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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

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

[Signature]
 District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Durgam, South 24 Parganas
 11 JUN 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 11th day of June.

Two Thousand Fourteen (2014) BETWEEN (1) SRI JITEN COMMERCIAL PRIVATE LIMITED, (PAN- AAAC7335G), (2) KRISTON MERCHANTS PRIVATE LIMITED, (PAN- AABCK 2317G), (3) RAJWADA DEVELOPERS PRIVATE LIMITED (PAN- AAECR6254Q), 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

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খরিদদার
সং

807 তার 09/06/14 খুল্য 1080f.

Rajendra Kumar Agarwal.

26. Mahamoya Maudive Road; Kal-84.

শঙ্কর চুয়ার সরকার
স্ট্যাম্প ডেপুটি
সোনারপুর এ্যা.ডি.এস.আর অফিস
দক্ষিণ ২৪ পরগনা







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Some Nath Chakraborty.
Sl. No. 26/27
Alipore S.R. Office
Kol-27

Deed writer.

-: (2) :-

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), son of Late Bhagirath Mal Agarwal, by occupation- Business, (5) SRI PARVEEN AGARWAL (PAN- AGPPA1802M), Sri Rajendra Kumar Agarwal, by occupation- Business, (6) SRI BIKASH AGARWAL (PAN- AHAPA8448B), son of Sri Rajendra Kumar Agarwal, by occupation- Busines and 7) SRI RAJ KUMAR AGARWAL (PAN- AHAPA8485A), 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 called and referred to as the VENDORS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

(1) SRI HASMUKH PAREKH, (2) SRI JAISUKH PAREKH, both sons of Late Shantilal Parekh, (3) SRI MEHUL PAREKH, son of Jaisukh Parekh, (4) SRI NIKHIL PAREKH, son of Hasmukh Parekh, all by faith- Hindu, by Nationality- Indian, by occupation- Business, all are residing at 5/1, Russel Street, P.S. Shakespeare Sarani, Kolkata- 700 071, being represented by their Constituted Attorney MR. RAJENDRA KUMAR AGARWAL, son of Late Bhagirath Mal Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at "WINDSOR GREENS", Flat No. C/3A, 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084, District South 24-Parganas, one of the partner of M/S. RAJWADA GROUP, a Partnership Firm, having its office at 26, Mahamaya Mandir Road, P.S. Sonarpur, Kolkata- 700 084, District 24-Parganas (South)

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by virtue of a Power of Attorney registered on 11/12/2013 before the office of the Addl. Registrar of Assurance-III, Kolkata and recorded in its Book No. IV, CD Volume No. 13, Page from 1693 to 1703, Being No. 08729, for the year 2013, hereinafter jointly called and referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS one Sri Rajendra Kumar Agarwal, Sri Parveen Agarwal, Sri Bikash Agarwal & Sri Rajkumar Agarwal also became the absolute joint owners of **ALL THAT** piece and parcel of Danga land measuring more or less **3 Cottahs 8 Chittaks** (the split up of the land being :- **1 Cottah 6 Chittaks land of R.S. Dag No. 3175** under R.S. Khatian No. 492 and **1 Cottah 14 Chittaks land of R.S. Dag No. 3176** under R.S. Khatian No. 419 and **4 Chittaks land of R.S. Dag No. 3178** under R.S. Khatian No. 491) of Mouza- Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas by virtue of a Deed of Sale (Bengali Kobala) which was duly registered on 29/09/2010 before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, CD Volume No. 28, Pages from 2394 to 2408, Being No. 11319 for the year 2010 from the then lawful owner Sri Ram Chandra Naskar, son of Late Panchu Gopal Naskar, of Barhans Fartabad, P.S. Sonarpur, District South 24-Parganas.

AND WHEREAS one (1) JITEN COMMERCIAL PRIVATE LIMITED, (2) KRISTON MERCHANTS PRIVATE LIMITED, (3) RAJAWADA DEVELOPERS PRIVATE LIMITED, 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

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authorised signatory SRI RAJENDRA KUMAR AGARWAL, son of Late Bhagirath Mal Agarwal of 26, Mahamaya Mandir Road, P.S. Sonarpur, P.O. Garia, Kolkata- 700 084, (4) SRI RAJENDRA KUMAR AGARWAL, son of Late Bhagirath Mal Agarwal, (5) SRI PARVEEN AGARWAL, son of Sri Rajendra Kumar Agarwal, (6) SRI BIKASH AGARWAL, son of Sri Rajendra Kumar Agarwal and (7) SRI RAJ KUMAR AGARWAL, son of Rajendra Kumar Agarwal, all of 26, Mahamaya Mandir Road, P.S. Sonarpur, P.O. Garia, Kolkata- 700 084, became the absolute joint owners of ALL THAT piece and parcel of bastu land measuring more or less **6.6 decimals** equivalent to more or less **4 Cottahs** comprised in **R.S. Dag No. 3174** appertaining to R.S. Khatian No. 153 of Mouza- Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas by virtue of a Deed of Conveyance which was executed on 12/12/2012 and duly registered on 14/12/2012 before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, CD Volume No. 39, Pages from 1683 to 1699, Being No. 14893 for the year 2012 from the then lawful owner Sri Rajesh Kumar Jain, son of Mr. Kiran Chand Jain of BH/117, Sector- II, P.S. Bidhan Nagar, Salt Lake, Kolkata- 700 091.

AND WHEREAS said (1) JITEN COMMERCIAL PRIVATE LIMITED, (2) KRISTON MERCHANTS PRIVATE LIMITED, (3) RAJAWADA DEVELOPERS PRIVATE LIMITED, 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 of 26, Mahamaya Mandir Road, P.S. Sonarpur, P.O. Garia, Kolkata- 700 084, (4) SRI RAJENDRA KUMAR AGARWAL, son of Late Bhagirath Mal Agarwal, (5) SRI PARVEEN AGARWAL, son of Sri Rajendra Kumar Agarwal, (6) SRI BIKASH AGARWAL,



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son of Sri Rajendra Kumar Agarwal and (7) SRI RAJ KUMAR AGARWAL, son of Rajendra Kumar Agarwal, all of 26, Mahamaya Mandir Road, P.S. Sonarpur, P.O. Garia, Kolkata- 700 084, also became the absolute joint owners of 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 decimals of R.S. Dag No. 3171 and 10.177 decimals of R.S. Dag No. 3173**) together with 125 Sq.ft. structure standing thereon comprised in **R.S. Dag Nos. 3171 & 3173**, appertaining to **R.S. Khatian No. 152** of Mouza- Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas by virtue of a Deed of Conveyance which was executed on 12/12/2012 and duly registered on 14/12/2012 before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, CD Volume No. 39, Pages from 1662 to 1682, Being No. 14894 for the year 2012 from the then lawful owner TRIBHUBAN CONSTRUCTION PRIVATE LIMITED, 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 of 158, Lalin Sarani, P.S. Taltala, Kolkata- 700 013.

AND WHEREAS said (1) JITEN COMMERCIAL PRIVATE LIMITED, (2) KRISTON MERCHANTS PRIVATE LIMITED, (3) RAJAWADA DEVELOPERS PRIVATE LIMITED, 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 of 26, Mahamaya Mandir Road, P.S. Sonarpur, P.O. Garia, Kolkata- 700 084, (4) SRI RAJENDRA KUMAR AGARWAL, son of Late Bhagirath Mal Agarwal, (5) SRI PARVEEN AGARWAL, son of Sri Rajendra Kumar Agarwal, (6) SRI BIKASH AGARWAL,

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son of Sri Rajendra Kumar Agarwal and (7) SRI RAJ KUMAR AGARWAL, son of Rajendra Kumar Agarwal, all of 26, Mahamaya Mandir Road, P.S. Sonarpur, P.O. Garia, Kolkata- 700 084, also became the absolute joint owners of ALL THAT piece and parcel of bastu undivided land measuring more or less **11.838 decimals** (the split up of the land being :- **6.015 decimals of R.S. Dag No. 3171** and **5.832 decimals of R.S. Dag No. 3173**) together with 875 Sq.ft. structure standing thereon comprised in **R.S. Dag Nos. 3171 & 3173**, appertaining to **R.S. Khatian No. 152** of Mouza- Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas by virtue of a Deed of Conveyance which was executed on 12/12/2012 and duly registered on 14/12/2012 before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, CD Volume No. 39, Pages from 1641 to 1661, Being No. 14895 for the year 2012 from the then lawful owners (1) M/S. BI STEELWORTH PRIVATE LIMITED, a Company incorporated under the Companies Act, having its Registered office at 1/2, Lord Sinha Road, 6th floor, P.S. Shakespeare Sarani, Kolkata- 700 071, (2) M/S CREATIVE SOLUTIONS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 1/2, Lord Sinha Road, 6th floor, Kolkata- 700 071, represented by MR. RAVI CHURIWALA, son of Sri Bajrang Lal Churiwala of 101, Southern Avenue, Kolkata- 700 029, a Director of both Company and (3) MR. RAVI CHURIWALA, son of Sri Bajrang Lal Churiwala of 101, Southern Avenue, Kolkata- 700 029, (4) MRS. NISHI CHURIWALA, son of Mr. Ravi Churiwala of 101, Southern Avenue, Kolkata- 700 029.

AND WHEREAS said Sri Rajendra Kumar Agarwal, Sri Parveen Agarwal, Sri Bikash Agarwal & Sri Rajkumar Agarwal also became the absolute joint owners of ALL THAT piece and parcel of land measuring more or less **2 Cottahs 11 Chittaks 25 Sq.ft.** (the



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split up of the land being :- 1 Cottah 8 Chittaks 9 Sq.ft. Bastu land of R.S. Dag No. 3174 under R.S. Khatian No. 153 and 1 Cottah 3 Chittaks 16 Sq.ft. Bastu land of R.S. Dag No. 3177 under R.S. Khatian No. 604) of Mouza- Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas by virtue of a Deed of Sale which was duly registered on 19/08/2013 before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, CD Volume No. 23, Pages from 3894 to 3910, Being No. 10080 for the year 2013 from the then lawful owner Sri Joydeep Majumdar, son of Manik Lal Majumdar of 42/217, New Ballygunge Road, P.S. Kasba, Kolkata- 700 039.

AND WHEREAS by virtue of the aforesaid five deeds the Vendors herein became the absolute joint owners of **ALL THAT** piece and parcel of land measuring more or less 26 Cottahs 8 Chittaks 32 Sq.ft. (the split up of the land being :- 11 decimals equivalent to more or less 6 Cottahs 10 Chittaks 2 Sq.ft. of R.S. Dag No. 3171 under R.S. Khatian No. 152, 16.009 decimals equivalent to more or less 9 Cottahs 10 Chittaks 39 Sq.ft. of R.S. Dag No. 3173 under R.S. Khatian No. 152, 5 Cottahs 8 Chittaks 9 Sq.ft. of R.S. Dag No. 3174 under R.S. Khatian No. 153, 1 Cottah 14 Chittaks of R.S. Dag No. 3175 under R.S. Khatian No. 492, 1 Cottah 14 Chittaks of R.S. Dag No. 3176 under R.S. Khatian No. 419, 1 Cottah 3 Chittaks 16 Sq.ft. of R.S. Dag No. 3177 under R.S. Khatian No. 604, 4 Chittaks of R.S. Dag No. 3178 under R.S. Khatian No. 491) lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, R.S. No. 7, Pargana- Medanmalla, Touzi No. 109, comprised in R.S. Dag Nos. 3171, 3173, 3174, 3175, 3176, 3177, 3178, under R.S. Khatian Nos. 152, 153, 492, 419, 604, 491 within the limits of the Rajpur-Sonarpur Municipality, under P.S. Sonarpur,




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District South 24-Parganas and enjoying the same free from all encumbrances by paying rents and taxes regularly to the authority concerned.

AND WHEREAS the said Vendors herein jointly decided to dispose the undivided and undemarcated land measuring more or less 7 Chittaks (the split up of the land being :- 1 Chittak out 6 Cottahs 10 Chittaks 2 Sq.ft. of R.S. Dag No. 3171 under R.S. Khatian No. 152, 1 Chittak out of 9 Cottahs 10 Chittaks 39 Sq.ft. of R.S. Dag No. 3173 under R.S. Khatian No. 152, 1 Chittak out of 5 Cottahs 8 Chittaks 9 Sq.ft. of R.S. Dag No. 3174 under R.S. Khatian No. 153, 1 Chittak out of 1 Cottah 14 Chittaks of R.S. Dag No. 3175 under R.S. Khatian No. 492, 1 Chittak out of 1 Cottah 14 Chittaks of R.S. Dag No. 3176 under R.S. Khatian No. 419, 1 Chittak out of 1 Cottah 3 Chittaks 16 Sq.ft. of R.S. Dag No. 3177 under R.S. Khatian No. 604, 1 Chittak out of 4 Chittaks of R.S. Dag No. 3178 under R.S. Khatian No. 491) out of the total land measuring more or less 26 Cottahs 8 Chittaks 32 Sq.ft. (the split up of the land being :- 11 decimals equivalent to more or less 6 Cottahs 10 Chittaks 2 Sq.ft. of R.S. Dag No. 3171 under R.S. Khatian No. 152, 16.009 decimals equivalent to more or less 9 Cottahs 10 Chittaks 39 Sq.ft. of R.S. Dag No. 3173 under R.S. Khatian No. 152, 5 Cottahs 8 Chittaks 9 Sq.ft. of R.S. Dag No. 3174 under R.S. Khatian No. 153, 1 Cottah 14 Chittaks of R.S. Dag No. 3175 under R.S. Khatian No. 492, 1 Cottah 14 Chittaks of R.S. Dag No. 3176 under R.S. Khatian No. 419, 1 Cottah 3 Chittaks 16 Sq.ft. of R.S. Dag No. 3177 under R.S. Khatian No. 604, 4 Chittaks of R.S. Dag No. 3178 under R.S. Khatian No. 491) lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, R.S. No. 7, Pargana- Medanmalla, Touzi No. 109, comprised in R.S. Dag Nos. 3171, 3173, 3174, 3175, 3176, 3177, 3178, under R.S. Khatian Nos. 152, 153, 492, 419, 604, 491 within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas, which is more


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fully described in the Schedule hereunder written and made public announcement to this effect.

AND WHEREAS the Purchasers having come to know of such announcement, offered a consolidated value of the undivided and undemarcated land measuring more or less 7 Chittaks fully described in the Schedule hereunder written for and at a consideration price of Rs. 70,000/- (Rupees Seventy Thousand) only in lump and the Vendors have accepted the offer of the Purchasers for an out and out sale of the aforesaid property at Rs. 70,000/- (Rupees Seventy Thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 70,000/- (Rupees Seventy Thousand) only fully paid by the Purchasers to the Vendors (the receipt whereof the Vendors do 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 Vendors do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said Purchasers **ALL THAT** piece and parcel of undivided and undemarcated land measuring more or less 7 Chittaks (the split up of the land being :-
1 Chittak out 6 Cottahs 10 Chittaks 2 Sq.ft. of R.S. Dag No. 3171 under R.S. Khatian No. 152,
1 Chittak out of 9 Cottahs 10 Chittaks 39 Sq.ft. of R.S. Dag No. 3173 under R.S. Khatian No. 152, 1 Chittak out of 5 Cottahs 8 Chittaks 9 Sq.ft. of R.S. Dag No. 3174 under R.S. Khatian No. 153, 1 Chittak out of 1 Cottah 14 Chittaks of R.S. Dag No. 3175 under R.S. Khatian No. 492, 1 Chittak out of 1 Cottah 14 Chittaks of R.S. Dag No. 3176 under R.S. Khatian No. 419, 1 Chittak out of 1 Cottah 3 Chittaks 16 Sq.ft. of R.S. Dag No. 3177

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under R.S. Khatian No. 604, 1 Chittak out of 4 Chittaks of R.S. Dag No. 3178 under R.S. Khatian No. 491) of Mouza- Barhans Fartabad, J.L. No. 47, under P.S. Sonarpur, now within the limits of Rajpur-Sonarpur Municipality, District South 24-Parganas together with all sorts of easement rights over the common passage, fully described in the Schedule hereunder written **TOGETHER WITH** all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto.

AND ALL the estate right, title, interest, claim and demand whatsoever of the Vendors in or to the property hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same to the purchasers absolutely and forever. **AND** the purchasers may hereafter peaceable and quietly possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from vendors or any person claiming through or under them.

AND the Vendors covenant to save harmless and keep indemnified the purchasers free from all sorts of encumbrances, charges and equities whatsoever.

AND the Vendors further covenant that they shall at the request and cost of the purchasers do or execute or cause to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof 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 undivided and undemarcated Danga land measuring more or less 7 Chittaks (the split up of the land being :- 1 Chittak out 6 Cottahs 10 Chittaks



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2 Sq.ft. of R.S. Dag No. 3171 under R.S. Khatian No. 152, 1 Chittak out of 9 Cottahs 10 Chittaks 39 Sq.ft. of R.S. Dag No. 3173 under R.S. Khatian No. 152, 1 Chittak out of 5 Cottahs 8 Chittaks 9 Sq.ft. of R.S. Dag No. 3174 under R.S. Khatian No. 153, 1 Chittak out of 1 Cottah 14 Chittaks of R.S. Dag No. 3175 under R.S. Khatian No. 492, 1 Chittak out of 1 Cottah 14 Chittaks of R.S. Dag No. 3176 under R.S. Khatian No. 419, 1 Chittak out of 1 Cottah 3 Chittaks 16 Sq.ft. of R.S. Dag No. 3177 under R.S. Khatian No. 604, 1 Chittak out of 4 Chittaks of R.S. Dag No. 3178 under R.S. Khatian No. 491) out of the total land measuring more or less 26 Cottahs 8 Chittaks 32 Sq.ft. (the split up of the land being :- 11 decimals equivalent to more or less 6 Cottahs 10 Chittaks 2 Sq.ft. of R.S. Dag No. 3171 under R.S. Khatian No. 152, 16.009 decimals equivalent to more or less 9 Cottahs 10 Chittaks 39 Sq.ft. of R.S. Dag No. 3173 under R.S. Khatian No. 152, 5 Cottahs 8 Chittaks 9 Sq.ft. of R.S. Dag No. 3174 under R.S. Khatian No. 153, 1 Cottah 14 Chittaks of R.S. Dag No. 3175 under R.S. Khatian No. 492, 1 Cottah 14 Chittaks of R.S. Dag No. 3176 under R.S. Khatian No. 419, 1 Cottah 3 Chittaks 16 Sq.ft. of R.S. Dag No. 3177 under R.S. Khatian No. 604, 4 Chittaks of R.S. Dag No. 3178 under R.S. Khatian No. 491) lying and situate at Mouza- Barhans Fartabad, J.L. No. 47, R.S. No. 7, Pargana- Medanmalla, Touzi No. 109, comprised in R.S. Dag Nos. 3171, 3173, 3174, 3175, 3176, 3177, 3178, under R.S. Khatian Nos. 152, 153, 492, 419, 604, 491 under P.S. & A.D.S.R. office at Sonarpur, Ward No. 28 (26) of Rajpur-Sonarpur Municipality, District South 24-Parganas and the annual proportionate share of the sold property is as per present rate which is payable to the collector, 24-Parganas (South), Alipore on behalf of the Govt. of West Bengal together with all easement rights thereto. The total property measuring more or less 26 Cottahs 8 Chittaks 32 Sq.ft. is 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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IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hands,

seals and signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of

WITNESSES :-

1. LOKESH JHA
35, Green park
R01-700203.

2. Chiranjit Dandya
Madant, Banipur,
Kolkata - 74.

~~For~~ **JTEN COMMERCIAL PVT. LTD.**

Refrence Number Agawa

Director

~~For~~ **KRISTON MEMBERSHIP**

Refrence Number Agawa

~~For~~ **RAJWADA DEVELOPERS PVT. LTD.**

Refrence Number Agawa

Director

Refrence Number Agawa

Jayant Kumar

Bikar Agawa

Rajiv Kumar Agawa

SIGNATURE OF THE VENDORS

Refrence Number Agawa

AS LAWFULLY CONSTITUTED ATTORNEY OF

- i) SRI HASMUKH PAREKH
- ii) SRI JAISUKH PAREKH
- iii) SRI MEHUL PAREKH
- iv) SRI NIKHIL PAREKH

Rajiv Kumar Agawa

SIGNATURE OF THE PURCHASERS



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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser/s the within mentioned a sum of Rs. 70,000/- (Rupees Seventy Thousand) only being the full consideration money by following manner :-

Paid by Cash on this day Rs. 70,000/-

(RUPEES SEVENTY THOUSAND ONLY)

WITNESSES :-

1. LOKESH JHA
25, Green park
KOL-700003.

2. Chiranjit Pandey
Madan, Baripada,
Kolkata - 744001.

For JITEM COMMERCIAL PVT. LTD.

VU Refrence Number Approved

Director
For KRISTON MERCHANTS PVT. LTD.

VU Refrence Number Approved

Director
For RAJWADA DEVELOPERS PVT. LTD.

VU Refrence Number Approved

Director

VU Refrence Number Approved

Prasenjit Majumdar
Bilal Aggarwal
Rajkumar Aggarwal

SIGNATURE OF THE VENDORS

Prepared and Drafted by :-

Somenath Chakraborty

(SOMENATH CHAKRABORTY)
Deed Writer (ALP/130),
Alipore District Registrar Office
Kolkata- 700 027.

Printed by :-

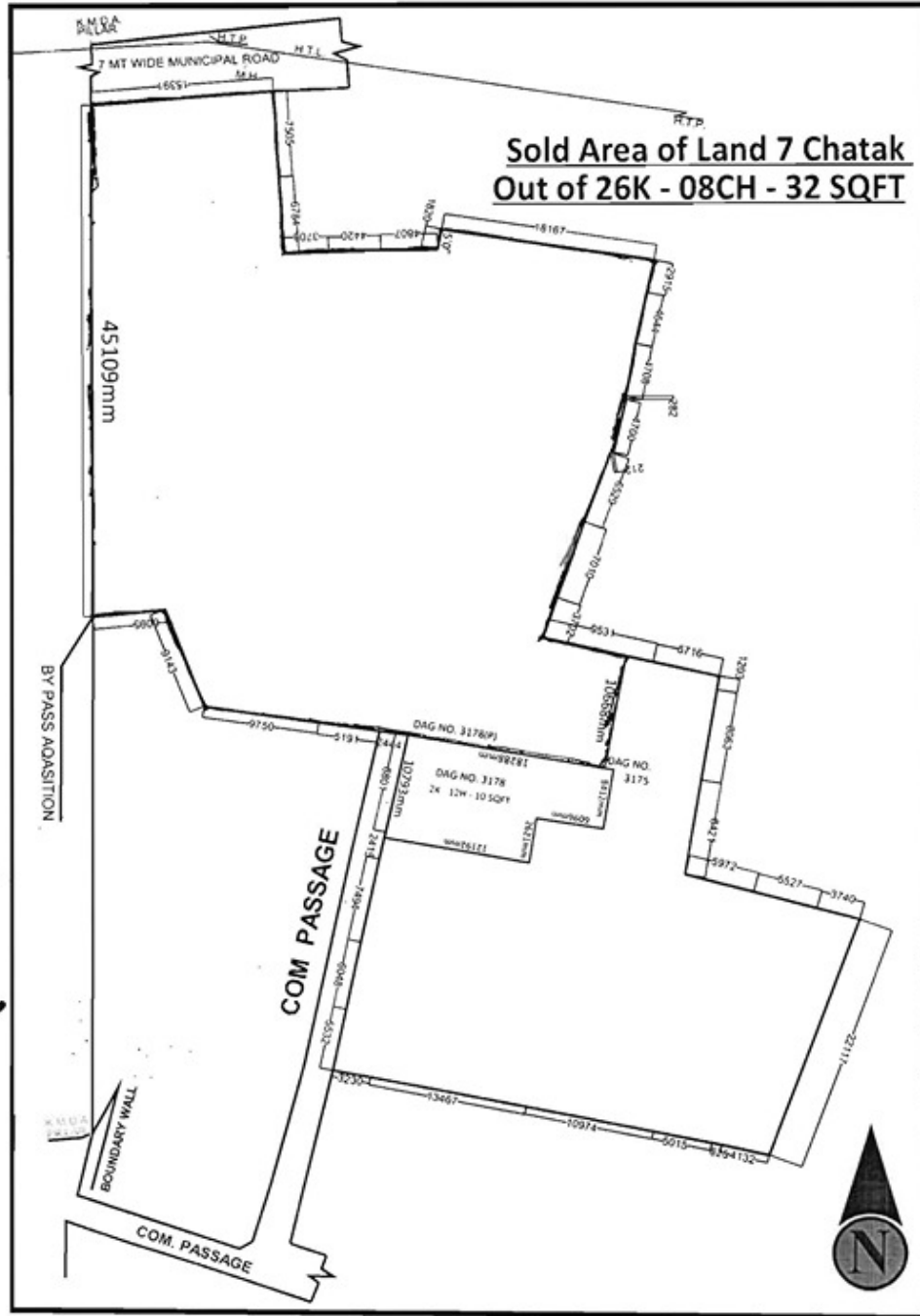
Pradip Baidya

(PRADIP BAIDYA)
Sonarpur.



Sub-Registrar-IV
Registrar (MS 7(2) of
Registration Act 1908
Alipore, West Bengal
11 JUN 2014

SITE PLAN OF PORTION OF R.S. DAG. NO. - 3171, 3173, 3174, 3175, 3176, 3178, 3177 AT MOUZA - BARHANS FARTABAD, J. L. NO.-47 P.S.- SONARPUR, DIST. UNDER RAJPUR SONARPUR MUNICIPALITY.



For JITEM COMMERCIAL PVT. LTD,

Refrence number Approved
Director

For RAJWADA DEVELOPERS PVT. LTD.

