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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
28/11/12
8 2258/12
M.V = 114089/12

10-3031/12

I certify that the Document is admitted to registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

N 097484

[Signature]
Additional Registrar
of Assurances-I, Kolkata
29.11.12

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 23rd day of November in the year Two Thousand and Twelve (2012) of the Christian Eras.

BETWEEN

SHRI BALARAM BARUI, son of Late Kajal Chandra Barui, holder of P.A.N. AUBPB.5518P, by faith-Hindu, by profession-Retired Person, residing at 174/15/1, N.S.C. Bose Road, Flat No-B/3, 2nd Floor, P.S.-Jadavpur, Kolkata-700 040, District-24 Parganas (South), hereinafter called and referred to as the "**VENDOR**", (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include their heirs, successors, executors, administrators, agents and assign etc) of the **ONE PART.**

250
150
100
100

111958

Sl. No.

Name:

T. K. Dey
Advocate

Address: Alipore Police Court
Kolkata - 700027

Rs.

Kolkata Cantonment,
11, Netaji Subhas Rd.,
Kolkata-1

Date

14 NOV 2012

[Handwritten Signature]
Sonal Ar. Saha
Licensed Stamp
Vendor.

T. K. Dey
Advocate
Alipore Police Court
Kolkata - 700027

Aditya Agarwal



6793C

- (1) Nortech Property Pvt. Ltd. (2) Mirik Property Pvt. Ltd.
- (3) Nirmal Complex Pvt. Ltd. (4) Nehwal Financial & Services Pvt. Ltd.
- (5) Maink Housing Pvt. Ltd. (6) Calvin Marketing Pvt. Ltd.
- (7) Mohini Multiplex Pvt. Ltd. (8) Prachi Housing Pvt. Ltd.
- (9) Namrata Housing Pvt. Ltd. (10) Dynasty Vanija Pvt. Ltd.
- (11) Raincom Goods Pvt. Ltd. (14) Bhagirathi Abasan Pvt. Ltd.
- (13) Madhur Enclave Pvt. Ltd. (15) Navrang Enclave Pvt. Ltd.
- (16) Lagan Nirman Pvt. Ltd. (17) Memory Estate Pvt. Ltd.
- (18) Purnima Promoters Pvt. Ltd. (19) Oliver Enclave Pvt. Ltd.
- (20) Rituraj Complex Pvt. Ltd. (21) Navrag Plaza Pvt. Ltd.
- (22) B.B.M. Construction Pvt. Ltd. (23) Larika Tradecom Pvt. Ltd.
- (24) Jeevandeep Trading Co. Pvt. Ltd. (25) Jyoti Dealer Pvt. Ltd.

Aditya Agarwal
Authorised Signatory



6794C

Belen Boman

IDENTIFIED BY ME

[Handwritten Signature]

MD MAHFUZ TAKRIM

B. Sc. SPL. B.A. (Double) M.A. LL. B. C. V. F.

Advocate, Surveyor Valuer Real Estate Manager

Sr. Law Officer

EDEN GROUP

6C, Elgin Road, Kolkata-20



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
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AND

- ✓1) M/S NORTECH PROPERTY PRIVATE LIMITED, holder of P.A.N.-AACCN 0602N,
- ✓2) M/S MIRIK PROPERTY PRIVATE LIMITED, holder of P.A.N.-AAECM 1860B,
- ✓3) M/S NIRMAL COMPLEX PRIVATE LIMITED, holder of P.A.N.-AACCN 0832G,
- ✓4) M/S NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, holder of P.A.N.-AABCN 1220B,
- ✓5) M/S MAINK HOUSING PRIVATE LIMITED, holder of P.A.N.-AAECM 1850D,
- ✓6) M/S CALVIN MARKETTING PRIVATE LIMITED, holder of P.A.N.-AABCC 1886A,
- ✓7) M/S MOHINI MULTIPLEX PRIVATE LIMITED, holder of P.A.N.-AAECM 1849C,
- ✓8) M/S PRACHI HOUSING PRIVATE LIMITED, holder of P.A.N.-AADCP 5435G,
- ✓9) M/S NAMRATA HOUSING PRIVATE LIMITED, holder of P.A.N.-AACCN 0601R,
- ✓10) M/S DYNASTY VANIJYA PRIVATE LIMITED, holder of P.A.N.-AABCD 1171F,
- ✓11) M/S BHAGIRATHI ABASAN PRIVATE LIMITED, holder of P.A.N.-AABCB 0743M,
- ✓12) M/S MADHUR ENCLAVE PRIVATE LIMITED, holder of P.A.N.-AAECM 1851C,
- ✓13) M/S NAVRANG ENCLAVE PRIVATE LIMITED, holder of P.A.N.-AACCN 0605M,
- ✓14) M/S MEMORY ESTATE PRIVATE LIMITED, holder of P.A.N.-AAECM 1852B,
- ✓15) M/S LAGAN NIRMAN PRIVATE LIMITED, holder of P.A.N.-AABCL 0633N,
- ✓16) M/S PURNIMA PROMOTERS PRIVATE LIMITED, holder of P.A.N.-AADCP 5434H,
- ✓17) M/S OLIVER ENCLAVE PRIVATE LIMITED, holder of P.A.N.-AAACO 7383F,
- ✓18) M/S RITURAJ COMPLEX PRIVATE LIMITED, holder of P.A.N.-AACCR 9742H,
- ✓19) M/S NAVRAG PLAZA PRIVATE LIMITED, holder of P.A.N.-AACCN0831F,
- ✓20) M/S B.B.M. CONSTRUCTION PRIVATE LIMITED, holder of P.A.N.-AABCB 0764Q,
- ✓21) M/S LARIKA TRADECOM PRIVATE LIMITED. holder of P.A.N.-AAACL 5342F,
- ✓22) M/S JEEVANDEEP TRADING COMPANY PRIVATE LIMITED, holder of P.A.N.-AAACJ7744B,
- ✓23) M/S JYOTI



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ADDITIONAL REGISTRAR
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DEALERS PRIVATE LIMITED, holder of P.A.N.-AAACJ 7745A, ✓**24) M/S RAINCOM GOODS PRIVATE LIMITED**, holder of P.A.N.-AABCR 3581M, all are private limited companies incorporated under the provisions of the Companies Act, 1956, Sl No-1 to 20 having their office at 6C, Elgin Road, Oriental House, 4th Floor, P.S-Bhawanipur, Kolkata- 700 020, Sl No-21 having its office at 9, Old China Bazar Street, 3rd Floor, P.S-Hare Street, Kolkata- 700 001, Sl No-22 to 24 having their office at 10/1/2, Syed Salley Lane, 1st Floor, P.S-Burrabazar, Kolkata-700 073, being represented by their Authorized Signatory **SHRI ADITYA AGARWAL**, son of Sri Sunil Agarwal, hereinafter jointly called and referred to as the "**PURCHASERS**", (which expression shall unless excluded by or repugnant to the context shall mean and include its successors-in-office and assigns etc) of the **OTHER PART**.

WHEREAS one **SHRI KAJAL CHANDRA BARUI**, son of Late Gobinda Chandra Barui, was the absolute owner, occupier, seized and possessed of and otherwise in respect of a demarcated land measuring more or less 66 Decimal i.e. 2 Bighas appertaining to R.S. Dag No. 830/1303 under R.S Khatian no. 894 in Mouza-Kalua, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-98, 38, R.S. No-336, J.L. No-22, District-24 Parganas(s) by way of purchase from one **1) S. GOMES**, wife of Late John Thomas Gomes and **2) LOUIS GOMES**, daughter of Late John Thomas Gomes by virtue of "Deed of Conveyance" which was registered in the office of S.R. at Alipur Sadar on 04/01/1952 and duly recorded in Book No-I, Volume No-6, Pages in written 290 to 294, Deed No-73 and for the year 1952.

AND WHEREAS while the said **SHRI KAJAL CHANDRA BARUI**, son of Late Gobinda Chandra Barui had been enjoying the right, title, interest and possession in respect of his purchased demarcated land measuring more or less 66 Decimal i.e. 2 Bighas appertaining to R.S. Dag No. 830/1303 under R.S Khatian no. 894 in Mouza-Kalua, Pargana-Magura, P.S.-Thakurpukur, now-



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Haridevpur, Touzi No-98, 38, R.S. No-336, J.L. No-22, District-24 Parganas(s), recorded his name in record of rights in Revisional Settlement.

AND WHEREAS while the said **SHRI KAJAL CHANDRA BARUI**, son of Late Gobinda Chandra Barui had been enjoying the right, title, interest and possession in respect of his purchased demarcated land measuring more or less 66 Decimal i.e. 2 Bighas appertaining to R.S. Dag No. 830/1303 under R.S Khatian no. 894 in Mouza-Kalua, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-98, 38, R.S. No-336, J.L. No-22, District-24 Parganas(s), died on 29th Poush, 1369 as per Bengali calendar year (Probably 14/01/1963 as per English calendar year) and leaving intestate behind his three sons namely **1)BHUDHAR CHANDRA BARUI, 2)GOPAL CHANDRA BARUI** and **3)BALARAM BARUI** as his only legal heirs and successors.

AND WHEREAS thus the said **1)BHUDHAR CHANDRA BARUI, 2)GOPAL CHANDRA BARUI** and **3)BALARAM BARUI** became the absolute joint owners, possessors, seized and possessed of the aforesaid demarcated land measuring more or less 66 Decimal i.e. 2 Bighas appertaining to R.S. Dag No. 830/1303 under R.S Khatian no. 894 in Mouza-Kalua, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-98, 38, R.S. No-336, J.L. No-22, District-24 Parganas(s).

AND FURTHER WHEREAS while the said **1)BHUDHAR CHANDRA BARUI, and 2)GOPAL CHANDRA BARUI** had been enjoying the right, title, interest and possession in respect of 1/3rd each share i.e. 22 Decimal each and hence altogether 44 Decimal in the schedule property, conveyed and transferred the same to their full blood brother **BALARAM BARUI** by virtue of "Gift Deed" which was registered in the office of S.R. at Alipur on 12/06/1979 and duly recorded in Book No-I, Volume number-72, Pages in written 1 to 11, Deed No-2548 and for the year 1979.



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AND FURTHER WHEREAS thus **BALARAM BARUI** become the absolute owner, possessor, seized and possessed of the schedule demarcated land measuring more or less 66 Decimal i.e. 2 Bighas appertaining to R.S. Dag No. 830/1303 under R.S Khatian no. 894 in Mouza-Kalua, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-98, 38, R.S. No-336, J.L. No-22, District-24 Parganas(s) by virtue of gift and inheritance.

AND FURTHER WHEREAS while the said **BALARAM BARUI** had been enjoying the right, title, interest and possession in respect of the schedule property measuring more or less 66 Decimal i.e. 2 Bighas, mutated his name before the B.L. & L.R.O. authority vide Mutation Case Number-30/J-11/1993 and Memo Number-6/2820/TM/95 dated 30/11/1995 and has been paying khazanas before B.L. & L.R.O. authority regularly.

AND FURTHER WHEREAS while the said **BALARAM BARUI** had been enjoying the right, title, interest and possession in respect of the schedule property measuring more or less 66 Decimal i.e. 2 Bighas, recorded his name in L.R. record of rights in respect of L.R. Dag Number 867 under L.R. Khatian Number 1425 in Mouza-Kalua.

