smt.) Monorama Gayan, therein referred to as the Vendor of the One Part and one Gopinath Ghosh, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub Registrar at Chandannagar at Hooghly in Book No. I, Volume No.22, at Pages from 20 to 22, Being No. 1240 for the year 1971 the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein the Said Land Of Jharu Chara Khan free from all encumbrances of any nature whatsoever;
- E. By virtue of inheritance one Upendranath Ghosh was absolutely seized and possessed of and/or well and sufficiently entitled to inter alia, FIRSTLY ALL THAT the piece and parcel of Doba land admeasuring 0.053 Acres, more or less in J.L. No. 9, R.S. Khatian No.454, L.R. Khatian No. 154, Hal L.R. Khatian No. 3780, in Mouza- Mankundu, R.S. Dag No. 1149, L.R. Dag No. 958, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality AND SECONDLY ALL THAT the piece and parcel of Bagan (Garden) land admeasuring 0.133 Acres, more or less in J.L. No.9, R.S. Khatian No.454, L.R. Khatian No. 154, Hal L.R. Khatian No. 3780, Mouza- Mankundu, R.S. Dag No. 1150, L.R. Dag No. 959, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality, hereinafter collectively referred to as "the SAID LAND OF UPENDRANATH GHOSH";




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- F. By a Bengali Kobala (Deed of Sale) dated 3rd October, 2008 made between the said Upendranath Ghosh, therein referred to as the Vendor of the One Part and the Vendor herein, therein referred to as the Purchaser of the Other Part and registered in the Office of the District Sub Registrar at Chandannagar at Hooghly in Book No. I, C .D. Volume No.5, at Pages from 6169 to 6181, Being No. 02166 for the year 2008 the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein the Said Land Of Upendranath Ghosh free from all encumbrances of any nature whatsoever;
- G. By a Deed of Sale dated 31st May, 2010 made between the said Gopinath Ghosh, therein referred to as the Vendor of the One Part and the Vendor herein, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub Registrar at Chandannagar at Hooghly in Book No. I, C .D. Volume No. 6., at Pages from 1853 to 1869, Being No. 01607 for the year 2010 the Vendor therein for the consideration therein mentioned inter alia sold, transferred and conveyed in favour of the Purchaser therein the Said Land of Jharu Charan Khan free from all encumbrances of any nature whatsoever;
- H. In the circumstances the Vendor herein become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Land Of Upendranath ghosh and the Said Land Of Jharu Charan Khan;
- I. The Vendor has approached the purchasers and agreed to sell **FISRTLY** a divided and demarcated Eastern portion being **ALL THAT** the piece and parcel of Bagan (Garden) land admeasuring 0.256 Acres,(out of 0.276 Acres), more or less in J.L. No.9, R.S. Khatian No.458, L.R. Khatian No. 362, Hal L.R. Khatian No. 3780, Mouza- Mankundu, R.S. Dag Nos. 1142, L.R. Dag No. 952, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality, morefully and particularly described in **PART – I** of the **SCHEDULE** hereunder written and hereinafter referred to as “the **SAID LAND IN R. S. DAG NO. 1142**” **AND SECONDLY ALL THAT** the piece and parcel of Bagan (Garden) land admeasuring 0.032 Acres, (out of 0.036 Acres), more or less in J.L. No.9, R.S. Khatian No.458, L.R. Khatian No. 362, Hal L.R. Khatian No. 3780, Mouza- Mankundu, R.S. Dag Nos. 1143, L.R. Dag No. 953, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality, morefully and particularly described in **PART – II** of the **SCHEDULE** hereunder written and hereinafter referred to as “the **SAID LAND IN R. S. DAG NO. 1143**” **AND THIRDLY ALL THAT** the piece and parcel of Doba land admeasuring 0.053 Acres, more or less in J.L. No.9, R.S. Khatian No.454, L.R. Khatian No. 154, Hal L.R. Khatian No. 3780, in Mouza- Mankundu, R.S. Dag No. 1149, L.R. Dag No. 958, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality, morefully and particularly described



[Signature]
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in PART – III of the SCHEDULE hereunder written and hereinafter referred to as “the SAID LAND IN R. S. DAG NO. 1149” AND FOURTHLY ALL THAT the piece and parcel of Bagan (Garden) land admeasuring 0.133 Acres, more or less in J.L. No.9, R.S. Khatian No.454, L.R. Khatian No. 154, Hal L.R. Khatian No. 3780, Mouza- Mankundu, R.S. Dag No. 1150, L.R. Dag No. 959, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality, morefully and particularly described in PART – IV of the SCHEDULE hereunder written and hereinafter referred to as “the SAID LAND IN R. S. DAG NO. 1150” AGGREGATING IN ALL TO ALL THAT the pieces and parcels of Bagan and Doba land admeasuring 0.474 Acres, more or less in J.L. No.9, R.S. Khatian Nos.458 and 454, L.R. Khatian Nos. 362 and 154, Hal L.R. Khatian No. 3780, in Mouza- Mankundu, R.S. Dag Nos. 1142, 1143, 1149 and 1150 L.R. Dag Nos. 952, 953, 958 and 959 Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality, morefully and particularly described in various parts of the SCHEDULE hereunder written and hereinafter collectively referred to as “the SAID LAND”;

J. The Vendor has represented to the Purchasers that :

- (i) The entirety of the Said Land is in the Khas and vacant possession of the Vendor and no persons other than the Vendor 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;
- (iii) The right, title and interest of the Vendor in the Said Land is free from all encumbrances and the Vendor has 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 Vendor;
- (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) The Vendor has not in any way dealt with the Said Land whereby the right, title and interest of the Vendor as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;



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K Relying on the said representation of the Vendor, the Purchasers 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.

NOW THIS DEED WITNESSETH as follows:

1. THAT in pursuance of the said agreement AND in consideration of an aggregate sum of Rs. 57,30,000/- (Rupees Fifty Seven Lacs And Thirty Thousand) only of the lawful money of the Union of India paid by the Purchasers to the Vendor as will appear from the memo of consideration hereunder written (the receipt whereof the Vendor doth hereby admit and acknowledge to have been received) 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 Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchasers the Said Land i.e. FIRSTLY the Said Land In R. S. Dag No. 1142, i.e. a divided and demarcated Eastern Portion being ALL THAT the piece and parcel of Bagan (Garden) land admeasuring 0.256 Acres, (out of 0.276 Acres), more or less in J.L. No.9, R.S. Khatian No. 458, L.R. Khatian No. 362, Hal L.R. Khatian No. 3780, Mouza- Mankundu, R.S. Dag Nos. 1142, L.R. Dag No. 952, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District - Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality, morefully and particularly described in PART - I of the SCHEDULE hereunder written and delineated on the Map or Plan marked "A" annexed hereto and bordered in colour RED thereon AND SECONDLY the Said Land In R. S. Dag No. 1143 i.e. ALL THAT the piece and parcel of Bagan (Garden) land admeasuring 0.032 Acres, (out of 0.036 Acres), more or less in J.L. No.9, R.S. Khatian No.458, L.R. Khatian No. 362, Hal L.R. Khatian No. 3780, Mouza- Mankundu, R.S. Dag Nos. 1143, L.R. Dag No. 953, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District - Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality, morefully and particularly described in PART - II of the SCHEDULE hereunder written and delineated on the Map or Plan marked "A" annexed hereto and bordered in colour RED thereon AND THIRDLY the Said Land In R.S. Dag No. 1149, i.e. ALL THAT the piece and parcel of Doba land admeasuring 0.053 Acres, more or less in J.L. No.9, R.S. Khatian No.454, L.R. Khatian No. 154, Hal L.R. Khatian No. 3780, in Mouza- Mankundu, R.S. Dag No. 1149, L.R. Dag No. 958, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District - Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality, morefully and particularly described in PART - III of the SCHEDULE hereunder written and delineated on the Map or Plan marked "B" annexed hereto and bordered in colour RED thereon AND FOURTHLY the Said Land In R.S. Dag No. 1150




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i.e. ALL THAT the piece and parcel of Bagan (Garden) land admeasuring 0.133 Acres, more or less in J.L. No.9, R.S. Khatian No.454, L.R. Khatian No. 154, Hal L.R. Khatian No. 3780, Mouza- Mankundu, R.S. Dag No. 1150, L.R. Dag No. 959, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality, morefully and particularly described in PART – IV of the SCHEDULE hereunder written and delineated on the Map or Plan marked "B" annexed hereto and bordered in colour RED thereon AGGREGATING IN ALL TO ALL THAT the pieces and parcels of Bagan and Doba land admeasuring 0.474 Acres, more or less in J.L. No.9, R.S. Khatian Nos.458 and 454, L.R. Khatian Nos. 362 and 154, Hal L.R. Khatian No. 3780, in Mouza- Mankundu, R.S. Dag Nos. 1142, 1143, 1149 and 1150 L.R. Dag Nos. 952, 953, 958 and 959 Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality, morefully and particularly described in various parts of the SCHEDULE hereunder written and hereinafter as well as hereto before are collectively referred to as "the SAID LAND" and delineated on the Maps or Plans marked "A" and "B" annexed hereto and bordered in colour "RED" thereon and also all dwelling units and structures 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 Vendor into or 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 Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the Said 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 Purchasers absolutely



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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.

2. AND the Vendor doth hereby covenant with the Purchasers that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the Said Land and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the Vendor doth hereby covenant with the Purchasers that the Vendor has 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 Vendor 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 Vendor done executed or knowingly suffered to the contrary the Vendor 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 Vendor now has in itself 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 THAT the Vendor has duly made over possession of the Said Land to the Purchasers herein and the Purchasers have received and accepted the same without any dispute, demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the Said Land or otherwise.
3. AND THAT the Purchasers shall and may at all times hereafter at their 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor 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 Vendor 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



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lis pendens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or his predecessors in title or any of them as aforesaid or otherwise.

4. 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 Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchasers.
5. AND THAT the Vendor 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 have 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 no notice, which is or may be subsisting, have been served on the Vendor 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 Vendor has 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 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 have been lying attached under any writ or attachment of any Court or Revenue Authority AND FURTHER THAT the Vendor 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 Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers 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 IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto that the Vendor covenants and assures 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 Purchasers 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 unobscured and uncanceled.




Additional District Sub-Registrar
Chhindwara, Madhya Pradesh

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THE SCHEDULE
(The Said Land)
(Part-I)
(The Said Land In R. S. Dag No. 1142)

ALL THAT the piece and parcel of Bagan (Garden) land admeasuring 0.256 Acres, (out of 0.276 Acres) more or less in J.L. No.9, R.S. Khatian No.458, L.R. Khatian No. 362, Hal L.R. Khatian No. 3780, Mouza- Mankundu, R.S. Dag Nos. 1142, L.R. Dag No. 952, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar District – Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality and delineated on the Map or Plan marked "A" annexed hereto and bordered in colour RED thereon and bounded in the manner as follows:

ON THE NORTH : By Part of R.S. Dag No.1142.
ON THE EAST : By R.S. Dag Nos.1093 and 1143.
ON THE SOUTH : By R.S. Dag Nos.1141 and 1148.
ON THE WEST : By R.S. Dag No.1094.

(Part-II)
(The Said Land In R. S. Dag No. 1143)

ALL THAT the piece and parcel of Bagan (Garden) land admeasuring 0.032 Acres, (out of 0.036 Acres), more or less in J.L. No.9, R.S. Khatian No.458, L.R. Khatian No. 362, Hal L.R. Khatian No. 3780, Mouza- Mankundu, R.S. Dag Nos. 1143, L.R. Dag No. 953, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District – Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality and delineated on the Map or Plan marked "A" annexed hereto and bordered in colour RED thereon and bounded in the manner as follows:

ON THE NORTH : By R.S. Dag No.1093.
ON THE EAST : By R.S. Dag No.1144.
ON THE SOUTH : By R.S. Dag No.1263.
ON THE WEST : By R.S. Dag No.1142.



[Signature]
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Chandannagar, Hooghly

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(Part-III)

(The Said Land In R.S. Dag No. 1149)

ALL THAT the piece and parcel of Doba land admeasuring 0.053 Acres, more or less in J.L. No 9, R.S. Khatian No.454, L.R. Khatian No. 154, Hal L.R. Khatian No. 3780, in Mouza-Mankundu, R.S. Dag No. 1149, L.R. Dag No. 958, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District -- Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality and delineated on the Map or Plan marked "B" annexed hereto and bordered in colour RED thereon and bounded in the manner as follows:

ON THE NORTH : By R. S. Dag No.1148.
ON THE EAST : By R. S. Dag No.1263.
ON THE SOUTH : By R. S. Dag No.1151.
ON THE WEST : By R. S. Dag No.1150.

(Part-IV)

(The Said Land In R.S. Dag No. 1150)

ALL THAT the piece and parcel of Bagan (Garden) land admeasuring 0.133 Acres, more or less in J.L. No.9, R.S. Khatian No.454, L.R. Khatian No. 154, Hal L.R. Khatian No. 3780, Mouza-Mankundu, R.S. Dag No. 1150, L.R. Dag No. 959, Police Station - Bhadreswar, District Sub Registration Office at Chandannagar, District -- Hooghly, presently within Ward No. 1 (formerly Ward. No. 20) of Bhadreswar Municipality and delineated on the Map or Plan marked "B" annexed hereto and bordered in colour RED thereon and bounded in the manner as follows:

ON THE NORTH : By R. S. Dag Nos.1140 and 1141.
ON THE EAST : By R. S. Dag No.1149.
ON THE SOUTH : By R. S. Dag No.1151.
ON THE WEST : By R. S. Dag No.1139.

AGGREGATING IN ALL TO ALL THAT the pieces and parcels of Bagan and Doba land admeasuring 0.474 Acres, more or less in J.L. No.9, R.S. Khatian Nos.458 and 454, L.R. Khatian Nos. 362 and 154, Hal L.R. Khatian No. 3780, in Mouza- Mankundu, R.S. Dag Nos. 1142, 1143, 1149 and 1150 L.R. Dag Nos. 952, 953, 958 and 959 Police Station - Bhadreswar, District Sub




Addl. Dist. Sub-Registrar
Chandannagar, Hooghly

13 FEB 2014

Registration Office at Chandannagar, District – Hooghly, presently within Ward No. 1 (formerly Ward No. 20) of Bhadreswar Municipality;

OR HOWSOEVER the same now are 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 VENDOR at Mankundu in the presence of:

Prasanna Kumar Roy
Burasaf, Krishnapatt Road.
Chandannagar.
Hooghly.

For MONDAL CONSTRUCTION CO. LTD.
Shafiqur Rahman Mondal
Director

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

Ramajit Kundu
10, old Post Office Street
P.S- Hare Street
Kai- 700101

HEADFIRST CEMENT PVT. LTD.

Sujay Kumar Chaudhary
Director
GOLDEN EAGLE BUILDERS PVT. LTD.

Sujay Kumar Chaudhary
Director

REACHSMART REALTORS PVT. LTD.

Sujay Kumar Chaudhary
Director

JNNATI BUILDERS PRIVATE LIMITED

Sujay Kumar Chaudhary
Authorised Signatory/Director

ASODA ENGINEERS PRIVATE LIMITED

Sujay Kumar Chaudhary
Authorised Signatory/Director

JNNATI BUILDERS PRIVATE LIMITED

Sujay Kumar Chaudhary
Authorised Signatory/Director



M
Addl. Dist. Sub-Registrar
Chandannagar, Hooghly

13 FEB 2014

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of Rs. 57,30,000/- (Rupees Fifty Seven Lacs And Thirty Thousand) only towards full and final payment of the total Consideration for sale of the Said Land in the following manner :

<u>Date</u>	<u>Bank Draft No.</u>	<u>Bank & Branch</u>	<u>Amount</u>	<u>Favouring</u>
08/02/2014	667531	CORPORATION BANK, DHARMATOLLA	47,60,000/-	MONDAL CONSTRUCTION CO. LTD.
08/02/2014	557307	CORPORATION BANK, DHARMATOLLA	9,70,000/-	-do-

(Rupees Fifty Seven Lacs And Thirty Thousand) only.

WITNESSES :

Aswari Karmar Singh
Banabati, Krishnapatti Road
Chandrasekharapuram, Hooghly.

Ranajit Kundu
10, old Post Office St.
Kolkata 700 001

For MONDAL CONSTRUCTION CO. LTD.

Srinivas Kumar Mondal
Director

VENDOR

DRAFTED BY ME :

Raghunath Ghosh.
RAGHUNATH GHOSE
ADVOCATE
ENROLMENT NO. F/803/748/89
High Court, KOLKATA




Addl. Dist. Sub-Registrar
Chandannagar, Hooghly

13 FEB 2014

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা

বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তত্ত্বনী	(২) তত্ত্বনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	



Shafiqur Rahman Mondal

স্বাক্ষর

[যে ব্যক্তির দুই হাতের আঙ্গুল-এর ছাপ (টিপ) লওয়া হইল]



[Signature]
Addl. Dist. Registrar
Chandannagar, Hooghly

13 FEB 2014

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা

বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তর্জনী	(২) তর্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	



Susmit Kumar Chaudhary

স্বাক্ষর

[যে ব্যক্তির দুই হাতের আঙ্গুল-এর ছাপ (টিপ) লওয়া হইল]

Susmit Kumar Chaudhary



[Signature]
Addl. Dist. Sub-Registrar
Chandannagar, Hooghly

13 FEB 2014



Government Of West Bengal
Office Of the A.D.S.R. CHANDANNAGAR
District:-Hooghly

Endorsement For Deed Number : I - 00445 of 2014
(Serial No. 00504 of 2014 and Query No. 0604L000000758 of 2014)

On 10/02/2014

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

Presented for registration at 17.40 hrs on :10/02/2014, at the Private residence by Swapan Kumar Mondal ,Executant.

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

Execution is admitted on 10/02/2014 by

1. Swapan Kumar Mondal
Directors, Mondal Construction Company L T D, Karnani Manision, 25 A Park Street, 4 Th Floor, Room No. 412, District:-Kolkata, WEST BENGAL, India, Pin :-700014.
, By Profession : Business

2. Sujay Kumar Chaudhary
Director, Reachsmart Realtors Private Limited, 7, Swallow Lane, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director, Goldensight Nirman Private Limited, 7, Swallow Lane, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director, Headfirst Nirman Private Limited, 7, Swallow Lane, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director, Unnati Builders Private Limited, 207, A. J. C. Bose Road, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Authorised Signatory/ Director, Unnati Highrise Private Limited, 207, A. J. C. Bose Road, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Authorised Signatory/ Director, Yasoda Enclave Private Limited, 207, A. J. C. Bose Road, District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Business

Identified By Ajay Jhunjhunwala, son of Sri Champlal Jhunjhunwala, 207, A. J. C. Bose Road, Thana:-Beniapukur, District:-Kolkata, WEST BENGAL, India, Pin :-17, By Caste: Hindu, By Profession: Service.

(Rezaul Huq)
A. D. S. R. CHANDANNAGAR

On 13/02/2014

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



13/02/2014 12:09:00

(Rezaul Huq)
A. D. S. R. CHANDANNAGAR
EndorsementPage 1 of 2





Government Of West Bengal
Office Of the A.D.S.R. CHANDANNAGAR
District:-Hooghly

Endorsement For Deed Number : I - 00445 of 2014
(Serial No. 00504 of 2014 and Query No. 0604L000000758 of 2014)

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

Payment of Fees:

Amount by Draft

Rs. 63209/- is paid , by the draft number 791855, Draft Date 12/02/2014, Bank Name State Bank of India, Specialised Insti Bkg, received on 13/02/2014

(Under Article : A(1) = 63195/- ,E = 14/- on 13/02/2014)

Certificate of Market Value(WB PUVI rules of 2001)

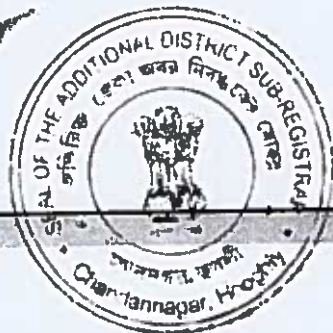
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-57,45,454/-

Certified that the required stamp duty of this document is Rs.- 402202 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

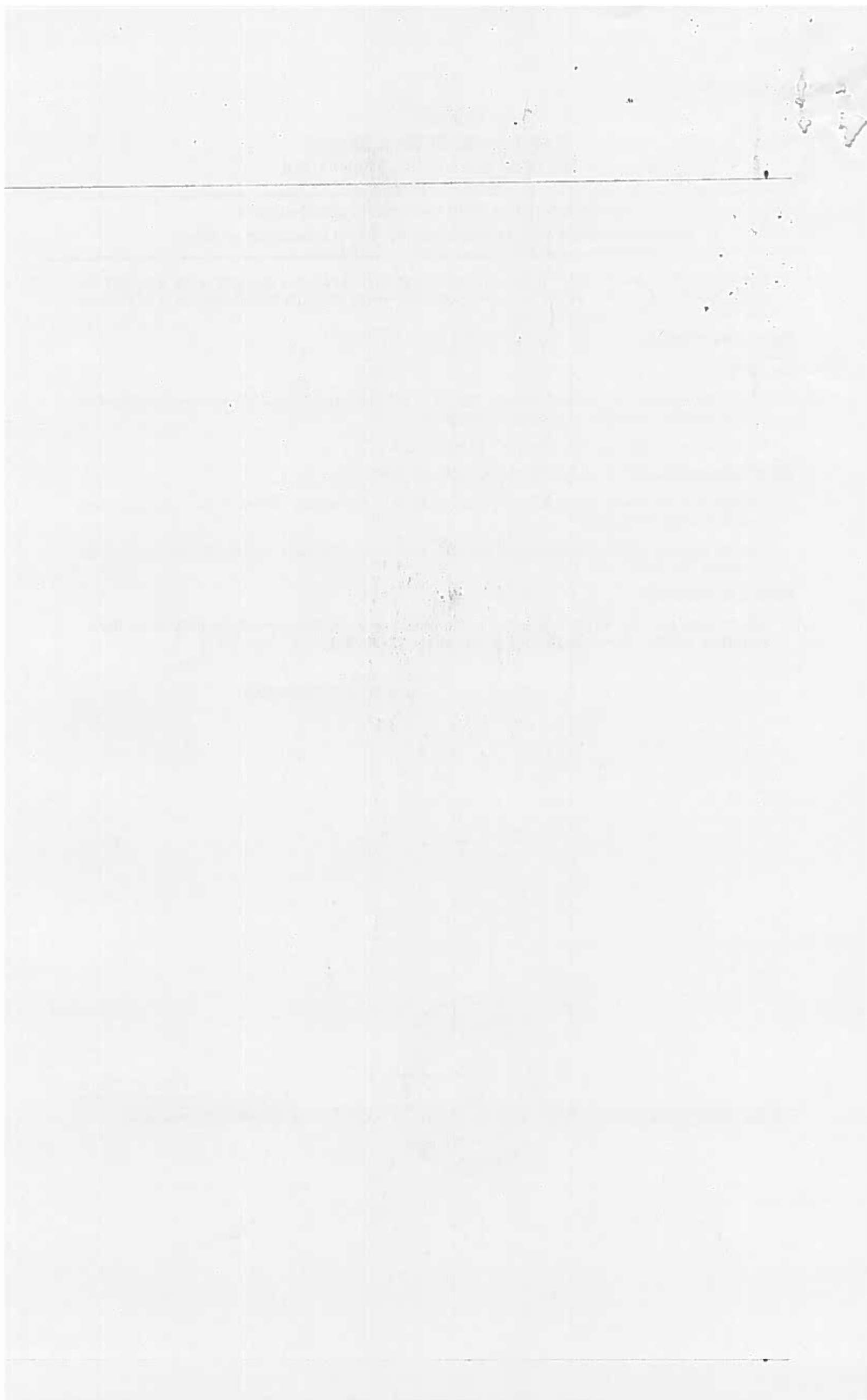
Deficit stamp duty Rs. 401202/- is paid , by the draft number 791856, Draft Date 12/02/2014, Bank : State Bank of India, Specialised Insti Bkg, received on 13/02/2014

(Rezaul Huq)
A. D. S. R. CHANDANNAGAR



13/02/2014 12:09:00

(Rezaul Huq)
A. D. S. R. CHANDANNAGAR
EndorsementPage 2 of 2



"A"

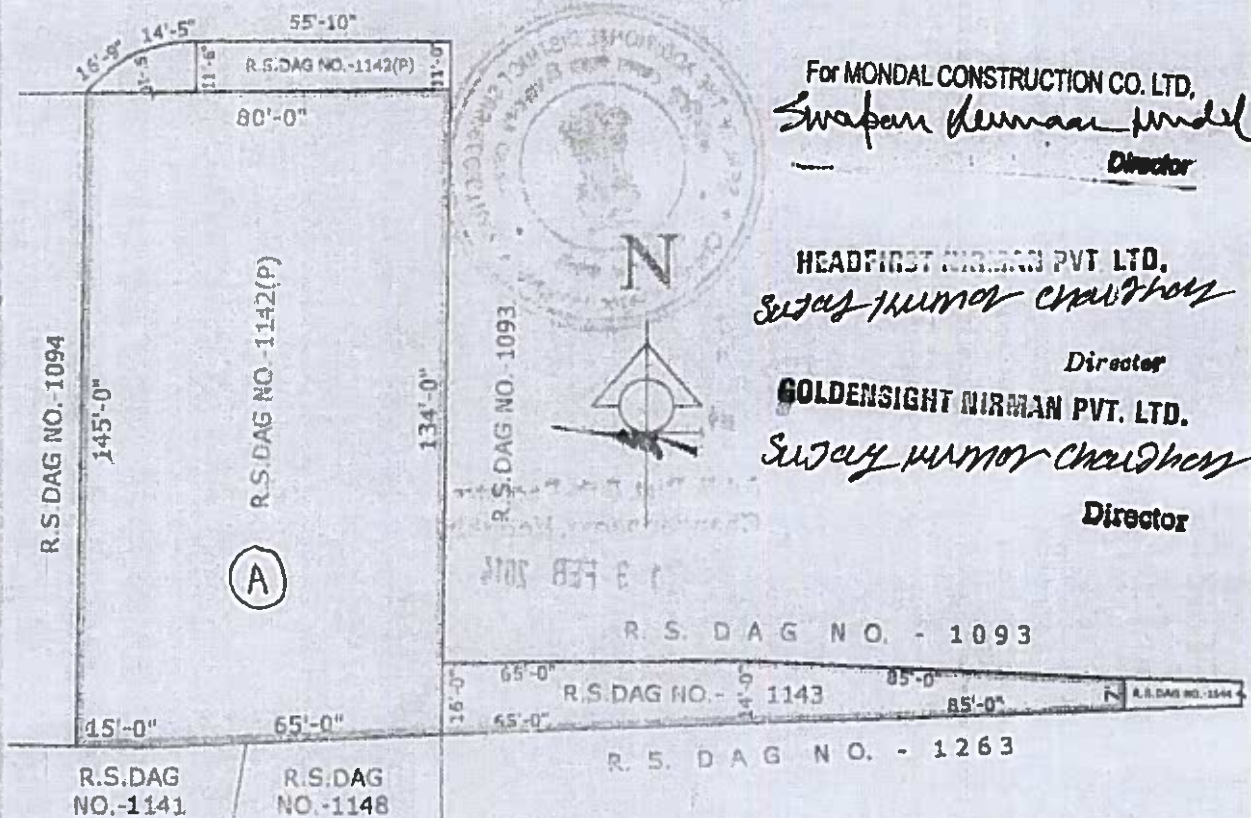
DEED PLAN OF R. S. DAG NOS. -1142 (P) & 1143 (P), R. S. KHATIAN NO. - 458, L.R. DAG NOS. - 952 (P) & 953 (P), L.R. KHATIAN NO. - 362, HAL L. R. KHATIAN NO. - 3780, SHEET NO. - 3, MOUZA - MANKUNDU, P. S. & MUNICIPALITY - BHADRESWAR J. L. NO. - 9, WARD NO. - 1, DISTRICT - HOOGHLY.

SCALE : 1" INCH. = 40'-0" FEET.

LAND AREA OF PART OF (R. S. DAG NO. - 1142) = 0.256 ACRE.

LAND AREA OF PART OF (R. S. DAG NO. - 1143) = 0.032 ACRE.

TOTAL AREA OF LAND = 0.288 ACRE. IS BOUNDED BY RED..



For MONDAL CONSTRUCTION CO. LTD,
Swapan Kumar Mondal
Director

HEADFIRST NIRMAN PVT. LTD.,
Sujay Kumar Chaudhary
Director

GOLDENSIGHT NIRMAN PVT. LTD.,
Sujay Kumar Chaudhary
Director

REACHSMART REALTORS PVT. LTD.,
Sujay Kumar Chaudhary
Director

ANNATI BUILDERS PRIVATE LIMITED
Sujay Kumar Chaudhary
Authorized Signatory | Director

DRAWN BY :
(AS DIRECTED
BY DICTATED)

A. K. BODAK.
BDR REGD
NO. - 53.

MSODA ENCLAVE PRIVATE LIMITED
Sujay Kumar Chaudhary
Authorized Signatory | Director

ANNATI HIGHRISE PRIVATE LIMITED
Sujay Kumar Chaudhary
Authorized Signatory | Director

Ajay K. Bodak
Diploma in Civil Engineer
J.N.B. Road, Chandannagar
Regd. Planner & Estimator
Cat. Bdr. 53.

DEED PLAN OF R. S. DAG NOS - 1142 (P) & 1143 (P), R. S.
 KATIAN NO. 458, R. S. DAG NOS - 952 (P) & 953 (P), L. R. KAT
 AND NO. 952 HALI, R. KATIAN NO. 3780 SHEET NO. 3, MOUZA
 MANKUNDU, P. S. & MUNICIPALITY - BHADRESWAR I, NO. 2
 WARD NO. 1, DISTRICT - HOOGHLY.
 SCALE: 1" INCH = 40'-0" FEET.
 LAND AREA OF PART OF (R. S. DAG NO. 1142) = 0.250 ACRE.
 LAND AREA OF PART OF (R. S. DAG NO. 1143) = 0.032 ACRE.

TOTAL AREA OF LAND = 0.282 ACRE IS BOUNDARY BYED.

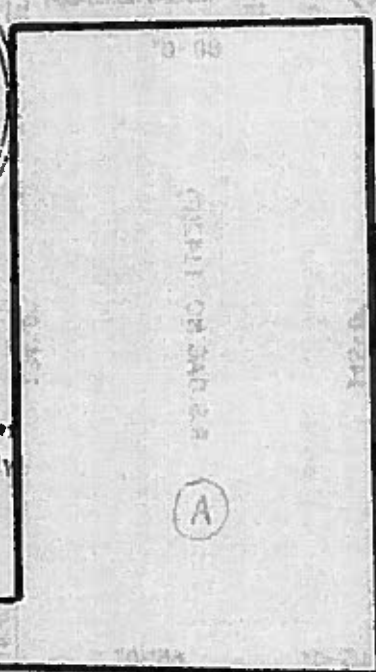
For MONDAL CONSTRUCTION CO. LTD.
Shantanu Kumar Mondal
 Director

HEAD OFFICE: CHANDAN PVT. LTD.
Shantanu Kumar Mondal
 Director

GOLDENLIGHT MINING PVT. LTD.
Shantanu Kumar Mondal
 Director

13 FEB 2014





ANNA BUILDERS PRIVATE LIMITED
Shantanu Kumar Mondal
 Director

ANNA BUILDERS PRIVATE LIMITED
Shantanu Kumar Mondal
 Director

ANNA BUILDERS PRIVATE LIMITED
Shantanu Kumar Mondal
 Director

BEACHSMART REALTORS PVT. LTD.
Shantanu Kumar Mondal
 Director

BEACHSMART REALTORS PVT. LTD.
Shantanu Kumar Mondal
 Director

"B"

DEED PLAN OF R. S. DAG NOS.-1149 & 1150, R. S. KHATIAN NO.- 454, L. R. DAG NOS.- 958 & 959, L. R. KHATIAN NO.- 154, HAL KHATIAN NO.- 3780, SHEET NO.-3, MOUZA - MANKUNDU, P. S. & MUNICIPALITY - BHADRESWAR J. L. NO.- 9, WARD NO.- 1, DISTRICT - HOOGHLY.

SCALE : 1" INCH.= 32'-0" FEET.

AREA OF (R. S. DAG NO.- 1149) = 0.053 ACRE.

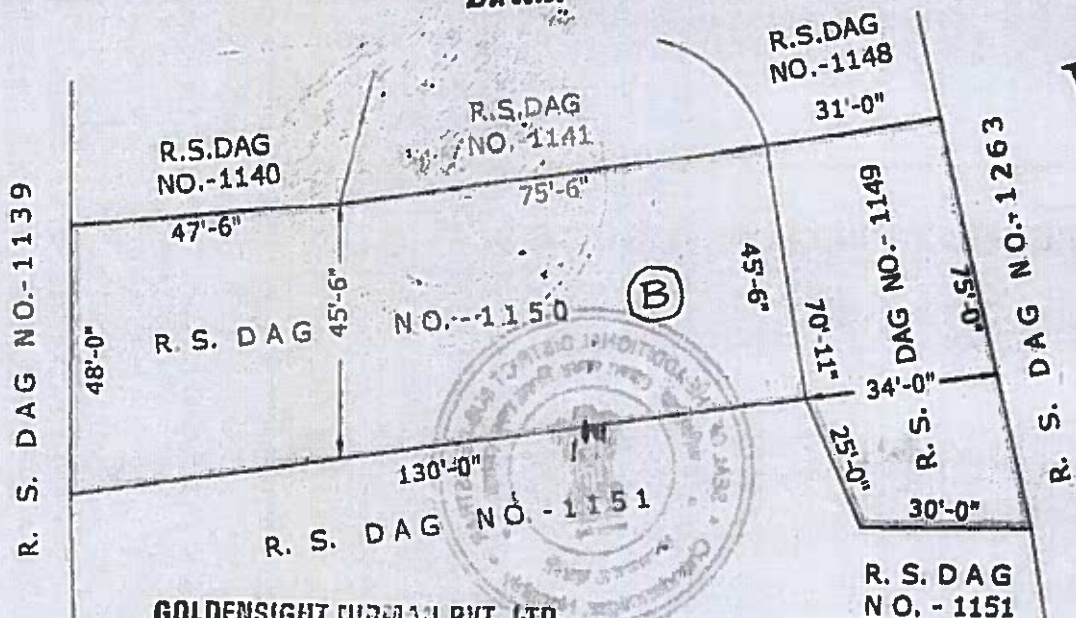
AREA OF (R. S. DAG NO.- 1150) = 0.133 ACRE.

TOTAL AREA = 0.186 ACRE. IS BOUNDED BY RED.. ☐

HEADFIRST NIRMAL PVT. LTD.

Sujay Kumar Chaudhary

Director



GOLDENSIGHT NIRMAL PVT. LTD.

Sujay Kumar Chaudhary

Director

INNATI BUILDERS PRIVATE LIMITED

Sujay Kumar Chaudhary

Authorized Signatory

Director

For MONDAL CONSTRUCTION CO. LTD.

Shafiqur Rahman Mondal

Director

BEACHSMART REALTORS PVT. LTD.

Sujay Kumar Chaudhary

Director

DRAWN BY :
(AS DIRECTED
& DICTATED)

A. K. BODAK.
BDR REGD
NO. - 53.

ASUDA ENCLAVE PRIVATE LIMITED

Sujay Kumar Chaudhary

Authorized Signatory

Director

INNATI HIGHRISE PRIVATE LIMITED

Sujay Kumar Chaudhary

Authorized Signatory

Director

A. K. Bodak
A. K. Bodak
Diploma in Civil Engineering
J.N.B. Road, Chandannagar
Chandannagar
Regd. Planner & Estimator
Car / Bdr. 53.

DEED PLAN OF R. S. DAG NOS-1149 & 1150 R. S. KHATAN
 NO-454 I. R. DAG NOS-958 & 959 I. R. KHATAN NO-154 HAL
 KHATAN NO-3780 SHEET NO-3 MOUZA - MARKUNDI P. S. &
 MUNICIPALITY - BHADRESWAR I. NO-9 WARD NO-1 DISTRICT
 HOOGHLY.

SCALE: 1" INCH = 35.0" FEET.

AREA OF (R. S. DAG NO-1149) = 0.023 ACRE

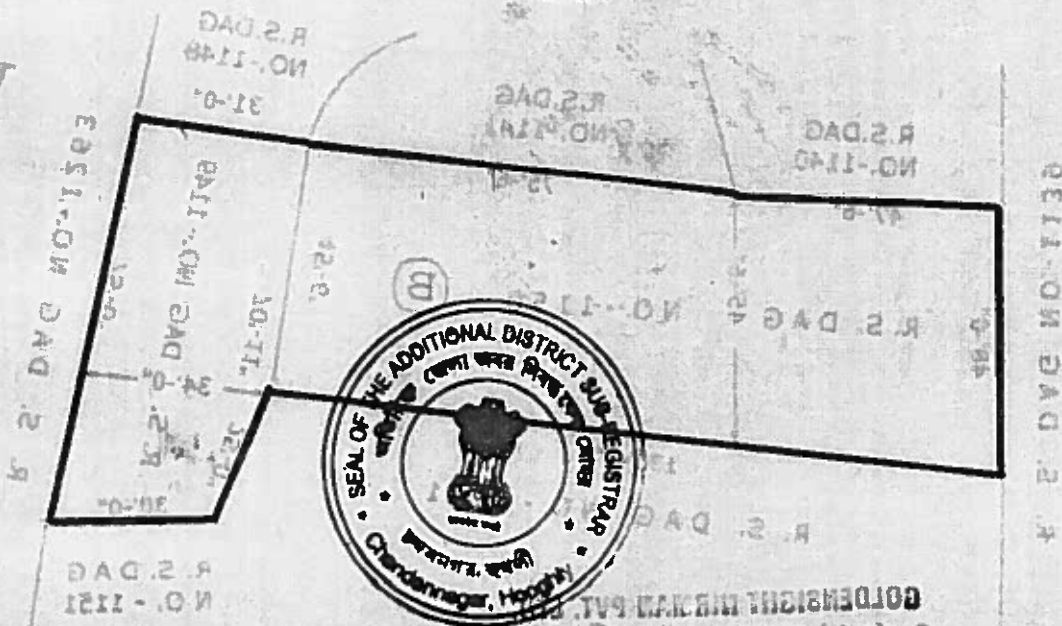
AREA OF (R. S. DAG NO-1150) = 0.133 ACRE

TOTAL AREA = 0.156 ACRE IS BOUNDED BY RED.

