

ANNEXURE - C
MEMO OF CONSIDERATION

- | | |
|---|-----------------|
| 1) Paid by Cheque No. 713652 dated 05.06.2007 on ICICI Bank Limited, P-16, Kalakar Street, Kolkata - 700 007, by Shrenik Surana. | Rs. 4,25,000.00 |
| 2) Paid by Cheque No. 651718 dated 05.06.2007 on ICICI Bank Limited, P-16, Kalakar Street, Kolkata - 700 007, by Madhu Surana. | Rs. 4,25,000.00 |
| 3) Paid by Cheque No. 870239 dated 05.06.2007 on State Bank of India, Burrabazar Branch, Kolkata - 700 007, by Gopal Prasad Hojnagarwala. | Rs. 4,25,000.00 |
| 4) Paid by Cheque No. 901502 dated 05.06.2007 on State Bank of India, Bhowanipore Branch, Kolkata - 700 017, by MSB Mercantiles Pvt. Ltd. | Rs. 4,25,000.00 |
| 5) Paid by Cheque No. 397117 dated 05.06.2007 on CITI Bank, Kolkata, by Kela Jain, | Rs. 4,25,000.00 |
| 6) Paid by Cheque No. 208155 dated 05.06.2007 on State Bank of India, Bhowanipore Branch, Kolkata - 700 017, by Nishit Jain. | Rs. 4,25,000.00 |
| 7) Paid by Cheque No. 617338 dated 05.06.2007 on ING Vysya Bank, 4/1, Middle Ten Street, Kolkata - 700 071, by Akhil Orchards Pvt. Ltd. | Rs. 4,25,000.00 |
| 8) Paid by Cheque No. 901407 dated 05.06.2007 on State Bank of India, Bhowanipore Branch, Kolkata - 700 017, by Bacchraj Farms Pvt. Ltd. | Rs. 4,25,000.00 |
| 9) Paid by Cheque No. 214096 dated 05.06.2007 on ABN AMRO Bank, 18A, Brabourne Road, Kolkata - 700 001, by Merwara Hotels Pvt. Ltd. | Rs. 4,25,000.00 |
| 10) Paid by Cheque No. 717533 dated 05.06.2007 on Standard Chartered Bank, Sector - I, Salt Lake, Kolkata - 700 064, by Aditya Mundhra. | Rs. 4,25,000.00 |
| 11) Paid by Cheque No. 513981 dated 05.06.2007 on Standard Chartered Bank, Sector - I, Salt Lake, Kolkata - 700 064, by Indra Gandhi. | Rs. 4,25,000.00 |
| 12) Paid by Cheque No. 109251 dated 05.06.2007 on ABN AMRO Bank, 18A, Brabourne Road, Kolkata - 700 001, by Kusum Devi Mundra. | Rs. 4,25,000.00 |
| 13) Paid by Cheque No. 540196 dated 05.06.2007 on ICICI Bank Limited, P-16, Kalakar Street, Kolkata - 700 007, by Sudarshan Mimani. | Rs. 4,25,000.00 |
| 14) Paid by Cheque No. 663935 dated 05.06.2007 on Standard Chartered Bank, Sector - I, Salt Lake, Kolkata - 700 064, by Resha Dujari. | Rs. 4,25,000.00 |

Nals.



- 15) Paid by Cheque No. 658879 dated 05.06.2007 on
The Federal Bank Limited, 21A, Shakesparr Sarani
Kolkata - 700 017, by Nisha Sudani. Rs. 4,25,000.00
- 16) Paid by Cheque No. 841716 dated 05.06.2007 on
Standard Chartered Bank, Sector - 1, Salt Lake,
Kolkata - 700 064, by Saurabh Tapdiya. Rs. 4,25,000.00
- 17) Paid by Cheque No. 244963 dated 05.06.2007 on
HDFC Bank, Dr. U.N. Brahmachari Street,
Kolkata - 700 017, by Ravinder Bhatia. Rs. 4,25,000.00
- 18) Paid by Cheque No. 901203 dated 05.06.2007 on
State Bank of India, Bhowanipore Branch, Kolkata
- 700 017, by Bansilal Credit Pvt. Ltd. Rs. 4,25,000.00
- 19) Paid by Cheque No. 710321 dated 04.06.2007 on
Standard Chartered Bank, 19, N.S. Road, Kolkata,
by Sajjan Devi Dugar. Rs. 4,25,000.00
- 20) Paid by Cheque No. 575305 dated 04.06.2007 on
Standard Chartered Bank, 19, N.S. Road, Kolkata,
by Shruti Dugar. Rs. 4,25,000.00
Rs. 85,00,000.00

(Rupees Eighty Five Lac) only.

Witness: -

1. Anjan Saha
ANJAN SAHA
20, J. L. Nehru Rd., Kol-2.

2. [Signature]
(MANOJ KUMAR SINGH SAHA)
25/A, Cawac Street
Kolkata - 700 016,
Rajib Ghose

of GREEN VALLEY TOWERS PVT. LTD.
[Signature]
Director

SIGNATURE OF THE VENDOR

Drafted by

[Signature]
ARUN KUMAR BHAUMIK (Advocate)
Kolkata High Court
Registration No. 905/1983
63/21, Dera Dum Road, Kolkata-74
Surer Math, Dial 2529-2531.





DRG. 120

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FOR GREEN VALLEY T. CO. 25 PPT LTR.

REGISTERED
 DISTRICT OF
 SUCRYATEK



DRG. NO. 121

DRG. NO. 121



SITE PLAN PART OF E. 3. TRS. NO. 1207
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DAN BERNI S. 111111111111111111111111
 MUSEUM 111111111111111111111111
 4. 111111111111111111111111
 R. 111111111111111111111111
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Registered for
POSTAGE
AND FEES
PAID

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REGISTERED
MAIL
12/10/02



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ADDITIONAL POSTAGE
NECESSARY IF PAID IN
ADVANCE

*De...
DM P*

Certified by *DM P*



02588/09

L-04174/09



At- 05-4-09
 13-4-09
 13-4-09
 Q. No. 5502/09

पश्चिम बंगाल WEST BENGAL

V.C. No- 669/09

E 985888

Certified that the Document is admitted to Registration. The Signature sheet and its endorsement sheets attached to this document are the part of this Document.

[Signature]
 Additional Registrar
 of Assurances-1, Kolkata
 16-4-09

THIS INDENTURE OF CONVEYANCE is made this ...13th... day of ...APRIL..... Two Thousand and Nine:

BETWEEN

- (1) SRI ADITYA MUNDHRA (PAN No. ADYPM7092H.) son of Shyam Sundar Mundhra, by faith - Hindu, by occupation - Business, residing at CF-300, Salt Lake City, Kolkata - 700 064.
- (2) SMT. INDRA GANDHI (PAN No. ADQPG1991D.) wife of Kamal Kishore Gandhi, by faith - Hindu, by occupation - Business, residing at CF-305, Salt Lake City, Kolkata - 700 064.
- (3) SMT. RESHA MUNDHRA (DUJARI) (PAN No. AHYPD7717J.) wife of Navneet Dujari, by faith - Hindu, by occupation - Business, residing at AE-662, Salt Lake City, Kolkata - 700 064.
- (4) SMT. NISHA SADANI (PAN No.

122 → 162 Dec
 123 → 51.4 Dec
 213.4 Dec



4319

B. K. Jain
Bachchan & Adv. Co.
Kiran Shankar Roy Road
Calcutta-1

NAME.....
ADD/ADV.....
RS.....
13 APR 2009
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

1007



~~1447~~
~~1448~~

For SUMAN PROPERTY (P) LTD

~~1447~~
Director

(SANDEEP JAIN)

Bijay Kumar Jain H.U.F.

~~1447~~
Member

(SANDEEP JAIN)

~~1448~~

~~1449~~

~~1450~~

Jisha Banerjee



Additional Registrar of
Assurance - T. Kolkata
13 APR 2009

S - K T
(SANJAY KUMAR JAIN) P.T.O

ASXPS2582E.) wife of Sameer Sadani, by faith - Hindu, by occupation - Business, residing at 113B, Manohardas Katra, 3rd Floor, Kolkata - 700 007, (5) SRI SUDARSHAN MIMANI (PAN No. AEJPM5025J.) son of Bulaki Das Mimani, by faith - Hindu, by occupation - Business, residing at 16, Kali Krishna Tagore Street, Kolkata - 700 007, (6) SRI SAURABH TAPDIYA (PAN No. AAMPT7890F.) son of P.L. Tapdiya, by faith Hindu, by occupation - Business, residing at C/o, P.L. Tapdiya, C.A., Jail Road, Wardha - 4002 001, Maharashtra, (7) SMT. KUSUM DEVI MUNDHRA (PAN No. AERPM3571K.) wife of Shyam Sundar Mundhra, by faith - Hindu, by occupation - Business, residing at CF-300, Salt Lake City, Kolkata - 700 064, (8) SMT. EELA JAIN (PAN No. AERP16942B.) wife of Sri Bharat Jain, by faith - Hindu, by occupation - Business, residing at 25, Ballygunge Circular Road, Kolkata - 700 019, Police Station - Ballygunge, (9) SMT. SAJJAN DEVI DUGAR, (PAN No. AAUPD1052F) wife of Sri Bharat Mal Dugar, by faith Hindu, by Occupation - Business, residing at 19, Synagoge Street, City Centre, Room No. 509A, Kolkata - 700 001, Police Station - Burrabazar, (10) SMT. SHRUTI DUGAR, (PAN No. AFIPD1936R) wife of Sri Vipul Dugar, by faith - Hindu, by occupation - Business, residing at 19, Synagoge Street, City Centre, Room No. 509A, Kolkata - 700 001, Police Station - Burrabazar, (11) SRI GOPAL PRASAD BHOJNAGARWALA (PAN No. AEJPB2717E.) son of Late Mohan Lal Bhonjagarwala, by faith - Hindu, by Occupation - Business, residing at P-10, Howrah Bridge, Approach Raod, Kolkata - 700001, Police Station - Burrabazar, (12) SRI RAVINDER BHATIA (PAN No. AETPB8577N.) son of Sri Jagdish Bhatia, by faith - Hindu, by Occupation - Business, residing at C-16, Jalvayu Vihar, Salt Lake, Kolkata - 700091, Police Station - Bidhannagar, hereinafter called the "VENDORS", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal-representatives and/or assigns) of the ONE PART;

AND



(1) MANOHAR LALL MEET JAIN H.U.F., (PAN No. AACHM6784M.) a Hindu Undivided Family, having its office at 26B, Camac Street, Kolkata-700 016 represented by its Karta SRI MANOHAR LALL JAIN, 2) MEET JAIN H.U.F., (PAN No. AACHM9103L.) a Hindu Undivided Family, having its office at 26B, Camac Street, Kolkata-700 016 represented by its Karta SRI MEET JAIN, (3) SMT. BINA JAIN (PAN No. ACJP6700B.) wife of Sri MANOHAR LALL Jain, by faith - Hindu, by occupation - Business, residing at Flat No. 6B, 26B, Camac Street, Kolkata-700 016, (4) SMT. NISHA JAIN (PAN No. ACVPJ3480E.) ^{wife of Sri Meet Jain.} ~~represented by her husband and constituted attorney~~ Sri Meet Jain by faith - Hindu, by occupation - Business, residing at Flat No. 6B, 26B, Camac Street, Kolkata-700 016, (5) SRI RAJENDRA KUMAR GANGWAL, (PAN No. ADBPG2427P.) son of SRI LATE RATAN LAL GANGWAL, by faith - Hindu, by occupation - Business, residing at No.8, Lower Rawdon Street, Kolkata-700 020, (6) SMT. NISHA DEVI GANGWAL, (PAN No. ADBPG5054A.) wife of SRI RAJENDRA KUMAR GANGWAL, by faith - Hindu, by occupation - Business, residing at No.8, Lower Rawdon Street, Kolkata-700 020, (7) SRI ROHIT GANGWAL, (PAN No. ADZPG7381E.) son of SRI RAJENDRA KUMAR GANGWAL, by faith - Hindu, by occupation - Business, residing at No.8, Lower Rawdon Street, Kolkata-700 020, (8) ARVIND KUMAR JAIN H.U.F., (PAN No. AACHA4448L.) a Hindu Undivided Family, having its office at Flat No. 6C&D, 26B, Camac Street, Kolkata-700 016 represented by its Karta SRI ARVIND KUMAR JAIN, (9) SMT. ROSY JAIN (PAN No. ACQPJ5801L.) wife of Sri Arvind Kumar Jain, by faith - Hindu, by occupation - Service, residing at Flat No. 6C&D, 26B, Camac Street, Kolkata-700 016, (10) BIJAY KUMAR JAIN H.U.F., (PAN No. AACHB0281N) a Hindu Undivided Family, having its office at No.6A, Kiran Shankar Roy Road, Ground Floor, Kolkata-700 001, represented by its Member/Authorised Signatory SRI SANDEEP JAIN, (11) M/S. SUMAN PROPERTY PVT.LTD., (PAN No. AAECs4021L) a private limited company, within the meaning of the Companies Act, 1956, having its registered office at No.6A, Kiran Shankar Roy Road, Ground Floor, Kolkata-700 001, represented by its Director SRI SANDEEP JAIN, hereinafter called the "PURCHASERS", (which term or

Handwritten signature/initials

Nisha Jain
[Signature]



expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successor or successors-in-office and/or assigns) of the SECOND PART:

AND

- (1) SMT. MADHU SURANA (PAN No. ALGPS0599B) wife of Sri Saroj Kumar Surana, by faith - Hindu, by occupation - Business, residing at 199/5, M.G. Road, Second Floor, Kolkata - 700 007, (2) SRI SHRENIK SURANA (PAN No. APLPS4617R) son of Sri Saroj Kumar Surana, by faith - Hindu, by occupation - Business, residing at 199/5, M.G. Road, Second Floor, Kolkata - 700 007, (3) SRI NISHIT JAIN (PAN No. AFPPJ8996L.) represented by his father and constituted attorney Sri Bharat Jain, ^{Son of late Bansilal Jain} by faith - Hindu, by occupation - Business, residing at 25, Ballygunge Circular Road, Kolkata - 700 019, Police Station - Ballygunge, (4) AKHIL ORCHARDS PVT. LTD., (PAN No. AADCA1284A.) a private limited company, within the meaning of the Companies Act, 1956, having its office at 25A, Camac Street, 3/13, Vardaan, Kolkata - 700 016, Police Station - Shekespare Sarani, represented by its Director SRI SAROJ KUMAR SURANA, (PAN No. ALSPS6102J) (5) BANSILAL CREDIT PVT. LTD., (PAN No. AABCB0581D.) a private limited company, within the meaning of the Companies Act, 1956, having its office at 25A, Camac Street, 3/13, Vardaan, Kolkata - 700 016, Police Station - Shekespare Sarani, represented by its Director SRI PRADEEP KUMAR HIRWAT, (6) BACCHRAJ FARMS PVT. LTD., (PAN No. AABCB4297Q.) a private limited company, within the meaning of the Companies Act, 1956, having its office at 25A, Camac Street, 3/13, Vardaan, Kolkata - 700016, Police Station - Shakespeare Sarani, represented by its Director SMT. EELA JAIN, (7) MERWARA HOTELS PVT. LTD., (PAN No. AADCM1356K.) a private limited company, within the meaning of the Companies Act, 1956, having its office at 25A, Camac Street, 3/13, Vardaan, Kolkata - 700016, Police Station - Shakespeare Sarani, represented by its Director SRI SANTOSH KUMAR SHARMA, (8) MSB MERCANTIELS PVT. LTD.



(PAN No.AABC7969E.) a private limited company, within the meaning of the Companies Act, 1956, having its office at 3A, Camac Street, Third Floor, Kolkata - 700016, Police Station - Shakespear Sarani, represented by its Director **GOPAL PRASAD BHOJNAGARWALA**, hereinafter called the "**CONFIRMING PARTIES**", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successor or successors-in-office and/or assigns) of the **THIRD PART**:

WHEREAS:

A) One Messrs. Green Vally Towers Pvt. Ltd. having registered office at No. 50, Jawaharlal Nehru Road, Kolkata was seized and possessed or otherwise well and sufficient entitled as absolute owner in respect of **All That** the several pieces or parcels of plots of Lands in aggregate measuring **232.65 Sataks** situate lying at and comprised in **R.S. Dag Nos. 120, 122 and 123** under L.R. Khatian Nos. 256, 177, 79, 327, 675, 15, 754, 49, 670, 589, 336, 77, 871, 466, 446, 457, 362, 400, 393, 21, 77, 368 and 362 within **Mouza-Kochpukur, P.S.-K.L.C., P.O.-Bamanghata, J.L.No.-2** within Bamanghat Gram Panchayet, Dist- 24 Parganas (South) (herein after referred to as the "said Land") by virtue of **3 (three) Deeds of Conveyance** respectively dated **27.08.2004, 12.10.2004** and **19.10.2004** being Deed Nos. 5626, 5659 and 7073 respectively for the year **2004** all registered at the Office of the District Sub Registrar-III, Alipore.

B) By a **Deed of Conveyance** dated **12.08.2007** registered at the Office of the **Additional Registrar of Assurances, Calcutta** in **Book No.1, Vol-1, Pages 1 to 45** being No. 08088 for the year 2007, the said owner Messrs. Green Vally



Towers Pvt. Ltd. sold, transferred and conveyed unto and in favour of Sri Aditya Mundhra and 19 (nineteen) others, being the Vendors and the Confirming Parties abovenamed **All That** the "said Land", more fully described in the Schedule "A" there under written as also described in the *First Schedule* hereunder written.

C) The Vendors above named alongwith the confirming Parties herein, therefore jointly became seized and possessed of or otherwise well and sufficiently entitled as absolute owners in respect of the "said Land", morefully described in the *First Schedule* hereunder written, free from all encumbrances whatsoever.

D) Since after the purchase of the "said Land" as aforesaid, the Vendors abovenamed alongwith the Confirming Parties herein duly applied for and have their names mutated as the joint owners in possession in respect of the "said Land" in the records of B.L & L.R.O., Bhangore -II.

E) In the premises aforesaid, the Vendors herein alongwith the Confirming Parties abovenamed are jointly seized and possessed of or otherwise well and sufficiently entitled as absolute owners in respect of All That the pieces or parcels of Plots of Danga Land in aggregate measuring about **213.40 Sataks** comprised in R.S. Dag Nos. **122 & 123** under present L.R. Khatian Nos. 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037 and 1038 within Mouza-Kochpukur, Bamanghata, District - 24 Parganas (South), more fully described in the



Second Schedule hereunder written and also shown and delineated in Red borders in the map of plan annexed hereto and thereon marked "X" (herein after referred to as the "said Plots of Land"), each having equal undivided $1/20^{\text{th}}$ (one-twentieth) share or interest therein. Accordingly the Vendors herein have been jointly the owners of an undivided $3/5^{\text{th}}$ (three-fifth) share or interest and the Confirming Parties abovenamed have been jointly the owners of the remaining undivided $2/5^{\text{th}}$ (two-fifth) share or interest in the "said Plots of Land".

F) The Vendors herein have since jointly agreed and decided to sell and dispose of All That the Vendors' undivided $3/5^{\text{th}}$ (three-fifth) share or interest in "said Plots of Land" being the pieces or parcels of Plots of Land measuring about 213.40 Sataks comprised in R.S. Dag Nos. 122 & 123 under present L.R. Khatian Nos. 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037 and 1038 within Mouza-Kochpukur, Bamanghata, District - 24 Parganas (South), more fully described in the *Third Schedule* hereunder written (herein after referred to as the "said undivided share or interest in the said Plots of Land"). The Confirming Parties however decided to continue to own and hold their undivided $2/5^{\text{th}}$ (two-fifth) share or interest in the "said Plots of Land".

G) The Vendors alongwith the Confirming Parties abovenamed represented and assured the Purchasers abovenamed as follows:-



otherwise dispose of their "*said undivided share or interest in the said Plots of Land*" in favour of the intending buyers:

- (xi) That in the event the Purchasers abovenamed purchase the Vendors' "*said undivided share or interest in the said Plots of Land*" then the Purchasers abovenamed alongwith the Confirming Parties herein shall jointly be entitled to own, hold, occupy, possess and enjoy the "*said Plots of Land*" and in such case, the Vendors herein shall render their best cooperation and assistances to the Purchasers and the Confirming Parties in the matter of change of user of the "*said Plots of Land*" for use of the same for residential/commercial housing as also in obtaining of all necessary permissions, approvals, clearances, sanctions and no objection including sanction of plan for construction of residential bungalows and other structures at portions of the "*said Plots of Land*" and further mutation of the names of the Purchasers and the Confirming Parties as the owners in possession in respect of the "*said Plots of Land*" in the records of the concerned govt. authorities and/or departments including office of the B.L. & L.R.O.

H) The Vendors abovenamed have agreed to sell and the Purchasers herein have agreed to purchase All That the Vendors' "*said undivided share or interest in the said Plots of Land*", more fully described in the *Third Schedule*



- (v) That the "said Plots of Land" had not vested and are not adversely affected by the provisions of the W.B.Land Reforms Act and/or the West Bengal Estates Acquisition Act and/or the Urban Land (Ceiling and Regulation) Act of 1956 or any other acts or statutes;
- (vi) That the "said Plots of Land" or any portion thereof have not been acquired by the State of West Bengal nor the same are subject matter of any pending acquisition and/or requisition proceedings;
- (vii) That the "said Plots of Land" are beyond the area limits of HIDCO and/or the New Township Project (N.T.P.) Area;
- (viii) That since after the purchase of the "said Plots of Land", the Vendors herein alongwith the Confirming Parties abovenamed have been jointly in *khas* and peaceful possession of the "said Plots of Land", without any objection, hindrance or obstruction by or on behalf of any one whatsoever;
- (ix) That the land revenue on account of and in respect of the "said Plots of Land" have duly been paid for the period up to the year 2007;
- (x) That there are no restrain orders by any Court of Law nor any other impediment of any nature for the Vendors to sell or



hereunder written, free from all encumbrances whatsoever at or for the agreed consideration.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said Agreement and further in consideration of the sum of Rs.1,34,46,880/= (Rupees One Crore Thirty Four Thousand Forty Six Thousand Eight Hundred Eighty) Only paid on or before the execution of these presents to the Vendors by the Purchasers (the receipt whereof the Vendors abovenamed do and each of them doth hereby as also by the Memorandum hereunder written admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers as also the "*said undivided share or interest in the said Plots of Land*" hereby intended to be sold transferred and conveyed) the Vendors abovenamed do and each of them doth hereby grant sell transfer convey assign and assure and the Confirming Parties abovenamed do and each of them hereby confirm unto and in favour of the Purchasers above named **All That** the Vendors' undivided $3/5^{\text{th}}$ (three-fifth) share or interest in the "*said Plots of Land*" namely the piece or parcels of **Danga Land** measuring about 162 Sataks in R.S. Dag No. 122 and **Danga Land** measuring about 51.40 Sataks in R.S.Dag No.123 in aggregate measuring about 213.40 Sataks (equivalent to 6 (six) Bighas 9 (nine) Cottahs 5 (five) Chittacks and 15 (fifteen) Square Feet) under present L.R. Khatian Nos. 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037 and 1038 (formerly under L.R. Khatian Nos. 256, 177, 79, 327, 675, 15, 754, 49, 670, 589, 336, 77, 871, 466, 446, 457, 362, 400, 393, 21, 77, 368, 362) within Mouza – Kochpukur, Police



Station - K.L.C., P.O. Bamanghata, J.L. No. 2, within the limit of Bamanghata Gram Panchayet, Additional District Sub-Registration Office, Bhangore, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, in the District of 24-Parganas (South), and shown and delineated in RED borders in the map or plan annexed hereto, more fully described in the *Third Schedule* hereunder written. (hereinafter referred to as the "*said undivided share or interest in the said Plots of Land*"), free from all encumbrances, mortgages, charges, liens, dispendens, claims, demands liabilities, acquisitions, requisitions, alignments, attachments, leases, tenancies, Barga, Wakf, Debutter and Trusts whatsoever;

OR HOWSOEVER OTHERWISE the "*said undivided share or interest in the said Plots of Land*" or any part or portion thereof are now or heretofore were or was situated butted bounded called known numbered described and distinguished;

TOGETHER WITH all compounds, areas, ways, paths, passages, sewers, drains, water, water courses, plants, trees, crops, bushes and all manner of connections and all other rights of land comprised therein AND ALL liberties, privileges, easements, and appurtenances whatsoever thereunto belonging or held or occupied therewith or reputed to belong or appurtenant thereto AND THE reversion or reversions, remainder or remainders AND THE rents, issues and profits of the "*said Plots of Land*" to the extent of $3/5^{\text{th}}$ (three-fifth) part or portion thereof AND ALL the estates, right, title, interest, property, claim and demands whatsoever both at law and in equity of the Vendors into, upon and in any manner concerning the "*said undivided share or interest in the said Plots*"



of Land" and every part thereof **TOGETHER WITH** all deeds, pattahs, muniments, writings and evidences of title and other documents exclusively relating to or concerning the "*said undivided share or interest in the said Plots of Land*" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any other person or persons from whom the Vendors can or may procure the same, without any action or suit at law or in equity;

TO HAVE AND TO HOLD the "*said undivided share or interest in the said Plots of Land*", more fully described in the *Third Schedule* hereunder written, hereby sold, granted, conveyed, transferred or otherwise assured and confirmed or expressed or intended so to be unto and to the use of the Purchasers abovenamed, absolutely and for ever, without any manner of condition use trust and other things whatsoever to alter, defeat, encumber or make void the same and free from all encumbrances mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, alignments, requisitions, leases, tenancies, attachments, Barga, Dubutter, Wakf and Trusts whatsoever and also as per the nature and tenure of the said Plots of Land;

AND THE VENDORS AND THE CONFIRMING PARTIES

abovenamed do and each of them doth hereby covenant with the Purchasers above named as follows: -

THAT notwithstanding any act deed matter or thing whatsoever by the Vendors or their predecessors-in-title done, committed, executed or knowingly suffered to the contrary, the Vendors are now lawfully and absolutely seized



and possessed of or otherwise well and sufficiently entitled to the "*said undivided share or interest in the said Plots of Land*" hereby granted, sold, conveyed, and transferred, without any manner of condition use, trust or other things whatsoever to alter defeat encumber or make void the same;

AND THAT notwithstanding any act deed matter or thing whatsoever as aforesaid, the Vendors have good right, full power and absolute authority and indefeasible title to grant, sell, convey and transfer the "*said undivided share or interest in the said Plots of Land*" hereby granted, sold, conveyed, transferred or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents;

AND THAT the Purchasers alongwith the Confirming Parties abovenamed shall and may from time to time and at all times hereafter peaceably and quietly enter into, hold occupy, own, use possess and enjoy the "*said plots of land*", **AND** receive the rents, issues and profits thereof, without any lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any estate or interest or right in the "*said Plots of Land*";

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged by and at the costs and expenses of the Vendors and well and sufficiently indemnified of from and against all and all manner of costs, charges, losses, expenses and damages whatsoever as also against all claims charges, mortgages and encumbrances whatsoever made



suffered, created, done, executed or occasioned by the Vendors or any other person or persons whatsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

AND THAT the "said Plots of Land" are not affected by any Barga or any attachment including attachment under any Certificate case or any proceeding started at the instance of the Income Tax authorities or the Estate Duty authorities or other Government authorities under the Public Demands Recovery Act or any other acts or otherwise whatsoever;

AND THAT no notice has been issued nor any declaration has been made or published for acquisition or requisition of the "said Plots of Land" or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force AND THAT the "said Plots of Land" or any part thereof are not affected by any notice or proceeding for acquisition or requisition under the Land Acquisition Act or Rules framed there under or any other Acts or enactments whatsoever;

AND THAT the "said Plots of Land" or portions thereof were or was not vested nor are adversely affected by the provisions of the W.B. Land Reforms Act and/or the W.B. Estate Acquisition Act and/or the Urban Land (Ceiling & Regulation) Act, 1976 nor there are any impediment for the Vendors to grant, transfer, convey, sell, assign and assure the "*said undivided share or interest in the said Plots of Land*" in favour of the Purchasers in the manner aforesaid;

AND THE VENDORS do and each of them doth hereby also covenant with the Purchasers that the Vendors and all other persons having or lawfully or



equitably claiming any estate, right, title or interest, trust, property, claim and demand whatsoever in the "said undivided share or interest in the said Plots of Land" hereby sold conveyed granted and transferred or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the requests and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more perfectly assuring the same and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required;

AND THE Purchasers abovenamed having been duly delivered on or before the execution of this Deed all the original title deeds, documents and papers, concerning or relating to the "said Plots of Land" do and each of them doth hereby covenant with the Vendors as also the Confirming Parties herein that they shall and will at all times hereafter at the requests and costs of the Vendors and/or the Confirming Parties, who continue to own and hold land measuring about 18 Sataks comprised in R.S.Dag No.120 under present L.R.Khatian Nos. 1019 to 1038, within Mouza Kochpukur, Bamanghata, South 24 Paraganas, produce to them or their transferees or as they or any of them shall direct the said hereinbefore in part recited Deeds of Conveyance respectively dated 12.10.2004 and 12.08.2007 for evidencing their title to the said plot and also furnish to the Vendors and/or the Confirming Parties or their transferees, copies of or extracts from the said deeds and documents and shall and will in the meanwhile keep the same safe, damage by fire or other accidents excepted;



AND THE Vendors above named do and each of them doth hereby also agree and covenant with the Purchasers as also the Confirming Parties as follows:

- (a) That the Vendors herein alongwith the Confirming Parties shall jointly be responsible to bear and pay the land revenue and all other rates, taxes and outgoings whatsoever on account and in respect of the "said Plots of Land" for the period up to the date hereof;
- (b) That the Purchasers herein may duly apply for and have their names mutated as the Owners jointly with the Confirming Parties in respect of the "said Plots of Land" in the records of the B.L. & L.R.O. and other appropriate Govt. Authorities and/or Departments and in this respect, the Vendors hereby accord their consent and also agree to render their best cooperation and assistance to the Purchasers, as may from time to time be required;
- (c) That the Purchasers herein alongwith the Confirming Parties may duly apply for and have the user of the "said Plots of Land" or portion thereof changed for use of the same for residential/commercial housing and in this respect the Vendors shall have no objection and shall also accord their consent and further agree to render their best Co-operation and assistance to the Purchasers as also the Confirming Parties, as may from time to time be required;
- (d) That the Vendors herein shall also extend their cooperation and assistance in the matter of the Purchasers alongwith the Confirming Parties jointly applying for and obtaining all necessary permissions.



approvals, clearances, sanctions and no objection including sanction of the plan from all concerned Govt. Authorities and/or Departments including the Office of the B.L.& L.R.O. and Bamanghata Gram Panchayat for the development of the "said Plots of Land" and/or construction of residential *housings* and other structures whatsoever;

THE FIRST SCHEDULE ABOVE REFERRED TO

("said Land")

All That the piece or parcel of Land measuring about ²³²⁻⁶⁵ ~~54.40~~ Sataks in R.S. Dag Nos. 120, 122 and 123 under L.R. Khatian No. 256, 177, 79, 327, 675, 15, 754, 49, 670, 589, 336, 77, 871, 466, 446, 457, 362, 400, 393, 21, 77, 368, 362 within Mouza - Kochpukur, Police Station - K.L.C., P.O. Bamanghata, J.L. No. 2, within the limit of Bamanghata Gram Panchayet, Addl. Dist. Sub-Registered Office Bhangore, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, in the District of 24-Parganas (South) and the same butted and bounded as follows:-

ON THE NORTH : R.S. Dag No. 107, 106;
ON THE SOUTH : Road & Part of R.S. Dag No. 120;
ON THE EAST : Partly R.S. Dag No. 124 and partly R.S. Dag No. 132;
ON THE WEST : R.S. Dag No. 120(P), 121 and 109.

THE SECOND SCHEDULE ABOVE REFERRED TO

("said Plots of Land")

All That the piece or parcel of **Danga Land** measuring about **162.00 Sataks** in R.S. Dag No. 122 and Danga Land measuring about **51.40 Sataks** in R.S. Dag No. 123 {in aggregate measuring about **213.40 Sataks** (equivalent to 6 (six)

Agarwal
Holityal



Bighas 9 (nine) Cottahs 5 (five) Chittacks and 15 (fifteen) Square Feet) be the same a little more or less under present L.R. Khatian Nos. 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037 and 1038 (formerly under L.R. Khatian No. 256. 177, 79, 327, 675, 15, 754, 49, 670, 589, 336, 77, 871, 466, 446, 457, 362, 400, 393, 21, 77, 368, 362) within Mouza – Kochpukur. Police Station – K.L.C., P.O. Bamanghata, J.L. No. 2. within the limit of Bamanghata Gram Panchayet. Additional District Sub-Registration Office Bhangore. and according to the settlement Record of rights finally published the said Plots of Land are comprised in Pargana – Kalikata, in the District of 24-Parganas (South) and the same shown and delineated in Red borders in the map on plan marked "X" annexed hereto and butted and bounded as follows:-

ON THE NORTH : R.S. Dag No. 107, 106;
ON THE SOUTH : R.S. Dag No. 120;
ON THE EAST : Partly R.S. Dag No. 124 and partly R.S. Dag No. 132;
ON THE WEST : R.S. Dag No. 120(P), 121 and 109.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Vendors' "said undivided share or interest in the said Plots of Land"

All That the Vendors' undivided $\frac{3}{5}^{\text{th}}$ (three-fifth) share or interest in the piece or parcel of Danga Land measuring about 162.00 Sataks (i.e. 97.20 Sataks) in R.S. Dag No. 122 and Danga Land measuring about 51.40 Sataks (i.e. 30.84 Sataks) in R.S. Dag No. 123 (in aggregate measuring about 213.40 Sataks) ((equivalent to 6 (six) Bighas 9 (nine) Cottahs 5 (five) Chittacks and 15 (fifteen) Square Feet) (i.e. 128.04 Sataks (equivalent to 3 (three) Bigha



17 (seventeen) Cottahs 9 (nine) Chittacks and 27 (twenty seven) Square Feet)) be the same a little more or less under present L.R. Khatian Nos. 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037 and 1038 (formerly under L.R. Khatian No. 256, 177, 79, 327, 675, 15, 754, 49, 670, 589, 336, 77, 871, 466, 446, 457, 362, 400, 393, 21, 77, 368, 362) within Mouza – Kochpukur, Police Station – K.L.C., P.O. Bamanghata, J.L. No. 2, within the limit of Bamanghata Gram Panchayet, Additional District Sub-Registration Office Bhangore, and according to the settlement Record of rights finally published the said Plots of Land are comprised in Pargana – Kalikata, in the District of 24-Parganas (South) and the same shown and delineated in Red borders in the map on plan marked "X" annexed hereto:-

R.S.Dag No.	Nature	Sold Area
122	Danga	97.20 Sataks
123	Danga	30.84 Sataks
	Total:	128.04 Sataks

The property is butted and bounded as follows:-

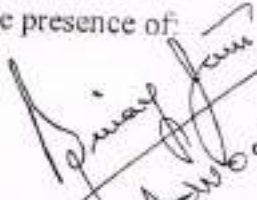
- ON THE NORTH : R.S. Dag No. 107, 106;
ON THE SOUTH : R.S. Dag No. 120;
ON THE EAST : Partly R.S. Dag No. 124 and partly R.S.Dag No.132;
ON THE WEST : R.S. Dag No. 120(P), 121 and 109.

IN WITNESS WHEREOF the Vendors abovenamed have put their respective hands and signatures the day month and year first above written;



SIGNED SEALED AND DELIVERED

by the Vendors abovenamed at Kolkata in
the presence of:


Advocate -

S - J - K - T -
SANJAY KUMAR JAIN
13/11B SWINHOE STREET
KOLKATA 19

- 1- Aditya 
(ADITYA MUNDHRA)
- 2- Indira Gandhi
(INDIRA GANDHI)
- 3- Resha Mundhra (Dujari)
(RESHA MUNDHRA DUJARI)
- 4- Nisha Sadani
(NISHA SADANI)
- 5- Sudarshan Mishra
(SUDARSHAN MISHRA)
- 6- Saumabh Tapdiya
(SAURABH TAPDIYA)
- 7- Kusumi Devi Mundhra
(KUSUM DEVI MUNDHRA)
- 8- Eela Jain
(EELA JAIN)
- 9- Sajjan Dugar
(SAJJAN DUGAR)
- 10- Shurti Dugar
(SHURTI DUGAR)
- 11- Gopal Prasad Bhatnagar
(GOPAL PRASAD BHATNAGAR)
- 12- Ravi Bhatia
(RAVI BHATIA)



SIGNED SEALED AND DELIVERED

by the Purchasers abovenamed at Kolkata
in the presence of:

[Signature]
Advocate

S-3 k T-
SANJAY KUMAR JAIN

- 1 - FOR MANOHAR LAL MEET JAIN (HUF)
Manohar Lal Jain
KARTA (HUF)
- 2 - for Meet Jain HUF
Meet Jain
Karta
- 3 - Bina Jain
- 4 - Nisha Jain
- 5 - Rajendra Lal Gangwal
- 6 - Nisha Gangwal
- 7 - Rohit Gangwal
(ROHIT GANGWAL)
for ANIND KUMAR JAIN (HUF)
- 8 - Anind Kumar Jain
(KARTA)
- 9 - Rosy Jain
(ROSY JAIN)
- 10 - Bijay Kumar Jain H.U.F.
[Signature]
Member
(SANDEEP JAIN)
- 11 -

Drafted by

[Signature]
Advocate

For SUMAN PROPERTY (P) LTD.

[Signature]
Director
(SANDEEP JAIN)



SIGNED SEALED AND DELIVERED

by the **Confirming Parties** abovenamed at
Kolkata in the presence of:

[Handwritten signature]
Advocate

S → K-T-
SANSAR KUMAR STAIN

1- Madhu Suzana

2- Shrenik Suran
(SHRENIK SURANA)

3- *[Signature]*
For Nishit Jain as Constituted
Attorney
OF ALEXIS ORCHARDS PVT. LTD

4- *[Signature]*
SHADI KUMAR SUZANA
BANSILAL CREDIT PVT. LTD.

5- Pradeep Kumar Hirawat
Director
(PRADEEP KUMAR HIRAWAT)

For BACCHRAJ FARMS PVT. LTD

6- Eela Jain
Eela JAIN

7- MEKWARA HOTELS PVT. LTD

8- *[Signature]*
Director (Authorized Signatory)
(SANTOSH K. SHARMA)

For MSB Mercantiles Pvt. Ltd

[Signature]
Director

(GOPAL PRASAD BHADOURIA GARHWAL)



Received of and from the within named Purchasers the
within mentioned consideration sum as per the
Memorandum of Consideration hereunder written.....

Rs.1,34,46,880.00

(Rupees One Crore Thirty Four Thousand Forty Six Thousand Eight
Hundred Eighty) Only.


MEMORANDUM OF CONSIDERATION

1. By 6 (six) several Cheques respectively Nos. 547245 to 547250 all dated 09.04.2009 for Rs.87,935/= each drawn on Andhra Bank, Ezra Street Branch, Kolkata respectively in favour of the Vendor Nos. 1 to 6 abovenamed issued by Manohar Lal Meet Jain H.U.F. Rs. 5,27,610.00
2. By 6 (six) several Cheques respectively Nos. 811132 to 811137 all dated 09.04.2009 for Rs.87,935/= each drawn on ICICI Bank, R. N. Mukherjee Road Branch, Kolkata respectively in favour of the Vendor Nos. 7 to 12 abovenamed issued by Manohar Lal Meet Jain H.U.F. Rs. 5,27,610.00
3. By 12 (twelve) several Cheques respectively Nos. 350369 to 350375 and Cheque Nos. 548851 to 548855 all dated 09.04.2009 drawn on Andhra Bank, Ezra Street Branch, Kolkata respectively in favour of the Vendors abovenamed issued by Meet Jain HUF Rs. 10,55,220.00
4. By 12 (twelve) several Cheques respectively Nos. 544281 to 544292 all dated 09.04.2009 for Rs.87,935/= each drawn on Andhra Bank, Ezra Street Branch, Kolkata respectively in favour of the Vendors abovenamed issued by Smt. Bina Jain Rs. 10,55,220.00
5. By 12 (twelve) several Cheques respectively Nos. 236622 to 25 and Cheque Nos. 548776 to 548783 all dated 09.04.2009 for Rs.87,935/= each drawn on Andhra Bank, Ezra Street Branch, Kolkata respectively in favour of the Vendors abovenamed issued by Smt. Nisha Jain Rs. 10,55,220.00
6. By 12 (twelve) several Cheques respectively Nos. 288086 to 288097 all dated04.2009 for Rs.89,333/= each drawn on Canara Bank, L.C.Road Branch, Kolkata respectively in favour of the Vendors abovenamed issued by Shri Rajendra Kumar Gangwal Rs.10,71,996.00
7. By 12 (twelve) several Cheques respectively Nos. 196484 to 196490 and Cheque Nos.487706 to 487710 all dated04.2009 for Rs.89,333/= each drawn on Canara Bank, L.C.Road Branch, Kolkata, respectively in favour of the Vendors abovenamed issued by Smt Nisha Devi Gangwal Rs. 10,71,996.00



8.	By 12 (twelve) several Cheques respectively Nos. 490441 to 490450 and Cheque Nos. 196459 to 196460 all dated04.2009 for Rs.89,333/= each drawn on Citi Bank N.A., Kolkata Branch respectively in favour of the Vendors abovenamed issued by Sri Rohit Gangwal	Rs. 10,71,996.00
9.	By 12 (twelve) several Cheques respectively Nos. 548531 to 548542 all dated 10.04.2009 for Rs.83,750/= each drawn on Andhra Bank, Ezra Street Branch, Kolkata respectively in favour of the Vendors abovenamed issued by Arvind Kumar Jain HUF	Rs. 10,05,000.00
10.	By 12 (twelve) several Cheques respectively Nos. 542082 to 542093 all dated 10.04.2009 for Rs.83,750/= each drawn on Andhra Bank, Ezra Street Branch, Kolkata respectively in favour of the Vendors abovenamed issued by Smt. Rosy Jain	Rs. 10,05,000.00
11.	By 8 (eight) several Cheques respectively Nos. 000085 to 000092 all dated 11.04.2009 for Rs.83,333/= each drawn on Standard Chartered Bank, Old Court House Street Branch, Kolkata respectively in favour of the Vendor Nos. 1 to 8 abovenamed issued by Bijay Kumar Jain HUF	Rs. 6,66,664.00
12.	By 4 (four) several Cheques respectively Nos. 000093 to 000096 all dated 11.04.2009 for Rs.83,334/= each drawn on Standard Chartered Bank, Old Court House Street Branch, Kolkata respectively in favour of the Vendor Nos. 9 to 12 abovenamed issued by Bijay Kumar Jain HUF	Rs. 3,33,336.00
13.	By 12 (twelve) several Cheques respectively Nos. 355905 to 355916 all dated 11.04.2009 for Rs.2,50,000/= each drawn on Standard Chartered Bank, Church Lane Branch, Kolkata respectively in favour of the Vendors abovenamed issued by M/s Suman Property Pvt. Ltd.	Rs. 30,00,000.00
14.	By Cash	Rs. 12.00
Total:		Rs.1,34,46,880.00

(Rupees One Crore Thirty Four Thousand Forty Six Thousand Eight Hundred Eighty) Only.

Witness:

 Anand Jain
 Advocate












Smt
 SANSKY KUMAR JAIN


 Aditya
 - Neha Gadhvi
 - Rasha Mathur (Diyari)
 - Nisha Sankhvi
 Indiranagar Mumbai
 - Samrati Tapdiya
 - Karam Devi Mundhria
 - Bela Jain
 - Pooja Prasad Singh
 Srijana Dasgupta
 Ananta Sengupta
 - Ram Bhatia
 












SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executans.





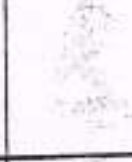



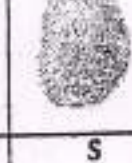
(C4)

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p>Sag' Karam Suman</p>	<p>Sag' Karam Suman</p>				

(C1)

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p>Madhu Suman</p>	<p>Madhu Suman</p>				

(C2)

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p>Shreshik Suman</p>	<p>Shreshik Suman</p>				



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executans.

(C5)



BANSILY... PVT LTD.
Pradheep Kumar Hirani
Director

S	R	M (Left Hand)		I	T		
T	I	M (Right Hand)		R	S		
		Pradheep Kumar Hirani					

(C7)



... HOTELS PVT LTD
Sanjay Kumar Sharma
Director

S	R	M (Left Hand)		I	T		
T	I	M (Right Hand)		R	S		
		Sanjay Kumar Sharma					

























S	R	M (Left Hand)		I	T		
T	I	M (Right Hand)		R	S		



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executans.

(P8)

	 S	 R	  (Left Hand)			
			  (Right Hand)			
	Anand Kumar Jain ✓		Anand Kumar Jain			
		 S	 R	  (Left Hand)		
				  (Right Hand)		
		Rosy Jain		Rosy Jain		
		 S	 R	  (Left Hand)		
				  (Right Hand)		
		Ashutosh				

(P9)

(P10)


































(P11)



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executans.

P5

✓	 <i>Rajender Kumar Gangwal</i>					
		S	R	M (Left Hand)	I	T
						
		T	I	M (Right Hand)	R	S
✓	 <i>Nisha Gangwal</i>					
		S	R	M (Left Hand)	I	T
						
		T	I	M (Right Hand)	R	S
✓	 <i>Rohit Gangwal</i>					
		S	R	M (Left Hand)	I	T
						
		T	I	M (Right Hand)	R	S

P6












P7



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executans.

P4












 Nisha Jain ✓					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executants.

P3












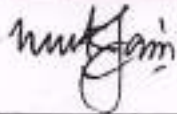
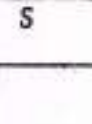
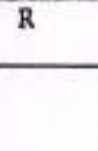
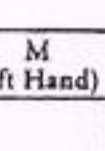
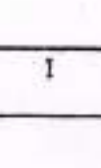
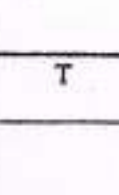
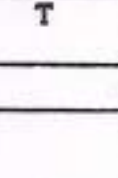
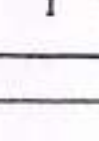
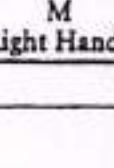
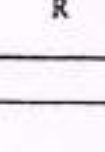
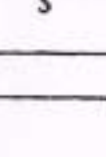
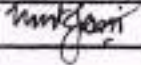
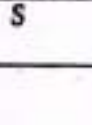
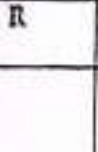
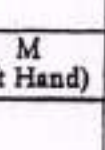
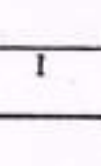
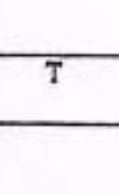
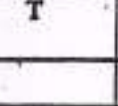

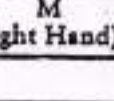
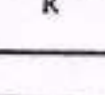
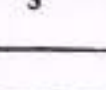
 Bina Jain	 S	 R	 M (Left Hand)	 I	 T
	 T	 I	 M (Right Hand)	 R	 S
	Bina Jain				



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executans.

P2












					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executans.

P1












					
	S	R	M (Left Hand)	I	
					
	T	I	M (Right Hand)	R	S
<i>Manojan Lal Jain</i>	<i>Manojan Lal Jain</i>				
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executants.

12












					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p>Rai Bhalra</p>	<p>Rai Bhalra</p>				
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executans.





















11
CB

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
	<i>Good Prasad Singh</i>	<i>Good Prasad Singh</i>			
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executants.












9						
		S	R	M (Left Hand)	I	T
						
		T	I	M (Right Hand)	R	S
	<i>Sijau Dugar</i>	<i>Sijau Dugar</i>				
10						
		S	R	M (Left Hand)	I	T
						
		T	I	M (Right Hand)	R	S
	<i>Shanti Dugar</i>	<i>Shanti Dugar</i>				
		S	R	M (Left Hand)	I	T
		T	I	M (Right Hand)	R	S



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executans.


































6

 <i>Lauvabh Tapdiya</i>					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executans.












1	 <i>Aditya</i>	 S	 R	 M (Left Hand)	 I	 T
		 T	 I	 M (Right Hand)	 R	 S
3	 <i>Resha Mundhra (Dujari)</i>	 S	 R	 M (Left Hand)	 I	 T
		 T	 I	 M (Right Hand)	 R	 S
7	 <i>Kusum Davi Mundhra</i>	 S	 R	 M (Left Hand)	 I	 T
		 T	 I	 M (Right Hand)	 R	 S














SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executans.












2

					
	S	R	M (Left Hand)	I	T
					
I	I	M (Right Hand)	R	S	
Indira Sondli	Indira	Sondli			

5

					
	S	R	M (Left Hand)	I	
					
T	I	M (Right Hand)	R	S	
Sidarshan Mimani	Sidarshan	Mimani			

4

					
	S	R	M (Left Hand)	I	T
					
T	I	M (Right Hand)	R	S	
Nisha Sadani	Nisha	Sadani			



Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number :I-04174 of :2009
(Serial No. 02588, 2009)

Payment of Fees:

Fee Paid in rupees under article : A(1) = 147906/- . E = 14/- . I = 55/- . M(a) = 25/- . M(b) = 4/- on:16/04/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 13446880/-

Certified that the required stamp duty of this document is Rs 806833 /- and the Stamp duty paid as: Impresive Rs- 100

Deficit stamp duty

Deficit stamp duty Rs 806800/- is paid, by the draft number 313432. Draft Date 13/04/2009 Bank Name STATE BANK OF INDIA, Dum Dum, received on :16/04/2009.

Executed by Attorney

1. Execution By Bharat Jain, son of ... 25, Ballygunge Circular Road Kolkata-19 ,Thana: Ballygunge By caste Hindu, by Profession :Business, as the constituted attorney of 1. Nishit Jain is admitted by him.
Identified By Sanjay Kumar Jain, son of Ghamandi Lal Saraogi 13/11 B. Swainhoe St. Kolkata-19 Thana: ... by caste Hindu, By Profession :Business.

Name of the Registering officer :Dines Kumar
Mukhopadhyay
Designation :A. R. A. -I KOLKATA



Additional of
Assurance
16 APR 2009

[Dines Kumar Mukhopadhyay]
A. R. A. -I KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF
KOLKATA
Govt. of West Bengal



Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number :I-04174 of :2009
(Serial No. 02588, 2009)

On 13/04/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 17 45 hrs on :13/04/2009,at the Private residence by Sandeep Jain,one of the Claimants

Admission of Execution(Under Section 58)

Execution is admitted on 13/04/2009 by

1. Aditya Mundhra, son of Shyam Sundar Mundhra ,C F-300, Saltlake City Calcutta-64 ,Thana ... By caste Hindu,by Profession :Business
2. Indra Gandhi, wife of Kamal Kishore Gandhi ,C F-305, Saltlake City Calcutta-64 ,Thana ... By caste Hindu,by Profession :Business
3. Resha Mundhra(Dujari), wife of Navneet Dujari ,A E-662, Saltlake City Calcutta-64 ,Thana ... By caste Hindu,by Profession :Business
4. Nisha Sadani, wife of Sameer Sadani ,113 B, Manohar Das Katra 3rd Floor Calcutta-07 ,Thana ... By caste Hindu,by Profession :House wife
5. Sudarshan Mimani, son of Bulaki Das Mimani ,16, Kali Krishna Tagore St. Calcutta-07 ,Thana ... By caste Hindu,by Profession :Business
6. Sourabh Tapdiya, son of P. L. Tapdiya ,Jail Road Wardha, Maharastra ,Thana ... By caste Hindu,by Profession :Business
7. Kusum Devi Mundra, wife of Shyam Sundar Mundra ,C F-300, Saltlake City Kolkata-64 ,Thana ... By caste Hindu,by Profession :Business
8. Eela Jain, wife of Bharat Jain ,25, Ballygunge Circular Road Kolkata-19 ,Thana Ballygunge, By caste Hindu,by Profession :House wife
9. Sajjan Devi Dugar, wife of Bharat Mal Dugar ,19, Synagogue St. City Centre, Room- 509 Kolkata-01 ,Thana Burrabazar, By caste Hindu,by Profession :Business
10. Shrub Dugar, wife of Vipul Dugar ,19, Synagogue St. City Centre, Room- 509 Kolkata-01 ,Thana Burrabazar, By caste Hindu,by Profession :Business
11. Gopal Prasad Bhojnagarwala, son of Lt. Mohan Lal Bhojnagarwala ,P-10, Howrah Bridge Approach Road Kolkata-01 ,Thana Burrabazar, By caste Hindu,by Profession :Business
12. Ravindar Bhatia, son of Jagadish Bhatia ,C-16, Jalvayu Vihar, Saltlake Kolkata-91 ,Thana Bidhan Nagar. By caste Hindu,by Profession :Business
13. Madhu Surana, wife of Saroj Kumar Surana ,199/5, M. G. Road, 2nd Floor Kolkata-07 ,Thana ... By caste Hindu,by Profession :Business
14. Shrenik Surana, son of Saroj Kumar Surana ,199/5, M. G. Road, 2nd Floor Kolkata-07 ,Thana ... By caste Hindu,by Profession :Business
15. Saroj Kumar Suraja, Director, Akhil Orchards Pvt. Ltd., 25 A, Camac St., 3/13, Vardaan, Kolkata-16, profession Business
16. Pradep Kumar Hirawat, Director, Bansilal Credit Pvt. Ltd., 25 A, Camac St., 3/13, Vardaan, Calcutta-16, profession Business

**Additional Registrar of
Assurances - Kolkata**
16 APR 2009

[Dinesh Kumar Mukhopadhyay]
A. R. A. -I KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF
KOLKATA

Govt. of West Bengal



Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number :I-04174 of :2009
(Serial No. 02588, 2009)

17. Eela Jain, Director, Bacchraj Farms Pvt. Ltd., 25 A, Camac St., 3/13, Vardaan, Calcutta-16, profession : Business
18. Santosh Kumar Sharma, Director, Merwara Hotels Pvt. Ltd., 25 A, Camac St., 3/13, Vardaan, Calcutta-16, profession : Business
19. Gopal Prasad Bhojnagarwala, Director, M S B Mercantiels Pvt. Ltd., 3 A, Camac St., 3rd Floor, Calcutta-16, profession : Business
20. Sandeep Jain, Director, M/ S, Suman Property Pvt. Ltd., 6 A, K. S. Ray Road, Ground Floor, Kolkata-01, profession : Business
21. Manohar Lall Jain, Karta, Manohar Lall Meer Jain H. U. F., 26 B, Camac St., Kolkata-16, profession : Business
22. Meet Jain, Karta, Meet Jain H. U. F., 26 B, Camac St., Kolkata-16, profession : Others
23. Bina Jain, wife of Manohar Lall , Flat- 6 B, 26 B, Camac St. Kolkata-16 ,Thana ... , By caste Hindu, by Profession : Business
24. Nisha Jain, wife of Meet Jain , Flat- 6 B, 26 B, Camac St. Kolkata-16 ,Thana ... , By caste Hindu, by Profession : Business
25. Rajendra Kumar Gangwal, son of Lt. Ratan Lal Gangwal , 8, Lower Rawdon St. Kolkata-20 ,Thana ... , By caste Hindu, by Profession : Business
26. Nisha Devi Gangwal, wife of Rajendra Kumar Gangwal , 8, Lower Rawdon St. Kolkata-20 ,Thana ... , By caste Hindu, by Profession : Others
27. Rohit Gangwal, son of Rajendra Kumar Gangwal , 8, Lower Rawdon St. Kolkata-20 ,Thana ... , By caste Hindu, by Profession : Business
28. Arvind Kumar Jain, Karta, Arvind Kumar Jain (H. U. F.), Flat- 6 C & D, 26 B, Camac St., Kolkata-16, profession : Business
29. Rosy Jain, wife of Arvind Jain , Flat- 6 C & D, 26 B, Camac St. Kolkata-16 ,Thana ... , By caste Hindu, by Profession : Service
30. Sandeep Jain, Authorised Signatory, Bijay Kumar Jain (H. U. F.), 6 A, K. S. Ray Road, Ground Floor, Kolkata-01, profession : Others

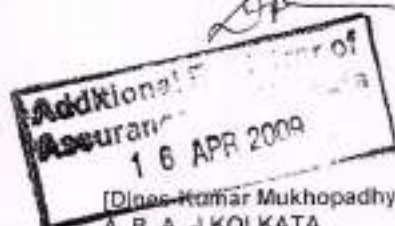
Identified By Sanjay Kumar Jain, son of Ghamandi Lal Saraogi 13/11 B, Swainhoe St. Kolkata-19 Thana ... , by caste Hindu, By Profession : Business.

Name of the Registering officer : Dines Kumar Mukhopadhyay
Designation : A. R. A. -I KOLKATA

On 16/04/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23.5 of Indian Stamp Act 1899.



OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF KOLKATA

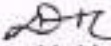
Govt. of West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 4016 to 4068
being No 04174 for the year 2009.




(Dines Kumar Mukhopadhyay) 17 April 2009
A. R. A. - I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal



DATED THIS 13th DAY OF April 2009

BETWEEN

SRI ADITYA MUNDHRA & OTHERS

..... VENDORS

AND

MANOHAR LAL MEET JAIN H.U.F. & OTHERS

..... PURCHASERS

AND

SMT. MADHU SURANA & OTHERS

..... CONFIRMING PARTIES

INDENTURE OF CONVEYANCE



2010
Additional of
Assurances Karnataka
13 APR 2009

09418

567/13/-08961/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 772859

Certified that the document is admitted to registration. The signature sheets and the endrocerment sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

THIS DEED OF PARTITION is made this 17th day of October..... Two Thousand and Thirteen;

BETWEEN

(1) SMT. MADHU SURANA (PAN No. ALGPS0599B) wife of Sri Saroj Kumar Surana, by faith - Hindu, by occupation - House Wife, of No. 199/5, M.G. Road, Second Floor, Police Station Burrabajar, Kolkata - 700007 represented by her Constituted Attorney Sri Shrenik Surana son of Sri Saroj Kumar Surana of No. 199/5, M.G. Road, Second Floor, Police Station Burrabajar, Kolkata - 700 007, (2) SRI SHRENIK SURANA (PAN No. APLP54617R) son of Sri Saroj Kumar Surana, by faith - Hindu, by occupation - Business, of No. 199/5, M.G. Road, Second Floor, Police Station Burrabajar, Kolkata - 700 007, hereinafter jointly called the "First Parties", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the FIRST PART;

Bina *[Signature]* Ref *[Signature]* AND *[Signature]* *[Signature]* *[Signature]* *[Signature]* *[Signature]*

122 - 162 Dec -
123 - 51.4 Dec -



81400

B. K. Jain & Co.
Advocates
6A, E. S. Roy Rd
Kolkata - 1

Sold to.....	
Address.....	
Value. Lacs.	
- 5 AUG 2013	
L.S.V., High Court Sujit Senker High Court, A.G.	

[Signature]
(SANDHEEP JAIN)



VC.T-1-5899

Dijay Kumar Jain H.U.F.

[Signature]
Member/Authorised Signatory



VC.T-1-5899



for SUMAN...

[Signature]
Director
(SANDHEEP JAIN)



VC.T-1-5900

[Signature]
District Sub-Registrar-III
Alipore, South 24-Parganas
7 OCT 2013

Madhya Sanaa by the Pa of
[Signature]
Constituted attorney
(SHRENIK SURANA)




VC.T-1-5900

identified by me.
[Signature] (Sanchori Mitra)
Advocate, High Court, Calcutta

(1) SRI NISHIT JAIN (PAN No. AFPPJ8996L) son of Sri Bharat Jain, by faith - Hindu, by occupation - Business, residing at 25, Ballygunge Circular Road, Police Station Ballygunge, Kolkata - 700 019, hereinafter called the "Second Party", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the SECOND PART:

AND

(1) AKHIL ORCHARDS PVT. LTD., (PAN No. AADCA1284A) an existing company within the meaning of the Companies Act, 1956, having its office at 25A, Camac Street, 3/13, Vardaan, Police Station - Shekespare Sarani, Kolkata - 700 016, represented by its Director/Authorised Signatory Smt.Eela Jain, wife of Sri Bharat jain residing at 25, Ballygunge Circular Road, Police Station Ballygunge, Kolkata - 700 019, (2) BANSILAL CREDIT PVT. LTD., (PAN No. AABCB0581D) an existing company, within the meaning of the Companies Act, 1956, having its office at 25A, Camac Street, 3/13, Vardaan Market, Police Station - Shekespare Sarani, Kolkata - 700 016, represented by its Director/Authorised Signatory Smt.Eela Jain, wife of Sri Bharat jain residing at 25, Ballygunge Circular Road, Police Station Ballygunge, Kolkata - 700 019, (3) BACCHRAJ FARMS PVT. LTD., (PAN No.AABCB4297Q) an existing company, within the meaning of the Companies Act, 1956, having its office at 25A, Camac Street, 3/13, Vardaan Market, Police Station - Shakespeare Sarani, Kolkata - 700016, represented by its Director/Authorised Signatory Smt.Eela Jain, wife of Sri Bharat jain residing at 25, Ballygunge Circular Road, Police Station Ballygunge, Kolkata - 700 019, (4) MERWARA HOTELS PVT. LTD., (PAN No. AADDMI356K) an existing company, within the meaning of the Companies Act, 1956, having its office at 25A, Camac Street, 3/13, Vardaan Market, Police Station - Shakespeare Sarani, Kolkata - 700016, represented by its Director/Authorised Signatory Smt.Eela Jain, wife of Sri Bharat jain residing at 25, Ballygunge Circular Road, Police Station Ballygunge, Kolkata

Bina
S
Pub
E.J
W
Nishit
g
Jain
RG


- 700 019, (5) MSB MERCANTIELS PVT. LTD., (PAN No.AABC7969E) an existing company, within the meaning of the Companies Act, 1956, having its office at 3A, Camac Street, Third Floor, Police Station - Shakespear Sarani, Kolkata - 700016, represented by its Director/ Authorised Signatory Smt.Eela Jain, wife of Sri Bharat Jain residing at 25, Ballygunge Circular Road, Police Station Ballygunge, Kolkata - 700 019, hereinafter jointly called the "Third Parties", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successor or successors-in-office and/or assigns) of the THIRD PART:

AND

(1) MANOHAR LALL MEET JAIN H.U.F., (PAN No. AACHM6784M) a Hindu Undivided Family, having its office at 26B, Camac Street, Police Station Shakespeare Sarani, 9th Floor, Flat No. 9A, Kolkata-700 016 represented by its Karta SRI MANOHAR LALL JAIN son of Late Mannalall Jain, residing at 26B, Camac Street, Police Station Shakespeare Sarani, 9th Floor, Flat No. 9A, Kolkata-700 016, (2) MEET JAIN H.U.F., (PAN No. AACHM9103L) a Hindu Undivided Family, having its office at 26B, Camac Street, Police Station Shakespeare Sarani, 9th Floor, Flat No. 9A, Kolkata-700 016 represented by its Karta SRI MEET JAIN son of Sri Manohar Lall Jain, residing at 26B, Camac Street, Police Station Shakespeare Sarani, 9th Floor, Flat No. 9A, Kolkata-700 016, (3) SMT. BINA JAIN (PAN No. ACJP6700B) wife of Sri Manohar Lall Jain, by faith - Hindu, by occupation - House wife, residing at 26B, Camac Street, Police Station Shakespeare Sarani, 9th Floor, Flat No. 9A, Kolkata-700 016, (4) SMT. NISHA JAIN (PAN No. ACVPJ3480E) wife of Sri Meet Jain residing at 26B, Camac Street, Police Station Shakespeare Sarani, 9th Floor, Flat No. 9A, Kolkata-700, hereinafter jointly called the "Fourth Parties", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors,

Bina

Jain

S

Meht

or

Assistant

of

RG

Meht Jain




administrators, legal representatives, successor or successors-in-office and/or assigns) of the FOURTH PART.

AND

(1) SRI RAJENDRA KUMAR GANGWAL, (PAN No. ADBPG2427P) son of Sri Ratan Lal Gangwal, by faith - Hindu, by occupation - Business, at present residing at 10E, Sriniket Building, 11, Ashoka Road, Police Station Alipore, Kolkata-700 027, (2) SMT. NISHA DEVI GANGWAL, (PAN No. ADBPG5054A) wife of Sri Rajendra Kumar Gangwal, by faith - Hindu, by occupation - House wife, residing at 10E, Sriniket Building, 11, Ashoka Road, Police Station Alipore, Kolkata-700 027, (3) SRI ROHIT GANGWAL, (PAN No. ADZPG7381E) son of Sri Rajendra Kumar Gangwal, by faith - Hindu, by occupation - Business, residing at 10E, Sriniket Building, 11, Ashoka Road, Police Station Alipore, Kolkata-700 027, hereinafter jointly called the "Fifth Parties", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the FIFTH PART.

AND

(1) ARVIND KUMAR JAIN H.U.F., (PAN No. AACHA4448L) a Hindu Undivided Family, having its office at Flat No. 6D, 6th Floor, 26B, Camac Street, Police Station Shakespeare Sarani, Kolkata-700 016, represented by its Karta SRI ARVIND KUMAR JAIN son of Late Mannalall Jain, residing at Flat No. 6D, 6th Floor, 26B, Camac Street, Police Station Shakespeare Sarani, Kolkata-700 016 (2) SMT. ROSY JAIN (PAN No. ACQPJ5801L) wife of Sri Arvind Kumar Jain, by faith - Hindu, by occupation - House Wife, residing at Flat No. 6D, 6th Floor, 26B, Camac Street, Police Station Shakespeare Sarani, Kolkata-700 016, hereinafter jointly called the "Sixth Parties", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs,

S
Alch.
RC
Arvind
Nisha
Rosy Jain


executors, administrators, legal representatives and/or assigns) of the
SIXTH PART;

AND

- (1) BIJAY KUMAR JAIN H.U.F., (PAN No.AACHB0281N) a Hindu Undivided Family having its office at No.6A, Kiran Shankar Roy Road, Ground Floor, Police Station Hare Street, Kolkata-700 001, represented by its Member/ Authorised Signatory SRI SANDEEP JAIN, son of Bijay Kumar Jain residing at 6/1C, Palm Avenue, Police Station Karaya, Kolkata-700 019,
- (2) M/S. SUMAN PROPERTY PVT.LTD., (PAN No. AAEC54021L) a private limited company, within the meaning of the Companies Act, 1956, having its registered office at No.6A, Kiran Shankar Roy Road, Ground Floor, Police Station Hare Street, Kolkata-700 001, represented by its Director SRI SANDEEP JAIN, son of Bijay Kumar Jain residing at 6/1C, Palm Avenue, Police Station Karaya, Kolkata-700 019, hereinafter jointly called the "Seventh Parties", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successor or successors-in-office and/or assigns) of the
SEVENTH PART;

The term "Parties" used in this deed shall unless excluded by or repugnant to the subject be deemed to mean and include the First, Second, Third, Fourth, Fifth, Sixth and Seventh Parties abovenamed.

WHEREAS:

- A) Sri Aditya Mundhra and 19 (nineteen) others (herein after jointly referred to as the "original Owners") were jointly seized and possessed or otherwise well and sufficient entitled as the absolute owners in respect of amongst other plots of land All That the several pieces or parcels of plots of lands in aggregate measuring 213.40 Sataks Together with



[Handwritten signature]

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structures lying erected and/or built thereat situate lying at and comprised in R.S./L.R. Dag Nos. 122 and 123 under L.R. Khatian Nos. 256, 177, 79, 327, 675, 15, 754, 49, 670, 589, 336, 77, 871, 466, 446, 457, 362, 400, 393, 21, 77, 368 and 362 within Mouza-Kochpukur, P.S.-K.L.C., P.O.-Bamanghata, J.L.No.-2 within Bamanghat Gram Panchayet, Dist- 24 Parganas (South) (herein after referred to as the "said Plots of Land") by virtue of a Deed of Conveyance dated 12.08.2007 registered at the Office of the Additional Registrar of Assurances, Calcutta in Book No.1, Vol-1, Pages 1 to 45 being No. 08088 for the year 2007.

B) Since after the purchase of the "said Plots of Land" as aforesaid, the said "original Owners" Sri Aditya Mundhra and 19 (nineteen) others duly applied for and got their names mutated as the joint owners in possession in respect of the "said Plots of Land" in the records of B.L & L.R.O., Bhangore - II.

C) In the premises aforesaid, the said "original Owners" Aditya Mundhra and 19 (nineteen) others, had jointly become the recorded owners in respect of the "said Plots of Land" being All That the pieces or parcels of Plots of Danga Land in aggregate measuring about 213.40 Sataks comprised in R.S./L.R. Dag Nos. 122 & 123 under present L.R. Khatian Nos. 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037 and 1038 within Mouza-Kochpukur, Bamanghata, District - 24 Parganas (South), more fully described in *Part I* of the *First Schedule* hereunder written and also shown and delineated in Red borders in the map of plan annexed hereto and thereon marked "X".

D) The co-owners, Sri Aditya Mundhra, Smt. Indra Gandhi, Smt. Resha Mundhra (Dujari), Smt. Nisha Sadani, Sri Sudarshan Mimani, Sri Saurabh Tapdiya, Smt. Kusum Devi Mundhra, Smt. Eela Jain, Smt. Sajjan Devi Dugar, Smt. Shruti Dugar, Sri Gopal Prasad Bhojnagarwala and Sri Ravinder were jointly entitled to an undivided $\frac{3}{5}$ th (three-fifth) i.e.



