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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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M.V. 80086

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CONVEYANCE

1. Date: 1st day of July, 2014
2. Place: Kolkata
3. Parties:
 - 3.1 Nayajiwani Promoters Private Limited, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECN1207B]

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 2260/14
 Sec. 111
 907, 908
 1/02
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 Agal Registrar of Assurances II
 Kolkata
 01.7.14

24 JUN 2014

SL. NO. 14355 DATE.....
NAME.....
ADD.....
AMT. 101

Sujata Ghosh
Advocate
High Court Calcutta

Rajesh Kumar Ghosh



e- 4834



Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

- Nayajiwan Promoters Private Limited
- Pardashi Township Private Limited
- Greenimage Housing Private Limited
- Prabuddha Properties Private Limited
- Sanctity Properties Private Limited
- Warmth Realcon Private Limited



Rajesh Kumar Ghosh

Authorized Signatory

REGISTRATION OFFICE
KOLKATA
1 JUL 2014

Identified by me
Titi Datta
Advocate

- 3.2 **Pardashi Township Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 206, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAGGP7996K]
- 3.3 **Greenimage Housing Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 206, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECG8943K]
- 3.4 **Prabuddha Properties Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 206, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAGCP7999G]
- 3.5 **Sanctity Properties Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 206, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AASCS0372A]
- 3.6 **Warmth Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 206, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AABCW2930K]

All being represented by their authorised signatory Rajesh Kumar Gupta, son of Rajendra Prasad Gupta
(collectively **Vendors**, includes successors-in-interest)

And

- 3.7 **Greenhigh Nirman Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECG8941M]
- 3.8 **Greenarena Residency Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECG8940L]
- 3.9 **Goldenyatra Complex Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECG8939P]
- 3.10 **Evership Realty Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AJRPG5379A]
- 3.11 **Somansh Residency Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AASCS0360E]
- 3.12 **Visualization Projects Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECV1807F]

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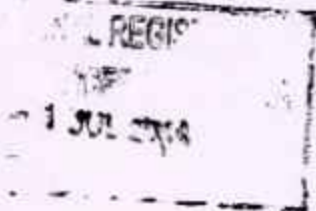
Greenhigh Nirman Private Limited
Greenarena Residency Private Limited
Goldenyatra Complex Private Limited
Evership Realty Private Limited
Somansh Residency Private Limited
Visualization Projects Private Limited
Nurtiway Complex Private Limited
Auroshakti Infracon Private Limited
Nabhya Developers Private Limited
Nayajiwan Developers Private Limited
Nishok Projects Private Limited
Nistha Realcon Private Limited
Sapnankur Infracon Private Limited
Siddhibhumi Developers Private Limited
Sonartari Infrastructure Private Limited
Subhlife Township Private Limited
Swarnabarsa Projects Private Limited
Sapnankur Complex Private Limited
Siddhibhumi Realcon Private Limited
Sishirkanya Buildcon Private Limited
Sophisticated Residency Private Limited
Swapnabhumi Nirman Private Limited
Swarnabarsa Realcon Private Limited
Moontree Realcon Private Limited
Ahibaram Developers Private Limited
Jibanjyoti Abasan Private Limited
Arrowospace Realcon Private Limited
Happylife Enclave Private Limited
Bonus Tradelink Private Limited



Prabir K. Saha.

Authorized Signatory

Identified by me
Titil Datta
Advocate
Calcutta High Court



- 3.13 **Nurtiway Complex Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECN1208Q]
- 3.14 **Auroshakti Infracon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata-700136, Police Station-Rajarhat [PAN AALCA5951E]
- 3.15 **Nabhya Developers Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata-700136, Police Station-Rajarhat [PAN AAECN3344D]
- 3.16 **Nayajiwani Developers Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata-700136, Police Station-Rajarhat [PAN AAECN3347A]
- 3.17 **Nishok Projects Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata-700136, Police Station-Rajarhat [PAN AAECN3348R]
- 3.18 **Nistha Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata-700136, Police Station-Rajarhat [PAN AAECN3345C]
- 3.19 **Sapnankur Infracon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata-700136, Police Station-Rajarhat [PAN AATCS0470L]
- 3.20 **Siddhibhumi Developers Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata-700136, Police Station-Rajarhat [PAN AATCS0471M]
- 3.21 **Sonartari Infrastructure Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata-700136, Police Station-Rajarha [PAN AATCS0469F]
- 3.22 **Subhlife Township Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata-700136, Police Station-Rajarhat [PAN AATCS0463R]
- 3.23 **Swarnabarsa Projects Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata-700136, Police Station-Rajarhat [PAN AATCS0464J]
- 3.24 **Sapnankur Complex Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0367D]



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- 3.25 **Siddhibhumi Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0375H]
- 3.26 **Sishirkanya Buildcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0370C]
- 3.27 **Sophisticated Residency Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0371D]
- 3.28 **Swapnabhumi Nirman Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0366C]
- 3.29 **Swarnabarsa Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0374G]
- 3.30 **Moontree Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AAICM1665Q]
- 3.31 **Ahibaram Developers Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AAKCA9407G]
- 3.32 **Jibanjyoti Abasan Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AACCCJ9267H]
- 3.33 **Arrowspace Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AAKCA9410D]
- 3.34 **Happylife Enclave Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 206, Lake Town, Kolkata-700089, Police Station-Lake Town [PAN AADCH0074K]



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- 3.35 **Bonus Tradelink Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at 20, O.C.Ganguly Sarani, Kolkata-700020, Police Station-Bhowanipore
 [PAN AAECB2542R]

All being represented by their authorised signatory **Prabir Kumar Saha**, son of Dhruba Narayan Saha

(collectively **Purchasers**, includes successors-in-interest).

Vendors and Purchasers collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance**
- 4.1 **Said Property:** Undivided *sali* land measuring (i) 0.952 (zero point nine five two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* Nos. 345, 346, 5497, 5526, 5527, 5528 5529 and 5530, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**First Property**), morefully described in the **Part I** of the **Schedule** below **And** (ii) 1.03 (one point zero three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* Nos. 345, 346, 5497, 5526, 5527, 5528 5529 and 5530, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Second Property**), morefully described in the **Part II** of the **Schedule** below, **totaling to land measuring** 1.982 (one point nine eight two) decimal, more or less [the **First Property** and the **Second Property**, collectively **Said Property**] **and together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
5. **Background, Representations, Warranties and Covenants**
- 5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:
- 5.1.1 **Ownership of Shanti Mondal:** Shanti Mondal was the absolute owner of *sali* land measuring (i) 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* No. 346, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas **And** (ii) 2.16 (two point one six) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* No. 346, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas.



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- 5.1.2 **Ownership of Hazari Mondal:** Hazari Mondal was the absolute owner of *sali* land measuring (i) 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* No. 345, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Hazari's First Property**) And (ii) 2.16 (two point one six) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* No. 345, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Hazari's Second Property**).
- 5.1.3 **Demise of Hazari Mondal:** Hazari Mondal, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate and issueless, leaving behind surviving her brother Manoranjan Naskar and sister Shanti Mondal, as her only legal heir and heiress, who jointly inherited the entirety of the Hazari's First Property and Hazari's Second Property.
- 5.1.4 **Ownership of Shanti Mondal:** In the aforesaid circumstance, Shanti Mondal became the absolute owner of *sali* land measuring (i) 3 (three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* Nos. 345 and 346, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**First Portion of First Larger Property**) And (ii) 3.24 (three point two four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* Nos. 345 and 346, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**First Portion of Second Larger Property**).
- 5.1.5 **Sale to Vendors And Others:** By a Deed of Conveyance dated 26th August, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, in Book No. I, CD Volume No. 15, at Pages 6463 to 6490, being Deed No. 10338 for the year 2013, Shanti Mondal, through her constituted attorney Biswanath Sardar [appointed by virtue of a Power of Attorney dated 22nd February, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, in Book No. IV, CD Volume No. 1, at Pages 2176 to 2185, being Deed No. 00189 for the year 2013] sold to Vendors along with 29 (twenty nine) other companies the entirety of the First Portion of First Larger Property and First Portion of Second Larger Property.
- 5.1.6 **Ownership of Mritunjoy Naskar And Others:** Mritunjoy Naskar, Satya Ranjan Naskar, Sandhya Rani Acharjee, Usha Rani Sarkar, Purnima Raul and Shudha Rani Naskar (collectively **Mritunjoy Naskar And Others**) were the absolute owners of *sali* land measuring (i) 1.2 (one point two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* No. 314, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Second Portion of First Larger Property**) And (ii) 1.3 (one point three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* No. 314, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Second Portion of Second Larger Property**).



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- 5.1.7 **Sale to Vendors And Others:** By a Deed of Conveyance dated 15th July, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, in Book No. I, CD Volume No. 13, at Pages 330 to 357, being Deed No. 08675 for the year 2013, Mritunjoy Naskar And Others, through their constitute attorney Someshwar Mukherjee sold to Vendors along with 29 (twenty nine) other companies the entirety of the Second Portion of First Larger Property and Second Portion of Second Larger Property.
- 5.1.8 **Ownership of Nilkanta Naskar:** Nilkanta Naskar was the absolute owner of *sali* land measuring (i) 1.2 (one point two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* No. 315, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Third Portion of First Larger Property**) And (ii) 1.3 (one point three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* No. 315, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Third Portion of Second Larger Property**).
- 5.1.7 **Sale to Vendors And Others:** By a Deed of Conveyance dated 26th June, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, in Book No. I, CD Volume No. 11, at Pages 12147 to 12172, being Deed No. 07801 for the year 2013, Nilkanta Naskar sold to Vendors along with 29 (twenty nine) other companies the entirety of the Third Portion of First Larger Property and Third Portion of Second Larger Property.
- 5.1.8 **Ownership of Vendors And Others:** The Vendors And 29 (twenty nine) other companies have become the absolute owners of the First Portion First Larger Property, Second Portion of First Larger Property and Third Portion of First Larger Property (collectively **First Larger Property**) And the First Portion Second Larger Property, Second Portion of Second Larger Property and Third Portion of Second Larger Property (collectively **Second Larger Property**). The First Property, being the undivided 6/34th (six thirty fourth) share of the First Larger Property And the Second Property, being the undivided 6/34th (six thirty fourth) share of the Second Larger Property. The Vendors have duly recorded their names in the record of the Block Land And Land Reforms Office vide L.R. *Khatian* Nos. 5497, 5526, 5527, 5528 5529 and 5530.
- 5.1.9 **Absolute Ownership:** Thus, the Vendors have become the absolute owners of the First Property and the Second Property [The First Property and the Second Property, collectively **Said Property**, being the subject matter of this conveyance].
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:



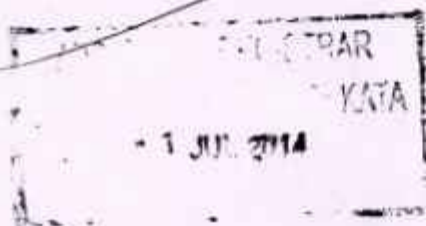
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- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.
6. **Basic Understanding**



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- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchasers is that the Vendors shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchasers shall purchase the same from the Vendors.
7. **Transfer**
- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, **totaling to land measuring 1.982 (one point nine eight two) decimal, more or less**, comprising of (i) the First Property, being *sali* land measuring 0.952 (zero point nine five two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* Nos. 345, 346, 5497, 5526, 5527, 5528 5529 and 5530, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas **And** (ii) the Second Property, being *sali* land measuring 1.03 (one point zero three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* Nos. 345, 346, 5497, 5526, 5527, 5528 5529 and 5530, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas, **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,00,606/- (Rupees six lac six hundred and six) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.
8. **Terms of Transfer**
- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or



interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** the Vendors hereby declare and confirm that, hereinafter the Purchasers shall be entitled to hold, possess and enjoy the Said Property along with other co-owners of the said *Dags*.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and the Purchasers' assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.



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- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendors and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or Purchasers' successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
Part I
(First Property)

Undivided *sali* land measuring 0.952 (zero point nine five two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* Nos. 345, 346, 5497, 5526, 5527, 5528 5529 and 5530, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas and is the said *dag* is butted and bounded as follows:

- On the North** : By R.S. *Dag* No. 906
- On the East** : By R.S. *Dag* No. 908
- On the South** : By *Mouza* Chakpanchuria
- On the West** : By *Mouza* Chakpanchuria

Part II
(Second Property)

Undivided *sali* land measuring 1.03 (one point zero three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* Nos. 345, 346, 5497, 5526, 5527, 5528 5529 and 5530, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly



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Rajarhat), District North 24 Parganas and is the said *dag* is butted and bounded as follows:

On the North : By R.S. *Dag* No. 906

On the East : By R.S. *Dag* Nos. 909 and 910

On the South : By *Mouza* Chakpanchuria

On the West : By R.S. *Dag* No. 907

Totaling to land measuring 1.982 (one point nine eight two) decimal, more or less, i.e. the Said Property (comprising of the First Property and the Second Property)

The Said Property is tabulated below:

R.S./L.R. <i>Dag</i>	L.R. <i>Khatian</i>	Share In <i>Dag</i>	Area	Recorded Owners
907	5497	59 out of 10000	0.07012 decimal	Nayajiwan Promoters Private Limited
907	5526	58 out of 10000	0.070 decimal	Pardashi Township Private Limited
907	5527	58 out of 10000	0.070 decimal	Greenimage Housing Private Limited
907	5528	58 out of 10000	0.070 decimal	Prabuddha Properties Private Limited
907	5529	58 out of 10000	0.070 decimal	Sanctity Properties Private Limited
907	5530	58 out of 10000	0.070 decimal	Warmth Realcon Private Limited
907	345 and 349	2500 out of 10000	0.52 decimal	Shanti Mondal
				Hazari Mondal
908	5497	59 out of 10000	0.076 decimal	Nayajiwan Promoters Private Limited
908	5526	58 out of 10000	0.076 decimal	Pardashi Township Private Limited
908	5527	58 out of 10000	0.076 decimal	Greenimage Housing Private



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				Limited
908	5528	58 out of 10000	0.076 decimal	Prabuddha Properties Private Limited
908	5529	58 out of 10000	0.076 decimal	Sanctity Properties Private Limited
908	5530	58 out of 10000	0.076 decimal	Warmth Realcon Private Limited
908	345 and 349	2500 out of 10000	0.58 decimal	Shanti Mondal
				Hazari Mondal
Total Area Conveyed In This Conveyance			1.982 decimal	

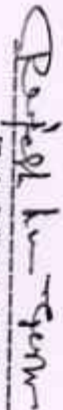
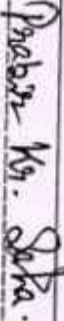
Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.



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1 JUL 2014

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

 [Rajesh Kumar Gupta] (Authorised Signatory)	 [Prabir Kumar Saha] (Authorised Signatory)
[Nayajivan Promoters Private Limited, Pardashi Township Private Limited, Greenimage Housing Private Limited, Prabuddha Properties Private Limited, Sanctity Properties Private Limited and Warmth Realcon Private Limited]	[Vendors]
[Greenhigh Nirman Private Limited, Greenarena Residency Private Limited, Goldenyatra Complex Private Limited, Evership Realty Private Limited, Somansh Residency Private Limited, Visualization Projects Private Limited, Nutriway Complex Private Limited, Auroshakti Infracon Private Limited, Nabhya Developers Private Limited, Nayajivan Developers Private Limited, Nishok Projects Private Limited, Nisrta Realcon Private Limited, Sapankur Infracon Private Limited, Siddhibhumi Developers Private Limited, Sonartari Infrastructure Private Limited, Subhile Township Private Limited, Swarnabarra Projects Private Limited, Sapankur Complex Private Limited, Siddhibhumi Realcon Private Limited, Sibirkania Buildcon Private Limited, Sophisticated Residency Private Limited, Swapnabhumi Nirman Private Limited, Swarnabarra Realcon Private Limited, Moontree Realcon Private Limited, Abharam Developers Private Limited, Jibanjyoti Absaan Private Limited, Arrowspac Realcon Private Limited, HappyLife Enclave Private Limited and Bonus Tradelink Private Limited]	
[Purchasers]	

Drafted By:

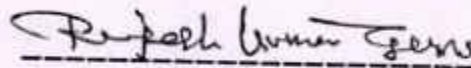




REGISTRAR
KOLKATA
1 JUL 2014

Receipt And Memo of Consideration

Received of and from the within named Purchasers the within mentioned sum of Rs.6,00,606/- (Rupees six lac six hundred and six) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, through various cheques.



[Rajesh Kumar Gupta]
(Authorised Signatory)

[Nayajiwani Promoters Private Limited, Pardashi Township Private Limited,
Greenimage Housing Private Limited, Prabuddha Properties Private Limited,
Sanctity Properties Private Limited and Warmth Realcon Private Limited]

[Vendors]

Witnesses:

Signature Tilak Dutta

Name TILAK DUTTA

Signature Ashima Maity

Name ASHIMA MAITY



POSTAL
KATA
- 1 JUL 2014

SPECIMEN FORM TEN FINGER PRINTS

Signature of the
executants and/or
purchaser
Presentants



P. J. ...

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Prakash ...

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				



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- 1 JUL 1914



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

Endorsement For Deed Number : I - 11095 of 2014
(Serial No. 08042 of 2014 and Query No. 1902L000018814 of 2014)

On 01/07/2014

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

Presented for registration at 18.32 hrs on :01/07/2014, at the Private residence by Rajesh Kumar Gupta ,Executant.

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

Execution is admitted on 01/07/2014 by

1. Rajesh Kumar Gupta

Authorised Signatory, Nayajivan Promoters Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Pardashi Township Pvt Ltd, Block- A, 206, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

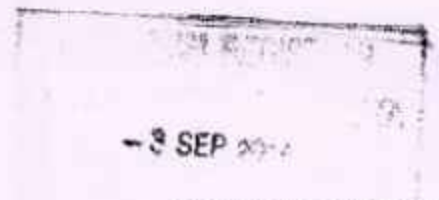
Authorised Signatory, Greenimage Housing Pvt Ltd, Block- A, 206, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Prabuddha Properties Pvt Ltd, Block- A, 206, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Sanctity Properties Pvt Ltd, Block- A, 206, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Warmth Realcon Pvt Ltd, Block- A, 206, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

, By Profession : Others



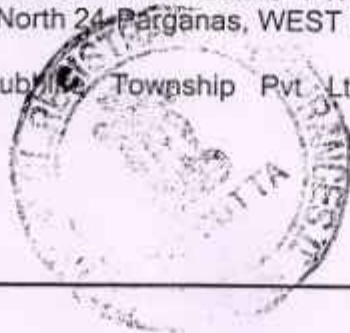
(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : I - 11095 of 2014
(Serial No. 08042 of 2014 and Query No. 1902L000018814 of 2014)

2. Prabir Kumar Saha
- Authorised Signatory, Greenbigh Nirman Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
- Authorised Signatory, Greenarena Residency Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
- Authorised Signatory, Goldenyatra Complex Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
- Authorised Signatory, Evership Realty Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
- Authorised Signatory, Somansh Residency Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
- Authorised Signatory, Visualization Projects Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
- Authorised Signatory, Nurtiway Complex Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
- Authorised Signatory, Auroshakti Infracon Pvt Ltd, Siddha Pines, A S /185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
- Authorised Signatory, Nabhya Developers Pvt Ltd, Siddha Pines, A S /185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
- Authorised Signatory, Nayajiwan Developers Pvt Ltd, Siddha Pines, A S /185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
- Authorised Signatory, Nishok Projects Pvt Ltd, Siddha Pines, A S /185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
- Authorised Signatory, Nistha Realcon Pvt Ltd, Siddha Pines, A S /185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
- Authorised Signatory, Sapnankur Infracon Pvt Ltd, Siddha Pines, A S /185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
- Authorised Signatory, Siddhibhumi Developers Pvt Ltd, Siddha Pines, A S /185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
- Authorised Signatory, Sonartari Infrastructure Pvt Ltd, Siddha Pines, A S /185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
- Authorised Signatory, Subhiksha Township Pvt Ltd, Siddha Pines, A S /185, Rajarhat, Kol,



- 9 SEP 2014

(Dulal chandraSaha)

ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : I - 11095 of 2014
(Serial No. 08042 of 2014 and Query No. 1902L000018814 of 2014)

Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Swarnabarsa Projects Pvt Ltd, Siddha Pines, A S /185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Sapnankur Complex Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Siddhibhumi Realcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Sishirkanya Buildcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Sophisticated Residency Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Swapnabhumi Nirman Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Swarnabarsa Realcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Moontree Realcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Ahibaran Developers Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Jibanjyoti Abasan Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Arrowspace Realcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Happylife Enclave Pvt Ltd, Block- A, 206, Lake Town, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089.

Authorised Signatory, Bonus Tradelink Pvt Ltd, 20, O C Ganguli Sarani, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

, By Profession : Others

Identified By T Dutta, son of - , H C Cal, Kol, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

On 02/07/2014



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

- 3 SEP 2014

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

03/09/2014 12:20:00

EndorsementPage 3 of 4



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

Endorsement For Deed Number : I - 11095 of 2014
(Serial No. 08042 of 2014 and Query No. 1902L000018814 of 2014)

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.-6,00,606/-

Certified that the required stamp duty of this document is Rs.- 30050 /- and the Stamp duty paid as:
Impressive Rs.- 10/-

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

On 03/09/2014

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.

Payment of Fees:

Amount by Draft

Rs. 6698/- is paid , by the draft number 551207, Draft Date 17/07/2014, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 03/09/2014.

(Under Article : A(1) = 6600/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 03/09/2014)

Deficit stamp duty

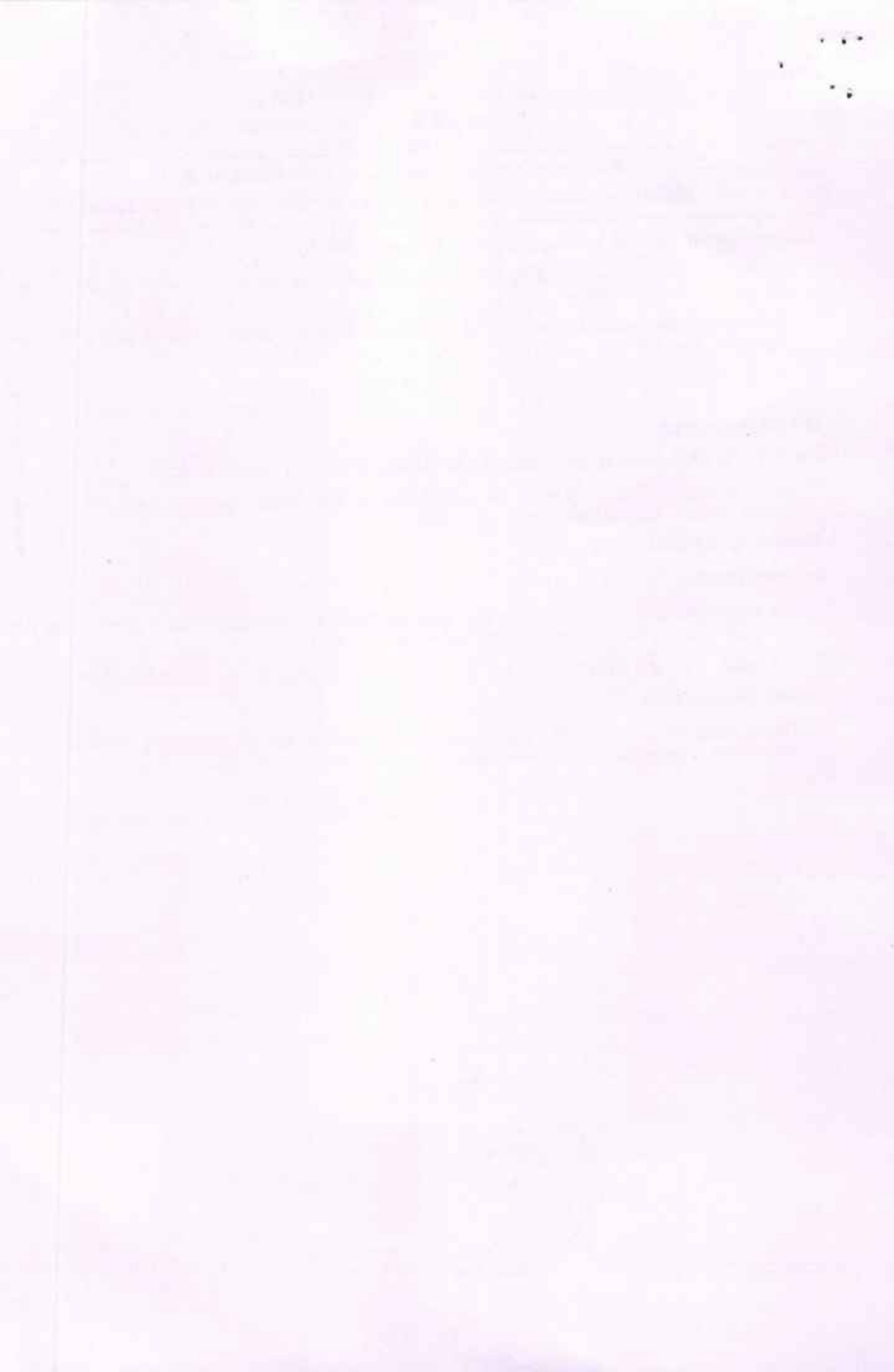
Deficit stamp duty Rs. 30070/- is paid , by the draft number 551208, Draft Date 17/07/2014, Bank :
State Bank of India, CALCUTTA MAIN BRANCH, received on 03/09/2014

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



- 3 SEP 2014


(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 4 of 4



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 54
Page from 526 to 548
being No 11095 for the year 2014.




(Dulal chandraSaha) 04-September-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