HEADFIRST KIRAN PVT LTD.

Director

Director



REAGSMART REALTORS PVT. LTD.

Director

Addl. Dist. Sub-Registrar
 Chandannagar, Hooghly

13 FEB 2014

For MONDAL CONSTRUCTION CO. LTD.

Director

A. K. BODAK

DRAWN BY

(AS DIRECTED)

& DATED

ANNAI HIGHRISE PRIVATE LIMITED

ANNAI ENCLAVE PRIVATE LIMITED

Director

Chandannagar

Redd. Planning & Estimation

City Rd.

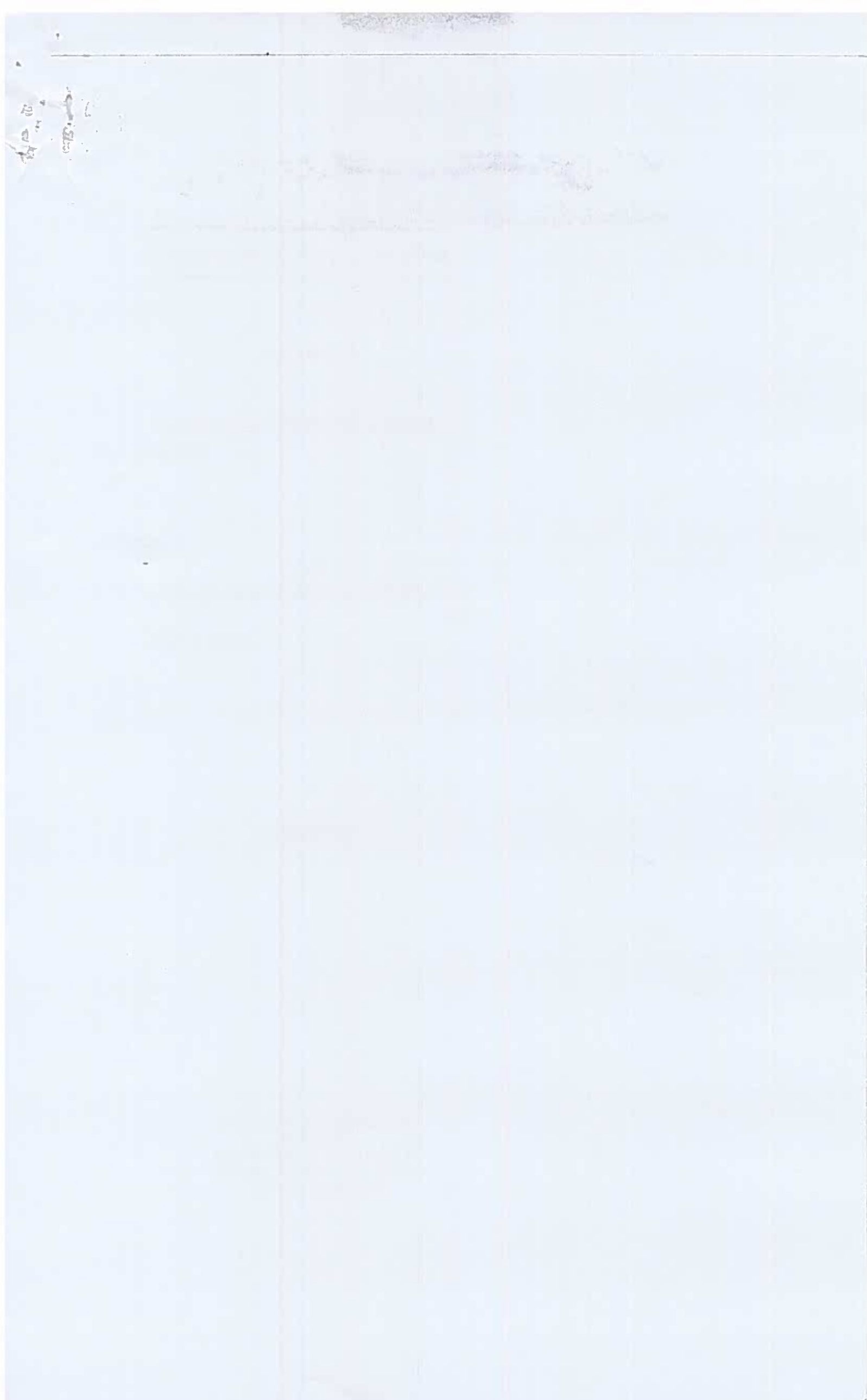
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 2564 to 2587
being No 00445 for the year 2014.



f. and
(Rezaul Huq) 13-February-2014
A. D. S. R. CHANDANNAGAR
Office of the A.D.S.R. CHANDANNAGAR
West Bengal





DATED THIS DAY OF FEBRUARY, 2014

BETWEEN

MONDAL CONSTRUCTION COMPANY LTD.
... .. VENDOR

- AND -
REACHSMART REALTORS PRIVATE LIMITED &
ORS.
... .. PURCHASERS

INDENTURE

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