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(16)

904 786/2015 *

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

81AA 139064

Mr. 6975751



Certified that the above document has been admitted to Registration. The stamp duty paid and the endorsement thereon are the part of this document.

[Signature]
 Additional Registrar
 of Assurances

[Signature]
 Registrar of Assurances
 Kolkata 22/8/14

CONVEYANCE

1. Date: 22nd August, 2014
2. Place: Kolkata
3. Parties:
 3. Dhanlaxmi Towers Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at Room No. 207, 62, Bentinck Street, Kolkata-700069, Police Station Hare Street [PAN AAECD24201], being represented by its director Mahesh Periwal, son of Late Bijay Kumar Periwal
(Vendor, includes successors-in-interest)

[Handwritten notes]
 25/8/14
 29/02/14

61010

Sl No..... Sold To.....
Rs Addrs
P. K. DAS
(G. No.) LICENSED STAMP VENDOR
114, Mirza Ghalib Street, Kul-87
L. No. 285, PS.....
Date..... Sign.....

Sujata Ghosh
Advocate
High Court Calcutta

21 JUL 2014

Prabir Kr. Saha,



e-6308



- 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
- NAYANWAN DEVELOPERS PRIVATE LIMITED
- NISHOK PROJECTS PRIVATE LIMITED
- NISTHA REALCON PRIVATE LIMITED
- SAPNANKUR INFRACON PRIVATE LIMITED
- SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED
- SONARTARI INFRASTRUCTURE PRIVATE LIMITED
- SUBLIFE TOWNSHIP PRIVATE LIMITED
- SWARNABARSA PROJECTS PRIVATE LIMITED
- SAPNANKUR COMPLEX PRIVATE LIMITED
- SIDDHIBHUMI REALCON PRIVATE LIMITED
- SISHIRKANVA BUILDCON PRIVATE LIMITED
- SOPHISTICATED RESIDENCY PRIVATE LIMITED
- SWAPNABHUMI NIRMAN PRIVATE LIMITED
- SWARNABARSA REALCON PRIVATE LIMITED
- MOONTRIE REALCON PRIVATE LIMITED
- AHIBARAM DEVELOPERS PRIVATE LIMITED
- JIRANJYOTI ABASAN PRIVATE LIMITED
- ARROWSPACE REALCON PRIVATE LIMITED
- HAPPYLIFE ENCLAVE PRIVATE LIMITED
- BONUS TRADELINK PRIVATE LIMITED

e-6309

Prabir Kr. Saha,
(Authorized Signatory)

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
22 AUG 2014

Mahesh Kumar

(Mahesh Kumar)

Identified by me
Prabir Saha
with Mahesh Kumar

And

- 3.2 **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]
- 3.3 **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]
- 3.4 **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]
- 3.5 **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]
- 3.6 **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]
- 3.7 **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]
- 3.8 **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]
- 3.9 **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]
- 3.10 **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]
- 3.11 **Nayajiwan 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]
- 3.12 **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]
- 3.13 **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]

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- 3.14 **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]
- 3.15 **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]
- 3.16 **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]
- 3.17 **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]
- 3.18 **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]
- 3.19 **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]
- 3.20 **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]
- 3.21 **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]
- 3.22 **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]
- 3.23 **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]
- 3.24 **Swarnabarsa Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No.

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- 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0374G]
- 3.25 **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]
- 3.26 **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]
- 3.27 **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]
- 3.28 **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]
- 3.29 **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]
- 3.30 **Bonus Tradelink Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at 20, O.C.Ganguli Sarani, Kolkata-700020, Police Station-Bhowanipore

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

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

Vendor 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 23.02 (twenty three point zero two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 904, recorded in L.R. *Khatian* Nos. 370, 904 and 905, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Said Property**) together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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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 Vendor represents, warrants and covenants regarding title as follows:
 - 5.1.1 Ownership of Khatiram Mondal: Khatiram Mondal is the recorded owner of the *sali* land measuring 7.67 (seven point six seven) decimal, more or less, comprised in R.S./L.R. Dag No. 904, recorded in L.R. *Khatian* No. 370, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (Khatiram's Property).
 - 5.1.2 Sale to Vendor: By a Deed of Conveyance dated 5th June, 2013, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, CD Volume No.31, at Pages 1923 to 1937, being Deed No.08567 for the year 2013, Khatiram Mondal sold to Vendor the entirety of the Khatiram's Property.
 - 5.1.3 Ownership of Chanpa Rani Dasi: Chanpa Rani Dasi was the absolute owner of *sali* land measuring 7.67 (seven point six seven) decimal, more or less, comprised in R.S./L.R. Dag No. 904, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas, her name is recorded vide L.R. *Khatian* No. 905, (Chanpa Rani's Property).
 - 5.1.4 Ownership of Nepal Mondal: Nepal Mondal was the absolute owner of *sali* land measuring 7.67 (seven point six seven) decimal, more or less, comprised in R.S./L.R. Dag No. 904, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas, his name is recorded vide L.R. *Khatian* No. 904.
 - 5.1.5 Demise of Chanpa Rani Dasi: Chanpa Rani Dasi, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind surviving her 1 (one) son Nepal Mondal and 1 (one) daughter Madari Mondal *alias* Madari Debi, as her only legal heir and heiress, who jointly inherited the entirety of Chanpa Rani's Property in equal share.
 - 5.1.6 Ownership of Madari Mondal *alias* Madari Debi: Thus, Madari Mondal *alias* Madari Debi became the absolute owner of undivided ½ (half) share in Chanpa Rani's Property, i.e. land measuring 3.84 (three point eight four) decimal, more or less (Madari Debi's Property).
 - 5.1.7 Sale to Vendor: By a Deed of Conveyance dated 5th June, 2013, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, CD Volume No.32, at Pages 577 to 592, being Deed No.08764 for the year

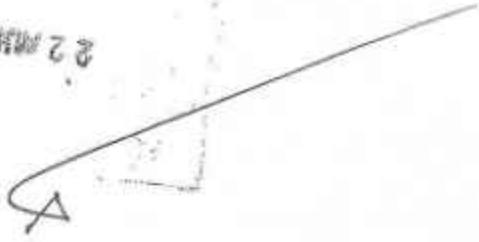
22 MAR 2014



2013, Madari Mondal *alias* Madari Debi sold to Vendor the entirety of the Madari Debi's Property.

- 5.1.8 **Ownership of Nepal Mondal:** Thus, Nepal Mondal became the absolute owner of undivided $\frac{1}{2}$ (half) share in Chanpa Rani's Property, i.e. land measuring 3.84 (three point eight four) decimal, more or less and land measuring 7.67 (seven point six seven) decimal, totaling to land measuring 11.51 (eleven point five one) decimal, more or less (Nepal's Property).
- 5.1.9 **Demise of Nepal Mondal:** Nepal Mondal, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his 3 (three) sons, namely, Sanatan Mondal, Lakhai Mondal and Dudhkumar Mondal and 2 (two) daughters, namely, Sandhya Rani Mondal and Kalpana Mondal, as his only legal heirs and heiresses (collectively **Legal Heirs Of Nepal Mondal**), who jointly inherited the entirety of Nepal's Property in equal share.
- 5.1.10 **Sale to Vendor:** By a Deed of Conveyance dated 5th June, 2013, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, CD Volume No.32, at Pages 593 to 611, being Deed No.08765 for the year 2013, the Legal Heirs Of Nepal Mondal sold to Vendor the entirety of the Nepal's Property.
- 5.1.11 **Absolute Ownership:** In the aforesaid circumstances, the Vendor has become the absolute owner of the Khatiram's Property, Madari's Property and Nepal's Property (collectively **Said Property**), being the subject matter of this conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has 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 Vendor does 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 Vendor:** The Vendor has 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.

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- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has 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 Vendor.
- 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 Vendor 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 Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Corporate Guarantee:** The Said Property is not affected by or subject to any corporate 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 Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor 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 Vendor.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property undivided *sali* land measuring 23.02 (twenty three point zero two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 904, recorded in L.R. *Khatian* Nos. 370, 904 and 905, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station

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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.69,75,751/- (Rupees sixty nine lac seventy five thousand seven hundred and fifty one) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

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.

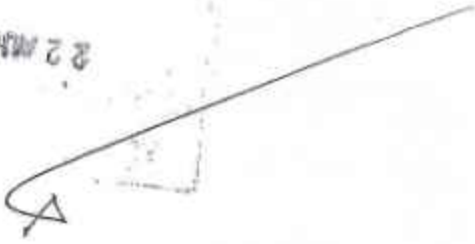
8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has 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 Vendor about the correctness of the Vendor's title, Vendor's 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 Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor 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.

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- 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 Vendor hereby declares and confirms 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 Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants 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 Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor 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 Vendor undertakes 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 Vendor hereby covenants that the Vendor or any person claiming under the Vendor, 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 (Said Property)

Undivided *sali* land measuring 23.02 (twenty three point zero two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 904, recorded in L.R. *Khatian* Nos. 370, 904 and 905, *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:

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On the North : By R.S. *Dag* No. 918

On the East : By R.S. *Dag* No. 918

On the South : By R.S. *Dag* No. 911

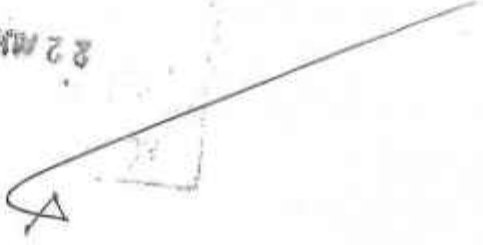
On the West : By R.S. *Dag* Nos. 903 and 905

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
904	370	1667 out of 10000	7.67 decimal	Khatiram Mondal
904	904	1667 out of 10000	7.67 decimal	Nepal Mondal
904	905	1666 out of 10000	7.67 decimal	Chanpa Rani Dasi
Total Area Conveyed In This Conveyance			23.02 decimal	

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

22 MAR 2014



9. Execution and Delivery

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

<p><i>Mahesh Periwal</i></p> <p>-----</p> <p>[Mahesh Periwal] (Director) [Dhanlaxmi Towers Private Limited] [Vendor]</p>
<p><i>Prabir Kumar Saha</i></p> <p>-----</p> <p>[Prabir Kumar Saha] (Authorised Signatory) [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, Arrowspace Realcon Private Limited, HappyLife Enclave Private Limited and Bonus Tradelink Private Limited] [Purchasers]</p>

Drafted By:

Sujata
Sujata Ghosh, Advocate
High Court at Calcutta
Witnesses:

Signature *Titil Dutta*
Name TITIL DUTTA
Father's Name Kalyan Dutta
Address Advocate, High Court, Calcutta

Signature *Arijit Choudhary*
Name Arijit Choudhary
Father's Name Arun Choudhary
Address Balaram's Seth Para, Howrah

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Receipt And Memo of Consideration

Received of and from the within named Purchasers the within mentioned sum of Rs.69,75,751/- (Rupees sixty nine lac seventy five thousand seven hundred and fifty one) towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, through various cheques.

Mahesh Periwal

[Mahesh Periwal]
(Director)
[Dhanlaxmi Towers Private Limited]
[Vendor]

Witnesses:

Signature *Titli Dutta*

Signature *Abangdan*

Name TITLI DUTTA

Name Abangdan

22 MRS 2014



SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



Mahesh Prasad

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

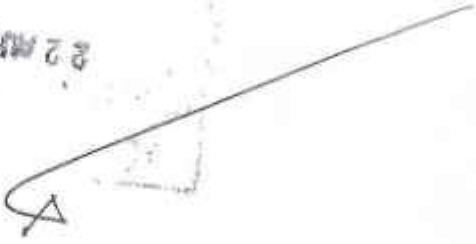


Prabir Mr. Saha

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

22 MAR 2014





22 AUG 2014





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

Endorsement For Deed Number : I - 00786 of 2015
(Serial No. 10490 of 2014 and Query No. 1902L000025448 of 2014)

On 22/08/2014

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

Presented for registration at 16.05 hrs on :22/08/2014, at the Private residence by Prabir Kumar Saha ,Claimant.

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

Execution is admitted on 22/08/2014 by

1. Mahesh Periwai
Director, Dhanlaxmi Towers Pvt Ltd, Room No. 207, 62, Bentinck Street, Kol, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, Pin :-700069.
, By Profession : Business



(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 4





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

Endorsement For Deed Number : I - 00786 of 2015
(Serial No. 10490 of 2014 and Query No. 1902L000025448 of 2014)

2. Prabir Kumar Saha

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

REGISTRAR
KOLKATA
22 JAN 2015
(Dulal chandra Saha)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 2 of 4





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

Endorsement For Deed Number : I - 00786 of 2015
(Serial No. 10490 of 2014 and Query No. 1902L000025448 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 Buldcon 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 - , High Court Cal, Kol, District:-Kolkata, WEST BENGAL, India, By
Caste: Hindu, By Profession: Advocate.

On 23/08/2014

Certificate of Market Value(WB PUVI rules of 2001)



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
22/08/2015
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II





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

Endorsement For Deed Number : I - 00786 of 2015
(Serial No. 10490 of 2014 and Query No. 1902L000025448 of 2014)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-69,75,751/-

Certified that the required stamp duty of this document is Rs.- 418566 /- and the Stamp duty paid as: Impresive Rs.- 10/-

On 03/09/2014

Payment of Fees:

Amount by Draft

Rs. 76823/- is paid , by the draft number 551211, Draft Date 17/07/2014, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 03/09/2014

(Under Article : A(1) = 76725/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 03/09/2014)

Deficit stamp duty

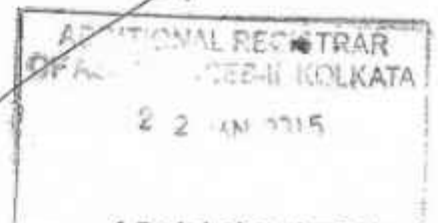
Deficit stamp duty Rs. 418586/- is paid , by the draft number 551203, Draft Date 17/07/2014, Bank : State Bank of India, CALCUTTA MAIN BRANCH, received on 03/09/2014

On 22/01/2015

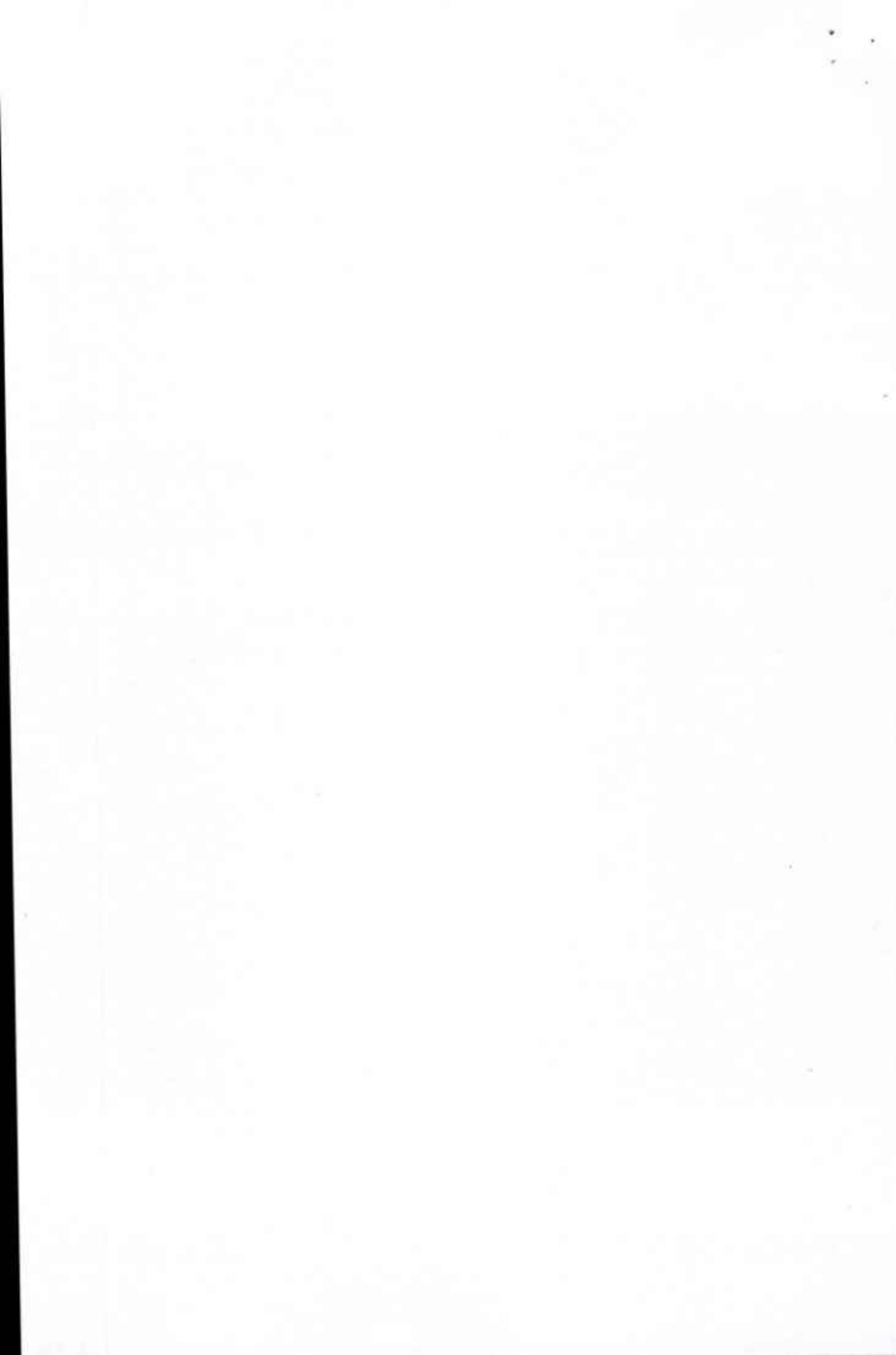
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

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



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 1101 to 1119
being No 00786 for the year 2015.



(Dulal chandra Saha) 27-January-2015
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal