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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Registered For this document is **K 613757**
 registration. The signature Sheet/ Sheets and
 the endorsement sheet/ Sheets attached with
 this document's are the part of this document

118
 15000 x 17
 = 209000
 = 8,36900

17 DEC 2012

Registrar UO, 7(3)
 District Sub. Registrar II
 24 Pgs (N)

DEED OF CONVEYANCE

THIS INDENTURE made this 14th day of December, 2012 A.D.

BETWEEN

- (1) SMT. PRATIMA MONDAL, wife of Late Gangadhar Mondal,
- (2) SMT. SHYAMALI MONDAL, daughter of Late Gangadhar Mondal, wife of Shyam Chandra Mondal
- (3) SMT. SHEFALI MONDAL, daughter of Late Gangadhar Mondal, wife of Sujay Kumar Mondal,
- (4) SMT. BIJOLI MONDAL, wife of Sri Sudhir Mondal, all by nationality - Indian, by faith - Hindu, by Occupation - Household-work, all residing at Chak Panchuria. P.S. - Rajarhat (now New Town), District- North 24 Parganas.

(Handwritten signature)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 613758

hereinafter referred to as the "**LAND OWNERS/VENDORS**" (which expression shall unless excluded by the repugnant to the context shall mean and include their heirs, legal representatives, executors and assigns) of the **FIRST PART**.

AND

(1) **SURESHAM ENCLATE PVT. LTD.**, (a Company incorporated under the provisions of Companies Act, 1956) having its registered office at 2 Digamber Jain Temple Road, Kolkata – 700007, represented by its Director namely **SIDDHARTHA BHALOTIA**, son of Ram Gopal Bhalotia bynationality – Indian, by faith – Hindu, by occupation – Business, residing at Deadon Row, P.S. – Burtolla, Kolkata –

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700006, (2) **ARYAN BARTER PRIVATE LIMITED**, (a Company incorporated under the provisions of Companies Act, 1956) having its registered office at 14 Netaji Subhas Road, 1st Floor, Kolkata – 700001, represented by its Director namely **ABINASH MORE**, son of Rajendra Prasad Agarwal, by nationality – Indian, by faith – Hindu, by occupation – Business, residing at 18A Mayrair Road, 3rd Floor, Kolkata – 700019, (3) **MOUNTHILL REALTY PVT. LTD.**, (a Company incorporated under the provisions of Companies Act, 1956) having its registered office at between Gate Nos. 1 and 2, Salt Lake Stadium, Bhagwan Das Vehicle Test Services, 1st Floor, Kolkata 700 098 represented its director **MR. HEMONT KUMAR SIKARIA**, son of Sajan Sikaria, by nationality – Indian, by faith – Hindu, by occupation - Business, residing at 267 Bangur Avenue, Block – B, Kolkata – 700 055 hereinafter referred to as the **“PURCHASERS”** (which terms expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives and/or assigns and in case of the Companies its successor and/or successors in office/interest and assignees) of the **SECOND PART**.

AND

(1) **SRI HARISH CHANDRA MONDAL**, S/o. Late Nishi Kanta Mondal, by nationality – Indian, by faith – Hindu, by Occupation – Cultivation residing at Village – Chak Panchuria, P.S. – New Town, Dist. – North 24 Parganas and (2) **SRI SANKAR MISTRI**, S/o. Sri Nilkanta Mistri, by nationality – Indian, by faith – Hindu, by Occupation – Business residing at Sulanguri, Dakshin Para, P.O. – Gouranganagar, P.S. – Rajarhat now New

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Town, Kolkata – 700059, Dist. – North 24 Parganas herein after called and referred to as the “**CONFIRMING PARTIES**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

(A) **WHEREAS** the Vendors are seized and possessed of and/or otherwise well and sufficiently entitled as the absolute owners to that **ALL THAT** the two separate pieces and parcels of land being contiguous and forming single parcel of land recorded as “**Shali**” containing and aggregate are of **16 decimal** lying and situated at and comprised in L.R. Khatian No. – 2417 and modified **L.R. Khatian No. – 2818, 2819 & 2820, R.S. & L.R. Dag No. – 2018**, area of land **9 decimal** and **L.R. Khatian – 2418, R.S. & L.R. Dag No. – 2018**, area of land **7 decimal**, at Mouza – Chak Panchuria, J.L. No. – 33, Block – Rajarhat, P.S. – Rajarhat (now New Town), within the jurisdiction of Pathar Ghata Gram Panchayet, A.D.S.R. Office – Bidhannagar, District – North 24 Parganas, fully mentioned and described in the ‘**First Schedule**’ and ‘**Second Schedule**’ hereunder written (and hereinafter for the sake of brevity referred to as “**the said land**”) absolutely and forever free from all encumbrances and liabilities whatsoever.

(B) **DEVOLUTION OF TITLE (First Schedule) :-**

WHEREAS one Gangadhar Mondal, S/o. Jiten Mondal was seized and possessed and/or otherwise well and sufficiently entitled as the absolute owner of **First Schedule** mentioned land, measuring an area of 9 decimal corresponding to L.R. Khatian No. – 2417, modified



L.R. Khatian No. – 2818, 2819 & 2820, appertaining to R.S. & L.R.
Dag No. – 2018 at Mouza – Chak Panchuria.

AND WHEREAS said Gangadhar Mondal had got the **First Schedule** mentioned 9 decimal of land by virtue of a “Rayati Bandoboshto Patra” on 3rd August 1994 and the said Deed was executed by the Governor of West Bengal (for the State of West Bengal) in favour of Sri Gangadhar Mondal, S/o. Jiten Mondal, vide R.S. Case No. – 2/1994, Sl. No. – 15 of B.L.&L.R.O. – Rajarhat and also issued L.R. Khatian being No. – 2417, in the name of said Gangadhar Mondal.

AND WHEREAS said Gangadhar Mondal who was a Hindu during his lifetime and also at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate on 23.08.2011 leaving him surviving his two daughters namely Shefali Mondal and Shyamoli Mondal and only wife Smt. Pratima Mondal as his only legal heirs and legal representatives as per Hindu Succession Act and by virtue of inheritance each of the said heirs, jointly inherited undivided $\frac{1}{3}$ rd share each in the properties left by said Gangadhar Mondal.

AND WHEREAS during their joint possession regarding the **First Schedule** mentioned 9 decimal of land said Smt. Pratima Mondal, Shefali Mondal and Shyamoli Mondal have mutated their name in the L.R. Record vide modified L.R. Khatian No. – 2818 (in the name of Shefali Mondal), 2819 (in the name of Shyamoli Mondal) and 2420 (in the name of Smt. Pratima Mondal), as the owners/Rayats.

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(B/1) DEVOLUTION OF TITLE (Second Schedule) :-

WHEREAS one lady namely Smt. Bijoli Mondal, W/o. Sudhir Mondal was seized and possessed and/or otherwise well and sufficiently entitled as the absolute owner of **Second Schedule** mentioned land, measuring an area of 7 decimal corresponding to L.R. Khatian No. – 2418, appertaining to R.S. & L.R. Dag No. – 2018 at Mouza – Chak Panchuria.

AND WHEREAS said Smt. Bijoli Mondal had got the **Second Schedule** mentioned 7 decimal of land by virtue of a “Rayati Bandoboshto Patra” on 3rd August 1994 and the said Deed was executed by the Governor of West Bengal (for the State of West Bengal) in favour of Sri Gangadhar Mondal, S/o. Jiten Mondal, vide R.S. Case No. – 2/1994, Sl. No. – 16 of B.L.&L.R.O. – Rajarhat and also issued L.R. Khatian being No. – 2418, in the name of said Smt. Bijoli Mondal.

(C) AND WHEREAS by a Memorandum of Agreement for Sale (Unregistered) made between the Vendors and the Second Confirming Party herein to sell and transfer the said property for the consideration and on the terms and conditions there in contained

(D) AND WHEREAS ultimately in pursuance of a Agreement for Sale dated 18.01.2012 made between the Vendors herein and Second Confirming Party with 3rd Purchaser (Mounthill Realty Pvt. Ltd.) the

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previous Agreement shall stand terminated and/or resigned and enter into a separate Agreement for Sale on 18.01.2012

(E) AND WHEREAS some disputes and differences having arisen regarding the Schedule mentioned land between the Vendors and Confirming Parties herein and a Title Suit being No. TS-380/2012 had been filed before the Ld. Civil Judge (Sr. Div.) 1st Court at Barasat, North 24 Parganas by the First Confirming Party herein and the said Suit was ultimately withdrawn by the said Confirming Party above herein on 29.11.2012.

(F) AND WHEREAS at or before such nomination it had been agreed by and between the parties hereto that all previous agreements and/or arrangements and/or understanding entered and/or arrived with any other party shall stand superseded by this Deed and the entirety of the said Property sold, conveyed and transferred by the Vendors unto and in favour of the Purchases herein who shall stand vested with the said property without any right on the part of the Confirming Party or any person and/or persons claiming through or under any one of them.

G) In connection with the said Property, the Vendors hereby represent and assure and warrant in favour of the Purchaser *inter alia* as follows :~

- a) That the said Property is free from all encumbrances, mortgages, charges, leases, tenancies, occupancy rights, bargadars, thika tenancies, liens, lispendens, attachments, debutters, trusts, uses,

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acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever.

- b) That the Vendors have not received any notice or scheme or alignment of any Local Development Authority or the Government or any other Public or Statutory Body or Authority, including the Improvement Trust or the Municipal Authorities or the Development Authority, affecting the said Property.
- c) That the Vendors have not received any notice nor any declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever.
- d) That presently there is no suit or litigation filed or pending in any Court of Law concerning the said Property or any part thereof which may or is likely to adversely affect the right title and interest of the Vendors therein.
- e) That the said Property is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever or howsoever and there was or is no Certificate case or proceeding against the Vendors for realisation of the arrears of Income Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Act for the time being in force.

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- f) That the Vendors have not created any registered or equitable mortgage or anomalous mortgage or charge or lien on the said Property and the same is free from all encumbrances and liabilities whatsoever or howsoever.
- g) That no person or persons has ever claimed title to the said Property or any part thereof adversely to the Vendors or the Vendor's predecessors-in-title.
- h) That there is no subsisting agreement or arrangement entered into by the Vendors concerning sale mortgage, lease tenancy or otherwise transfer of said Property (except the agreement with the Purchaser herein) nor have the Vendors dealt with the same in any manner.
- i) That the Purchaser is presently in lawful khas peaceful vacant physical possession of Self Occupied Portion and all and every part thereof and the Purchaser is entered to such possession absolutely and forever and that the Purchaser is entitled to and at liberty to obtain physical possession of the Encroached Portion from the Occupiers thereof.
- j) That nobody has asserted any right or made any claim to title or possession of the Vendors to the said Property or any part thereof in any manner or in any capacity whatsoever.
- k) That the Vendors have duly made payment of the Khajana and Panchayet rates and taxes in respect of the said Property.



- l) That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property nor is there any case pending under such acts or statutes.
- m) That the Vendors never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property, nor did the predecessor-in-title or interest of the Vendors ever held any excess land within the meaning of the said Act or any other act or statute applicable to the said Property.
- n) That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring the said Property.
- o) That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981.
- p) That to the best of the knowledge of the Vendors, the said Property or any part thereof is not affected by or subject to (a) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (b) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (c) any debutter wakf or devseva, (d) any right of way water light support drainage or any other easement with any person or property, (e) any burden or obligation other than

payment of Municipal taxes, (f) any restrictive covenant, (g) any other encumbrances of any kind whatsoever.

- q) That the Vendors are not aware of any decree judgement or any other order having ever been made or passed affecting the said Property or any part thereof.
- r) That the Vendors have not executed any Power of Attorney in respect of the said Property for any purpose whatsoever in favour of any person.
- s) This Deed supersedes and/or shall be deemed to supersede all previous arrangement and/or agreements and/or understandings between the parties hereto and excepting the Purchasers no other person shall be entitled to have any right title interest claim or deemed into or upon the said Property or any part or portion thereof.
- t) The Purchasers have now requested the Vendors to convey the said Property in favour of the Purchaser and accordingly the Vendors are executing these presents conveying and transferring the said Property in favour of the Purchaser.

I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs. 1,00,00,000/- (Rupees One Crore) only** of the lawful money of the Union of India in hand and well and truly paid and/or deemed to have been paid by the Pursuance for and on behalf of the Purchasers each of the Purchasers

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have contributed an equal proportionate amount paid to the Vendors in terms of this Deed as and by way of consideration to the Vendors at or before the execution hereof (the receipt whereof the Vendors doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the properties benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be), the Vendors doth hereby indefeasibly and absolutely grant, sell, convey, transfer, assign and assure and the Confirming Party do and each of them doth hereby concur confirm release disclaim and assure unto and to the Purchasers **ALL THAT** the two separate pieces and parcels of land being contiguous and forming single parcel of land recorded as "**Shali**" containing and aggregate are of **16 decimal** lying and situated at and comprised in L.R. Khatian No. – 2417 and modified **L.R. Khatian No. – 2818, 2819 & 2820, R.S. & L.R. Dag No. – 2018**, area of land **9 decimal** and **L.R. Khatian – 2418, R.S. & L.R. Dag No. – 2018**, area of land **7 decimal**, at Mouza – Chak Panchuria, J.L. No. – 33, Block – Rajarhat, P.S. – Rajarhat (now New Town), within the jurisdiction of Pathar Ghata Gram Panchayet, A.D.S.R. Office – Bidhannagar, District – North 24 Parganas, morefully and particularly mentioned and described in the **FIRST SCHEDULE & SECOND SCHEDULE** hereunder written and hereinafter referred to as the "**SAID PROPERTY**" AND all and entire ownership shares, rights, title, interest of the Vendors into or upon the said Property and the Dags comprised therein and all rights benefits, advantages, appurtenances and appendages connected and/or attributable thereto **TOGETHER WITH** all ownership share, rights, title

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and interest whatsoever or howsoever of the Vendors in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Property or any part thereof and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all and singular, the intangible assets, edifices, fixtures, gates, courts, courtyards, compound, walls, areas, sewers, drains, ways, paths, passages, driveways, fences, hedges, ditches, trees, walls, boundary walls, water, water – courses, lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever to the said Property belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** all legal incidents thereof **AND** reversion or reversions remainder or remainders **AND** the rents issues and profits thereof and all and every part thereof **AND** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidence of title which in anywise relate to the properties benefits advantages and rights hereby granted sold, conveyed, transferred, assigned or expressed or intended so to be which now are or hereafter shall or may be in possession power or control of the Vendors or any other person or persons from whom the Vendors can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the properties benefits, advantages and rights hereby granted, sold, conveyed,

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transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers absolutely and forever free from all encumbrances mortgages, charges, liens, lispens, attachments, trusts, uses, debutters, leases, tenancies, thika tenancies, occupancy rights, Claims, demands, acquisition, requisition, alignment and liabilities whatsoever or howsoever and with "Khas" peaceful vacant physical possession of the Self Occupied Portion.

II. THE VENDORS DOTH HEREBY COVENAT WITH THE PURCHASERS as follows :-

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors done committed executed or knowingly permitted or suffered to the contrary the Vendors have been and is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same.
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits advantages and rights hereby



granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents.
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges liens attachments leases tenancies occupancy rights restrictive covenants lispensens uses debutters trust prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or the Vendor's predecessors-in-title.



(v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid.

(vi) **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances leases tenancies occupancy rights restrictive covenants liens attachments lispensens uses debutters trusts acquisition requisitions alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any person or persons claiming as aforesaid.

(vii) **AND THAT** the Vendors and all person or persons having or lawfully faithfully or equitably claiming any estate or interest in the properties benefits advantages and rights hereby granted sold conveyed transferred assured and assured or expressed or intended



so to be through under or in trust for the Vendors or the Vendor's predecessors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and expressed all such acts deeds and things for further better and more perfectly assuring the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

(viii) **AND ALSO THAT** the Vendors shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or the Purchasers' successor or successors in title or interest by reason of any defect in the title of the Vendors to be properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made by the Vendors herein being found to be untrue, incorrect, false or misleading.



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land recorded as "Shali" containing and aggregate are of **9 (Nine) decimal** lying and situated at and comprised in **L.R. Khatian No. - 2417** and modified **L.R. Khatian No. - 2818, 2819 & 2820, R.S. & L.R. Dag No. - 2018 (Two Thousand Eighteen)**, at **Mouza - Chak Panchuria**, J.L. No. - 33, Block - Rajarhat, P.S. - Rajarhat (now New Town), within the jurisdiction of Pathar Ghata Gram Panchayet, A.D.S.R. Office - Bidhannagar, District - North 24 Parganas.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of land recorded as "Shali" containing and aggregate are of **7 (Seven) decimal** lying and situated at and comprised in **L.R. Khatian No. - 2418, R.S. & L.R. Dag No. - 2018 (Two Thousand Eighteen)**, at **Mouza - Chak Panchuria**, J.L. No. - 33, Block - Rajarhat, P.S. - Rajarhat (now New Town), within the jurisdiction of Pathar Ghata Gram Panchayet, A.D.S.R. Office - Bidhannagar, District - North 24 Parganas.

Both the First Schedule and Second Schedule mentioned property jointly butted and bounded by :-

ON THE NORTH : *Land of Joydeb Mondal,*
ON THE SOUTH : *Lakshman Mondal*
ON THE EAST : *Bamboo Garden.*
ON THE WEST : *Road - 12' Wide*

[Signature]

IN WITNESS WHEREOF the Vendors, the Purchasers and the Confirming Party to these presents have hereto set and subscribed their respective hands the day, month and year first above written.

SIGNED AND DELIVERED

at Barasat in the Presence of :-

WITNESSES :-

1. SAURAN POREL
Gate 1A2, Salt Lake

2. Anup Chandra
25, Nu. Station Road,
Achalak. Daksh.

This 'Deed of Conveyance'
is drafted and prepared
by me at my office :-

Mijanur Rahaman
WB-9/10/2000.
Mijanur Rahaman
Advocate

District Judges' Court,
Barasat, North 24 Parganas,
Enrolment No. - WB910/2000

Computer Composed by :-

Bijoyami
Biplab Goswami
Barasat Court

বিক্রমী রতন

শ্রী ১৫ মার্চ ২০০০

শ্রীমতী শ্রীমতী
Shefali Mondal.

Signature of the Vendors

Mounthill Realty Pvt. Ltd.

Hemant Kumar Saha
Director

Suresham Enclave Pvt. Ltd

Siddhartha Bhattacharya
Director.

ARYAN BARTER PVT. LTD,

Abinash More

Director

Signature of the Purchasers

Sankar Mistry
শ্রী সঙ্কর মিস্ত্রী

↓

Signature of the Confirming Parties

(MEMO OF CONSIDERATION)

Received from the above named Purchaser a sum of **Rs. 1,00,00,000/- (Rupees One Crore)** only towards consideration money by the following modes of payments :-

- BY CASH - Rs. 11,99,999= 00.
- (i) MOUNTHILL REALTY PVT. LTD.
BY CHEQUE NOS. 015888-90 (3 NOS) Rs. - Rs. 30,70,001.00
015878, 015647, 015647, 015866,
015858, 21688, 21689, 21690, 21691, -
015897
- (ii) ARYAN BARTER PRIVATE LIMITED.
BY CHEQUE NOS. 627001-6 (6 NOS) Rs. - Rs. 18,65,000= 00
627008-627011 (4 NOS.)
- BY PAY ORDER - 198329-31 (3 NOS) - Rs. 10,00,000= 00
- 198275-78 (4 NOS.) - Rs. 10,00,000= 00.
- (iii) SURESHAM ENCLAVE PVT. LTD. - Rs. 18,65,000= 00
BY CHEQUE NOS. 183931-34 (4 NOS) Rs.
183936-37 (2 NOS.), 183948,-
183951 (4 NOS.)

**Total Rs. 1,00,00,000/-
(Rupees One Crore only)**

WITNESSES :-

1. SAURAB POREL સુરેશની અગ્રણી
Gate 182, Salt lake

સુરેશની અગ્રણી

2. Anup Chhabra

25. New Station Road
Pharwadindia, Pharwadindia,












સુરેશની અગ્રણી
Shefali Mondal.

Signature of the Vendors












UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS


R.H. BOX- THUMB TO SMALL PRINTS

 Hemant Kumar Lohia	LH.					
	RH.					

ATTESTED :- Hemant Kumar Lohia

 Siddhartha Bhattacharya	LH.					
	RH.					

ATTESTED :- Siddhartha Bhattacharya

 Abimash Moe	LH.					
	RH.					

ATTESTED :- Abimash Moe

RULE 44A OF THE I.R. ACT 1908

.....
 Presentant/Executant Claimant/Attorney/Principal/Guardian/Testator (✓)



L. H.
 বাম হাত

LITTLE	RING	MIDDLE	FORE	THUMB

R. H.
 ডান হাত

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name

Status - Presentant/Executant Claimant/Attorney/Principal/Guardian/Testator (✓)



L. H.
 বাম হাত

LITTLE	RING	MIDDLE	FORE	THUMB

R. H.
 ডান হাত

THUMB	FORE	MIDDLE	RING	LITTLE

প্রতিমা All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(3) Name

Status - Presentant/Executant Claimant/Attorney/Principal/Guardian/Testator (✓)



L. H.
 বাম হাত

LITTLE	RING	MIDDLE	FORE	THUMB

R. H.
 ডান হাত

THUMB	FORE	MIDDLE	RING	LITTLE

শেফলী মন্ডল

শেফলী মন্ডল All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.

RULE 44A OF THE I.R. ACT 1908

Sd/- Bijali Mondal
 Presentant/Executant Claimant/Attorney/Principal/Guardian/Testator (✓)



	LITTLE	RING	MIDDLE	FORE	THUMB
L. H. বাম হাত					
	THUMB	FORE	MIDDLE	RING	LITTLE
R. H. ডান হাত					

All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name Savitri Chandra Mondal

Status - Presentant/Executant Claimant/Attorney/Principal/Guardian/Testator (✓)



	LITTLE	RING	MIDDLE	FORE	THUMB
L. H. বাম হাত					
	THUMB	FORE	MIDDLE	RING	LITTLE
R. H. ডান হাত					

All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(3) Name Sankar Mistry

Status - Presentant/Executant Claimant/Attorney/Principal/Guardian/Testator (✓)



	LITTLE	RING	MIDDLE	FORE	THUMB
L. H. বাম হাত					
	THUMB	FORE	MIDDLE	RING	LITTLE
R. H. ডান হাত					

All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Paraganas

Endorsement For Deed Number : I - 18099 of 2012
(Serial No. 16921 of 2012)

Payment of Fees:

On 17/12/2012

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, 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. 153632.00/-, on 17/12/2012

(Under Article : A(1) = 153593/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 17/12/2012)

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.-1,39,63,642/-

Certified that the required stamp duty of this document is Rs.- 837828 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 20900/- is paid, by the draft number 458307, Draft Date 14/12/2012, Bank Name State Bank of India, India- Salt Lake Kolkata, received on 17/12/2012
2. Rs. 48000/- is paid, by the draft number 018608, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012
3. Rs. 48000/- is paid, by the draft number 018604, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012
4. Rs. 48000/- is paid, by the draft number 018611, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012
5. Rs. 48000/- is paid, by the draft number 018606, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012
6. Rs. 48000/- is paid, by the draft number 062627, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 1 of 3

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Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 18099 of 2012
(Serial No. 16921 of 2012)

1. Rs. 48000/- is paid, by the draft number 018612, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012
2. Rs. 48000/- is paid, by the draft number 018613, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012
3. Rs. 48000/- is paid, by the draft number 018617, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012
4. Rs. 48000/- is paid, by the draft number 018614, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012
5. Rs. 48000/- is paid, by the draft number 018616, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012
6. Rs. 48000/- is paid, by the draft number 018615, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012
7. Rs. 48000/- is paid, by the draft number 458305, Draft Date 14/12/2012, Bank Name State Bank of India, India- Salt Lake Kolkata, received on 17/12/2012
8. Rs. 48000/- is paid, by the draft number 458304, Draft Date 14/12/2012, Bank Name State Bank of India, India- Salt Lake Kolkata, received on 17/12/2012
9. Rs. 48000/- is paid, by the draft number 458306, Draft Date 14/12/2012, Bank Name State Bank of India, India- Salt Lake Kolkata, received on 17/12/2012
10. Rs. 48000/- is paid, by the draft number 018607, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012
11. Rs. 48000/- is paid, by the draft number 018609, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012
12. Rs. 48000/- is paid, by the draft number 018605, Draft Date 14/12/2012, Bank Name State Bank of India, SALT LAKE, received on 17/12/2012

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

Presented for registration at 22.25 hrs on :17/12/2012, at the Private residence by Hemonta Kumar Sikaria , one of the Claimants.

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

Execution is admitted on 17/12/2012 by

1. Pratima Mondal, wife of Late Gangadhar Mondal , Chak Panchuria, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife



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Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 18099 of 2012
(Serial No. 16921 of 2012)

1. Shyamali Mondal, wife of Shyam Chandra Mondal , Chak Panchuria, Thana:-Rajarhat, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
2. Shefali Mondal, wife of Sujay Kumar Mondal , Chak Panchuria, Thana:-Rajarhat, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
3. Bijoli Mondal, wife of Sudhir Mondal , Chak Panchuria, Thana:-Rajarhat, P.O. :- ,District:-North
24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
4. Harish Chandra Mondal, son of Late Nishi Kanta Mondal , Chak Panchuria, Thana:-Rajarhat, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
5. Sankar Mistri, son of Nilkanta Mistri , Chak Panchuria, Thana:-Rajarhat, P.O. :- ,District:-North
24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
6. Siddhartha Bhalotia
Director, Suresham Enclate Pvt. Ltd, 2 No- Digamder Jain Temple Road, P.O. :- ,District:-Kolkata,
WEST BENGAL, India, ,
By Profession : Business
7. Abinash More
Director, Aryan Barter Pvt. Ltd., 14 Netaji Subhas Road, P.O. :- ,District:-Kolkata, WEST BENGAL,
India, ,
By Profession : Business
8. Hemonta Kumar Sikaria
Director, Mounthill Realty Pvt. Ltd, Salt Lake, P.O. :- ,District:-Kolkata, WEST BENGAL, India, ,
By Profession : Business
9. Identified By S. Porel, son of - -, Barasat, Thana:-Barasat, P.O. :- ,District:-North 24-Parganas,
WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Sushil Kumar Roy)
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 64
Page from 3231 to 3259
being No 18099 for the year 2012.



(Sushil Kumar Roy) 20-December-2012
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal