

8484/13

I

02900/13



8.28 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

212113



Sale

MT. Case 07/14

100/-

P 529628

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

Case no. 1536/13

Additional Registrar of Assurances-III, Kolkata

B-13689/12

Fee, & Dmflr Pay by online

Additional Registrar of Assurance - III
Kolkata
4 JUL 2013

4/e-181/-



Dap No 12
77.88

Jan 250
Jan 550
800

THIS DEED OF CONVEYANCE is made on this the 2nd day of July 2013 (Two Thousand and Thirteen) BETWEEN (1) SRI BIJAY MAHATO Son of Late Pokhan

29 JUN 2013

Sl. No. 26683 DATE.....
NAME.....
ADD.....
AMT. 100 ✓

SUDIP BASU
Advocate
Delta House
Room No. - 11C, 11th Floor,
4, Govt. Place North,
Kolkata-700 001

received for registration of
in the day of
at the residence of

Bijay Mahato



3495
C

Bijay Mahato

For self and as tenant/constituent
allottees of Lalun Mahato, Saraswati
Mahato, Sanjay Mahato, Hem Kishore
Mahato, Kanchinalli Mahato, Kalawati
Mahato, Prabhawati Mahato, Dilip
Mahato, Ashok Mahato, Prem Mahato
Santosh Mahato, Santosh Mahato,
Sunaina Devi Mahato, Gouri Sunder
Mahato, Ransher Mahato, Sri Kumar
Mahato, Shyam Sunder Mahato,
Lalsi Mahato, Gopalji Mahato, Nepalji
Mahato, Sheo Kumar Pancharand Mahato,
Rajendra Mahato and Joginder Mahato

M Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



3496
C

SHARMA MAHAL HOUSING PVT. LTD.

Sanjay Agarwal

Director

Jagdish Mahato

S/o Lalun Mahato
Chhota Temra
Kali Mandir, Kharagpur

Bysider



Additional Registrar of Assurances
Kolkata
2 JUL 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 1523 to 1543
being No 02900 for the year 2013.




(Sanatan Maity) 04-July-2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

4/7/13



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02900 of 2013
(Serial No. 08484 of 2013 and Query No. 1903L000013689 of 2013)

On 02/07/2013

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

Presented for registration at 20.20 hrs on :02/07/2013, at the Private residence by Bijay Mahato ,Executant.

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

Execution is admitted on 02/07/2013 by

1. Bijay Mahato, son of Lt. Pokhan Mahato , Chhota Tengra, Thana:-Kharagpur, District:-Paschim Midnapore, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Sanjay Agarwal
Director, Swarn Mahal Housing Pvt. Limited, 1, R. N. Mukherjee Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.
, By Profession : Others

Identified By Jagdish Mahato, son of Lalan Mahato, Chhota Tengra, Thana:-Kharagpur, District:-Paschim Midnapore, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Bijay Mahato, son of Lt. Pokhan Mahato , Chhota Tengra, Thana:-Kharagpur, District:-Paschim Midnapore, WEST BENGAL, India, By Caste Hindu By Profession: Business,as the constituted attorney of 1. Lalan Mahato 2. Prem Mahato 3. Santosh Mahato 4. Sunaina Devi Mahato 5. Gouri Shankar Mahato 6. Ramdhar Mahato 7. Brij Kumar Mahato 8. Shyam Sundari Mahato 9. Lalji Mahato 10. Gopalji Mahato 11. Nepalji Mahato 12. Saraswati Devi 13. Sheo Kumar @ Panchanand Mahato 14. Rajendra Mahato 15. Jogindar Mahato 16. Prabhawati Devi 17. Kalawati Devi Mahato 18. Sanjay Mahato 19. Hari Kishor Mahato 20. Kashi Nath Mahato 21. Dilip Mahato 22. Ashok Mahato is admitted by him.

Identified By Jagdish Mahato, son of Lalan Mahato, Chhota Tengra, Thana:-Kharagpur, District:-Paschim Midnapore, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 03/07/2013

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB**

Registration Fees Rs. 2,18,100/- paid online on 02/07/2013 1:40PM with Govt. Ref. No. 192013140001876561 on 02/07/2013 1:39PM, Bank: HDFC Bank, Bank Ref. No. 75937790 on 02/07/2013 1:40PM, Head of Account: 0030-03-104-001-16, Query No:1903L000013689/2013

Certificate of Market Value(WB PUVI rules of 2001)


Additional Registrar of Assurance - III
Kolkata
4 JUL 2013

(Sanatan Majty)



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02900 of 2013
(Serial No. 08484 of 2013 and Query No. 1903L000013689 of 2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,98,19,370/-

Certified that the required stamp duty of this document is Rs.- 1387366 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 13,87,366/- paid online on 02/07/2013 1:40PM with Govt. Ref. No. 192013140001876561 on 02/07/2013 1:39PM, Bank: HDFC Bank, Bank Ref. No. 75937790 on 02/07/2013 1:40PM, Head of Account: 0030-02-103-003-02, Query No:1903L000013689/2013

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 04/07/2013

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, 5 of Indian Stamp Act 1899.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III


Additional Registrar of Assurance - III
Kolkata
4 JUL 2013

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III



SCALE - 64" = 1 MILE

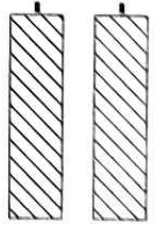
ROAD

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Mouza - Taijuli, J.L.No., - 239

Plot - 12(P)-Area 0.7788 acres-
Plot - 10(P)-Area 0.0759 acres-



Mouza Boundary

Mouza - Sonamukhi, J.L.No., - 188

FENCING

12
Area - 33925 sft.
0.7788 acres

SOLD AREA: 0.7788 ACRE COMPRISED
IN DAQ NO-12 AT MOUZA- SONAMUKHI, J.L.No.188
MARKED WITH RED BORDER LINE

Brigay Mahata

13 14 15

12(p)

23(p)

23

24

SWARN MAHAL HOUSING PVT. LTD.

Sanjay Agarwal
Director

Road

Mahato, by Faith Hindu, by Nationality Indian, by occupation Business, residing at Chhota Tengra, Ward No. 28, P.O. Kharagpur, Police Station Kharagpur (Town), District Paschim Medinipur, West Bengal, PAN No.BSHPM0683D. (2) **SRI LALAN MAHATO** son of Late Pokhan Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, Ward No. 28, P.O. Kharagpur, Police Station Kharagpur (Town), District Paschim Medinipur, West Bengal. (3) **SMT. SARASWATI DEVI** wife of Ram Naresh Singh, by Faith Hindu, by Nationality Hindu, by occupation House wife, residing at K 403, Green enclure, Kadma Jamsedhpur. Pin-830011, Jharkhand, (4) **SMT. PRABHAWATI DEVI**, wife of Sri Sudama Singh, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Dobhabazar, Police Station Ara Muffassil, District Bhojpur, Bihar, (5) **KALAWATI DEVI MAHATO** wife of Adya Prasad Singh, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Nobada Ara, Police Station Nobada Ara, District Bhojpur, Bihar, (6) **SRI SANJAY MAHATO**, son of Late Lalit Mahato, by faith Hindu, by Nationality Indian, by occupation Business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police Station Kharagpur (Town), District Paschim Medinipur, West Bengal, (7) **SRI HARI KISHOR MAHATO**, son of Late Lalit Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police Station Kharagpur (Town), Dist. Paschim Medinipur, West Bengal, (8) **SRI KASHI NATH MAHATO** son of Late Rampirit Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police Station Kharagpur (Town), District Paschim Medinipur, West Bengal. (9) **SRI DILIP MAHATO** son of Late Rampirit Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police Station – Kharagpur (Town), Dist. Paschim Medinipur, West Bengal, (10) **SRI ASHOK MAHATO** son of Late Amar Nath Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No.28, P.O. Kharagpur, Police Station Kharagpur (Town), Dist. Paschim Medinipur, West Bengal, (11) **SRI PREM MAHATO**, son of Late Amar Nath Mahato,



[Signature]
Additional Registrar of Companies III
Kolkata

2 JUL 2013

by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police Station – Kharagpur (Town), District Paschim Medinipur, West Bengal, (12) **SRI SANTOSH MAHATO** son of Late Amar Nath Mahato, by Faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police Station – Kharagpur (Town), District Paschim Medinipur, West Bengal. (13) **SRI SUNAINA DEVI MAHATO** wife of Jalim Singh and daughter of Late Amar Nath Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Lal Ganj Karwi, P.O. Kharagpur, Police Station Kharagpur (Town), Dist. Paschim Medinipur, west Bengal, (14) **SRI GOURI SHANKAR MAHATO** son of Late Baij Nath Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police Station Kharagpur (Town), District Paschim Medinipur, West Bengal, (15) **SRI RAMDHAR MAHATO** son of Late Ram Nath Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police Station – Kharagpur (Town), Dist. Paschim Medinipur, West Bengal, (16) **SRI BRIJ KUMAR MAHATO** son of Late Ram Nath Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police station – Kharagpur (Town), District Paschim Medinipur, West Bengal, (17) **SMT. SHYAM SUNDARI MAHATO** wife of Late Ram Nath Mahato, by Faith Hindu, by Nationality Indian, by occupation housewife, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P. O. Kharagpur, Police Station Kharagpur (Town), District Paschim Medinipur, West Bengal, (18) **SRI LAIJI MAHATO** son of Late Anged Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police Station – Kharagpur (Town), Dist. Paschim Medinipur, West Bengal, (19) **SRI GOPALJI MAHATO** son of Late Anged Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police Station – Kharagpur (Town), Dist. Paschim Medinipur, West Bengal, (20) **SRI NEPALJI MAHATO** son of Late Anged Mahato,

by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police station – Kharagpur (Town), Dist. Paschim Medinipur, West Bengal, (21) **SRI SHEO KUMAR @ PANCHANAND MAHATO** son of Late Anged Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police Station – Kharagpur (Town), District Paschim Medinipur, West Bengal, (22) **SRI RAJENDRA MAHATO** son of Late Anged Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police station – Kharagpur (Town), Dist. Paschim Medinipur, West Bengal, (23) **SRI JOGINDAR MAHATO** son of Late Anged Mahato, by faith Hindu, by Nationality Indian, by occupation business, residing at Chhota Tengra, near Kali Mandir, Ward No. 28, P.O. Kharagpur, Police Station Kharagpur (Town), District Paschim Medinipur, West Bengal, hereinafter jointly called and referred to as the **VENDORS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators and/or assigns) of the **ONE PART:** The vendor Nos.2 to 23 are being represented by their lawful constituted attorney **SRI BIJAY MAHATO**, the vendor No.1 herein by and under several registered general power of attorneys all registered at the office of the ADSRO Kharagpur and recorded in Book No. IV, being No.206, 225, 331, 198, 184 and 185 all for the year 2012 and Being No.87 for the year 2013 and another registered general power of attorney registered at the office of the District Registry office Ara (Bhojpur) and recorded in Book No. IV, Being No.866 for the year 2012 and all are in full force.

A N D

SWARN MAHAL HOUSING PVT. LIMITED a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, R.N. Mukherjee Road, Martin Burn House, Room No.27, Kolkata 700001, (West Bengal) Pan No. AARCS7980H, represented by it's Director **SRI SANJAY AGARWAL** son of late Fatechand Agarwal, by faith Hindu, by occupation Business, Indian National, residing at Ground Floor, Sri

Hanuman Tower, Bandhaghat, Salkia, Police Station Malipanchghora, Howrah, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs administrators, legal representative successors, successors-in-interest and assigns) of the **OTHER PART.**

WHEREAS at all material times and all intent and purpose one Ram Pirit Mahato, Angath Mahato, Munisi Pokhan Mahato all son of Sib Gobinda Mahato, Pokhan Mahato son of Sib Dayal Mahato and Ram Nath Mahato son of Bhola Mahato were the owners in respect of ALL THAT piece and parcel of land measuring an area 89 Decimals more or less comprised in C. S. Dag No. 203 Mouza Sonamukhi, J. L. No.188, Police Station – Kharagpur, District Paschim Medinipur and as such the owners their names was recorded in the R. S. record vide R. S. Dag No.12, under R. S. Khatian No. 478 at Mouza-Sonamukhi, J. L. No.188, Police Station Kharagpur, Dist. Paschim Medinipur with more others landed property. And while they were exercising their right, title, interest and were in possession over the said land each having undivided 1/5th share or interest therein, said Munisi Mahato died intestate as a bachelor leaving behind him his two living brothers Ram Pirit Mahato, Angath Mahato as his only legal heirs and successors and accordingly said Ram Pirit Mahato and Angad Mahato both have inherited the 1/5th share of said Munisi Mahato, since deceased.

AND WHEREAS in the premises the said Ram Pirit Mahato and Angad Mahato became the owners each having undivided 3/10th share or interest into and over the aforesaid property and Pokhan Mahato and Ram Nath Mahato became the owners each having undivided 1/5th share of the property.

AND WHEREAS while being seized and possessed of the same said Ram Pirit Mahato died intestate leaving behind him surviving his four sons namely Amarnath Mahato, Kashinath Mahato, Baijnath Mahato and Dilip Mahato to inherit the share or interest left by the said Ram Pirit Mahato, since deceased and by virtue of the aforesaid inheritance

the said Amarnath Mahato, Kashinath Mahato, Baijnath Mahato and Dilip Mahato became the joint owners of 3/10th share or interest into and over the property left by the said Ram Pirit Mahato, since deceased and while being seized and possessed of the same the said Amarnath Mahato died intestate leaving behind surviving him his three sons and only daughter namely Ashok Mahato, Prem Mahato, Santosh Mahato and Sunaina Devi to inherit the share or interest into and over the property left by the said Amarnath Mahato, since deceased and thereafter the said Baijnath Mahato also died intestate leaving behind surviving him his only son namely Gouri Mahato to inherit the property left by said Baijnath Mahato, since deceased and in accordance with the provision of Hindu Succession Act said Kashinath Mahato, Dilip Mahato Ashok Mahato, Prem Mahato, Santosh Mahato, Sunaina Devi and Gouri Mahato, THE VENDORS NOS. 8 TO 14 herein, became the joint owners of ALL THAT 3/10th share or interest into and over the land comprised in R. S. Dag No.12 under R. S. Khatian No. 478 at Mouza Sonamukhi, J. L. No.188 and they have been possessing and enjoying the same on paying the rates and taxes to the authority concern.

Baijnath Mahato

AND WHEREAS while being seized and possessed of the same the said Angad Mahato died intestate leaving behind him surviving his wife and six sons namely Doulati Devi, Lalji Mahato, Gopalji Mahato, Nepalji Mahato, Sheo Kumar @ Panchanand Mahato, Rajendra Mahato and Joginder Mahato to inherit the share or interest left by the said Angad Mahato, since deceased and thereafter the said Doulati Devi also died intestate leaving behind her surviving her six sons namely ~~Doulati Devi~~, Lalji Mahato, Gopalji Mahato, Nepalji Mahato, Sheo Kumar @ Panchanand Mahato, Rajendra Mahato and Joginder Mahato to inherit the share or interest left by the said Doulati Devi, since deceased and by virtue of the aforesaid inheritance the said Lalji Mahato, Gopalji Mahato, Nepalji Mahato, Sheo Kumar @ Panchanand Mahato, Rajendra Mahato and Joginder Mahato, THE VENDORS NO.18 TO 23 herein, became the joint owners of ALL THAT 3/10th share or interest into and over the land comprised in R. S. Dag No.12 under R. S. Khatian No. 478 at Mouza Sonamukhi, J. L. No.188 left by the said Angad

Mahato, since deceased and they have been possessing and enjoying the same on paying the rates and taxes to the authority concern.

AND WHEREAS while being seized and possessed of the same the said Pokhan Mahato died intestate leaving behind him surviving his three sons and three daughters namely Lalit Mahato, Lalan Mahato, Bijay Mahato, Saraswati Mahato, Prabhawati Mahato and Kalawati Mahato to inherit 1/5th share of the entire property left by Pokhan Mahato, since deceased and by virtue of the aforesaid inheritance the said Lalit Mahato, Lalan Mahato, Bijay Mahato, Saraswati Mahato, Prabhawati Mahato and Kalawati Mahato became the joint owners of 1/5th share or interest into and over the property left by the said Pokhan Mahato, since deceased and while being seized and possessed of the same the said Lalit Mahato died intestate leaving behind him surviving his two sons namely Sanjoy Mahato and Hari Kishore Mahato to inherit the share or interest into and over the property left by the said Lalit Mahato, since deceased and in accordance with the provision of Hindu Succession Act said Lalan Mahato, Bijay Mahato, Saraswati Mahato, Prabhawati Mahato, Kalawati Mahato, Sanjoy Mahato and Hari Kishore Mahato, THE VENDORS NO. 1 TO 7 herein, became the joint owners of ALL THAT 1/5th share or interest into and over the land comprised in R. S. Dag No.12 under R. S. Khatian No. 478 at Mouza Sonamukhi, J. L. No.188 and they have been possessing and enjoying the same on paying the rates and taxes to the authority concern.

AND WHEREAS while being seized and possessed of the same the said Ramnath Mahato died intestate leaving behind him surviving his wife and two sons namely Shyamsundari Mahato, Ramdhar Mahato and Brijkumar Mahato to inherit 1/5th share of the entire property left by Ramnath Mahato, since deceased and by virtue of the aforesaid inheritance the said Shyamsundari Mahato, Ramdhar Mahato and Brijkumar Mahato, THE VENDORS NO.15 TO 17 herein, became the joint owners of ALL THAT 1/5th share or interest into and over the land comprised in R. S. Dag No.12 under R. S. Khatian No. 478 at Mouza Sonamukhi, J. L. No.188, left by the said Ramnath Mahato, since

together with road having 80'(feet) frontage and all sorts of easement rights, benefits, facilities advantages attached therein and thereto at or for the total price and consideration of Rs.3,50,00,000.00 (Rupees three core fifty lakhs) only and on coming to know the said offer of the vendors, the purchaser has agreed to purchase the said property at or for the above mentioned consideration, subject to make out a good and marketable title of the property by the vendors and accordingly the vendors and purchaser herein have agreed and entered into an agreement for sale dated 17th June 2013 on the terms and conditions inter alia as appended therein.

AND WHEREAS in terms of the said agreement for sale dated 17th June 2013 the Vendors hereto agreed to sell, transfer and convey some property i.e. ALL THAT piece and parcel of land measuring an area 89 Decimal more or less (recorded as "DON") comprised in C. S. Dag No.203 corresponding to R. S. Dag No.12 under R. S. Khatian No.478 at Mouza Sonamukhi, J. L. No.188, Police Station Kharagpur (Town), within the limits of Kharagpur Municipality, District Paschim Medinipur which is specifically morefully and particularly mentioned and described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property") out of the total land covered with the agreement for sale, at or for the total price and/or consideration of **Rs.1,16,82,000.00 (Rupees one crore sixteen lakhs eighty two thousand) only** and the Purchaser herein believe the representation of the vendors as true and correct, has agreed for absolute purchase of the said property fully mentioned and described in the Schedule hereunder written at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance to the agreement and in consideration of the said sum of **Rs.1,16,82,000.00 (Rupees one crore sixteen lakhs eighty two thousand) only** paid by the purchaser to the vendors and the receipt whereof the vendor do and each of them doth hereby admit and acknowledge and of and from the payment of the same the vendors herein forever admits and do hereby release, discharge acquit and exonerate the same forever and every part thereof of ALL THAT piece and

parcel of land measuring an area 89 Decimal more or less (recorded as "DON") comprised in C. S. Dag No.203 corresponding to R. S. Dag No.12 under R. S. Khatian No.478 at Mouza Sonamukhi, J. L. No.188, Police Station Kharagpur (Town), within the limits of Kharagpur Municipality, District Paschim Medinipur, morefully and particularly mentioned and described in the Schedule hereunder written and the Vendors do hereby grant, sell, transfer, convey, assign and assure by way of absolute sale unto and in favour of the purchaser of ALL THAT piece and parcel of land, fully mentioned and described in the Schedule hereto TOGETHER WITH right of exclusive use and enjoyment of all ancient rights and liberties, hereditaments, trees, plants situated in the said property which is situated, butted, bounded, called, known, numbered described and distinguished and ALL THAT the estate, right, title and interest, easements and/or quasi easements and appurtenances whatsoever for beneficial use and enjoyment of the said property or any part thereof belonging to ALL THAT deeds, pattahs, writings, muniments and evidences of title whatsoever relating to the said land or any part thereof which is now or hereinafter shall or may be in the possession, power or control of the vendors or any other person from whom the vendors can procure the same whatsoever and which is free from all encumbrances and/or alienation TO HAVE AND TO HOLD the said plot of land and each and every part thereof and rights and properties appurtenant thereto unto and to the use of, the purchaser absolutely and forever as heritable and transferable immovable property within the meaning of any law for the time being in force. AND the vendors covenant with the purchaser that the interest which the vendors hereby professes to transfer, subsist and the vendors have good right, title full power and absolute authority to grant, convey, transfer, assign and assure the property hereby granted, sold, conveyed, transferred, assigned and assured the same unto and in favour of the purchaser absolutely and forever. AND THE PURCHASER, its executors and assigns shall and may at all times hereafter peacefully and quietly possess, hold, occupy and enjoy exclusively the said plot of land and every part thereof and/or receive the rents, issue and profits there from for their own, without any suit, lawful eviction, interruption, disturbance, claims or demands whatsoever from or by the vendors or any person or persons lawfully claiming or to claim through under or in trust for the vendors and all persons having or lawfully

claiming any estate right or interest whatsoever at law for the property hereby granted, sold, conveyed, expressed so to be by, from under or in trust for the Vendors. AND the Vendors covenant with the purchaser that there is no statutory, judicial and/or quasi-judicial order and/or restrictions which may prevent the Vendors from transferring the said property and at the same time the vendors have not at any time done or executed any Deed or documents whereby the said property can or may be impeached, encumbered or affected in title and the sale of Schedule property is made free from all encumbrance.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

I. THAT notwithstanding any act deed matter or thing whereby the Vendors done or executed or knowingly suffered to the contrary the Vendors herein are now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part or portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.

II. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendors have now full right power and absolute authority to grant sell, convey, transfer, assign and assure the said property and all other benefits and rights hereby granted sold conveyed, transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these present.

III. AND THAT the purchaser herein shall and may from time to time and at all material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from or by the Vendors herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendors.

IV. AND THAT the said property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lispens attachments made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendors.

V. AND FURTHER THAT the Vendors and all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendors herein shall and will from time to time and at all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold, conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid as shall or may be reasonably required by the purchaser.

VI). That the Vendors on this day with the execution of this Deed handover and deliver the peaceful possession khas vacant possession of the property hereby conveyed unto and to the Purchaser herein and also deliver the documents and writings in respect of the schedule property unto and in favour of the Purchaser herein AND the purchaser herein duly accepted the same.

VII). That the Vendors do hereby accorded their consent to the purchaser for mutation of the said property before the B.L. & L.R.O, Municipal authority and/or all Government and/or Semi Government and/or other statutory body and/or authority in the name of the purchaser herein.

VIII). That the vendors hereby further state that they will execute and register the proper deed of conveyance in favour of the purchaser for the remaining landed area covered in the said agreement for sale dated 17th June 2013 after make out the good and marketable title of the property, as and when cal for by the purchaser or its nominee, as the case may be.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring an area 89 Decimal more or less (recorded as "DON") comprised in C. S. Dag No.203 corresponding to R. S. Dag No.12 under R. S. Khatian No.478 at Mouza Sonamukhi, J. L. No.188, Police Station Kharagpur (Town), within the limits of Kharagpur Municipality, District Paschim Medinipur, ADSRO Kharagpur **TOGETHER WITH** all benefits, facilities and advantages attached therein or thereto and all sorts of easement, quasi-easement, rights, liberties attached therein and the said property is morefully shown and delineated in the site map or plan marked with red border and the said property is butted and bounded in the manner following:

ON THE NORTH: Part of Dag Nos.10 at Mouza Sonamukhi.

ON THE SOUTH: Part of Dag Nos.13, 14, 15 and 23 at Mouza Sonamukhi.

ON THE EAST: Part of Dag Nos.23 and 24 at Mouza Sonamukhi and 12' feet wide Road.

ON THE WEST: Part of Dag Nos.9 and 10 at Mouza Sonamukhi.

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

SIGNED SEALED & DELIVERED

IN THE PRESENCE OF

Bijay Mahato

WITNESSES:-

Jagdish Mahato

*Chhota Pengha
Kharagpur.*

*Somerampal
Shri. Shyam Krishna Pal
North Bhandarpur.
P.O. - Kharagpur.
Dist. - Paschim Medinipur.*

For self and as lawful constituted attorney for and on behalf of Lalan Mahato, Saraswati Mahato, Prabhawati Devi, Kalawati Devi Mahato, Sanjay Mahato, Hari Kishore Mahato, Kanshinath Mahato, Dilip Mahato, Ashok Mahato, Prem Mahato, Santosh Mahato, Sunaina Devi Mahato, Gouri Sankar Mahato, Ramdhar Mahato, Brij Kumar Mahato, Shyam Sundari Mahato, Lalji Mahato, Gopalji Mahato, Nepalji Mahato, Sheo Kumar @ Panchanand Mahato, Rajendra Mahato and Joginder Mahato

SIGNATURE OF THE VENDORS

SWARN MAHAL HOUSING PVT. LTD.

Sanjay Agarwal
Director

SIGNATURE OF THE PURCHASER

RECEIVED from the within named purchaser the within mentioned sum of
 Rs.1,16,82,000.00 (Rupees one crore sixteen lakhs eighty two thousand) only being
 full and final consideration amount as per Memo below :-

Bijay Mahato
 Bijay

MEMO

By Pay orders being No. 294286/8788/89 Dated 01.07.2013 Rs.1,00,00,000/-
 By Cash in RBI Notes Rs.15,65,180/-
 TDS deducted Rs.1,16,820/-
Total Rs.1,16,82,000/-

(Rupees one crore sixteen lakhs eighty two thousand) only

WITNESSES:

Jaydish Mahato
 Somnathpal

Bijay Mahato

SIGNATURE OF THE VENDORS

Drafted, prepared, read
 Over, explained & printed
 by me, at my office.

Sudip Basu.

[SUDIP BASU],












Advocate

Alipore Police Court, Kolkata 700027
 Office: Delta House, Room No.11C,
 Eleventh Floor, 4, Govt. Place North,
 Kolkata 700001.

deceased and they have been possessing and enjoying the same on paying the rates and taxes to the authority concern.












AND WHEREAS in the premises the said Kashinath Mahato, Dilip Mahato Ashok Mahato, Prem Mahato, Santosh Mahato, Sunaina Devi, Gouri Mahato, Lalji Mahato, Gopalji Mahato, Nepalji Mahato, Sheo Kumar @ Panchanand Mahato, Rajendra Mahato, Joginder Mahato, Lalan Mahato, Bijay Mahato, Saraswati Mahato, Prabhawati Mahato, Kalawati Mahato, Sanjoy Mahato, Hari Kishore Mahato, Shyamsundari Mahato, Ramdhar Mahato and Brijkumar Mahato became the joint owners of ALL THAT piece and parcel of land measuring an area 89 Decimals more or less comprised in C. S. Dag No.203 corresponding to R. S. Dag No.12 under R. S. Khatian No.478 at Mouza Sonamukhi, J. L. No.188, Police Station Kharagpur (Town), within the limits of Kharagpur Municipality, District Paschim Medinipur, each having respective share or interest therein and they have been jointly possessing and enjoying the same on paying the rates and taxes to the authority concern.

AND WHEREAS for argent need of money and other lawful reason the vendors herein offered to sale, transferred and conveyed the aforesaid property along with other adjoin plots of land total measuring an area 210 Decimals more or less (as per physical measurement) out of which an area 89 Decimals more or less comprised in C. S. Dag No.203 corresponding to R. S. Dag No.12 under R. S. Khatian No.478 at Mouza Sonamukhi, J. L. No.188, Police Station Kharagpur (Town), within the limits of Kharagpur Municipality, District Paschim Medinipur, an area 06 Decimals more or less comprised in R. S. Dag No.7, an area 04 Decimals more or less comprised in R. S. Dag No.8 and an area 11 Decimals more or less comprised in R. S. Dag No.9 all under R. S. Khatian No.338 at Mouza Taljuli, J. L. No. 239 and ALL THAT piece and parcel of land measuring an area 53 Decimals more or less comprised in R. S. Dag No.7, an area 32 Decimals more or less comprised in R. S. Dag No.8 and an area 37 Decimals more or less out of 100 Decimals comprised in R. S. Dag No.10 under R. S. Khatian No. 477 at Mouza Sonamukhi, J. L. No.188, Police Station Kharagpur, District Paschim Medinipur.

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name Bijay Mahato

Signature Bijay Mahato

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
 <u>PHOTO</u>	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name SANJAY AGARWAL

Signature sanjay Agarwal