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पश्चिम बंगाल WEST BENGAL

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are a part of this document.

A 583418

V.R.NO: - 1906/12
Q.NO: - 29114/12

Add. District Registrar
Sonapur, South 24 Parganas

14 DEC 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made
this the 12th day of December Two Thousand

BETWEEN

নং 2271 তার 12-12-12 মূল্য 3000/-
খরিদদার
সাং

T. K. Chakraborti, Advocate
Baruipur Court

শঙ্কর কুমার সরকার
স্ট্যাম্প ভেডার
সোনারপুর এ্যা.ডি.এস.আর অফিস

দক্ষিণ ২৪ পরগনা
Shankar Kumar Sarkar

4153

Shankar Kumar Sarkar
Rizam Chand Jeeun

TRIBHUWAN CONSTRUCTION PVT. LTD.

Rizam Chand Jeeun

For KRISTON MERCHANTS PVT. LTD.

Rizam Chand Jeeun

Director

or JITEN COMMERCIAL PVT. LTD.

Rizam Chand Jeeun

Director

For RAJWADA DEVELOPERS PVT. LTD.

Rizam Chand Jeeun
Director

Director

4157

Rizam Chand Jeeun



TRIBHUBAN CONSTRUCTION PRIVATE LIMITED (PAN-AAACT9958P),

a company incorporated under the Companies Act, having its Registered office at 158, Lalin Sarani, Kolkata-700 013, represented by its Director, **MR. KIRAN CHAND JAIN** son of Bhairu Dhan Jain, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 158, Lalin Sarani, P.S.Taltala, Kolkata-700 013, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in office interest, heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

- 1) **JITEN COMMERCIAL PRIVATE LIMITED,(PAN-AAAC 7335G),**
- 2) **KRISTON MERCHANTS PRIVATE LIMITED,(PAN-AABCK 2317G),**
- 3) **RAJWADA DEVELOPERS PRIVATE LIMITED(PAN-AAECR 6254Q),** all three companies registered under the companies Act, 1956, all having its registered office at 26, Mahamaya Mandir Road, P.S.Sonarpur, P.O.Garia, Kolkata-700 084, represented by its Authorised Signatory, **SRI RAJENDRA KUMAR AGARWAL**,son of Late Bhagirath Mal Agarwal, working for gain at 26, Mahamaya Mandir Road, P.S.Sonarpur, P.O.Garia, Kolkata-700 084, 4) **SRI RAJENDRA KUMAR AGARWAL(PAN-ACZPA7518 C)**son of Late Bhagirath Mal Agarwal, by occupation-Business, 5) **SRI PARVEEN AGARWAL(PAN-AGPPA 1802M),**son of Sri Rajendra Kumar Agarwal,by occupation-Business, 6) **SRI BIKASH AGARWAL(PAN-AHAPA 8448B),**son of Sri Rajendra Kumar Agarwal, by occupation-Business, & 7) **SRI RAJ KUMAR AGARWAL,(PAN-AHAPA 8485A)** son of Sri Rajendra Kumar Agarwal, by occupation-Business, all by faith-Hindu, by Nationality-Indian, residing at 26, Mahamaya Mandir Road, P.O.Garia, P.S.Sonarpur, Kolkata-700 084, District-South 24-Parganas , hereinafter jointly and collectively called and referred to as the "**PURCHASERS**"(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their executors. administrators,successors-in-office, legal representatives and assigns) of the **OTHER PART**.



4158

Bilal Agarwal



4159

Rajkumar Agarwal

Grand Agarwal
Sri Madan Lal Agarwal
6, Park Side Road
Delhi - 110026



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WHEREAS Vendor is lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of undivided bastu land measuring more or less 15.162 decimals (the split up of the land being :- 4.985 decimals out of 11 decimals of R.S.Dag No.3171 + 10.177 decimals out of 16 decimals of R.S.Dag No.3173,) along with 125 sq.ft. structure standing thereon situated and lying at Mouza-Barhansfartbad, J.L.No.47, comprising in R.S.Dag Nos. 3171 & 3173, R.S.Khatian No.152 , Holding No.340, Ward No.28 of Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas, (hereinafter called the said property)

