

04918

12

04532/2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 762339

Certified that the document is admitted to registration. The signature sheet/sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

22.4.14
1.40

8568

[Signature]

Additional District Sub-Registrar
Belurhat New Town, North 24 Parganas

22 APR 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 22nd day of April, Two Thousand and Fourteen (2014)

B E T W E E N

909, 910

ক্রমিক নং 3008 তারিখ 21-04-14

ক্লাস: ৫৩৭

স্বাক্ষর: Kalipada Charan Advocate
Saldah Court Complex
Bar Association, 2nd Floor
Room No.-201, Kolkata-700 014

কোর্স: রাষ্ট্রপতি পাই
কোর্স: বি.এস. আর. অফিস
বি

ডেভেলপার নাম - রঞ্জিতা পাল

প্রার্থীর নাম :- ব্যারাকপুর

টিভি নং :- 83 APR 2014

এ.টি.ভি. নং নোট: 3.05 000

স্বাক্ষর: [Illegible]



Authenticated by:
- Mahadeb Mondal
- PO - Patharguata
- New town
- 24 Pgs (N)
Occupation - student

Additional District Sub-Registrar
North 24 Parganas

22 APR 2014

(1) **SRI MAHADEB MANDAL** (having Election Commission of India Identity Card No. WB/20/091/651569) and (2) **SRI DHARMA MANDAL** (having Election Commission of India Identity Card No. WB/20/091/651492) both sons of Late Bipin Chandra Mandal, both by faith - Hindu, both by nationality - Indian, both by occupation - Business, both residing at Village & Post Office - Patharghata, Police Station - New Town, District North 24-Parganas, hereinafter **jointly** called and referred to as the "**VENDORS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **their** respective heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

A N D

(1) **M/S. NAYAJIWAN PROMOTERS PVT. LTD.** (having Pan AAECN1207B), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 246, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, (2) **M/S. NUTRIWAY COMPLEX PVT. LTD** (having Pan AAECN1208Q), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 246, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, (3) **M/S. VISUALIZATION PROJECTS PVT. LTD** (having Pan AAECV1807F), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 246, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, (4) **M/S. SOMANSH RESIDENCY PVT. LTD.** (having Pan AASCS0360E), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 246, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, (5) **M/S. GREENHIGH NIRMAN PVT. LTD** (having Pan AAECG8941M), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 246, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, (6) **M/S. GREENARENA RESIDENCY PVT. LTD.** (having Pan AAECG8940L), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 246, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, (7) **M/S. GOLDENYATRA COMPLEX PVT. LTD.** (having Pan AAECG8939P), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 246, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, (8) **M/S. EVERSHP REALTY PVT. LTD** (having Pan

22 APR 2014

District and Magistrate
Muzaffarnagar Town, North 24 Parganas



AADCE1580D), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 246, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, all being represented by their Director **SRI RAJESH KUMAR GUPTA (having Pan AJRPG5379A)**, son of Sri Rajendra Prasad Gupta, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 102, Thakurbari Road, Garulia, District North 24-Parganas, PIN - 743133, (9) **M/S. AUROSHAKTI INFRACON PVT. LTD. (having Pan AALCA5951E)**, a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. AS/185, Rajarhat, Siddha Pines, Police Station - Rajarhat, Kolkata - 700 136, (10) **M/S. NABHYA DEVELOPERS PVT. LTD (having Pan AAECN3344D)**, a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. AS/185, Rajarhat, Siddha Pines, Police Station - Rajarhat, Kolkata - 700 136, (11) **M/S. NAYAJIWAN DEVELOPERS PVT. LTD (having Pan AAECN3347A)**, a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. AS/185, Rajarhat, Siddha Pines, Police Station - Rajarhat, Kolkata - 700 136, (12) **M/S. NISHOK PROJECTS PVT. LTD (having Pan AAECN3348R)**, a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. AS/185, Rajarhat, Siddha Pines, Police Station - Rajarhat, Kolkata - 700 136, (13) **M/S. NISTHA REALCON PVT. LTD (having Pan AAECN3345C)**, a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. AS/185, Rajarhat, Siddha Pines, Police Station - Rajarhat, Kolkata - 700 136, (14) **M/S. SAPNANKUR INFRACON PVT. LTD (having Pan AATCS0470L)**, a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. AS/185, Rajarhat, Siddha Pines, Police Station - Rajarhat, Kolkata - 700 136, (15) **M/S. SIDDHIBHUMI DEVELOPERS PVT. LTD (having Pan AATCS0471M)**, a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. AS/185, Rajarhat, Siddha Pines, Police Station - Rajarhat, Kolkata - 700 136, (16) **M/S. SONARTARI INFRASTRUCTURE PVT. LTD (having Pan AATCS0469F)**, a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. AS/185, Rajarhat, Siddha Pines, Police Station - Rajarhat, Kolkata - 700 136, (17) **M/S. SUBHLIFE TOWNSHIP PVT. LTD (having Pan AATCS0463R)**, a Company incorporated under the Companies Act. 1956, having its registered office at Premises No.

22 APR 2014

District Sub-Inspector
North 24 Parganas



AS/185, Rajarhat, Siddha Pines, Police Station - Rajarhat, Kolkata - 700 136, (18) **M/S. SWARNABARSA PROJECTS PVT. LTD** (having Pan AATCS0464J), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. AS/185, Rajarhat, Siddha Pines, Police Station - Rajarhat, Kolkata - 700 136, (19) **M/S. SAPNANKUR COMPLEX PVT. LTD.** (having Pan AAŚCS0367D), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 180/1, Bangur Avenue, Block - B, Police Station - Lake Town, Kolkata - 700 055, (20) **M/S. SIDDHIBHUMI REALCON PVT. LTD** (having Pan AASCS0375H), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 180/1, Bangur Avenue, Block - B, Police Station - Lake Town, Kolkata - 700 055, (21) **M/S. SISHIRKANYA BUILDCON PVT. LTD.** (having Pan AASCS0370C), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 180/1, Bangur Avenue, Block - B, Police Station - Lake Town, Kolkata - 700 055, (22) **M/S. SOPHISTICATED RESIDENCY PVT. LTD** (having Pan AASCS0371D), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 180/1, Bangur Avenue, Block - B, Police Station - Lake Town, Kolkata - 700 055, (23) **M/S. SWAPNABHUMI NIRMAN PVT. LTD** (having Pan AASCS0366C), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 180/1, Bangur Avenue, Block - B, Police Station - Lake Town, Kolkata - 700 055, (24) **M/S. SWARNABARSA REALCON PVT. LTD** (having Pan AASCS0374G), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 180/1, Bangur Avenue, Block - B, Police Station - Lake Town, Kolkata - 700 055, (25) **M/S. MOONTREE REALCON PVT. LTD** (having Pan AAICM1665Q), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 180/1, Bangur Avenue, Block - B, Police Station - Lake Town, Kolkata - 700 055, (26) **M/S. AHIBARAM DEVELOPERS PVT. LTD.** (having Pan AAKCA9407G), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 180/1, Bangur Avenue, Block - B, Police Station - Lake Town, Kolkata - 700 055, (27) **M/S. JIBANJYOTI ABASAN PVT. LTD** (having Pan AACCJ9267H), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 180/1, Bangur Avenue, Block - B, Police Station - Lake Town, Kolkata - 700 055, all being represented by their Authorized Signatory **SRI**

22 APR 2014

North District Sub-County
Municipal Area, North 24 Pargana



PRABIR KUMAR SAHA (having Pan BGFPS4851P), Sri Dhrubo Narayan Saha, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 4, Madhyam Gram, Barasat, North 24-Parganas, Pin - 743298, (28) **M/S. ARROWSPACE REALCON PVT. LTD** (having Pan AAKCA9410D), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 206, Lake Town, Block - A, Ground Floor, Police Station - Lake Town, Kolkata - 700 089 and (29) **M/S. HAPPYLIFE ENCLAVE PVT. LTD** (having Pan AADCH0074K), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 206, Lake Town, Block - A, Ground Floor, Police Station - Lake Town, Kolkata - 700 089, both being represented by their Director **SRI MAHENDRA AGARWAL** (having Pan AAWPA1843G), son of Late Hariprasad Agarwal, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 180/1, Bangur Avenue, Block - B, Police Station - Lake Town, Kolkata - 700 055, hereinafter collectively called and referred to as the "**PURCHASERS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successors-in-office and assigns) of the **OTHER PART**.

WHEREAS the Vendor No. 1 herein Sri Mahadeb Mandal is the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of a plot of sali land containing by estimation an area of **1.50 Decimals** be the same a little more or less out of **06 Decimals** having **2500 Share** including all easement rights and appurtenances thereto lying situate at Mouza - Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. 10 (Old No. 172) comprised of R.S./L.R. Dag No. **909 (P)** appertaining to **L.R. Khatian No. 358** under the Police Station of Rajarhat at present New Town in the District of North 24-Parganas free from all encumbrances whatsoever.

AND WHEREAS One Bipin Chandra Mandal (since deceased), son of Late Bhutnath Mandal was the absolute owner of **ALL THAT** piece or parcel of a plot of sali land containing by estimation an area of **7 Decimals** be the same a little more or less having **10000 Share** including all easement rights and appurtenances thereto lying situate at Mouza - Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. 10 (Old No. 172) comprised of R.S./L.R. Dag No. **910**

22 APR 2014

Seal of the District of Columbia
Seal of the District of Columbia



appertaining to L.R. Khatian No. 622 under the Police Station of Rajarhat at present New Town in the District of North 24-Parganas free from all encumbrances whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment of the said land comprised of R.S. / L.R. Dag No. 910 as the absolute Owner thereof the said Bipin Chandra Mandal died intestate leaving behind his surviving wife namely Smt. Rangabala Mandal, six sons namely Sri Mahadeb Mandal (**the Vendor No. 1 herein**), Sri Kubir Mandal, Sri Manik Mandal, Sri Dharma Mandal (**the Vendor No. 2 herein**), Sri Haripada Mandal & Sri Khatiram Mandal and two daughters namely Smt. Ashima Mandal & Smt. Subhadra Roy as his only heirs and successors and accordingly upon the demise of the said Bipin Chandra Mandal his said heirs and successors jointly inherited the said land alongwith other Properties left by him to the extent of undivided 1/9th share each in accordance with the Hindu Succession Act. 1956.

AND WHEREAS thus the Vendor No. 1 herein the said Sri Mahadeb Mandal became the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of the said plot of sali land containing by estimation a total area of **2.28 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. 10 (Old No. 172) comprised of R.S./L.R. Dag Nos. 909 (P) & 910 (P) appertaining to L.R. Khatian Nos. 358 & 622 under the Police Station of New Town in the District of North 24-Parganas free from all encumbrances whatsoever and thus the Vendor No. 2 herein the said Sri Dharma Mandal became the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **.77 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. 10 (Old No. 172) comprised of R.S./L.R. Dag No. 910 (P) appertaining to L.R. Khatian No. 622 under the Police Station of New Town in the District of North 24-Parganas free from all encumbrances whatsoever.

22 APR 2014

NAME: DISTRICT SUB-DIVISION
SOUTH NEW TOWN, NORTH 24 DISTRICT



AND WHEREAS in the manner aforesaid thus the Vendors herein the said **Sri Mahadeb Mandal** and **Sri Dharma Mandal** became the absolute Owners and jointly seized and possessed of and / or otherwise well and sufficiently entitled to ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **3.05 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. 10 comprised of **R.S. / L.R. Dag Nos. 909 (P) & 910 (P)** appertaining to **L.R. Khatian Nos. 358 & 622** under the Police Station of New Town within the limits of Patharghata Gram Panchayet in the District of North 24-Parganas particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "**SAID PROPERTY**" free from all encumbrances, charges, liens, lispensens, attachments, claims and demands in any manner whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment of the said Property the Vendors herein **have** agreed to sell and the Purchasers herein **have** agreed to purchase ALL THAT piece or parcel of the said sali land containing by estimation an area of **3.05 Decimals** be the same a little more or less including all easement rights and appurtenances thereto comprised of the said Property particularly mentioned and described in the Schedule hereunder written at or for the total consideration of **Rs. 10,15,000/- (Rupees Ten Lac Fifteen Thousand)** only free from all encumbrances, liens, lispensens, charges, attachments, claims and demands in any manner whatsoever.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendors herein do and each of them doth hereby assure and represent to the Purchasers as follows:-

- a) **THAT** the Vendors **have** a good marketable title in respect of the said Property and every part thereof particularly mentioned and described in the Schedule hereunder written.
- b) **THAT** the said Property is free from all encumbrances, charges, liens, lispensens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.
- c) **THAT** excepting the Vendors and none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property or any part thereof.

22 APR 2014

Seal of the Additional District Judge
North 24 Parganas District Sub-Division



- d) **THAT** the Vendors **are** legally competent to transfer the said Property and every part thereof.
- e) **THAT** there is no acquisition or requisition proceeding pending nor the Vendors **have** been served with any notice of acquisition or requisition in respect of said Property or any part thereof.
- f) **THAT** no public demand of any kind whatsoever is outstanding against and/or payable by the Vendors in respect of the said Property or any part thereof.
- g) **THAT** the Vendors **have** not entered into any Agreement for Sale, Development, Lease, Tenancy or otherwise nor **have** created any interest or right of the Third Party into and upon the said Property or any part thereof.
- h) **THAT** the Vendors **have** not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property or any part thereof.
- i) **THAT** there is no bargadar and / or any other occupier on and upon the said Property or any part thereof in any manner whatsoever.
- j) **THAT** the said Property or any part thereof is not under any "Debutter" or "Wakf" and it is free from road alignment.
- k) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendors herein and believing the same to be true and acting on good faith the Purchasers herein **have** agreed to purchase the said Property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisitions or requisitions whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 10,15,000/- (Rupees**

22 APR 2014

North 24 Range, North 24 Range
District and Range



Ten Lac Fifteen Thousand) only paid by the Purchasers to the Vendors according to their share of the said Property at or immediately before the execution of these presents, the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge as per Memo of Consideration given hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchasers, **their** respective successors-in-office and assigns and every one of them and also the said Property, **they** the Vendors as the **absolute** Owners of the said Property doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchasers, **their** respective successors-in-office and assigns free from all encumbrances, attachments and other defects in title ALL THAT piece or parcel of the said sali land containing by estimation an area of **3.05 Decimals** be the same a little more or less comprised of the said Property particularly mentioned and described in the Schedule hereunder written OR HOWSOEVER otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH all trees, fences, hedges, ditches, ways, water, watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said Property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, **their** respective heirs, executors, administrators, representatives and assigns or any person or persons from whom he or she or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and in favour of the Purchasers, **their** respective successors -in-office and assigns forever freed and discharged

22 APR 2014

District Sub-Office
Muzhrai New Town, North 24 Parganas



from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from to these presents AND the Vendors herein do and each of them doth hereby for **themselves, their** respective heirs, executors, administrators, representatives and assigns covenant with the Purchasers, **their** respective successors -in-office and assigns that notwithstanding any act, deed or thing whatsoever by the Vendors herein done or executed or knowingly suffered to the contrary **they** the Vendors had at all material times heretofore and now **have** good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and in favour of the Purchasers, **their** respective successors -in-office and assigns in the manner aforesaid AND THAT the Purchasers, **their** respective successors -in-office and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let out, lease out or transfer by way of gift or otherwise alienated the said Property or any part or every part thereof and receive the rents, issues and profits thereof 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 thereof from under or in trust for **them** AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever in respect of the Vendors' title in the said Property made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for **them** the Vendors herein shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, **their** respective successors -in-office and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and in favour of the Purchasers, **their** respective successors -in-office and assigns

22 APR 2014

District Sub-Inspector
Sahibul Haq Khan, North 24 Parganas



according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendors, **their** heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, **their** respective successors-in-office and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereinabove contained and THIS INDENTURE FURTHER WITNESSETH that the peaceful physical possession of the said Property and every part thereof is being handed over by the Vendors unto and in favour of the Purchasers herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances in any manner whatsoever.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece of parcel of a plot of sali land containing by estimation an area of **3.05 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. 10 comprised in a portion of **R.S. / L.R. Dag No. 909 (land measuring 1.50 Decimals)** and in a portion of **R.S. / L.R. Dag No. 910 (land measuring 1.55 Decimals)** appertaining to **L.R. Khatian Nos. 358 & 622** under the Police Station of New Town within the limits of Patharghata Gram Panchayet, Additional District Sub-Registration office at Rajarhat in the District of North 24-Parganas and more clearly delineated with **RED** border line in the sketch Map or Plan annexed hereto and butted and bounded in the manner following :-

<u>ON THE NORTH</u>	:	By R.S. / L.R. Dag No. 909 (P).
<u>ON THE SOUTH</u>	:	By R.S. / L.R. Dag No. 910 (P).
<u>ON THE EAST</u>	:	By R.S. / L.R. Dag No. 911.
<u>ON THE WEST</u>	:	By R.S. / L.R. Dag No. 908.

22 APR 2014

Sub-District of New Town, North 24 Parganas



IN WITNESSES WHEREOF the Parties herein have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendors at Kolkata in the presence of :-

1. Bhaskar Mondal
Vill + P.O - Pattuamghata
P-5 - Newtown
Dist - 24 Pgs (M)
Pin - 700135

স্বাক্ষরিত
১২ই আগস্ট

2. স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত

Signature of the Vendors

SIGNED, SEALED AND DELIVERED

by the Purchasers at Kolkata in the presence of :-

1. Bhaskar Mondal

- For Evership Realty Pvt. Ltd
- For Goldenyatra Complex Pvt. Ltd
- For Greenarena Residency Pvt. Ltd.
- For Greenhigh Nirman Pvt. Ltd.
- For Somanah Residency Pvt. Ltd.
- For Visualization Projects Pvt. Ltd.
- For Nayanjan Promoters Pvt. Ltd.
- For Nutriway Complex Pvt. Ltd.

স্বাক্ষরিত
Director

2. স্বাক্ষরিত

- For Swarnika Corp. Pvt. Ltd.
- For Siddhanta Realcon Pvt. Ltd.
- For Siddhanta Builders Pvt. Ltd.
- For Sophisticated Residency Pvt. Ltd.
- For Swarnabani Nirman Pvt. Ltd.
- For Swarnabani Realcon Pvt. Ltd.
- For Moonree Realcon Pvt. Ltd.
- For Ahirani Developers Pvt. Ltd.
- For Jibanjyoti Abasen Pvt. Ltd.
- For Auroshakti Infracon Pvt. Ltd.
- For Nathya Developers Pvt. Ltd.
- For Nayanjan Developers Pvt. Ltd.
- For Nishok Projects Pvt. Ltd.
- For Nistha Realcon Pvt. Ltd.
- For Sapantur Infracon Pvt. Ltd.
- For Siddhibhumi Developers Pvt. Ltd.
- For Sonarati Infrastructure Pvt. Ltd.
- For Subhite Township Pvt. Ltd.
- For Swarnabani Projects Pvt. Ltd.

স্বাক্ষরিত
Authorized Signatory / Director

For ARROWSPACE REALCON PVT. LTD.
স্বাক্ষরিত

For HAPPYLIFE ENCLAVE PVT. LTD.
স্বাক্ষরিত

Signature of the Purchasers

22 APR 2014

District Superintendent
Southern New Town, North 24 Parkway



RECEIPT

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs. 10,15,000/- (Rupees Ten Lac Fifteen Thousand)** only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

Company	Cash	Date	Mahadeb Mandal Rs.	Dharma Mandal Rs.
M/s. Nayajiwan Promoters Pvt. Ltd.		22.4.14	26,164/-	8,836/-
M/s. Nutriway Complex Pvt. Ltd.			26,164/-	8,836/-
M/s. Visualization Projects Pvt. Ltd.			26,164/-	8,836/-
M/s. Somansh Residency Pvt. Ltd.			26,164/-	8,836/-
M/s. Greenhigh Nirman Pvt. Ltd.			26,164/-	8,836/-
M/s. Greenarena Residency Pvt. Ltd.			26,164/-	8,836/-
M/s. Goldenyatra Complex Pvt. Ltd.			26,164/-	8,836/-
M/s. Evership Realty Pvt. Ltd.			26,164/-	8,836/-
M/s. Auroshakti Infracon Pvt. Ltd.			26,164/-	8,836/-
M/s. Nabhya Developers Pvt. Ltd.			26,164/-	8,836/-
M/s. Nayajiwan Developers Pvt. Ltd.			26,164/-	8,836/-
M/s. Nishok Project Pvt. Ltd.			26,164/-	8,836/-
M/s. Nistha Realcon Pvt. Ltd.			26,164/-	8,836/-
M/s. Sapnankur Infracon Pvt. Ltd.			26,164/-	8,836/-
M/s. Siddhibhumi Developers Pvt. Ltd.			26,164/-	8,836/-
M/s. Sonartari Infrastructure Pvt. Ltd.			26,164/-	8,836/-
M/s. Subhlife Township Pvt. Ltd.			26,164/-	8,836/-
M/s. Swarnabarsa Projects Pvt. Ltd.			26,164/-	8,836/-
M/s. Sapnankur Complex Pvt. Ltd.			26,164/-	8,836/-
M/s. Siddhibhumi Realcon Pvt. Ltd.			26,164/-	8,836/-

22 APR 2014

District SVD-N. And
Sathal New Town, North 24 Parganas



M/s. Sishirkanya Buildcon Pvt. Ltd.			26,164/-	8,836/-
M/s. Sophisticated Residency Pvt. Ltd.			26,164/-	8,836/-
M/s. Swapnabhumi Nirman Pvt. Ltd.			26,164/-	8,836/-
M/s. Swarnabarsa Realcon Pvt. Ltd.			26,164/-	8,836/-
M/s. Moontree Realcon Pvt. Ltd.			26,164/-	8,836/-
M/s. Ahibaram Developers Pvt. Ltd.			26,164/-	8,836/-
M/s. Jibanjyoti Abasan Pvt. Ltd.			26,164/-	8,836/-
M/s. Arrowspace Realcon Pvt. Ltd.			26,163/-	8,837/-
M/s. Happylife Enclave Pvt. Ltd.			26,163/-	8,837/-
		Total	7,58,754/-	2,56,246/-

Grand Total : Rs.7,58,754/- + Rs.2,56,246/- = Rs.10,15,000/-

(Rupees Ten Lac Fifteen Thousand only)

WITNESSES :

1. Bhaskar Mondal

2. Kalipada Charan

Signature of Vendor

Signature of Vendor

Signature of the Vendors

Drafted by :-

Kalipada Charan

(Kalipada Charan)












Advocate.












Bar Association,
Sealdah Court Complex,
Second Floor, Room No. 201,
Kolkata - 700 014.












22 APR 2014

MOUNTAIN DISTRICT SUB-DIVISION
SOUTH NEW TOWN, NORTH 24 PARISH



		Thumb	1st finger	middle finger	ring finger	small finger
 ১২/১২/১২	left hand					
	right hand					

		Thumb	1st finger	middle finger	ring finger	small finger
 ১২/১২/১২	left hand					
	right hand					

		Thumb	1st finger	middle finger	ring finger	small finger
 ১২/১২/১২	left hand					
	right hand					












		Thumb	1st finger	middle finger	ring finger	small finger
 ১২/১২/১২	left hand					
	right hand					

22 APR 2014

NORTH DISTRICT S.D.M. - 2014
MATHURAI NEW TOWN, NORTH 24 PARGANAS



jet

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

22 APR 2014

District and ...
Municipal New Town, North 24 Pal...



SITE PLAN OF R.S. & L.R. DAG NO. 909; 910 R.S. KHATIAN NO
 L.R. KHATIAN NO 358; 622; AT MOUZA- PATHARGHATA;
 J.L. NO. 36, P.S. NEW TOWN, DIST NORTH 24 PARGANAS
 AREA SHOWN IN RED BORDER

N

S

For ARROWSPACE REALCON PVT. LTD.

Mahendra Aganad

Director

VENDEE:--

For HAPPYLIFE ENCLAVE PVT. LTD.

Mahendra Aganad

Director

R.S. DAG NO. 906

VENDOR:--

MAHADEB MANDAL
 DHARMA MANDAL

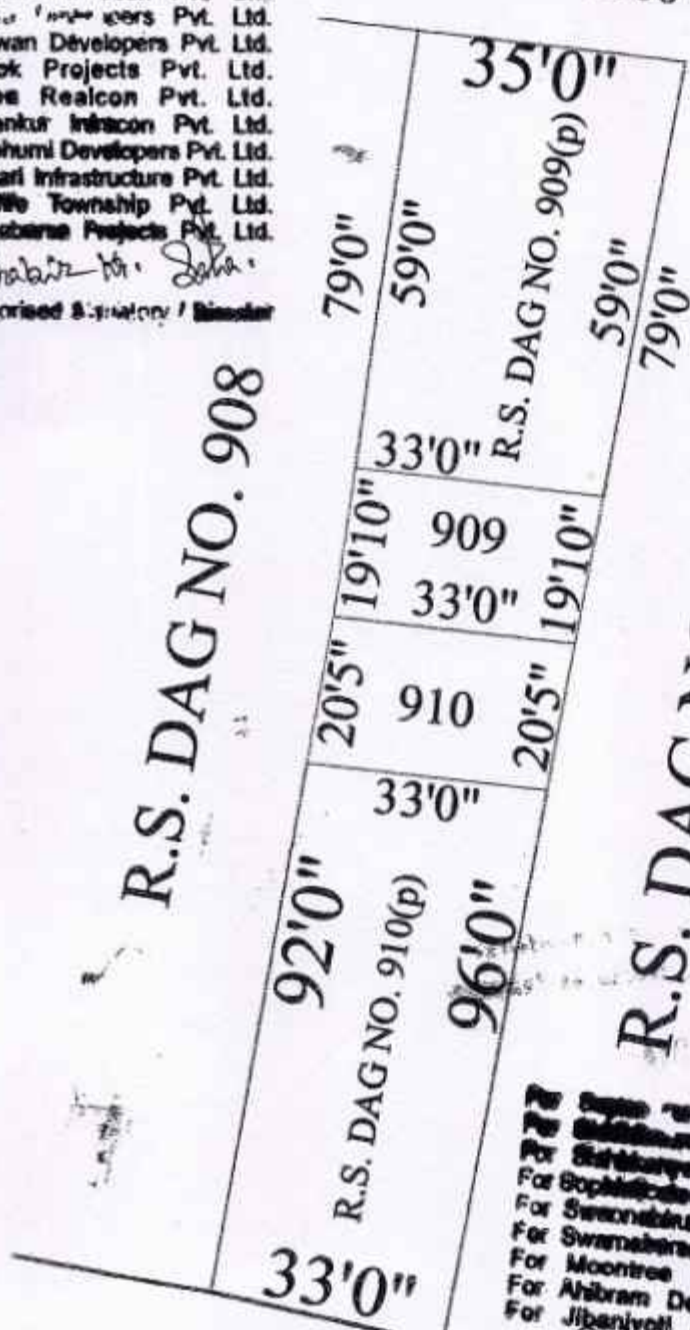
MAHADEB MANDAL
DHARMA MANDAL

- For Uroshakti Infracon Pvt. Ltd.
- For Naithe Infracon Pvt. Ltd.
- For Nayajwan Developers Pvt. Ltd.
- For Nishok Projects Pvt. Ltd.
- For Nistha Realcon Pvt. Ltd.
- For Sapantur Infracon Pvt. Ltd.
- For Siddhibhumi Developers Pvt. Ltd.
- For Sonartari Infrastructure Pvt. Ltd.
- For Subhite Township Pvt. Ltd.
- For Swarnabara Projects Pvt. Ltd.

Prabir K. Saha
 Authorized Signatory / Director

R.S. DAG NO. 908

R.S. DAG NO. 911



REFERENCE

R.S. DAG NO	AREA IN DECEMAL
909(p)	1.50
910(p)	1.55
TOTAL	3.05

- For Evership Realty Pvt. Ltd.
- For Goldenyatra Complex Pvt. Ltd.
- For Greenanena Residency Pvt. Ltd.
- For Greenhigh Nirman Pvt. Ltd.
- For Somansh Residency Pvt. Ltd.
- For Visualization Projects Pvt. Ltd.
- For Nayajwan Promoters Pvt. Ltd.
- For Nuttway Complex Pvt. Ltd.

Prabir K. Saha
 Director

Drawn By :

PIYAR ALI GOSKAR
 Surveyor & DWT. Civil
 Regn No: 2417 & 10038
 Vill: Balipon, P.O. Chakpachuria
 P.S. Rajaraj, New Town
 Kolkata-700150

MOUZA
 CHAKPACHURIA

- For Goldenyatra Complex Pvt. Ltd.
- For Greenanena Residency Pvt. Ltd.
- For Greenhigh Residency Pvt. Ltd.
- For Sophisticated Residency Pvt. Ltd.
- For Swarnabara Nirman Pvt. Ltd.
- For Swarnabara Realcon Pvt. Ltd.
- For Moonree Realcon Pvt. Ltd.
- For Antram Developers Pvt. Ltd.
- For Jibanjyoti Abesan Pvt. Ltd.

Prabir K. Saha
 Authorized Signatory / Director

22 APR 2014

WASH. DISTRICT SUP-D-4-03-14
SOUTHERN NEW JERSEY NORTH 24 PAGES



II - Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Mahendra Agarwal Address -180/1, Bangur Avenue, Block - B, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self		 LTI	<i>Mahendra Agarwal</i>
			22/04/2014	22/04/2014	

Name of Identifier of above Person(s)

B Mondal
Patharghata, Thana:-New Town, District:-North
24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Bhaswati Mondal
22.4.14

[Signature]
Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas

22 APR 2014 (Debasish Dhar)
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT

22 APR 2014

District Court - 2nd District
North 24th Street, New York, NY 10001





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 04532 of 2014
(Serial No. 04918 of 2014 and Query No. 1523L000008568 of 2014)

3. Rajesh Kumar Gupta

Director, M/s. Nayajivan Promoters Pvt. Ltd., 246, Bangur Avenue, Block - A, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Director, M/s. Nutriway Complex Pvt. Ltd., 246, Bangur Avenue, Block - A, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Director, M/s. Visualization Projects Pvt. Ltd., 246, Bangur Avenue, Block - A, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Director, M/s. Somansh Residency Pvt. Ltd., 246, Bangur Avenue, Block - A, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Director, M/s. Greenhigh Nirman Pvt. Ltd., 246, Bangur Avenue, Block - A, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Director, M/s. Greenarena Residency Pvt. Ltd., 246, Bangur Avenue, Block - A, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Director, M/s. Goldenyatra Complex Pvt. Ltd., 246, Bangur Avenue, Block - A, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Director, M/s. Evership Realty Pvt. Ltd., 246, Bangur Avenue, Block - A, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

, By Profession : Business

Additional District Sub-Registrar
North 24 Parganas, New Town, North 24 Parganas

22 APR 2014 (Debasish Dhar)
Additional District Sub-Registrar

22 APR 2014

DISTRICT SUB-DIVISION
MADHWADE
TOWN, NORTH 24 PARGANAS





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 04532 of 2014
(Serial No. 04918 of 2014 and Query No. 1523L000008568 of 2014)

4. Prabir Kumar Saha

Authorized Signatory, M/s. Auroshakti Infracon Pvt. Ltd., A S / 185, Rajarhat, Siddha Pines, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorized Signatory, M/s. Nabhya Developers Pvt. Ltd., A S / 185, Rajarhat, Siddha Pines, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorized Signatory, M/s. Nayajiwani Developers Pvt. Ltd., A S / 185, Rajarhat, Siddha Pines, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorized Signatory, M/s. Nishok Projects Pvt. Ltd., A S / 185, Rajarhat, Siddha Pines, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorized Signatory, M/s. Nistha Realcon Pvt. Ltd., A S / 185, Rajarhat, Siddha Pines, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorized Signatory, M/s. Sapnankur Infracon Pvt. Ltd., A S / 185, Rajarhat, Siddha Pines, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorized Signatory, M/s. Siddhibhumi Developers Pvt. Ltd., A S / 185, Rajarhat, Siddha Pines, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorized Signatory, M/s. Sonartari Infrastructure Pvt. Ltd., A S / 185, Rajarhat, Siddha Pines, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorized Signatory, M/s. Subhlife Township Pvt. Ltd., A S / 185, Rajarhat, Siddha Pines, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

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

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


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

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

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

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

Authorized Signatory, M/s. Swarnabarsa Realcon Pvt. Ltd., 180/1, Bangur Avenue, Block - B, Kolkata,


Additional District Sub-Registrar

Rajarhat New Town, North 24 Parganas
(Debasish Dhar)

22 APR 2014

Additional District Sub-Registrar

22 APR 2014

WORLD : District Sub-Office
Muzhrai New Town, North 24 Parganas





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 04532 of 2014
(Serial No. 04918 of 2014 and Query No. 1523L000008568 of 2014)

Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorized Signatory, M/s. Moontrée Realcon Pvt. Ltd., 180/1, Bangur Avenue, Block - B, Kolkata,
Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorized Signatory, M/s. Ahibaram Developers Pvt. Ltd., 180/1, Bangur Avenue, Block - B, Kolkata,
Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorized Signatory, M/s. Jibanjyoti Abasan Pvt. Ltd., 180/1, Bangur Avenue, Block - B, Kolkata,
Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
, By Profession : Business


5. Mahendra Agarwal

Director, M/s. Arrowspace Realcon Pvt. Ltd., 206, Lake Town, Block - A, Ground Floor, Kolkata,
Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089.

Director, M/s. Happylife Enclave Pvt. Ltd., 206, Lake Town, Block - A, Ground Floor, Kolkata,
Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089.
, By Profession : Business

Identified By B Mondal, son of M Mondal, Patharghata, Thana:-New Town, District:-North
24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Student.

(Debasish Dhar)
Additional District Sub-Registrar


Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas

22 APR 2014

(Debasish Dhar)
Additional District Sub-Registrar

22 APR 2014

Seal of the Additional District Magistrate
North 24 Parganas, North 24 Parganas





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
D Volume number 7
Page from 8926 to 8950
Serial No 04532 for the year 2014.



(Debasish Dhar) 22-April-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal