

10/11/17

Morpa Tillo Deed (2)

I-10743/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature, initials and the endorsement (where applicable) with this document are the property of this document.

798543

  
 District Sub-Registrar  
 Alipore, South 24 Parganas

27 NOV 2017

16-30  
 27/11/17  
 S. N. 1609/12  
 8262/10 etc.

THIS INDENTURE OF CONVEYANCE made this 24<sup>th</sup> day of November, Two Thousand and Seventeen BETWEEN SOUTH CITY PROJECTS (KOLKATA) LIMITED, a Company within the meaning of Companies Act, 2013 having its Registered Office at 375, Prince Anwar Shah Road, P.S. Jadavpur, P.O. Jodhpur Park, Kolkata-700068 (having CIN U21019WB1995PLC071252 and PAN AAACD8933) represented by its Authorized Signatory Mr. Parimal Gunvantral Ajmera, son of Shri Gunvantral Anandji Ajmera (having PAN AFQPA8865A) residing at 60, Hazra Road, P.O. Garcha, P.S. Gariahat, Kolkata-700019 (hereinafter referred to as "the VENDOR", which expression shall unless excluded by or repugnant to the subject or





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Post 527/2019  
29AB 901645

= (I)	..... 2/-
F (II)	..... 2/-
G (a)	..... 397/-
G (b)	.....
Plan	.....
Xerox	.....
€	..... 10/-
C. Fees	..... 100/-
Total	.....



*[Signature]*  
D.S.R.-II, Alipore  
South 24 Parganas

8 FEB 2019

ET 084

21 NOV 2017

Sl. No. .... Date.....  
Name.....  
Add.....  
AMT..... 100/-

B. M. BAGARIA & CO.  
6, Old Post Office St.  
Kolkata - 1

Ashokraj



5478

Ashokraj



5479

Primal Tyagi



5480

Ashokraj

ANIL KUMAR LALY



5481

Vijaya

VIVER KUMAR KASARIA

5482



Wade

SOUMITRA CHANDRA  
Licensed Stamp Vendor  
#2, K. S. Roy Road, Kol-1



District Sub-Register-II  
Alipore, South 24 Parganas

24 NOV 2017

Identified by me:  
Sankar Pramanick  
40-Skyamal Pramanick  
Add: Fulerhat, Naunabat,  
Sahaspur  
Kolkata - 700150

context be deemed to mean and include its successors or successors-in-office and/or interest) of the **FIRST PART AND (1) SUGAM GRIHA NIRMAAN LTD.**, a Company governed by the Companies Act, 2013 having its Registered Office at Unit 1F, "Sukh Sagar", Premises No. 2/5, Sarat Bose Road, P.O. Elgin Road, P.S. Ballygunge, Kolkata-700020 (having CIN U70109WB1989PLC045956 and PAN AAEC57354N) represented by its Director, Mr. Ashok Saraf, son of Late Santosh Kumar Saraf (having PAN AJQPS0820D and DIN 00502607) and having his place of business at Unit No. 1F, "Sukh Sagar", Premises No. 2/5, Sarat Bose Road, P.O. Elgin Road, P.S. Ballygunge, Kolkata - 700020 AND (2) **GOODLUCK INFRADEVELOPERS PVT. LTD.**, a Company governed by the Companies Act, 2013 having its Registered Office at 12, Hemanta Basu Sarani, 3<sup>rd</sup> Floor, P.O. Esplanade, P.S. Hare Street, Kolkata-700069 (having CIN U45400WB2010PTC147305 and PAN AADCG8092Q) represented by its Authorised Signatory, Mr. Anil Kumar Lahoty, son of Shri Keshar Deo Lahoty (having PAN AANPL5142K) and residing at 177, G.T. Road, P.O. and P.S. Salkia, Howrah-711106 AND (3) **SUPER DIAMOND NIRMAN PVT. LTD.**, a Company governed by the Companies Act, 2013 having its Registered Office at Premises No. 7B, Dr. Harendra Coomar Mukherjee Sarani (formerly known as Pretoria Street), P.O. Middleton Street, P.S. Shakespeare Sarani, Kolkata - 700071 (having CIN U45203WB2004PTC098990 and PAN AAICS2268M) and represented by its Director Mr. Vivek Kumar Kajarla, son of Shri Sheo Kumar Kajarla (having PAN AGDPK5580E and DIN 00025797) and residing at 701, Suryakiran Apartment, Premises No. 4, Ashoka Road, P.S. and P.O. Allpore, Kolkata-700027, (hereinafter referred to as "the PURCHASERS", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-office and/or interest and/or assigns) of the **SECOND PART AND ORBIT TOWERS PRIVATE LIMITED**, a Company within the meaning of Companies Act, 2013 having its Registered Office at "Mansarowar", 3B Camac Street, P.S. Shakespeare Sarani, P.O. Park Street, Kolkata-700016 (having CIN U65921WB1985PTC038834 and PAN AAACO3688F)

The image shows three handwritten signatures in black ink. To the left of these signatures is a circular stamp, which appears to be a company seal or a registration mark, though the text within it is illegible. The signatures are written in a cursive style.

represented by its Director Mr. Dileep Singh Mehta, son of Late Jal Singh Mehta (having PAN AFCPM0616D and DIN 00007128) residing at 13, Deshapriya Park West, P.O. Kalighat, P.S. Tollygunga, Kolkata - 700026 (hereinafter referred to as "the CONFIRMING PARTY", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-office and/or interest and/or assigns) of the THIRD PARTY:

**WHEREAS:**

- A. At all material times, one Pashupati Bhattacharjee was the sole and absolute owner of ALL THOSE several pieces and parcels of contiguous land containing an area of 15 Bighas 02 Cottahs 01 Chittacks 12 Square Feet more or less situate lying at and being a divided and demarcated portion of Premises No. 88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 532, 538, 539 and 540 all recorded in R.S. Khatian Nos. 36, 38, 81, 90 and 689 all in Mouza Italgata, J.L. No. 10 under Police Station Behala in the District of South 24 Parganas together with buildings dwelling houses out-houses sheds and structures thereon, all morefully and particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as "the Bigger Property".
- B. The said Pashupati Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, died Intestate on 2<sup>nd</sup> May, 1955 and upon his death his seven sons Sankari Prasad Bhattacharjee, Kamala Kanta Bhattacharjee, Isweri Prasad Bhattacharjee, Bhabani Prasad Bhattacharjee, Sailendra Prasad Bhattacharjee, Kingshuk Bhattacharjee and Rama Prasad Bhattacharjee and wife Nayantara Debi inherited and became entitled to his estate including the said Bigger Property. The said







Nayantara Debi acquired a limited estate which became absolute with the coming into effect of the Hindu Succession Act, 1956 and accordingly, she and her said seven sons became the absolute owners of the Bigger Property in equal undivided one-eighth shares each.

- C. By a Deed of Gift dated 29<sup>th</sup> May, 1962 made between Nayantara Debi as donor therein and her abovenamed seven sons Sankari Prasad Bhattacharjee, Kamala Kanta Bhattacharjee, Iswari Prasad Bhattacharjee, Bhabani Prasad Bhattacharjee, Sailendra Prasad Bhattacharjee, Kingshuk Bhattacharjee and Rama Prasad Bhattacharjee as donees therein and registered with the Joint Sub-Registrar of Allpore at Behala in Book No. 1 Volume No. 26 Pages 143 to 156 Being No. 2373 for the year 1962, the said Nayantara Debi, in consideration of her natural love and affection towards her seven sons, granted conveyed transferred assigned and assured by way of gift, amongst other properties, her undivided one-eighth part or share of and in the Bigger Property, unto and in favour of her abovenamed seven sons in equal shares, absolutely and forever.
- D. In the premises, the said seven sons of Pashupati Bhattacharjee namely Sankari Prasad Bhattacharjee, Kamala Kanta Bhattacharjee, Iswari Prasad Bhattacharjee, Bhabani Prasad Bhattacharjee, Sailendra Prasad Bhattacharjee, Kingshuk Bhattacharjee and Rama Prasad Bhattacharjee became seized and possessed of and well and sufficiently entitled to as the absolute owners of, amongst other properties, the Bigger Property in equal undivided one-seventh shares each and their names were recorded in the finally published R.S. Records of Rights under the said Khatian Nos. 36, 38, 81, 90 and 689.

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- E. The said Bhabani Prasad Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, died a bachelor on 13<sup>th</sup> November, 1983 after making and publishing his Last Will dated 1<sup>st</sup> September, 1983 (hereinafter referred to as "the said Will") whereby and whereunder he appointed his brother Rama Prasad Bhattacharjee as the Sole Executor to his Will and gave devised and bequeathed, unto and to his six brothers, Sankari Prasad Bhattacharjee, Kamala Kanta Bhattacharjee, Iswari Prasad Bhattacharjee, Sailendra Prasad Bhattacharjee, Kingshuk Bhattacharjee and Rama Prasad Bhattacharjee, all his immovable properties (which, inter alia, included his undivided one-seventh part or share of and in the Bigger Property), absolutely and forever. Consequent to the said Will of Bhabani Prasad Bhattacharjee, the said Rama Prasad Bhattacharjee, being the Sole Executor and having accepted the office of Executorship, the estate of the said Bhabani Prasad Bhattacharjee including his undivided one-seventh share or interest into or upon the Bigger Property stood vested in him.
- F. The said Kamala Kanta Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 7<sup>th</sup> November, 1998 leaving him surviving four sons and four daughters namely, (a) Uday Bhattacharjee (b) Kalyan Bhattacharjee (c) Aloke Bhattacharjee (d) Kanchan Bhattacharjee (e) (Sm.) Chameli Mukherjee (f) (Sm.) Dipa Banerjee (alias Sefali Bhattacharjee) (g) (Sm.) Minakshi Mukherjee and (h) Hansi Rani Bhattacharjee as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled his undivided one-seventh share of and in the Bigger Property, absolutely in equal 1/56<sup>th</sup> undivided shares together with all his rights and entitlement as one of the legatees under the said Will of Bhabani Prasad Bhattacharjee.
- F1. The said Hansi Rani Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, subsequently died intestate and


 The text block contains several handwritten signatures and a circular stamp. At the top left, there is a signature that appears to be 'AS'. To its right, there are two more signatures, one of which is 'AR'. Below these, there is a signature that looks like 'Vh' and another that is 'Ganes'. At the bottom left, there is a circular stamp with some illegible text inside, and a signature 'T. S.' written across it.

unmarried on 25<sup>th</sup> November, 2005 leaving her surviving said four brothers and three sisters namely, (a) Uday Bhattacharjee (b) Kalyan Bhattacharjee (c) Aloke Bhattacharjee (d) Kanchan Bhattacharjee (e) (Sm.) Chameli Mukherjee (f) (Sm.) Dipa Banerjee and (g) (Sm.) Minakshi Mukherjee, as her only heirs heiresses and legal representatives who all upon her death inherited and became entitled to her 1/56<sup>th</sup> undivided part or share of and in the Bigger Property, absolutely in equal 1/392<sup>th</sup> undivided shares Together With all her rights and entitlement as the heiress of said Kamala Kanta Bhattacharjee, one of the legatees under the said Will of Bhabani Prasad Bhattacharjee.

- G. The said Iswari Prasad Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 30<sup>th</sup> January, 2000 leaving him surviving wife, three sons and two daughters namely, (a) (Sm.) Bijali Bhattacharjee (b) Ranjan Bhattacharjee (c) Joydeb Bhattacharjee (d) Abhijit Bhattacharjee, (e) (Sm.) Sukla Banerjee and (f) (Sm.) Shubhra Chakraborty, as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled his undivided one-seventh part or share of and in the Bigger Property, absolutely in equal undivided 1/42<sup>th</sup> shares Together With all his rights and entitlement as one of the legatees under the said Will of Bhabani Prasad Bhattacharjee.
- H. The said Sankari Prasad Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 27<sup>th</sup> November 2002 leaving him surviving three sons and three daughters namely, (a) Probhat Kumar Bhattacharjee, (b) Priya Kumar Bhattacharjee, (c) Pranab Bhattacharjee, (d) (Sm.) Nilima Mukherjee, (e) (Sm.) Doli Bhattacharjee and (f) (Sm.) Jaya Ghoshal, as his only heirs heiresses and legal representatives

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who all upon his death inherited and became entitled his undivided one-seventh part or share of and in the Bigger Property, absolutely in equal undivided  $1/42^{\text{th}}$  shares Together With all his rights and entitlement as one of the legatees under the said Will of Bhabani Prasad Bhattacharjee.

- i. In the premises, the persons named below (hereinafter collectively referred to as "the Previous Owners") became seized and possessed of and well and sufficiently entitled to as the absolute owners of the Bigger Property in the shares mentioned below corresponding to their names:

Sl. No.	Name of Previous Owners	Undivided Share
1.	Sailendra Prasad Bhattacharjee	- $1/7^{\text{th}}$ share
2.	Rama Prasad Bhattacharjee	- $1/7^{\text{th}}$ share
3.	Kingshuk Bhattacharjee	- $1/7^{\text{th}}$ share
4a.	Probhat Kumar Bhattacharjee	- $1/42^{\text{th}}$ share
4b.	Priya Kumar Bhattacharjee	- $1/42^{\text{th}}$ share
4c.	Pranab Bhattacharjee	- $1/42^{\text{th}}$ share
4d.	(Sm.) Nilima Mukherjee	- $1/42^{\text{th}}$ share
4e.	(Sm.) Doll Bhattacharjee	- $1/42^{\text{th}}$ share
4f.	(Sm.) Jaya Ghoshal	- $1/42^{\text{th}}$ share
5a.	Uday Bhattacharjee	- $1/49^{\text{th}}$ share
5b.	Kalyan Bhattacharjee	- $1/49^{\text{th}}$ share
5c.	Aloke Bhattacharjee	- $1/49^{\text{th}}$ share
5d.	Kanchan Bhattacharjee	- $1/49^{\text{th}}$ share
5e.	(Sm.) Chameli Mukherjee	- $1/49^{\text{th}}$ share
5f.	(Sm.) Dipa Banerjee	- $1/49^{\text{th}}$ share
5g.	(Sm.) Minakshi Mukherjee	- $1/49^{\text{th}}$ share
6a.	(Sm.) Bijali Bhattacharjee	- $1/42^{\text{th}}$ share

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6b.	Ranjan Bhattacharjee	-	1/42 <sup>th</sup> share
6c.	Joydeb Bhattacharjee	-	1/42 <sup>th</sup> share
6d.	Abhijit Bhattacharjee	-	1/42 <sup>th</sup> share
6e.	(Sm.) Sukla Banerjee	-	1/42 <sup>th</sup> share
6f.	(Sm.) Shubhra Chakraborty	-	1/42 <sup>th</sup> share
7.	Rama Prasad Bhattacharjee, as the Sole Executor to the Estate of Bhabani Prasad Bhattacharjee, deceased, appointed by and under the said Will	-	<u>1/7<sup>th</sup> share</u>
			<u>100% share</u>

- J. One M.C. Mowjee & Company was fully seized and possessed of and well and sufficiently entitled to, amongst other properties, All Those pieces and parcels of contiguous landed properties containing an aggregate area of 20 Cottahs more or less comprised of portions of (a) R.S. Dag No. 530 measuring 07 Cottahs 14 Chittacks more or less, (b) R.S. Dag No. 531 measuring 06 Cottahs more or less and (c) R.S. Dag No. 541 measuring 06 Cottahs 02 Chittacks more or less, all recorded in R.S. Khatlan No. 34 in the said Mouza Italgata (hereinafter collectively referred to as "the said 20 Cottah Property").
- K. By five Indentures of Conveyance all registered with the Registrar of Assurances, Calcutta, (i) one dated 21<sup>st</sup> September, 1968 and registered in Book I, Volume No. 148, Pages 191 to 210, Being No. 4598 for the year 1968, (ii) another one dated 23<sup>rd</sup> September, 1968 and registered in Book I, Volume No. 169, Pages 7 to 25, Being No. 4618 for the year 1968, (iii) another one dated 24<sup>th</sup> September, 1968 and registered in Book I, Volume No. 161, Pages 52 to 71, Being No. 4655 for the year 1968, (iv) another



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one dated 24<sup>th</sup> September, 1968 and registered in Book I, Volume No. 170, Pages 31 to 50, Being No. 4656 for the year 1968, and (v) the last one dated 25<sup>th</sup> September, 1968 and registered in Book I, Volume No. 169, Pages 45 to 63, Being No. 4703 for the year 1968, the said M.C. Mowjee & Company, for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto and to M.C. Mowjee & Company Private Limited, amongst other properties, the said 20 Cottah Property, absolutely and forever.

- L. By a Deed of Exchange dated 15<sup>th</sup> April, 1969 made between M.C. Mowjee & Company Private Limited as First Party therein and said Sailendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee as Second Party therein and registered with the Joint Sub Registrar of Allpore at Behala in Book I, Volume No. 24, Pages 234 to 241, Being No. 1676 for the year 1969, the said M.C. Mowjee & Company Private Limited, in exchange of certain properties conveyed by the said Sailendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee to it thereunder, thereby granted conveyed and transferred unto and to the said Sailendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee, amongst other properties, the said 20 Cottah Property, absolutely and forever.
- M. The said 20 Cottah Property was included in as part of Premises No. 88, B.L. Saha Road in the records of the Kolkata Municipal Corporation.
- N. By an Indenture of Conveyance dated 16<sup>th</sup> August, 2005 and registered with the Additional Registrar of Assurances-I, Kolkata in Book No. 1, Volume No. 1, Pages 1 to 37, Being No. 10926 for the year 2005, the said Sailendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee, for the consideration therein mentioned, granted sold conveyed and transferred a



divided and demarcated portion containing an area of 05 Cottahs 10 Chittacks 19 Square Feet more or less comprised of a portion of R.S. Dag No. 541 forming part of the said 20 Cottah Property to one Saili Kumar Chowdhury, absolutely and forever.

- O. After the sale made by the said Indenture of Conveyance dated 16<sup>th</sup> August, 2005, the said Sailendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee continued to be seized and possessed of and well and sufficiently entitled to as the absolute owners of the remaining 14 Cottahs 05 Chittacks 26 Square Feet more or less as and being a portion of the said Premises No. 88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 comprising of portions of R.S. Dag Nos. 530, 531 and 541 all recorded in R.S. Khatian No. 34 in the said Mouza Italgata, together with building dwelling houses sheds and structures thereon morefully and particularly mentioned and described in the Second Schedule hereunder written and hereinafter referred to as "the Smaller Property".
- P. By an Agreement for Sale dated 9<sup>th</sup> April, 2008 and supplemented by an Agreement (in the form of a letter) dated 17<sup>th</sup> August, 2010 (hereinafter referred to as "the said Sale Agreement") entered into between the Previous Owners and the Confirming Party hereto, the Previous Owners agreed to sell and transfer and the Confirming Party agreed to purchase and acquire the entirety of the Bigger Property morefully described in the First Schedule, hereunder written and the Smaller Property lying adjacent and contiguous to each other and containing an aggregate area of 15 Bighas 16 Cottahs 06 Chittacks 38 Square Feet more or less either in its own name or in the name of its nominee and/or nominees, free from all encumbrances mortgages charges leases tenancies occupancies liens lispendens restrictions restrictive covenants attachments trusts uses

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debutters claims demands acquisition requisition alignment and liabilities whatsoever or howsoever and with complete vacant possession at or for a total consideration of Rs. 10,00,00,000/- (Rupees ten crores) only.

- Q. The Confirming Party decided to obtain the Deed of Conveyance and/or Transfer in respect of undivided one-half part or share of and in both the Bigger Property and the Smaller Property in its favour at a consideration of Rs. 5,00,00,000/- (Rupees five crores) only and for the remaining undivided one-half part or share of and in such Bigger Property and the Smaller Property the Confirming Party irrevocably nominated the Vendor hereto, South City Projects (Kolkata) Limited in its place and stead and requested the Previous Owners to execute the Deed of Conveyance and/or Transfer in respect thereof directly in favour of the Vendor hereto at a consideration of Rs. 5,00,00,000/- (Rupees five crores) only.
- R. By an Indenture of Conveyance dated 25<sup>th</sup> August, 2010 and registered with the District Sub-Registrar-II, Alipore, South 24 Parganas in Book I, Volume No. 30, Pages 3926 to 3968, Being No. 08762 for the year 2010, (a) all the 23 Previous Owners named in Recital I above, for the consideration of Rs. 4,78,00,000/- (Rupees four crores seventy eight lakh) only granted sold conveyed transferred assigned and assured undivided one-half part or share of and in the Bigger Property described in the First Schedule hereunder written unto and in favour of the Confirming Party hereto absolutely and forever AND the 22 Previous Owners named in Serial Nos. 1, 2, 3, 4a to 4f, 5a to 5g and 6a to 6f of Recital I above, as being the only persons entitled to the benefits in respect of the undivided one-seventh share of the said deceased Bhabani Prasad Bhattacharjee concurred, confirmed and assured the sale of undivided one-seventh share made thereby by the Sole Executor of the said Will of the said Bhabani Prasad

Bhattacharjee, namely Rama Prasad Bhattacharjee being the Previous Owner named in Serial No. 7 of Recital I above in favour of the Confirming Party hereto AND Smt. Urmila Banerjee, being the sole surviving sister of the said deceased Bhabani Prasad Bhattacharjee joined in as Confirming Party thereto and concurred and confirmed the sale made thereby by the said Previous Owner named in Serial No. 7 of Recital I above in favour of the Confirming Party hereto, and (b) along with the sale of the said share in the Bigger Property, the said Sailendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee, being two of the Previous Owners named in Serial Nos. 1 and 2 of Recital I above, for the consideration of Rs. 22,00,000/- (Rupees twenty two lakh) only also granted sold conveyed transferred assigned and assured undivided one-half part or share of and in the Smaller Property described in the Second Schedule hereunder written unto and in favour of the Confirming Party hereto absolutely and forever.

- S. By another Indenture of Conveyance dated 25<sup>th</sup> August 2010 and registered with the District Sub-Registrar-II, Alipore, South 24 Parganas in Book I, Volume No. 30, Pages 3969 to 4012, Being No. 08764 for the year 2010, (a) all the 23 Previous Owners named in Recital I above, for the consideration of Rs. 4,78,00,000/- (Rupees four crores seventy eight lakh) only granted sold conveyed transferred assigned and assured undivided one-half part or share of and in the Bigger Property described in the First Schedule hereunder written unto and in favour of the Vendor hereto, South City Projects (Kolkata) Limited absolutely and forever AND the 22 Previous Owners named in Serial Nos. 1, 2, 3, 4a to 4f, 5a to 5g and 6a to 6f of Recital I above, as being the only persons entitled to the benefits in respect of the undivided one-seventh share of the said deceased Bhabani Prasad Bhattacharjee concurred, confirmed and assured the sale of undivided one-seventh share made thereby by the Sole Executor of the said Will of the

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said Bhabani Prasad Bhattacharjee, namely Rama Prasad Bhattacharjee being the Previous Owner named in Serial No. 7 of Recital I above in favour of the Vendor hereto AND Smt. Urmila Banerjee, being the sole surviving sister of the said deceased Bhabani Prasad Bhattacharjee joined in as Confirming Party thereto and concurred and confirmed the sale made thereby by the said Previous Owner named in Serial No. 7 of Recital I above in favour of the Vendor hereto, and (b) along with the sale of the said share in the Bigger Property, the said Sailendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee, being two of the Previous Owners named in Serial Nos. 1 and 2 of Recital I above, for the consideration of Rs. 22,00,000/- (Rupees twenty two lakh) only also granted sold conveyed transferred assigned and assured undivided one-half part or share of and in the Smaller Property described in the Second Schedule hereunder written unto and in favour of the Vendor hereto absolutely and forever and (c) the Confirming Party hereto joined in as a Confirming Party thereto also and concurred and confirmed such sale of the said share in the Bigger Property and in the Smaller Property unto and in favour of the Vendor hereto.

- T. In the premises, the Confirming Party and the Vendor hereto became seized and possessed of and well and sufficiently entitled to as the absolute owners of, the Bigger Property and the Smaller Property lying adjacent to each other and containing an aggregate area of 15 Bighas 16 Cottahs 06 Chittacks 38 Square Feet more or less and hereinafter collectively referred to as "the said Property" in equal undivided one-half shares each.
- U. The said Property measuring 15 Bighas 16 Cottahs 06 Chittacks 38 Square Feet more or less was separately re-assessed and numbered by the Kolkata Municipal Corporation as Premises No. 88A, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 and the Confirming

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Party and the Vendor caused to be mutated their names as owners of the said Property in the records of the Kolkata Municipal Corporation vide Assessee No. 41-116-03-0728-0 and also in the records of the B.L.&L.R.O., Behala in respect of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 530, 531, 532, 538, 539, 540 and 541 under R.S. Khatian Nos. 34, 36, 38, 81, 90 and 689. Further, the Additional District Magistrate and District Land & Land Reforms Officer granted conversion in respect of the land contained in the said R.S. Dag Nos. 516, 517, 518, 519, 530, 532, 533, 534, 535, 536, 537, 538, 539, 540 and 541 forming part of the said Property to 'housing complex' on 27.05.2015.

- V. The Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 pursuant to an application in compliance with Rule 4 (4) of the Building Rules, 1990 of the Kolkata Municipal Corporation have issued a No Objection Certificate dated 26<sup>th</sup> December, 2016 to the Confirming Party and the Vendor *inter-alia* stating that they do not have any objection if sanction is accorded to the plan by the Kolkata Municipal Corporation for construction of a building at the said Property and that the Confirming Party and the Vendor do not appear to hold any land in excess of the ceiling limit prescribed under the provisions of the said Act of 1976 against the said property.
- W. Plan for construction of a building complex at the said Premises has been sanctioned by the Kolkata Municipal Corporation (hereinafter referred to as "the said Sanction Plan") in the name of the Confirming Party and the Vendor hereto.









- X. For various reasons, the Vendor decided and has agreed to sell to the Confirming Party its undivided one-half part or share of and in the said Property containing an aggregate area of 15 Bighas 16 Cottahs 06 Chittacks 38 Square Feet more or less together with like share of and in all building dwelling houses out house quarters sheds and structures thereon (which undivided one-half share is morefully and particularly mentioned and described in the Third Schedule hereunder written and hereinafter referred to as "the said share in the said Property") and together with the benefits of the said Sanction Plan and all permissions and clearances obtained and/or pending in connection with the said Sanction Plan and relating to development of the said share in the said Property free from all encumbrances with right to hold possession of entirety of the said Property absolutely at and for a total consideration of Rs. 30,00,00,000/- (Rupees thirty crores) only and the Confirming Party has agreed to purchase the same as aforesaid at the said consideration in the name of itself and/or its nominee or nominees, to which the Vendor has agreed.
- Y. In exercise of its rights, the Confirming Party has irrevocably nominated the Purchasers hereto, namely Sugam Griha Nirmaan Ltd., Goodluck Infradevelopers Pvt. Ltd. and Super Diamond Nirman Pvt. Ltd. to the Vendor in its place and stead and requested the Vendor to convey its said share in the said Property together with the benefits of the said Sanction Plan and all permissions and clearances obtained and/or pending in connection with the said Sanction Plan and relating to development of the said share in the said Property free from all encumbrances, directly in favour of the Purchasers hereto in the following proportion at and for the same consideration of Rs. 30,00,00,000/- (Rupees thirty crores) only payable by the Purchasers to the Vendor as follows:

The image shows three handwritten signatures in black ink. The first signature is on the left, the second is in the middle, and the third is on the right. Below the first signature is a large, faint circular stamp, possibly a seal or a watermark, which is mostly illegible due to its low contrast and fading.

Sl. No.	Name of Purchaser	Share in the said Property being conveyed	Consideration payable by each Purchaser
(i)	Sugam Griha Nirmaan Ltd., being the Purchaser No. 1 hereto	Undivided 1/4th (25%) share in the said Property	Rs. 15,00,00,000/-
(ii)	Goodluck Infradevelopers Pvt. Ltd., being the Purchaser No. 2 hereto	Undivided 1/8th (12.50%) share in the said Property	Rs. 7,50,00,000/-
(iii)	Super Diamond Nirman Pvt. Ltd., being the Purchaser No. 3 hereto	Undivided 1/8th (12.50%) share in the said Property	Rs. 7,50,00,000/-
	Total:	Undivided 1/2th (50%) share in the said Property	<u>Rs.30,00,00,000/-</u>

2. The Vendor is accordingly executing this Indenture of Conveyance conveying its said share in the said Property together with the benefits of the said Sanction Plan and all permissions and clearances obtained and/or pending in connection with the said Sanction Plan and relating to development of the said share in the said Property free from all encumbrances in favour of the Purchasers with right to hold possession of the said Property jointly with the Confirming Party and the Confirming Party is hereby concurring and confirming the same as hereinafter contained.

1. NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said Agreement and Nomination and in consideration of the sum of Rs. 30,00,00,000/- (Rupees thirty crores) only in hand and well and truly paid to the Vendor by the Purchasers at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the

*Adv.*

*Adv.*

*Adv.*

*Adv.*

same and every part thereof the Vendor doth hereby acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchasers) the Vendor doth hereby grant sell convey transfer assign and assure and the Confirming Party doth hereby concur and confirm unto and to the Purchasers **ALL THAT** undivided one-half (50%) part or share of and in the pieces and parcels of contiguous land containing an area of 15 Bighas 16 Cottahs 06 Chittacks 38 Square Feet more or less situate lying at and being Premises No. 88A, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 530, 531, 532, 538, 539, 540 and 541 all recorded in R.S. Khatian Nos. 34, 36, 38, 81, 90 and 689 all in Mouza Italgata, J.L. No. 10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal together with like share of and in all building dwelling houses out house quarters sheds and structures thereon (which undivided one-half share is morefully and particularly mentioned and described in the Third Schedule hereunder written and hereinafter referred to as "the said share in the said Property") **TOGETHER WITH** like undivided one-half part or share of and in all and singular the edifices, fixtures, gates, courts, courtyards, compound, compound walls, areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water, water courses, lights, electric and other connections, fixtures, fittings and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever 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** reversion or reversions remainder or remainders and rents issues and profits in respect of the said Property and every part thereof to the extent of one-half share therein **AND** all and entire estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into

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out of or upon the said Property and every part thereof **AND TOGETHER WITH** the benefits of the said Sanction Plan and all permissions and clearances obtained and/or pending in connection with the said Sanction Plan and relating to development of the said share in the said Property **AND** all deeds pattahs muniments writings and other evidence of title which in any way relate to or concern the said Property or any part thereof which now is or are or hereafter shall or may be in the possession or power or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the same and every part thereof unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or any other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances.

II. **THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor and/or its predecessors-in-title made done omitted executed or knowingly permitted or suffered to the contrary, the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrance charge condition restriction use trust or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor and/or its predecessors-in-title 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 and rights hereby

The bottom of the page contains several handwritten signatures and initials. On the left, there is a circular stamp with some illegible text inside. To its right, there are three distinct signatures: one that appears to be 'AS', another that looks like 'VA' with a horizontal line underneath, and a third that is a cursive signature, possibly 'Suresh'.

granted sold conveyed and transferred 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 matter or thing whatsoever made done as aforesaid the Vendor hath now in itself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) AND THAT the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispens attachments leases tenancies occupancy-rights uses debutters trusts claims demands and liabilities whatsoever or howsoever.
- (v) AND THAT the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the said Property jointly and in common with the Confirming Party owning the remaining undivided one-half share therein and receive the rents issues and profits thereof to the extent of one-half share without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming through under or in trust for the Vendor and/or its predecessors-in-title or interest and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and every 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



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tenancies occupancy rights liens respondents attachments uses debutters trusts requisition acquisition claims demands and liabilities whatsoever or howsoever.

- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid 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 executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.
- III. **AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO** as follows:
- (i) that the Purchasers shall, at its own costs and expenses, have the right and authority and be entitled to modify, alter, amend and renew the said Sanction Plan in respect of the said Property in such manner and to such extent as the Purchasers and the Confirming Party may deem fit and proper and to obtain all permissions and clearances pending as on date in connection with development of the said Property and commencement of construction of building complex thereat;
- (ii) and that all fees costs charges and expenses for doing any act deed or thing mentioned in paragraph (i) immediately preceding shall be borne and paid by the Purchasers and/or the Confirming Party as they mutually agree;
- (iii) and that the Purchasers and/or the Confirming Party shall be entitled to take custody of the original Sanction Plan and the Vendor hereby grants its consent and no objection for the same.



Handwritten signature: *VA*

Handwritten signature: *Cher*

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Bigger Property)

ALL THOSE brick built buildings messuages tenements hereditaments dwelling houses sheds structures and premises Together With the several pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of <sup>Basanta Land.</sup> 15 Bighas 02 Cottahs 01 Chittacks 12 Square Feet more or less situate lying at and being a divided and demarcated portion of Premises No. 88A, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 (formerly a divided and demarcated portion of Premises No. 88, Basanta Lal Saha Road, Kolkata-700053) and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 532, 538, 539 and 540 all recorded in R.S. Khatian Nos. 36, 38, 81, 90 and 689 (full particulars whereof are mentioned below), all in Mouza Italgata, J.L. No. 10, under Police Station Behala in the-District of South 24-Parganas in the State of West Bengal:

R.S. Dag No.	R.S. Khatian No.	Total area in Dag (In Acre)	Area Comprised in the said Property (In Acre)
516	90	0.26	0.16
517	90	0.26	0.12
518	81	0.53	0.50
519	36	0.36	0.32
532	38	0.57	0.55
533	38	0.79	0.79
534	38	0.30	0.30
535	38	0.72	0.72
536	38	0.45	0.45
537	38 and 689	0.37	0.37

538	38 and 689	0.60	0.39
539	38	0.40	0.27
540	38	0.17	0.005

The Bigger Property is butted and bounded as follows:

- On the North : Partly by portion of each Dag Nos.516, 518, 519, 530, 531, 541, 540, 539 and 538 of Mouza Italgata;
- On the South : By land within Mouza Siriti;
- On the East : Partly by portion of each Dag Nos. 541, 540, 532 and 539 of Mouza Italgata;
- On the West : Partly by portion of each Dag Nos.517, 516, 518, 519 and 530 of Mouza Italgata.

Or Howsoever Otherwise the same now are or is or heretofore were or was situated butted bounded, called known, numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(Smaller Property)

ALL THOSE messuages tenements hereditaments dwelling houses sheds structures and premises Together With the pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of <sup>Eighteen</sup> 14 Cottahs 05 Chittack 26 Square Feet more or less situate lying at and being another divided and demarcated portion of Premises No. 88A, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 (formerly a divided and demarcated portion of Premises No. 88, Basanta Lal Saha Road, Kolkata-700053) comprised of portions of (a) Dag No. 530 measuring 07 Cottahs 14 Chittacks more or less, (b) Dag No. 531 measuring 06 Cottahs more or less and (c) Dag No. 541 measuring 00 Cottahs 03 Chittacks 26 Square Feet more or less, all

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recorded in R.S. Khatian No. 34, all in Mouza Italgata, J.L. No. 10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal and butted and bounded as follows:

- On the North : Partly by portion of each Dag Nos.530, 531 and 541 of Mouza Italgata;
- On the South : Partly by portion of each Dag Nos.519, 533, 532 and 540 of Mouza Italgata;
- On the East : By portion of Dag No. 541 of Mouza Italgata;
- On the West : By portion of Dag No.530 of Mouza Italgata.

Or Howsoever Otherwise the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(said Share in the said Property)

ALL THAT undivided one-half (50%) part or share of and in the brick built buildings messuages tenements hereditaments dwelling houses sheds structures and premises Together With like undivided one-half (50%) part or share of and in the several pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of 15 Bighas 16 Cottahs 06 Chittacks 38 Square Feet more or less situate lying at and being Premises No.88A, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 (formerly a divided and demarcated portion of premises No. 88, Basanta Lal Saha Road, Kolkata-700053) and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 530, 531, 532, 538, 539, 540 and 541 all recorded in R.S. Khatian Nos. 34, 36, 38, 81, 90 and 689, all in Mouza Italgata, J.L. No. 10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal (and also mentioned and described in

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the First Schedule and Second Schedule hereinabove written). The said Property measuring 15 Bighas 16 Cottahs 06 Chittacks 38 Square Feet more or less is delineated in the Plan annexed hereto duly bordered thereon in 'Red' and butted and bounded as follows:

- On the North : Partly by portion of each Dag Nos. 530, 531 and 541 of Mouza Italghata;
- On the South : Partly by portion of each Dag Nos. 519, 533, 532 and 540 of Mouza Italghata;
- On the East : By portion of Dag No. 541 of Mouza Italghata;
- On the West : By portion of Dag No. 530 of Mouza Italghata.

Or Howsoever Otherwise the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

Be It Mentioned That the total built up area of the two storied brick built building at the said Property is approximately 6000 Square Feet more or less and the total built up area of several dwelling houses, structures and sheds at the said Property is approximately 10,000 Square Feet AND undivided one-half share whereof is 3000 Square Feet and 5000 Square Feet respectively.



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

SIGNED SEALED AND DELIVERED by the withinnamed VENDOR, SOUTH CITY PROJECTS (KOLKATA) LIMITED by its Authorised Signatory, MR. PARIMAL GUNVANTRAI AJMERA pursuant to its Board Resolution dated 16 Sept 2017 at Kolkata in the presence of:

For South City Projects (Kolkata), Ltd.

*Parimal Ajmera*  
Company Secretary

*Amal Kumar*  
Advocate

*Ujjayini Banerjee*  
Advocate

EXECUTED on behalf of the withinnamed PURCHASER NO. 1 SUGAM GRIHA NIRMAAN LTD. by its Director, MR. ASHOK SARAF pursuant to its Board Resolution dated 24-10-2017 at Kolkata in the presence of:

SUGAM GRIHA NIRMAAN LTD

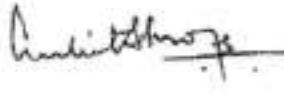
*Ashok Saraf*

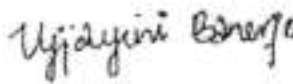
Director

*Amal Kumar*  
Advocate

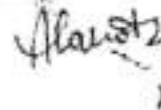
*Ujjayini Banerjee*  
Advocate

EXECUTED on behalf of the withinnamed  
PURCHASER NO. 2 GOODLUCK  
INFRADEVELOPERS PVT. LTD. by its  
Authorised Signatory, MR. ANIL KUMAR  
LAHOTY pursuant to its Board Resolution  
dated 24-10-2017 at Kolkata in the  
presence of:

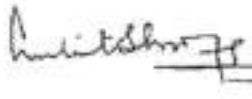
 Advocate

 Advocate.

For Goodluck Infradevelopers Pvt. Ltd.

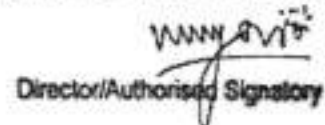
  
Director

EXECUTED on behalf of the withinnamed  
PURCHASER NO. 3 SUPER DIAMOND  
NIRMAN LTD. by its Director, MR. VIVEK  
KUMAR KAJARIA pursuant to its Board  
Resolution dated 24-10-2017 at  
Kolkata in the presence of:

 Advocate

 Advocate.

SUPER DIAMOND NIRMAN PVT. LTD.

  
Director/Authorised Signatory

EXECUTED AND DELIVERED on behalf of  
 the withinnamed CONFIRMING PARTY,  
 ORBIT TOWERS PRIVATE LIMITED by its  
 Director MR. DILEEP SINGH MEHTA  
 pursuant to its Board Resolution dated  
24-10-17 at Kolkata in the presence  
 of:

*Amit Shroff*  
 Advocate  
 4, Government Place North  
 8<sup>th</sup> floor, Kolkata - 700011.

*Ujjayini Banerjee*  
 Advocate.  
 6/2 BL Saha Road  
 Kolkata - 700053.

For ORBIT TOWERS PVT. LTD.

*[Signature]*  
 Director/Authorised Signatory

**RECEIPT AND MEMO OF CONSIDERATION:**

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs. 30,00,00,000/- (Rupees thirty crores) only being the consideration in full payable under these presents as per memo written hereinbelow:

**MEMO OF CONSIDERATION :**

Sl. No.	By or out of Cheque/Pay Order Number	Date	Bank	Amount (In Rs. P.)
1.	190699	21.11.2017	HDFC Bank	14,85,00,000/-
2.	144229	20.11.2017	Axis Bank	7,42,50,000/-
3.	144289	21.11.2017	Axis Bank	7,42,50,000/-
			Less : TDS @ <sup>0.1%</sup> <del>10%</del>	30,00,000/-
				<u>30,00,00,000/-</u>

(Rupees Thirty Crores) only

**Witnesses:**

*[Signature]*  
Advocate

*[Signature]*  
Advocate

(VENDOR)

For South City Projects (Kolkata) Pvt. Ltd.

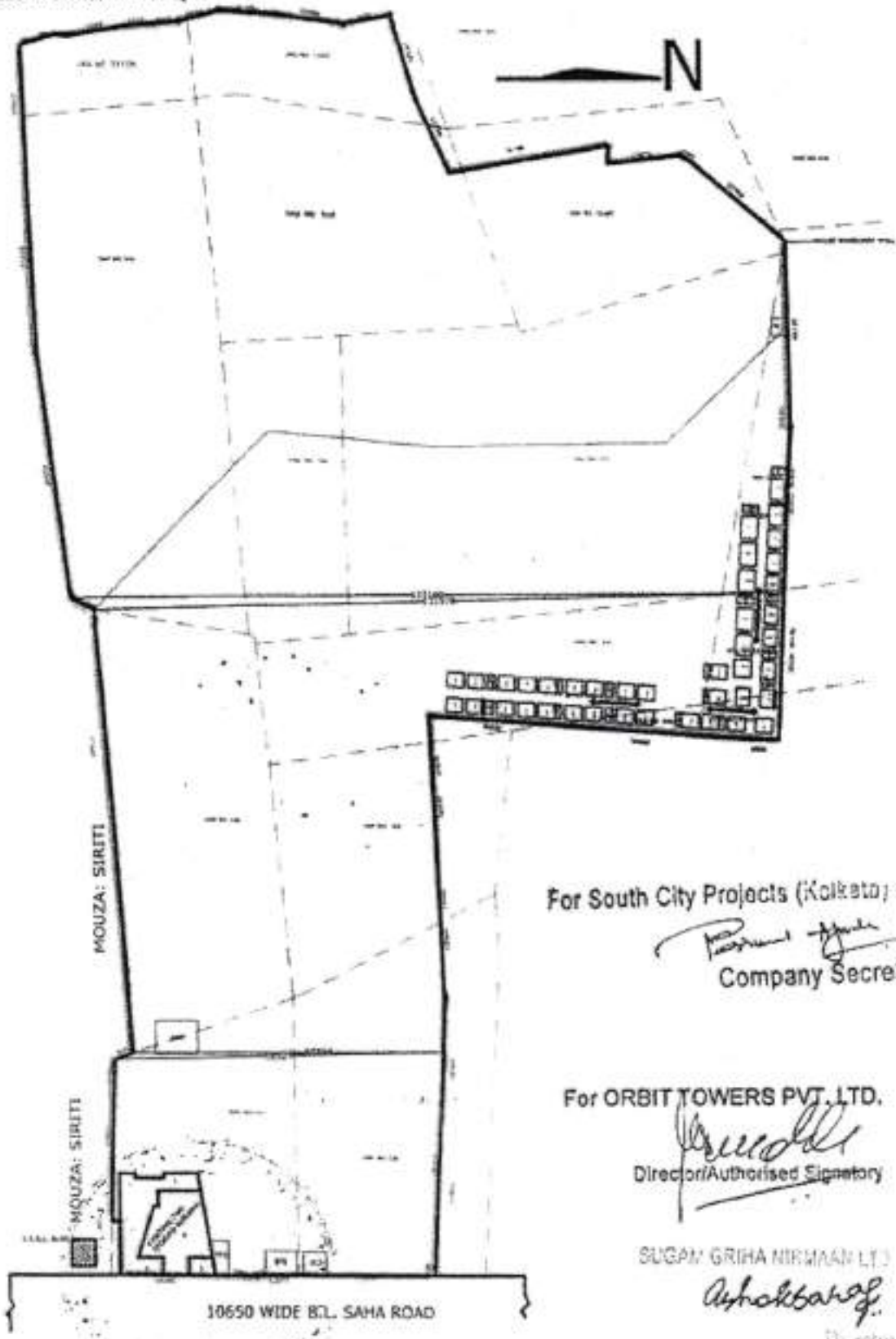
*[Signature]*  
Company Secretary

Drafted by

*[Signature]*  
Sri K.P. Bagaria,  
Advocate, High Court,  
6, Old Post Office Street  
Kolkata - 700 001  
Enrollment no. WB/513/1969



OUTLINE PLAN FORMING PART OF THE FOREGOING DOCUMENT SHOWING PREMISES NO.: 88A, BASANT LAL SAHA ROAD, KOLKATA-700053  
 COMPRISING OF ENTIRE R.S. DAG NOS.: 533, 534, 535, 536 AND 537 AND PORTION OF R.S. DAG NOS. 516, 517, 518, 519, 530, 531, 532, 538, 539, 540  
 AND 541 IN MOUZA ITALGHATA, J.L. NO.10, UNDER POLICE STATION BEHALA IN THE DISTRICT OF SOUTH 24-PARGANAS IN THE STATE OF  
 WEST BENGAL.  
 TOTAL AREA: 15 BIGHA 16K 06 CH 38 SQ. FT.



For South City Projects (Kolkata) ...

*[Signature]*  
 Company Secretary

For ORBIT TOWERS PVT. LTD.

*[Signature]*  
 Director/Authorised Signatory

SUGAM GRIHA NIRMAMAN LTD.

*[Signature]*  
 Director

SUPER DIAMOND NIRMAN PVT. LTD.

*[Signature]*  
 Director/Authorised Signatory

For Goodluck Infra Developers Pvt. Ltd.

*[Signature]*

FINGER PRINTS

2017 42

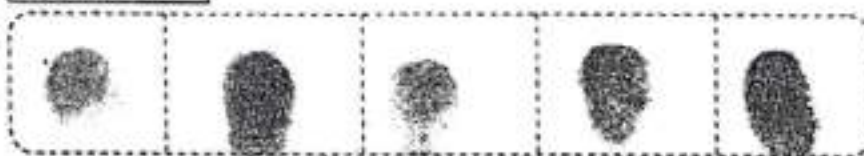


*Portrait of [Name]*

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Right Hand



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Left Hand

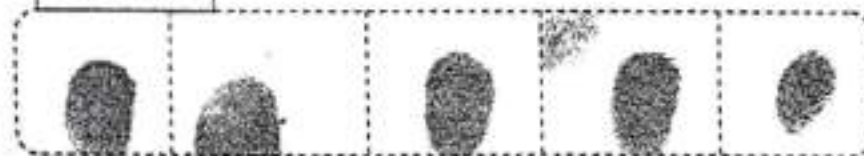


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*Alowitz*

Left Hand



Right Hand



*Meyers*

Left Hand



Right Hand





**FINGER PRINTS**



*Handwritten signature*

**Left Hand**



**Right Hand**



**Left Hand**



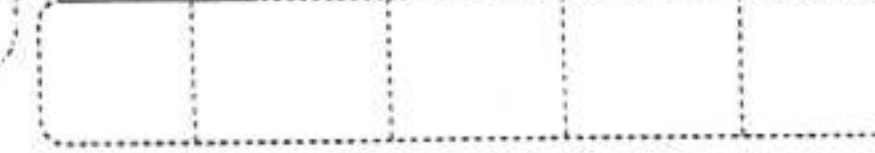
**Right Hand**



**Left Hand**



**Right Hand**



**Left Hand**



**Right Hand**



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SOUTH CITY PROJECTS (KOLKATA)  
LIMITED

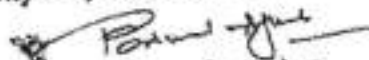
27/04/1995

Permanent Account Number

AAACD8933A

15/03/2006

For South City Projects (Kolkata) Ltd.

  
Company Secretary

यह कार्य के लिए - यह एक प्रारंभिक कार्य है - और  
किसी भी भी प्रारंभिक कार्य के लिए यह कार्य  
के लिए नहीं, कृपया ध्यान दें,  
यह प्रारंभिक कार्य के लिए है  
आप, पुणे 411 045

If this card is lost (someone's lost card is found)  
please inform - contact to  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sushilika Chambers,  
Near Bazaar Telephone Exchange,  
Bandra, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)



भारत सरकार  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GOODLUCK INFRADEVELOPERS  
PRIVATE LIMITED



11/05/2010  
Permanent Account Number

AADCG80920

04062010



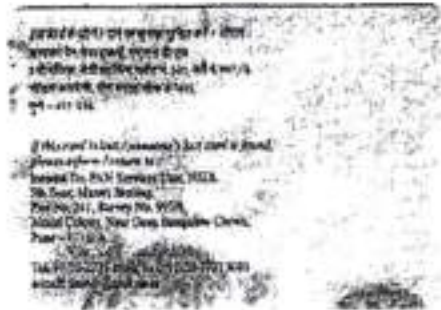
For Goodluck InfraDevelopers Pvt. Ltd.

*Harsh I*  
Director



SUGAM GRIHA NIRMAM LTD.  
*Ashokbajaj*





SUPER DIAMOND NIRMAN PVT. LTD.

Director/Authorised Signatory



Signature: \_\_\_\_\_  
 Date: 24/11/2017  
 Purpose: For Registration of SAH BSA  
 Paid by 400053. Presently  
 Not to be used for any other  
 Purpose



भारत सरकार  
GOVT. OF INDIA



सूचना विभाग  
INCOME TAX DEPARTMENT

PARIMAL AJMERA

GUNVANTRAI ANANDJI AJMERA

13/10/1956

Permanent Account Number

AFQPA8865A



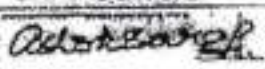



18022009

*Signature*

Signature



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER	AJQPS0820D	
	नाम / NAME ASHOK SARAF	
	पिता का नाम / FATHER'S NAME SANTOSH KUMAR SARAF	
	जन्म तिथि / DATE OF BIRTH 02-11-1963	
हस्ताक्षर / SIGNATURE		 आयकर आयुक्त, प.सं. 11 COMMISSIONER OF INCOME-TAX, W.S. - II

*Ashok Saraf*

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
सहायक आयकर आयुक्त,  
पी-7,  
चौरिंगहेट स्क्वायर,  
कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Assistant Commissioner of Income-tax,  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



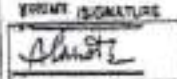



॥ PERMANENT ACCOUNT NUMBER  
**AANPL5142K**

॥ NAME  
**ANIL KUMAR LAHOTY**

॥ FATHER'S NAME  
**KESHAR DEO LAHOTY**

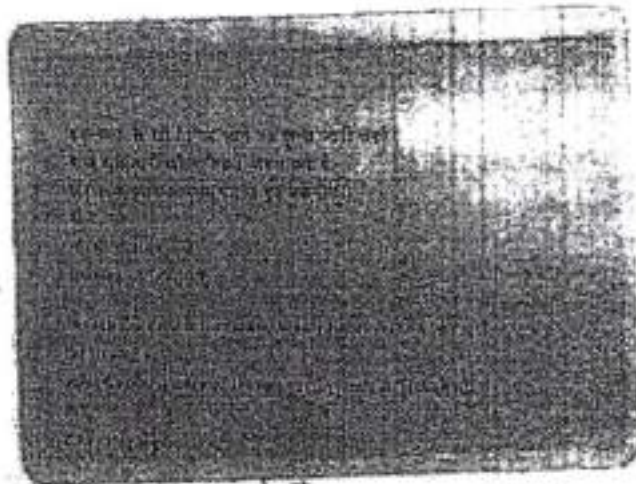
॥ DATE OF BIRTH  
**30-03-1964**

॥ SIGNATURE  


॥ OFFICIAL SIGNATURE  
  
 COMMISSIONER OF INCOME-TAX (SYSTEMS), SHILLONG

*Handwritten signature*





*Myra's*






For ORBIT TOWERS PVT. LTD.

Director/Authorised Signatory



  
 निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 IDENTIFICATION CARD  
 ZCX1075027



निर्वाचक का नाम : सैलत प्रमोद सिंह  
 Elector's Name : Saitat Prasad  
 पता : सैलत प्रमोद सिंह  
 Voter's Name : Saitat Prasad  
 लिंग : पुरुष  
 जन्म तिथि : 21/02/1963  
 Date of Birth : 21/02/1963

ZCX1075027

ध्यान दें  
 ध्यान दें  
 ध्यान दें

Address:  
 FULEA HAT KAMARUJ KAJIPUR  
 SONARPUR, SONARPUR, SOUTH 24  
 PARGANAS, WEST BENGAL

*Saitat Prasad*

Date: 23/11/2017

147-संख्या क्षेत्र सैलत प्रमोद सिंह  
 अधिकारी का हस्ताक्षर  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 147-Sonarpur Division Constituency

ध्यान दें  
 ध्यान दें  
 ध्यान दें  
 ध्यान दें  
 ध्यान दें

*Saitat Prasad*





Government of West Bengal  
Office of the Competent Authority, ULC & S.D.O. Alipore, Sadar, 24 Parganas  
New Treasury Building, 7<sup>th</sup> Floor, Alipore, Kolkata - 700 027.

Memo. No. 6993/ULC/Alip/2016

Dated:- 26.12.2016

**NO OBJECTION CERTIFICATE**

To

(1) Orbit Towers Pvt. Ltd. "Mansarowar", 3B, Carnac Street, Kolkata - 700 016 and (2) South City Projects (Kolkata) Ltd., of 375, Prince Anwar Shah Road, Kolkata - 700 068.

Whereas the above mentioned applicant have made an application in compliance with the Rule 4(4) of the Building Rules 1990 of the Kolkata Municipal Corporation, before the undersigned for a certificate to the effect that there is no objection from the point of view of the Urban Land (Ceiling & Regulation) Act - 1976, against the sanction of a Building Plan by the Kolkata Municipal Corporation authorities for construction of a Building over R.S. Plot Nos. - 516, 517, 518, 519, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540 and 541, R.S. Khatim Nos. - 34, 36, 38, 81, 90 and 689 of Mouza - Italgata, J.L. No. - 10, P.S. Haridevpur (erstwhile Behala), for an area of 15 Bigha 16 Cottahs 06 Chittacks 38 square feet equivalent to 21,165.85 square meter of land being K.M.C. Ward No. - 116, K.M.C. Premises No. 88A, B. L. Saha Road, Kolkata - 700 033.

And whereas the undersigned is satisfied that the applicants do not appear to hold any land in excess of the ceiling limit under the provisions of the Urban Land (C & R) Act - 1976 against the land as indicated in the para-1 above.

It is therefore, certified that there is no objection from this end if, sanction being accorded to the Plan by the Kolkata Municipal Corporation authorities for construction of a building over the said land.

However, it may please be noted that this Certificate, will not deter the under signed to proceed against the present land holders, or their predecessors in interest, if it subsequently reveals that they hold/held land in excess of the Ceiling Limit under the provisions of the U.L.(C & R) Act, 1976.

Competent Authority, ULC,

S.D.O. Alipore, Sadar, 24 Parganas(S).

Dated:-

Memo. No. /ULC/Alip/2016

Copy forwarded to

1. The Commissioner, Kolkata Municipal Corporation, 5, S. N. Banerjee Road, Kolkata 700 013 for favour of his kind information.

Competent Authority, ULC,

&  
S.D.O. Alipore, Sadar, 24 Parganas(S).

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201718-012021166-1 Payment Mode Online Payment  
GRN Date: 23/11/2017 20:08:45 Bank : AXIS Bank  
BRN : 5839536 BRN Date: 23/11/2017 20:11:33

DEPOSITOR'S DETAILS

Id No. : 16020001609166/3/2017  
(Query No./Query Year)

Name : SUPER DIAMOND NIRMAN PVT LTD  
Contact No. : Mobile No. : +91 8961595580  
E-mail : princejain@diamondgroupweb.com  
Address : 7B PRETORIA STREET KOLKATA 700071  
Applicant Name : Mr SAIKAT PRAMANICK  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16020001609166/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	21000000
2	16020001609166/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	3000032
Total				24000032

In Words : Rupees Two Crore Forty Lakh Thirty Two only



conveyance

RECEIVED  
Without Verification/Verification  
District Sub-Office-11  
Assess. Classy 13/11/2017  
Date: 23-11-17



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No./Year	1602-0001609166/2017	Office where deed will be registered
Query Date	22/11/2017 1:03:57 PM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	SAIKAT PRAMANICK FULORHAT, KAMRABAD, SONARPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9038163519, Status :Solicitor firm	
Transaction	Additional Transaction	
[0101] Sale, Sale Document		
Set Forth value	Market Value	
Rs. 30,00,00,000/-	Rs. 30,00,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,10,00,000/- (Article:23)	Rs. 30,00,032/- (Article:A(1), M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

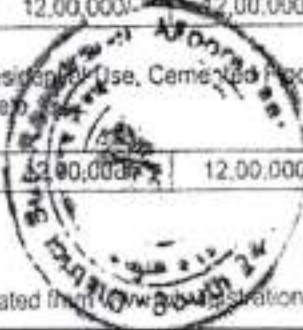
Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. L. Saha Road, Road Zone : (Premises located on B L Saha Road (Ward 116,117) - ) , Premises No. 88A, Ward No: 116 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		158 Katha 3 Chatak 19 Sq Ft	29,00,00,000/-	29,00,00,000/-	Property is on Road
Grand Total :					251.05292000 Dec	29,00,00,000 /-	29,00,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq FL	40,00,000/-	40,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1000 Sq FL	12,00,000/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type Tin Shed, Extent of Completion: Complete					
S3	On Land L1	1000 Sq Ft.	12,00,000/-	12,00,000/-	Structure Type: Structure



### Major Information of the Deed

Deed No :	I-1602-10743/2017	Date of Registration	27/11/2017
Query No / Year	1602-0001609166/2017	Office where deed is registered	
Query Date	22/11/2017 1:03:57 PM	D.S.R. - I   SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SAIKAT PRAMANICK FULORHAT, KAMRABAD, SONARPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9038163519, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 30,00,00,000/-	Rs. 30,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,10,00,100/- (Article:23)	Rs. 30,00,032/- (Article:A(1), M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. L. Saha Road, Road Zone : (Premises located on B L Saha Road (Ward 116,117) - ) , , Premises No. 88A, Ward No: 116

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		158 Katha 3 Chatak 19 Sq Ft	29,00,00,000/-	29,00,00,000/-	Property is on Road
Grand Total :					261.0529Dec	2900,00,000 /-	2900,00,000 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	40,00,000/-	40,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1000 Sq Ft.	12,00,000/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S3	On Land L1	1000 Sq Ft.	12,00,000/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					



S4	On Land L1	1000 Sq Ft.	12,00,000/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residentia Use, Cemented Flocr, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S5	On Land L1	1000 Sq Ft.	12,00,000/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residentia Use, Cemented Flocr, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S6	On Land L1	1000 Sq Ft.	12,00,000/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residentia Use, Cemented Flocr, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>8000 sq ft</b>	<b>100,00,000 /-</b>	<b>100,00,000 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SOUTH CITY PROJECTS KOLKATA LIMITED</b> 375, PRINCE ANWAR SHAH ROAD, P.O:- JODHPUR PARK, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068 , PAN No.:: AAACD8933A, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>ORBIT TOWERS PRIVATE LIMITED</b> MANSAROWAR, GROUND FLOOR, 3B, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAACO3688F, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GOODLUCK INFRADEVELOPERS PRIVATE LIMITED</b> 12, GOVERNMENT PLACE EAST, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AADCG8092Q, Status :Organization, Executed by: Representative
2	<b>SUGAM GRIHA NIRMAAN LIMITED</b> 2/5, SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAECST7354N, Status :Organization, Executed by: Representative
3	<b>SUPER DIAMOND NIRMAN PRIVATE LIMITED</b> ALOM HOUSE, 7B, PRETORIA STREET, P.O:- RUSSEL STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAICS2268M, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DILEEP SINGH MEHTA</b> Son of Late JAI SINGH MEHTA 13, DESHAPR YA PARK WEST, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCEPM0616D Status : Representative, Representative of : ORBIT TOWERS PRIVATE LIMITED
2	<b>Mr ASHOK SARAF (Presentant)</b> Son of Late SANTOSH SARAF 14/2, BURDWAN ROAD, P.O:- ALIFORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJQPS0820D Status : Representative, Representative of : SUGAM GRIHA NIRMAAN LIMITED (as as DIRECTOR)

3	<b>Mr VIVEK KUMAR KAJARIA</b> Son of Late SHEO KUMAR KAJARIA 701, SURYAKIRAN APARTMENT, 4A, ASHOKA ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGDPK5580E Status : Representative, Representative of : SUPER DIAMOND NIRMAN PRIVATE LIMITED (as as DIRECTOR)
4	<b>Mr PARIMAL GUNVANTRAI AJMERA</b> Son of Late GUNVANTRAI ANANDJI AJMERA P.C:- GARCHA, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFQPA8865A Status : Representative, Representative of : SOUTH CITY PROJECTS KOLKATA LIMITED (as Authorised Signatory)
5	<b>Mr ANIL KUMAR LAHOTY</b> Son of Mr KESHAR DEO LAHOTY 177, GT ROAD, SALKIA, P.O:- SALKIA, P.S:- Salkia, Howrah, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AANPL5142K Status : Representative, Representative of : GOODLUCK INFRADEVELOPERS PRIVATE LIMITED (as Authorised Signatory)

**Identifier Details :**

Name & address	
Mr SAIKAT PRAMANICK Son of Mr SHYAMAL PRAMANICK FULORHAT, KAMRABAD, SONARPUR, P.O:- SONARPUR, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr DILEEP SINGH MEHTA, Mr ASHOK SARAF, Mr VIVEK KUMAR KAJARIA, Mr PARIMAL GUNVANTRAI AJMERA, Mr ANIL KUMAR LAHOTY	

Transfer of property for E1		
Sl.No	From	To. with area (Name-Area)
1	SOUTH CITY PROJECTS KOLKATA LIMITED	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED-65.2632 Dec,SUGAM GRIHA NIRMAAN LIMITED-130.526 Dec,SUPER DIAMOND NIRMAN PRIVATE LIMITED-65.2632 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SOUTH CITY PROJECTS KOLKATA LIMITED	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED-750.00000000 Sq Ft,SUGAM GRIHA NIRMAAN LIMITED-1500.00000000 Sq Ft,SUPER DIAMOND NIRMAN PRIVATE LIMITED-750.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	SOUTH CITY PROJECTS KOLKATA LIMITED	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED-250.00000000 Sq Ft,SUGAM GRIHA NIRMAAN LIMITED-500.00000000 Sq Ft,SUPER DIAMOND NIRMAN PRIVATE LIMITED-250.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	SOUTH CITY PROJECTS KOLKATA LIMITED	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED-250.00000000 Sq Ft,SUGAM GRIHA NIRMAAN LIMITED-500.00000000 Sq Ft,SUPER DIAMOND NIRMAN PRIVATE LIMITED-250.00000000 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	SOUTH CITY PROJECTS KOLKATA LIMITED	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED-250.00000000 Sq Ft,SUGAM GRIHA NIRMAAN LIMITED-500.00000000 Sq Ft,SUPER DIAMOND NIRMAN PRIVATE LIMITED-250.00000000 Sq Ft
Transfer of property for S5		
Sl.No	From	To. with area (Name-Area)
1	SOUTH CITY PROJECTS KOLKATA LIMITED	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED-250.00000000 Sq Ft,SUGAM GRIHA NIRMAAN LIMITED-500.00000000 Sq Ft,SUPER DIAMOND NIRMAN PRIVATE LIMITED-250.00000000 Sq Ft
Transfer of property for S6		
Sl.No	From	To. with area (Name-Area)
1	SOUTH CITY PROJECTS KOLKATA LIMITED	GOODLUCK INFRADEVELOPERS PRIVATE LIMITED-250.00000000 Sq Ft,SUGAM GRIHA NIRMAAN LIMITED-500.00000000 Sq Ft,SUPER DIAMOND NIRMAN PRIVATE LIMITED-250.00000000 Sq Ft

Endorsement For Deed Number : 1 - 160210743 / 2017

On 23-11-2017

**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 30,00,00,000/-

*Rina Chaudhury*

**Rina Chaudhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 24-11-2017

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

Presented for registration at 16:30 hrs on 24-11-2017, at the Private residence by Mr ASHOK SARAF ,

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 24-11-2017 by Mr PARIMAL GUNVANTRAI AJMERA, Authorised Signatory, SOUTH CITY PROJECTS KOLKATA LIMITED (Public Limited Company), 375, PRINCE ANWAR SHAH ROAD, P.O:- JODHPUR PARK, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068

Identified by Mr SAIKAT PRAMANICK, , Son of Mr SHYAMAL PRAMANICK, FULORHAT, KAMRABAD, SONARPUR, P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-11-2017 by Mr ANIL KUMAR LAHOTY, Authorised Signatory, GOODLUCK INFRADEVELOPERS PRIVATE LIMITED (Private Limited Company), 12, GOVERNMENT PLACE EAST, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069

Identified by Mr SAIKAT PRAMANICK, , Son of Mr SHYAMAL PRAMANICK, FULORHAT, KAMRABAD, SONARPUR, P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-11-2017 by Mr DILEEP SINGH MEHTA, as DIRECTOR, ORBIT TOWERS PRIVATE LIMITED (Private Limited Company), MANSAROWAR, GROUND FLOOR, 3B, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr SAIKAT PRAMANICK, , Son of Mr SHYAMAL PRAMANICK, FULORHAT, KAMRABAD, SONARPUR, P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-11-2017 by Mr ASHOK SARAF, as DIRECTOR, SUGAM GRIHA NIRMAAN LIMITED (Public Limited Company), 2/5, SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr SAIKAT PRAMANICK, , Son of Mr SHYAMAL PRAMANICK, FULORHAT, KAMRABAD, SONARPUR, P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-11-2017 by Mr VIVEK KUMAR KAJARIA, as DIRECTOR, SUPER DIAMOND NIRMAN PRIVATE LIMITED (Private Limited Company), ALOM HOUSE, 7B, PRETORIA STREET, P.O:- RUSSEL STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Registered by Mr SAIKAT PRAMANICK, , Son of Mr SHYAMAL PRAMANICK, FULORHAT, KAMRABAD, SONARPUR,  
P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India.  
PIN - 700150, by caste Hindu, by profession Law Clerk

*R Chaudhury*

**Rina Chaudhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 27-11-2017

**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 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,00,032/- ( A(1) = Rs 30,00,000/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,00,032/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/11/2017 8:11PM with Govt. Ref. No: 192017180120211661 on 23-11-2017, Amount Rs: 30,00,032/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 5839536 on 23-11-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,10,00,000/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,10,00,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 67664, Amount: Rs.100/-, Date of Purchase: 21/11/2017, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/11/2017 8:11PM with Govt. Ref. No: 192017180120211661 on 23-11-2017, Amount Rs: 2,10,00,000/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 5839536 on 23-11-2017, Head of Account 0030-02-103-003-02

*R Chaudhury*

**Rina Chaudhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 325112 to 325164

being No 160210743 for the year 2017.



Digitally signed by RINA CHAUDHURY  
Date: 2017.11.29 14:34:06 +05:30  
Reason: Digital Signing of Deed.

*Rina Chaudhury*

(Rina Chaudhury) 29/11/2017 14:32:24  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



Certified to be a true copy

*Rina Chaudhury*  
District Sub-Registrar-II  
Alipore, South 24 Parganas

8 FEB 2019

Checked by me

*M.*

(This document is digitally signed.)

8 FEB 2019