AND WHEREAS One Gopal Chandra Sarkar, son of Kalicharan Sarkar were seized and possessed of or otherwise well and sufficiently entitled all that piece and parcel of land measuring 36 decimls (the split up of the land being :- 20 decimals of R.S.Dag No.3171 + 16 decimals of R.S.Dag No.3173) of R.S.Khatian No.152, of Barhansfartab Mouza, J.L.No.47, under P.S.Sonarpur, District-South 24-Parganas as per Revisional Settlement Records of Rights and he had been paying Govt. rent thereof and enjoying every right ,title and interest over the said property without interruption, claim and demand whatsoever.

AND WHEREAS the said Gopal Chandra Sarkar alias Gopal Chandra Dey Sarkar died intestate on 30/12/1977 leaving behind him wife, Smt. Belarani Dey Sarkar, five sons, Sri Pijush Kanti Dey Sarkar, Sri Mrinal Kanti Dey Sarkar, Sri Tarun Kanti Dey Sarkar, Tushar Kanti Dey Sarkar & Prasun Kanti Dey Sarkar and three daughters, Krsihna Dey Sarkar, Swapna Dey Sarkar and Ratna Dey Sarkar as his sole legal heirs and successors.

AND WHEREAS during the time of Road Acquisition by PWD enclosed some portion ,i.e. 9 decimals land more or less of R.S.Dag No.3171, R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.No.47, P.S.Sonarpur, District-South 24-Parganas.

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AND WHEREAS after acquisition 9 decimals of R.S.Dag No.3171, rest Land measuring 11 decimals under R.S.Dag No.3171 and 16 decimals under R.S.Dag No.3173, total land measuring 27 decimals under R.S.Dag Nos.3171 & 3173, R.S.Khatian No.152 of Barhansfartabad, P.S.Sonarapur, District-South 24-Parganas, are the Khas possession of Smt. Belarani Dey Sarkar, Sri Pijush Kanti Dey Sarkar, Sri Tushar Kanti Dey Sarkar, Sri Mrinal Kanti Dey Sarkar, Sri Tarun Kanti Dey Sarkar & Prasun Kanti Dey Sarkar and three daughters, Krsihna Dey Sarkar, Swapna Dey Sarkar and Ratna Dey Sarkar

AND WHEREAS the Smt. Belarani Dey Sarkar, Sri Pijush Kanti Dey Sarkar, Sri Mrinal Kanti Dey Sarkar, Sri Tarun Kanti Dey Sarkar, Prasun Kanti Dey Sarkar, Krsihna Dey Sarkar, Swapna Dey Sarkar and Ratna Dey Sarkar jointly sold, transferred and conveyed the land measuring more or less 3 Cottahs 3 Chattaks 37 Sq.ft. out of 16 decimals in R.S.Dag No.3173, R.S.Khatian No.152 of Barhansfartabas Mouza, J.L.No.47 on 25/9/1981 to Sri Tushar Kanti Dey Sarkar, registered at S.R.Sonarapur office and recorded in Book No.I, Volume No.41, Pages- 204 to 208, being No.4537 for the year 1981..

AND WHEREAS the said Smt. Belarani Dey Sarkar, wife of Late Gopal Chandra Dey Sarkar died intestate on 14/3/1995 leaving behind her five sons namely Sri Pijush Kanti Dey Sarkar, Sri Tushar Kanti Dey Sarkar, Sri Mrinal Kanti Dey Sarkar, Sri Tarun Kanti Dey Sarkar & Prasun Kanti Dey Sarkar and three daughters, Krsihna Dey Sarkar, Swapna Dey Sarkar and Ratna Dey Sarkar as her sole legal heirs and successors.

AND WHEREAS the said Smt. Krishna Dey Sarkar(Chatterjee), wife of Sri Birendranath Chatterjee died intestate on 1/4/2007 leaving behind her only husband, Sri Birendranath Chatterjee as her sole legal heir and successor.

AND WHEREAS the said Sri Birendra Nath Chatterjee, Smt. Swapna Dutta (De Sarkar) & Ratna Paul(De Sarkar) jointly sold, transferred and conveyed the undivided 3/8th undivided share i.e. 8.117 decimals (the split up of the land being : 4.125 decimals

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out of 11 decimals of R.S.Dag No.3171 + 3.992 decimals out of 10.647 decimals of R.S.Dag No.3173) of R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.No.47 executed on 23/4/2007 and completion on 23/5/2007 to Tribhuban Construction Pvt. Ltd. represented by its Director Kiran Chan Jain (Vendor herein) , registered at Sonarpur A.D.S.R.office and recorded in Book No.I, Volume No.69, Pages- 273 to 282, being No.3481 for the year 2007.

AND WHEREAS the said Sri Tushar Kanti Dey Sarkar sold, transferred and conveyed the land measuring more or less 3 Cottahs 2 Chattaks 37 sq.ft. out of 11 decimals of R.S.Dag No.3171, R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.No.47, under P.S.Sonarpur, District-South 24-Parganas executed on 23/4/2007 and completion on 23/5/2007 to Tribhuban Construction Pvt. Ltd. represented by its Director Kiran Chan Jain (Vendor herein), registered at Sonarpur A.D.S.R.office and recorded in Book No.I, Volume No.69, Pages- 283 to 288, being No.3482 for the year 2007.

AND WHEREAS the said Sri Pijush Kanti Dey Sarkar, Sri Tushar Kanti Dey Sarkar, Sri Mrinal Kanti Dey Sarkar, Sri Tarun kanti Dey Sarkar and Sri Prosun Kanti Dey Sarkar jointly sold, transferred and conveyed the undivided 5/8th share, i.e. 13.54 decimals (the split up of the land being (6.875 decimals of R.S.Dag No.3171 + 6.655 decimals of R.S.Dag No.3173) along with 1000 sq.ft. asbetors structure standing thereon of R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.No.47, under P.S.Sonarpur, District-South 24-Parganas executed on 28/6/2007 and completion on 13/9/2007 to Tribhuban Construction Pvt. Ltd. represented by its Director Kiran Chan Jain,(Vendor herein) registered at Sonarpur A.D.S.R.office and recorded in Book No.I, Volume No.125, Pages- 335 to 346, being No.6315 for the year 2007..

AND WHEREAS thus the said Tribhuban Construction Pvt. Ltd. represented by its Director Kiran Chan Jain (Vendor herein) became the absolute owner of the land measuring 27 decimals (the split up of the land being :- 11 decimals of R.S.Dag No.3171 +

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16 decimals of R.S.Dag No.3173) along with a asbestos shed structure standing thereon situate and lying at Mouza Barhansfartabad, J.L.No.47, comprising in R.S.Dag Nos.3171 & 3173, R.S.Khatian No.152, under P.S.Sonarpur, District-South 24-Parganas by purchase by three separate sale deed and the said Tribhuban Construction Pvt. Ltd. represented by its Director Kiran Chan Jain got the property recorded in its name in B.L.& L.R.O Sonarpur office, Vide Mutation Case No.3802/11 and also the conversion of R.S.Dag No.3171 from B.L.& L.R.Sonarpur office, vide conversion Case No.41/590/Con BL-SNP/11 and paid the rent upto date.

AND WHEREAS the said Tribhuban Construction Pvt. Ltd. represented by its Director Kiran Chan Jain (Vendor herein) sold, transferred and conveyed the sold, transferred and conveyed the undivided 7/8 share i.e.11.838 decimals (the split up of the land being :- 6.015 decimals out of 6.875 decimals of R.S.Dag No.3171 + 5.823 decimals out of 6.655 decimals of R.S.Dag No.3173) out of 13.54 decimals along with 875 Sq.ft. out of 1000 sq.ft. asbestos structure standing thereon of R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.No.47, under P.S.Sonarpur, District-South 24-Parganas on 29/9/2011 to M/S. BI STEELWORTH PRIVATE LIMITED, M/S. CREATIVE SOLUTIONS PRIVATE LIMITED MR. RAVI CHURIWALA and MRS NISHI CHURIWALA registered at A.R.A.-I, Kolkata and recorded in Book No.I, C.D.Volume No.19, Pages- 7551 to 7567, being No.8808 for the year 2011;

AND WHEREAS after selling, the said **TRIBHUBAN CONSTRUCTION PRIVATE LIMITED** (Vendor herein) became the absolute owner of the undivided land measuring more or less . 15.162 decimals (the split up of the land being :- 4.985 decimals out of 11 decimals of R.S.Dag No.3171 + 10.177 decimals out of 16 decimals of R.S.Dag No.3173,) along with 125 sq.ft. structure standing thereon situate and lying at Mouza- Barhansfartabad Mouza, J.L.No.47, comprising in R.S.Dag Nos.3171 & 3173,

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appertaining to R.S.Khatian No.152, under P.S.Sonarapur, District-South 24-Parganas fully described in the Schedule hereunder written by purchase.

AND WHEREAS the said Vendor are in urgent need of money for bonafide reason and decided to dispose of the undivided bastu land measuring more or less 15.162 decimals (the split up of the land being :- 4.985 decimals out of 11 decimals of R.S.Dag No.3171 + 10.177 decimals out of 16 decimals of R.S.Dag No.3173,) along with 125 sq.ft. structure standing thereon situate and lying at Mouza- Barhansfartabad Mouza, J.L.No.47, comprising in R.S.Dag Nos.3171 & 3173, appertaining to R.S.Khatian No.152, under P.S.Sonarapur, Holding No.341, Ward No.28, under Rajpur-Sonarapur Muniicipality, District-South 24-Parganas fully described in the Schedule hereunder written and made public announcement to this effect.

AND WHEREAS the Purchasers herein, having come to know of such announcement, offered a consolidated value of the undivided Bastu land measuring more or less .15.162 decimals (the split up of the land being :- 4.985 decimals out of 11 decimals of R.S.Dag No.3171 + 10.177 decimals out of 16 decimals of R.S.Dag No.3173,) along with 125 sq.ft. structure standing thereon situate and lying at Mouza- Barhansfartabad Mouza, J.L.No.47, comprising in R.S.Dag Nos.3171 & 3173, appertaining to R.S.Khatian No.152, under P.S.Sonarapur, District-South 24-Parganas fully described in the Schedule hereunder written and also total property shown in the map or plan annexed hereto by RED border for Rs.95,00,000/- (Rupees Ninety Five Lakhs) only.in lum sum and the Vendor has accepted the offer of the Purchasers for an out and out sale of the aforesaid property at Rs.95,00,000/- (Rupees Ninety Five Lakhs) only

NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said agreement and in consideration of the said sum of Rs.95,00,000/- (Rupees Ninety Five Lakhs) only fully paid by the Purchasers unto the Vendor (the receipt where of the Vendor

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doth hereby acknowledge and of and from the same and every part thereof release and forever discharge the Purchasers and the said Plot of land hereby conveyed) the said Vendor do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said Purchasers ALL THAT below Schedule property free from all encumbrances OR HOWSOEVER OTHERWISE the below Schedule property butted and bounded, called known numbered described and distinguished TOGETHER WITH all homestead ways, paths, water course, lights, passage, advantages of ancient or other rights easements commodities appendages and appurtenances whatsoever in respect of the below Schedule property AND the rents, issues and profits of the Vendor in the below of the Schedule property AND all claim and demand whatsoever of the said Vendor into and upon the Schedule property or any or every part or parcel thereof AND all deeds, pattaahs, muniments, writings and evidences of title which in anywise relates to the Schedule property or any part or parts or parcel thereof and which now or hereafter shall or may be in the custody power of possession of the said vendors as aforesaid AND TO HAVE AND TO HOLD the Schedule property unto and to the use of the Purchasers absolutely and forever AND the Vendor do hereby covenant and agree with the Purchasers and its heirs/successors-in office interest that notwithstanding any act, deed, matter or thing by the Vendor made done committed or knowingly permitted or suffered to the contrary the Vendor now lawfully seized and possessed of the said property and have good right and lawful and absolute authority by these presents to grant, convey, transfer, assign and assure his property unto and to the use of the purchasers in the manner aforesaid AND the purchasers shall and may at all times hereafter enjoy the vendor's right, title and interest in the below Schedule property and receive the rents issues and profits thereof without any interruption, claims or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through the Vendor AND THAT free and clear, freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendor and well and effectually saved

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defended kept harmless and indemnified or from and against all and manner or right, title, liens, charges and encumbrances whatsoever created made done occasioned or suffered by the Vendors of any person or persons rightfully claiming or to claim through under or in trust for them **AND FURTHER** the vendor and all other persons having or claiming any estate right, title, interest or demand whatsoever of into upon out of the Vendor's right and share of the below property from under through or in trust for him shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers do and execute or cause to be done and executed such further and other assurances, acts, deeds and matters whatsoever for further and more perfectly conveying and assuring the Vendor's share of the below Schedule property unto and to the use of the Purchasers in the manner as shall or may be reasonably required and **FURTHER THE VENDOR** do hereby covenant with the Purchasers as follows:-

AND the Purchasers shall have liberty to sell, gift, mortgage, lease, hypothecate the Schedule property or any part thereof in favour of any person or persons or institutions the Vendor shall have nothing to say in this respect.

AND the Purchasers shall have the very liberty to mutate his name in the records of the local Municipality office and B.L. & L.R.O and to pay the necessary taxes and rents in his name after deleting the name of the Vendor.

AND the Vendor further covenant that prior to execution and registration of the Deed of Conveyance the Vendor doth hereby assure, represent and covenant with the Purchasers as follows:-a) The Vendor herein is absolutely seized and possessed of and otherwise sufficiently entitled to the property mentioned in the Schedule hereunder written and has been enjoying the same without any obstruction, interferences whatsoever and howsoever,

b) the Vendor has a marketable title in respect of the said Schedule property.

c) The Vendor has not entered into any Agreement or encumbering, parting with,

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dealing with, disposing of the Schedule property or any portion thereof in any manner whatsoever.

g) The Vendor has not obtained any loan from any office and/or concern or person or Banks or financial Institutions keeping lien and/or charged and/or mortgaged the Schedule property .

AND the Vendor further covenant that he will at the request and cost of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the purchasers to the true intent meaning of these present as shall or may reasonably be required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu undivided land measuring more or less .15.162 decimals (the split up of the land being :- 4.985 decials out of 11 decimals of R.S.Dag No.3171 + 10.177 decimals out of 16 decimals of R.S.Dag No.3173) out of 13.54 decimals along with 125 Sq.ft. out of 1000 sq.ft. asbetors structure standing thereon situated and lying at Mouza- **Barhansfartabad**, J.L. No.47, R.S. No.7, Touzi No.109, Pargana-Medanmolla, P.S. & A.D.S.R.office at Sonarpur, comprising in R.S.Dag Nos. 3171 & 3173, appertaining to R.S.Khatian No.152, Holding No.340, ward No.28 under Rajpur-Sonarpur Municipality, District South 24-Parganas together with all easementary rights and .the annual proportionate rent of 15.162 decimals as per present rate, which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal. OR HOWSOEVER OTHERWISE and particularly total property delineated in the map or plan annexed hereto by **RED** border. The said map or plan is part and parcel of this document.

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Sonarpore, Sec-24, P.S.


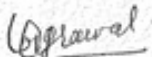
14 DEC 2012



IN WITNESS WHEREOF the Vendor and Purchasers have hereunto set and subscribed their hand, seal and signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERY

In Presence of WITNESSES :-

1. 
Ravi Churivala
S/o Mr. B.L. Churivala
101 Southern Avenue
Kolkata - 700029.
2. 
Ganesha Agrawal
S/o Sri Madan Lal Agrawal
6, Park Side Road
Kolkata - 700026

TRIBHUWAN CONSTRUCTION PVT. LTD.
Rivers Chand Jain
Director

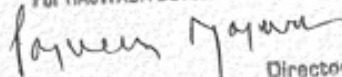
SIGNATURE OF THE VENDOR

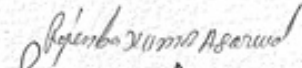
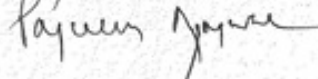
For JITEN COMMERCIAL PVT. LTD.

Director

or JITEN COMMERCIAL PVT. LTD.

Director

For RAJWADA DEVELOPERS PVT. LTD.

Director

Binod Agarwal
Rajkumar Agarwal
SIGNATURE OF THE PURCHASERS

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Sonarpore, Sec-24, P.S.

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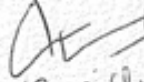
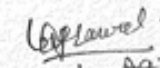
MEMO OF CONSIDERATION

RECEIVED of and from within named PURCHASERS within mentioned the said sum of Rs.95,00,000/- (Rupees Ninety Five Lakhs) only being the full and final consideration moneypaid the following manner herein below:-

CHEQUE/DRAFT NO.	DATE	BANK	AMOUNT
036193	12/12/12	Axis Bank	13,57,142/-
036226	12/12/12	Axis Bank	13,57,142/-
036208	12/12/12	Axis Bank	13,57,142/-
036232	12/12/12	Axis Bank	13,57,142/-
036220	12/12/12	Axis Bank	13,57,148/-
036213	12/12/12	Axis Bank	13,57,142/-
036202	12/12/12	Axis Bank	13,57,142/-
			<u>95,00,000/-</u>

(Rupees Ninety Five Lacs Only)


WITNESSES:-

1. 
(Ravi Chandra)
2. 
Ganesha Agrawal.

TRIBHUWAN CONSTRUCTION PVT LTD.
Rizam Chand Jeeu

SIGNATURE OF THE VENDOR

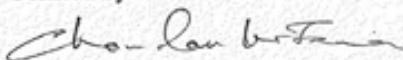
Drafted by me:



(TARUN KANTI CHAKRABARTI)

F.No.853/95, Advocate, Baruipur Civil Court.

Printed by :-



C. Kr. Jana,

Sonarpur, Kolkata-700 150.

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Sonarpore, Sec-24, P.S.











14 DEC 2012



Photo		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
		Left Hand				
	Right Hand					





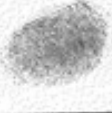





Name

Signature

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
		Left Hand				
	Right Hand					











Name KIRAN CHAND JAIN

Signature Rizam Chand Jain

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
		Left Hand				
	Right Hand					

Name RAVINDRA KUMAR ASWANI

Signature Ravindra Kumar Aswani

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
		Left Hand				
	Right Hand					









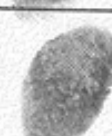


Name PARVEEN AKHRAM

Signature Parveen Akhram

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Sonarpore, Sec-24, P.S.











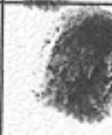
14 DEC 2012



	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Name BIKASH AGARWAL

Signature Bikash Agarwal

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Name RAJKUMAR AGARWAL

Signature Rajkumar Agarwal

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name

Signature

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name

Signature

Addl. Dist. Sub-Registrar
Sonarpore, Sec-24, P.S.

14 DEC 2012





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

Endorsement For Deed Number : I - 14894 of 2012
(Serial No. 17414 of 2012)

On

Payment of Fees:

On 12/12/2012

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

Presented for registration at 20.00 hrs on :12/12/2012, at the Private residence by Rajendra Kr. Agarwal , one of the Claimants.

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

Execution is admitted on 12/12/2012 by

1. Kiran Chand Jain
Director, Tribhuban Construction Pvt. Ltd., 158, Lalin Sarani ,, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700013.
, By Profession : Business
2. Rajendra Kr. Agarwal
Representative, Jiten Commercial Pvt. Ltd., 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.

Representative, Kriston Merchants Pvt. Ltd., 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.

Representative, Rajwada Developers Pvt. Ltd., 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.
, By Profession : Business
3. Parveen Agarwal, son of Rajendra Kr. Agarwal , 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
4. Bikash Agarwal, son of Rajendra Kr. Agarwal , 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
5. Raj Kumar Agarwal, son of Rajendra Kr. Agarwal , 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business

Identified By Ganesh Agarwal, son of Madan Lal Agarwal, 6, Park Side Road, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700026, By Caste: Hindu, By Profession: Others.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 14/12/2012

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


(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

19/12/2012 12:52:00

EndorsementPage 1 of 3

Addl. Dist. Sub-Registrar
Sonarpore, Sec-24, P.S.

14 DEC 2012





Government Of West Bengal
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District:-South 24-Parganas

Endorsement For Deed Number : I - 14894 of 2012
(Serial No. 17414 of 2012)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 104503.00/-, on 14/12/2012

(Under Article : A(1) = 104489/- ,E = 14/- on 14/12/2012)

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.-95,00,000/-

Certified that the required stamp duty of this document is Rs.- 665020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 23050/- is paid, by the draft number 948597, Draft Date 13/12/2012, Bank Name State Bank Of India, GARIA, received on 14/12/2012
2. Rs. 49000/- is paid, by the draft number 850085, Draft Date 12/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012
3. Rs. 49000/- is paid, by the draft number 850086, Draft Date 12/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012
4. Rs. 49000/- is paid, by the draft number 850087, Draft Date 12/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012
5. Rs. 49000/- is paid, by the draft number 850088, Draft Date 12/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012
6. Rs. 49000/- is paid, by the draft number 850089, Draft Date 12/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012
7. Rs. 49000/- is paid, by the draft number 850090, Draft Date 12/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012
8. Rs. 49000/- is paid, by the draft number 850071, Draft Date 11/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012
9. Rs. 49000/- is paid, by the draft number 850070, Draft Date 11/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012
10. Rs. 49000/- is paid, by the draft number 742439, Draft Date 11/12/2012, Bank Name State Bank Of India, Boral, received on 14/12/2012


(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

19/12/2012 12:52:00

EndorsementPage 2 of 3

Addl. Dist. Sub-Registrar
Sonarpore, Sec-24, P.S.

14 DEC 2012





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

Endorsement For Deed Number : I - 14894 of 2012
(Serial No. 17414 of 2012)

11. Rs. 49000/- is paid, by the draft number 742440, Draft Date 11/12/2012, Bank Name State Bank Of India, Boral, received on 14/12/2012
12. Rs. 49000/- is paid, by the draft number 578224, Draft Date 11/12/2012, Bank Name State Bank Of India, MAHAMAYATALA, received on 14/12/2012
13. Rs. 49000/- is paid, by the draft number 578223, Draft Date 11/12/2012, Bank Name State Bank Of India, MAHAMAYATALA, received on 14/12/2012
14. Rs. 49000/- is paid, by the draft number 578225, Draft Date 11/12/2012, Bank Name State Bank Of India, MAHAMAYATALA, received on 14/12/2012

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

Addl. Dist. Sub-Registrar
Sonarpore, Sec-24, P.S.

14 DEC 2012



SITE PLAN AT MOUZA -BARHANS FARTABAD, J. L. NO - 47, R. S. DAG NOS.- 3171, 3173, R. S. KHATIAN NOS.- 152 , P. S. -SONARPUR, DIST. - SOUTH 24 PARGANAS, WARD NO.- 28, UNDER RAJPUR - SONARPUR MUNICIPALITY.

TRIBHUWAN CONSTRUCTION PVT. LTD.

SCALE = 1" INCH = 33' FT.

Rizom Chandel Jeein
Director

For KRISTON MERCHANTS PVT. LTD.

Rajendra Kumar Agarwal
Director

or JITEN COMMERCIAL PVT. LTD.

Rajendra Kumar Agarwal
Director

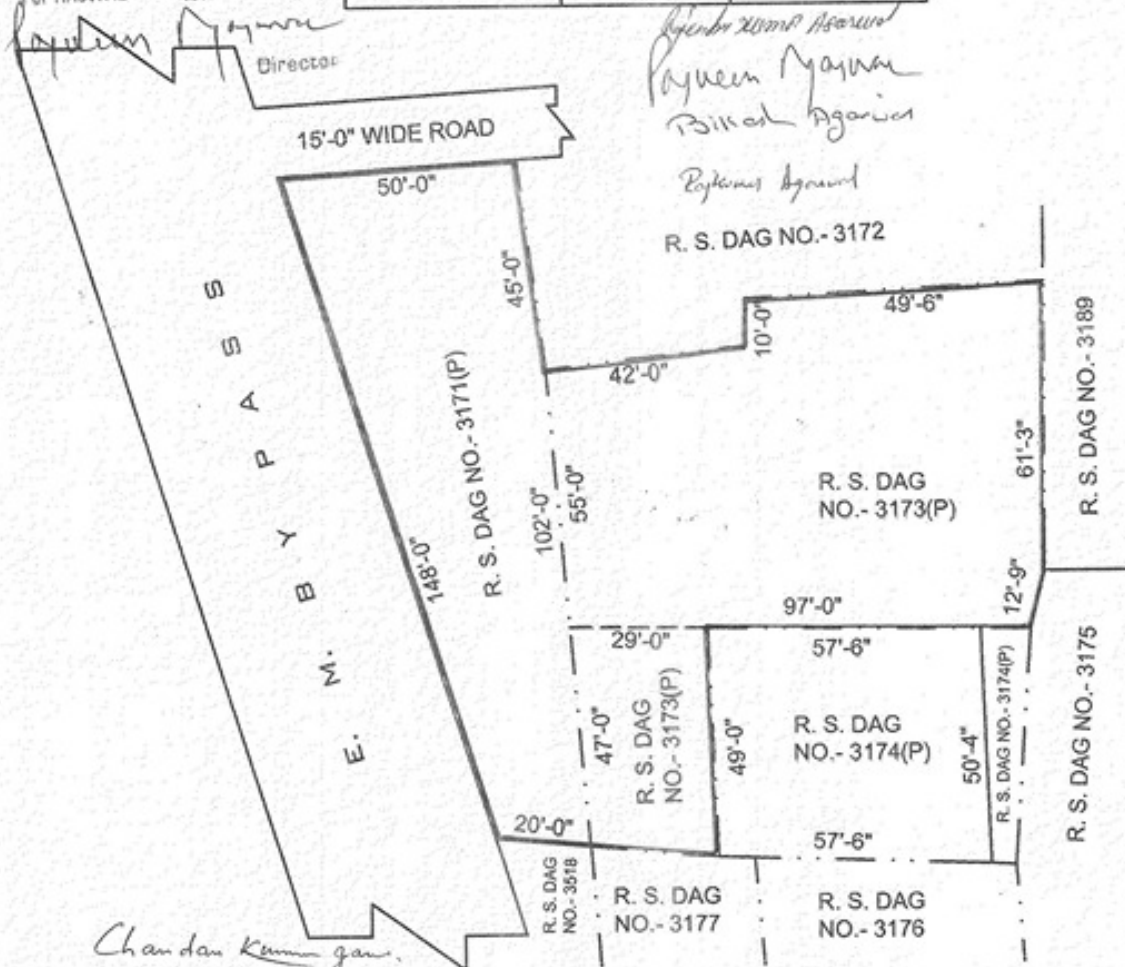
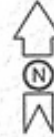
For RAJWADA DEVELOPERS PVT. LTD.

Rajendra Kumar Agarwal
Director

TOTAL LAND AREA SHOWN IN RED BORDER.

TOTAL AREA STATEMENT		
R. S. DAG NO.	LAND AREA	R. T. SHED AREA
3171	11 DEC.	1000 SFT.
3173	16 DEC.	

SOLD AREA STATEMENT (UNDIVIDED)		
R. S. DAG NO.	LAND AREA	R. T. SHED AREA
3171	4.985 DEC.	125 SFT.
3173	10.177 DEC.	



Chandan Kumar Jans
C.A.D. BY

Chandan Kumar Jans
Civil Engineer, E.B.S. Lic No-284 /Rjpsn
Rajpur-Sonarpur Municipality

TRIBHUWAN CONSTRUCTION PVT. LTD.

Rizom Chandel Jeein

Director

Addl. Dist. Sub-Registrar
Sonarpore, Sec-24, P.S.

14 DEC 2012



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 39
Page from 1662 to 1682
being No 14894 for the year 2012.



^{B.D.}
(Biswajit Dey) 19-December-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal