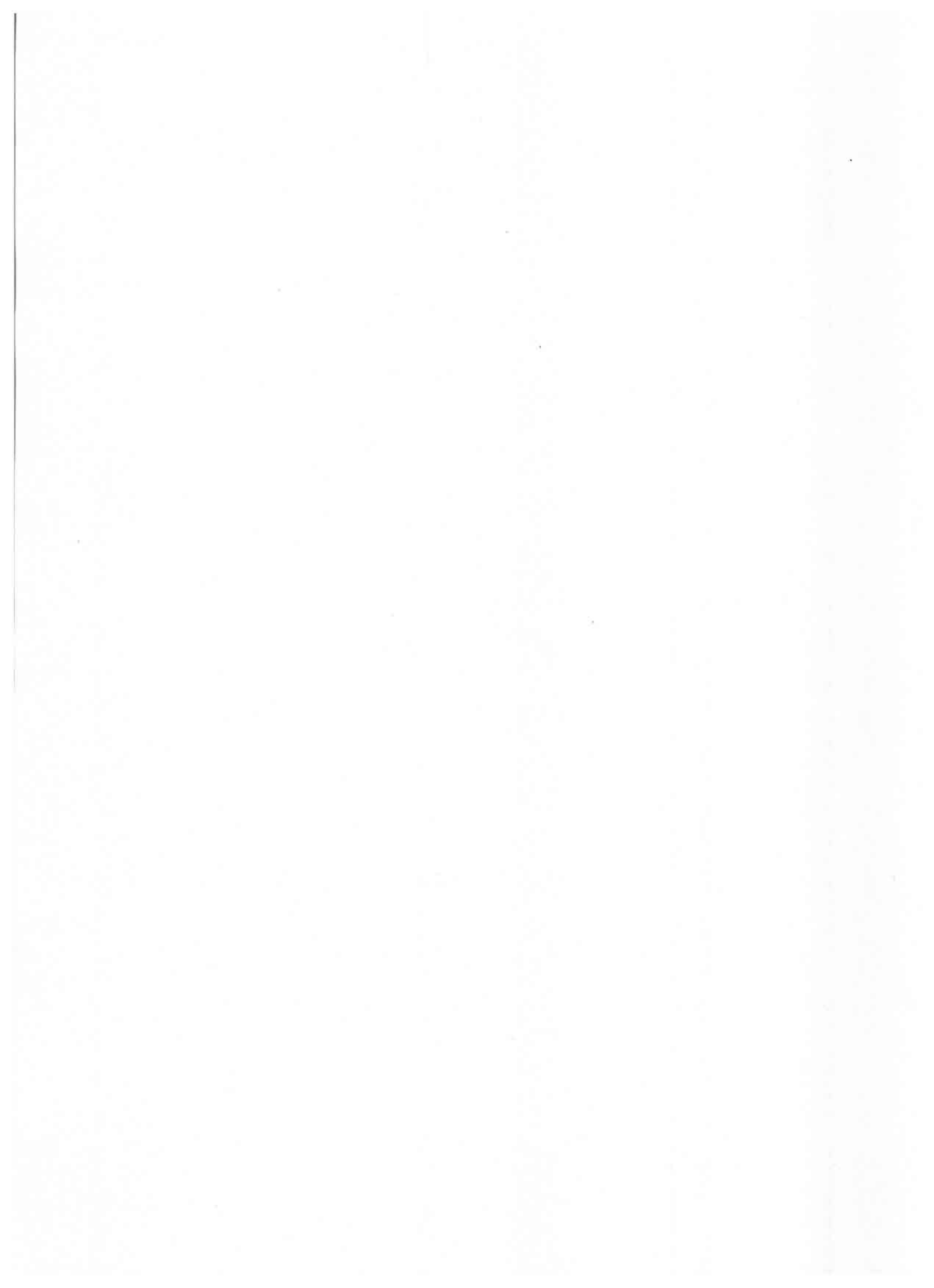
 <p>SUREKA <input type="checkbox"/></p> <p>Legal/Kona/1121 of 2013 dated 06.02.2013</p>		



1204

I

1121

06.02.13

S-5584

Q 1404/13

1/2 cm. - 247/13

06.02.13

S-5584

06.02.13

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.


District Sub-Register
Howrah

06.02.13

- 7 FEB 2013

THIS DEED OF CONVEYANCE made this 06TH day of FEBRUARY two thousand and thirteen BETWEEN ABDUL MANNAN SANA son of Abdul Malek Sana, Occupation - business, residing at Sanpara Goyalbati, P.S Jagacha, Ward No. 46, Sadar, Howrah .hereinafter referred to as 'the **VENDOR**' (which expression shall unless excluded by or



Soma Royce



619

Soma Royce

Authorised Signatory

of the following Companies

- MESO PRIME SPACES PVT. LTD.
- BOSON PRIME SPACES PVT. LTD.
- CONCOCT PUN DCON PVT. LTD.
- MESMOR BIMI DTECH PVT. LTD.
- TACHYON INFRAVENTURES PVT. LTD.
- CENTRUM ESTATES PVT. LTD.
- NUCAM CONSTRUCTION & ESTATES PVT LTD
- LEPTON BUILDERS PVT LTD.
- AADRI DEVELOPERS PVT. LTD.
- CITIUS SPACES PVT. LTD.
- CONCOCT PROPERTIES PVT. LTD.
- CUPID SPACES PVT. LTD.
- CENTRUM BUILDERS PVT. LTD.
- CUPID PROPERTIES PVT. LTD.
- ADRIAN BUILDCON PVT.LTD.
- RENDOZ INFRACON PVT. LTD.
- GILLARD PROPERTIES PVT. LTD.
- SIESMA INFRA TECH PVT. LTD.
- SIESMA ESTATES PVT. LTD.
- NUCAM BUILDERS PRIVATE LIMITED



620

Sanjay Sankar



621

সাকির আলি মল্লাহ

Sakir Ali Mallah
 S/o. S. A. Mallah
 Sankrair Dargatala
 P.S. Sankrair
 Howrah 711313 (WB)
 Business

District Sub-Registrar
Howrah

6 FEB 2013

repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART AND SANJAY SARKAR**, son of James Sarkar, having Income Tax Permanent Account Number AWSPS0270N, by occupation Service, by religion Christian and residing at – 252A, Picnic Garden Road, Sukh Sagar Apartment, 2nd Floor, Flat No 209, Kolkata- 700 039 hereinafter referred to as 'the **CONFIRMING PARTY**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART AND (1) MESO PRIME SPACES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Kamala Towers, Plot No. 1-8, 304 to 307 Patigadda Road, Begumpet, Hyderabad–500016 and having Income Tax Permanent Account Number AAICM2650F, **(2) BOSON PRIME SPACES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Kamala Towers, Plot No. 1-8, 304 to 307 Patigadda Road, Begumpet, Hyderabad–500016 and having Income Tax Permanent Account Number AAFCB2521F, **(3) CONCOCT BUILDCON PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 8-2-585/C, Road No. 9, Banjara Hills, Hyderabad – 500 034 and having Income Tax Permanent Account Number AAFCC0425R, **(4) MESMOR BUILDTECH PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340 Flat No. 801, Vishal Residency. Brahmanbari, Begumpet, Hyderabad – 500 016 and having Income Tax Permanent Account Number AAICM2648F, **(5) TACHYON INFRAVENTURES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 8-2-585/C, Road No. 9, Banjara Hills, Hyderabad – 500 034 and having Income Tax Permanent Account Number AAECT4652N **(6) CENTRUM ESTATES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340, Flat No. 801, Vishal Residency, Brahmanbari Begumpet, Hyderabad–500 016 and having Income Tax Permanent Account Number AAFCC0424Q, **(7) NUCAM CONSTRUCTIONS & ESTATES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpete, Hyderabad – 500 016 and having Income Tax Permanent Account Number AAECN1683P, **(8) LEPTON BUILDERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda–500 082 and having Income Tax



District Sub-Registrar
Howrah

6 FEB 2013

DAG NO. OF THE FOLLOWING LAND AT P.S - JAGACHA ,
DISTRICT- HOWRAH AREA SHOWN IN GREEN BORDER

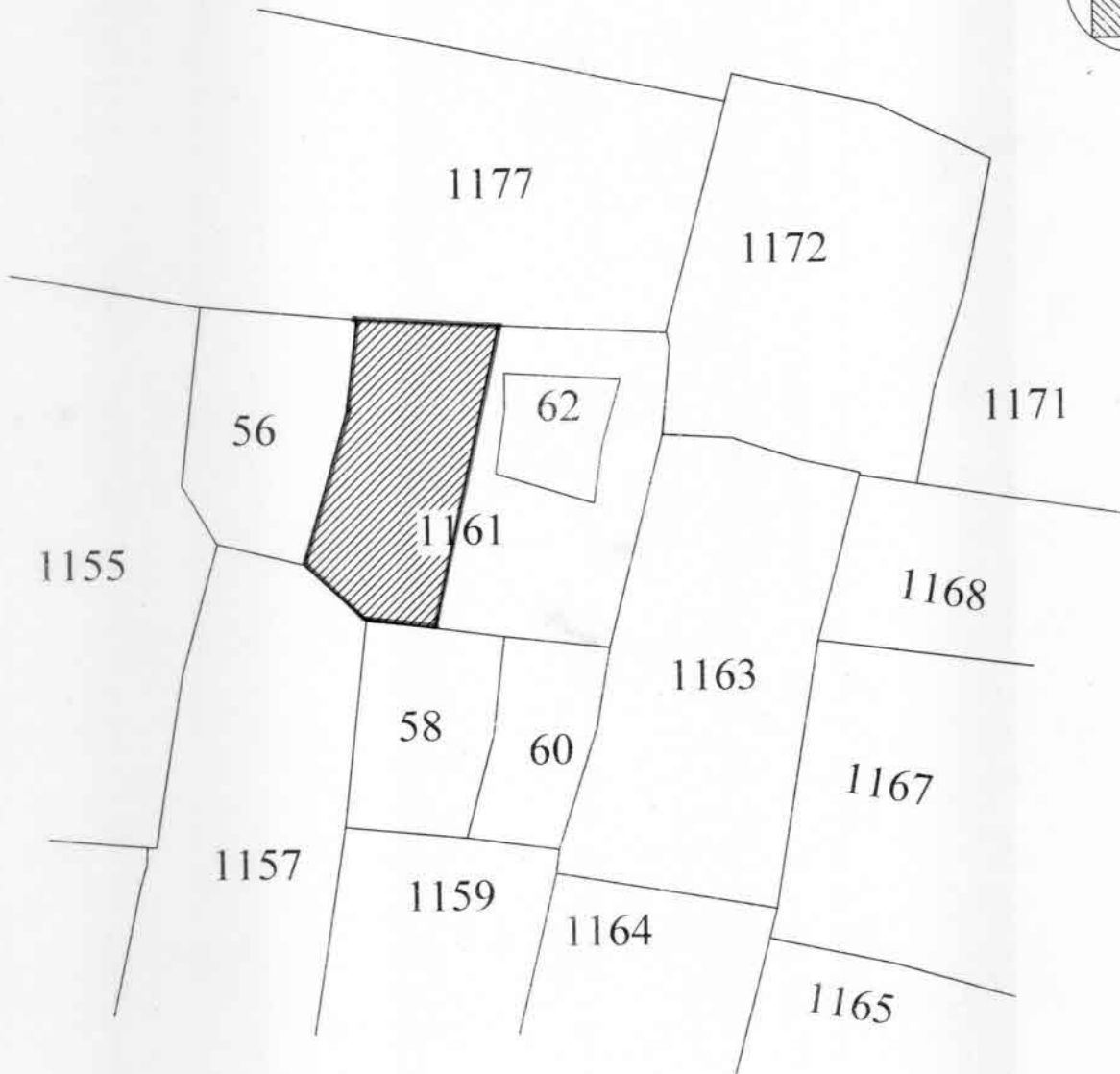
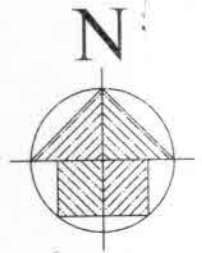
MOUZA	J.L. NO.	R.S. DAG. NO.	L.R. DAG. NO.	L.R. KH. NO.	AREA IN DEC.
UNSANI	10	1161	1195	2969	15.00D

VENDOR :- ABDUL MANNAN SANA .

PURCHASERS :- MESMO PRIME SPACES PVT. LTD.& OTHERS.

CONFIRMING PARTY :- SANJAY SARKAR .

AUTHORISED SINGNATORY FOR PURCHESERS :-



Soma Reza

SIGN. OF AUTHORISED SINGNATORY
 (FOR PURCHASERS)

No. 1 to 20

Sanjay Sarkar

SIGN. OF CONFIRMING PARTY

NOT TO SCALE

Abdul Mannan Sana

SIGN. OF VENDOR

Beethi Bhownick

DRAWN BY



District Sub-Registrar
Howrah

6 FEB 2013

SERIALISED AUTHENTICATED BANK RECEIPT

SABR No. : 064298
001



STATE BANK OF INDIA

HOWRAH-

Branch Name : 0091

Branch Code : _____

Date: 29/1/13

Certified that a sum of

Rs. 3,50,020/2 (Rupees ~~Three~~ Three lakh fifty thousand

and twenty only) has been paid towards Stamp

Duty by Sri/Smt Meso Prime Spaces Pvt Ltd & others .

residing at Kamala Towers Plot No-1-8, 304 to 307, Patigadda

Road, Begumpet, Hyderabad - 500016

For Credit to the Account of the Govt. of West Bengal.

Not over Rs. 3,50,020/2

[Signature]
Signature of authorized Officer
(S. S. Number: G-6630.)

[Signature]
Signature of authorized Officer
(S. S. Number: P-8478)



(Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/= or more)

Sanjay Sames

1800

2013

Q 1404/13



District Sub-Registrar
Howrah

6 FEB 2013

(See S. R. 46)

SABREVERED

Challan for Deposit of money in the account of Government of West Bengal

1. Name of the Bank & Branch *S. B. B. Howrah District Sub-Registry Howrah*

2. a) Name of the Treasury *BRANCH*

(b) Treasury Code

H	W	A
---	---	---

3. Account Code

0	0	3	0	0	2	1	0	2	0	0	7	1	7
---	---	---	---	---	---	---	---	---	---	---	---	---	---

(14 Digit must be filled up properly)

4. Detail Head of Account

5. (a) Amount *3,50,020/-*

(b) In Words

Rupees

Three Lacs Fifty Thousand & Twenty only.

6. By whom tendered Name & Address :

Susanta Ghosh

7. Name / Designation & Address of the Departmental Officer on whose behalf /

favour money is paid : *MESO PRIME SPACES PRIVATE LIMITED AND OTHERS*

8. (a) Particulars and Authority of Deposit :

KAMALA TOWERS PLOT NO-1-8, 304, to 307, PATIGADDA ROAD, BEGUMPET, HYDERABAD - 500016.

(b) I. V. No. & Date of A C

9. Accounts Officer by whom abjustable Accountant General (9A & E) West Bengal Verified

Signature of Departmental / Treasury Officer

Susanta Ghosh

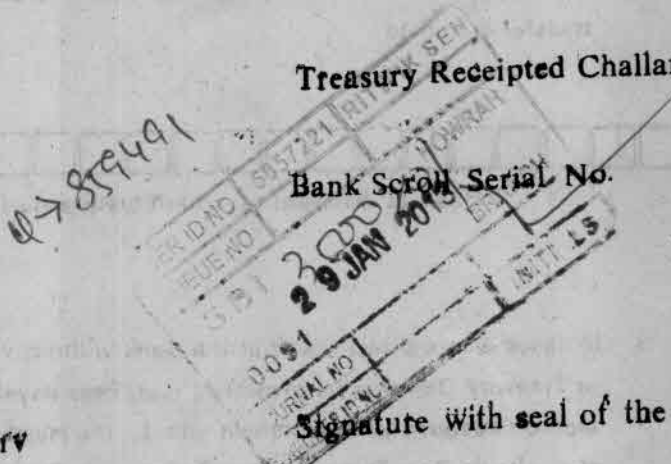
Depositor's Signature

Date :

Received payment

Treasury Received Challan No.

Bank Scroll Serial No.



Receipt by the Bank / Treasury

Date :

Signature with seal of the Bank

In respect of Challan relating to refund of unspent amount of A. C. Bill

Particulars of amount Deposited :

Cash		Cheque			
Notes	Amount	Drawee Bank	Cheque No.	Amount	
X 1000-					
X 500-					
X 100-					
X 50					
X 20-					
X 10-					
X 5-					
Coins					
Total				Total	

Note 1. Challans are to be presented to the Bank after the Head of Account upto detailed head and other particulars noted on it have been verified by the Departmental Officer on whose behalf money is credited to Government Account, if there is no Departmental Officer at the place where Treasury is situated this verification will be done by the Treasury Officer Trouble may arise because of not quoting the head of account correctly upto the Detailed Head

Note 2 Particulars of Money tendered should be given in the form The Cheques / Drafts meant for transfer credit should bear the endorsement Received Payment by transfer credit to

(Head of Account to which creditable)

Note 3. In cases where direct credit at the Bank without verification by Departmental Officer or Treasury Officer is permissible (e.g. Fees payable to the Public Service Commission on account of recruitment etc.), the Head of Account may be written by depositors The Treasury / Pay & Accounts Officer, Kolkata Pay & Accounts Office may check the Head of Account and make correction, where necessary, when the Challan is received with the Bank's scroll

LEFT HAND

RIGHT HAND



SIGNATURE -

Sonu P...



THUMB



FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER



SIGNATURE -

Sanjay Sankar



THUMB



FORE FINGER



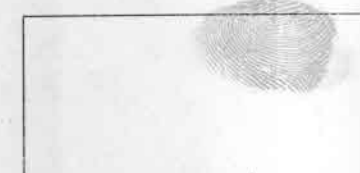
MIDDLE FINGER



RING FINGER



LITTLE FINGER





District Sub-Registrar
Howrah

6 FEB 2013

LEFT HAND

RIGHT HAND



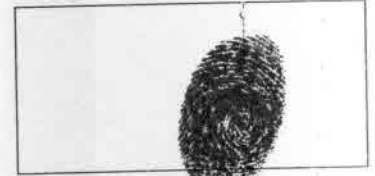
சரீரம் சரிசரம் சரிசரம்



THUMB



FORE FINGER



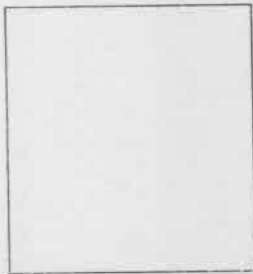
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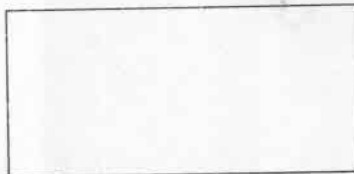
RING FINGER



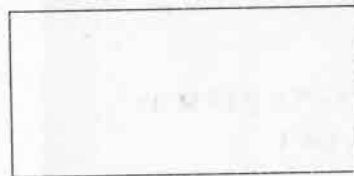
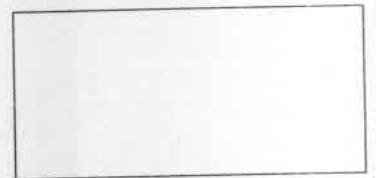
LITTLE FINGER



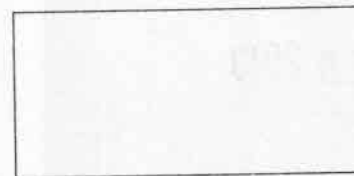
SIGNATURE -



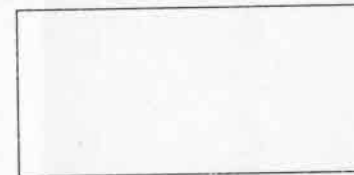
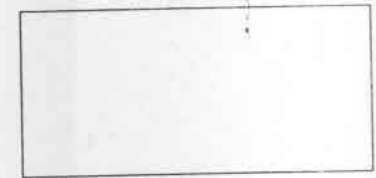
THUMB



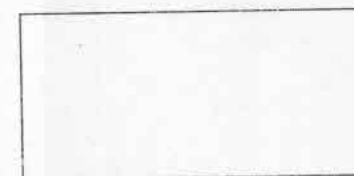
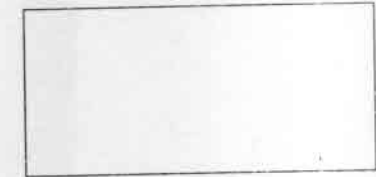
FORE FINGER



MIDDLE FINGER



RING FINGER



LITTLE FINGER





District Sub-Registrar
Howrah

6 FEB 2013



Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 01121 of 2013
(Serial No. 01204 of 2013)

On 06/02/2013

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

Presented for registration at 17.55 hrs on :06/02/2013, at the Private residence by Mrs. Soma Roy Chowdhuri ,Claimant.

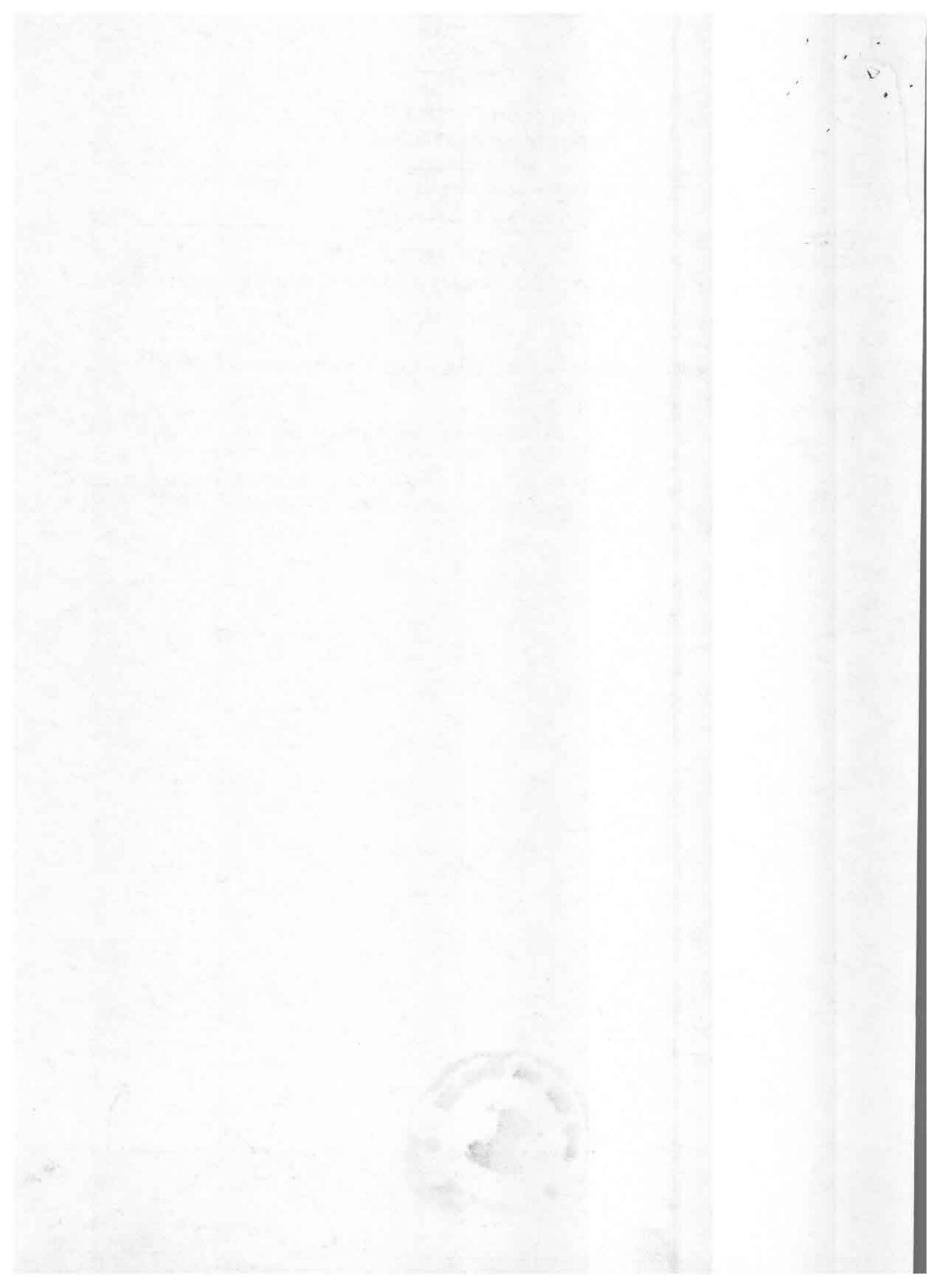
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 06/02/2013 by

1. Abdul Mannan Sana, son of Abdul Malek Sana , Sanapara Goyalbati, Jagachha, Sadar,, P.O. :- ,District:-Howrah, WEST BENGAL, India, , By Caste Muslim, By Profession : Business
2. Mr. Sanjay Sarkar, son of James Sarkar , Sukh Sagar Apartment, 2nd Floor, Flat No. 209, 252 A, Picnic Garden Road, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700039, By Caste Christian, By Profession : Service



(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH





Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 01121 of 2013
(Serial No. 01204 of 2013)

3. Mrs. Soma Roy Chowdhuri

Authorised Signatory, Meso Prime Spaces Pvt. Ltd., Pan A A I C M 2 6 5 0 F, Kamala Towers, Plot No. 1-8, 304 To 307 Patigadda Road, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Boson Prime Spaces Pvt. Ltd., Pan A A F C B 2 5 2 1 F, Kamala Towers, Plot No. 1-8, 304 To 307 Patigadda Road, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Concoct Buildcon Pvt. Ltd., Pan A A F C C 0 4 2 5 R, 8-2-585/c, Road No. 9, Banjara Hills, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.

Authorised Signatory, Mesmor Buildtech Pvt. Ltd., Pan A A I C M 2 6 4 8 F, 1-10-335 To 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Tachyon Infraventures Pvt. Ltd., Pan A A E C T 4 6 5 2 N, 8-2-585/c, Road No. 9, Banjara Hills, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.

Authorised Signatory, Centrum Estates Pvt. Ltd., Pan A A F C C 0 4 2 4 1 Q, 1-10-335 To 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Nucam Constructions & Estates Pvt. Ltd., Pan A A E C N 1 6 8 3 P, 1-10-335 To 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Lepton Builders Pvt. Ltd., Pan A A C C L 3 7 1 9 J, Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500082.

Authorised Signatory, Aadri Developers Pvt. Ltd., Pan A A L C A 0 8 2 8 L, Kamala Towers, Plot No. 1-8, 304 To 307 Patigadda Road, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Citius Spaces Pvt. Ltd., Pan A A F C C 0 4 2 3 K, 8-2-585/c, Road No. 9, Banjara Hills, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.

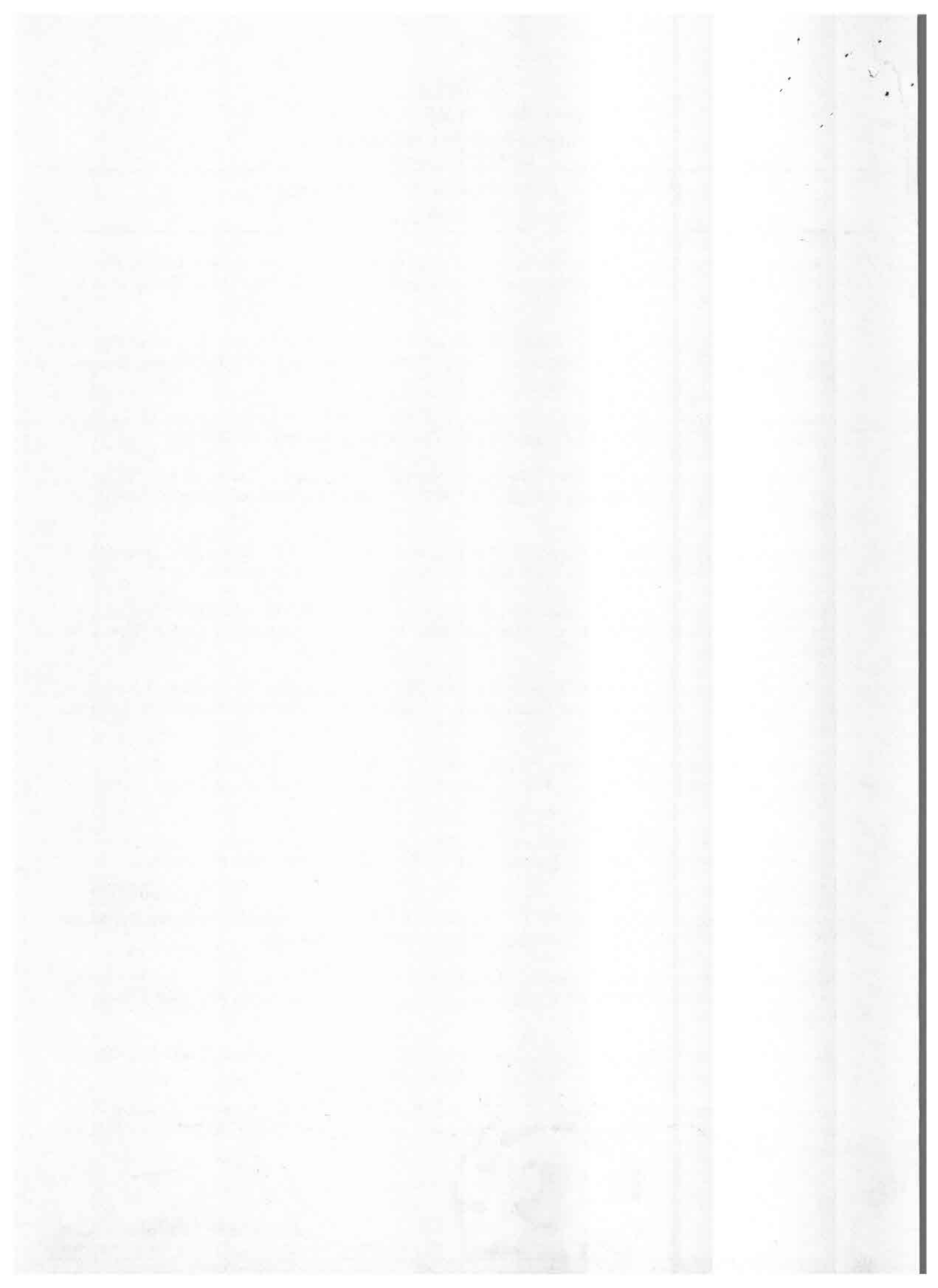
Authorised Signatory, Concoct Properties Pvt. Ltd., Pan A A F C C 0 4 2 1 M, 1-10-335 To 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Cupid Spaces Pvt. Ltd., Pan A A F C C 0 4 2 0 L, 8-2-585/c, Road No. 9, Banjara Hills,, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.

Authorised Signatory, Centrum Builders Pvt. Ltd., Pan A A F C C 0 4 2 2 J, 1-10-335 To 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.



(**Satiprasad Bandopadhyay**)
DISTRICT SUB-REGISTRAR OF HOWRAH





Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 01121 of 2013
(Serial No. 01204 of 2013)

Authorised Signatory, Cupid Properties Pvt. Ltd., Pan A A F C C 0 4 1 9 F, 8-2-585/c, Road No. 9, Banjara Hills, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500034.

Authorised Signatory, Adrian Buildcon Pvt. Ltd., Pan A A L C A 0 8 2 9 M, 1-10-335 To 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Rendoz Infracon Pvt. Ltd., Pan A A G C R 1 3 7 6 K, 1-10-335 To 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Gillard Properties Pvt. Ltd., Pan A A E C G 9 6 5 8 B, Kamala Towers, Plot No. 1-8-304 To 307, Patigadda Road, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Siesma Infratech Pvt. Ltd., Pan A A S C 5 2 8 6 7 G, Kamala Towers, Plot No. 1-8-304 To 307, Patigadda Road, Begumpet, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500016.

Authorised Signatory, Siesma Estates Pvt. Ltd., Pan A A S C S 3 5 0 6 Q, Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500082.

Authorised Signatory, Nucam Builders Pvt. Ltd., Pan A A E C N 1 7 2 7 C, Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda, P.O. :- ,District:-Hyderabad, ANDHRA PRADESH, India, Pin :-500082.

, By Profession : Others

Identified By Sabir Ali Mollah, son of S. A. Mollah, Sankrail Dargatala, Thana:-Sankrail, P.O. :- ,District:-Howrah, WEST BENGAL, India, Pin :-711313, By Caste: Muslim, By Profession: Business.

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 07/02/2013

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.

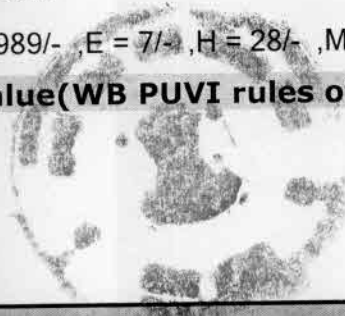
Payment of Fees:

Amount By Cash

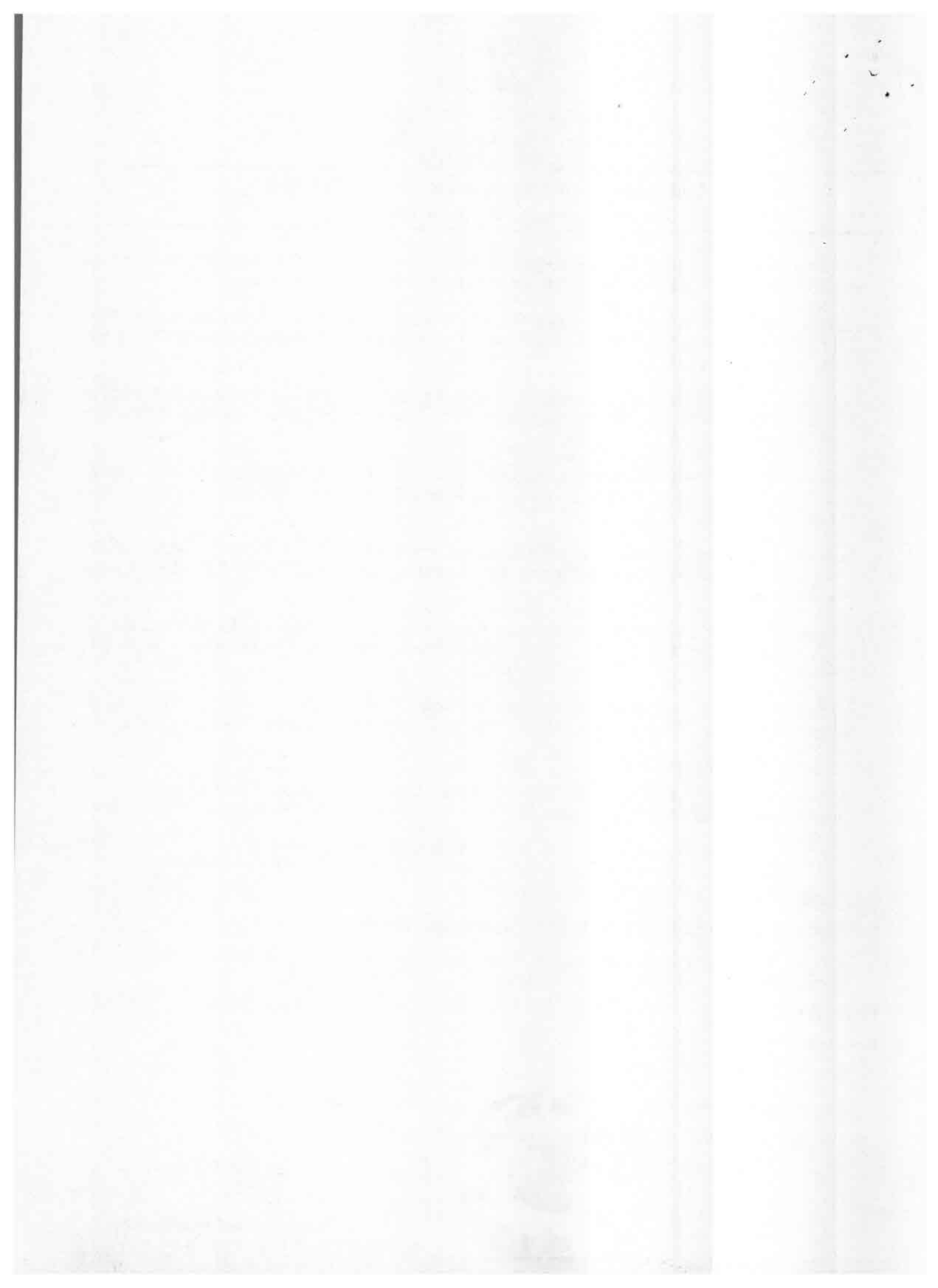
Rs. 55028.00/-, on 07/02/2013

(Under Article : A(1) = 54989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 07/02/2013)

Certificate of Market Value(WB PUVI rules of 2001)



(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH





Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 01121 of 2013
(Serial No. 01204 of 2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-50,00,000/-

Certified that the required stamp duty of this document is Rs.- 350010 /- and the Stamp duty paid as: Impressed and Adhesive Rs.- 0/-

Stamp Paid By SABR

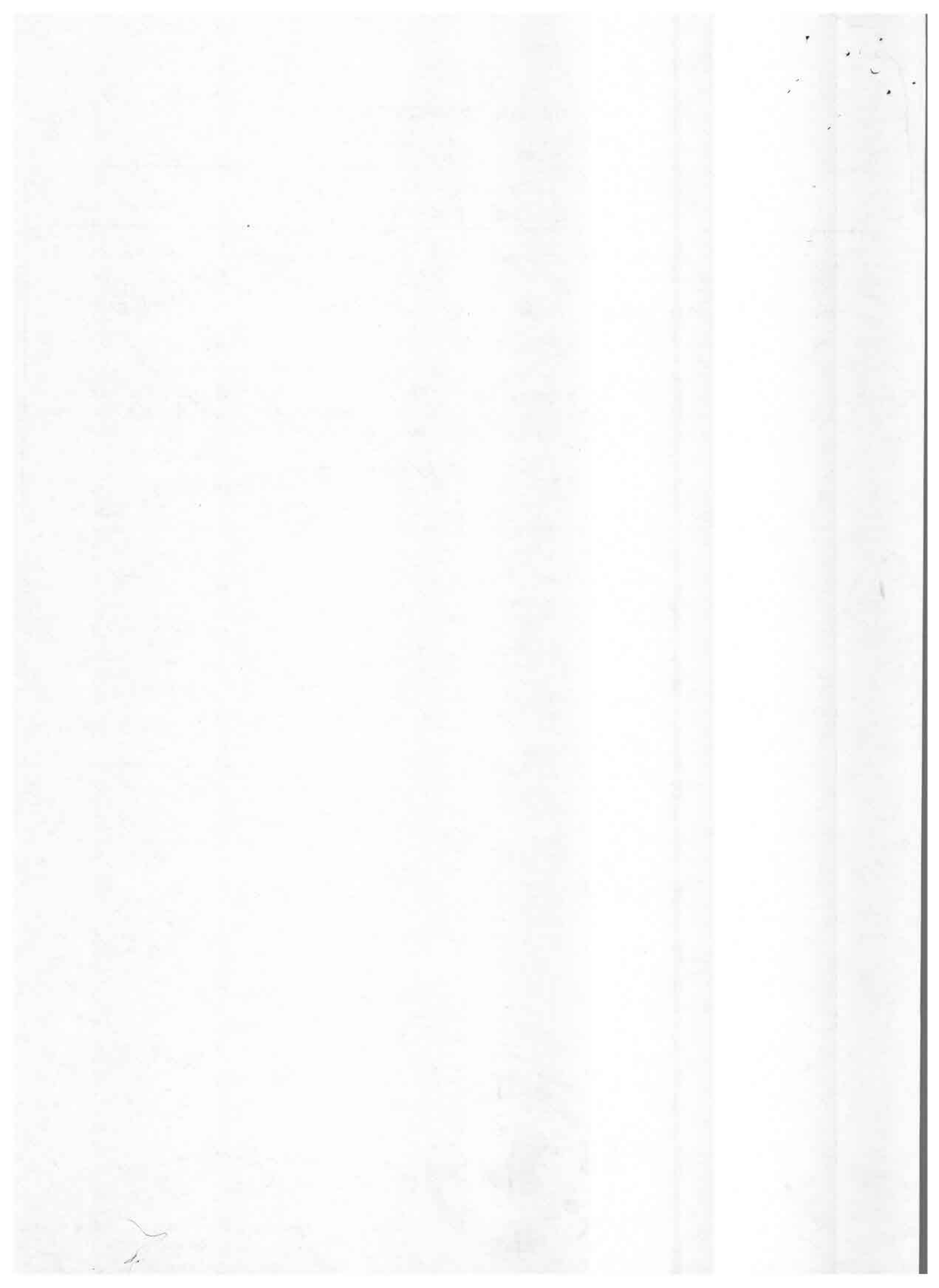
1. Rs. 350020/- is paid, by the SABR number 064298, SABR Date 29/01/2013, Bank Name State Bank of India, HOWRAH, received on 07/02/2013, by Meso Prime Spaces Pvt Ltd & Other Kamala Towers Plot No 1-8 304 To 307 To307 Patigadda Road Begumpet Hyderabad 500016

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH



(Satiprasad Bandopadhyay)


DISTRICT SUB-REGISTRAR OF HOWRAH

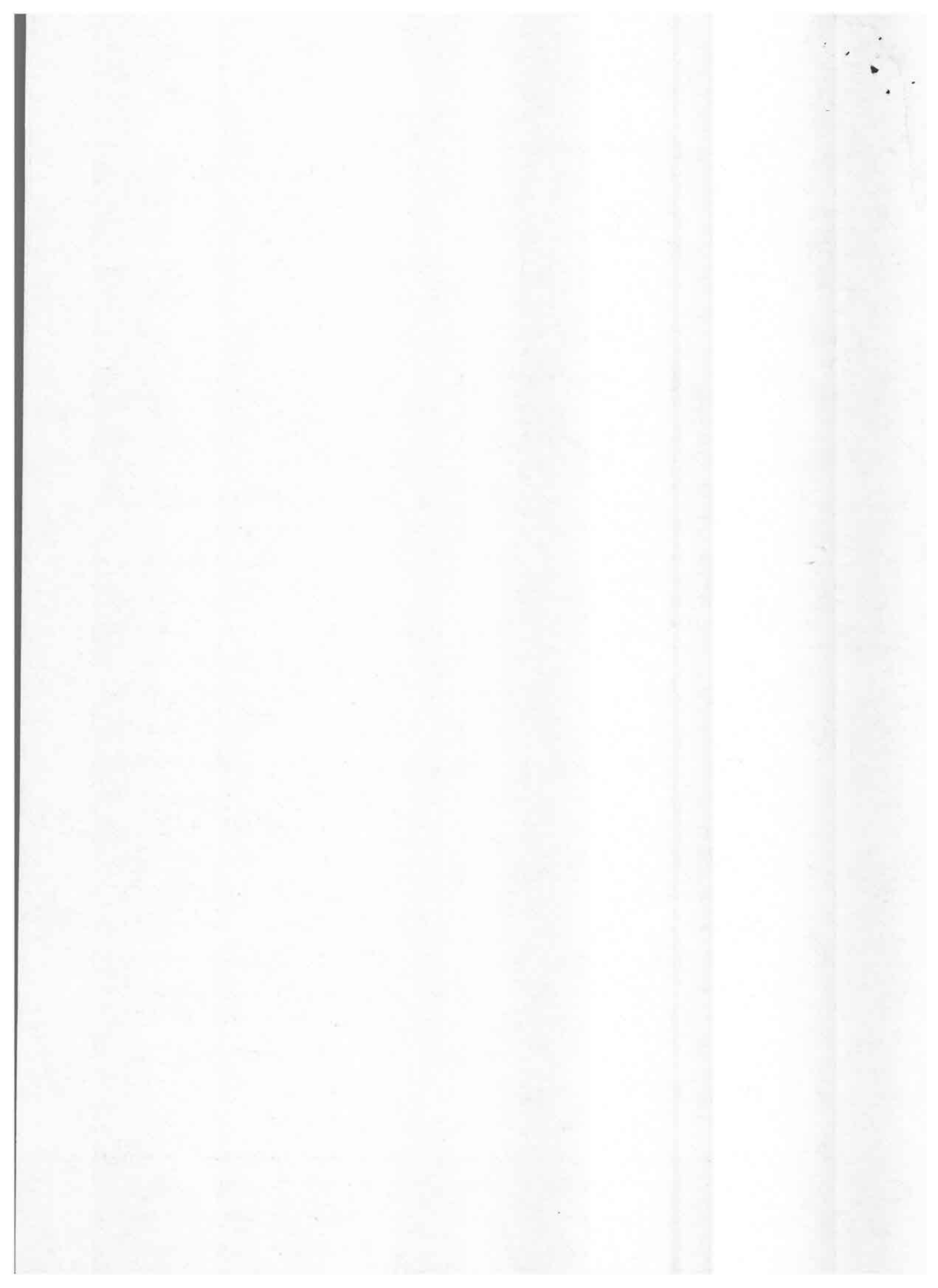


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 3390 to 3416
being No 01121 for the year 2013.




(Satiprasad Bandopadhyay) 08-February-2013
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R. HOWRAH
West Bengal



Permanent Account Number AACCL3719J, **(9) AADRI DEVELOPERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Kamala Towers, Plot No. 1-8, 304 to 307 Patigadda Road, Begumpet, Hyderabad-500016 and having Income Tax Permanent Account Number AALCA0828L, **(10) CITIUS SPACES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 8-2-585/C, Road No. 9, Banjara Hills, Hyderabad-500 034 and having Income Tax Permanent Account Number AAFCCO423K, **(11) CONCOCT PROPERTIES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340, Flat No. 801, Vishal Residency, Brahmanbari, Begumpete, Hyderabad - 500 016 and having Income Tax Permanent Account Number AAFCCO421M, **(12) CUPID SPACES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 8-2-585/C, Road No, 9, Banjara Hills, Hyderabad-500 034 and having Income Tax Permanent Account Number AAFCC0420L, **(13) CENTRUM BUILDERS PRIVATE LIMITED**. a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340, Flat No. 801, Vishal Residency, Brahmanbari Begumpet, Hyderabad - 500 016 and having Income Tax Permanent Account Number AAFCC0422J, **(14) CUPID PROPERTIES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 8-2-585/C, Road No. 9, Banjara Hills, Hyderabad - 500 034 and having Income Tax Permanent Account Number AAFCC0419F, **(15) ADRIAN BUILDCON PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, Hyderabad - 500 016 and having Income Tax Permanent Account Number AALCA0829M, **(16) RENDOZ INFRACON PRIVATE LIMITED**. a company incorporated under the Companies Act, 1956, having its registered office at 1-10-335 to 340 Flat No. 801, Vishal Residency, Brahmanbari, Begumpet, Hyderabad - 500 016 and having Income Tax Permanent Account Number AAGCR1376K, **(17) GILLARD PROPERTIES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Kamala Towers, Plot No. 1-8-304 to 307, Patigadda Road, Begumpet, Hyderabad - 500 016 and having Income Tax Permanent Account Number AAECG9658B, **(18) SIESMA INFRA TECH PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Kamala Towers, Plot No. 1-8-304 to 307, Patigadda Road, Begumpet, Hyderabad-500 016 and having Income Tax Permanent Account Number AASC52867G, and **(19)**



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SIESMA ESTATES PRIVATE LIMITED a company incorporated under the Companies Act, 1956, having its registered office at Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda- 500082 and having Income Tax Permanent Account Number AASCS3506Q, (20) **NUCAM BUILDERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at Plot No. 11, Road No. 10, Surya Nagar Colony, Somajiguda- 500082 and having Income Tax Permanent Account Number AAECN1727C, hereinafter collectively referred to as “the **PURCHASERS**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors or successors in interest and assigns) all represented by their Authorised Signatory Mrs. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri residing at 22, Rammohan Mukherjee Lane, Howrah- 711102, P.S. Shibpur of the **THIRD PART** –

WHEREAS :

- I. The Vendor and the Confirming Party have represented to and assured the Purchasers as follows:
 - A. Abdul Mallek Sana was the owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcels of danga land measuring about 30 decimals out of 30 decimals in L.R Dag No. 1195 (previously R. S Dag No. 1161) under Khatian No. 2969 in Mouza Unsani, J.L No. 110, Police Station Jagacha, District Howrah and hereinafter referred to as “**the said Land**”
 - B. The said Abdul Mallek Sana died intestate leaving behind him two sons, namely, Abdul Rahaman Sana and Abdul Mannan Sana (being the Vendor herein) and his only daughter Rahatoon Nessar Begum as his only legal heirs.
 - C. By and under a Deed of Sale (in Bengali) dated 13th February, 2008 registered at the office of Additional District Sub-Registrar, Domjur in Book No. I, CD Volume no. 13, at pages 4740 to 4759, Being No. 4261 for the year 2008 the said Rahatoon Nessar Begum sold her 5/16th share in the said Land to her aforesaid two brothers. Accordingly the aforesaid Abdul Rahaman Sana and Abdul Mannan Sana (being the Vendor herein) became the absolute owner of the said Land in equal shares each.



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D. Accordingly, the Vendor herein now is the lawful absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcels of danga land measuring about 15 decimals out of 30 decimals in L.R Dag No. 1195 (previously R. S Dag No. 1161) under Khatian No. 2969 in Mouza Unsani, J.L No. 110, Police Station Jagacha, District Howrah and hereinafter referred to as "**the said property**" and morefully described in the **Schedule** hereunder written free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens whatsoever.

E. There is no restriction on transfer or any subsisting order, proceeding, declaration or notice affecting the said property and no part of the same has been vested, acquired, requisitioned and/or affected by the Land Acquisition Department and/or any other body or authority.

F. The said property is within the respective ceiling limits under the West Bengal Land Reforms Act, 1955 and the Urban Land (Ceiling and Regulation) Act 1976 no part of the said property is either excess land or excess vacant land and/or is liable to be vested under either of the said Acts or any other law.

G. No suit or other proceeding is pending in any Court of law affecting the said property and/or any part thereof and/or the right title and interest of the Vendor or the Vendor's predecessors-in-title. No injunction or attachment or other order has been passed or is subsisting in relation to the said property.

H. No person other than the Vendor has any right, title, interest, claim or demand whatsoever in respect of the said property. No person or persons whosoever has or have claimed to have any right of preemption over and/or in respect of the said property or any part thereof. The said property is not affected by or subject to any personal guarantee for securing any financial accommodation.

I. The Vendor has not entered into any understanding, agreement or arrangement, written or oral, of any nature whatsoever with anyone (other than with the Confirming Party as mentioned below) for sale and/or for otherwise dealing with, relating to and/or concerning the said property.



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- J. The Vendor has been and is in actual peaceful, physical, vacant, khas possession of the said property and every portion thereof absolutely and has been personally enjoying and using the same without any interruption/hindrance whatsoever.
- K. The Vendor and/or the Vendor's predecessors-in-title have not in any way dealt with the said property or any part or portion thereof whereby the right, title and/or interest of the Vendor and/or the Vendor's predecessors-in-title as to the ownership, use, enjoyment and/or sale of the said property or any part or portion thereof is or may be affected in any manner whatsoever. The Vendor and/or the Vendor's predecessors-in-title have not used the said property or any part thereof for any purpose other than that for which the same was meant and have not committed default of and/or contravened any provision of law applicable to the said property or any part thereof.
- L. The said property or any part thereof is not affected by any Bargadar, Bhagchasi occupancy or any other rights and no Bargadar or Bhagchasi is recorded in the relevant records in respect of the said property or any part thereof.
- M. No mortgage, charge or lien has been created in respect of the said property by way of deposit of title deeds or otherwise.
- N. The Vendor's predecessors-in-title were and the Vendor is lawfully entitled to own and transfer the said property under the relevant laws governing the same and there is no restriction or bar, legal or otherwise, to the Vendor selling the said property to the Purchasers in the manner herein.
- O. The Vendor does not belong to any Scheduled Tribe and has a good and marketable title to the said property, free from all encumbrances and liabilities whatsoever.
- P. The Vendor agreed to sell the said property to the Confirming Party and/or his nominees and has received the total agreed consideration for the same from the Confirming Party. The Confirming Party has nominated the Purchaser herein in his place and stead to purchase the said property from the Vendor and the Vendor has duly accepted such nomination and agreed to execute the Deed of Conveyance in respect of the said property in favour of the Purchaser herein.



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II. The Vendor has agreed to sell to the Purchasers and the Purchasers, the Confirming Party has agreed to confirm and the Purchaser relying on the aforesaid representations and assurances of the Vendor and the Confirming Party believing the same to be true and correct and acting on the faith thereof, has agreed to purchase the said property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs. 50,00,000/-. The Purchasers has at or before the execution hereof already paid the aforesaid total consideration of Rs. 50,00,000/- (Rupees fifty lacs only) at the request of the Vendor by a cheque issued in the name of the Confirming Party who has already paid the total consideration to the Vendor. The Vendor and the Confirming Party have already put the Purchasers in vacant, peaceful and physical khas possession of the said property in its entirety.

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the said sum of Rs. 50,00,000/- (Rupees fifty lacs only) paid by the Purchasers to the Vendor and the Confirming Party as aforesaid at or before the execution of these presents, being the total consideration money for the transfer of the said property (the receipt whereof the Vendor and the Confirming Party do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby forever acquit release and discharge the Purchasers as well as the said property hereby transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers absolutely and forever, and the Confirming Party doth hereby confirm and assure the same unto the Purchaser, free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, vesting, easements, liabilities and lis pendens whatsoever **ALL THAT** the piece and parcels of danga land measuring about 15 decimals out of 30 decimals in L.R Dag No. 1195 (previously R. S Dag No. 1161) under Khatian No. 2969 in Mouza Unsani, J.L No. 110, Police Station Jagacha, District Howrah and hereinafter referred to as **“the said property” OR HOWSOEVER OTHERWISE** the said property or any part of portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **Together With** all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights



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liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said property and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor in to and upon and in respect of the said property or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and for ever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens whatsoever **AND** the Vendor doth hereby covenant with the Purchasers that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchasers that neither the Vendor nor any of the Vendor's predecessors-in-title has at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner aforesaid **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor and/or any of the Vendor's predecessors-in-title done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said property hereby granted sold conveyed transferred assigned and assured or expressed so to be and



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every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor has now good right and full and absolute power to grant sell convey transfer and assure the said property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner aforesaid **AND** that the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of the Vendor's predecessors in title or any of them **AND THAT** the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against any latent or patent defect in title of the Vendor in respect of the said property including in any former Deed or record of rights or mutation relating to the said property and all and all manner of former or other estates, encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens whatsoever suffered or made or created in respect of the said property by the Vendor and/or the Vendor's predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or the Vendor's predecessors in title or any of them as aforesaid or otherwise **AND THAT** no mortgage and/or charge has been created in respect of the said property **AND THAT** all rates taxes all other impositions and/or outgoings payable in respect of the said property have been paid in full upto the date of these presents **AND THAT** the Vendor does not hold any excess land under the West Bengal Land Reforms Act, 1955 and/or under the Urban Land (Ceiling and Regulation) Act, 1976 and the said property or any part thereof has not been affected or vested under the said Acts and/or under the West Bengal Estates Acquisition Act, 1953 and/or under any other law **AND THAT** the said property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or



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proceeding instituted or pending against the Vendor and/or concerning the said property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force **AND THAT** the said property is not affected by any declaration notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority **AND THAT** no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted relating to acquisition of the said property or any part thereof under the Land Acquisition Act, 1894 or any other law or Acts for the time being in force and/or the rules made or framed thereunder and that the said property or any part thereof is not affected by any Notice declaration Scheme order notification or proceeding relating to acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever **AND THAT** no suit and/or proceeding is pending in any Court of law and no order has been passed or is subsisting affecting the said property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority **AND THAT** the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly consent to the same and also appoint the Purchasers as the constituted attorney 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 and notwithstanding such grant of powers and authorities, the Vendor undertakes to co-operate with the Purchasers in all respects to cause mutation of the said property in the name of the Purchasers and in this regard the Vendor shall sign all documents and papers as required by the Purchasers from time to time **AND** it is specifically made clear that the entire right, title and interest of the Vendor herein in the said property is being transferred absolutely in favour of the Purchasers herein by this Deed and that upon execution of this Deed the Vendor shall not have any right, title or interest whatsoever in respect of any portion of the said property **AND THAT** the Vendor and the Confirming Party do hereby indemnify the Purchasers of from and against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever that the Purchasers may suffer and/or incur and/or be liable for or put to in the event of there being any defect in title in respect of the said property or any portion thereof and/or in case of any act omission breach violation or default by the Vendor and/or Confirming Party or any of them **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said property or any part thereof from through under



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or in trust for the Vendor shall and will from time to time and at all times hereafter at the request of the Purchasers make do acknowledge and execute at the costs of the Vendor all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said property and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcels of danga land measuring about 15 decimals out of 30 decimals in L.R Dag No. 1195 (previously R. S Dag No. 1161) under Khatian No. 2969 in Mouza Unsani, J.L No. 110, Police Station Jagacha, District Howrah together with all easements appurtenances benefits rights as also all other user rights and advantages appurtenant thereto shown delineated in **Green** colour borders in the map or plan annexed hereto and butted and bounded in the following manner:

On the North by : By R.S. Dag No. 1177;
 On the East by : By R.S. Dag No. 1161 and 1162;
 On the West by : By R.S. Dag No. 1156 ;and
 On the South by : By R.S. Dag No. 1157 and 1158.

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands the day month and year first above written.

SIGNED AND DELIVERED by the within-named **Vendor** at Kolkata in the presence of :

(Handwritten signature)

(ABDUL MANNAN SANA)

1. Pradip Maiti.
 17, Govt Place East
 Kol-69

2. (Handwritten signature)
 (Handwritten signature)



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SIGNED AND DELIVERED by the
within-named **Confirming Party** at
Kolkata in the presence of :

Sanjay Sarkar
(SANJAY SARKAR)

SIGNED AND DELIVERED by the
within-named **Purchasers** at Kolkata in
the presence of :

Same Rajeev
Authorised Signatory
Of following companies
(MESO PRIME SPACES PRIVATE LIMITED)

(BOSON PRIME SPACES PRIVATE LIMITED)

(CONCOCT BUILDCON PRIVATE LIMITED)

(MESMOR BUILDTECH PRIVATE LIMITED)

(TACHYON INFRAVENTURES PRIVATE LIMITED)

(CENTRUM ESTATES PRIVATE LIMITED)

(NUCAM CONSTRUCTIONS & ESTATES PRIVATE LIMITED)

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(LEPTON BUILDERS PRIVATE LIMITED)

(AADRI DEVELOPERS PRIVATE LIMITED)

(CITIUS SPACES PRIVATE LIMITED)

(CONCOCT PROPERTIES PRIVATE LIMITED)

(CUPID SPACES PRIVATE LIMITED)

(CENTRUM BUILDERS PRIVATE LIMITED)

(CUPID PROPERTIES PRIVATE LIMITED)

(ADRIAN BUILDCON PRIVATE LIMITED)

(RENDOZ INFRACON PRIVATE LIMITED)

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(GILLARD PROPERTIES PRIVATE LIMITED)

(SIESMA INFRATECH PRIVATE LIMITED)

(SIESMA ESTATES PRIVATE LIMITED)

(NUCAM BUILDERS PRIVATE LIMITED)

Prepared by: *Sharequa Hanaphie*
Sharequa Hanaphie, Advocate
Enrolment number: WB/641/2007
Messrs. R. Ginodia & Co.,
7C, Kiran Shankar Roy Road,
Kolkata – 700 001.

Gouri Shankar Rana
Typed by: Gouri Shankar Rana



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RECEIVED of and from the within-named Purchasers the within mentioned sum of Rs. 50,00,000/- (Rupees fifty lacs only) being the consideration money in full payable to the Vendor under these presents as per the following -

MEMO OF CONSIDERATION

By Part of Cheque no. 531505 dated 29.01.2013 issued by Adrian Euilcon Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 531455 dated 29.01.2013 issued by Aadri Developers Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 535955 dated 29.01.2013 issued by Mesmor Buildtech Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 535855 dated 29.01.2013 issued by Centrum Estates Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 534905 dated 29.01.2013 issued by Siesma Infratech Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 534755 dated 29.01.2013 issued by Boson Prime Spaces Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 535805 dated 29.01.2013 issued by Centrum Builders Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 534280 dated 29.01.2013 issued by Citius Spaces Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 534380 dated 29.01.2013 issued by Concoct Properties Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 534430 dated 29.01.2013 issued by Concoct Buidcon Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-



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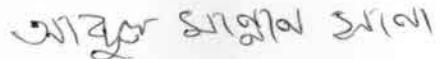
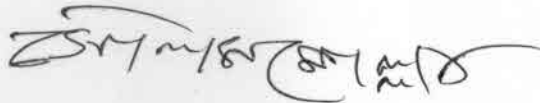
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By Part of Cheque no.534330 dated 29.01.2013 issued by Meso Prime Spaces Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 531405 dated 29.01.2013 issued by Lepton Builders Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 534480 dated 29.01.2013 issued by Cupid Spaces Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 534805 dated 29.01.2013 issued by Cupid Properties Pvt. Ltd, HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 534855 dated 29.01.2013 Gillard Properties Pvt. Ltd. issued by, HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 531556 dated 29.01.2013 issued by Rendoz Infracon Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 531680 dated 29.01.2013 issued by Nucam Constructions and Estates Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 533280 dated 29.01.2013 issued by Nucam Builders Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 535905 dated 29.01.2013 issued by Siesma Estates Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
By Part of Cheque no. 536781 dated 29.01.2013 issued by Tachyon Infraventures Pvt. Ltd., HDFC Bank, Ballygunge Branch, Kolkata in favour of the Confirming Party herein.	2,50,000/-
TOTAL :	<u>Rs. 50,00,000/-</u>

(Rupees Fifty Lacs only)

Witnesses:

1. Pradip Maity

2. 

(ABDUL MANNAN SANA)





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