

03348

F-3167/17

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES



पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 815743

8-855923/17

certified that the document is correct
e registration, the signature sheets and
the endorsement sheets attached with
the document are part of this document

District Sub-Registrar,
Registrar U/S 7(2) of
Registration Act 1908
Bhore, South 24 Parganas

22 JUN 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 21st day of **June**,
2017 of the Christian Era.

BETWEEN

10545

09 MAY 2016

No.....Rs. 500/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 26 Pys. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

Shek Ataur Rahaman, Advocate
Alipur Collectorate, 26 Pys. (S)

(Signature)



Identified by me-

(Signature)
Shek Ataur Rahaman, Advocate
Alipur, South 24 Parganas

22 JUN 2012

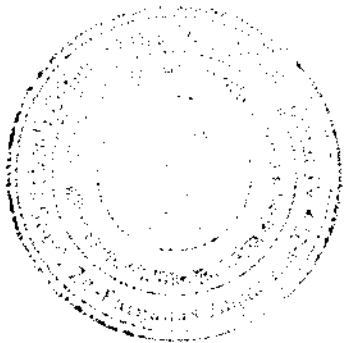
Shek Ataur Rahaman, Advocate
S/O - Sk Anisur Rahaman
34, Sodepur Brick Field Road
P.O.+P.S.- Haridevpur
Kolkata- 700 082

MALINATH TRADING PVT. LTD. (PAN: AAECM1558L), a company incorporated under the provisions of the companies Act 1956, having its present registered office presently at 4A, Camac Street, PS Arcadia Central, 7th Floor, Room No.-7A, P.O.+ P.S.- Park Street, Kolkata-700 016, District- South 24 Parganas and previously at 128/3, Hazra Road, P.O. Bhawanipore, P.S. Bhawanipore, Kolkata- 700 026, District- South 24 Parganas, duly represented by one of its Directors -**SRI SANJAY KUMAR SHARDA, (PAN- AHWPS4375Q)**, son of Late Kameshwar Prasad Sharda, by Occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 7C, Priyanath Mallick Road, Duke Manor, 4th Floor, P.O.+P.S.- Bhawanipore, Kolkata-700025, District- South 24 Parganas, hereinafter called and referred to as the "**VENDOR/OWNER**", (which expression shall unless excluded by or repugnant to the context shall mean and be deemed to include its successor-in-interest and executors, administrators, legal representatives and assignors) of the **FIRST PART**;

AND

APLOMB CONSTRUCTIONS PRIVATE LIMITED, (PAN: AAMCA6526A), a company incorporated under the Companies Act, 1956, having its registered office at 4A, Camac Street, PS Arcadia Central, 7th Floor, Room No.-7A, P.O.+ P.S.- Park Street, Kolkata-700 016, District- South 24 Parganas, duly represented by its Authorised Sinary namely **MR. DEEPAK BANKA(PAN- ACCPB2924Q)**,son of Late Gouri Sankar Banka, by Occupation-Business, by faith- Hindu, by Nationality-Indian, residing at Upper Bazar Road, P.O.- Upper Bazar,P.S.- Kotwali, PIN Code No-834001, District- Ranchi, State- Jharkhand, hereinafter called and referred to as the "**VENDEE/PURCHASER**",(which expression shall unless excluded by or repugnant to the context shall mean and be deemed to include its successor-in-interest and executors, administrators, legal representatives and assignors) of the **OTHER PART**;

WHEREAS all that piece and parcel of undivided vacant land measuring about **5.59 Decimal** more or less (0.1141 share out of 49 decimal in 16



REGISTRAR OF ALIPORE,
SOUTH 24 PARGANAS
REGISTRATION ACT 1908
ALIPORE, SOUTH 24 PARGANAS
22 JUN 2017

Ana Share) in **R.S. & L.R. Dag No - 94 under R.S. Khatian No. -487 & 28 and L.R. Khatian No. - 1420**, by Nature- Bastu Commercial,

AND WHEREAS an area of **5.34 Decimal** more or less (0.1370 share out of 39 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 95 under R.S. Khatian No. - 430 and L.R. Khatian No. - 1420**, by Nature- Bastu Commercial,

AND WHEREAS an area of **5.33 Decimal** more or less (i.e. 0.4100 share out of 13 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 96 under L.R. Khatian No. - 1420**, by Nature- Shali

AND WHEREAS an area of **9.50 Decimal** more or less (i.e. 0.2436 share out of 39 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 149 under R.S. Khatian No. - 55 and L.R. Khatian No. -1420**, by Nature- Shali

Admeasuring an area of 25.76 Decimal, lying and situate at **Mouza-Sultanpur**, J.L. No.-16, R.S-47, Touzi No.250, Pargana- Medanmalla ; District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station -Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, in the District of South 24 Paraganas , categorically mentioned in the **Schedule** written hereunder and hereinafter referred to as the **SAID LAND** , demarcated in annexed site plan, bordered with **Red** color which will be sold by this Deed of Conveyance by the above mentioned present Vendor.

AND WHEREAS by virtue of a Deed of Conveyance **being No.-4391; for the year 2014**, which was executed and registered on **13/06/2014**, in the office of **“D.S.R-IV, Alipore , South 24 Parganas, ” and recorded in Book No.-1 ; CD Volume No.-25; Pages Nos.- 952 to 976** , the following previous Vendors namely **(1) Sri Digbasan Banerjee, (2) Sri Dhurjoti Banerjee** , both sons of Radharaman Banerjee , residing at 3, Suren Tagore Road, P.S.- Gariahat, Kolkata- 700 019 , **(3) Sri Subrata Banerjee** , son of Late Laxmi Narayan Banerjee, previously residing at Patakpara, P.S.- Bishnupur, in the district of Bankura and presently residing at 3, Suren Tagore Road,



Director, Registrar of Companies
Registration Act, 1908
Alipore, South 24 Parganas
22 JUN 2017

P.S.- Gariahat, Kolkata- 700 019 and **(4) Mallabhum Human Resource Development Trust**", a registered Trust founded in India in the year 1999, having its registered office at Pathakpara Bishnupur, Bankura, represented by its Chairman namely **Sri Digbasan Banerjee**, son of Radharaman Banerjee, residing at 3, Suren Tagore Road, P.S.- Gariahat, Kolkata- 700 019, jointly sold, conveyed and transferred against valuable consideration to the present Vendor by name & style **MALINATH TRADING PVT. LTD. (PAN: AAECM1558L)**, having its present registered office at 4A, Camac Street, PS Arcadia Central, 7th Floor, Room No.-7A, P.O.+ P.S.- Park Street, Kolkata-700 016, and previously at 128/3, Hazra Road, P.O. Bhawanipore, P.S. Bhawanipore, Kolkata- 700 026, represented by its Director namely-**SRI SANJAY KUMAR SHARDA (PAN: AHWPS4375Q)**, son of Late Kameshwar Prasad Sharda, previously residing at P.O-Barajamda. In the district of Singhbhum(W), Pin-833221, Jharkhand, India, and presently residing at B/13, 2nd Floor, Central Plaza, 41, Bipin Behari Ganguly Street, P.O.- Bowbazar, P.S.- Bowbazar, Kolkata- 700 012, all that piece and parcel of undivided vacant land measuring about **49 Decimal** more or less (49 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 94 under R.S. Khatian No. -487 & 28 and L.R. Khatian Nos. -795, 796, 797, 419, 512/1, 604** And an area of **39 Decimal** more or less (39 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 95 under R.S. Khatian No. 430 and L.R. Khatian No. -798, Admeasuring an area of 88 Decimal**, both Dags by Nature- Shali, both Dags are lying and situated at **Mouza-Sultanpur**, J.L. No.-16, R.S-47, Touzi No.-250, Pargana- Medanmalla; District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station -Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, in the District of South 24 Paraganas and since being the lawful owner by dint of purchase, the aforesaid present Vendor by name & style **MALINATH TRADING PVT. LTD.** is in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and has been enjoying the said property by mutating its name as the owner in the Records of B.L.&

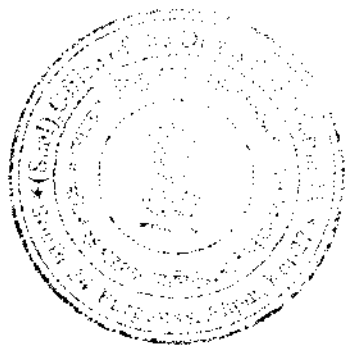


Registrar (1000) of
Registration Act 1956
Siliguri, South 24 Parganas
28 JUN 2017

L.R.O., Baruipur, under the Government of West Bengal till date and its L.R. Khatian No. becomes 1420 .

AND WHEREAS by virtue of a Deed of Conveyance **being No.-10636; for the year 2013**, which was executed and registered on **13/12/2013**, in the office of **“A.D.S.R-Baruipur, South 24 Parganas,”** and recorded in **Book No.-1 ; CD Volume No.-23 ; Pages Nos.- 6210 to 6221** , the following Vendors namely **MOHAMMAD ALI MONDAL, ANAR ALI MONDAL** (both sons of Late Keramat Mondal) and **ANOWARA BIBI** (wife of Late Akbar Ali Mondal) , all are residing at Village- Hariharpur, P.O.- Mallickpur, P.S.- Baruipur, District- South 24 Parganas, jointly sold , conveyed and transferred against valuable consideration to **LOPA CHATTERJEE**, wife of Sri Ashis Chatterjee, residing at 3 No. Suren Tagore Road, P.S. – Gariahat, Kolkata- 700 019, District- South 24 Parganas, all that piece and parcel of vacant land measuring about **13 Decimal** more or less (16 Ana share out of 13 decimal) in **R.S. & L.R. Dag No - 96** under **L.R. Khatian Nos. -182**, by Nature- Shali, lying and situated at **Mouza- Sultanpur**, J.L. No.-16, R.S-47, Touzi No.250, Pargana- Medanmalla ; District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, in the District of South 24 Paraganas and since being the lawful owner by dint of purchase, the aforesaid **LOPA CHATTERJEE** was in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and had been enjoying the said property without mutating her name as the owner in the Records of B.L.& L.R.O., Baruipur, under the Government of West Bengal till date of her sale to the present Vendor.

AND WHEREAS by virtue of a Deed of Conveyance **being No.-4386; for the year 2014** ,which was executed and registered on **13/06/2014**, in the office of **“D.S.R-IV, Alipore, South 24 Parganas, ”** and recorded in **Book No.-1 ; CD Volume No.-25 ; Pages Nos.- 713 to 734** , the aforesaid **LOPA CHATTERJEE**, wife of Sri Ashis Chatterjee, residing at 3 No. Suren

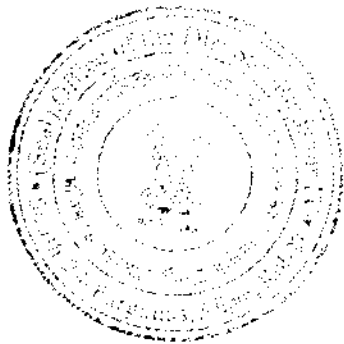


District sub-registrar,
Registrar (S) (2) of
Registration Act 1908
Alipore, South 24 Parganas

22 JUN 2017

Tagore Road, P.S. - Gariahat, Kolkata- 700 019, District- South 24 Parganas, jointly sold , conveyed and transferred against valuable consideration to the present Vendor by name & style **MALINATH TRADING PVT. LTD. (PAN- AAECM1558L)**, having its present registered office at 4A, Camac Street, PS Arcadia Central, 7th Floor, Room No.-7A, P.O.+ P.S.- Park Street, Kolkata-700 016, and previously at 128/3, Hazra Road, P.O. Bhawanipore, P.S. Bhawanipore, Kolkata- 700 026, represented by its Director namely-**SRI SANJAY KUMAR SHARDA, (PAN:AHWPS4375Q)**,son of Late Kameshwar Prasad Sharda, presently residing at B/13, 2nd Floor, Central Plaza, 41, Bipin Behari Ganguly Street, P.O.- Bowbazar , P.S.- Bowbazar , Kolkata- 700 012, all that piece and parcel of vacant land measuring about **13 Decimal** more or less (16 Ana share out of 13 decimal) in **R.S. & L.R. Dag No - 96 under L.R. Khatian Nos. -182**, by Nature- Shali, lying and situated at **Mouza- Sultanpur**, J.L. No.-16, R.S-47, Touzi No.250, Pargana- Medanmalla ; District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station -Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, in the District of South 24 Paraganas and since being the lawful owner by dint of purchase, the aforesaid present Vendor by name & style **MALINATH TRADING PVT. LTD.** is in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and has been enjoying the said property by mutating its name as the owner in the Records of B.L.& L.R.O., Baruipur, under the Government of West Bengal till date and **its L.R. Khatian No. becomes 1420** and the said property is free from all encumbrances, charges, liens, lispensences, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner and has fair and good marketable title.

AND WHEREAS one **Binoda Moni alias Binda Moni Dasi(Ghosh)** (now deceased), wife of Late Ganesh Chandra Ghosh, of Village- Hariharpur; P.O.-Mallickpur; P.S.- Baruipur, Kolkata-700145; District- South 24 Parganas, was the lawful recorded owner of all that piece and parcel of vacant land measuring about **19 decimal out of 49 decimal** more or less,



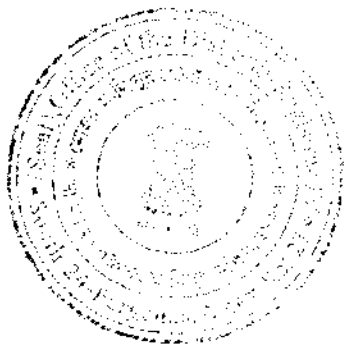
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Registrar General of the Republic of South Africa
Registration Act 1908
Algeria, South 24 Parqanes
22 JUN 2017

lying and situated at **Mouza- Sultanpur**, J.L. No.-16, Revenue Survey No. 47 , Touzi No.250, Pargana- Medanmalla ; as per Settlement Record of Rights bearing **R.S &L.R Dag No- 149 under R.S. Khatian No. 55 and L.R. Khatian No.-415**, by Nature - Shali , District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, in the District of South 24 Paraganas and she was in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and had been enjoying the said property till the date of her death.

AND WHEREAS after death of the aforesaid **Binoda Moni alias Binda Moni Dasi(Ghosh)**, her two daughters "**Smt. Pramila Ghosh & Digar**" being the owners by inheritance of the aforesaid property , sold, transferred and conveyed on **8th January, 1986** against valuable consideration to (1) **SRI JOYDEB GHOSH** and (2) **SRI BIJOY GHOSH** , both sons of Sri Gour Mohan Ghosh, of Village- Baruipur; P.S.- Baruipur, District- South 24 Parganas, by virtue of a **Deed of Conveyance being No.76; for the year 1986**, which was executed and registered on **8th January, 1986**, in the office of "**A.D.S.R-Baruipur, South 24 Parganas,** " and since being the owners by purchase , they were in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and had been enjoying the said property without mutating their name as the owners in the Records of B.L.& L.R.O., Baruipur, under the Government of West Bengal till the date of their sale .

AND WHEREAS by virtue of a **Deed of Conveyance being No.7954; for the year 2009**, which was executed on 25th November,2009 and registered on 10th December, 2009, in the office of "**A.D.S.R-Baruipur, South 24 Parganas,** " and recorded in **Book No.-1 ; CD Volume No.-25; Pages Nos.- 2845 to 2853**, the aforesaid **SRI JOYDEB GHOSH** and **SRI BIJOY GHOSH** jointly sold, transferred and conveyed due to financial crisis , against valuable consideration all that piece and parcel of vacant land measuring about **9.50 decimal out of 39 decimal** more or less, lying and




District Sub-Registrar
Registrar (S-7/3) of
Registration Act 1908
Kulpara, South 24 Parganas
22 JUN 2012

situated at **Mouza- Sultanpur**, J.L. No.-16, Revenue Survey No. 47, Touzi No.250, Pargana- Medanmalla ; as per Settlement Record of Rights bearing **R.S &L.R Dag No- 149 under R.S. Khatian No. 55 and L.R. Khatian No.- 415**, by Nature - Shali , District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station -Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, in the District of South 24 Paraganas , categorically mentioned in the **Schedule** written hereunder and hereinafter referred to as the **SAID LAND** , demarcated in annexed site plan, bordered with **Red** color to one **MD. SALAUDDIN**, son of Md Noor Hossain, residing at 12/A, Mac Loyed Street, P.S. Park Street, Kolkata- 700017 and since being the owner by purchase , he was in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and had been enjoying the said property by mutating his name as the owner in the L.R. Records of B.L.& L.R.O., Baruipur, under the Government of West Bengal till the date of his sale/transfer to the present Vendor and **his L.R. Khatian No. becomes 863** and **the actual area which is mutated in his name, is 9.4965 Acre in 0.2435 share out of 39 decimal.**

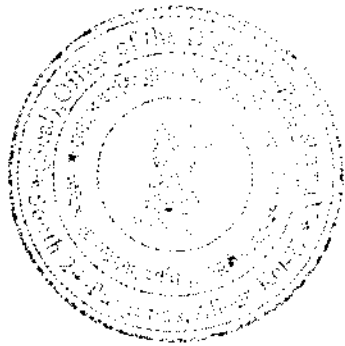
AND WHEREAS due to his financial crisis and a few personal reasons, the aforesaid **MD. SALAUDDIN** sold, conveyed and transferred against valuable consideration to one **MD. ABBAS ALI MONDAL**, son of Late Hossain Ali Mondal, by faith – Islam, by Occupation–Business, by Nationality- Indian , residing at Village- Polghat; P.O.- Daskhin Jagatdal; P.S.- Sonarpur, Kolkata-700151, District- South 24 Parganas, all that piece and parcel of vacant land measuring about **9.50 decimal out of 39 decimal** more or less, lying and situated at **Mouza- Sultanpur**, J.L. No.-16, Revenue Survey No. 47, Touzi No.250, Pargana- Medanmalla ; as per Settlement Record of Rights bearing **R.S &L.R Dag No- 149 under R.S. Khatian No. 55 and L.R. Khatian No.-863**, by Nature - Shali , District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, in the District of South 24 Paraganas , categorically mentioned in the **Schedule** written hereunder and hereinafter referred to as the “**said land**”,



REGISTERED COMPANY
Registrar of Companies
Registration Act, 1993
Alphere, South 25/Arganes
22 JUN 2012

demarcated in annexed site plan, bordered with **Red** color, by virtue of a **Deed of Conveyance being No.7870; for the year 2011**, which was executed and registered on **22nd September, 1994**, in the office of **“A.D.S.R-Baruipur, South 24 Parganas, ”** and recorded in **Book No.-1 ; CD Volume No.-24; Pages Nos.- 2839 to 2849** and since being the lawful owner by dint of Deed of Conveyance , the aforesaid **MD. ABBAS ALI MONDAL** was in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and has been enjoying the absolute right, title and interest of the said property without mutating his name as the owner in the Records of B.L.& L.R.O., Baruipur, under the Government of West Bengal till the date of his sale to the Present Vendor .

AND WHEREAS due to his financial crisis and a few personal reasons, the aforesaid **MD. ABBAS ALI MONDAL** sold, conveyed and transferred against valuable consideration to the present Vendor by name & style **MALINATH TRADING PVT. LTD. (PAN- AAECM1558L)**, having its registered office at B/13, 2nd Floor, Central Plaza, 41, Bipin Behari Ganguly Street, P.O.- Bowbazar , P.S.- Bowbazar, Kolkata- 700 012, represented by its Director namely **Sri Sanjay Kumar Sharda,(PAN-AHWPS4375Q)**, son of Late Kameshwar Prasad Sharda, presently residing at B/13, 2nd Floor, Central Plaza, 41, Bipin Behari Ganguly Street, P.O.- Bowbazar , P.S.- Bowbazar , Kolkata- 700 012, all that piece and parcel of vacant land measuring about **9.50 decimal out of 39 decimal** more or less, lying and situated at **Mouza-Sultanpur**, J.L. No.-16, Revenue Survey No. 47, Touzi No.250, Pargana-Medanmalla ; as per Settlement Record of Rights bearing **R.S &L.R Dag No-149 under R.S. Khatian No. 55 and L.R. Khatian No.-863**, by Nature - Shali , District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station -Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, in the District of South 24 Paraganas , categorically mentioned in the **Schedule** written hereunder and hereinafter referred to as the **SAID LAND** , demarcated in annexed site plan, bordered with **Red** color, by virtue of a **Deed of Conveyance being No. 161108751 ; for the year 2015** ,which was executed and registered on **4th November**,



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Districionary Registrar
Registration Act, 1908
Alipore, South 24 Parganas
22 JUN 2017

2015, in the office of “A.D.S.R-Baruipur, South 24 Parganas, ” and recorded in Book No.-1 ; Volume No.-1611-2015 ; Pages Nos.- 91045 to 91069 and since being the lawful owner by dint of purchase, the aforesaid present Vendor by name & style **MALINATH TRADING PVT. LTD.** is in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and has been enjoying the said property by mutating its name as the owner in the Records of B.L.& L.R.O., Baruipur, under the Government of West Bengal till date and **its L.R. Khatian No. becomes 1420** and the said property is free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner and has fair and good marketable title.

AND WHEREAS after being mutated its name as the owner in the Records of B.L.& L.R.O., Baruipur, under the Government of West Bengal, the aforesaid present Vendor has also converted the nature or character of the aforesaid property **from “Shali” to “Bastu Commercial”** and Certificate was issued from the office of “A.D.M.&D.L. &L.R.O, South 24 Parganas” and after conversion the aforesaid present Vendor has been enjoying the absolute right, title and interest of the said property till date without any interruption by paying all rent and taxes before the competent authority which is free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner and has fair and good marketable title.

AND WHEREAS the entire schedule land is in exclusive khas physical possession of the present Vendor and no portion in any manner whatsoever is under and BHAGCHASE”.

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 Hon’ble High Court at Calcutta.

AND WHEREAS the land was never subject of 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 Vendor has not received any notice of acquisition or requisition of the property described in the schedule below.

AND WHEREAS the said Vendor herein is well seized and possessed of or otherwise well and sufficiently entitled to the property **admeasuring an area of 140 Decimal** and the same may be a little more or less, with good marketable title and he has every right to transfer the same to anybody against valuable consideration prevailing in the market .

AND WHEREAS due to the development of the project , the present Vendor has decided to sell all that piece and parcel of undivided vacant land measuring about **5.59 Decimal** more or less (0.1141 share out of 49 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 94 under R.S. Khatian No. -487 & 28 and L.R. Khatian No. - 1420**, by Nature- Bastu Commercial,

AND WHEREAS an area of **5.34 Decimal** more or less (0.1370 share out of 39 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 95 under R.S. Khatian No. - 430 and L.R. Khatian No. - 1420**, by Nature- Bastu Commercial,

AND WHEREAS an area of **5.33 Decimal** more or less (i.e. 0.4100 share out of 13 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 96 under L.R. Khatian No. - 1420**, by Nature -Shali

AND WHEREAS an area of **9.50 Decimal** more or less (i.e. 0.2436 share out of 39 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 149 under R.S. Khatian No. - 55 and L.R. Khatian No. -1420**, by Nature- Shali,

Admeasuring an area of 25.76 Decimal , lying and situate at **Mouza-Sultanpur**, J.L. No.-16, R.S-47, Touzi No.250, Pargana- Medanmalla ; District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station -Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, in the District of South 24 Paraganas ,



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इंजीनियरिंग रजिस्ट्रार
रजिस्ट्रेशन एक्ट 1947
आइपॉ, सूचि 24 फोरगाना
22 JUN 2017

categorically mentioned in the **Schedule** written hereunder and hereinafter referred to as the **SAID LAND** , demarcated in annexed site plan, bordered with **Red** color and the Vendor Company is in search of an intending purchaser/purchasers. The Director of the Purchaser Company herein being informed from a reliable source expressed his desire to purchase the under mentioned Scheduled land properties at or for a total consideration of **Rs.6,00,000/- (Rupees Six Lakhs) only**. The present Owner/Vendor considering the said agreed price/consideration as fair, reasonable and highest in view of the prevailing market rate, accepted the proposal of the Purchaser and the Vendor will relinquish its rights, title and interests on the said land on or before the date of execution of this Deed of Conveyance.

AND WHEREAS thus the Owner/Vendor herein has agreed to sell the said property, mentioned hereinabove and hereunder written in the **Schedule**, demarcated with **Red Border** in the Map and the Purchaser Company has agreed to purchase at or for a total consideration of **Rs.6,00,000/- (Rupees Six Lakhs) only** and the said property mentioned hereinabove and hereunder written in the **Schedule**, demarcated with **Red Border** in the Map, is free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner on the terms and conditions mentioned hereinafter.

AND WHEREAS the Board of Directors of the Vendor Company has decided and passed a Board Resolutions on **20-12-2016** that the sale of the said property mentioned in the **Schedule** written hereunder, will be made to the intending Purchaser/Purchasers and the Director **SRI SANJAY KUMAR SHARDA, (PAN: AHWPS4375Q)**, son of Late Kameshwar Prasad Sharda, by Occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 7C, Priyanath Mallick Road, Duke Manor, 4th Floor, P.O. Bhawanipore, P.S. Bhawanipore, Kolkata- 700 025, District- South 24Parganas , will represent on behalf of the Company for the completion of the said transaction.

AND WHEREAS accordingly as per Board Resolutions passed by the Purchaser Company on **26-12-2016**, the Board of Directors of the said company has decided that the purchase of the said land property mentioned



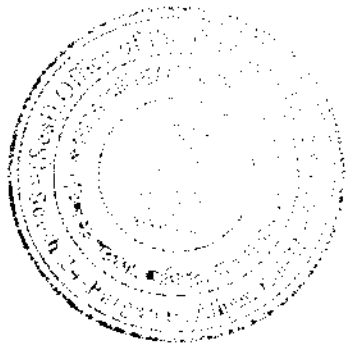
[Handwritten signature]

Registrar of Companies
Registration Act, 1908
Bangalore, South 24 Marginal
22 JUN 2017

in the **Schedule** written hereunder, will be made in the name of the Company and as its Authorised Signatory **MR. DEEPAK BANKA(PAN-ACCPB2924Q)**,son of Late Gouri Sankar Banka, by Occupation-Business, by faith- Hindu, by Nationality-Indian, residing at Upper Bazar Road, P.O.- Upper Bazar,P.S.- Kotwali, PIN Code No-834001, District- Ranchi, State- Jharkhand, will be represented for the completion of the said transaction.

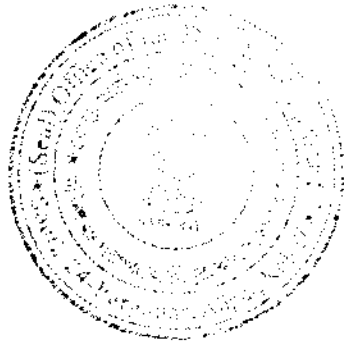
NOW THIS INDENTURE WITNESSETH and it is hereby mutually agreed upon and declared by both the parties hereto as follows: -

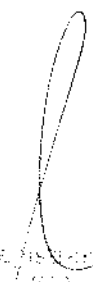
- 1) That the Vendor hereby doth sell, transfer and convey all that piece and parcel of undivided vacant land measuring about **5.59 Decimal** more or less (0.1141 share out of 49 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 94 under R.S. Khatian No. -487 & 28 and L.R. Khatian No. - 1420** , by Nature- Bastu Commercial, **And** an area of **5.34 Decimal** more or less (0.1370 share out of 39 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 95 under R.S. Khatian No. - 430 and L.R. Khatian No. - 1420**, by Nature- Bastu Commercial **And** an area of **5.33 Decimal** more or less (i.e. 0.4100 share out of 13 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 96 under L.R. Khatian No. - 1420**, by Nature- Shali, **And** an area of **9.50 Decimal** more or less (i.e. 0.2436 share out of 39 decimal in 16 Ana Share) in **R.S. & L.R. Dag No - 149 under R.S. Khatian No. - 55 and L.R. Khatian No. - 1420**, by Nature- Shali, **Admeasuring an area of 25.76 Decimal** , lying and situate at **Mouza- Sultanpur**, J.L. No.-16, R.S-47, Touzi No.250, Pargana- Medanmalla ; District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, in the District of South 24 Paraganas , categorically mentioned in the **Schedule** written hereunder and hereinafter referred to as the **SAID LAND** , demarcated in annexed site plan, bordered with **Red** color, in favour of the Purchaser, subject to the terms and conditions stated herein below.



22 JUN 2017
District and Sessions Judge
Registrar (U/S 7(2)) of
Registration Act 1908
Alipore, South 24 Parganas

- 2) That in pursuance of the terms and conditions made between the parties hereto and the total consideration for the said undivided vacant land was agreed/fixed at **Rs.6,00,000/-(Rupees Six Lakhs)only** and the Purchaser has paid the same unto the Vendor as mutually settled by them, being full consideration money as mentioned herein before the execution of these presents by Cheque, mentioned in the "Memo of Consideration" written hereunder, the receipt whereof the Vendor hereby acknowledges and a separate receipt for the same shall not be necessary. Thus, the Vendor has received the full and final consideration from the Purchaser and now nothing is due and payable from the Purchaser unto the Vendor.
- 3) That the Vendor has put the Purchaser in actual possession of the said vacant land mentioned in the Schedule at the time of execution of these presents.
- 4) That the Vendor hereby assures unto the Purchaser that he has full and absolute right and authority in respect of the said vacant land, and no one else has any right, title or interest in the same.
- 5) That the Vendor hereby assures unto the Purchaser that the said vacant land is neither a subject-matter of any acquisition or requisition, nor he has received any notice from any authority and the said land is not affected by any scheme of municipal authority/Gram Panchayat Authority or any Government or any statutory body.
- 6) That the Vendor hereby assures unto the Purchaser that he has not at any time done or executed or knowingly suffered or been party or parties to any act, deed, matter or thing whereby the said land or any part thereof can or may be impeached, encumbered or allocated in title.
- 7) That the Vendor hereby assures unto the Purchaser that the said vacant land is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendance, uses, debutters, trusts, Income Tax attachment, financial institution charges and liabilities whatsoever made or suffered by the Vendor or any person or




District Registrar,
Registrar of / (S) of
Registration Act 1908
Bangalore, South 24 Marginal
22 JUN 2017

persons having or lawfully, right or equitable claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the said land is free, clear and marketable.

- 8) That the Vendor hereby assures unto the Purchaser that the said land is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 9) That the Vendor hereby assures unto the Purchaser that there is no order of court or any other statutory authority prohibiting the Vendor from selling, transferring and /or alienating the said land or any part thereof.
- 10) That the Vendor hereby assures unto the Purchaser that he will pay all outstanding Municipal taxes or Panchayat tax, Government Revenue and all other levies and impositions whatsoever due till to date of the presentation and execution of the said Deed of Conveyance in respect of the said land properties fully described in the Schedule herein under.
- 11) That the Vendor having received the entire consideration and further having put the Purchaser actual possession of the said vacant land do hereby sell, transfer and convey the same along with all rights of easements, lights and privileges, rights to enjoy common and restricted amenities whatsoever thereunto belonging held or occupied and right, title, interest, claim, demand whatsoever of the Vendor into upon or in respect of his undivided share in the land and every part thereof and all deeds, pattahs, muniments, writings and evidences of title relating thereto or any part thereof which now are or may hereafter be in the possession or power or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity exclusively in respect of the said undivided proportionate share in the said land **TO HAVE AND TO HOLD** the same as true and absolute owner thereof in perpetuity and for ever.



A handwritten signature in black ink, appearing to be a stylized 'l' or similar character.

District Registrar
Registrar U.S. (2) of
Registration Act 1908
Alipore, South 24 Parganas
22 JUN 2012

- 12) That all the expenses towards stamp duty, registration charges and incidental expenses thereto were agreed to be borne out by the Purchaser alone and accordingly, it has done so.
- 13) That the paper of the prints of ten fingers of both the hands and colors photos with signature of both the parties (Director of the Purchaser Company and the Vendor) is annexed herewith which will be treated and included as a part and parcel of this Deed of Conveyance

SCHEDULE OF THE LAND
(Saleable Area of Land)

ALL THAT piece and parcel of undivided vacant land admeasuring an area of **25.76 Decimal** more or less , lying and situate at **Mouza- Sultanpur**, J.L. No.-16, R.S-47, Touzi No.250, Pargana- Medanmalla , **R.S. Khatian No. - 28, 55, 430 & 487 and L.R. Khatian No. - 1420**, comprised in the following **R.S.& L.R.Dag Nos. -**

Khatian Nos.		R.S . & LR. Dag No.	Nature	Total Area in Dag (in Dec)	Share in 1.0000	Actual Area (In Dec)	Saleable Area (In Dec)	Set forth Value (In Rs.)
R.S.	L.R.							
28 & 487	1420	94	Bastu Commercial	49	0.1141	5.5909	5.59	130200/-
430	1420	95	Bastu Commercial	39	0.1370	5.3430	5.34	124350/-
-	1420	96	Shali	13	0.4100	5.3300	5.33	124350/-
55	1420	149	Shali	39	0.2436	9.5004	9.50	221100/-
Total=				140		25.7643	25.76	6,00,000/-

District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station -Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, in the District of South 24 Paraganas, categorically mentioned in the **Schedule** written hereunder and hereinafter referred to as the **SAID LAND** , demarcated in annexed site plan, bordered with **Red** color which will be sold by this Deed of Conveyance by the above



District Sub-Registration Office
Registrar (D/S) of
Registration Act, 1908
Alipore, South 24 Parganas
22 JUN 2017

mentioned present Vendor and the same are butted and bounded in the following manner :

Butted and Bounded of R.S. Dag No - 94

ON THE NORTH : Land of R.S. Dag No. 89
 ON THE SOUTH : Part of Land in R.S. Dag No. 94
 ON THE EAST : Part of Land in R.S. Dag No. 95
 ON THE WEST : Land of R.S. Dag Nos. 85

Butted and Bounded of R.S. Dag No - 95

ON THE NORTH : Land of R.S. Dag No.-89
 ON THE SOUTH : Part of Land in R.S. Dag No.- 95
 ON THE EAST : Part of Land in R.S. Dag Nos.- 96
 ON THE WEST : Part of Land in R.S. Dag Nos. -94

Butted and Bounded of R.S. Dag No - 96

ON THE NORTH : Land of R.S. Dag No.-89
 ON THE SOUTH : Part of Land in R.S. Dag No.- 96
 ON THE EAST : Part of Land in R.S. Dag Nos.- 99
 ON THE WEST : Part of Land in R.S. Dag Nos. -95

Butted and Bounded of R.S. Dag No - 149

ON THE NORTH : Land of R.S. Dag No.-150
 ON THE SOUTH : Part of Land in R.S. Dag No.- 149
 ON THE EAST : Land in R.S. Dag Nos.- 92
 ON THE WEST : Land in R.S. Dag Nos. -160



22 JUN 2017
Registrar of Companies
Registration Act 1956
Bangalore, South 74 Bangalore
22 JUN 2017

IN WITNESS WHEREOF the **PARTIES** have put their respective signature on this the day, month and year first above written.

SIGNED SEALED & DELIVERED by the **PARTIES** at Kolkata in the Presence of :-
WITNESSES :-

1. SK Ataur Rahaman
34, Soda pur Enrick Field Road,
Wofnats - 82

Independent Witness
Jaiy Kumar Shinde
Dhaka

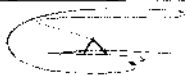
2. Panchu gopal Sarda
35, Virekananda Road
Kolkata - 70007

Signature of the **VENDOR**

X

Signature of the **PURCHASER**

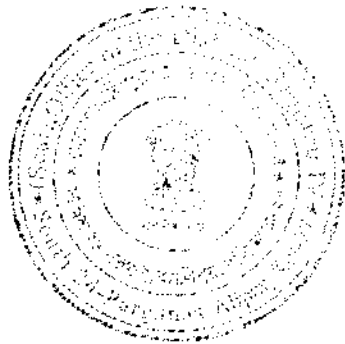
Drafted by & Prepared in my office :-



(Shek Ataur Rahaman)
Advocate

(Regn. No.-WB/382/2000)

Alipore Judges' Court, Kolkata-700027.



Registered by
Registrar of Companies
Registration Act 1956
Bangalore, South Zone Corporation
22 JUN 2017

MEMO OF CONSIDERATION

RECEIVED the consideration money to the tune of **Rs.6,00,000/- (Rupees Six Lakhs) only** from of the Purchaser Company which is paid by Cheque as per Memo mentioned hereunder as follows:-

MEMO

Cheque No.	Bank and Branches	Amount (Rs)	Date
000007	HDFC Bank, Bhupendra Bose Avenue Branch	6,00,000/-	21-06-2017
Total=		6,00,000/-	

(Rupees Six Lakhs only)

WITNESSES :-

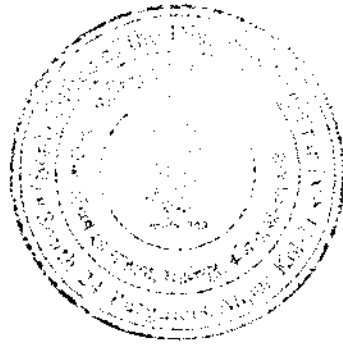
1. *SK Arun Rahman*

Director Trading Private Limited

Jaiy Kumar Bhandari
Director

2. *Panchu gopal Sarda*

Signature of the **VENDOR**



District Sub-Registrar
Registrar (V/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

28 JUN 2017

SITE PLAN OF LAND IN R. S. & L. R. DAG NO- 94(P), 95(P), 96(P), LYING & SITUATE AT MOUZA - SULTANPUR, J. L. NO- 16, P. S. - BARUIPUR WITHIN THE LIMITS OF THE MALLICKPUR GRAM PANCHAYET IN THE DISTRICT OF SOUTH 24PARAGANAS SCALE:- 16" = 1'-0"

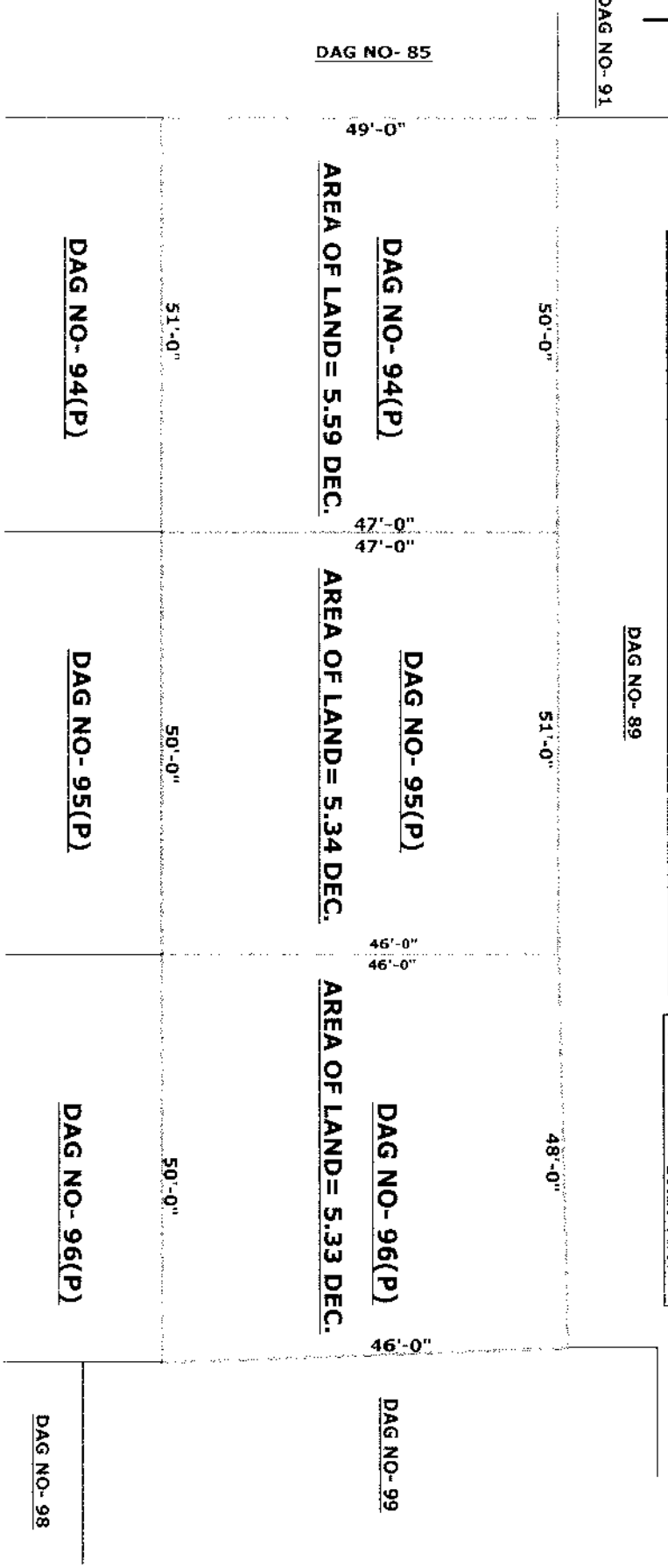


CONVEYED AREA SHOWN IN RED BORDER
NAME OF THE PURCHASER = APLOMB CONSTRUCTIONS PVT. LTD.

R. S. & L. R. DAG NO	SALEBLE AREA OF LAND
94(P)	5.59 DEC.
95(P)	5.34 DEC.
96(P)	5.33 DEC.
TOTAL AREA = 16.26 DEC.	

DAG NO- 89

DAG NO- 91



Witness
Witness
Witness

DRAWN BY:-

SURVEYOR
Signature
RAHAMAN
 License No. 2006/05



DISTRICT sub-Registralary
Registrar (S. 702) of
Registration Act 1908
Alipore, South 24 Parganas

22 JUN 2017

SITE PLAN OF LAND IN R. S. & L. R. DAG NO- 149(P), LYING AND SITUATE AT MOUZA- SULTANPUR, J. L. NO- 16, P. S. - BARUIPUR, WITHIN THE LIMITS OF THE MALLICKPUR GRAM PANCHAYET IN THE DISTRICT- SOUTH 24PARGANAS

SCALE:- 16" = 1'-0"

SALEABLE AREA = 9.5 DEC.

CONVEYED AREA SHOWN IN RED BORDER

NAME OF THE PURCHASER= APLOMB CONSTRUCTIONS PVT. LTD.

R. S. & L. R. DAG NO- 150

106'-0"

R. S. & L. R. DAG NO- 149(P)

AREA OF LAND = 9.5 DEC.

R. S. DAG NO- 160

108'-0"

R. S. DAG NO- 149(P)

AREA OF LAND = 30.4 DEC.

R. S. DAG NO- 148

R. S. DAG NO- 148/855

R. S. DAG NO- 146

SIGNATURE OF VENDOR

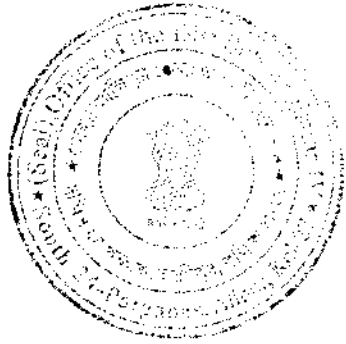
DRAWN BY:-

SURVEYOR

Inamur Rahman


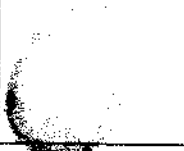

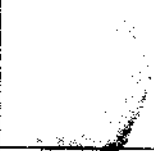
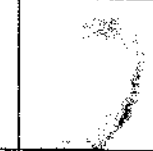
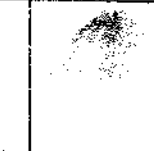



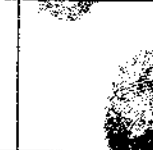

INAMUR RAHAMAN

License No. - 518 / 96






District Sub-Registrar
Registrar (76/2) of
Registration Act 1908
Alipore, South 24 Parganas
22 JUN 2012

DISTRICT- SOUTH 24 PARAGANAS
 OFFICE OF THE DISTRICT SUB-REGISTRAR-IV, ALIPORE

		Thumb	1st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name: SANJAY KUMAR SHARDA

Signature :- Sanjay Kumar Sharda

	Left hand					
	Right hand					

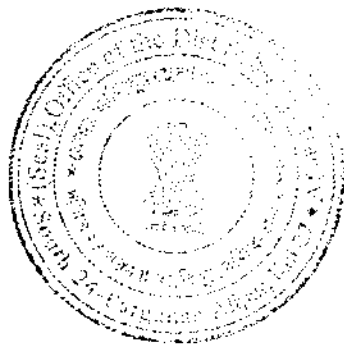
Name: DEEPAK BANKA

Signature :- Deepak Banka

PHOTO	Left hand					
	Right hand					

Name: _____

Signature :- _____



District Registrar-
Alipore d/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

22 JUN 2017



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-0000855927/2017	Office where deed will be registered
Query Date	16/06/2017 5:07:15 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Ataur Rahaman 34, Soedpur Brick Field Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700082, Mobile No. : 9073103425, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 6,00,000/-	Rs. 41,99,910/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,52,015/- (Article:23)	Rs. 42,045/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 500/-
Remarks		

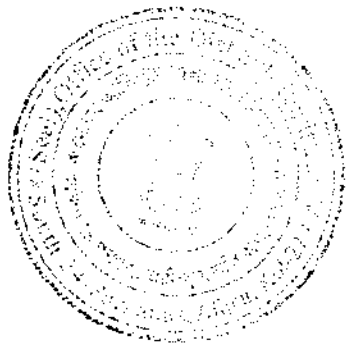
Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-94	RS-28	Commercial Use	Bastu	5.59 Dec	1,30,200/-	11,49,941/-	Width of Approach Road: 4 Ft.,
L2	RS-95	RS-430	Commercial Use	Bastu	5.34 Dec	1,24,350/-	10,98,513/-	Width of Approach Road: 4 Ft.,
L3	RS-96	RS-430	Commercial Use	Shali	5.33 Dec	1,24,350/-	10,96,456/-	Width of Approach Road: 4 Ft.,
L4	RS-149	RS-55	Bastu	Shali	9.5 Dec	2,21,100/-	8,55,000/-	Width of Approach Road: 4 Ft.,
		TOTAL :			25.76Dec	6,00,000 /-	41,99,910 /-	
		Grand Total :			25.76Dec	6,00,000 /-	41,99,910 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Malinath Trading Pvt. Ltd. (Private Limited Company) 4A, Camac Street, PS Arcadia Central, 7th Floor, Roo, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: AAECM155&L, Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Aplomb Construction Pvt. Ltd. (Private Limited Company) 4A, Cantac Street, DS Arcadia Central, 7th Floor, Ro. Post Office: Park Street, Park Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAMCA6525A. Status (Organization) Not Executed	Organization	Not Executed

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Sanjoy Sharda Son of Late Kameshwar Sharda/C Prynath Mallick Road, Duike Munor., Flat No. 4th Floor, Post Office: Bhawanipore, Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHWPS4375Q	Mainath Trading Pvt. Ltd. (as Director)

Identifier Details :

Name & address
Mr Shel. Ataur Rahaman Son of Mr. Sk Anisur Rahaman 34, Soaepur Brick Field Road, Post Office: Haridevpur, Inakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700082. Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, Identifier Of Mr Sanjoy Sharda

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mainath Trading Pvt. Ltd.	Aplomb Construction Pvt. Ltd.-5.59 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mainath Trading Pvt. Ltd.	Aplomb Construction Pvt. Ltd.-5.34 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mainath Trading Pvt. Ltd.	Aplomb Construction Pvt. Ltd.-5.33 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mainath Trading Pvt. Ltd.	Aplomb Construction Pvt. Ltd.-9.5 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.



2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 31/07/2017 for registrars.
3. Standard User charge of Rs. 200/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs. 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Querying of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lacs (Income Tax Act, 1987). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If these are not paid through GRIPS then mutation fee are required to be paid at the concerned BLRO office.



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

3167/12

GRN: 19-201718-002122535-1 Payment Mode Online Payment
GRN Date: 20/06/2017 16:47:53 Bank: HDFC Bank
BRN: 340816600 BRN Date: 20/06/2017 16:49:16

DEPOSITOR'S DETAILS

Id No. : 16040000855927/4/2017

[Query No./Query Year]

Name : AAMAR BARI GRIHA NIRMAAN PVT LTD
Contact No. : 22690626 Mobile No. : +91 9831425775
E-mail : info@meridiangrouprealty.in
Address : 209, C.R. AVENUE , KOLKATA-700006
Applicant Name : Mr Ataur Rahaman.
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale of Document Payment No 3

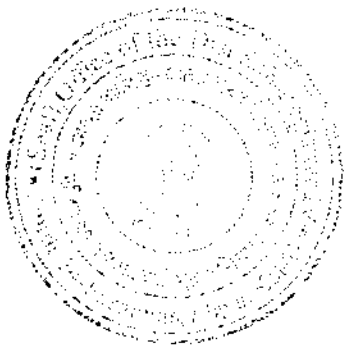
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040000855927/4/2017	Property Registration Stamp Duty	0030-02-103 003-02	115440
2	16040000855927/4/2017	Property Registration Fees	0030-03-101 001-16	23230

Total

138670

In Words : Rupees One Lakh Thirty Eight Thousand Six Hundred Seventy only



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

3167/10

GRN: 19-201718-002176323-1 Payment Mode Online Payment
GRN Date: 21/06/2017 18:48:43 Bank: HDFC Bank
BRN: 341186260 BRN Date: 21/06/2017 18:49:49

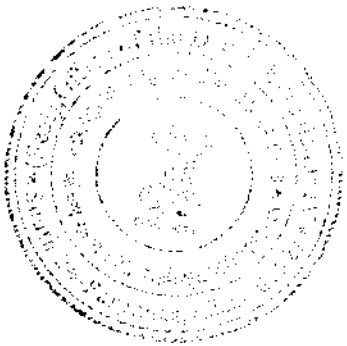
DEPOSITOR'S DETAILS

Id No. : 16040000855927/9/2017
(Every 10th Quers Year)

Name : ANIL GADIA
Contact No. : 22690626 Mobile No. : +91 9831425775
E-mail : info@moridiangrouprealty.in
Address : 209,C.R. AVENUE, KOLKATA-700006
Applicant Name : Mr Ataur Rahaman
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040000855927/9/2017	Property Registration- Stamp duty	0030-02-103 003-02	136075
2	16040000855927/9/2017	Property Registration- Registration Fees	0030-02-101-001-16	15315
Total				154890
In Words :	Rupees One Lakh Filly Four Thousand Eight Hundred Ninety only			



Representative Details :

Sl No	Name & Address	Representative of
1	Mr Sanjay Kumar Sharda Son of Late Kameshwar Prosad Sharda 7C, Pryanathn Mallick Road, Duke Manor, 4th Floor, Priyanath Mallick Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHWPS4375Q	Aplomb Constructions Pvt. Ltd. (as Director)

Identifier Details :

Name & address
Mr Shek Ataur Rahaman Son of Mr Anisur Rahaman 34, Soedpur Brick Field Road, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Sanjay Kumar Sharda
N

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Aplomb Constructions Pvt. Ltd.	Malinath Trading Pvt. Ltd.-5.57 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 17/07/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 31/07/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



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

3167/11

GRN: 19-201718-002122535-1 Payment Mode Online Payment
GRN Date: 20/06/2017 16:47:53 Bank: HDFC Bank
BRN: 340816600 BRN Date: 20/06/2017 16:49:16

DEPOSITOR'S DETAILS

Id No. : 16040000855927/4/2017
[Query No./Query Year]
Name : AAMAR BARI GRIHA NIRMAAN PVT LTD
Contact No. : 22690626 Mobile No. : +91 9831425775
E-mail : info@meridiangrouprealty.in
Address : 209, C.R. AVENUE , KOLKATA-700006
Applicant Name : Mr Ataur Rahaman
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040000855927/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	115440
2	16040000855927/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	23230

In Words : Rupees One Lakh Thirty Eight Thousand Six Hundred Seventy only
Total 138670



Registrar of Companies
Allpore, South 24 Parganas
WEST BENGAL
22 JUN 2017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

MALINATH TRADING PRIVATE LIMITED



02/2005
आयकर विभाग

AAECM 5591

Jaijan
Jaijan Kumar Khosla



UNIVERSITY OF TORONTO

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

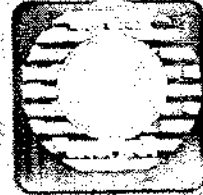
APLOMB CONSTRUCTIONS

PRIVATE LIMITED

30/05/2014

Permanent Account Number

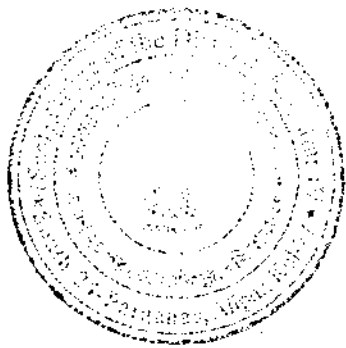
AAMCA6526A



Signature

APLOMB CONSTRUCTIONS PVT. LTD.

Authorised Signatory




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

1

RANJAY KUMAR SHARDA
KAMESHWAR PRASAD SHARDA

07/02/1971
Permanent Account Number
AHWPS18750



Ranjay
Ranjay Kumar Sharda



आयकर विभाग
INCOME TAX DEPARTMENT



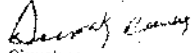
भारत सरकार
GOVT. OF INDIA

DEEPAK BANKA

GOURI SHANKAR BANKA

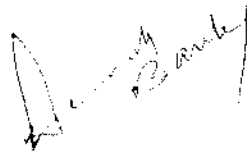
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Permanent Account Number

ACCPB2924Q


Signature



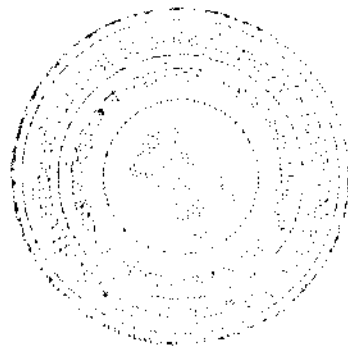
271 02006



WEST BENGAL STATE	
REG. NO. 4025225	Issue Dt. 12/08/2014
Name	SHEK ATAUR RAHAMAN
S/DW of	SK ANISUR RAHAMAN
Blood Gr.	A+ D.O.B 22/01/1973
Address	SODEPUR BRICK FIELD ROAD PO&PS-HARIDYEPUR KOLKATA 700082
Authorized to Drive Throughout India	
N.T.	24/10/2020 MC/AG 12/09/2014
Trans	
App No	16382714
Print Date	18/09/2014
	Holder's Sign
	L. Authority South 24 PGS

A

21/09/17



Major Information of the Deed

Deed No :	I-1604-03167/2017	Date of Registration	22/06/2017
Query No / Year	1604-0000855927/2017	Office where deed is registered	
Query Date	16/06/2017 5:07:15 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ataur Rahaman 34, Soedpur Brick Field Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700082, Mobile No. : 9073103425, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 41,99,910/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,52,015/- (Article:23)	Rs. 42,045/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur

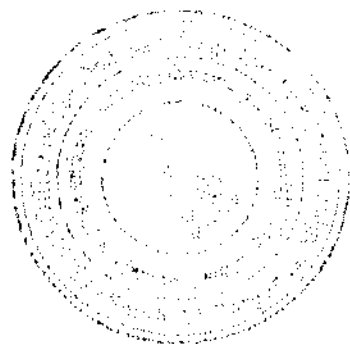
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-94	RS-28	Commercial Use	Bastu	5.59 Dec	1,30,200/-	11,49,941/-	Width of Approach Road: 4 Ft.,
L2	RS-95	RS-430	Commercial Use	Bastu	5.34 Dec	1,24,350/-	10,98,513/-	Width of Approach Road: 4 Ft.,
L3	RS-96	RS-430	Commercial Use	Shali	5.33 Dec	1,24,350/-	10,96,456/-	Width of Approach Road: 4 Ft.,
L4	RS-149	RS-55	Bastu	Shali	9.5 Dec	2,21,100/-	8,55,000/-	Width of Approach Road: 4 Ft.,
		TOTAL :			25.76Dec	6,00,000 /-	41,99,910 /-	
		Grand Total :			25.76Dec	6,00,000 /-	41,99,910 /-	

Seller Details :



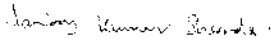
Sl No	Name,Address,Photo,Finger print and Signature
1	Malinath Trading Pvt. Ltd. 4A, Camac Street, PS Arcadia Central, 7th Floor, Roo, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAECM1558L, Status : Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

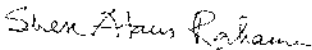
Sl No	Name,Address,Photo,Finger print and Signature
1	Aplomb Construction Pvt. Ltd. 4A, Camac Street, PS Arcadia Central, 7th Floor, Ro, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAMCA6526A, Status : Organization, Status : Not Executed



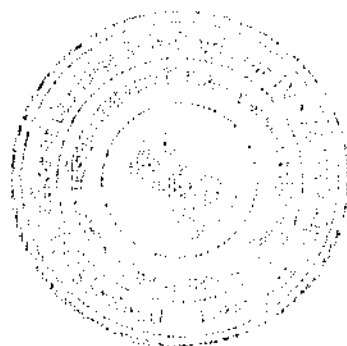
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sanjoy Sharda (Presentant) Son of Late Kameshwar Sharda Date of Execution - 21/06/2017, , Admitted by: Self, Date of Admission: 21/06/2017, Place of Admission of Execution: Office	Photo  Jun 21 2017 3:56PM	Finger Print  LTI 21/06/2017	Signature  21/06/2017
7C Priyanath Mallick Road,Duke Manor,, Flat No: 4th Floor, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHWPS4375Q Status : Representative, Representative of : Malinath Trading Pvt. Ltd. (as Director)				

Identifier Details :

Name & address	
Mr Shek Ataur Rahaman Son of Mr Sk Anisur Rahaman 34, Sodepur Brick Field Road, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Sanjoy Sharda	21/06/2017
	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Malinath Trading Pvt. Ltd.	Aplomb Construction Pvt. Ltd.-5.59 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Malinath Trading Pvt. Ltd.	Aplomb Construction Pvt. Ltd.-5.34 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Malinath Trading Pvt. Ltd.	Aplomb Construction Pvt. Ltd.-5.33 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Malinath Trading Pvt. Ltd.	Aplomb Construction Pvt. Ltd.-9.5 Dec

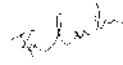


Endorsement For Deed Number : I - 160403167 / 2017

On 19-06-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 41,99,910/-


Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-06-2017

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

Presented for registration at 12:47 hrs on 21-06-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Sanjoy Sharda ,

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

Execution is admitted on 21-06-2017 by Mr Sanjoy Sharda, Director, Malinath Trading Pvt. Ltd. (Private Limited Company), 4A, Camac Street, PS Arcadia Central, 7th Floor, Roo, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016

Identified by Mr Shek Ataur Rahaman, , Son of Mr Sk Anisur Rahaman, 34, Road: Sodepur Brick Field Road, , P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

Payment of Fees

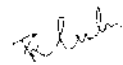
Certified that required Registration Fees payable for this document is Rs 42,045/- (A(1) = Rs 41,999/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 23,230/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2017 4:49PM with Govt. Ref. No: 192017180021225351 on 20-06-2017, Amount Rs: 23,230/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 340816600 on 20-06-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,52,015/- and Stamp Duty paid by by online = Rs 1,15,440/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2017 4:49PM with Govt. Ref. No: 192017180021225351 on 20-06-2017, Amount Rs: 1,15,440/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 340816600 on 20-06-2017, Head of Account 0030-02-103-003-02


Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 22-06-2017

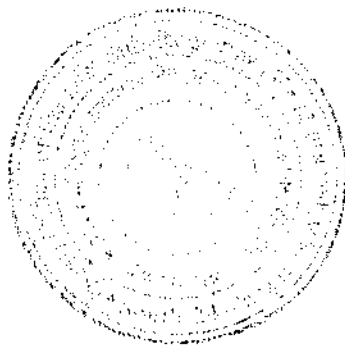
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,045/- (A(1) = Rs 41,999/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,815/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/06/2017 6:49PM with Govt. Ref. No: 192017180021763231 on 21-06-2017, Amount Rs: 18,815/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 341186260 on 21-06-2017, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,52,015/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,36,075/-

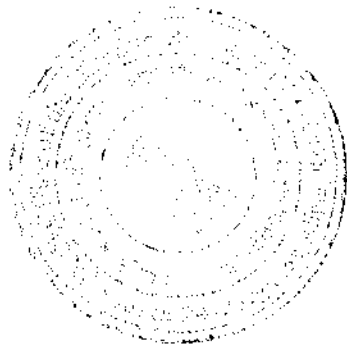
Description of Stamp

1. Stamp: Type: impressed, Serial no 10545, Amount: Rs.500/-, Date of Purchase: 09/05/2017, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/06/2017 6:49PM with Govt. Ref. No: 192017180021763231 on 21-06-2017, Amount Rs: 1,36,075/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 341186260 on 21-06-2017, Head of Account 0030-02-103-003-02



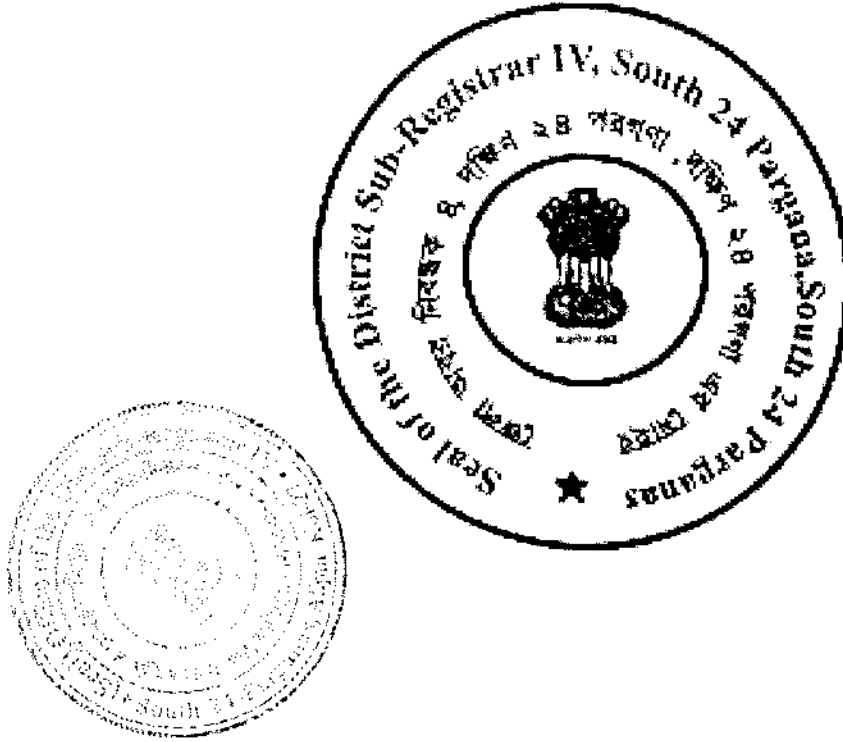
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 82914 to 82948
being No 160403167 for the year 2017.



Pradipta Guha

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2017.06.22 14:39:27 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 22-06-2017 14:39:26
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)