Refrence number Approved
Director

For KRISTON MERCHANTS PVT. LTD

Refrence number Approved
Director

Refrence number Approved
Signature
Bikash Agary
Refrence number Approved
Signature

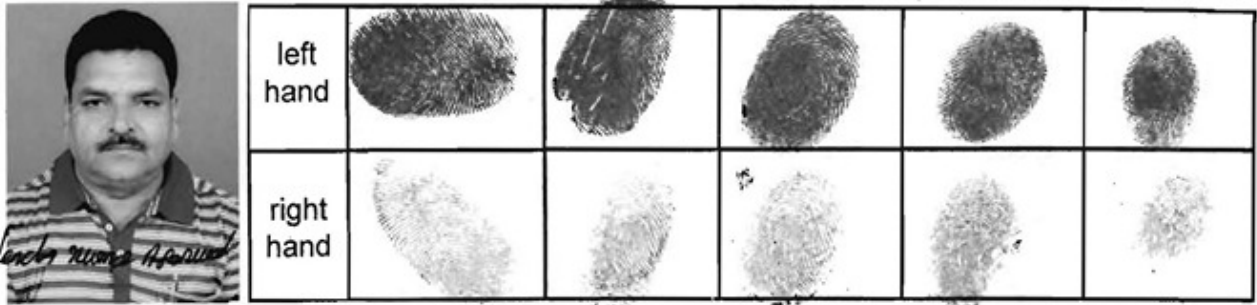


A

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

.11 JUN 2014

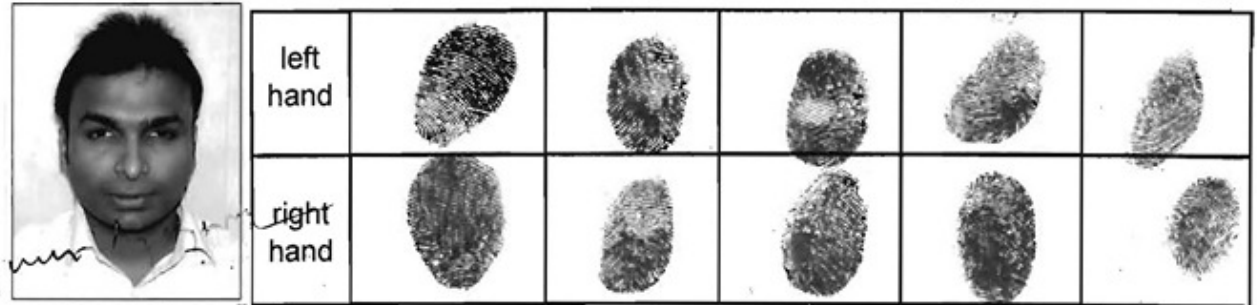
Thumb 1st finger Middle Finger Ring Finger Small Finger



Name RAJENDRA KUMAR AGARWAL

Signature *Rajendra Kumar Agarwal*

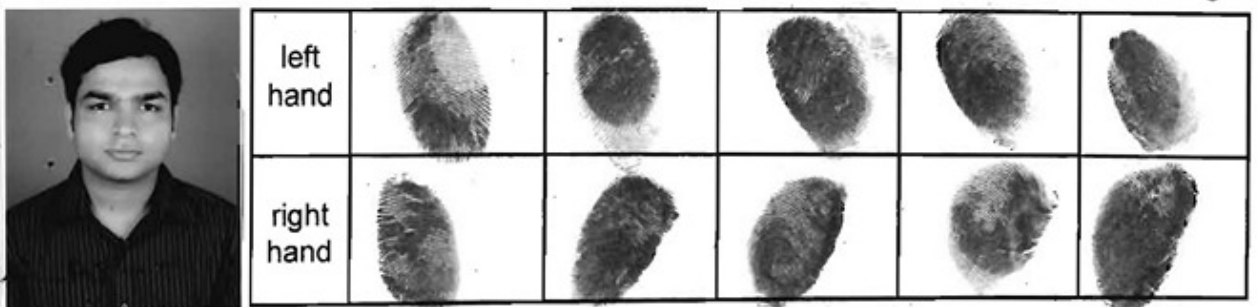
Thumb 1st finger Middle Finger Ring Finger Small Finger



Name FARVEEN AGARWAL

Signature *Farveen Agarwal*

Thumb 1st finger Middle Finger Ring Finger Small Finger



Name BIKASH AGARWAL

Signature *Bikash Agarwal*


Thumb 1st finger Middle Finger Ring Finger Small Finger



Name RAJKUMAR AGARWAL

Signature *Rajkumar Agarwal*




District Sub-Registrar-IV
Registrar 11/5 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
11 JUN 2014



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 04341 of 2014
(Serial No. 04383 of 2014 and Query No. 1604L000009279 of 2014)

On 11/06/2014

Payment of Fees:

Amount by Draft

Rs. 4850/- is paid , by the draft number 615594, Draft Date 10/06/2014, Bank Name State Bank of India, FARTABAD, received on 11/06/2014

(Under Article : A(1) = 4807/- ,E = 7/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 4/- on 11/06/2014)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-4,37,500/-

Certified that the required stamp duty of this document is Rs.- 26260 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 25300/- is paid , by the draft number 615593, Draft Date 10/06/2014, Bank : State Bank of India, FARTABAD, received on 11/06/2014

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

Presented for registration at 12.41 hrs on :11/06/2014, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Rajendra Kumar Agarwal , one of the Executants.

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

Execution is admitted on 11/06/2014 by

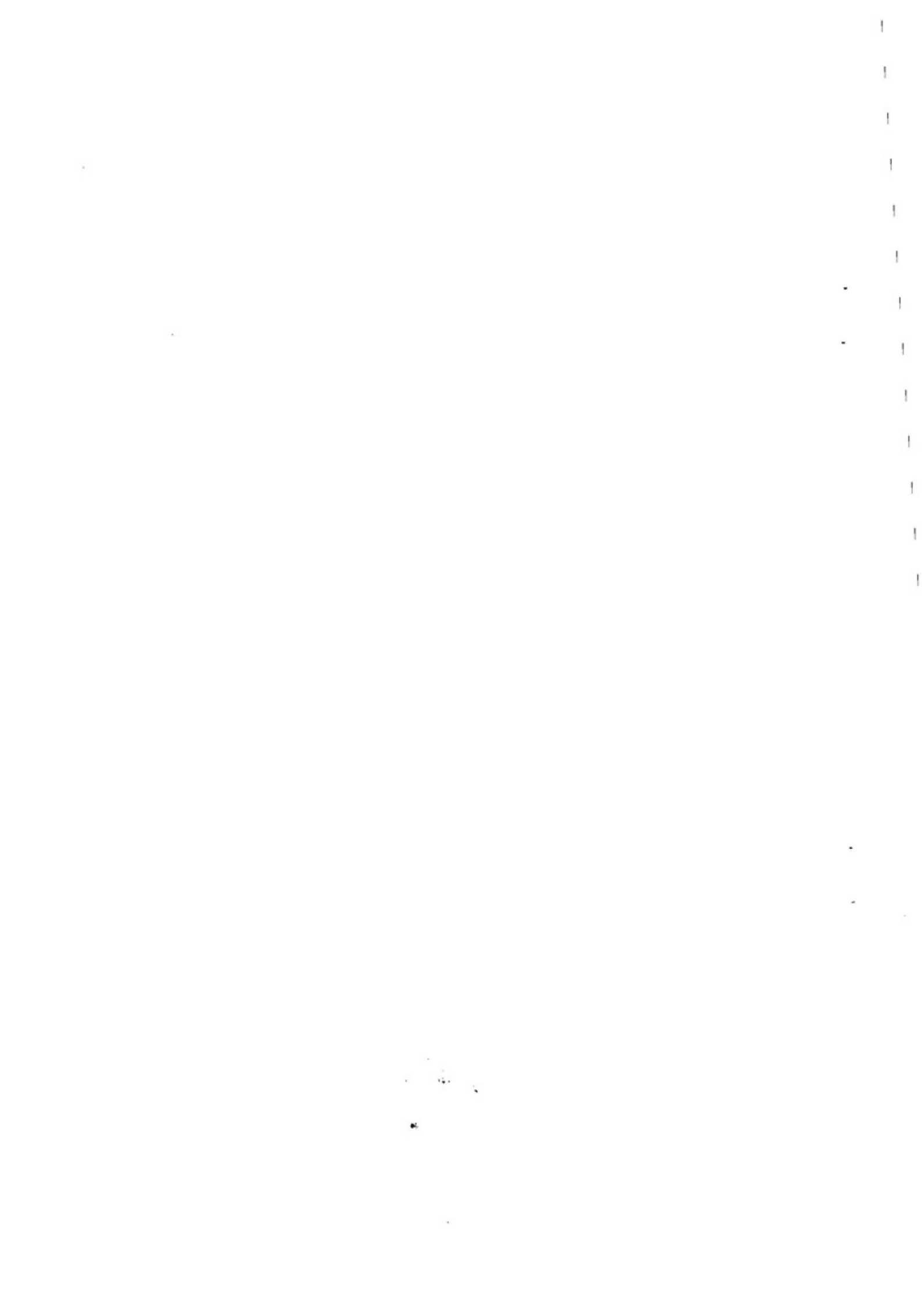
1. Rajendra Kumar Agarwal
Authorised Signatory, Jiten Commercial Pvt Ltd, 26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.

Authorised Signatory, Kriston Merchants Pvt Ltd, 26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.

Authorised Sigantory, Rajwada Developers Pvt Ltd, 26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.
, By Profession : Business
2. Rajendra Kumar Agarwal, son of Late Bhagirath Mal Agarwal , 26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
3. Parveen Agarwal, son of Rajendra Kumar Agarwal , 26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business



(Signature)
Rajendra Kumar Agarwal





Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 04341 of 2014
(Serial No. 04383 of 2014 and Query No. 1604L000009279 of 2014)

4. Bikash Agarwal, son of Rajendra Kumar Agarwal , 26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
5. Raj Kumar Agarwal, son of Rajendra Kumar Agarwal , 26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
- Identified By Somenath Chakraborty, son of Late Dulal Chakraborty, Alipore D R Office, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Deed Writer.

Executed by Attorney

Execution by

1. Rajendra Kumar Agarwal, Representative of Partner, M/s Rajwada Group, 26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084,
as the constituted attorney of 1. Hasmukh Parekh 2. Jaisukh Parekh 3. Mehul Parekh 4. Nikhil Parekh is admitted by him.

Identified By Somenath Chakraborty, son of Late Dulal Chakraborty, Alipore D R Office, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Deed Writer.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 13/06/2014

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV











(Tridip Misra)

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 04383 / 2014

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rajendra Kumar Agarwal 26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	 11/06/2014	 LTI 11/06/2014	<i>Rajendra Kumar Agarwal</i> 10.6.14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rajendra Kumar Agarwal Address -26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 11/06/2014	 LTI 11/06/2014	<i>Rajendra Kumar Agarwal</i>
2	Rajendra Kumar Agarwal Address -26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 11/06/2014	 LTI 11/06/2014	<i>Rajendra Kumar Agarwal</i>
3	Parveen Agarwal Address -26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 11/06/2014	 LTI 11/06/2014	<i>Parveen Agarwal</i>
4	Bikash Agarwal Address -26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 11/06/2014	 LTI 11/06/2014	<i>Bikash Agarwal</i>





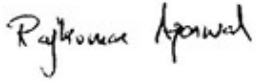



(Tridip Misra)
(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

114

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 04383 / 2014

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

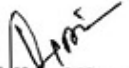
SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Raj Kumar Agarwal Address -26 Mahamaya Mandir Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 11/06/2014	 LTI 11/06/2014	
6	Rajendra Kumar Agarwal Address -Windsor Green 26 Mahamaya Mandir Rd Mahamayatala Garia, Flat No:C/3a, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Attorney	 11/06/2014	 LTI 11/06/2014	

Name of Identifier of above Person(s)
 Somenath Chakraborty
 Alipore D R Office, District:-South 24-Parganas, WEST
 BENGAL, India, Pin :-700027

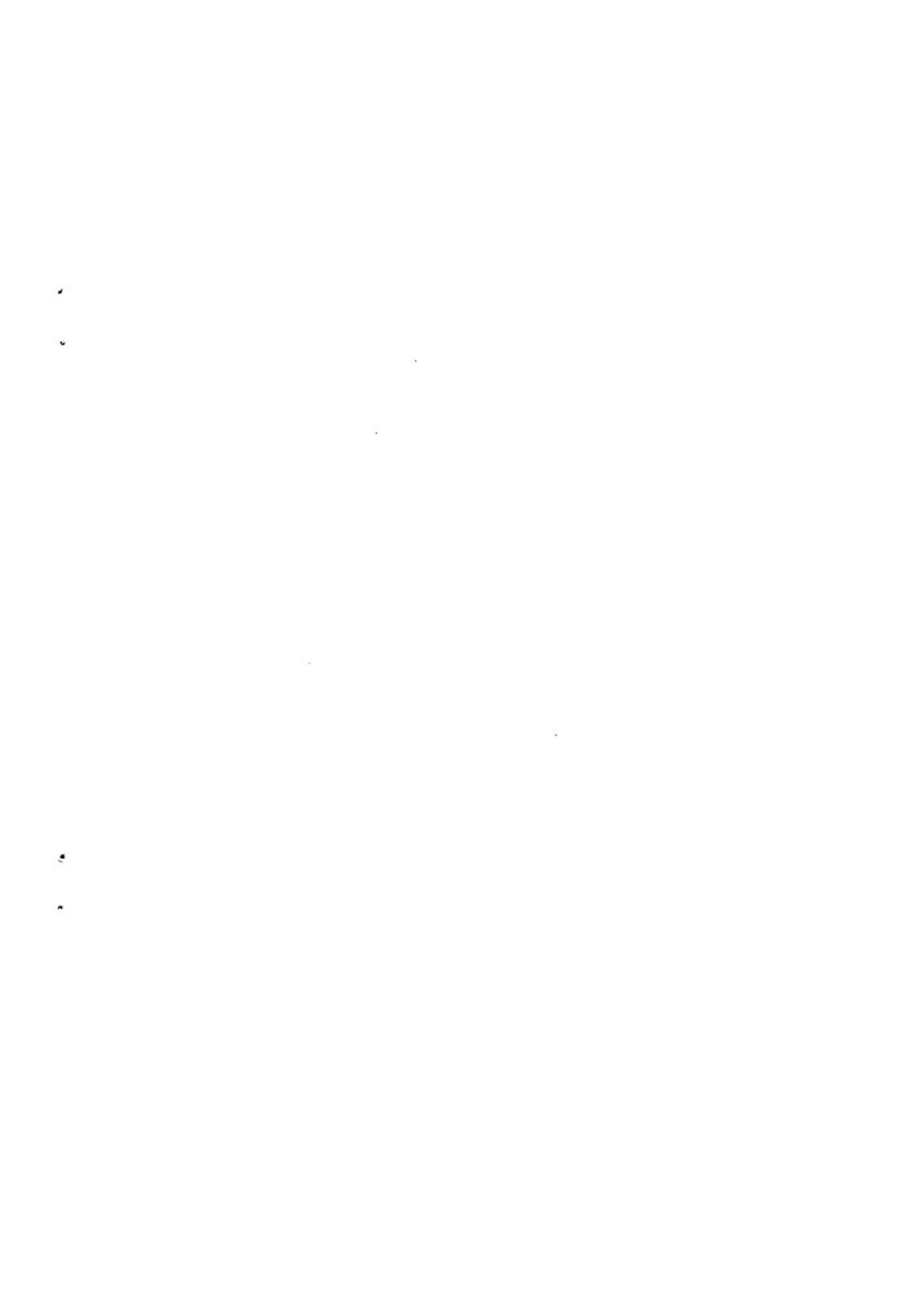
Signature of Identifier with Date


 11/6/14.




 (Tridip Misra)


DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 24
Page from 3043 to 3063
being No 04341 for the year 2014.




(Tridip Misra) 16-June-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal