

139/2016

0052/16

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

MC-23/16

C 623607

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.

**DEED OF SALE
TRANSFERRED AREA:**

8.18 (Eight Point One Eight) Decimals Land in R.S. and L.R. Dag No. 669 Mouza Manikpur, District South 24-Parganas, West Bengal.

Additional Registrar
of Assurances
Kolkata

THIS DEED OF CONVEYANCE made this 6th day of JANUARY Two Thousand and Sixteen (2016).

07 JAN 20

BETWEEN

ELECT REAL ESTATE PRIVATE LIMITED, (PAN : AACCE4465E) a company incorporated under the Companies Act, 1956 having its registered office at 36/1A, Elgin Road, Kolkata 700020, Post Office Elgin Road, Police Station Bhowanipore, represented by its authorized representative Mr. Prakash Bhimrajka (PAN - ADGPB7657M), son of Late Bajrang Lal Bhimrajka, residing at 131/9, N.S.C. Bose Road, Kolkata 700040, Post Office and Police Station Tollygunge, hereinafter referred to as the 'VENDOR' (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successor in office and/or successors in office and/or assigns) of the ONE PART.

AND

For ELECT REALESTATE PVT. LTD.

ARTHMVERS BUILDERS PVT. LTD.

Director/Authorised Signatory

Authorised Signatory

Handwritten notes and signatures at the bottom right of the document.

M/S. EARTH MOVERS AND BUILDERS PRIVATE LIMITED (PAN AAACE5461A), a Company incorporated under the Companies Act, 1956, having its registered office at Hi-Tech Chambers, 84/1B, Topsia Road, (South) 7th Floor, Kolkata - 700 046, Post Office & Police Station - Topsia, represented by its Director Mr. Ananda Majumdar (PAN - AANPM5235E), son of Late Bimal Kumar Majumdar, residing at 59, Baje Shibpur Road, Shibpur, Howrah-711102, Post Office & Police Station Shibpur, hereinafter referred to as the 'PURCHASER' (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successor in office and/or successors in office and/or assigns) of the OTHER PART:

WHEREAS:

- A. The Vendor has *inter alia* represented to the Purchaser (hereafter the "Representations") that:
- (a) By a Bengali Kobala dated the 13th day of September, 1962 made between one Arshed Ali Mistry, Smt. Bhodi Bibi and Smt. Rupjan Bibi therein jointly referred to as the Vendors of the One Part and one Krishnalal Nandlal, A Hindu Joint Family Firm, represented by its Partners Krishnalal and Nandlal therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar Baruipur in Book No. I, Volume No.101, Pages 67 to 78, Being No.8548 for the year 1962, the said Vendors jointly therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land measuring an area of 32 Sataks in R.S / L.R. Dag No. 669 be the same a little more or less situate lying at Mouza Manikpur, J.L. No. 77, Police Station Sonarpur, R.S No. 226, Touzi No.95, R.S. Khatian No. 132 in the District of the then 24-Parganas absolutely and forever more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the said entire land).
 - (b) By another Bengali Kobala dated the 20th day of October, 1993 made between the said Krishnalal Nandlal, A Hindu Joint Family Firm, represented by its Partners Krishnalal and Nandlal therein referred to as the Vendor of the One Part and one Pradip Guha Majumdar therein referred to as the Purchaser of the Other Part and registered at the office of the District registrar at Alipore in Book No. I, Volume No.106, Pages 305 to 307, Being No.7584 for the year 1993, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land measuring an area of 11

(Eleven) Cottahs (18.18 Decimals) out of the said entire land absolutely and forever morefully and particularly described in the Schedule thereunder written.

- (c) Thus the Pradip Guha Majumder became the absolute owner of the land measuring an area of 11 (Eleven) Cottahs (18.18 Decimals) be the same a little more or less out of the said entire land.
- (d) By a registered Deed of Conveyance dated 18th July, 2011, registered with the District Sub Registrar -IV, South 24 Parganas and recorded in Book No. I, CD Volume No. 18, Pages 3248 to 3261, Being Deed No. 5470 for the year 2011 the said Pradip Guha Majumder sold transferred and conveyed the Land measuring about of 8.18 Decimal land out of 18.18 Decimal in R.S / L.R. Dag No. 669 be the same a little more or less situate lying at Mouza Manikpur, J.L. No. 77, R.S No. 226, Touzi No. 95, R.S. Khatian No. 132, L.R. Khatian No. 174, Police Station Sonarpur, in the District of South 24-Parganas free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration mentioned therein unto and in favour of Elect Realestate Private Limited (the Vendor herein).
- (e) By the above said purchase the said Elect Realestate Private Limited the Vendor herein became the absolute owner of Land measuring about of 8.18 Decimal land out of 18.18 Decimal in R.S / L.R. Dag No. 669 be the same a little more or less situate lying at Mouza Manikpur, J.L. No. 77, R.S No. 226, Touzi No. 95, R.S. Khatian No. 132, L.R. Khatian No. 174, Police Station Sonarpur, in the District of South 24-Parganas.
- (f) Thereafter said Elect Realestate Private Limited mutated its name in the record of the concern B.L. & L. R.O. and obtain new L.R. Khatian No. 1435.
- (g) The said Elect Realestate Private Limited (the Vendor herein) intend to sale All That the piece and parcel of Land measuring about of 8.18 Decimals land out of 18.18 Decimals in R.S / L.R. Dag No. 669 be the same a little more or less situate lying at Mouza Manikpur, J.L. No. 77, R.S No.226, Touzi No.95, R.S. Khatian No. 132, L.R. Khatian No. 174, Present L.R. Khatian No. 1435, Police Station Sonarpur, in the District of South 24-Parganas, herein after referred to as the Said Property morefully and particularly described in the Schedule hereinafter written.
- (h) Thus, the Vendor is fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property.

- (i) The Said Property is free from all encumbrances of every nature and kind.
- (j) The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- (k) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Property.
- (l) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Property.
- (m) There are no suits and/or proceedings and/or litigations pending in any Court of Law in respect of the Said Property nor are there any orders of attachment in respect thereof.
- (n) The Said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.
- (o) No part of the Said Property has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- (p) The Vendor has not entered into any agreement and/or writings with any person or persons nor has it received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Property or any part thereof.
- (q) The Vendor has not done any act or executed any document or papers or know any fact whereby the sale of the Said Property by the Vendor to the Purchaser, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchaser may be defeated, delayed or prejudiced in any manner.
- (r) The Vendor does not belong to Schedule Tribe.
- (s) The Vendor has full power and absolute authority to sell and transfer the Said Property.

(t) The Vendor had offered to sell the Said Property to the other co-owners but they refused to purchase the same.

B. Representing the above, the Vendor proposed to sell to the Purchaser the Said Property and relying on the above Representations of the Vendor the Purchaser is purchasing the Said Property

C. The Vendor agreed to sale and the Purchaser agreed to purchased the Said Property for the consideration of Rs. 26,80,000/- (Rupees Twenty-Six Lacs and Eighty Thousand) only.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

I. In the premises as aforesaid and in consideration of the sum of Rs. 26,80,000/- (Rupees Twenty-Six Lacs and Eighty Thousand) only paid to the Vendor by the Purchaser at or before the execution of these presents (the receipt whereof the Vendor doth hereby and by the Memo of Consideration written herein below admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the Purchaser and the Said Property hereby conveyed and transferred) the Vendor does hereby grant sell convey transfer assign and assure unto the Purchaser free from all encumbrances whatsoever **ALL THAT** the piece or parcel of land more fully and particularly described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the Said Property or any part thereof now is or was at any time or times hereto was situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all yards, courtyards, compounds, gardens and all other advantages of ancient or other lights, pits, areas, fences, sewers, drains, ditches, water, water-courses, ways, paths, passages, trees, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging or in anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto **AND** all the rents, issues and profits of the Said Property and every part thereof **AND** all the legal incidents thereof **AND** all the estates, rights, title, interests, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendor into, upon or in respect of the Said Property and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidence of title which in anywise exclusively relate to the Said Property or any part or portion thereof and which now are may hereafter be in the possession, power or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit **AND TO HAVE AND TO HOLD** the Said Property **AND ALL AND SINGULAR OTHER THE SAID PROPERTY HEREBY** granted, conveyed, sold, transferred.

SCHEDULE

All That the demarcated piece and parcel of land measuring 4.95 Cottahs (8.18 Decimals) out of 18.18 Decimals out of the entire 32 Decimals of land in R.S / L.R. Dag No. 669 at Mouza Manickpur, J.L. No.77, R.S No.226, Touzi No. 95, R.S. Khatian No. 132, L.R. Khatian Nos. 174, Present L.R. Khatian No. 1435, Police Station Sonarpur, in the District of South 24-Parganas and the demarcated part and portion of the said land is delineated in the map or plan annexed hereto as bordered in colour RED thereon and butted and bounded in the following manner:-

ON THE NORTH : R.S. /L.R. Dag No. 669(P);
 ON THE EAST : R.S./L.R. Dag No. 670 ;
 ON THE SOUTH : R.S./L.R. Dag No. 668;
 ON THE WEST : R.S. /L.R. Dag No. 660.

IN WITNESS WHEREOF the parties hereto have executed and delivered these presents on the day month and year first above written.

EXECUTED AND DELIVERED by the
 VENDOR at Kolkata in the presence of:

1. Amit kr. Das
 3, British India Street
 Kolkata - 700069

2. Jayprakash Mandal

For ELECT REALESTATE PVT. LTD.

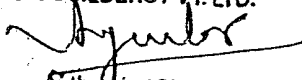

 Director/Authorised Signatory

EXECUTED AND DELIVERED by the
 PURCHASER at Kolkata in the presence
 of:

1. Amit kr. Das

2. Jayprakash Mandal

EARTH MOVERS & BUILDERS PVT. LTD.


 Authorised Signatory

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. 26,80,000/- (Rupees Twenty-Six Lacs and Eighty Thousand) only towards payment of the entire consideration money for sale of the Said Property and rights and properties appurtenant thereto as mentioned herein above in the manner mentioned below:

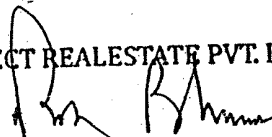
06.01.2016 983131 OBC 26,80,000/-
Gandhat Branch
Kolkata

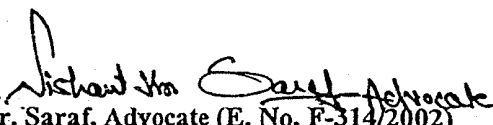
WITNESSES:

1. Amit Kr. Das

2. Jayprakash Das

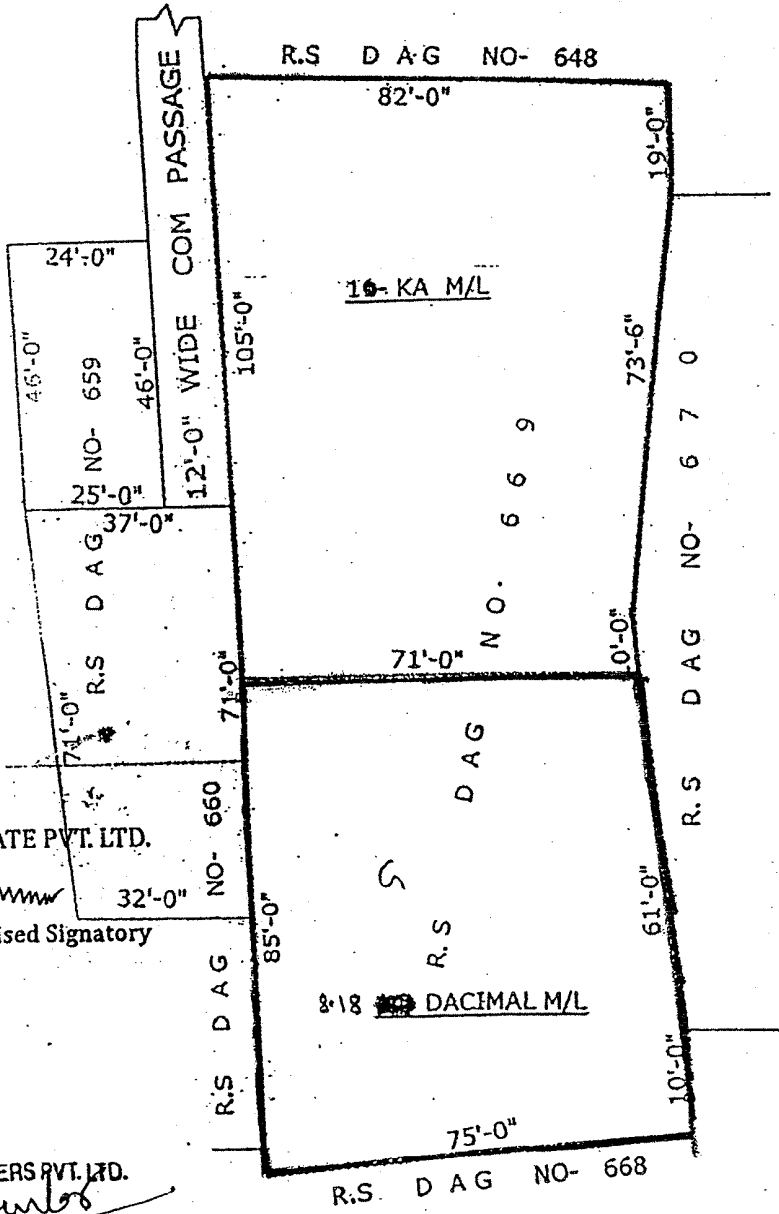
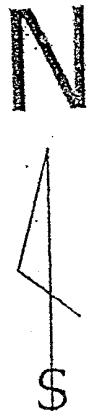
For ELECT REALESTATE PVT. LTD.


Director/Authorised Signatory

Drafted by me: 
Mr. Nishant Kr. Saraf, Advocate (E. No. F-314/2002)
Nishant Kr. Saraf Advocates
8, Old Post Office Street, 2nd Floor,
Kolkata 700 001.
Phone : (033) 22623384, 9830235574
Email: nishantsaraf1976@gmail.com

THE PLAN IN PART OF R.S DAG NO -669 AT MOUZA -
NICKPUR, J.L. NO-77, P.S- SONARPUR, DIST -24 PGS(S) ,
OWN IN RED BORDER- □

SCALE- 1"=30'-0" FT



or ELECT REAL ESTATE PVT. LTD.

Director/Authorised Signatory

EARTH MOVERS & BUILDERS PVT. LTD.

Authorised Signatory

Jamal Uddin Malla
 B. Constituted Attorney
 of PradiP Gruha Majumder

TRACE BY:-

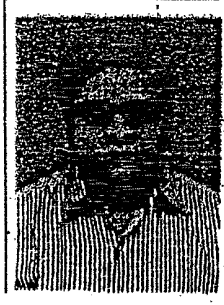
Aliaikh
 MUTOR ALI SHAIKH
 Planner, Estimator & Surveyor,
 Civil & L. No. 15107-81
 Mallickpur, Kolkata-74
 Date - 02/04/11

SPECIMEN FORM FOR TEN FINGERPRINTS



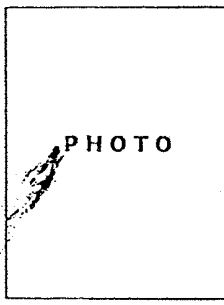
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

By [Signature]



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

[Signature]



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



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000011829/2016

I. Signature of the Person(s) admitting the Execution at Private Residence

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Prakash Bhimrajka 131/9, N. S. C. Bose Road Kolkata, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Seller [ELECT REAL ESTATE PRIVATE LIMITED]		 067	Signature with date For ELECT REALESTATE PVT. LTD. Director/Authorised Signatory 06/01/2016
2	Mr Ananda Majumdar 59, Baje Shibpur Road, Shibpur Howrah 711102, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Represent ative of Buyer [M/S. EARTH MOVERS AND BUILDER S PRIVATE LIMITED]		 066	Signature with date EARTH MOVERS & BUILDERS PVT. LTD. Authorised Signatory 06/01/2016

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

IRN: 19-201516-002884905-1

IRN Date: 06/01/2016 13:03:31

IRN: CK82901058

Payment Mode: Online Payment

Bank: State Bank of India

IRN Date: 06/01/2016 13:11:00

DEPOSITOR'S DETAILS

Id No. : 19010000011829/1/2016
(Tender Number)

Name : Nishant Kr Saraf

Contact No. : 22623384

E-mail : nishant.saraf1976@gmail.com

Address : 8 Old Post Office Street
2nd Fl Kolkata 1

Applicant Name : Mr SANTOSH ROUT

Office Name :

Office Address :

Status of Depositor : Advocate


Purpose of payment / Remarks :


Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount ₹
1	19010000011829/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	29567
2	19010000011829/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	155820
Total				185387

In Words : Rupees One Lakh Eighty Five Thousand Three Hundred Eighty Seven only

Name and Address of identifier	Identifier of	Signature with date
Mr Jay Prakash Agarwal Son of Mr Hari Prasad Agarwal 51/4B, RABINDRA SARANI, P.O:- LILUAH, P.S:- Bally, Howrah, District-Howrah, West Bengal, India, PIN - 71102	Mr Prakash Bhimrajka, Mr Ananda Majumdar	 21/06/2016


 (Sujan Kumar Maity)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal

Seller, Buyer and Property Details

Seller & Buyer Details

Presentant Details	
Name and Address of Presentant	
Mr Prakash Bhimrajka 131/9, N. S. C. Bose Road Kolkata, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700040	
Seller Details	
Name, Address, Photo, Finger print and Signature	
ELECT REAL ESTATE PRIVATE LIMITED 36/1A, Eligin Road, Kolkata, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCE4465E,; Status : Organization; Represented by representative as given below:-	
Mr Prakash Bhimrajka 131/9, N. S. C. Bose Road Kolkata, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADGPB7657M,; Status : Representative; Date of Execution : 06/01/2016; Date of Admission : 06/01/2016; Place of Admission of Execution : Pvt. Residence	

Buyer Details

Name, Address, Photo, Finger print and Signature

M/S. EARTH MOVERS AND BUILDERS PRIVATE LIMITED
 HI-TECH CHAMBERS, 84/1B, Topsia Road South 7th Flo, P.O:- TOPSIA, P.S:- Topsia, District:-South 24-
 Parganas, West Bengal, India, PIN - 700046 PAN No. AAACE5461A,; Status : Organization; Represented
 by representative as given below:-

(1) Mr Ananda Majumdar
 59, Baje Shibpur Road, Shibpur Howrah 711102, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah,
 West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
 PAN No. aanpm5235e,; Status : Representative; Date of Execution : 06/01/2016; Date of Admission :
 06/01/2016; Place of Admission of Execution : Pvt. Residence

Identifire Details**Identifier Details**

Sl No.	Identifier Name & Address	Identifler of	Signature
	Mr Jay Prakash Agarwal Son of Mr Hari Prasad Agarwal 51/4B, RABINDRA SARANI, P.O:- LILUAH, P.S:- Bally, Howrah, District:- Howrah, West Bengal, India, PIN - 71102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Prakash Bhimrajka, Mr Ananda Majumdar	

. Transacted Property Details**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	LR Plot No:- 669(Correspo nding RS Plot No:- 669) , LR Khatian No:- 1435	8.18 Dec	26,80,000/-	26,80,000/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 2 Ft.,

D. Applicant Details**Details of the applicant who has submitted the requisition form**

Applicant's Name	SANTOSH ROUT
Address	M/S. NISHANT KR. SARAF ADVOCATES, 8, Old Post Office Street, 2nd Floor, Kolkata, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN -

Details of the applicant who has submitted the requisition form.

Applicant's Name	SANTOSH ROUT
Address	M/S. NISHANT KR. SARAF ADVOCATES, 8, Old Post Office Street, 2nd Floor, Kolkata, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Solicitor firm

1/01/2016 Query No:-19010000011829 / 2016 Deed No :I - 190100152 / 2016, Document is digitally signed.

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190100152 / 2016

Deed No/Year	19010000011829/2016	Serial no/Year	1901000139 / 2016
Deed No/Year	I - 190100152 / 2016		
Category	[0101] Sale, Sale Document		
Name of Presentant	Mr Prakash Bhimrajka	Presented At	Private Residence
Date of Execution	06-01-2016	Date of Presentation	06-01-2016

06/01/2016
Presentation Under Section 52 & Rule 22A(3) 460) W.B. Registration Rules 1962)
Presented for registration at 17:06 hrs on : 06/01/2016, at the Private residence by Mr Prakash Bhimrajka , .

Certificate of Market Value (W.B. RVM rules of 2001)
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,80,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) - [Representative]
Execution is admitted on 06/01/2016 by

Mr Prakash Bhimrajka authorized representative, ELECT REAL ESTATE PRIVATE LIMITED, 36/1A, Elgin Road, Kolkata, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020
Identified by Mr Jay Prakash Agarwal, Son of Mr Hari Prasad Agarwal, 51/4B, RABINDRA SARANI, P.O: LILUAH, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 71102, By caste Hindu, By Profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) - [Representative]
Execution is admitted on 06/01/2016 by

Mr Ananda Majumdar DIRECTOR, M/S. EARTH MOVERS AND BUILDERS PRIVATE LIMITED, HI-TECH CHAMBERS, 84/1B, Topsia Road South 7th Flo, P.O:- TOPSIA, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046
Identified by Mr Jay Prakash Agarwal, Son of Mr Hari Prasad Agarwal, 51/4B, RABINDRA SARANI, P.O: LILUAH, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 71102, By caste Hindu, By Profession Service

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

06/01/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 29,567/- (A(1) = Rs 29,469/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,567/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 29,567/- is paid, by online on 06/01/2016 1:11PM with Govt. Ref. No. 192015160028849051 on 06-01-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK82901058 on 06/01/2016, Head of Account 0030-03-104-001-16

Certificate of Admissibility (Rule 48 W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,60,820/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,55,820/-

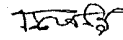
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 1,55,820/- is paid, by online on 06/01/2016 1:11PM with Govt. Ref. No. 192015160028849051 on 06-01-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK82901058 on 06/01/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 138725, Purchased on 04/01/2016, Vendor named Suranjan Mukherjee.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

DATED THIS 6TH DAY OF JANUARY 2016

BETWEEN

ELECT REALESTATE (P) LIMITED VENDOR

A N D

M/S. EARTH MOVERS AND BUILDERS (P) LTDPURCHASER

DEED OF CONVEYANCE
(Dag No. 669, Area 8.18 Decimals)

NISHANT KR. SARAF ADVOCATES
8, OLD POST OFFICE STREET,
2ND FLOOR, KOLKATA 700 001.
Phone: (033) 2262 3384
Email : nishantsaraf1976@gmail.com

III

भारत गणराज्य REPUBLIC OF INDIA



एतद्विषये भारत गणराज्य के प्रेषणी
के रूप में, उन सभी से विनम्र प्रार्थना
करती है, अतः प्रेषण पर अस्वीकार की जाती
है कि वे भारत को बिना किसी रोक-
टोक के स्वतंत्र रूप से अग्रे-पुगे में,
और उसे ही सब को ऐसा सहायता
और सुरक्षा प्रदान की बिना किसी उर
अस्वीकार है।

THESE AIRS TO REQUEST AND
APPEALS IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC
OF INDIA ALL THOSE WHOM IT
BEARERS TO PASS FREELY
WITHOUT LET OR HINDERANCE
AND TO AFFORD HIM OR HER
EVERY ASSISTANCE AND
PROTECTION OF WHICH HE OR
SHE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT
OF THE REPUBLIC OF INDIA

R. S. Sahasr
For Regional Passport Officer

कोलकाता / Kolkata



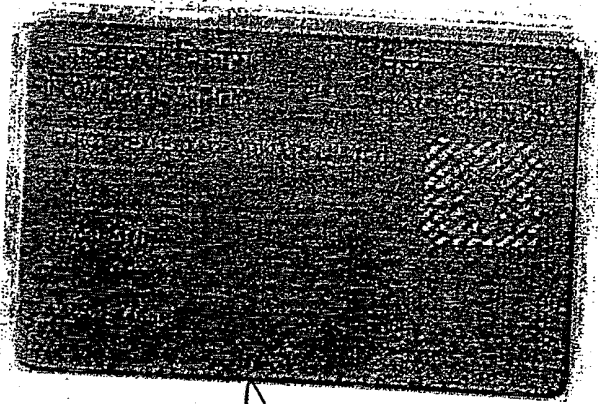
भारत गणराज्य REPUBLIC OF INDIA



देश / Type	IND	पासपोर्ट नं. / Passport No.	J7601775
उपनाम / Surname	BHIMRAJKA		
दिया गया नाम / Given Name(s)	PRAKASH KUMAR		
राष्ट्रियता / Nationality	INDIAN	लिंग / Sex	M
जन्म स्थान / Place of Birth	DUBRAJPUR	जन्म तिथि / Date of Birth	13/02/1966
जारी करने वाला स्थान / Place of Issue			

Prakash Bhimraja

Prakash Bhimraja



For ELECT REALESTATE PVT. LTD.

[Handwritten Signature]
Director/Authorised Signatory

PERMANENT ACCOUNT NUMBER
AD 000765731
PRASAKI BHM BAKA
BANK PABERKAS
BANGKALAH BHM BAKA
100/2/1999
COMMISSIONER OF TAXATION - II

पञ्जाब प्रो. (P) / PERMANENT ACCOUNT NUMBER
PAGE 461A

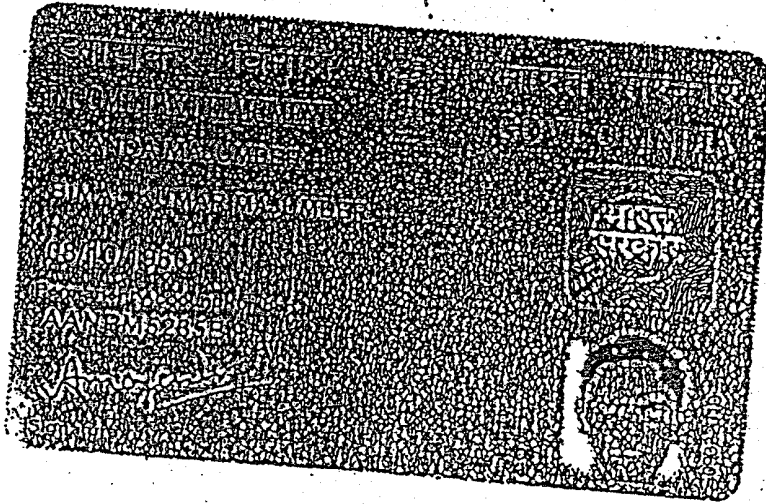
COMPANY NAME
EARTH MOVERS & BUILDERS PRIVATE LIMITED

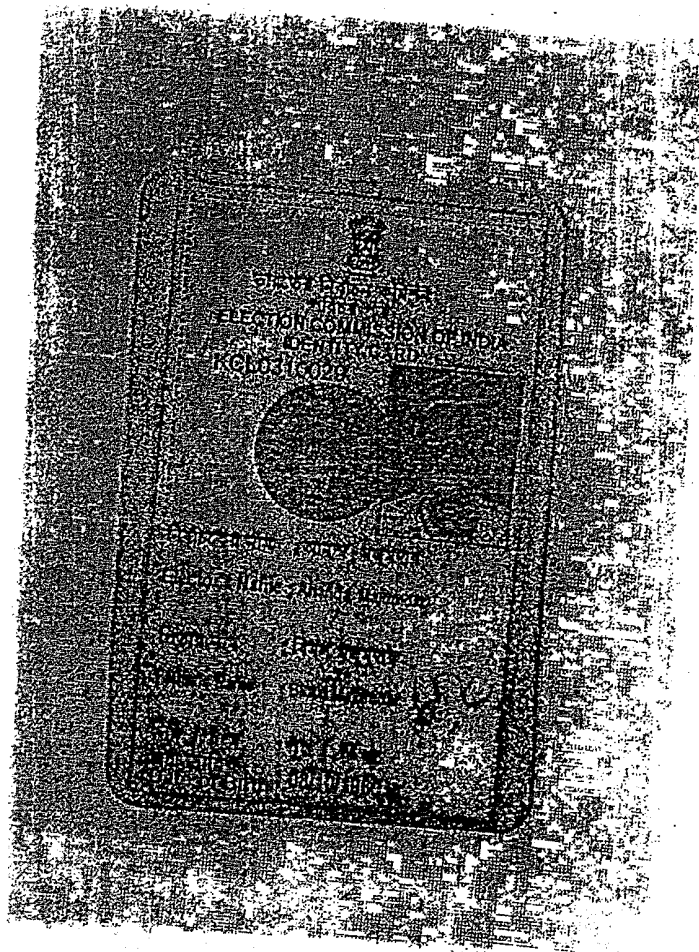
पञ्जाब प्रो. (P) / DATE OF INCORPORATION (REGISTRATION)
15-07-1991

COMMISSIONER

EARTH MOVERS & BUILDERS PVT. LTD.

[Handwritten Signature]
Authorized Signatory





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 1901-2016, Page from 8454 to 8483
being No 190100152 for the year 2016.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2016.01.11 17:23:16 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 11/01/2016 17:23:15
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)