

04941

14

04572/2014



22-9
1-30

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 762747

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

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

23 APR 2014

DEED OF CONVEYANCE

906

THIS INDENTURE made on this the 22nd day of April Two Thousand Fourteen **BETWEEN SRI SUBAL KARMAKAR**, son of Late Kalipada Karmakar, residing at Vill. & P.O. Patharghata, Kolkata - 700135 under New Town Police Station in the district of North 24-Parganas by religion Hindu, Nationality Indian by occupation Cultivation, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators representatives and assigns) of the **ONE PART** ;

Cont. p/2

3015

21/4/2014 100/-

ভেদার নাম

পরিচয়

ভেদার নাম

পিতা নাম (অন্যান্যক মিটি) এ ডি. এস. আর

পেট

বাস নং মোট কত টাকা খরচ

টিকারী বাবাকপুর ভেদার মিতা দত্ত

M/S. Evership Realty Pvt. Ltd.
246, Bangur Avenue Block-A
Rd-700055,

09 APR 2014

306000

Sukul Karanika



-2760

Sukul Karanika



-2761

Rajsh Kumar Sen



2762

abir Mr. Sen



Additional District Sub-Registrar
North 24 Parganas

22 APR 2014

- AND (1) M/S. EVERSHP REALTY PVT. LTD.** (having Pan 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,
- (2) **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,
- (3) **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,
- (4) **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,
- (5) **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,
- (6) **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, being represented by its Authorised Signatory namely **SRI RAJESH KUMAR GUPTA.**
- (7) **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,
- (8) **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, all being represented by their Director namely **SRI RAJESH KUMAR GUPTA,**

2763

Mahendra Aganast

300 men karmakar
Subal karmakar
P. Palkanghat Rajahet
New town
Cal-135.



Additional District Sub-Registrar
New Town, North 24 Parganas

22 APR 2014

(PAN - AJRPG5379A) son of Rajendra Prasad Gupta, (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, Kolkata - 700136, (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, Kolkata - 700136, (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, Kolkata - 700136, (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, Kolkata - 700136, (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, Kolkata - 700136, (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, Kolkata - 700136, (15) **M/S. SIDDHIBHUI 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, Kolkata - 700136, (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, Kolkata - 700136, (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. AS/185, Rajarhat, Siddha Pines, Kolkata - 700136, (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.

Additional District Sub-Registrar
Jammu New Town, North 44 P.O. Jammu
22 APR 2014



AS/185, Rajarhat, Siddha Pines, Kolkata - 700136, through its Director **SRI SURESH SARAF**, (Pan No. ALTPS58861) son of Om Prakash Saraf, as the Director of various Companies as aforesaid represented through his agent or authorized Signatory **SRI PRABIR KUMAR SAHA**, as per the resolutions of the aforesaid companies

(19) **M/S. SAPNANKUR COMPLEX PVT. LTD.** (having Pan AASCS0367D), 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. 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. 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. 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. 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. No. 180/1, Bangur Avenue, Block - "B", Police Station - Lake Town, Kolkata - 700 055,

(26) **M/S. AHIBARAM DEVELOPERS PVT. LTD.** (having Pan -

Additional District Sub-Registrar
Jalgaon West Town, North 64 P.O. Road
22 APR 2014



AAKCA9407G), a Company incorporated under the Companies Act, 1956 having its registered office at Premises No. 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. No. 180/1, Bangur Avenue, Block - "B", Police Station - Lake Town, Kolkata - 700 055, through its Director **SRI SANTOSH KUMAR JHUNJHUNWALA**, (Pan No. ACWPJ7120N) son of Late Dungarmol Jhunjhunwala, residing at 58, Bangur Avenue, Block - "A", Police Station - Lake Town, Kolkata - 700 055, as the Director of various Companies as aforesaid represented through his agent or authorized Signatory **SRI PRABIR KUMAR SAHA**, as per the resolutions of the aforesaid companies (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. No. 206, Lake Town, Block - "A", 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. No. 206, Lake Town, Block - "A", Police Station - Lake Town, Kolkata - 700 089, both being represented by their namely **SRI MAHENDRA AGARWAL** (Pan - AAWPA1843G) son of Late Hari Prasad Agarwal residing at 180/A, Bangur Avenue, Block-'B', Kolkata-700 055 hereinafter collectively called the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to include its Director/Directors, successor-in-office, successor-in-interest, legal representatives and assigns) of the **OTHER PART** ;

WHEREAS One Sri Subal Karmakar is well seized and possessed by virtue of L.R. Settlement records of right ALL THAT piece and parcel of land measuring an area of 03 Decimals out of 25 Decimals comprised in R.S. Dag No. 906 at Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. at present 10 under New Town Police Station in the district of North 24-Parganas and he properly

Additional District Sub-Registrar
Muziris New Town, North 24 Parganas
22 APR 2014



recorded his name under L.R. Khatian No. 909 in the records of B.L. & L.R.O., Rajarhat, North 24-Parganas by paying assessed rents and taxes to the competent authority which was free from all encumbrances whatsoever.

AND WHEREAS One Lakshmi Karmakar was well seized and possessed by virtue of L.R. Settlement records of right All That piece and parcel of land measuring an area of 02.78 Decimals out of 25 Decimals comprised in R.S. Dag No. 906 at Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. at present 10 under New Town Police Station in the district of North 24-Parganas and she properly recorded her name under L.R. Khatian No. 907 in the records of B.L. & L.R.O., Rajarhat, North 24-Parganas, during her enjoyment by paying assessed rents and taxes to the competent authority which was free from all encumbrances whatsoever.

AND WHEREAS while in seized and possessed the said land the said Lakshmi Karmakar died intestate leaving behind her six sons namely Sri Subal Karmakar, the Vendor herein, Sri Hazari Karmakar, Sri Gosta Karmakar, Sri Sudhir Karmakar, Sri Sushil Karmakar, Jayanta Karmakar, and two daughters namely Smt. Gita Karmakar and Smt. Jamuna Karmakar, as her legal heirs and successors towards her estate and they have been enjoying and possessing over the property got by virtue of inheritance of their mother.

AND WHEREAS the said Sri Subal Karmakar, Sri Hazari Karmakar, Sri Gosta Karmakar, Sri Sudhir Karmakar, Sri Sushil Karmakar, Jayanta Karmakar, Smt. Gita Karmakar and Smt. Jamuna Karmakar, were well seized and possessed by virtue of inheritance land measuring an area of 02.78 Decimals out of 25 Decimals comprised in R.S. Dag No. 906 under L.R.Khatian No. 907, at Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. at present 10 under New Town Police Station in the district of North 24-Parganas.

Additional District Sub-Registrar
Muzrai New Town, North 24 Parganas
22 APR 2014



AND WHEREAS the said Sri Subal Karmakar, the vendor herein is well seized and possessed by virtue of inheritance land measuring an area of 0.3475 Decimals (1/8th share) out of 02.78 Decimals out of 25 Decimals comprised in R.S. Dag No. 906 under L.R. Khatian No. 907 at Motiza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. at present 10 under New Town Police Station in the district of North 24-Parganas.

AND WHEREAS thus the said Sri Subal Karmakar, the Vendor herein is became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property an absolute estate of L.R. Settlement records of right and inheritance in fee simple possession to the said piece and parcel of total land measuring an area of 03.3475 Decimals out of 25 Decimals comprised in R.S. Dag No. 906 under L.R. Khatian Nos. 909 and 907 at Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. at present 10 within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub-Registration Office Rajarhat under Rajarhat at present New Town Police Station in the district of North 24-Parganas fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as the 'said Property').

AND WHEREAS the Vendor herein is the absolute owner of the above mentioned land and has every right to sell, transfer and convey to any body which is free from encumbrances whatsoever.

AND WHEREAS the Vendor has agreed to sell ALL THAT piece and parcel of total land measuring an area of 03.3475 Decimals more or less out of 25 Decimals comprised in R.S. Dag No. 906 under L.R. Khatian Nos. 909 and 907 at Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. at present 10, under the police Station of New Town within the limits of Patharghata Gram Panchayet in the district of North 24-Parganas, morefully and particularly 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.

Additional District Sub-Registrar
Jammu New Town, North 44 P.O. Jammu
22 APR 2014



AND WHEREAS while remained in absolute possession and enjoyment of the said property the Vendor herein has agreed to sell and the Purchasers herein have agreed to purchase ALL THAT piece and parcel of total land measuring an area of 03.3475 Decimals more or less out of 25 Decimals comprised in R.S. Dag No. 906 under L.R. Khatian Nos. 909 and 907 at Mouza Patharghata, J.L. No. 36, be the same a little more or less including all easement rights and appurtenance thereto comprised of the said property particularly mentioned and described in the schedule hereunder written at or for the total consideration of Rs. 12,17,272/- (Rupees Twelve lacs seventeen thousand two hundred seventy two 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 Vendor doth hereby assure and represent to the Purchasers as follows :

- a) THAT the Vendor has a good marketable title in respect of the said property and every par 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 Vendor and none lese has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said property or any part thereof.
- d) THAT the Vendor is legally competent to transfer the said property and every part thereof.
- e) THAT there is no acquisition or requisition proceeding pending nor the Vendor has been served with any notice of acquisition or requisition in respect of the said property or any part thereof.

Additional District Sub-Registrar
Muzoon New Town, North 24 Parganas
22 APR 2014



- f) THAT no public demand of any kind whatsoever is outstanding against and/or payable by the Vendor in respect of the said property or any part thereof.
- g) THAT the Vendor has 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 Vendor has 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 vendor 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, lines, lispendens, charges, mortgages, attachments, acquisitions or requisitions whatsoever and howsoever.

Additional District Sub-Registrar
District New Town, North 24 Parganas
22 APR 2014



NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of **Rs. 12,17,272/- (Rupees Twelve lacs seventeen thousand two hundred seventy two only)** paid by the Purchasers to the Vendor at or immediately before the execution of these presents, the receipt whereof the Vendor 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 successors-in-office and assigns and every one of them and also the said property, he the Vendor as the absolute owner of the said property doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchasers, their successor-in-office and assigns free from all encumbrances, attachments and other defects in title ALL THAT piece and parcel of total land measuring an area of 03.3475 Decimals more or less out of 25 Decimals comprised in R.S. Dag No. 906 under L.R. Khatian Nos. 909 and 907 at Mouza Patharghata, J.L. No. 36, 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 TOGETHER WITH 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,

Additional District Sub-Registrar
Jalgaon West Town, North 64 Pogram
22 APR 2014



use, trust property, claim and demand whatsoever both at la and in equity of the Vendor 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 Vendor, his heirs, executors, administrators, representatives and assigns or any person or persons from whom he 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 his rights, members and appurtenances unto and in favour of the Purchasers, their successor-in-office and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor herein doth hereby for himself, his heirs, executors, administrators, representatives and assigns covenant with the Purchasers, their successor-in-office and assigns that notwithstanding any act, deed or thing whatsoever by the Vendor herein done or executed or knowingly suffered to the contrary he the Vendor 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 successor-in-office and assigns in the manner aforesaid AND THAT the Purchasers, their successor-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

Additional District Sub-Registrar
Jalgaon West Town, North 84 Pogram
22 APR 2014



profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendor 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 Vendor 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 Vendor's title in the said property made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor 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 Vendor herein shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, their successor-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 successor-in-office and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the Vendor, his heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, their successor-in-office and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor 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 Vendor unto and in favour of the Purchasers herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances in any manner whatsoever.

Additional District Sub-Registrar
Jalgaon West Town, North 24 Parganas
22 APR 2014



THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece or parcel of **Sali** land total measuring area of **03.3475 Decimals** out of 25 Decimals comprised in **R.S. Dag No. 906** under **L.R. Khatian Nos. 909 and 907** at **Mouza Patharghata**, J.L. No. 36, R.S. No. 225, Touzi No. at present 10 within the local limits of Patharghata Gram Panchayet, Additional District Sub-Registration Office Rajarhat under New Town Police Station in the district of North 24-Parganas and the said land clearly as under as per Dag wise :

Saleable land area	Share of land	Out of total land area	R.S. Dag No.	L.R. Khatian No.	Nature of Land
03.3475 Decimals	0.1250	25 Decimals	906	909 & 907	Sali

The said property is butted and bounded as follows :-

ON THE NORTH : By

ON THE SOUTH : By

ON THE EAST : By

ON THE WEST : By

Cont. p/14

Additional District Sub-Registrar
Meerut North Zone, Meerut
22 APR 2014



IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand the day month and year first above written.

SIGNED AND DELIVERED by

the **VENDOR** at Kolkata

in the presence of :

1. Soumen Kumar
C/O - Subal Kumar
V.P. - Palkyhati New
Town, Cal - 135

Subal Kumar

Signature of the Vendor

- For Evership Realty Pvt. Ltd
- For Goldenetra Complex Pvt. Ltd
- For Greenara Residency Pvt. Ltd.
- For Greenhigh Nilman Pvt. Ltd.
- For Somansh Residency Pvt. Ltd.
- For Visualization Projects Pvt. Ltd.
- For Nayaajwan Promoters Pvt. Ltd.
- For Nutriway Complex Pvt. Ltd.

Subal Kumar
Director

2.- Abdul Gabbar Molla
V - Chhapna, P.S - New Town
Cal - 135

SIGNED AND DELIVERED by

the **PURCHASERS** at Kolkata

in the presence of :

1. Soumen Kumar

- For Auroshakti Infracon Pvt. Ltd.
- For Nabhya Developers Pvt. Ltd.
- For Nayaajwan Developers Pvt. Ltd.
- For Nitesh Projects Pvt. Ltd.
- For Nitya Resicon Pvt. Ltd.
- For Nitya Infracon Pvt. Ltd.
- For Nitya Abisumi Developers Pvt. Ltd.
- For Sonarti Infrastructure Pvt. Ltd.
- For Subhife Township Pvt. Ltd.
- For Swarnabera Projects Pvt. Ltd.

- For Sapthagiri Condo Pvt. Ltd.
- For Siddhikanti Resicon Pvt. Ltd.
- For Siddhikanti Resicon Pvt. Ltd.
- For Siddhikanti Resicon Pvt. Ltd.
- For Siddhikanti Resicon Pvt. Ltd.
- For Siddhikanti Resicon Pvt. Ltd.
- For Siddhikanti Resicon Pvt. Ltd.
- For Siddhikanti Resicon Pvt. Ltd.
- For Siddhikanti Resicon Pvt. Ltd.
- For Siddhikanti Resicon Pvt. Ltd.

2. Abdul Gabbar Molla

FOR ARROWSPOKE REALCON PVT. LTD
Mahendra Agarwal
Director

FOR HAPPYLIFE ENCLAVE PVT. LTD
Mahendra Agarwal
Director

Signature of the Purchasers

Drafted by :

Bhabendra Krishna Roy

Bhabendra Krishna Roy
Advocate
High Court, Calcutta

Additional District Sub-Registrar
Muziris New Town, North Co. Palakkad
22 APR 2014



RECEIVED of and from within named Purchasers the within mentioned sum of **Rs. 12,17,272/- (Rupees Twelve lacs seventeen thousand two hundred seventy two only)** in full and final consideration money under these presents as per Memo given hereunder :-

MEMO

Sl. No.	Name of Company	Date	Cheque No.	Bank/Branch	Cheque Amount	Cash Amount	Total Amount
01	M/s. Evership Realty Pvt. Ltd.	22.4.14				41,975/-	
02	M/s. Goldenyatra Complex Pvt. Ltd.	22.4.14				41,975/-	
03	M/s. Greenarena Residency Pvt. Ltd.	22.4.14				41,975/-	
04	M/s. Greenhigh Nirman Pvt. Ltd.	22.4.14				41,975/-	
05	M/s. Somansh Residency Pvt. Ltd.	22.4.14				41,975/-	
06	M/s. Visualization Projects Pvt. Ltd.	22.4.14				41,975/-	
07	M/s. Nayajiwani Promoters Pvt. Ltd.	22.4.14				41,975/-	
08	M/s. Nutriway Complex Pvt. Ltd.	22.4.14				41,975/-	
09	M/s. Auroshakti Infracon Pvt. Ltd.	22.4.14				41,975/-	
10	M/s. Nabhya Developers Pvt. Ltd.	22.4.14				41,975/-	
11	M/s. Nayajiwani Developers Pvt. Ltd.	22.4.14				41,975/-	
12	M/s. Nishok Projects Pvt. Ltd.	22.4.14				41,975/-	
13	M/s. Nistha Realcon Pvt. Ltd.	22.4.14				41,975/-	
14	M/s. Sapnankur Infracon Pvt. Ltd.	22.4.14				41,975/-	
15	M/s. Siddhibhumi Developers Pvt. Ltd.	22.4.14				41,975/-	
16	M/s. Sonartari Infrastructure Pvt. Ltd.	22.4.14				41,975/-	
17	M/s. Subhlife Township Pvt. Ltd.	22.4.14				41,975/-	

Additional District Sub-Registrar
Muzbaf New Town, North 24 Parganas
22 APR 2014



Sl. No.	Name of Company	Date	Cheque No.	Bank/Branch	Cheque Amount	Cash Amount	Total Amount
18	M/s. Swarnabarsa Projects Pvt. Ltd.	22.4.14				41,975/-	
19	M/s. Sapnankur Complex Pvt. Ltd.	22.4.14				41,975/-	
20	M/s. Siddhibhumi Realcon Pvt. Ltd.	22.4.14				41,975/-	
21	M/s. Sishirkanya Buildcon Pvt. Ltd.	22.4.14				41,975/-	
22	M/s. Sophisticated Residency Pvt. Ltd.	22.4.14				41,975/-	
23	M/s. Swapnabhumi Nirman Pvt. Ltd.	22.4.14				41,975/-	
24	M/s. Swarnabarsa Realcon Pvt. Ltd.	22.4.14				41,975/-	
25	M/s. Moontree Realcon Pvt. Ltd.	22.4.14				41,975/-	
26	M/s. Ahibaram Developers Pvt. Ltd.	22.4.14				41,975/-	
27	M/s. Jibanijyoti Abasan Pvt. Ltd.	22.4.14				41,975/-	
28	M/s. Arrowspace Realcon Pvt. Ltd.	22.4.14				41,975/-	
29	M/s. Happylife Enclave Pvt. Ltd.	22.4.14				41,972/-	

Total Rs. 12,17,272/-

(Rupees Twelve lacs seventeen thousand two hundred seventy two only).

WITNESSES:

1. Soumen Karimakar
 DPO - Subal Karimakar
 v/p - Patharghat new
 town, Cuttack - 751005

2. Abdul Gaffar Molla

Subal Karimakar

Signature of the Vendor





Additional District Sub-Registrar
District New Town, North 24 Parganas
22 APR 2014



SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908





N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-

Additional District Sub-Registrar
District New Town, North 24 Parganas
22 APR 2014














SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

Subul Karanika
ATTESTED :-

Additional District Sub-Registrar
Muzbaf New Town, North 24 Parganas
22 APR 2014





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

Endorsement For Deed Number : I - 04572 of 2014
(Serial No. 04941 of 2014 and Query No. 1523L000008542 of 2014)

On 22/04/2014

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

Presented for registration at 18.40 hrs on :22/04/2014, at the Private residence by Subal Karmakar ,
Executant.

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

Execution is admitted on 22/04/2014 by

1. Subal Karmakar, son of Lt. Kalipada Karmakar , Patharghata, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Cultivation
2. Rajesh Kumar Gupta
Director, M/s. Nayajiwan 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
Rajarhat New Town, North 24 Parganas

23 APR 2014

(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
Lucknow New Town, North 24 Parganas
22 APR 2014





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

Endorsement For Deed Number : I - 04572 of 2014
(Serial No. 04941 of 2014 and Query No. 1523L000008542 of 2014)

3. 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,

23 APR 2014
Additional District Sub-Registrar
New Town, North 24 Parganas
(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
Muziris New Town, North 24 Parganas
22 APR 2014





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

Endorsement For Deed Number : I - 04572 of 2014
(Serial No. 04941 of 2014 and Query No. 1523L000008542 of 2014)

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

Authorized Signatory, M/s. Moontree 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

4. 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 A Ali, son of D D, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu,
By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 23/04/2014

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 13401/- is paid , by the draft number 757850, Draft Date 22/04/2014, Bank Name State Bank of
India, BANGUR AVENUE BRANCH, received on 23/04/2014

(Under Article : A(1) = 13387/- ,E = 14/- on 23/04/2014)


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.-12,17,272/-

Certified that the required stamp duty of this document is Rs.- 60884 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty


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

23 APR 2014

(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
Muziris New Town, North Co Palayam
2 APR 2014





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

Endorsement For Deed Number : I - 04572 of 2014
(Serial No. 04941 of 2014 and Query No. 1523L000008542 of 2014)

1. Rs. 49000/- is paid , by the draft number 757849, Draft Date 22/04/2014, Bank : State Bank of India, BANGUR AVENUE BRANCH, received on 23/04/2014
2. Rs. 11890/- is paid , by the draft number 757851, Draft Date 22/04/2014, Bank : State Bank of India, BANGUR AVENUE BRANCH, received on 23/04/2014

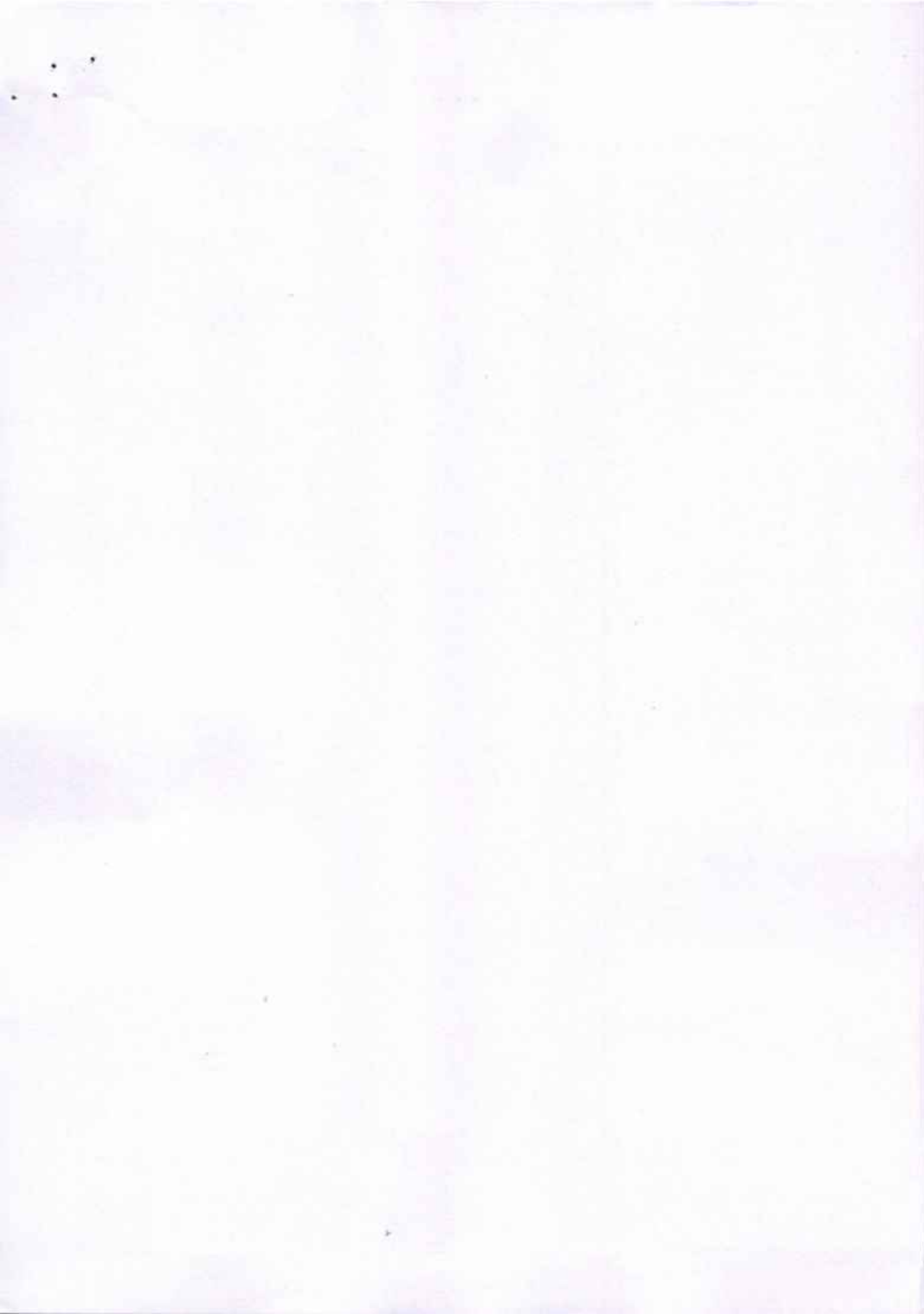
(Debasish Dhar)
Additional District Sub-Registrar

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

(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
Muzaffarnagar, North 20
2 APR 2014






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 9546 to 9569
Serial No 04572 for the year 2014.




(Debasish Dhar) 23-April-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal