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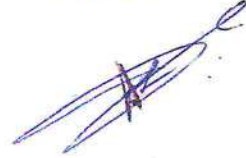
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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

10 NOV 2014

THIS DEED OF CONVEYANCE is made on this 10th day of November Two Thousand Fourteen BETWEEN ALPHA VANIJYA PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at 493/ C/A. G.T. Road (S). Howrah - 711102 having PAN: AAECA9471A duly represented by its director Mr. Ashok Kumar Drolia, hereinafter referred as the VENDOR (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and/or assigns) of the ONE PART

Sl. No. 3252 Dt. _____ Rupees 100
M/s. Sri/Smt. _____
Address _____
P. S. _____
Vendor SMG

C. BANERJEE
Advocate
Alipur Police Court
Calcutta

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27

15 OCT 2014



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

10 NOV 2014

Drafted by me
Ragib Miah
High Court, Kolkata

-AND-

(1) **SHIVRATHI PROJECTS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at 86B/2, Topsia Road, South, Gajaraj Chamber, 3rd Floor, Kolkata-700046 having **PAN: AAUCS1789K** duly represented by its director **Mr. Gourav Chandgothia** and (2) **SHIVRATHI DEVELOPERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at 86B/2, Topsia Road, South, Gajaraj Chamber, 3rd Floor, Kolkata-700046 having **PAN: AAUCS2089L** duly represented by its director **Mr. Gourav Chandgothia** hereinafter jointly referred to as the **PURCHASERS** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and/or assigns) of the **SECOND PART** ;

-AND-

MD MAHABUB HASAN LASKAR, son of Hazi Ayub Ali Laskar residing at Village: Chakpanchuria (Laskarati), Post: Chakpanchuria, P.S. New Town, Kolkata-700156, hereinafter referred to as the **CONFIRMING PARTY** (which terms or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, nominee(s) and/or assigns) of the **OTHER PART** ;

WHEREAS by virtue of two Deeds of Conveyance dated **06.02.1963** & **23.11.1973** both registered at the office of the Sub-Registrar, Cossipore Dum Dum recorded in Book No.1, Volume No.17, Pages 222 to 223 being Deed No. **851** for the year **1963** and Book No.1. Volume No.137, Pages: 299 to 300, being Deed No.**7879** for the year **1973** respectively one Sampatti Dasi alias Sampatti Bala Dasi became absolute Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT** piece and parcel of land measuring about **10 decimals** more or less in C.S. Dag No. 411 under C.S. Khatian No.431, in Mouza- Chakpanchuria, J.L. No.33, Re. Sa. No.205 1/2, Touzi No.145, Pargana- Kalikata, P.S.

A handwritten signature in blue ink, appearing to read 'M. Laskar', is written over a large, dark, diagonal scribble or stamp.


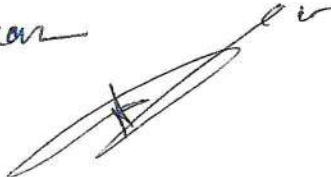
Rajarhat, District: North 24-Parganas;

AND WHEREAS the said Sampatti Dasi alias Sampatti Bala Dasi recorded her name in the record of the Settlement Zarip in R.S. Dag No. 416 under L.R. Khatian No. 1706, in Mouza - Chawkpachurta, in respect of aforesaid **10 decimals** more or less of land ;

AND WHEREAS by a Deed of Conveyance dated **05.08.1991** registered at the office of the A.D.S.R. Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 125, Pages: 385 to 392 being Deed No. **6932** for the year **1991** Sampatti Dasi alias Sampatti Bala Dasi sold, transferred and conveyed unto and in favour of **Kali Pada Maity** of **All That** piece and parcel of land measuring about **3 Cottahs 0 Chittack 0 sq.ft.** more or less in C.S. Dag No. 411. R.S. Dag No. 416. under C.S. Khatian No. 431, L.R. Khatian No. 1706, Mouza -Chakpanchuria, J.L. No. 33, Re. Sa. No. 205 1/2, Touzi No. 145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas;

AND WHEREAS by a Deed of Conveyance dated **05.08.1991** registered at the office of A.D.S.R. Bidhannagar, Salt Lake City, recorded in Book No.1, Volume No.125. Pages: 377 to 384 being Deed No. **6931** for the year **1991** the said Sampatti Dasi alias Sampatti Bala Dasi, sold, transferred and conveyed unto and in favour of **Bhola Nath Kapoor** of **All That** piece and parcel of land measuring about **4 Cottahs 0 Chittack 0 sq.ft.** more or less in C.S. Dag No. 411, R.S. Dag No. 416, under C.S. Khatian No. 431, L.R. Khutian No.1706, in Mouza -Chakpanchuria, J.L. No. 33, Re. Sa, No.205 1/2, Touzi No.145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas ;

AND WHEREAS by a Deed of Conveyance dated **12.10.2007**, in the office of the D.R. North 24-Parganas, Barasat and recorded in Book No. 1, Volume No. 17, Pages 133 to 143, being Deed No. **8433** for the year **2007** the said Kali Pada Maity and Bhola Nath Kapoor jointly sold, transferred and conveyed unto and in favour of **Mandira Developers Pvt. Ltd.** **All That** piece and parcel of land measuring about **10 decimals** more or less in C.S. Dag No.411, R.S. Dag No.416, under C.S. Khatian

No. 431, L.R. Khatian No.1706, Mouza - Chakpanchuria, J.L. No. 33, Re. Sa. No. 205 1/2, Touzi No.145, Pargana - Kalikata, P.S. Rajarhat, District: North 24-Parganas ;

AND WHEREAS by a Deed of Conveyance dated **08.12.1989** registered at the office of the D.R. North 24-Parganas, Barasat and recorded in Book No.I, Volume No.185, Pages: 303 to 308, being Deed No. **8705** for the year **1989** the Ganesh Chandra Naskar, son of Haran Chandra Naskar sold, transferred and conveyed unto and in favour of **Lalit Chandra Sardar, All That** piece and parcel of land measuring about **09 decimals** more or less L.R. Khatian No. 1548/1 in R.S. Dag No. 416. L.R. Dag No- 416 under R.S, Khatian No. 597, Mouza-Chakpanchuria, J.L. No. 33. Re. Sa. No. 205 1/2. Touzi No. 145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas ;

AND WHEREAS thus the said **Mandira Developers Pvt. Ltd.** and **Lalit Chandra Sardar** became absolute Owner of **All That** piece and parcel of land measuring about **10 decimals** more or less in C.S. Dag No.411, R.S. Dag No.416, under C.S. Khatian No.431, L.R. Khatian No.1706, Mouza - Chakpanchuria, J.L. No. 33, Re. Sa. No. 205 1/2, Touzi No.145, Pargana - Kalikata, P.S. Rajarhat, District: North 24-Parganas and **All That** piece and parcel of land measuring about **09 decimals** more or less L.R. Khatian No. 1548/1 in R.S. Dag No. 416. L.R. Dag No- 416 under R.S, Khatian No. 597, Mouza- Chakpanchuria, J.L. No. 33. Re. Sa. No.205 1/2. Touzi No. 145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas;

AND WHEREAS by a Deed of Conveyance dated **28.07.2008** registered at the office of the A.D.S.R. Bidhannagar recorded in Book No. I, CD Volume No. 9, Pages: 16222 TO 16244 being Deed No. **9902** for the year **2008** the said **Mandira Developers Pvt. Ltd.** and **Lalit Chandra Sardar**, sold, transferred and conveyed unto and in favour of **Alpha Vanijya Pvt. Ltd. and BLD Consultancy Services Pvt. Ltd.** of **All That** piece and parcel of Sali land measuring about **19 decimals** more or less lying and situate at Mouza: Chakpanchuria, J.L. No. 33, Re. Sa. No. 205 1/2, Touzi No.145, Pargana: Kalikata, P.S. Rajarhat, comprised in C.S.




Dag No.411, **R.S. Dag No. 416**, under C.S. Khatian No.431, R.S. Khatian No. 597 & L.R. Khatian No.1706 & 1548/1, A.D.S.R.O. Bidhannagar (Salt Lake City), within the local limit of Patharghata Gram Panchyat, P.S. Rajarhat, District: North 24-Parganas ;

AND WHEREAS one Kalidasi Dasi was absolute absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** piece and parcel of land **54 decimals** more or less in **C.S. Dag No. 408. R.S. Dag No. 413**, under C.S. Khatian No- 468. R.S, Khatian No. 674, in Mouza - Chakpanchuria, J.L. No. 33. Re. Sa. No. 205 1/2, Touzi No. 145. Pargana - Kalikata P.S. Rajarhat, in the District North 24-Parganas;

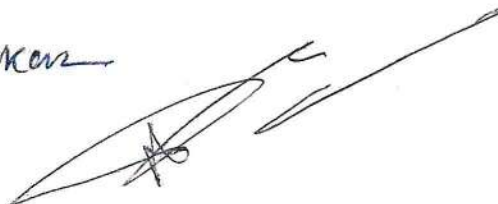
AND WHEREAS by a Deed of Conveyance dated **12.02.1975** registered at the office of the Sub-Registrar, Cossipore Dum Dum and recorded in Book No. I, Volume No. 28, Pages 73 to 75, being Deed No. **1299** for the year **1975** the said Kalidasi Dasi sold, transferred and conveyed unto and in favour of **Kamala Biswas** of **All That** piece and parcel of land measuring about **33 decimals** more or less of land out of 54 decimals in C.S. Dag No. 408, R.S, Dag No. 413, under C.S. Khatian No.468, R.S. Khatian No. 674, in Mouza Chakpanchuria, J.L. No. 33. Re. Sa. No. 205 1/2, Touzi No.145, Pargana - Kalikata P.S. Rajarhat. District North 24-Parganas;

AND WHEREAS by a Deed of Conveyance dated **28.08.1986** registered at the office of the A.D.S.R. Bidhannagar, Salt Lake City and recorded in Book No. I, being Deed No. **6925** for the year **1986** the said Kamala Biswas, sold, transferred and conveyed unto and in favour of **Gour Sardar** of **All That** piece and parcel of land measuring about **33 decimals** more or less of land out of 54 decimals in C.S. Dag No. 408, R.S, Dag No. 413, under C.S. Khatian No.468, R.S. Khatian No. 674, in Mouza Chakpanchuria, J.L. No. 33. Re. Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata. P.S. Rajarhat District North 24-Parganas;

AND WHEREAS by a Deed of Conveyance dated **28.08.1986** registered at the office of the A.D.S.R. Bidhannagar, Salt Lake City and



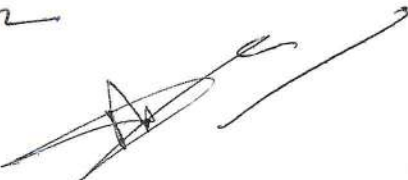
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recorded in Book No. I, Volume No. 132, Pages 305 to 312, being Deed No. **6926** for the year **1986** the said **Gour Sardar**, sold, transferred and conveyed unto and in favour of **Kalyani Paith** of **All That** piece and parcel of land measuring about **05 decimals** more or less out of 33 decimals in C.S. Dag No. 408. R.S. Dag No. 413, under R.S. Khatian No.468, L.R. Khatian No. 2294, Mouza- Chakpanchuria, J.L. No. 33. Re. Sa. No. 205 1/2, Touzi No.145, Pargana-Kalikata, P.S. Rajarhat. District North 24-Parganas;

AND WHEREAS by a Deed of Conveyance dated **12.10.2007** registered at the office of the D.R. North 24-Parganas, Barasat, and recorded in Book No. I, Volume No.17, Pages No. 591 to 607, being Deed No. **8463** for the year **2007** the said **Kalyani Paith**, sold, transferred and conveyed unto and in favour of **Mandira Developers Pvt. Ltd.** of **All That** piece and parcel of land measuring about **05 decimals** more or less in C.S. Dag No. 408. R.S. Dag No. 413. under R.S. Khatian No. 468, L.R. Khatian No. 2294, in Mouza Chakpanchuria. J.L. No. 33. Re. Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat. District North 24-Parganas;

AND WHEREAS disputes in the said Deed bearing Deed No. **8463** for the year **2007**, the said Kalyani Paith as Vendor therein and the said Mandira Developers Pvt. Ltd. as Purchaser therein, the R.S. Dag Number was correctly inserted as C.S. Dag No.408 but corresponding R.S. Dag Number was wrongly inserted as R.S. Dag No. 416 instead of R.S. Dag No.413 and also L.R. Khatian Number of the recorded owner as well as Vendor of the said Deed namely Kalyani Paith was left blank. For necessary correction and for proper adjudication of the said Deed- it is necessary to correct the R.S. Dag Number corresponding to C.S. Dag No. 408 i.e. R.S- Dag No. 413 and also to fill up the L.R. Khatian Number i.e. L.R- Khatian No. 2294. The said **Kalyani Paith** the Confirming Party therein acknowledged the said mistakes happened in the said Deed being No. **8463** for the year **2007** and thereby execute the present Deed accepting the correction in R.S. Dag No. 413 and L.R. Khatian No. 2294, in Mouza - Chakpanchuria, J.L. No. 33. Re. Sa. No. 205 1/2, Touzi No. 145. Pargana - Kalikata, P.S. Rajarhat for justifying and for proper

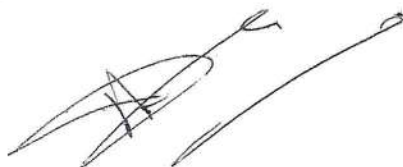
adjudicating her sale of land to the said **Mandira Developers Pvt. Ltd.**

AND WHEREAS by a Deed of Conveyance dated **28.07.2008** registered at the office of the A.D.S.R. Bidhannagar recorded in Book No.I, CD Volume No.9, Pages: 16256 TO 16278, being Deed No. **9904** for the year **2008** the said **Mandira Developers Pvt. Ltd.** therein described as the Vendor and **Kalyani Paith**, therein described as the Confirming Party sold, transferred and conveyed unto and in favour of **Alpha Vanijya Pvt. Ltd.** and **BLD Consultancy Services Pvt. Ltd.** of **All That** piece and parcel of Sali land measuring about **05 decimals** more or less in C.S. Dag No.408. R.S. Dag No. 413. under R.S. Khatian No. 468, L.R. Khatian No.2294, in Mouza Chakpanchuria. J.L. No. 33. Re. Sa. No, 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat within the local limit of Patharghata Gram Panchyat, District: North 24-Parganas ;

AND WHEREAS thus the said **Alpha Vanijya Pvt. Ltd.** and **BLD Consultancy Services Pvt. Ltd.** became absolute joint Owners of **All That** piece and parcel of Sali land measuring about **19 decimals** more or less comprised in C.S. Dag No.411, R.S. Dag No.416, under C.S. Khatian No.431, R.S. Khatian No.597 & L.R. Khatian No.1706 & 1548/1 and **All That** piece and parcel of Sali land measuring about **05 decimals** more or less in C.S. Dag No.408. R.S. Dag No. 413. under R.S. Khatian No. 468, L.R. Khatian No.2294 **totaling to 24 decimals** more or less lying and situate at Mouza: Chakpanchuria, J.L. No.33, Re. Sa. No.205 1/2, Touzi No.145, Pargana: Kalikata, P.S. Rajarhat presently New Town, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R Rajarhat within the local limit of Patharghata Gram Panchyat, District: North 24-Parganas;

AND WHEREAS thus **Alpha Vanijya Pvt. Ltd.** and **BLD Consultancy Services Pvt. Ltd.** became absolute joint Owners of **undivided 12 satak each** of the aforesaid land lying and situate at Mouza: Chakpanchuria, J.L. No.33, Re. Sa. No.205 1/2, Touzi No.145, Pargana: Kalikata, P.S. Rajarhat presently New Town, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R Rajarhat within the local limit of Patharghata Gram Panchyat, District: North 24-Parganas;





AND WHEREAS Vendor is desirous of selling of 12 satak land comprising of **ALL THAT** piece and parcel of Sali land measuring about **9.5 decimals/satak** more or less out of 19 decimals/satak recorded in B.L & L.R.O Rajarhat as 9 decimals/satak being 4068 share in Khatian No. 237 in the name of Alpha Vanijya Pvt. Ltd. comprised in C.S. Dag No.411, **R.S. Dag No.416**, under C.S. Khatian No.431, R.S. Khatian No. 597 & L.R. Khatian Nos.1706 & 1548/1 present L.R. Khatian No. 237 and **ALL THAT** piece and parcel of Sali land measuring about **2.5 decimals/satak** more or less out of 05 decimals/satak recorded in B.L & L.R.O Rajarhat as 3 decimals/satak being .0604 share in Khatian No. 237 in the name of Alpha Vanijya Pvt. Ltd. in C.S. Dag No.408 and **R.S. Dag No. 413**, under R.S. Khatian No. 468, L.R. Khatian No. 237 **totaling to 12 decimals/satak** more or less lying and situate at Mouza: Chakpanchuria, J.L. No.33, Re. Sa. No. 205 1/2, Touzi No.145, Pargana: Kalikata, P.S. Rajarhat presently New Town, A.D.S.R.O. Bidhannagar (Salt Lake City) presently A.D.S.R Rajarhat within the local limit of Patharghata Gram Panchyat, District: North 24-Parganas, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said plots of land** ;

AND WHEREAS the Vendor had agreed to sell to the Confirming Party the **said plots of land** hereinafter referred to as **the said Agreement**.

AND WHEREAS, on the request of the Vendor herein, the Confirming Party agreed to cancel/terminate the **said Agreement**;

AND WHEREAS the Vendor has agreed with the confirming party to pay a sum of **Rs. 13,90,000/-** (Rupees Thirteen Lacs Ninety Thousand) only to the Confirming Party **as compensation** for cancellation of the **said Agreement** and has requested the Purchasers to pay the same on behalf of the vendors to the Confirming Party to which the Confirming Party has agreed and to pay the **balance** consideration amount being **Rs. 36,00,000/-** (Rupees Thirty-six Lacs) only directly to the Vendor herein to which the Purchasers have agreed ;


AND WHEREAS the Purchasers have agreed to purchase and the Vendor has agreed to sell **ALL THAT** the **said plots of land** at a **total consideration** of **Rs. 49,90,000/-** (Rupees Forty-nine Lacs Ninety Thousand) only free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;

NOW THIS INDENTURE WITNESSETH as follows:-

That in pursuance of the said agreement and in consideration of the said sum of **Rs. 49,90,000.00/-** (Rupees Forty-nine Lacs Ninety Thousand) only paid by the Purchasers to the Vendor and the Confirming Party on or before the execution of these presents (the receipt whereof the Vendor and the Confirming Party doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchasers as also the **said plots of land**) the Vendor doth hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchasers 12 decimal/satak of Sali land comprising of **ALL THAT** the piece and parcel of Sali land measuring about **9.5 decimals/satak** more or less out of **19 decimals/satak** recorded in B.L & L.R.O Rajarhat as 9 decimals/satak being .4068 share in Khatian No. 237 in the name of Alpha Vanijya Pvt. Ltd. comprised in C.S. Dag No.411, **R.S. Dag No. 416**, under C.S. Khatian No. 431, R.S. Khatian No.597 & L.R. Khatian Nos.1706 & 1548/1 present L.R. Khatian No.237 and **ALL THAT** piece and parcel of Sali land measuring about **2.5 decimals/satak** more or less out of 05 decimals recorded in B.L & L.R.O Rajarhat as 3 decimals/satak being .0604 share in Khatian No. 237 in the name of Alpha Vanijya Pvt. Ltd. in C.S. Dag No.408 and **R.S. Dag No. 413**, under R.S. Khatian No. 468, L.R. Khatian No. 237 **totaling to 12 decimals/satak** more or less lying and situate at Mouza: Chakpanchuria, J.L. No.33, Re. Sa. No.205 1/2, Touzi No.145, Pargana: Kalikata, P.S. Rajarhat presently New Town, A.D.S.R.Rajarhat within the local limit of Patharghata Gram Panchyat, District: North 24-Parganas, TOGETHERWITH all sewers, areas/structures, drains, ditches, paths, passages, water, water courses and all manner of ancient and

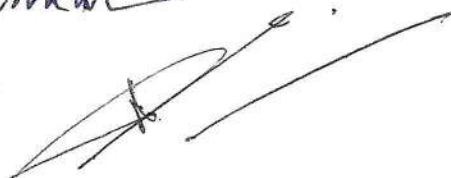
other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said plots of land** and every part thereof TOGETHERWITH all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said plots of land** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or their heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action **TO HAVE AND TO HOLD** the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchasers or its executors, administrators or legal representatives and assigns absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said plots of land** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid.
- b) That the Purchasers and its executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said plots of**



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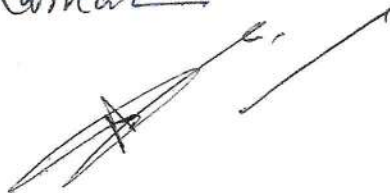


land and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for the Vendor or their Predecessor-in-Title.

- c) That the **said plots of land** free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendors.
- d) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said plots of land** or any part thereof from under or in trust for the Vendor or from or under any of her Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said plots of land** and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.
- e) That no part of the **said plots of land** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of the **said plots of land** in any way and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchasers is dispossessed or deprived of full enjoyment of the **said plots of land** or any part thereof then in that event the Vendor doth hereby agree to



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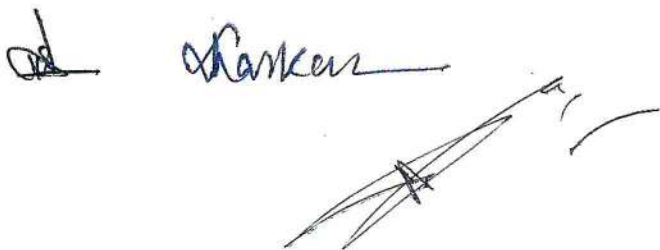


indemnify and keep the Purchasers fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said plots of land** hereby sold to the Purchasers.

- f) That the Vendor shall and will at all times hereafter at the request of the Purchasers produce all or any of the documents of title relating to the **said plots of land** as the Purchasers may direct all the title deed documents and writing for evidencing of title in respect of the **said plots of land** and also furnish to the Purchasers copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.
- g) That the Vendor doth hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of their Predecessors-in-Title in respect of the **said plots of land** up to the date of these presents and further agrees to keep the Purchasers fully indemnified in respect of all costs, charges and expenses arising in respect thereof.
- h) The Vendor has handed over khas possession of the **said plots of land** to the Purchasers and the Purchasers shall mutate its name in respect of the **said plots of land**.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Sali land measuring about 12 decimal/satak comprising of 9.5 decimals/satak more or less out of 19 decimals/satak recorded in B.L & L.R.O Rajarhat as **9 decimals/satak** being 4068 share in Khatian No. 237 in the name of Alpha Vanijya Pvt. Ltd. comprised in C.S. Dag No.411, **R.S. & L.R Dag No.416**, under C.S. Khatian No. 431, R.S. Khatian No.597 & L.R. Khatian Nos.1706 & 1548/1 present L.R. Khatian No. 237 and **ALL THAT** piece and parcel of Sali land measuring about 2.5 decimals/satak more or less out of 05 decimals/satak recorded in B.L & L.R.O Rajarhat as **3 decimals/satak**

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being .0604 share in Khatiyon No. 237 in the name of Alpha Vanijya Pvt. Ltd. in C.S. Dag No. 408 and **R.S. & L.R Dag No. 413**, under R.S. Khatian No. 468, L.R. Khatian No. 237 **totaling to 12 decimals/satak** more or less lying and situate at Mouza: Chakpanchuria, J.L. No.33, Re. Sa. No.205 1/2, Touzi No.145, Pargana: Kalikata, P.S. Rajarhat presently New Town, A.D.S.R. Rajarhat within the local limit of Patharghata Gram Panchyat, District: North 24-Parganas, as shown in the PLAN annexed hereto and bordered with RED COLOUR thereon and butted and bounded thereon :-

R.S & L.R Nos.	Nature of Land	L.R. Khatiyon Nos.	Total Area In Decimal/Satak	Purchased Share in land	Purchased Area In Decimal/Satak
416	Sali	237	23	0.4068	9
413	Sali	237	41	0.0604	3
TOTAL					12 Decimal/ Satak

The total Purchased Area in two Dag Nos. 416 and 413, L.R.Khatiyon No 237 is 12 decimals/satak more or less being 0.4068 & 0.0604 share respectively.

[Handwritten signature]

[Handwritten signature]

ALPHA VANIJYA PVT. LTD.

Ashok Kumar Dole

Director

IN WITNESS WHEREOF the parties hereto have executed these presents the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

ALPHA VANIJYA PVT. LTD.

Ashok Kumar Dha
Director

WITNESS:

1.

2. Priyanka Choudhry
52A, Shakespeare Lane
KOL-700017

SIGNED SEALED AND DELIVERED

by the **PURCHASERS** at Kolkata

SHIVRATHI PROJECTS PRIVATE LIMITED
Gourav Choudhary
Director

WITNESS:

1.

SHIVRATHI DEVELOPERS PRIVATE LIMITED
Gourav Choudhary
Director

2. Priyanka Choudhry

SIGNED SEALED AND DELIVERED

By the **CONFIRMING PARTY** at Kolkata

Md. Mahabub Hossain Laskar

1.

2. Priyanka Choudhry

Drafted by me Rajib Ganguly
Advocate, High Court, Calcutta.

RECEIVED by the VENDOR of and from within named PURCHASERS the within mentioned sum of Rs. 49,90,000.00/- (Rupees Forty-nine Lacs Ninety Thousand) only being the consideration money out of which Rs. 13,90,000/- (Rupees Thirteen Lacs Ninety Thousand) through the CONFIRMING PARTY and Rs. 36,00,000/- (Rupees Thirty-six Lacs) only as per memo below :

Rs. 49,90,000.00

MEMO OF CONSIDERATION

Particulars	Amount
1. Cheque issued by Shivrathi Developers Private Limited, in favour of Alpha Vanijya Pvt. Ltd. being cheque no.616603, dated 22.09.2014 drawn on Axis Bank Limited, Main Branch, Kol-71	11,00,000.00
2. Cheque issued by Shivrathi Projects Private Limited, in favour of Alpha Vanijya Pvt. Ltd., being cheque no.613352, dated 20.10.2014 drawn on Axis Bank Limited, Main Branch, Kol-71	10,00,000.00
3. Demand Draft issued by Shivrathi Projects Private Limited, in favour of Alpha Vanijya Pvt. Ltd. being DD no. 399433, dated 03.11.2014 drawn on Axis Bank Limited, Main Branch, Kol-71.	8,00,000.00
4. Demand draft issued by Shivrathi Developers Private Limited, in favour of Alpha Vanijya Pvt. Ltd. being DD no. 399434, dated 03.11.2014 drawn on Axis Bank Limited, Main Branch, Kol-71.	7,00,000.00
5. Cheque issued by Shivrathi Projects Private Limited, in favour of Md. Mahabub Hasan Laskar, being cheque no. 613358, dated 01.11.2014 drawn on Axis Bank Limited, Main Branch, Kol-71.	6,95,000.00

Ashakar

ALPHA VANIJYA PVT. LTD.

Ashok Kumar Dabgy

Director

6. Cheque issued by Shivrathi Developers Private Limited, in favour of Md. Mahabub Hasan Laskar, being cheque no.616608, dated 01.11.2014 drawn on Axis Bank Limited, Main Branch, Kol-71.	6,95,000.00
TOTAL	Rs. 49,90,000.00
(Rupees Forty-nine Lacs Ninety Thousand) only	

WITNESSES:

ALPHA VANIJYA PVT. LTD.

Ashok Kumar Das

Director

1.




































(VENDOR)

2. Priyanka Choudhury
52A, Shakespeare Square
KOL-700017.













Md. Mahabub Hasan Laskar

(CONFIRMING PARTY)

SPECIMEN FORM FOR THE FINGERPRINTS

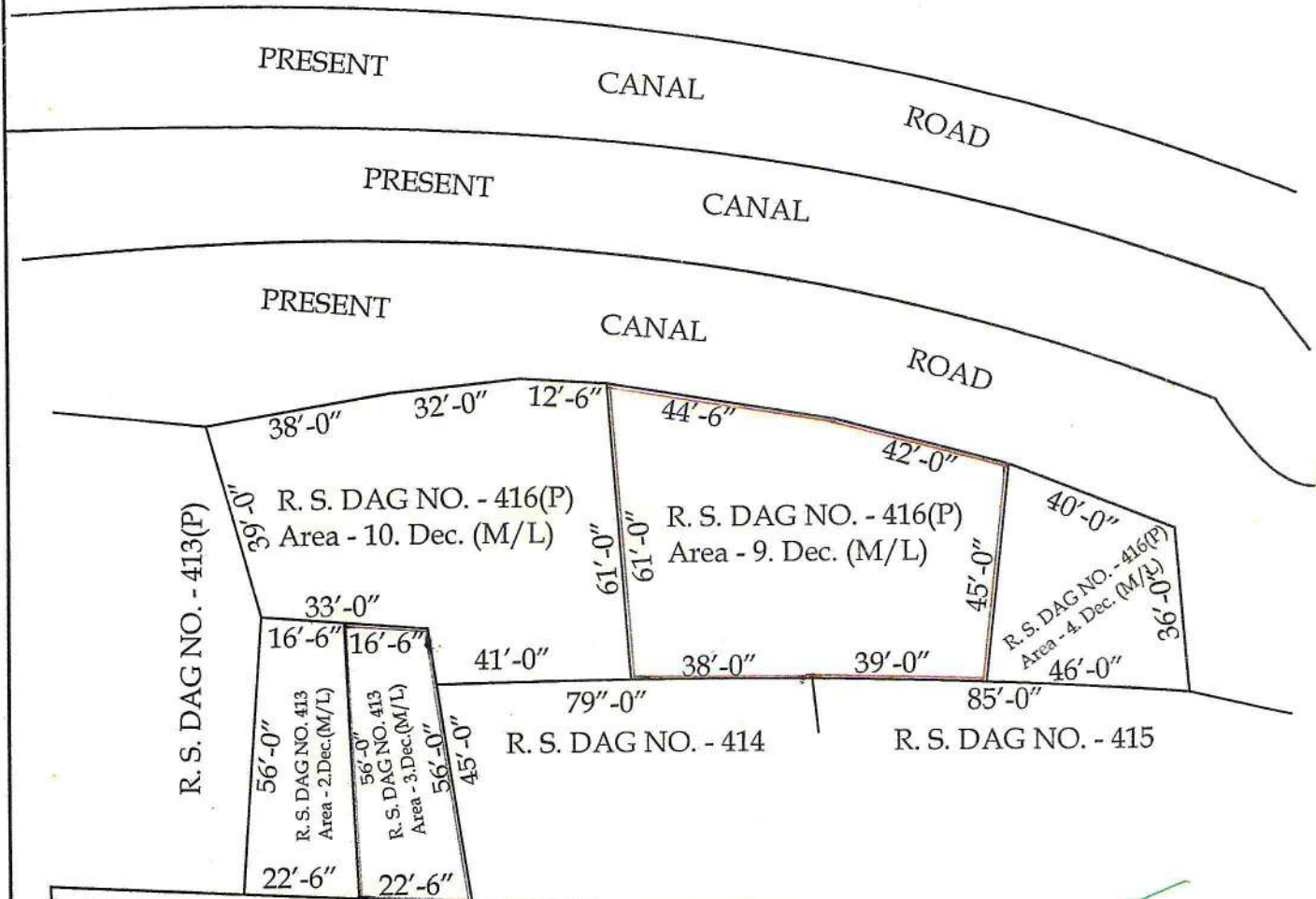
Sl. No.	Signature of the Executants Presentants.							
000000 Chandraghosh SHIVRATHI PROJECTS PRIVATE LIMITED Director	  Director							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
000000 Chandraghosh SHIVRATHI DEVELOPERS PRIVATE LIMITED Director	  Director							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
Ashok Kumar Duba ALPHA VANIJYA PVT. LTD. Director	 Director							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						

SPECIMEN FORM FOR THE FINGERPRINTS

Sl. No.	Signature of the Executants Presentants.									
Md: Mahabubul Haque Lonon										
	Little	Ring	Middle	Fore	Thumb	(Left Hand)				
							Thumb			
	Fore	Middle	Ring	Little	(Right Hand)					
			Little	Ring	Middle	Fore	Thumb	(Left Hand)		
				Thumb	Fore	Middle	Ring	Little	(Right Hand)	
						Little	Ring	Middle	Fore	Thumb
						Thumb	Fore	Middle	Ring	Little



KHATIAN NO. - 237, R. S. KHATIAN NO. - 468, 597, AT MOUZA - CHAKPACHURIA, J. L. NO. - 33, R.S. NO. - 205 $\frac{1}{2}$ TOUZI NO. - 145, P. S. - NEW TOWN, DIST. - NORTH 24 PARGANAS, UNDER PATHARGHATA GRAM PANCHAYET. AREA OF LAND 12DEC. (M/L) AREA SHOWN IN RED BORDER.



RECORDED BAGJOLA KHAL PAR SIDE ROAD
 RECORDED BAGJOLA KHAL
 RECORDED BAGJOLA KHAL PAR SIDE ROAD

SHIVRATHI PROJECTS PRIVATE LIMITED
Govind Chandra
 Director

ALPHA VANIJYA PVT. LTD.
Ashok Kumar
 Director

SHIVRATHI DEVELOPERS PRIVATE LIMITED
Govind Chandra
 Director

ALPH. A PVT. LTD.
 Director

Md. Mahaleub Hasan Laskar
 CONFIRMING PARTY

PURCHASER



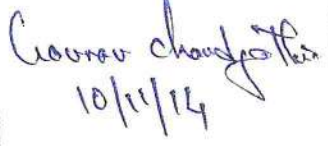
VENDOR

B. Naskar
 Surveyor & Planner
 KSHITISH NASKAR
 VIII+P.O. Patharghata
 P.S.- New Town, Kol-135
 Regd. No.- 0430










COPY BY

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 13405 / 2014, Deed No. (Book - I , 12217/2014)

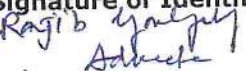
I . Signature of the Presentant


Name of the Presentant	Photo	Finger Print	Signature with date
Mr. Gourav Chandgothia 339, Canal Street , Lake Town , V I P Road, Thana:-Lake Town, P.O. :-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	 10/11/2014	 LTI 10/11/2014	 10/11/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mr. Ashok Kumar Drolia Address -493/ C / A , G. T. Road (S), Thana:-Shibpur, P.O. :-Shibpur, District:-Howrah, WEST BENGAL, India, Pin :-711102	Self	 10/11/2014	 LTI 10/11/2014	
2	Md. Mahabub Hasan Laskar Address -Chak Panchuria (Laskarati), Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156	Confirming Party	 10/11/2014	 LTI 10/11/2014	
3	Mr. Gourav Chandgothia Address -339, Canal Street , Lake Town , V I P Road, Thana:-Lake Town, P.O. :-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Self	 10/11/2014	 LTI 10/11/2014	

Name of Identifier of above Person(s)
Rajib Ganguly
Kolkata High Court, District:-Kolkata, WEST BENGAL,
India

Signature of Identifier with Date

Rajib Ganguly
Address High Court, Kolkata 10/11/14.


Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)

Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT



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

Endorsement For Deed Number : I - 12217 of 2014
(Serial No. 13405 of 2014 and Query No. 1523L000023102 of 2014)

On 10/11/2014

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, 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

1. Rs. 35000/- is paid , by the draft number 666685, Draft Date 05/11/2014, Bank Name State Bank of India, Terminus Building New Town, received on 10/11/2014
2. Rs. 36283/- is paid , by the draft number 666686, Draft Date 05/11/2014, Bank Name State Bank of India, Terminus Building New Town, received on 10/11/2014

(Under Article : A(1) = 55990/- B = 15279/- ,E = 14/- on 10/11/2014)

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.-50,90,904/-

Certified that the required stamp duty of this document is Rs.- 305475 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 152737/- is paid , by the draft number 568803, Draft Date 03/11/2014, Bank : State Bank of India, LA MARTINIÈRE, received on 10/11/2014
2. Rs. 152738/- is paid , by the draft number 568804, Draft Date 03/11/2014, Bank : State Bank of India, LA MARTINIÈRE, received on 10/11/2014

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

Presented for registration at 11.00 hrs on :10/11/2014, at the Office of the A.D.S.R. RAJARHAT by
Mr. Gourav Chandgothia ,Claimant.

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

Execution is admitted on 10/11/2014 by

1. Mr. Ashok Kumar Drolia
Director, Alpha Vanijya Pvt. Ltd., 493/ C / A , G. T. Road (S), Thana:-Shibpur, P.O. :-Shibpur,
District:-Howrah, WEST BENGAL, India, Pin :-711102.
, By Profession : Business

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

(Debasish Dhar)

10 NOV 2014

Additional District Sub-Registrar

EndorsementPage 1 of 2

10/11/2014 11:57:00




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

Endorsement For Deed Number : I - 12217 of 2014
(Serial No. 13405 of 2014 and Query No. 1523L000023102 of 2014)

2. Md. Mahabub Hasan Laskar, son of Hazi Ayub Ali Laskar , Chak Panchuria
(Laskarati), Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL,
India, Pin :-700156, By Caste Muslim, By Profession : Business
3. Mr. Gourav Chandgothia
Director, Shivrathi Projects Pvt. Ltd., 86 B /2 , Topsia Road , South , Gajaraj Chamber, 3rd Floor,
Thana:-Topsia, P.O. :-Topsia, District:-Kolkata, WEST BENGAL, India, Pin :-700046.
- Director, Shivrathi Developers Pvt. Ltd., 86 B /2 , Topsia Road , South , Gajaraj Chamber, 3rd Floor,
Thana:-Topsia, P.O. :-Topsia, District:-Kolkata, WEST BENGAL, India, Pin :-700046.
, By Profession : Business
- Identified By Rajib Ganguly, son of . . , Kolkata High Court, District:-Kolkata, WEST BENGAL, India,
By Caste: Hindu, By Profession: Advocate.

(Debasish Dhar)
Additional District Sub-Registrar


Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

10 NOV 2014

(Debasish Dhar)
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 1191 to 1214
being No 12217 for the year 2014.



(Debasish Dhar) 11-November-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