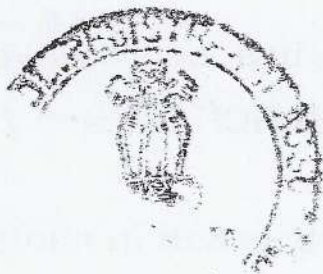
The Vendor being in financial requirement has decided to sell out and transfer the demarcated schedule property measuring more or less **measuring more or less 66 Decimal i.e. 2 Bighas**, appertaining to R.S. Dag No. 830/1303 under R.S Khatian no. 894 in Mouza-Kalua, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-98, 38, R.S. No-336, J.L. No-22, District-24 Pargana(s) and thus Purchasers have agreed to purchase the same hereinafter called the said land at a price of **Rs.35,00,000/- (Rupees Thirty Five Lakhs only)** which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions, alignments.



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AND WHEREAS the Vendor has assured and represented unto the purchasers as follows:

- 1) The Vendor is having permanent heritable and transferable right in the schedule property and is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said land and are entitled to deal with and transfer the said land i.e. schedule property without any restriction, dispute, denial, claim or obligation from any body else.
- 2) The said demarcated land i.e. schedule property is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisition, requisitions and alignments.
- 3) The Vendor has duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of her land up to the date of execution of the "Deed of Conveyance".
- 4) The Vendor has not received and is not aware of any notice of acquisition or requisition or alignments of the schedule property or any part thereof and no suit or proceeding relating to the schedule property has been initiated and /or is pending in any court of law and the schedule property is free from any lispendences.
- 5) The Vendor has not entered into any agreement with any third party for sale or otherwise in respect of the schedule property or any portion thereof.
- 6) The schedule property has not been given for agriculture purpose to any "CHASI", "BHAGCHASI" and /or any "JOTEDAR".
- 7) That the schedule property is **Sali** in nature as per R.O.R.



**ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
23 NOV 2012**

AND WHEREAS relying on the said assurances and representation of the Vendor and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the schedule property and pay the consideration money to the Vendor herein and has conveyance thereof.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.35,00,000/- (Rupees Thirty Five Lakhs only)** paid by the Purchasers to the Vendor at the time of execution of these presents (the receipt of which the Vendor hereby admit and acknowledge).

The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers in respect of the schedule property fully described in the schedule hereunder written and hereinafter and before called the "SCHEDULE PROPERTY" TOGETHER WITH all the legal incidents thereof AND also all deeds, Pattas and porchas, title deeds exclusively relating thereto AND also with all rights, privileges, easements, rents, issues and profits and yield thereof AND all the estate right, title, interest, property claim and demand whatsoever of the Vendor into and upon the said premises AND all other benefits and rights appertaining thereto AND various rights in all approaches, paths, passages thereto TOGETHER WITH all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and unto the Purchasers TO HAVE AND TO HOLD the same jointly in equal shares absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, lispences whatsoever but subject to payment of annual land revenue (Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.



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THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

I) The right, title and interest in the land of the said premises which the Vendor doth hereby profess to transfer and that the Vendor has the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the Purchasers, ownership entitlements, rights, title and interest in the said demarcated land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.

II) After purchasing the said land, the Purchasers shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said demarcated land or any part thereof and the Purchasers shall have the right to mutate their names in respect of the Schedule Property and to construct building or buildings with the prior sanction or approval of the concerned authority.

III) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold use and enjoy the schedule property and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendor and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendor and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

THE ASSURANCE COMPANY LIMITED

MEMORANDUM

The Board of Directors of the Assurances-I, Kolkata, has considered the proposal of the Government of West Bengal for the issue of a license to the Assurances-I, Kolkata, for the purpose of carrying on the business of insurance in the State of West Bengal. The Board is pleased to state that the Assurances-I, Kolkata, are eligible for the issue of a license under the provisions of the Insurance Act, 1938, and the Assurances-I, Kolkata, are hereby licensed to carry on the business of insurance in the State of West Bengal.

The Government of West Bengal has also directed the Assurances-I, Kolkata, to submit a report to the Government of West Bengal regarding the progress of the business of insurance carried on by the Assurances-I, Kolkata, during the year 2012-13. The Assurances-I, Kolkata, are hereby directed to submit the report to the Government of West Bengal by the date specified in the order of the Government of West Bengal.

The Assurances-I, Kolkata, are hereby directed to comply with the provisions of the Insurance Act, 1938, and the Assurances-I, Kolkata, are hereby directed to submit a report to the Government of West Bengal regarding the progress of the business of insurance carried on by the Assurances-I, Kolkata, during the year 2012-13.



[Signature]
**ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
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IV) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid.

V) The Vendor has not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchasers hereunder may be prejudicially affected.

VI) That the purchasers having fully satisfied regarding the vendor right, title, interest, possession of the said land, has agreed to purchase the said property at their own risks and responsibilities whatsoever, the vendor in such a manner hereby sell, transfer and convey her said property to the purchasers.

VII) That if any error or omission in the recital of the 'Deed of Conveyance', transpires at a later date, the Vendor at the cost and request of the purchasers shall do and execute or cause to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever in favour of the Purchasers.



[Signature]
**ADDITIONAL REGISTRAR
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23 NOV 2012**

SCHEDULE PROPERTY

ALL THAT piece and parcel of land **measuring more or less 66 Decimal i.e. 2 Bighas i.e. 40Kattahs** situated within **Mouza-Kalua**, Pargana-Magura comprising in **R.S. Dag No. 830/1303** under **R.S Khatian no. 894**, R.S. No-336, Touji No-98, J.L. No-22, corresponding to **L.R. Dag No- 867** under **L.R. Khatian No-1425**, **Police Station-Formerly Thakurpukur**, now **Haridevpur**, under **Joka-II Gram Panchayet**, District- 24 Parganas(s), including all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways and more fully shown in the copy of annexed plan delineated in the "**RED VERGE**" which is butted and bounded as follows:-

ON THE NORTH : Land of R.S. Dag No-853, 854, 855.

ON THE SOUTH : Land of R.S. Dag No-830.

ON THE EAST : 10 ft wide common passage.

ON THE WEST : Land of purchasers.

SCHEMATIC REPORT

1. The first and main part of the report is devoted to the description of the object of the investigation, its location, and the conditions of the investigation.

2. The second part of the report is devoted to the description of the results of the investigation, including the data obtained and the conclusions drawn therefrom.

3. The third part of the report is devoted to the discussion of the results of the investigation, including the comparison of the results with the data obtained in other investigations and the conclusions drawn therefrom.

4. The fourth part of the report is devoted to the conclusions drawn from the investigation, including the identification of the object of the investigation and the determination of the cause of the damage.

5. The fifth part of the report is devoted to the recommendations for the prevention of similar accidents in the future.



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
23 NOV 2012

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

WITNESSES:

1. *Rajnarayan Barin*
17 Barinagar, Bhatnagar, Uruba Agath,
Flat No- 2/A (2nd floor), Kol-70096.

2. *Anup Gupta*
6 C Elgin Road, Behala,
KOLKATA-700020

Prasen Barin

SIGNATURE OF VENDOR

- (1) Nortech Property Pvt. Ltd. (2) Mirik Property Pvt. Ltd.
(3) Nirmal Complex Pvt. Ltd. (4) Nahwal Financial & Services Pvt. Ltd.
(5) Maink Housing Pvt. Ltd. (6) Calvin Marketing Pvt. Ltd.
(7) Mohini Multiplex Pvt. Ltd. (8) Prachi Housing Pvt. Ltd.
(9) Namrata Housing Pvt. Ltd. (10) Dynasty Vanijya Pvt. Ltd.
(11) Raincom Goods Pvt. Ltd. (14) Bhagirathi Abasan Pvt. Ltd.
(13) Madhur Enclave Pvt. Ltd. (15) Navrang Enclave Pvt. Ltd.
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(20) Rituraj Complex Pvt. Ltd. (21) Navrag Plaza Pvt. Ltd.
(22) B.B.M. Construction Pvt. Ltd. (23) Larika Tradecom Pvt. Ltd.
(24) Jeevandeep Trading Co. Pvt. Ltd. (25) Jyoti Dealer Pvt. Ltd.

A. Ditya Agarwal

Authorised Signatory

SIGNATURE OF PURCHASERS

Drafted by me as per documents
and information furnished by the
Vendor.

MD Mahfuz Takrim

**ADVOCATE
MD MAHFUZ TAKRIM**

B. Sc. SPL. B.A. (Double) M.A. LL. B. C. V. R.
Advocate, Surveyor Valuer Real Estate Manager

Sr Law Officer

EDEN GROUP



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ADDITIONAL REGISTRAR
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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs.35,00,000/- (Rupees Thirty Five Lakhs only)** being the consideration in full and final payment as per memo below:

SL. NO	PARTICULAR :	ISSUED IN THE NAME OF	AMOUNT IN RUPEES :
1.	Banker's Cheque vide No-164291 dated 21/11/12 issued by HDFC Bank, Central Plaza Branch.	BALARAM BARUI	Rs.35,00,000/-
TOTAL=			Rs.35,00,000/-

TOTAL RUPEES THIRTY FIVE LAKHS ONLY.

WITNESSES:

1. Rajnarayan Barui
17 Banerjee Bhatnagar Urula
Appt, Flat no-2/A (2nd floor), Kol-70096.

2. Anupgusta
6 C E L g in ROAD, Behala,
KOLKATA. 700020

Balaram Barui

SIGNATURE OF VENDOR



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
23 NOV 2012

Photo & Signatures
of the Executants
/Presentants

SPECIMEN FOR TEN FINGERPRINTS



Aditya Agarwal



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(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



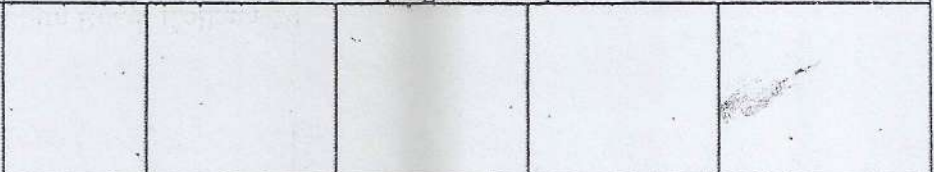
Prabhu Bera



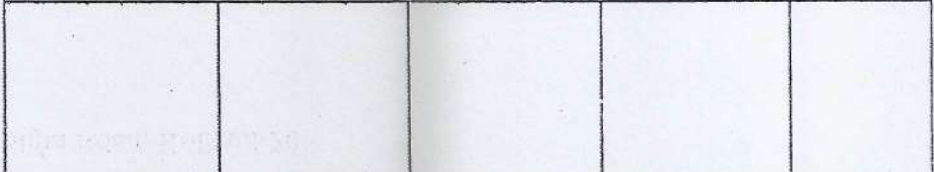
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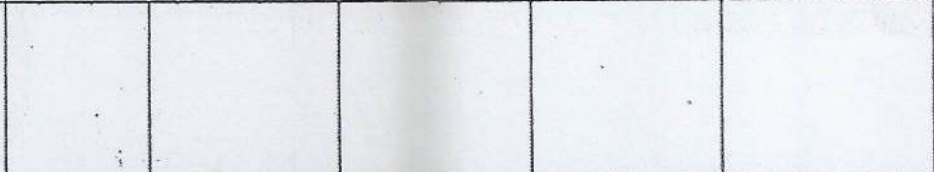
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(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)

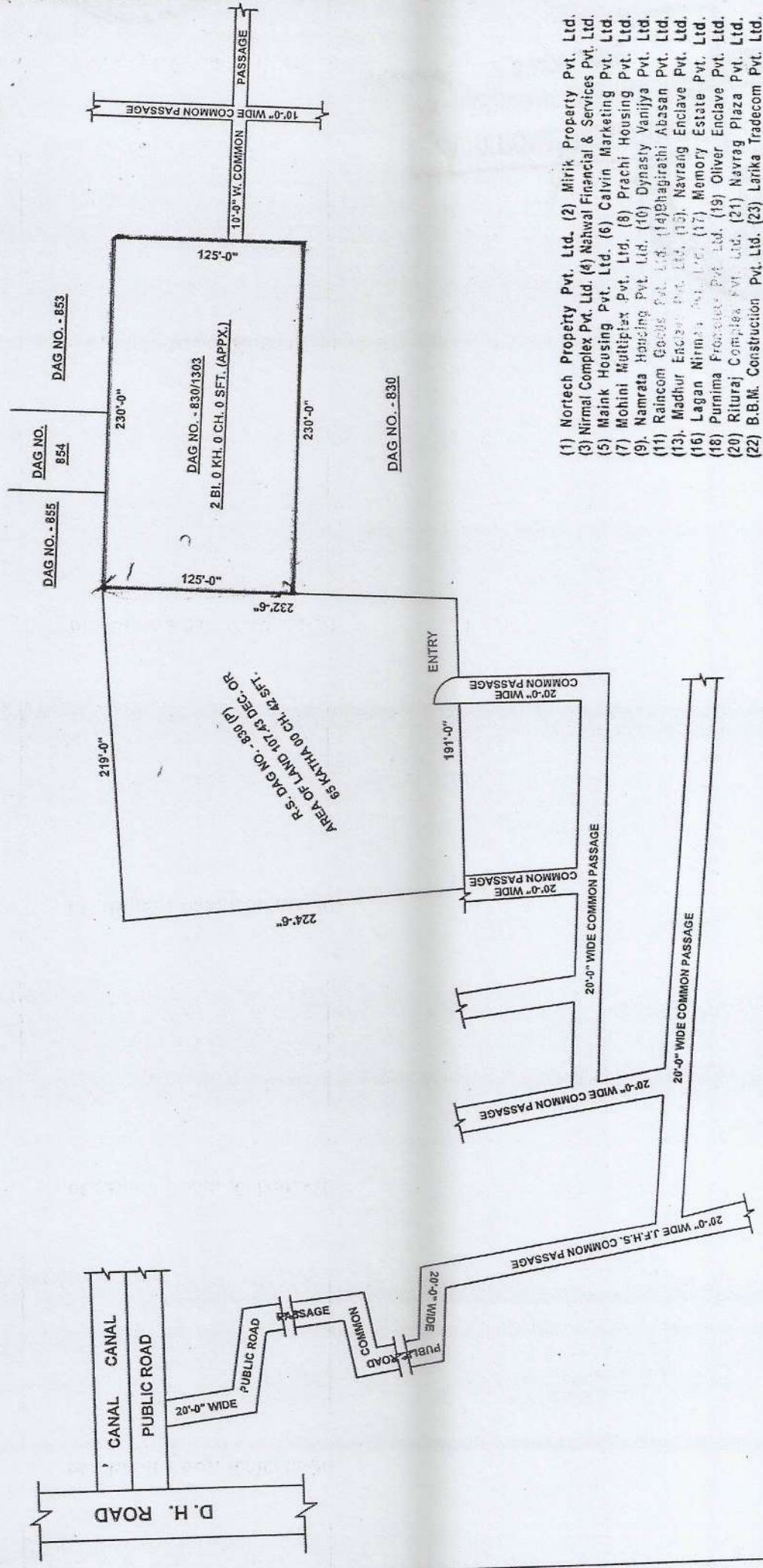


ADDITIONAL REGISTRAR
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23 NOV 2012

DEED PLAN IN RESPECT OF A LAND MEASURING MORE OR LESS 66 DECIMAL COMPRISING IN R.S. DAG NO. - 830/1303 UNDER R.S. KHATIAN NO. - 894, R.S. NO. - 336, TOUJI NO. - 98, J.L. NO. - 22, CORRESPONDING TO L.R. KHATIAN NO. - 1425, P.S. - HARIDEVPUR, DISTRICT - 24 PARGANAS (SOUTH) WITHIN JOKA - II GRAM PANCHAYET.



NAME OF VENDOR - BALARAM BARUI



- (1) Nortech Property Pvt. Ltd.
- (2) Mirik Property Pvt. Ltd.
- (3) Nirmal Complex Pvt. Ltd.
- (4) Nahwal Financial & Services Pvt. Ltd.
- (5) Maink Housing Pvt. Ltd.
- (6) Calvin Marketing Pvt. Ltd.
- (7) Mohini Multiplex Pvt. Ltd.
- (8) Prachi Housing Pvt. Ltd.
- (9) Namrata Housing Pvt. Ltd.
- (10) Dynasty Vanija Pvt. Ltd.
- (11) Raincom Estates Pvt. Ltd.
- (12) 14 Bhagirathi Abasan Pvt. Ltd.
- (13) Madhur Enclave Pvt. Ltd.
- (14) Navrang Enclave Pvt. Ltd.
- (15) Lagan Nirmal Pvt. Ltd.
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- (24) Jeevandeep Trading Co. Pvt. Ltd.
- (25) Jyoti Dealer Pvt. Ltd.

Aditya Agarwal
 Authorised Signatory

Balaram Barui

Tamal Kauli Barui

SIGNATURE OF PURCHASER'S

SIGNATURE OF VENDOR

SIGNATURE OF SURVEYOR



ADDITIONAL REGISTRAR OF COMPANIES
OF ASSURANCES-1, KOLKATA
23 NOV 2012





Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 10815 of 2012
(Serial No. 09764 of 2012)

On

Payment of Fees:

On 23/11/2012

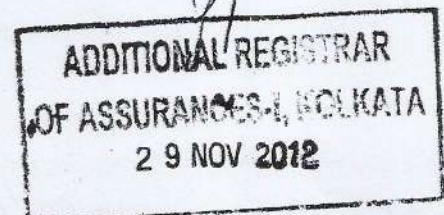
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16.50 hrs on :23/11/2012, at the Private residence by Aditya Agarwal ,Claimant.

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

Execution is admitted on 23/11/2012 by

1. Balaram Barui, son of Lt. Kajal Chandra Barui , Flat No:B/3, 174/15/1, N. S. C. Bose Road, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste Hindu, By Profession : Retired Person



(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

29/11/2012 13:47:00

EndorsementPage 1 of 4

DEPARTMENT OF THE ARMY
THE OFFICE OF THE ADJUTANT GENERAL
WASHINGTON, D. C.

Form No. 1 (Rev. 1-15-50)

Page 1 of 1

1. Name of the person or organization to whom the property is being transferred: [Faint text]

2. Description of the property: [Faint text]

3. Date of transfer: [Faint text]

4. Signature of the person or organization receiving the property: [Faint text]

5. Signature of the person or organization transferring the property: [Faint text]

PROPERTY OF THE
ADJUTANT GENERAL
OFFICE

1/1



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 10815 of 2012
(Serial No. 09764 of 2012)

2. Aditya Agarwal

Authorised Signatory, M/ S, Nortech Property Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Mirik Property Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Nirmal Complex Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Nawhal Financial & Services Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Maink Housing Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Calvin Marketing Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Mohini Multiplex Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Prachi Housing Pvt Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

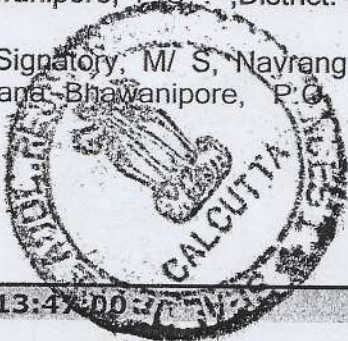
Authorised Signatory, M/ S, Namrata Housing Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Dynasty Vanijya Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Bhagirathi Abasan Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Madhur Enclave Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Navrang Enclave Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
29 NOV 2012
(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

29/11/2012 13:47:00

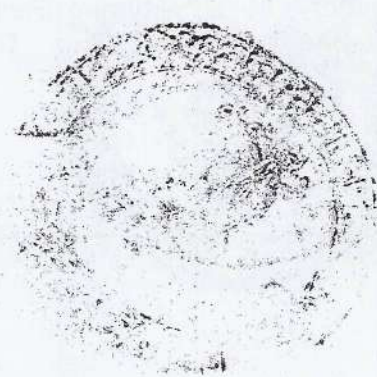
EndorsementPage 2 of 4

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF EDUCATION

Division Office - [Illegible]
[Illegible]

[Illegible text]

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Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 10815 of 2012
(Serial No. 09764 of 2012)

:-700020.

Authorised Signatory, M/ S, Memory Estate Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Lagan Nirman Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Purnima Promoters Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Oliver Enclave Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Rituraj Complex Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Navrag Plaza Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, B. B. M. Construction Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/ S, Larika Tradecom Pvt. Ltd., 9, Old China Bazar Street, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Authorised Signatory, M/ S, Jeevandeep Trading Company Pvt. Ltd., 10/1/2, Syed Salley Lane, Kolkata, Thana:-Burrobazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700073.

Authorised Signatory, M/ S, Jyoti Dealers Pvt. Ltd., 10/1/2, Syed Salley Lane, Kolkata, Thana:-Burrobazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700073.

Authorised Signatory, M/ S, Raincom Goods Pvt. Ltd., 10/1/2, Syed Salley Lane, Kolkata, Thana:-Burrobazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700073.

, By Profession : Others

Identified By Md. Mahfuz Takrim, son of ... , 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste: Muslim, By Profession: Advocate.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

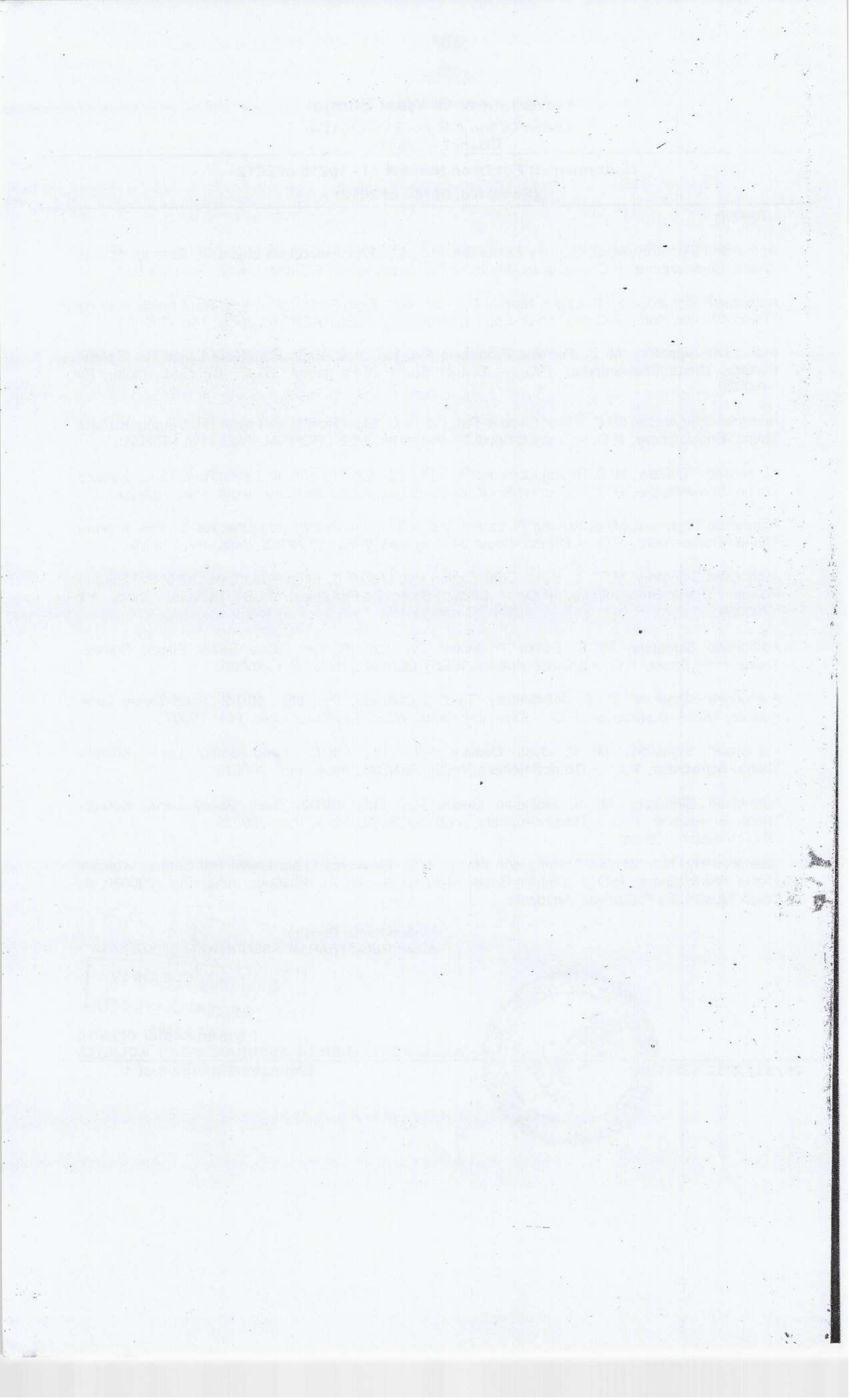
ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
(Ashim Kumar Ghosh)
29/11/2012

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

29/11/2012 13:47:00

EndorsementPage 3 of 4







Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 10815 of 2012
(Serial No. 09764 of 2012)

On 24/11/2012

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.-1,14,08,944/-

Certified that the required stamp duty of this document is Rs.- 684556 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 29/11/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 29/11/2012

Amount by Draft

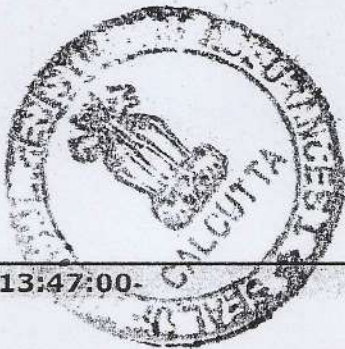
Rs. 125586/- is paid , by the draft number 614273, Draft Date 26/11/2012, Bank Name State Bank of India, LA MARTINIÈRE, received on 29/11/2012

(Under Article : A(1) = 125488/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 29/11/2012)

Deficit stamp duty

Deficit stamp duty Rs. 684556/- is paid 61427226/11/2012 State Bank of India, LA MARTINIÈRE, received on 29/11/2012

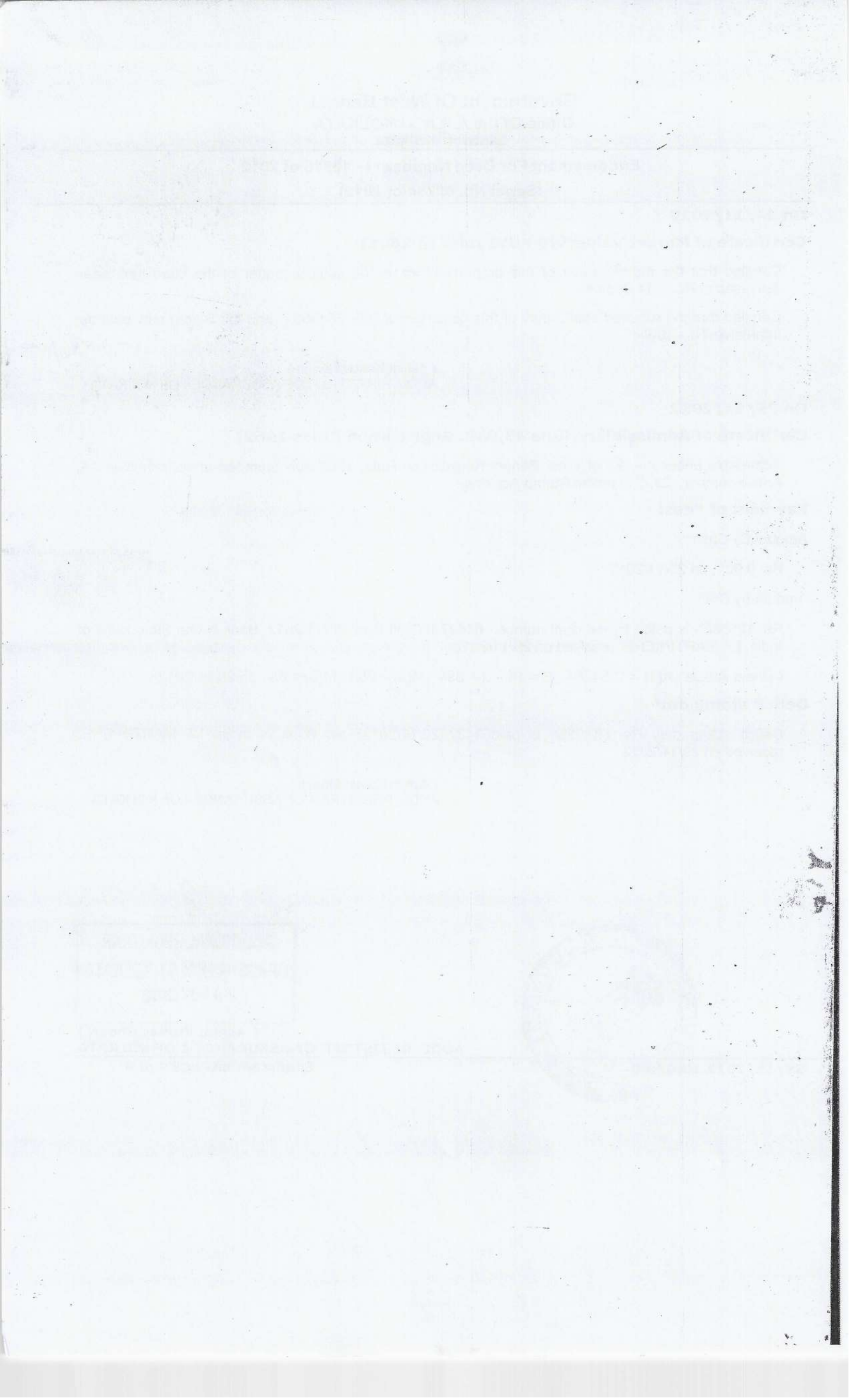
(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

29/11/2012 13:47:00

EndorsementPage 4 of 4

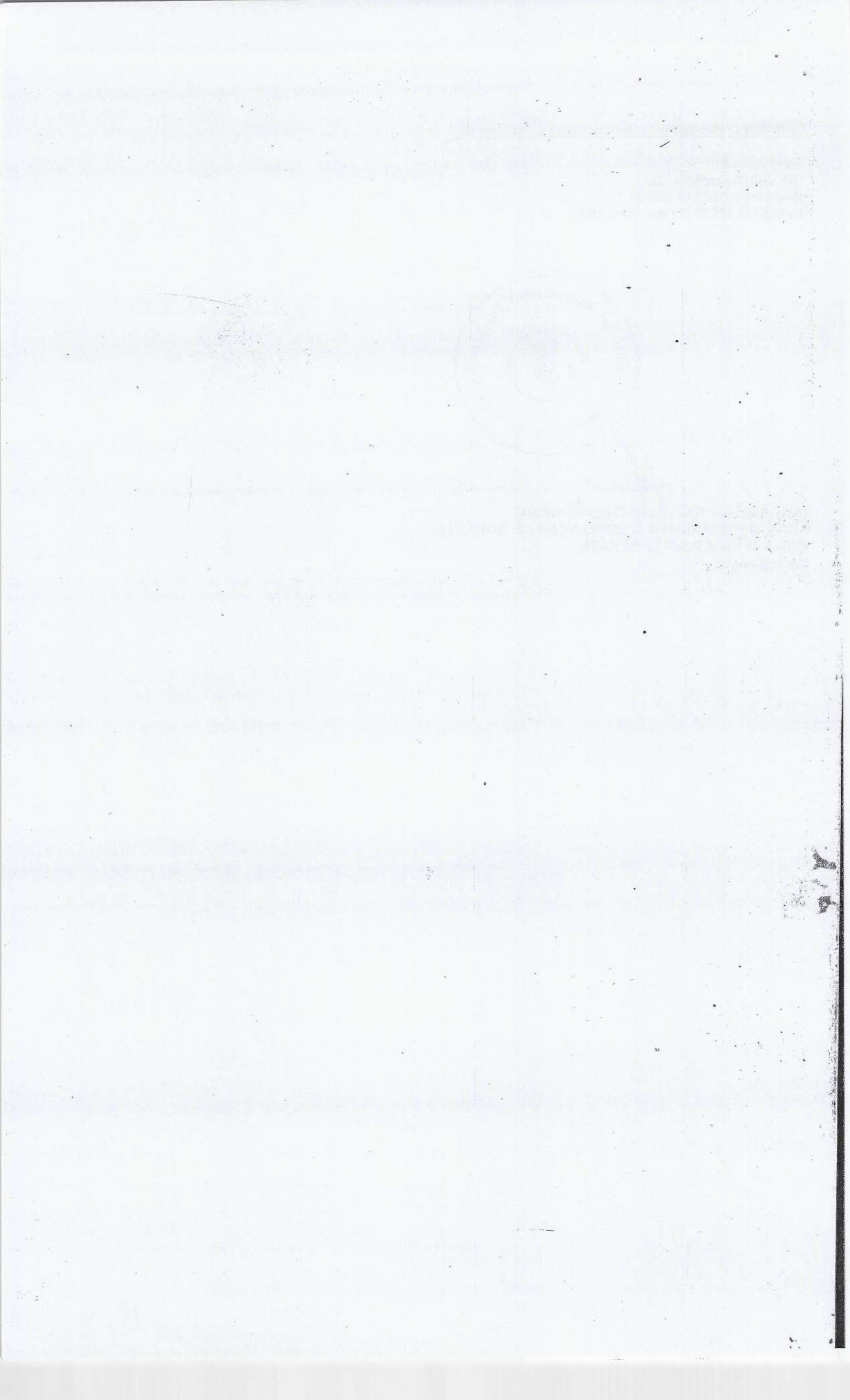


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 6533 to 6552
being No 10815 for the year 2012.

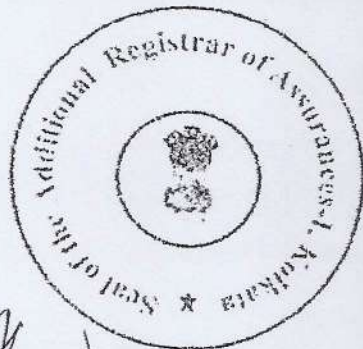


(Ashim Kumar Ghosh) 03-December-2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal



Certificate of Registration under section 60 and Rule 60.

Registered in Book - I
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(Ashim Kumar Ghosh) 03-December-2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

