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

QJW- 9366/14

Add. District Sub-Registrar
Sonarpore, South 24 Parganas

Add. Dist Sub-Registrar
Sonarpore, 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 AMBALIKA HOUSING PRIVATE LIMITED, a private limited company under the companies Act, 1956 (as amended), having its registered office at 1216, Madurah Hossainpur, P.S. Tilzala, 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 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 NEPAL TRADECOM PRIVATE LIMITED, PAN : ANZPS3358K** 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 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, 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 dated 23/09/2010 registered at D. S. R. IV, Alipore, 24 Parganas South in Book no. 1, CD Volume no. 25, Pages from 1943 to 1959, being no. 7264 for the year 2010 one Ashok Kumar Das, son of Probodh Chandra Das, described as vendor therein, represented by (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, by a General Power of Attorney dated 21/01/2009, being no. 27 for the year 2009 registered at D. S. R. IV, Alipore, 24 Parganas South, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner, herein, a piece and parcel of 20 satak of Danga land equivalent to 12 Katha 1 Chatak 27 sq. ft. lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana: Medammolla, R. S. Khatian no. 69 appertaining khanda Khatian 2509, R. S. Dag no. 56, Holding no. 331, Netaji Subhas Road, ward no. 24 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

Nepal Tradecom Pvt. Ltd.

Dinesh Singh

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AND WHEREAS by another registered Deed of Conveyance dated 08/06/2011 registered at D. S. R. IV, Alipore, 24 Parganas South in Book no. I, CD Volume no. 14, Pages from 3507 to 3520, being no. 04200 for the year 2011 one Smt. Pranati Chakraborty, wife of Nakuleswar Chakraborty, described as vendor therein, and Kagi Giyus, son of Kagi Sirajul, mentioned therein as Confirming Party, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner, herein, a piece and parcel of 33 Satak of Sali land equivalent to 19Katha 15 Chatak 19.8 sq. ft. lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana: Medammolla, R. S. Khatian no. 72 appertaining khanda Khatian 2510, R. S. Dag no. 51, 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 dated 12/01/2011 registered at A. D. S. R. Sonarpore, 24 Parganas South Book no. I, CD Volume no. 1, Pages 4272 to 4287, being no. 00306 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 for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner herein, a piece and parcel of Sali land measuring 14 Satak equivalent to 8 Katha 7 Chatak 22 sq. ft., be more or less, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana: Medanmolla, R. S. Khatian no. 72 appertaining khanda Khatian 2510, R. S. Dag no. 52, 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 12/01/2011 at A. D. S. R. Sonarpur, 24 Parganas South in Book no. I, CD Volume no. 1 Pages 4255 to 4271, being no. 0314 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 for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner, herein, a piece and parcel of Sali land measuring 6 Satak equivalent to 3 Katha 10 Chatak 3 sq. ft. in R. S. Khatian no. 72 appertaining khanda Khatian 2510, R. S. Dag no. 53 and another piece and parcel of Sali land measuring 5 Satak equivalent to 3 Katha 0 Chatak 17 sq. ft. in R. S. Khatian no. 72 appertaining khanda Khatian 2510, R. S. Dag no. 52, totaling 11 Satak equivalent to 6 Katha 10 Chatak 20 sq. ft. lying and situated at Mouza: Rajpur, Touzi no. 250, J.L.



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no. 55, R.S no. 109, 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 dated 12/10/2010 registered at D. S. R. IV, Alipore, 24 Parganas South being no. 7906 for the year 2010 (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 for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner, herein, a piece and parcel of Danga land measuring 10 Satak equivalent to 6 Katha 0 Chatak 40 sq. ft., be more or less, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana: Medanmolla, R. S. Khatian no. 72 appertaining khanda Khatian 2510, R. S., Dag no. 52, 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 dated 12/10/2010 registered at A. D. S. R. Sonarpur, 24 Parganas South being no. 7907 for the year 2010 (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 for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner herein, a piece and parcel of Sali land measuring 4 Satak equivalent to 2 Katha 6 Chatak 34 sq. ft, be more or less, in R.S Khatian no. 72 appertaining khanda Khatian 2510, R. S. Dag no. 53 and another piece and parcel of Sali land measuring 4.43 Satak equivalent to 2 Katha 10 Chatak 41 sq. ft, be more or less, in R.S Khatian no. 60/2, R. S. Dag no. 58, totaling an area of 8.43 Satak equivalent to 5 Katha 1 Chatak 30 sq. ft. lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, 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 dated 12/10/2010 registered at D. S. R. IV, Alipore, 24 Parganas South in Book no. I, CD Volume no. 27, Pages 1304 to 1319, being no. 7904 for the year 2010 (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 for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner herein, a piece and parcel of danga land measuring 9.4 Satak equivalent to 5 Katha 11 Chatak 3 sq. ft. be more or



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less, lying and situated at Mouza: Rajpur , Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana: Medanmolla, R. S. Khatian no. 60/2, R. S. Dag no. 57, 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 dated 12/10/2010 registered at D. S. R. IV, Alipore, 24 Parganas South being no. 7908 for the year 2010 (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 for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner herein, a piece and parcel of danga land measuring 10 Satak equivalent to 6 Katha 40 sq. ft. lying and situated at Mouza: Rajpur , Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana: Medanmolla, R. S. Khatian no. 69 appertaining khanda Khatian 2509, R. S. Dag no. 56, 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 dated 12/10/2010 registered at D. S. R. IV, Alipur, 24 Parganas South in Book no. I, CD Volume no. 27, Pages 1320 to 1335, being no. 7905 for the year 2010 (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 for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner, herein, a piece and parcel of Danga land measuring 9.4 Satak equivalent to 5 Katha 11 Chatak 3 sq. ft. be more or less, lying and situated at Mouza: Rajpur , Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana: Medanmolla, R. S. Khatian no. 60/2, R. S. Dag no. 57, 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 dated 23/09/2010 registered at D. S. R. IV, Alipur, 24 Parganas South in Book no. I, CD Volume no. 25, Pages 1960 to 1975, being no. 7265 for the year 2010 (1) Ashok Kumar Das , son of Probodh Chandra Das represented by (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 for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner, herein, a piece and parcel of



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Danga land measuring 10 Satak equivalent to 6 Katha 0 Chatak 40 sq. ft. be more or less, in R. S. Khatian no. 69 appertaining khanda Khatian 2509, R. S. Dag no. 56 and another piece and parcel of Danga land measuring 10 Satak equivalent to 6 Katha 40 sq. ft. be more or less, in R. S. Khatian no. 60/2, R. S. Dag no. 58, totaling 20 Satak equivalent to 12 Katha 1 Chatak 27 sq. ft. be more or less, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana; Medanmolla, 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 dated 12/10/2010 registered at D. S. R. IV, Alipur, 24 Parganas South in Book no. I, CD Volume no. 27, Pages 1288 to 1303, being no. 07903 for the year 2010 (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 for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner, herein, a piece and parcel of Sali land measuring 10 Satak equivalent to 6 Katha 40 sq. ft. be more or less, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana; Medanmolla, R. S. Khatian no. 60/2, R. S. Dag no. 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 dated 12/10/2010 registered at D. S. R. IV, Alipur, 24 Parganas South in Book no. I, CD Volume no. 27, Pages 1385 to 1400, being no. 07909 for the year 2010 (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 for a valuable consideration mentioned therein unto **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Owner, herein, a piece and parcel of Danga land measuring 9.4 Satak equivalent to 5 Katha 11 Chatak 3 sq. ft. be more or less, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana; Medanmolla, R. S. Khatian no. 60/2, R. S. Dag no. 57, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS said **M/S AMBALIKA HOUSING PRIVATE LIMITED**, Vendor herein, thus became owner of Sali and Danga land totaling an area of 164.63 Satak equivalent to 4 Bigha 19 Katha 9 Chatak 28 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. 69 appertaining khanda Khatian 2509, 72 appertaining khanda Khatian 2510



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and 60/2 appertaining to C. S. and R. S. Dag no. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South fully mentioned in the first schedule hereunder written 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 NEPAL TRADECOM PRIVATE LIMITED**, and (2) **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, purchasers, herein, for purchasing the 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 33 Satak in R.S. Dag no. 51, R.S. Khatian no. 72 appertaining khanda Khatian 2510 + undivided and unmarked 1 Chatak out of 29 Satak in R.S. Dag no. 52, R.S. Khatian no. 72 appertaining khanda Khatian 2510 + undivided and unmarked 1 Chatak out of 10 Chatak in R.S. Dag no. 53, R.S. Khatian no. 72 appertaining khanda Khatian 2510 + undivided and unmarked 1 Chatak out of 28.20 Satak in R.S. Dag no. 57, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 40 Satak in R.S. Dag no. 56, R.S. Khatian no. 69 appertaining khanda Khatian 2509 + undivided and unmarked 1 Chatak out of 10 Satak in R.S. Dag no. 54, R.S. Khatian no. 60/2+ undivided and unmarked 1 Chatak out of 14.430 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. 69 appertaining khanda Khatian 2509, 72 appertaining khanda Khatian 2510 and 60/2 appertaining to C. S. and R. S. Dag no. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, 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 164.63 Satak equivalent to 4 Bigha 19 Katha 9 Chatak 28 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. 69 appertaining khanda Khatian 2509, 72 appertaining khanda Khatian 2510 and 60/2 appertaining to C. S. and R. S. Dag no. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South 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 said 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

Mrittika Builders Pvt. Ltd.

Bob a Gyany

Director



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consideration of a sum of Rs. 21,000/- (Rupees Twenty One Thousand) 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 33 Satak in R.S. Dag no. 51, R.S. Khatian no. 72 appertaining khanda Khatian 2510 + undivided and unmarked 1 Chatak out of 29 Satak in R.S. Dag no. 52, R.S. Khatian no. 72 appertaining khanda Khatian 2510 + undivided and unmarked 1 Chatak out of 10 Chatak in R.S. Dag no. 53, R.S. Khatian no. 72 appertaining khanda Khatian 2510 + undivided and unmarked 1 Chatak out of 28.20 Satak in R.S. Dag no. 57, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 40 Satak in R.S. Dag no. 56, R.S. Khatian no. 69 appertaining khanda Khatian 2509 + undivided and unmarked 1 Chatak out of 10 Satak in R.S. Dag no. 54, R.S. Khatian no. 60/2+ undivided and unmarked 1 Chatak out of 14.430 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. 69 appertaining khanda Khatian 2509, 72 appertaining khanda Khatian 2510 and 60/2 appertaining to C. S. and R. S. Dag no. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, 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 164.63 Satak equivalent to 4 Bigha 19 Katha 9 Chatak 28 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. 69 appertaining khanda Khatian 2509, 72 appertaining khanda Khatian 2510 and 60/2 appertaining to C. S. and R. S. Dag no. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South fully mentioned in the first schedule hereunder written and annexed plan 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. 69 appertaining khanda Khatian 2509, 72 appertaining khanda

MILITARY BUILDERS PVT. LTD.

Gopa Ganguly
Director

MILITARY BUILDERS PVT. LTD.

Sahar
Director

Nepal Tradecom Pvt. Ltd.

Dinw Singh
Director



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Khatian 2510 and 60/2 appertaining to C. S. and R. S. Dag no. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, 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 164.63 Satak equivalent to 4 Bigha 19 Katha 9 Chatak 28 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. 69 appertaining khanda Khatian 2509, 72 appertaining khanda Khatian 2510 and 60/2 appertaining to C. S. and R. S. Dag no. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South 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 **TOGETHER** 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 vendor 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 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

Mrittika Builders Pvt. Ltd.

gupta bangruj

Director



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Srinagar, South 24 Parganas
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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 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 uncancelled.



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Addl. Dist. Sub-Registrar
Singapore, South 24 Paragon
30 APR 2014

THE FIRST SCHEDULE ABOVE REFERRED TO
(Entire Property)

ALL THAT Sali and Danga land totaling an area of 164.63 Satak equivalent to 4 Bigha 19 Katha 9 Chatak 28 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. 69 appertaining khanda Khatian 2509, 72 appertaining khanda Khatian 2510 and 60/2 appertaining to C. S. and R. S. Dag no. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South and attached in the 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 33 Satak in R.S. Dag no. 51, R.S. Khatian no. 72 appertaining khanda Khatian 2510 + undivided and unmarked 1 Chatak out of 29 Satak in R.S. Dag no. 52, R.S. Khatian no. 72 appertaining khanda Khatian 2510 + undivided and unmarked 1 Chatak out of 10 ~~Chatak~~ ^{Satak} in R.S. Dag no. 53, R.S. Khatian no. 72 appertaining khanda Khatian 2510 + undivided and unmarked 1 Chatak out of 28.20 Satak in R.S. Dag no. 57, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 40 Satak in R.S. Dag no. 56, R.S. Khatian no. 69 appertaining khanda Khatian 2509 + undivided and unmarked 1 Chatak out of 10 Satak in R.S. Dag no. 54, R.S. Khatian no. 60/2+ undivided and unmarked 1 Chatak out of 14.430 Satak in R.S. Dag no. 58, R.S. Khatian no. 60/2) out of said an area of 164.63 Satak equivalent to 4 Bigha 19 Katha 9 Chatak 28 sq. ft. in Mouza-Rajpur, J. L. No. 55, Pargana-Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 69 appertaining khanda Khatian 2509, 72 appertaining khanda Khatian 2510 and 60/2 appertaining to C. S. and R. S. Dag no. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South, with all easement right of common passage.

Mritika Builders Pvt. Ltd.
 fofa ganguly
 Director

Nepal Tradecom Pvt. Ltd.
 Dinesh Singh
 Director

Mritika Builders Pvt. Ltd.
 Dinesh Singh



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Add. Dist. Sub-Registrar
Singapore, South 24 Div.
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 Agarwal
26, Mahanaya

AMBALIKA HOUSING PVT LTD
Pawan Agarwal
Director

M/S AMBALLIKA HOUSING PRIVATE LIMITED
..... VENDOR

2) LOKESH JHA
35, Green park
South 24 PS
KOT - 103

Nepal Tradecom Pvt. Ltd.

Dinesh Singh
Director

M/S NEPAL TRADECOMPRIVATE 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



Addl. Dist Sub-Registrar
Singapore, South 115 61,
20 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 Nepal Tradecom Pvt. Ltd.
by cash
2. Received Rs.10,000/- from Mrittika Builders Pvt. Ltd.
by cash

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

WITNESS

1. Pawan Agrawal
 26, Mahanaya Mandir Road



Dahmika

M/S AMBALLIKA HOUSING PRIVATE LIMITED

.....VENDOR

2. LOKESH JHA
 BSI Screen pestle
 South 24 Per
 K01-103.



Handwritten signature or initials, partially obscured by a line pointing to the seal.

Add. Dist Sub-Registrar
Singapore, South 21 Div.
30 APR 2014



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

NAME - Sachin Dalk

SIGNATURE Sachin



| | 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 -

SIGNATURE Jyoti Ganguly

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

NAME -

SIGNATURE





✓







Add. Dist. Sub-Registrar
Sonarpur, South 24 Parganas,
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. 05246 / 2014, Deed No. (Book - I , 04237/2014)

I . Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|---|---|---|------------------------|
| Sachin Paik 62, Hossainpur, Kolkata, Thana:-Tiljala, District:-Kolkata, WEST BENGAL, India, Pin :-700107 |  30/04/2014 |  LTI 30/04/2014 | Sachin Paik 30-4-14 |

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

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|---|--|--------------|
| 1 | Sachin Paik Address -62, Hossainpur, Kolkata, Thana:-Tiljala, District:-Kolkata, WEST BENGAL, India, Pin :-700107 | Self |  30/04/2014 |  LTI 30/04/2014 | Sachin Paik |
| 2 | Dinesh Singh Address -284/a Bb Gangully St., Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700012 | Self |  30/04/2014 |  LTI 30/04/2014 | Dinesh Singh |
| 3 | Gopa Ganguly Address -597, Laskar 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



Add. 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 - 04237 of 2014
(Serial No. 05246 of 2014 and Query No. 1608L000009366 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. 3446.00/-, on 30/04/2014

(Under Article : A(1) = 3432/- ,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.-3,12,500/-

Certified that the required stamp duty of this document is Rs.- 18770 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 18700/- is paid , by the draft number 143238, 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 15.29 hrs on :30/04/2014, at the Office of the A.D.S.R. SONARPUR by Sachin Paik ,Executant.

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

Execution is admitted on 30/04/2014 by

1. Sachin Paik
Director, M/s Ambika Housing Pvt. Ltd., District:-South 24-Parganas, WEST BENGAL, India, .
, By Profession : Business
2. Dinesh Singh
Director, Nepal Tradecom Pvt. Ltd, 217 Hoissain Pur, Thana:-Tiljala, District:-Kolkata, WEST BENGAL, India, .
, By Profession : Business
3. Gopa Ganguly
Director, M/s Mrittik 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
Senarath, 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 - 04237 of 2014
(Serial No. 05246 of 2014 and Query No. 1608L000009366 of 2014)

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



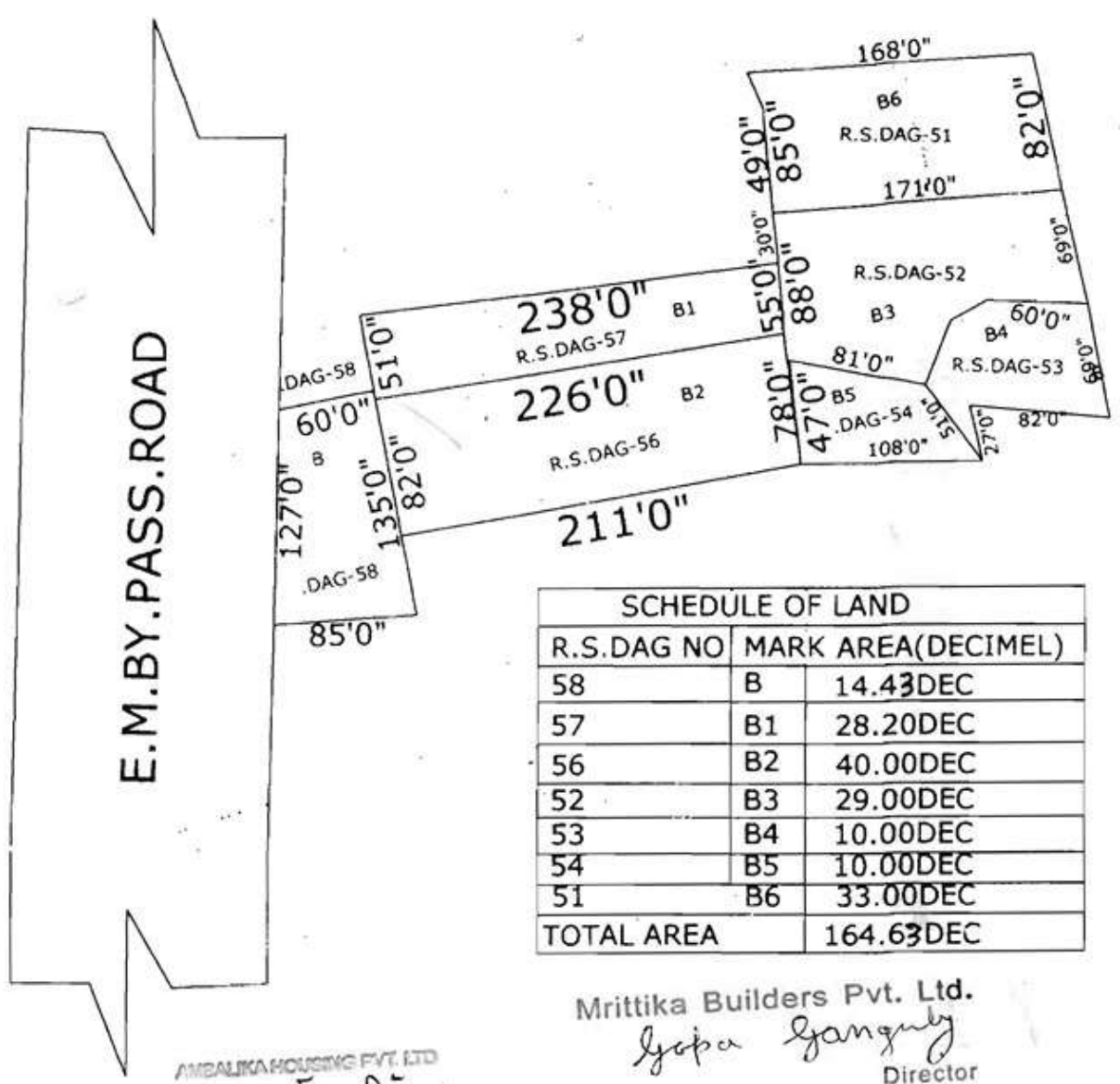

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Adul. Dis. Sub-Registrar
Sonarpur, South 24 Pgs.

30 APR 2014

SITE PLAN OF THE LAND AT MOUZA-RAJPUR,
 J.L.NO-55,R.S.DAG NO- 58,57,56,52,53,54,51,
 P.S-SONARPUR,DIST-24PARGANAS(S)
 SHOWN IN RED BORDER SCALE-1"IN=105'F



| SCHEDULE OF LAND | | |
|------------------|------|---------------|
| R.S.DAG NO | MARK | AREA(DECIMEL) |
| 58 | B | 14.43DEC |
| 57 | B1 | 28.20DEC |
| 56 | B2 | 40.00DEC |
| 52 | B3 | 29.00DEC |
| 53 | B4 | 10.00DEC |
| 54 | B5 | 10.00DEC |
| 51 | B6 | 33.00DEC |
| TOTAL AREA | | 164.63DEC |

AMBALIKA HOUSING PVT. LTD
Saini
 Director

Mrittika Builders Pvt. Ltd.
Jyoti Ganguly
 Director

Nepal Tradecom Pvt. Ltd.
Dinesh Singh
 Director

DRAWN BY
 ISMAIL KHAN
 VILL-BADEHOOGLY

SURVEYOR
Ismail Khan
 Vill.- Bade Hooghly
 P.O.- Malancha-Mahinagar
 R. No.- 038




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

30 APR 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 6399 to 6418
being No 04237 for the year 2014.




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