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It is certified that the document is admitted for registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Dist. District Sub-Registrar
Sonarpur, South 24 Parganas

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Dist. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
30 APR 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 30th day of April in the Christian year Two Thousand and Fourteen BETWEEN M/S NEPAL TRADECOM PRIVATE LIMITED, a private limited company, having its registered office at 284/A, B. B. Ganguly Street, P.S. Bowbazar, Kolkata-700012, represented by its one of the Director, namely, Mr. DINESH

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2656
M/S Nepal Telecom Private
284/A to A Garbuda Limited,
KOT-12

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Somenath Chakrabarti
SB-doli Dalal Chakrabarti
Alipur D.K. office
Vol-27
Secd writer

SINGH, son of Nawal Kishore Singh, since deceased, by faith-Hindu, by occupation- Business, by nationality- Indian, presently residing at 217, Hossainpur, P.S. Tiljala, P.O. E.K.T.P. Kolkata-700107, hereinafter referred to as the '**VENDOR**' (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successors in office, administrators, legal representatives and assigns and person/persons deriving title under them) of the **FIRST PART AND (1) M/S AMBALIKA HOUSING PRIVATE LIMITED**, PAN : **AAGCA607AH** a private limited company under the companies Act, 1956 (as amended), having its registered office at 1216, Madurah Hossainpur, P.S. Tiljala, Kolkata-700107, represented by its Managing Director, namely, **Mr. SACHIN PAIK**, son of Bimal Paik, by faith-Hindu, by occupation- Business, by nationality- Indian, presently residing at 62, Hossainpur, P.S. Tiljala, Kolkata-700107 and **(2) M/S MRITTIKA BUILDERS PRIVATE LIMITED**, PAN: , a private limited company under the companies Act, 1956 (as amended), having its registered office at 597, Laskarhat, Picnic Garden Road, P.S. Tiljala, Kolkata-700039, represented by its one of the Director, namely, **Mrs. GOPA GANGULY**, wife of Mr. Tapas Ganguly, by faith-Hindu, by occupation- Business, by nationality- Indian, presently residing at 597, Laskarhat, Picnic Garden Road, P.S. Tiljala, Kolkata-700039, hereinafter referred to as the '**PURCHASERS**' (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successors in office, administrators, legal representatives and assigns and person/persons deriving title under them) of the **SECOND PART**.

WHEREAS by a registered Deed of Conveyance registered at D. S. R. IV, Alipore, 24 Parganas South being no.0353 for the year 2009 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned unto **M/S NEPAL TRADECOM PRIVATE LIMITED**, Owner herein, a piece and parcel of Danga land measuring 10 Satak equivalent to 6 Katha 36 sq. ft. in R. S. Dag no. 55, R. S. Khatian no. 14 and another piece and parcel Danga land measuring 10 Satak equivalent to 6 Katha 36 sq. ft in R. S. Dag no. 54, R. S. Khatian no. 60/2, totaling 20 Satak equivalent to 12 Katha 1 Chatak 27 sq. ft. of Danga land lying and situated at Mouza: Rajpur Gram, Touzi no. 250, J.L. no. 55, R.S no. 109, R. S. Khatian no. 14 & 60/2, R. S. Dag no. 55 and 54, ward no. 24 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance registered at D. S. R. IV, Alipore, 24 Parganas South being no. 355 for the year 2009 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein,



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sold granted transferred conveyed and assigned unto **M/S NEPAL TRADECOM PRIVATE LIMITED**, Owner herein, a piece and parcel of Sali land measuring 10 Satak equivalent to 6 Katha 36 sq. ft. in R. S. Dag no. 55, R. S. Khatian no. 14 and another piece and parcel Sali land measuring 8 Satak equivalent to 4 Katha 13 Chatak 19.8 sq. ft in R. S. Dag no. 58, R. S. Khatian no. 60/2 and another piece and parcel Sali land measuring 5 Satak equivalent to 3 Katha 18 sq. ft. in R. S. Dag no. 54, R. S. Khatian no. 60/2 totaling 23 Satak equivalent to 13 Katha 14 Chatak 28.8 sq. ft. of Sali land lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Khatian no. 14 & 60/2, Dag no. 55, 58 and 54, ward no. 24 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance registered on 23/08/2009 at D. S. R. IV, Alipore, 24 Parganas South in Book no. I, CD Volume no. 15, Pages 1823 to 1837, being no. 4811 for the year 2009 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned unto **M/S NEPAL TRADECOM PRIVATE LIMITED**, Owner herein, a piece and parcel of Sali land measuring 10 Satak equivalent to 6 Katha 36 sq. ft. in R. S. Dag no. 55, R. S. Khatian no. 14 and another piece and parcel Sali land measuring 5 Satak equivalent to 3 Katha 18 sq. ft in R. S. Dag no. 58, R. S. Khatian no. 60/2 and another piece and parcel Danga land measuring 10 Satak equivalent to 6 Katha 36 sq. ft. in R. S. Dag no. 54, R. S. Khatian no. 60/2 totaling 25 Satak equivalent to 15 Katha 2 Chatak of Sali and Danga land lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Khatian no. 14 and 60/2, Dag no. 55, 58 and 54, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance registered on 27/08/2009 at D. S. R. IV, Alipore, 24 Parganas South in Book no. I, CD Volume no. 15, Pages 1838 to 1852, being no. 4812 for the year 2009 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned unto **M/S NEPAL TRADECOM PRIVATE LIMITED**, Owner herein, a piece and parcel of Sali land measuring 5 Satak equivalent to 3 Katha 18 sq. ft. in R. S. Dag no. 53, R. S. Khatian no. 2510 and another piece and parcel Sali land measuring 5 Satak equivalent to 3 Katha 18 sq. ft in R. S. Dag no. 54, R. S. Khatian no. 60/2 and another piece and parcel Danga land measuring 9 Satak equivalent to 5 Katha 7 Chatak 5.4 sq. ft. in R. S. Dag no. 55, R. S. Khatian no. 14 totaling 19 Satak equivalent to 11 Katha 7 Chatak 41.4 sq. ft of Sali and Danga land lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Khatian no. 2510,



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60/2 and 14, Dag no. 53, 54 and 55, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance registered on 24/01/2011 at A. D. S. R. Sonarpur, 24 Parganas South in Book no. 1, CD Volume no. 2, Pages 1756 to 1775, being no. 00648 for the year 2011 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, described as vendor therein, since deceased sold granted transferred conveyed and assigned unto **M/S NEPAL TRADECOM PRIVATE LIMITED**, Owner herein, a piece and parcel of Sali land measuring 4 Satak equivalent to 2 Katha 6 Chatak 34 sq. ft. in R. S. Dag no. 54, R. S. Khatian no. 60/2 and another piece and parcel Sali land measuring 7 Satak equivalent to 4 Katha 3 Chatak 37 sq. ft in R. S. Dag no. 55, R. S. Khatian no. 14, totaling 11 Satak equivalent to 6 Katha 10 Chatak 21.6 sq. ft. of Sali land lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Khatian no. 14 & 60/2, Dag no. 54 and 55, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance registered on 21/01/2011 at A. D. S. R. Sonarpur, 24 Parganas South in Book no. 1, CD Volume no. 2, Pages 1736 to 1755, being no. 00649 for the year 2011 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned unto **M/S NEPAL TRADECOM PRIVATE LIMITED**, Owner herein, a piece and parcel of Sali land measuring 6 Satak equivalent to 3 Katha 10 Chatak 6 sq. ft. in R. S. Dag no. 55, R. S. Khatian no. 14 and another piece and parcel Sali land measuring 5 Satak equivalent to 3 Katha 20 sq. ft in R. S. Dag no. 54, R. S. Khatian no. 60/2, totaling 11 Satak equivalent to 6 Katha 10 Chatak 21.6 sq. ft. of Sali land lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Khatian no. 14 and 60/2, Dag no. 55 and 54, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance registered on 21/01/2011 at A. D. S. R. Sonarpur, 24 Parganas South in Book no. 1, CD Volume no. 2, Pages 1716 to 1735, being no. 00650 for the year 2011 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned unto **M/S NEPAL TRADECOM PRIVATE LIMITED**, Owner herein, a piece and parcel of Sali land measuring 6 Satak equivalent to 3 Katha 10 Chatak 6 sq. ft. in R. S. Dag no. 55, R. S. Khatian no. 14 and another piece and parcel Sali land measuring 5 Satak equivalent to 3 Katha 20 sq. ft in R. S. Dag no. 54, R. S. Khatian no. 60/2, totaling 11 Satak equivalent to 6 Katha 10 Chatak 21.6 sq. ft



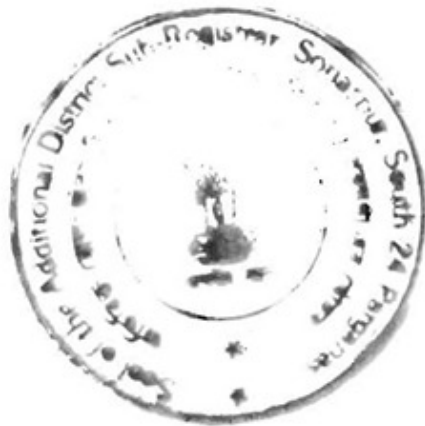
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of Sali land lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Khatian no. 14 & 60/2, Dag no. 55 and 54, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance registered on 21/01/2011 at A. D. S. R. Sonarpur, 24 Parganas South in Book no. 1, CD Volume no. 2, Pages 1679 to 1698, being no. 00654 for the year 2011 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned unto **M/S NEPAL TRADECOM PRIVATE LIMITED**, Owner herein, a piece and parcel of Sali land measuring 6 Satak equivalent to 3 Katha 10 Chatak 6 sq. ft. in R. S. Dag no. 54, R. S. Khatian no. 60/2 and another piece and parcel Sali land measuring 5 Satak equivalent to 3 Katha 20 sq. ft in R. S. Dag no. 55, R. S. Khatian no. 14, totaling 11 Satak equivalent to 6 Katha 10 Chatak 21.6 sq. ft of Sali land lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Khatian no. 60/2 and 14, Dag no. 54 and 55, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS said **M/S NEPAL TRADECOM PRIVATE LIMITED**, vendor herein, thus became owner of Sali and Danga land totaling an area of 131 Satak equivalent to 3 Bigha 19 Katha 4 Chatak 21.2 sq. ft. situated and lying at Mouza-Rajpur, J. L. No. 55, Pargana- Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 14, 60/2, 2510 appertaining to C. S. and R. S. Dag no. 53, 54, 55 and 58, P.S. and A.D.S.R. Sonarpur, ward no. 26 (24), Netaji Subhas Road under Rajpur Sonarpur Municipality, Dist: 24 Parganas South fully mentioned in the first schedule hereunder written and annexed plan hereto absolutely and forever and free from all encumbrances liens and charges whatsoever.

AND WHEREAS said Owner/Vendor herein was approached by said (1) **M/S AMBALIKA HOUSING PRIVATE LIMITED**, and (2) **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, for purchasing the said Shali and Danga land measuring undivided and unmarked 7 Chatak, be more or less, (split up area i.e. undivided and unmarked 1 Chatak out of 63 Satak in R.S. Dag no. 55, R.S. Khatian no. 14 + undivided and unmarked 1 Chatak out of 24 Satak in R.S. Dag no. 54, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 8 Satak in R.S. Dag no. 58, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 21 Satak in R.S. Dag no. 54, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 5 Satak in R.S. Dag no. 53, R.S. Khatian no. 2510 + undivided and unmarked 1 Chatak out of 5 Satak in R.S.



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Dag no. 54, R.S. Khatian no. 60/2+ undivided and unmarked 1 Chatak out of 5 Satak in R.S. Dag no. 58, R.S. Khatian no. 60/2) at Mouza-Rajpur, J. L. No. 55, Pargana-Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 14, 60/2, 2510 appertaining to C. S. and R. S. Dag no. 53, 54, 55 and 58, P.S. and A.D.S.R. Sonarpur, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South fully mentioned in the Second schedule hereunder written together with all easement right of common passage out of the said Sali and Danga land totaling an area of 3 Bigha 19 Katha 4 Chatak 21.2 sq. ft. equivalent to 131 Satak at Mouza-Rajpur, J. L. No. 55, Pargana-Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 14, 60/2, 2510 appertaining to C. S. and R. S. Dag no. 53, 54, 55 and 58, P.S. and A. D. S. R. Sonarpur, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South together with all easement right of common passage fully mentioned in the first schedule hereunder written and annexed plan hereto against payment of the full and final consideration of Rs. 21,000/- (Rupees Twenty One Thousand) only and the Vendor accepted the offer of the purchasers and selling the same and agree to execute and register these Deed of Conveyance.

NOW THIS INDENTURE WITNESSTH that in consideration of the agreement arrived at between the **VENDOR** and the **PURCHASERS** and in consideration of a sum of Rs.21,000/- (Rupees Twenty One Thousand only) of the lawful money of the Union of India well and truly paid by the **PURCHASERS** to the **VENDOR** being the full agreed consideration money (receipt whereof the **VENDOR** doth hereby admit and acknowledge and of and from the same And every part thereof doth hereby acquit, release and discharge of the said **PURCHASERS** and the said property and every part thereof said Shali and Danga land measuring undivided and unmarked 7 Chatak, be more or less, (split up area i.e. undivided and unmarked 1 Chatak out of 63 Satak in R.S. Dag no. 55, R.S. Khatian no. 14 + undivided and unmarked 1 Chatak out of 24 Satak in R.S. Dag no. 54, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 8 Satak in R.S.-Dag no. 58, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 21 Satak in R.S. Dag no. 54. R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 5 Satak in R.S. Dag no. 53, R.S. Khatian no. 2510 + undivided and unmarked 1 Chatak out of 5 Satak in R.S. Dag no. 54, R.S. Khatian no. 60/2+ undivided and unmarked 1 Chatak out of 5 Satak in R.S. Dag no. 58, R.S. Khatian no. 60/2) out of the said Sali and Danga land totaling an area of 3 Bigha 19 Katha 4 Chatak 21.2 sq. ft. equivalent to 131 Satak at Mouza-Rajpur, J. L. No. 55, Pargana- Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 14, 60/2, 2510 appertaining to C. S. and R. S. Dag no. 53, 54, 55 and 58, P.S. and A.D.S.R. Sonarpur, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South together with all easement right of common passage fully mentioned in the first schedule

Nepal Telecom Pvt. Ltd.

Dinesh Singh
Director

Mrittika Builders Pvt. Ltd.

Jyoti Prasad
Director



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hereto ~~together with all easement right~~ title and interest of undivided ~~common passage~~ also ~~Together~~ with all right title and interest in common parts and portions and common right to egress and ingress of and from said ~~common passage also along with all right~~ title and interest in common parts and portions in the same above mentioned premises fully described in the schedules hereunder written intended to be hereby conveyed as also the **VENDOR** the **VENDOR** doth hereby grant, transfer, sell, convey, assign and assure unto the purchaser **ALL THAT** Shali and Danga land measuring undivided and unmarked 7 Chatak, be more or less, at Mouza-Rajpur, J. L. No. 55, Pargana-Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 14, 60/2, 2510 appertaining to C. S. and R. S. Dag no. 53, 54, 55 and 58, P.S. and A.D.S.R. Sonarpur, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South fully mentioned in the Second schedule hereunder written ~~together with all easement right of common passage~~ out of the said Salj and Danga land totaling an area of 3 Bigha 19 Katha 4 Chatak 21.2 sq. ft. equivalent to 131 Satak at Mouza-Rajpur, J. L. No. 55, Pargana-Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 14, 60/2, 2510 appertaining to C. S. and R. S. Dag no. 53, 54, 55 and 58, P.S. and A.D.S.R. Sonarpur, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South ~~together with all easement right of common passage~~ fully mentioned in the first schedule hereunder written and annexed plan hereto more fully set out and describe in the schedule hereunder written **TO HAVE AND TO HOLD** the lands hereditaments and premises hereby granted or expressed so to be unto and to the use of the said **PURCHASERS** absolutely and forever **OR HOWSOEVER** otherwise the said land messuage tenements and hereditaments and premises or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered and described or distinguished **TOGHETHER** with all areas sewerage drains and benefits and advantages of paths Passages and ancient and other rights, liberties privileges appendages and easements appurtenances whatsoever to the said lands hereditaments and premises belonging or in anywise appertaining thereto or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** all the estate right title interest claim and demand whatsoever of the said **VENDOR** of in to and upon the said premises or any part thereof Together with all deeds pattahs and muniments of title whatsoever in anywise relating to or concerning the said lands hereditaments and premises or any part thereof which now and or is or heretofore were or was or hereafter shall or may be in the possession or power or control of the **VENDOR** or any other persons or any other persons from whom the said vendors may procure the same without any action or suit And the **VENDOR** doth hereby for its heirs executors administrators representatives and assigns covenant with the **PURCHASERS THAT NOTWITHSTANDING** any act deed or thing made by **VENDOR** the vendor is now lawfully and absolutely seized and

Nepal Tradecom Pvt. Ltd.
AMRUTALISA HOUSING PVT. LTD.

Dinesh Singh
Director

Sahar
Director

Mritika Builders Pvt. Ltd.

Geeta Sen
Director



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possessed of or otherwise well and sufficiently entitled in fee simple in possession to the lands hereditaments and premises hereby granted or expressed so to be and every part thereof for an indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever as aforesaid the **VENDOR** has in its self good right full power and absolute authority to grant convey and transfer the said lands hereditaments and premises hereby granted or expressed so to be unto and to the use of the said **PURCHASERS** in manner aforesaid **AND** the **PURCHASERS** shall and may at all times hereafter peaceably and quietly possess and enjoy the said lands hereditaments and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from the **VENDOR** or any person or persons lawfully or equitably claiming from under or in trust for their or from or under any of their ancestors or predecessors in title **AND** that free from all encumbrances whatsoever made or suffered by the **VENDOR** or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest in the said lands hereditaments and premises or any part thereof from under or in trust for his shall and will from time to time and at all times hereafter at the request and costs of the **PURCHASERS** do execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said lands hereditaments and premises and every part thereof unto and to the use of the **PURCHASERS** in manner aforesaid as shall or may be reasonably required **AND** the **VENDOR** doth hereby covenant with **PURCHASERS** their respective heirs, executors, administrators, representatives and assigns that they will indemnify the **PURCHASERS** their respective heirs, executors, administrators, representatives and assigns for a period not exceeding one year from the date of execution of these presents of the said property for all loss or damage, if any, suffered by the said purchasers for defects in title to the property sold herein on account of any adverse claim whatsoever raised by The Rajpur Sonarpur Municipality or any other or others local body or authority or authorities **AND** the **VENDOR** doth hereby covenant with the **PURCHASERS** their respective heirs executors administrators representatives and assigns that the **VENDOR** its respective successor and/or successors in office and assigns will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the costs of the **PURCHASERS** their respective heirs executors administrators representatives and assigns produce or cause to be produced to their Solicitors or Agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings as aforesaid hereunder written for the purpose of showing their title to the lands hereditaments and premises hereby conveyed or expressed so to be or any part thereof **AND ALSO** at the like request and



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costs deliver or cause to be delivered unto the PURCHASERS their respective heirs executors administrators representatives and assigns such attested or other copies or extracts of or from the said Deeds and writings or any of them as they may require AND will in the meantime unless prevented by fire or accident as aforesaid shall keep the said deeds and writings safe unobliterated and uncanceled.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Entire Property)

ALL THAT Sali and Danga land totaling an area of 131 Satak equivalent to 3 Bigha 19 Katha 4 Chhatak 21.2 sq. ft. situated and lying at Mouza-Rajpur, J. L. No. 55, Pargana- Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 14, 60/2, 2510 appertaining to C. S. and R. S. Dag no. 53, 54, 55 and 58, P.S. and A.D.S.R. Sonarpur, ward no. 26, Netaji Subhas Road, under Rajpur Sonarpur Municipality, Dist: 24 Parganas South fully mentioned in the first schedule heretofore written and annexed plan hereto and butted and bounded as follows:

On the North:

On the South:

On the East:

On the West: 40'ft wide Road



THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT Shali and Danga land measuring undivided and unmarked 7 Chatak, be more or less, (split up area i.e. undivided and unmarked 1 Chatak out of 63 Satak in R.S. Dag no. 55, R.S. Khatian no. 14 + undivided and unmarked 1 Chatak out of 24 Satak in R.S. Dag no. 54, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 8 Satak in R.S. Dag no. 58, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 21 Satak in R.S. Dag no. 54, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 5 Satak in R.S. Dag no. 53, R.S. Khatian no. 2510 + undivided and unmarked 1 Chatak out of 5 Satak in R.S. Dag no. 54, R.S. Khatian no. 60/2+ undivided and unmarked 1 Chatak out of 5 Satak in R.S. Dag no. 58, R.S. Khatian no. 60/2) out of the said Sali and Danga land totaling an area of 3 Bigha 19 Katha 4 Chatak 21.2 sq. ft. equivalent to 131 Satak at Mouza-Rajpur, J. L. No. 55, Pargana- Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 14, 60/2, 2510 appertaining to C. S. and R. S. Dag no. 53, 54, 55 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 under Rajpur Sonarpur Municipality, Dist: 24 Pargana South together with all easement right of common passage.

Mritika Builders Pvt. Ltd.
Rajpur Sonarpur

Nepal Tradecom Pvt. Ltd.
Dinesh Singh

AUSALGA HOUSING PVT. LTD.
Sanku

Nepal Tradecom Pvt. Ltd.
Director



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Sonar, South 24 Parg.
30 APR 2014

IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective names the day, month and year above written.

Signed and Delivered by the **VENDOR/**

PURCHASERS at Kolkata in the presence of :-

1) Pawan Agarnal
Maharajabala

Nepal Tradecom Pvt. Ltd.

Dinendra Singh
Director

M/S NEPAL TRADECOM PRIVATE LIMITED
..... VENDOR

2) Lokesh Jha
35, Green park
Sector 24 P-1
K-11-107,

AMBALIKA HOUSING PVT. LTD

Sachin Kumar
Director

M/S AMBALLIKA HOUSING PRIVATE LIMITED
..... PURCHASER no.1

Mrittika Builders Pvt. Ltd.

Gopa Ganguly
Director

M/S MRITTIKA BUILDERS PRIVATE LIMITED
..... PURCHASER no. 2

Drafted by me :-

Somenath Chakraborty

SOMENATH CHAKRABORTY
Deed Writer (ALP/130)
Alipore District Registrar Office
Kolkata - 700 027

1881-1882



Addl. Dist Sub-Registrar
Sourang, South 24 Parg.
30 APR 2014

MEMO OF CONSIDERATION

Received of and from the **PURCHASERS**
 a sum of Rs. 21,000/- (Rupees Twenty One Thousand/-)
 being the Rs. 21,000/- consideration money
 in full payable under these presents.

1. Received Rs.11,000/- from Mittika Builders Pvt Ltd.
by cash
2. Received Rs.10,000/- from Ambalika House Pvt. Ltd.
by cash

TOTAL Rs. 21,000/-
 (Rupees Twenty One Thousand only)

WITNESS

1. Pawan Agarnal
Muharajabas

Nepal Tradecom Pvt. Ltd.

Dinesh Singh
Director

M/S NEPAL TRADECOM PRIVATE LIMITED
 VENDOR

2. Lokesh Sharma
851 Green park
Sokhi 24 PS.
K01-103



Legal Tradecom Pvt Ltd

Add. Dist Sub-Registrar
Sonapatna, South 24 Parg.
30 APR 2014



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - Saethin Paik

SIGNATURE Saethin



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - Dinesh Singh

SIGNATURE Dinesh Singh



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - GOPA GANGULY

SIGNATURE Gopa Ganguly

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -



SIGNATURE









✓
Addl. Dist. Sub-Registrar
Sonapat, South 24 Pgs.
30 APR 2014

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 05249 / 2014, Deed No. (Book - I , 04235/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Dinesh Singh 248/a, B B Ganguly St,, Kolkata, Thana:-Tiljala, District:-Kolkata, WEST BENGAL, India, Pin :-700107	 30/04/2014	 LTI 30/04/2014	Dinesh Singh 30/4/14

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dinesh Singh Address -248/a, B B Ganguly St,, Kolkata, Thana:-Tiljala, District:-Kolkata, WEST BENGAL, India, Pin :-700107	Self	 30/04/2014	 LTI 30/04/2014	Dinesh Singh
2	Sachin Paik Address -62, Hossain Pur, Kolkata, Thana:-Tiljala, District:-Kolkata, WEST BENGAL, India, Pin :-700107	Self	 30/04/2014	 LTI 30/04/2014	Sachin Paik
3	Gopa Ganguly Address -597, Laska Hatpicnic Garden Rd, Kolkata, Thana:-Tiljala, District:-Kolkata, WEST BENGAL, India, Pin :-700039	Self	 30/04/2014	 LTI 30/04/2014	Gopa Ganguly

Name of Identifier of above Person(s)
 Somnath Chakraborty
 Alipore, Kolkata, District:-Kolkata, WEST BENGAL,
 India, Pin :-700027

Signature of Identifier with Date

Somnath Chakraborty
30/4/14.



Addl. Dist Sub-Registrar
Sonarpur, South 24 Parg.
30 APR 2014



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Director
Mrityika Builders Pvt. Ltd.

Endorsement For Deed Number : I - 04235 of 2014
(Serial No. 05249 of 2014 and Query No. 1608L000009368 of 2014)

On 30/04/2014

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

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

Payment of Fees:

Amount By Cash

Rs. 3622.00/-, on 30/04/2014

(Under Article : A(1) = 3608/- ,E = 14/- on 30/04/2014)

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.-3,28,125/-

Certified that the required stamp duty of this document is Rs.- 19708 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 19700/- is paid , by the draft number 143240, Draft Date 30/04/2014, Bank : State Bank Of India, NARENDRAPUR, received on 30/04/2014

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

Presented for registration at 15.38 hrs on :30/04/2014, at the Office of the A.D.S.R. SONARPUR by Dinesh Singh ,Executant.

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

Execution is admitted on 30/04/2014 by

1. Dinesh Singh
Director, M/s Nepal Tradcom Pvt. Ltd, District:-South 24-Parganas, WEST BENGAL, India, .
, By Profession : Business
2. Sachin Paik
Director, M/s Ambika Houssing Pvt. Ltd., Thana:-Tiljala, District:-Kolkata, WEST BENGAL, India, .
, By Profession : Business
3. Gopa Ganguly
Director, M/s Mrityika Builders Pvt Ltd,, District:-South 24-Parganas, WEST BENGAL, India, .
, By Profession : Business

Identified By Somnath Chakraborty, son of Lt. Dulal Chakraborty, Alipore, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Deed Writer.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
30 APR 2014



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 04235 of 2014
(Serial No. 05249 of 2014 and Query No. 1608L000009368 of 2014)

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



 **(Biswajit Dey)**
ADDITIONAL DISTRICT SUB-REGISTRAR



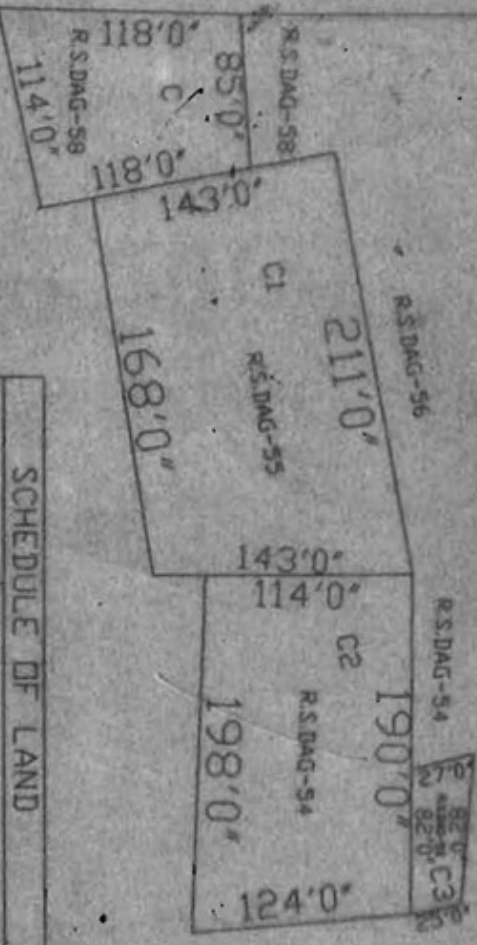
Addl. Dist Sub-Registrar
Sonarpur, South 24 Parg.

30 APR 2014



SITE PLAN OF THE LAND AT MOUZA-RAJPUR,
 J.L.NO-55, R.S. DAG NO- 53, 54, 55, 58,
 P.S.-SONARPUR, DIST-24PARGANAS(S)
 SHOWN IN RED BORDER SCALE-1"IN=105'F

E.M.BY.PASS.ROAD



SCHEDULE OF LAND	
R.S.DAG NO	MARK AREA(DECIMEL)
58	C 13DEC
55	C1 63DEC
54	C2 50DEC
53	C3 05DEC
TOTAL AREA 131DEC	

Ismaeil Khan
 SURVEYOR
Ismaeil Khan
 Vill.-Bade Hooghly
 P.O.-Malaricha-Mahinagar
 R. No.-038

DRAWN BY
 ISMAIL KHAN
 VILL-BADEHOGGLY

Mrittika Builders Pvt. Ltd.
Geeta Sengupta

Nepal Tradecom Pvt. Ltd.
Dinesh Sinha
 Director

NEPAL TRADecom PVT. LTD
Dinesh Sinha
 Director

Label 11860001 047 1111

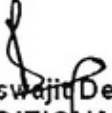
ADDI. THE. Sub-Register
Sunderland South 14 1125
30 APR 2014



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 6419 to 6436
being No 04235 for the year 2014.




(Biswajit Dey) 02-May-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal

