

18/04
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THIS DEED OF CONVEYANCE IS MADE ON THIS THE
18th DAY OF April
TWO THOUSAND AND
THIRTEEN (2013)

DEED OF CONVEYANCE

Certified that the Document is admitted to
Registration. The Signature Sheet and the
Endowment should be attached to this document
as the part of this Document.



Additional Registrar of Assurances
Kolkata
18/04/13

10408/13
7.05
18/04/13

পঞ্জাবী পবিত্র বাগান WEST BENGAL
1031602/13 522392

INDIA NON JUDICIAL

RS.50

FIFTY

RUPEES

₹.50

पचास

रुपये

भारतीय गैर न्यायिक

5383/2013

05377/013

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

Endorsement For Deed Number : I - 05383 of 2013
(Serial No. 05377 of 2013 and Query No. L00010488 of 2013)

On 18/04/2013

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

Presented for registration at 19.05 hrs on :18/04/2013, at the Private residence by Mr Ram Kripal Patrak, Claimant.

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

Execution is admitted on 18/04/2013 by

Mr Amit Kumar Bald
Proprietor, M/s. Sandeep Trading Co., 207, Maharshi Debendra Road, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
By Profession : Business

2. Mr Bhanwar Lal Bald
Director, Utkal Realtors Pvt Ltd, 207, Maharshi Debendra Road, Kol, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

Director, M/s. Syncron Commercial Pvt Ltd, 207, Maharshi Debendra Road, Kol, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
By Profession : Business

3. Mr Ram Kripal Patrak
Director, M/s. Overtop Highrise Pvt Ltd, 44/2, Ashutosh Mukherjee Road, Maheshstalla, Budge Budge, Kol, Thana:-Maheshstala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137.
By Profession : Business

Identified By Mahendra Kumar Singhania, son of Late Hari Prasad Singhania, A C- 51, Prafulla Kanan, Krishnapur, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Hindu, By Profession: Service.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 19/04/2013

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.

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



ADDL. REGISTRAR OF ASSURANCES-II
(Dulal chandra Saha)

Endorsement Page 1 of 2

19/04/2013 16:12:00



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA

District:-Kolkata

Endorsement For Deed Number : I - 05383 of 2013

(Serial No. 05377 of 2013 and Query No. L000010488 of 2013)

Registration Fees Rs. 1,13,574/- paid online on 17/04/2013 4:40PM with Govt. Ref. No. 19201314000231191 on 17/04/2013 4:42PM, Bank: State Bank of India, Bank Ref. No. IK27140925 on 17/04/2013 4:40PM, Head of Account: 0030-03-104-001-16, Query No:1902L000010488/2013

Certificate of Market Value(WB PUVI rules of 2001)

• Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,03,16,001/-

• Certified that the required stamp duty of this document is Rs.- 618980 /- and the Stamp duty paid as:

• Presive Rs.- 50/-

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

Stamp duty Rs. 6,18,980/- paid online on 17/04/2013 4:40PM with Govt. Ref. No. 19201314000231191 on 17/04/2013 4:42PM, Bank: State Bank of India, Bank Ref. No. IK27140925 on 17/04/2013 4:40PM, Head of Account: 0030-02-103-003-02, Query No:1902L000010488/2013

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Handwritten signature)

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 eChallan

GRN: 19-201314-000023119-1
 GRN Date: 17/04/2013 16:42:25
 BRN: IK27140925
 BRN Date: 17/04/2013 16:40:32
 Bank: State Bank of India
 Payment Mode: Online Payment

Id No. : 1902L000010488/3/2013
[Query No./Query Year]

Name: ANIL KUMAR CHOWDAHRY
 Mobile No. : +91 9831089412

Contact No. : 22430723
 E-mail : akcco@vsnl.net

Address : 10 OLD POST OFFICE STREET KOLKATA 700001

Applicant Name : Madogaria

Office Name : A. R. A. - II KOLKATA, Kolkata

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

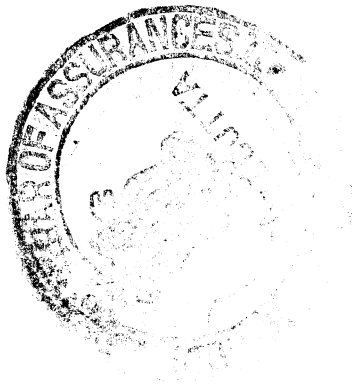
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
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1	1902L000010488/3/2013	Property Registration- Stamp duty	0030-02-103-003-02	618980
2	1902L000010488/3/2013	Property Registration- Registration Fees	0030-03-104-001-16	113574

Total
 Rupees Seven Lakh Thirty Two Thousand Five Hundred Fifty Four only
 In Words : 732554

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AND WHEREAS that by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated 2nd April, 1921, the said Sashibhushan Maiti became the absolute Owner of all that piece and parcel of Bagan land and hereditaments admeasuring an area of 50 (fifty) decimals in R. S. Dag No. 1185 and other lands comprised in Mouza Village Reckjani, Police Station : Rajarhat, C. S. Dag no. 1120, J.L. No. 13, Touzi No. 172 under R. S. Khatian No. 2182, to Ganga Das Paul, the Purchaser therein, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Sub-Registry Office Cossipore, Dum Dum and remain within the local limits of Rajarhat Bishnupur No. 1, Gram Panchayet, free from all encumbrances whatsoever.

WHEREAS at the demise of Sarup Chandra Das, one Sashibhushan Maiti became the absolute Owner of All That piece and parcel of land hereditaments admeasuring an area of 50 (fifty) decimals in Mouza Village Reckjani, J.L. No. 13, Touzi No. 172, C. S. Dag No. 1120, within the jurisdiction of Sub Registry Office the then Cossipore, Dum Dum and within the local limits of Rajarhat Bishnupur No. 1, Gram Panchayet.

BHANWAR LAL BAID, hereinafter referred to as "**THE VENDORS**" (which expression shall include its successors, successors-in-interest and assigns) of the **FIRST PART AND M/S. OVERTOP HIGHRISE PRIVATE LIMITED**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 44/2, Ashutosh Mukherjee Road, Maheshstalla, Budge Budge, Police Station Maheshstalla, Kolkata - 700137, represented through one of its directors **Mr. Ram Kripal Pathak**, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **FIRST PART AND M/S. SANDEEP TRADING CO.**, a sole proprietorship firm having its registered office at 207, Maharshi Debendra Road, Police Station Jora Bagan, Kolkata - 700007, represented through its sole proprietor **Mr. Amit Kumar Baid, (2) UTKAL REALTORS PRIVATE LTD.**, (formerly known as **M/S. H.R.G. FINANCE & INVESTMENT CONSULTANTS (P) LTD.**), a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 207, Maharshi Debendra Road, Police Station Jora Bagan, Kolkata - 700007, represented through one of its Directors **Mr. Bhanwar Lal Baid, (3) M/S. SYNCRON COMMERCIAL PVT. LTD.**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 207, Maharshi Debendra Road, Police Station Jora Bagan, Kolkata - 700007, represented through one of its Directors **Mr. Bhanwar Lal Baid, (3) M/S. SYNCRON COMMERCIAL PVT. LTD.**,

BETWEEN

SERVICE

P.S. RAJRAHAT

KOLKATA - 700 103

KRISHNA PURA

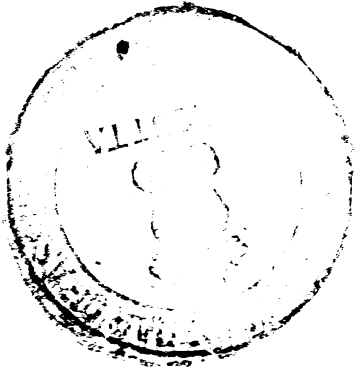
A-51 PRANFULLA KHAMAN

MR. HARI PRASAD SINGHARUN

MR. HENDRA KUMAR SINGHARUN

Abhyankar's

ADDITIONAL REGISTRAR
OF ASSAM AND ISH, KOLKATA
18 APR 2013



Director

Syncon Commercial Pvt. Ltd.

(SINCHON COMMERCIAL PVT. LTD.)

Director

UTKAL REALTORS PVT. LTD.

C - 3088

AND WHEREAS one Hatem Molla, since deceased, was the absolute recorded Owner of all that piece and parcel of Danga land hereditaments admeasuring an area of 1 (one) Acre be the same a little more or less comprised in Mouza Village - Reckjani, in R. S. Dag No. 1183 and 1184, under R. S. Khatian No. 2028, J.L. No. 13, Touzi No. - 172, Re. Sa No. 198 within the jurisdiction of Additional District Sub-Registry Office the then Cossipore, Dum Dum and within the local limits of Rajarhat Bishnupur No. 1, Gram Panchayet.

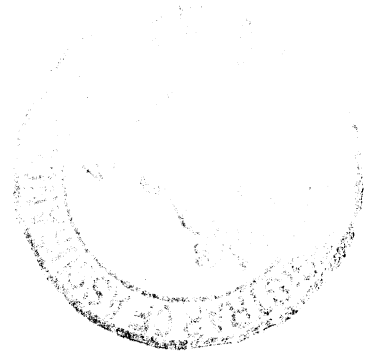
AND WHEREAS one Juthika Roy Chowdhury, one of the legal heirs of the said Rohini Mohan Dutta has got and possessed the plot of land measuring an area of 10 (ten) Chittacks 30 (thirty) square feet of Plot No. E and measuring an area of 8 (eight) Cottahs 8 (eight) Chittacks 22 (twenty two) square feet of Plot No. A/1, also a plot of land in R. S. Dag No. 1185 at Mouza : - Reckjani, of by way of the aforesaid Deed of Partition morefully and particularly described in the Schedule thereunder written and as a demarcated plot and the said Deed of Partition registered at Additional District Sub-Registrar at Bidhannagar, Salt Lake City.

AND WHEREAS after the death of the said Rohini Mohan Dutta and others, the legal heirs and successors have thus seized and possessed of the said plot of land by virtue of inheritance and to avoid all future litigation the legal heirs and successors made a Partition Deed among themselves which was registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, on 12th May and recorded in Deed No. 2782, Book No. 1, Volume No. 62, Pages 179 to 194 for the year 1994, free from all encumbrances whatsoever.

AND WHEREAS the said Rohini Mohan Dutta Roy and two other thus had seized and possessed of or otherwise well and sufficiently entitled of all that Bagan land as aforesaid and they recorded their names in records of B.L. & L.R.O. and they were in actual physical possession thereof by payment of Khajana to the competent authority of Government of West Bengal.

AND WHEREAS that by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated 24th January, 1951 said Ganga Das Paul the Owner therein had indefeasibly sold, conveyed, transferred and released at the price and parcel of Bagan land hereditaments admeasuring an area to 50 (fifty) decimals be the same a little more or less lying and situate at and being R.S. Dag No. 1185, under R. S. Khatian NO. 2182, J.L. No. 13, Touzi No. 172, re. Sa N. 198, in Mouza : Village - Reckjani, Police Station : Rajarhat, to Rohini Mohan Dutta Roy and two others, collectively the Purchasers therein, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Sub Registry Office, Cossipore, Dumdum and recorded in Book No. 1, Volume No. 10, Pages 107 to 113, being deed No. 384, for the year 1951, free from all encumbrances whatsoever.

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AND WHEREAS after the intestate death of said Rohini Mohan Dutta Roy, his daughter namely Smt. Juthika Roy Chowdhury had sufficiently entitled to said plot of Danga and Bagan land respectively admeasuring an area of 10 (ten) Chittacks 30 (thirty) square feet and in 8 (eight) Cottahs 8 (eight) Chittacks 22 (twenty two) square feet in R. S. Dag No. 1185, 3 (three) decimals in R.S. Dag No. 1183 and 38 (thirty eight) Decimals in R. S. Dag No. 1184 lying and situated at and being and comprised in Mouza Village - Reckuani, Police Station : Rajarhat, as his one and only legal heir and successor, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Rohini Mohan Dutta Roy, since deceased, was governed during his lifetime.

AND WHEREAS that by virtue of a Deed of Conveyance dated 20th April, 1953, the said Dinesh Chandra Paul and others the joint owners therein, had indefeasibly sold, conveyed, transferred and released all that piece and parcel of Danga land hereditaments admeasuring an area of 3 (three) Decimals in C.S. Dag no. 1118 under R.S. Dag No. 1183 and 38 (thirty eight) Decimals in C.S. Dag No. 1119 under R. S. Dag No. 1184 thus totaling 41 (forty one) Decimals be the same a little more or less in Mouza Village - Reckuani, R. S. Khatian No. 2028, J.L. No. 13, Touzi No. 172, Re. Sa. 18, to Rohini Mohan Dutta Roy, the Purchaser therein, at a valuable consideration mentioned therein, the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of Sub-Registry Office Cossipore, Dumdum and recorded in Book No. 1, Volume No. 34, Pages 47 to 50, being Deed No. 2341 for the year of 1953, free from all encumbrances whatsoever.

AND WHEREAS the said Dinesh Chandra Paul and others were thus seized and possessed of or otherwise well and sufficiently entitled to all that Danga land lying and situate at an being R. S. Dag No. 1183 and 1184 an duly recorded their names in the records of B.L. & L.R.O. and were in actual physical possession thereof upon payment of khajna thereof to the competent authority of Government of West Bengal.

AND WHEREAS that by virtue of a Deed of Conveyance (Bengali Saf Kobala) the said Hatem Molla, the absolute Owner and Vendor therein had indefeasibly sold, conveyed, transferred and released all that piece and parcel of Danga land hereditaments admeasuring an area of 1 (one) Acre be the same a little more or less lying and situated at and being R. S. Dag No. 1183 and 1184 under R. S. Khatian No. 2028 in Mouza Village - Reckuani, Touzi No. 172, J.L. No. 13, Re. Sa. No. 198 to Sri Dinesh Chandra Paul and others, collectively the Purchasers therein, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of the Sub-Registrar at Cossipore, Dumdum 24 Parganas and recorded in Book No. 1, Volume No. 93, Pages 135 to 138, being Deed No. 6881 for the year 1951, free from all encumbrances whatsoever.

AND WHEREAS that by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated 6th August, 1996 the said Smt. Juthika Roy Chowdhury the Vendors therein, had indefeasibly sold, conveyed, transferred and released of all that piece and parcel of Bagan and Danga land respectively hereditaments admeasuring an area of 10 (ten) Cottahs 8 (eight) Chittacks 17 (seventeen) square feet be the same a little more or less in R. S. Dag No. 1183, 1184 and 1185 under R. S. Khatian No. 2182 in Mouza Village - Reckjani, Touzi No. 172, J.L. No. 13, Re. Sa. No. 198, Police Station : Rajarhat, to Santosh Kumar Nag Chowdhury, the Purchaser therein, at a valuable consideration mentioned therein, the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of at Additional District Sub-Registrar at Bidhannagar, Salt Lake City, and recorded in Book No. 1, Being No. 5371 for the year 1996 and the aforesaid property is within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, free from all encumbrances whatsoever.

AND WHEREAS that by virtue of another Deed of Conveyance (Bengali Saf Kobala) dated 6th August 1996 the said Smt. Juthika Roy Chowdhury the Vendor therein had indefeasibly, sold, conveyed, transferred and released all that Bagan and Danga land respectively hereditaments admeasuring an area of 10 (ten) Cottahs 8 (eight) Chittacks 17 (seventeen) square feet be the same a little more or less lying and situate at and being and comprised in R.S. Dag No. 1183, 1184 and 1185 under R. S. Khatian No. 2182, in Mouza : Reckjani, J.L. No. 13, Touzi No. 172, Re. Sa. 198, Police Station : Rajarhat, to Modan Mohan Goswami, the Purchaser therein, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, and within the local limits o Rajarhat Bishnupur No. 1 Gram Panchayet was copies in Book No. 1, being Deed No. 5372, for the year of 1996, free from all encumbrances whatsoever.

AND WHEREAS the said Santosh Kumar Nag Chowdhury and Modan Mohan Goswami were thus seized and possessed of or otherwise well and sufficiently entitled of all that Bagan and Danga land respectively hereditaments admeasuring an area of ½ (one two) share of 21 (twenty one) Cottahs 34 (thirty four) square feet each be the same a little more or less lying and situate at an being R. S. Dag No. 1183, 1184, 1185 and they have recorded their names in the records of B.L. & L.R.O. and they were in actual physical possession thereof, free from all encumbrances whatsoever and were paying khajan thereof regularly to the competent authority of Government of West Bengal.

AND WHEREAS that by virtue of a Deed of Conveyance dated 16 May of 2000, the said Santosh Kumar Nag Chowdhury, son of late Bijon Behari Nag Chowdhury of village and Post Office - Chandpur, Police Station : Rajarhat, District : 24 Parganas, the Vendor therein had indefeasibly sold, conveyed, transferred and released all that piece and parcel of Bagan and Danga land respectively hereditaments admeasuring an area of 5

(five) Chittacks 15 (fifteen) square feet comprised in C. S. Dag No. 1120, R.S. Dag No. 1185, 8 (eight) Chittacks 27 (twenty seven) square feet in C. S. Dag No. 1118, R. S. Dag No. 1183 and 9 (nine) Cottahs 10 (ten) Chittacks 20 (twenty) square feet in C. S. Dag No. 1119, R. S. Dag No. 1184, thus totaling 10 (ten) Cottahs 8 (eight) Chittacks 17 (seventeen) square feet be the same or less comprised in Mouza Village - Reckjani, Touzi No. 172, J.L. No. 13, Re. Sa No. 198, under R. S. Khatian No. 2182, Police Station : Rajarhat, to Rehana Rahman, wife of late Jalilur Rahman and Samir-ur-Rahman, son of late Khalid Mahmood Kazim of 4A, Acre Road, Benia Pukur, Kolkata 700017, jointly the Purchasers therein at a valuable consideration mentioned herein and the said Deed of Conveyance was registered in the office of the Additional District Sub-Registrar at Bidhanagar, Salt Lake City, within the local limits of Rajarhat Gram Panchayet and recorded in Book No. 1, Volume No. 106, Pages 297 to 312 being Deed No. 4270, for the year 2000, free from all encumbrances whatsoever.

AND WHEREAS that by virtue of another Deed of Conveyance dated 31st May, 2000, the said Modan Mohan Goswami, son of Late Nibaran Chandra Goswami of 10B, Radha Madhab Goswami Lane, Kolkata 700003, the Vendor therein had indefeasibly sold, conveyed, transferred and released of all that piece and parcel of Danga and Bagan land respectively hereditaments admeasuring an area of 5 (five) Chittacks 15 (fifteen) square feet comprised in R.S. Dag o. 1185, C.S. Dag No. 1120 8 (eight) Chittacks 27 (twenty seven) square feet in R. S. Dag No. 1183, C. S. Dag No. 1118 and 9 (nine) Cottahs 10 (ten) Chittacks and 20 (twenty) square feet in R. S. Dag No. 1184, C. S. Dag o. 1119 thus totaling 10 (ten) Cottahs 8 (eight) Chittacks 17 (seventeen) square feet be the same or less in Mouza Village Reckjani, J.L. No. 13, Re. Sa. 198, Touzi No. 172 under R.S. Khatian No. 2182, Police Station : Rajarhat to Nafisa Mahmood, wife of Late Khalid Mahmood Kazim and Fauzia Mahmood daughter of Late Khalid Mahmood Kazim of 10, Phears Lane, Police Station : Bowbazar, Kolkata 700012, jointly the Purchaser therein at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of Additional District Sub-Registrar at Bidhanagar, Salt Lake City, District 24-Parganas (North), with the local limits of Rajarhat Bishnupur No. 1, Gram Panchayet and recorded in Book No. 1, Volume No. 106, Pages 313 to 328, being Deed No. 4271, for the year 2000, free from all encumbrances whatsoever.

AND WHEREAS thus the said Rehana Rahman, Samir-ur-Rahman, Nafisa Mahmood and Fauzia Mahmood are seized and possessed of or otherwise well and sufficiently entitled to all that Bagan and Danga land respectively measuring an area of 21 (twenty one) Cottahs 34 (thirty four) square feet be the same or less lying and situate at and being R.S. Dag Nos. 1183, 1184 and 1185 under R. S. Khatian No. 2182, in Mouza Village Reckjani, they are actual physical possession hereof, free from all encumbrances whatsoever.

AND WHEREAS in the Records of Right prepared under the Government of West Bengal L. R. Act, M/s. H.R.G. Finance & Investment Consultants (P) Ltd. has been recorded as holding of L.R. Dag No. 1183, 1184 & 1185, under L.R. Khatian No. 5005, Mouza Reckjani, J.L. no. 13, under Rajarhat Bishnupur No. 1 Gram Panchayet, P.S. Rajarhat, District North 24 Parganas, where L.R. Dag no. 1183 has been shown as

AND WHEREAS in the Records of Right prepared under the Government of West Bengal L. R. Act, M/s. Sandeep Trading Co. has been recorded as holding of L.R. Dag No. 1183, 1184 & 1185, under L.R. Khatian No. 5003, Mouza Reckjani, J.L. no. 13, under Rajarhat Bishnupur No. 1 Gram Panchayet, P.S. Rajarhat, District North 24 Parganas, where L.R. Dag no. 1183 has been shown as undivided 3333 Share i.e., 1 Decimals (Satak) out of 3 Decimals (Sataks), L.R. Dag no. 1184 has been shown as undivided 2694 Share i.e., 10.24 (10) Decimals (Satak) out of 38 Decimals (Sataks) and L.R. Dag no. 1185 has been shown as undivided 0067 Share i.e., 0.34 (00) Decimals (Satak) out of 50 Decimals (Sataks) of Bagan and Danga land.

AND WHEREAS while the vendors herein namely M/s. Sandeep Trading Co., M/s. H.R.G. Finance & Investment Consultants (P) Ltd. and M/s. Syncron Commercial Pvt. Ltd, are in peace full possession over the said plots of land they got their names recorded in the L.R. Settlement and introduce L.R. Khatian in their names vide Khatian Nos. 5003, 5005 & 5004 respectively and obtained porcha theretrom and thus they had been enjoying the said purchased land peacefully quietly and without interruption of others by performing all legal formalities.

AND WHEREAS that by virtue Deed of Conveyance dated 18th May, 2007, the said parcel of Danga and Bagan land respectively hereditaments admeasuring an area of 10 (ten) Chittacks 30 (thirty) square feet comprised in R.S. Dag o. 1185, C.S. Dag No. 1120 1 (one) cottah 1 (one) Chittacks 09 (nine) square feet in R. S. Dag No. 1183, C. S. Dag No. 1118 and 19 (nineteen) Cottahs 4 (four) Chittacks and 40 (forty) square feet in R. S. Dag No. 1184, C. S. Dag o. 1119 thus totaling 21 (twenty one) Cottahs 34 (thirty four) square feet be the same a little more or less in Mouza Village Reckjani, J.L. No. 13, Re. Sa. 198, Touzi No. 172 under R.S. Khatian No. 2182, Police Station : Rajarhat to M/s. Sandeep Trading Co., M/s. H.R.G. Finance & Investment Consultants (P) Ltd. and M/s. Syncron Commercial Pvt. Ltd, jointly the Purchaser therein at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of District Sub-Registrar -II, North 24 Parganas, District 24-Parganas (North), with the local limits of Rajarhat Bishnupur No. 1, Gram Panchayet and recorded in Book No. 1, CD Volume No. 8, Pages 5059 to 5085, being Deed No. 05145, for the year 2007, free from all encumbrances whatsoever.

undivided 3334 Share i.e., 1 Decimals (Satak) out of 3 Decimals (Sataks), L.R. Dag no. 1184 has been shown as undivided 2694 Share i.e., 10.24 (11) Decimals (Satak) out of 38 Decimals (Sataks) and L.R. Dag no. 1185 has been shown as undivided 0067 Share i.e., 0.34 (00) Decimals (Satak) out of 50 Decimals (Sataks) of Bagan and Danga land.

AND WHEREAS in the Records of Right prepared under the Government of West Bengal L. R. Act, M/s. Synron Commercial Pvt. Ltd. has been recorded as holding of L.R. Dag No. 1183, 1184 & 1185, under L.R. Khatian No. 5004, Mouza Reckjani, J.L. no. 13, under Rajarhat Bishnupur No. 1 Gram Panchayet, P.S. Rajarhat, District North 24 Parganas, where L.R. Dag no. 1183 has been shown as undivided 3333 Share i.e., 1 Decimals (Satak) out of 3 Decimals (Sataks), L.R. Dag no. 1184 has been shown as undivided 2694 Share i.e., 10.24 (10) Decimals (Satak) out of 38 Decimals (Sataks) and L.R. Dag no. 1185 has been shown as undivided 0066 Share i.e., 0.33 (00) Decimals (Satak) out of 50 Decimals (Sataks) of Bagan and Danga land.

AND WHEREAS the said **M/S. H.R.G. FINANCE & INVESTMENT CONSULTANTS (P) LTD.** is now known as **UTKAL REALTORS PVT.LTD.**

AND WHEREAS in the manner aforesaid the Vendors herein are the Owners of all that piece and parcel of land admeasuring 21 Cottahs 8 Sq.ft equivalent to 34.73 Decimals (Sataks) and by physical measurement 21 Cottahs 34 Sq.ft. equivalents to 34.79 Decimals (Sataks) be the same a little more or less out of 91 Decimals (Sataks) lying and situated in Mouza Reckjani, J.L. No. 13, Re.Sa. No. 198, Touzi No. 172, C.S. Dag No. 1120 corresponding to R.S. & L.R. Dag No. 1185, C.S. Dag No. 1118 corresponding to R.S. & L.R. Dag No. 1183 and C.S. Dag No. 1119 corresponding to R.S. & L.R. Dag No. 1184, R.S. Khatian No. 2182, under L.R. Khatian Nos. 2720 & 3579 (Old) and L.R. Khatian Nos. 5003, 5004 & 5005 (New), classified as Bagan & Danga land, under Rajarhat Bishnupur No. 1 Gram Panchayet, P.S. Rajarhat, District North 24 Parganas, hereinafter referred to **SCHEDULE** property and is in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

AND WHEREAS since then the Vendors herein have been in exclusive khas, physical possession and enjoyed the schedule land without any hindrance or interference by any body and paying Govt. rent for their aforesaid property.

AND WHEREAS the entire schedule land is in the khas possession of the Vendors and no portion in any manner whatsoever is under and "BHAGCHASSE".

AND WHEREAS the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

AND WHEREAS there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Honble High Court at Calcutta.

AND WHEREAS the land was never subject any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

AND WHEREAS the schedule land is not in any way affected by and/or is not a land belonging to schedule Tribes and no permission for Sale thereof is required.

AND WHEREAS the Vendors has not received any notice of acquisition or requisition of the Property described in the schedule below.

AND WHEREAS no notice issued under the Public Demand and Recovery Act nor has been served on the Vendors nor any such notice has been published.

AND WHEREAS the Owners/Vendors herein have agreed to sell and the Purchaser has agreed to purchase of the **SCHEDULE** property hereunder written at or for a total consideration of Rs. 1,03,00,000/- (Rupees One Crore and Three Lac) only, the said Schedule property is free from all encumbrances, attachments, liens and lispensens whatsoever on the terms and conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 1,03,00,000/- (Rupees One Crore and Three Lac) only paid by the Purchaser herein to the Owners/Vendors herein at or before the execution these presents, the receipt whereof the Owners/Vendors herein and each of them doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispensens, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT the SCHEDULED properties OR HOWSOEVER OTHERWISE** the said properties and lands and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished **TOGETHER WITH** all the yards, areas, house, out house, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances **WHATSOEVER** to the said properties and land or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be

appurtenances thereto and all the estates, interests, claims and demands whatsoever of the Vendors at law and in equity into, upon, over and concerning the said properties or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said properties hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Vendors or any other person and persons from whom he may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispendens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owners/Vendors or their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owners/Vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and intended so to be unto and to the Purchaser absolutely and for ever free from all encumbrances charges attachments liens lispendens and adverse claim **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendors or his ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Vendors is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owners/Vendors have good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owners/Vendors or any person or persons lawfully and equitably claim under or in trust for the Owners/Vendors or their ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owners/Vendors, their ancestors or predecessors-in-title **AND FURTHER** the Owners/Vendors covenant with the Purchaser, its successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or

notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust **AND** the Owners/Vendors and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owners/Vendors shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed **AND FURTHER** the Vendors inconsideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendors as to protection and indemnity against any possible claim by any persons if he/she/they is/are discovered to be still alive or became the Owners of the schedule property, the Vendors do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

AND THE VENDORS DOH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendors have in themselves good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser herein in the manner aforesaid.

2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.

3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendors herein.

4. That Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.

5. The Vendors do hereby certify that the said properties, under **SCHEDULE** is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land 21 Cottahs 8 Sq.ft equivalent to 34.73 Decimals (Sataks) and by physical measurement 21 Cottahs 34 Sq.ft. equivalents to 34.79 Decimals (Sataks) be the same a little more or less out of 91 Decimals (Sataks) lying and situated in Mouza Reckjuani, J.L. No. 13, Re.Sa. No. 198, Touzi No. 172, C.S. Dag No. 1120 corresponding to R.S. & L.R. Dag No. 1185, C.S. Dag No. 1118 corresponding to R.S. & L.R. Dag No. 1183 and C.S. Dag No. 1119 corresponding to R.S. & L.R. Dag No. 1184, R.S. Khatian No. 2182, under L.R. Khatian Nos. 2720 & 3579 (Old) and L.R. Khatian Nos. 5003, 5004 & 5005 (New), classified as Bagan & Danga land, under Rajarhat Bishnupur No. 1 Gram Panchayet, P.S. Rajarhat, District North 24 Parganas.

[The land measuring an area of 10 Chittacks 30 Sq.ft. equivalent to 1.10 Decimals (Sataks) out of out of 50 Decimals (Sataks) in C.S. Dag No. 1120 corresponding to R.S. & L.R. Dag No. 1185,

The land measuring an area of 1 Cottahs 13 Chittack equivalent to 3.00 Decimals (Sataks) out of 3 Decimals (Sataks) in C.S. Dag No. 1118 corresponding to R.S. & L.R. Dag No. 1183 and

The land measuring an area of 18 Cottahs 9 Chittacks 4 Sq.ft. equivalent to 30.69 Decimals (Sataks) out of 38 Decimals (Sataks) in C.S. Dag No. 1119 corresponding to R.S. & L.R. Dag No. 1184].

Which is shown in the annexed Site Plan Verged in Border RED and the said Site Plan shall be treated as part and parcel of these presents, butted and bounded as follows:-

ON THE NORTH BY	:	Partly plot of R.S. Dag No. 1185 and P.W.D. Road (60 feet wide).
ON THE SOUTH BY	:	Plot of R.S. Dag No. 1182.
ON THE EAST BY	:	Partly plot of R.S. Dag No. 1185 and 1186.
ON THE WEST BY	:	Partly plot of R.S. Dag Nos. 1181 and 1185

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

SIGNED, SEALED AND DELIVERED

by the Vendors in the presence of

WITNESSES:

1. SR. MOJAFOR RAHAMAN.

3/0 - SR. Nur Mohammad.

Seapukur - Rajarhat

Kaly - 135.

Dipkaly

2. Mahendra Kumar Sanyal's

5/0 Lt. Hari Prasad Sanyal's

A-51 Prufullaganan

Krishnagar.

KOLKATA - 700 103

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

1. SR. MOJAFOR RAHAMAN.

2. Sanyal's

Drafted by me

Satabdi Bose.

Advocate

High Court, Calcutta.

SANDEEP TRADING COMPANY

Proprietor

(Signature)

(AMITBAID)

(AGRPB8234H)

UTKAL REALTORS PVT. LTD.

Director

(Signature)

(AACH 8517 @)

Synchron Commercial Pvt. Ltd.

Director

AACH 56723 @

VENDORS

OVERTOP HIGHRISE PVT. LTD.

Ram Krishna Palpatlak

Director / Authorized Signatory

PANNO: AABC06990P

PURCHASER

RECEIPT

Received a sum of Rs. 1,03,00,000/- (Rupees One Crore and Three Lac) only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

MEMORANDUM OF CONSIDERATION

1.	By Demand Draft No.002217, Dated 18.04.2013, drawn on Industland Bank, Upper Wood Street Branch, infavour of Utikal Realtors Pvt.Ltd..	Rs. 34,33,000.00
2.	By Demand Draft No.002160, Dated 17.04.2013, drawn on Industland Bank, Upper Wood Street Branch infavour of Syncron Commercial Pvt.Ltd..	Rs. 34,34,000.00
3.	By Demand Draft No.002161, Dated 17.04.2013, drawn on Industland Bank, Upper Wood Street Branch in favour of Sandeep Trading Co.	Rs. 34,33,000.00
	Total	Rs. 1,03,00,000.00

(Rupees One Crore and Three Lac) only

Witnesses :-

1. *Sr. Major for Ramanan.*

SANDEEP TRADING COMPANY
Proprietor
Sandeep

UTKAL REALTORS PVT. LTD.
Director
Sandeep


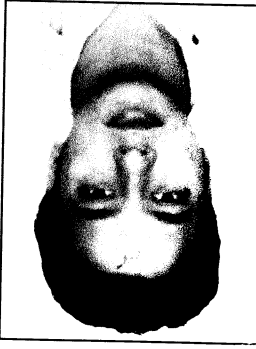
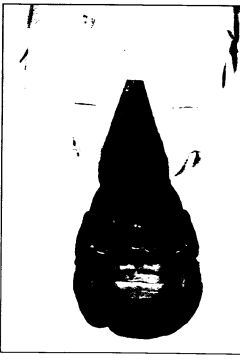
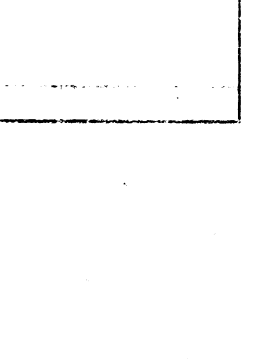
2. *Sr. Major for Ramanan.*

(*BHAKTAWAL RAI*)

Syncron Commercial Pvt. Ltd.
Director
Sandeep

VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO											
Little					Thumb					<i>Rajeev D.</i>	
Ring		Fore			Middle		Fore			<i>Amrith Sarda</i>	
Middle		Fore			Middle		Fore				
(Left Hand)					(Right Hand)					<i>Ram kish Pal Pothak</i>	
Ring		Fore			Middle		Fore				
Middle		Fore			Middle		Fore				
Little					Thumb						
Fore					Fore						
Thumb					Thumb						

SITE PLAN OF LAND AT MOUZA - RECKJUANI, J.L. NO. 13, Re. Sa. NO. 198, TOUZI NO. 172, C.S. DAG NO. 1120, CORRESPONDING TO R.S. & L.R. DAG NO. 1185, C.S. DAG NO. 1118, CORRESPONDING TO R.S. & L.R. DAG NO. 1183 AND C.S. DAG NO. 1119 CORRESPONDING TO R.S. & L.R. DAG NO. 1184, R.S. KHATIAN NO. 2182, UNDER L.R. KHATIAN NOS. 2720 & 3579 (OLD) AND L.R. KHATIAN NOS. 5003, 5004 & 5005 (NEW)

AREA OF LAND :- 21 K. - 0 CH. - 8 SQ.FT. (MORE OR LESS)

= 34.73 DECIMALS (SATAK)

BY PHYSICAL MEASUREMENT : 21 K. - 34 SQ.FT. = 34.79 DECIMALS (SATAK)

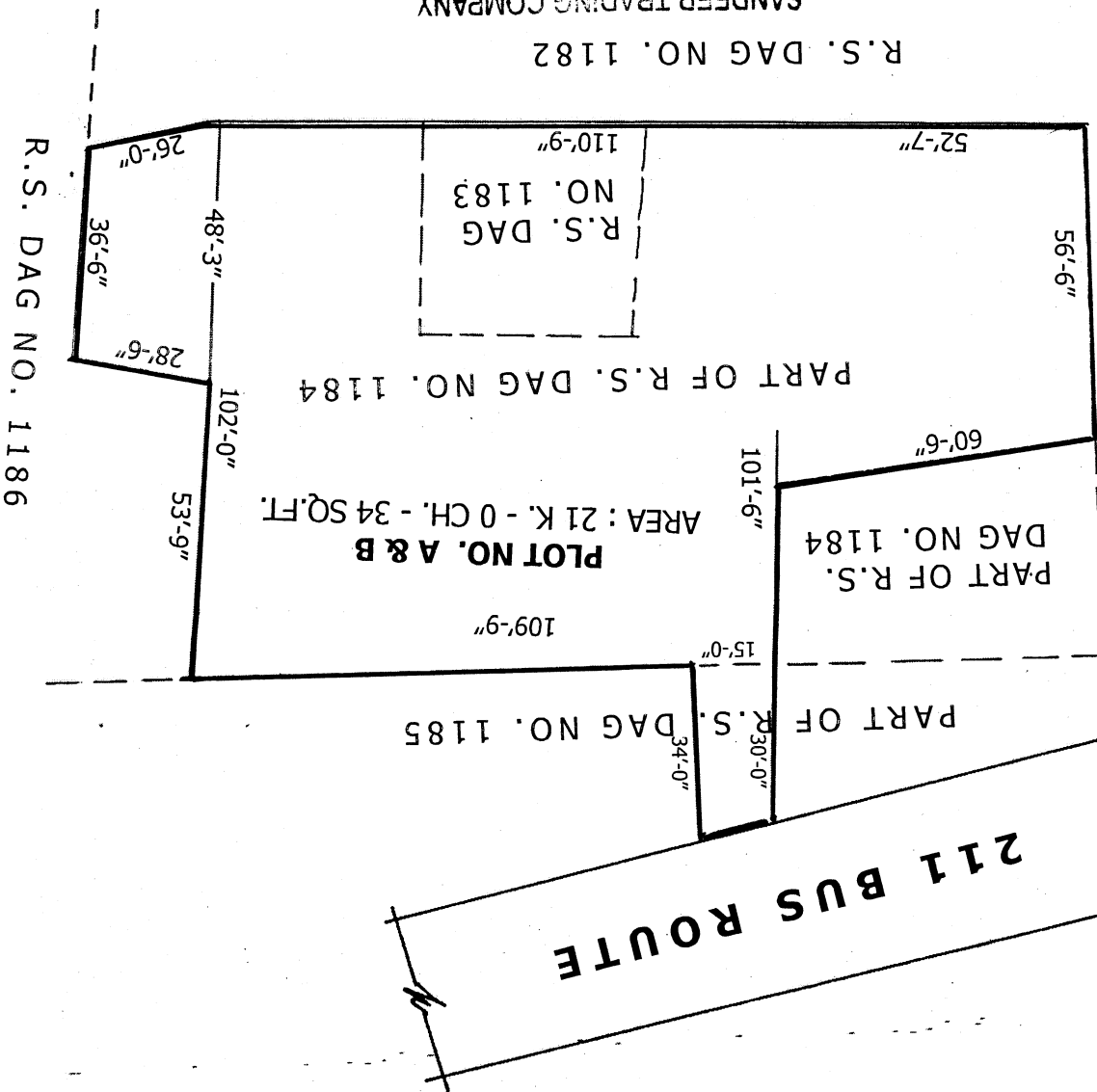
OUT OF 91 DECIMALS (SATAK)

SHOWN IN RED COLOUR



N

SCALE : 33'-0" = 1" INCH



PART OF R.S. DAG NO. 1185

PART OF R.S. DAG NO. 1184

PART OF R.S. DAG NO. 1184

R.S. DAG NO. 1183

R.S. DAG NO. 1182

SANDEEP TRADING COMPANY

Proprietor

(AMIT BAID)

Director

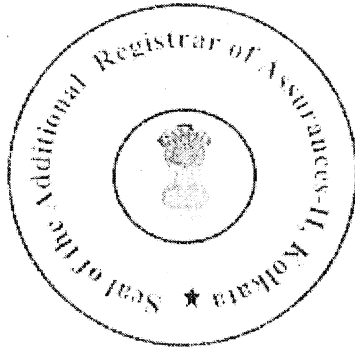
UTKAL REALTORS PVT. LTD.

OVERTOP HIGHRISE PVT. LTD.
 Ram Kirtal Pallick
 Director / Authorised Signatory

Traced by: X. Sharma
 38/10/2020
 (Kot. 1)
 (Khatian L.R. - BAID)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 188 to 209
being No 05383 for the year 2013.



(Dulal chandra Saha) 25-April-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

