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certified that the Document is admitted " The Signature Sheet and the Disbursement sheets attached to this document as the part of this Document.

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Additional Registrar

अतिरिक्त रजिस्ट्रार

2.12.14

THIS INDENTURE made this 19th day of November in the year Two Thousand and Fourteen

BETWEEN

(1) JYOTIRLING MARKETING PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having PAN AACCCJ 5890R and having its registered office at 5, Vivekanand Road, P.S. Girish Park, Kolkata- 700 026 (represented by its Director Sri Sankalan Dutta, son of Sri Asok Kumar Dutta a Hindu by occupation Service having his PAN ARRPD7235J residing at HB 193, Salt lake, BLOCK HB, Sector III,

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SARAOGI & COMPANY
ADVOCATES
TB. K. S. FOY ROAD,
KOLKATA-700 001

Name	KOLKATA-700 001
ADT	
Rs. / Paise	5 NOV 2014
SUPANJAN MUKHERJEE	
Authorised Signatory	
289	Kolka Road, Kol-1

[Signature]

15 NOV 2014

Angay Kumar Sinha



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ASPS DEVELOPERS LLP

DESIGNATED PARTNER



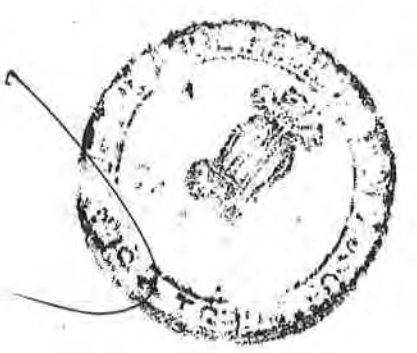
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JYOTIRLING MARKETING PVT. LTD.

Anshu Kumar Sinha
Authorised Signatory

Anshu Kumar Sinha
Authorised Signatory

VANSPATI RETAILERS PVT. LTD.



ROSHKESH DEALTRADE PVT. LTD.

Anshu Kumar Sinha
Director

Anshu Kumar Sinha
Authorised Signatory

AWOCafe

REGISTRAR KOLKATA
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Bidhannagar -17, Bidhannagar (South) 700106 (2) **VANASPATI RETAILERS PRIVATE LTD.** a Company incorporated under the Companies Act, 1956 and having its registered office at 493/C/A, G.T. Road (S), Vivek Vihar, Phase-I, Block-B, Flat No. 103, Howrah – 711102, P.S. Shibpur having its PAN AADCV 6355M (represented by its Director Sri Sankalan Dutta, son of Sri Asok Kumar Dutta, a Hindu by occupation Service having his PAN ARRPD7235Jresiding at HB 193, Salt lake, BLOCK HB, Sector III, Bidhannagar -17, Bidhannagar (South) 700106 (3) **RISHIKESH DEALTRADE PRIVATE LTD.** a Company incorporated under the Companies Act, 1956 and having its registered office at "SAJAWAT" Howrah A.C. Market, Shop No. G-35, at 47 Dobson Road, Howrah – 711101, P.S. Golabari, having its PAN AAFCR2727P represented by its Director Sri Sankalan Dutta, son of Sr Asok Kumar Dutta, a Hindu by occupation Service having his PAN ARRPD7235Jresiding at HB 193, Salt lake, BLOCK HB, Sector III, Bidhannagar -17, Bidhannagar (South) 700106ll hereinafter Jointly referred to as the "**VENDORS**" (which expression shall unless excluded by repugnant to the subject or context be deemed to mean and include their successor-in-interest agents each of them) of the **FIRST PART.**

AND

ASPS DEVELOPERS LLP, a limited liability partnership registered under The Limited Liability Partnership Act, 2008 (6 of 2009) and duly registered with the Registrar of Companies, West Bengal, having its LLPIN AAB-5512 of 2013 and having its PAN No. AAXFA5713D and having its registered office at 68/2, Harish Mukherjee Road, Kolkata – 700025 (represented by its Designated Partner Mr. Ajay Kumar Shroff, son of Shri Amar Nath Shroff, a Hindu businessman residing at 68/2, Harish Mukherjee Road, Kolkata 700025 having his PAN No. AIMP59017P) hereinafter referred to as "the **PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context include its permitted successors-in-interest and permitted assigns) of the **THIRD PART.**

WHEREAS prior to March 1957 one Ramchandra Sur son of Hemchandra Sur was the Owner of All That piece or parcel of Land measuring 1 Bigha 4 Kattahs 1 Chattack and 22 Sq.ft. (equivalent to 24 Kattahs 1 Chattack

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22 Sq.ft.) with structures standing thereon or on part thereof being the demarcated portion of municipal premises No. 47 Christopher Road, Calcutta.

AND WHEREAS by a Conveyance dated 8th March 1957 made between the said Ramchandra Sur as Vendor and Sur & Co. a Partnership Firm (registered under the Indian Partnership Act 1932) (constituted of its partners Nani Gopal Sur, Nandlal Sur and Rabindra Nath Sur, all sons of Atal Bihari Sur) as Purchaser and registered in Book I Volume No. 33 Pages 43 to 50 Being No. 1087 for the year 1957, with District Registrar the said Ramchandra Sur for the consideration therein stated sold and transferred and the said Sur & Co. purchased All That the piece and parcel of Land containing 1 Bigha 4 Cottahs 1 Chattacks 22 Sq.ft. (24 Kattahs 1 Chattack 22 sq.ft.) being demarcated portion of municipal premises No. 47 Christopher Road, Calcutta with the structures and sheds thereof.

AND WHEREAS by several registered Conveyances the said Nani Gopal Sur purchased a total of 227 Kattahs 9 Chattacks 5 Sq.ft. Together With the dwelling houses constructions sheds and structures standing thereon or on part thereof comprised in Municipal Premises Nos. 41, 43 and 45 Christopher Road, Calcutta (formed out of 41, 43, 45, 45/1 and 47 Christopher Road, Calcutta) now being known and numbered as present Municipal Premises no. 41,43,45, 45/1 and portion of 47, Christopher Road, Kolkata 700046.

AND WHEREAS the said M/s. Sur & Co. (hereinafter called "Borrowers") availed overdraft and cash credit facilities from United Industrial Bank Ltd. (which Bank was subsequently amalgamated with Allahabad Bank, a nationalized Bank) against hypothecation of raw materials, finished goods and plants and machinery and also against equitable mortgage by deposit of Title Deeds interalia in respect of (1) All Those pieces and parcels of lands owned by the said Nani Gopal Sur altogether 227 Kattahs 9 Chattacks and 5 Sq.ft. more or less along with dwelling houses and other structures situate lying at and being municipal premises Nos 41, 43 and 45 Christopher Road (formed out of Lands of premises No. 41, 43, 45, 45/1 and 47 Christopher Road), Calcutta and (2) All that Land and premises owned by M/s. Sur & Co. containing 24 Cottahs 1 Chattacks and 27 Sq.ft. being demarcated portion of 47, Christopher Road, Calcutta.

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AND WHEREAS the said borrowers having failed to pay the dues of the said United Industrial Bank Ltd (subsequently amalgamated with Allahabad Bank), the said bank filed a suit in the Court of 9th Civil Judge, Senior Division, Alipore, being Title Suit No. 42 of 1976, against the said Messrs Sur & Company, the partnership firm and its said three partners, namely, Nani Gopal Sur, Nanda Lal Sur, and Rabindra Nath Sur, for preliminary mortgage decree for the amount mentioned in the plaint inclusive of interest, further interest and other reliefs stated in the plaint filed in the said Suit.

AND WHEREAS the said partners of Sur & Co. having died from time to time the respective legal heirs and representatives were substituted as defendants in the said proceedings.

AND WHEREAS on or about 10th July, 1981 the 9th Court of Civil Judge, Senior Division, at Alipore, passed a final decree in terms of a joint petition of compromise agreed and signed by the said Bank and the defendants in the said suit ; And the said suit was accordingly decreed and the defendants being the judgement debtors agreed to pay the decretal dues in equal monthly installments as therein stated and first of such installment commenced and became payable on or before 7th July, 1981 and all subsequent installments were agreed to be paid within 15th of each succeeding month, and it was also agreed that in case of any default in payment of any six monthly installments the entire decretal dues with interest and costs would at once become payable and the decree holder (plaintiff bank) will be entitled to put the mortgaged property described in the Schedules 'C' and 'D' to the plaint and in the Schedule of the said joint petition of compromise, on sale in the execution of the said decree, And also that if the sale proceeds of the mortgaged property be not sufficient to satisfy the amount due to the plaintiff bank then the plaintiff bank will be at liberty to apply for a personal decree against the defendants ; And also that if the said decretal dues were paid by the judgements debtors regularly in monthly installments in the manner stated in the said joint petition of compromise then the plaintiff bank will give up interest payable on the principal amount from the date of the decree. The properties which were the subject matter of the said Decree were interalia:

A. Owned by Nani Gopal Sur (Not the subject matter of these presents)

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B. Owned by Sur & Co

All that piece of Land containing Land measuring 24 Cottahs 1 Chittack 22 Sq.ft. with constructed sheds and structures standing thereon or on part thereof situate lying and being the demarcated portion of Municipal Premises No. 47 Christopher Road, Calcutta.

AND WHEREAS subsequently all the assets and liabilities of the said united Industrial Bank Ltd. were amalgamated with/taken over by Allahabad Bank, and the said Allahabad Bank became entitled to the rights benefits advantages claim under the said decree and became entitled to the rights to execute the same and receive and recover the decretal dues and to enforce and execute the decree in the manner as stated in the decree passed in pursuance of the said joint petition of compromise.

AND WHEREAS the said Allahabad Bank filed execution Case being Title Execution Case No. 15 of 1982 in the 9th Court of Learned Civil Judge (Senior Division) at Alipore praying for the recovery of the Decretal dues and for other reliefs and by an Order dated 10.06.1991 one Ms. Subhra Ghosh, Advocate was appointed Receiver over and in respect of the properties which were given to the Bank as Collateral Securities.

AND WHEREAS during the pendency of the said execution case, by an assignment agreement dated 26th March, 2010, made between Allahabad Bank therein referred to as the Seller/Assignor of the first part and ASREC (INDIA) Limited, therein called the originally intended purchaser / confirming party of the Second part and ASREC (India) Limited in its capacity as Trustee of the trust "ASREC PS-06/2009-10 Trust" for the holders of security receipts issued by the Trustees, therein referred to as the Assignees of the third part, and duly registered with the Joint Sub-Registrar, Andheri-IV, Mumbai as being No. 3294 for the year 2010 the said assignor Allahabad Bank in the premises and for the consideration and on the terms and conditions therein stated and the assignee paying the therein stated purchase consideration to the said therein named seller, the said seller as true legal and beneficial owner of the loans in the ordinary course of its business unconditionally and irrevocably sold assigned transferred and released unto the assignee all the loans for ever pursuant to Section 5 of the SARFAESI Act To Hold the same

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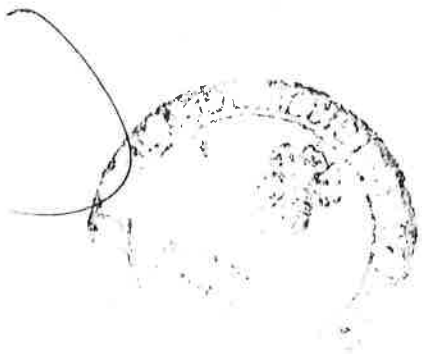
in trust for the benefits of the holders of security receipts issued by the assignee pursuant to ASREC PS 06/2009-10 Trust and the Trust Deed, To The End And Intent that the said assignee would thereafter be deemed to be full and absolute legal owner and the only person legally entitled to the loans or any part thereof free from any encumbrance including the right to file a suit or institute such other recovery proceedings and take such other actions for the purpose of recovery of the loans in its own name and rights as assignee and not as a representative or agent of the (therein named) seller, And to exercise all other rights of the seller in relation thereto. The said assignment included the said debt payable by Sur & Company to Allahabad Bank and accordingly the said assignee became entitled to all rights benefits claims and interest in the said debt payable by Sur & Company to Allahabad Bank and the securities covering also the said lands without any right claim and interest of Allahabad Bank.

AND WHEREAS having thus assigned its dues (including rights and benefits as aforesaid in favour of the said Asrec (India) Ltd (as trustee as aforesaid) by executing and registering the Deed of Assignment on 26th March 2010 and having received the agreed consideration amount from the assignee, the said Allahabad Bank also handed over all original Deeds and Documents relating to the properties given as Collateral Security, to the said assignee.

AND WHEREAS subsequently the said Astrec India Ltd. made an application in the said Execution Case No. 15 of 1982 in the 9th Court of Learned Civil Judge (Senior Division) at Alipur praying the dismissal of the execution case for non prosecution and recording full satisfaction of the said Decree passed in the Title Suit No. 42 of 1976 and for the discharge of the said receiver Mrs. Subhra Ghosh Advocate.

AND WHEREAS by an order dated 6th February 2012 made by the Learned Civil Judge (Senior Division) 9th Court in the said Title Execution Case No. 15 of 1982 the Learned Judge allowed the said application of Asrec India Ltd. on contest and the said execution proceeding was disposed of with full satisfaction since no claim remained against the Judgement Debtors and the

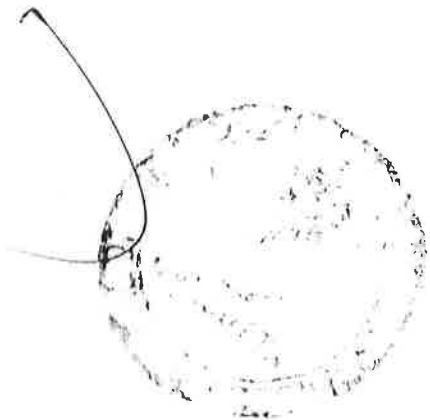
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said Receiver (Ms. Subhra Ghosh) was discharged from receivership of the property given in her custody and also from the said case.

AND WHEREAS by an Assignment of Debt dated 20th August 2010 made between the said Asrec (India) Limited acting in its capacity as trustee of the ASREC PS 06/2009-10 Trust for the benefits of the Security Receipts issued by the Trustees (represented through its authorised signatory Kalachand Bandopadhyay) therein called Assignor AND Max Cement Private Limited of 197/A, B.B.Chatterjee Road, P.S. Kasba, Kolkata 700 042 therein called Assignee AND the said ASREC (India) Ltd (in its own capacity) therein called Confirming Party and registered in Book IV as being N. 5034 for the year 2010 with Additional Registrar of Assurances III Kolkata, the said assignor in the premises therein mentioned and for the consideration therein mentioned paid by the assignee to the Assignor and duly acknowledged by the assignor, the said assignor acquitted released and forever discharged the said Assignee (Max Cement Private Ltd) and the loan or debt availed by M/s. Sur & Co having its registered office at 45, Christopher Road, Kolkata 700 046 thereby conveyed, the said Assignor as the true legal and beneficial owner of the loan, in the ordinary course of business, thereby unconditionally and irrevocably sold assigned transferred and released to and unto the Assignee (Max Cement Private Ltd) the loan or debt availed by M/s. Sur & Co having its registered office at 45, Christopher Road Kolkata 700 046 forever TO HOLD the same absolutely TO THE END AND INTENT THAT the said Assignee (Max Cement Private Ltd) would thereafter be deemed to be the full and absolute owner and the only person legally entitled to the loan or any part thereof free from any or all encumbrances and to recover and receive all amounts due, including the right to file a Suit or institute such other recovery proceedings and take such other action including causing itself to be substituted in any pending proceedings in place and stead of the said ASREC/Allahabad Bank as might be required for the purpose of recovery of the loan in its own name and right and as an assignee and not as a representative or agent of the Assignor AND exercise all other rights of the Assignor in relation thereto AND the said assignor also assigned in favour of the said Assignee (Max Cement Private Ltd) all its rights title and interest including financing documents, all agreement, deeds and documents related thereto and all collateral and underlying security interests and/or pledges created to secure and/or guarantees issued in respect of the repayment of the loan which the said Assignor was entitled to AND the said Assignor agreed to transfer/deliver or cause to be delivered/transferred all such original

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documents deeds and/or writing including but not limited to the financing documents and to produce promptly on the requests and at the costs of the Assignee.

AND WHEREAS on 4.12.1960 the said Nandlal Sur died intestate leaving him surviving his wife Smt. Mallika Sur and his two sons being Somnath Sur and Sidhartha Sankar Sur and his daughter mamta as his only heireses and heirs who succeeded to his share in the said properties. AND on 13.09.2010 the said Smt. Mallika Sur having died intestate, they the said Somnath Sur and Sidhartha Sankar Sur and Smt. Mamta (having been married came to be known and named as Mamata Ghosh) Jointly became entitled to the said properties as successors to the estate and rights of Late Mallika Sur also.

AND WHEREAS by and in terms of a Conveyance dated 19th July 2011 made between (1) Somnath Sur (2) Sidhartha Sankar Sur and (3) Mamata Ghosh all being the heirs of said Late Nandlal Sur and all therein Jointly referred to as 'vendors' of the First Part and Max Cement Private Ltd. therein referred to as 'confirming Party' of the Second Part and the abovenamed Vendor Jyotirling Marketing Private Ltd. therein referred to as 'Purchaser' of the Third Part and registered in Book No. 1, CD Volume No. 12 Pages from 2322 to 2344 Being No. 05582 for the year 2011 with the office of the District Sub Registrar-III, South 24-Parganas, West Bengal they the said therein named Vendors in the premises and for the consideration therein stated sold and the said therein named Purchaser purchased and the said thereinnamed Confirming Party confirmed the sale and the said thereinnamed purchaser purchased ALL THAT undivided 1/3rd (one third) share equivalent to 08 (eight) cottahs 22.34 (twenty two point three four) square feet more or less in land measuring 24 (twenty four) cottahs 1 (one) chittack and 22 (twenty two) sq.ft. together with a proportionate built up area equivalent to 4568 (four thousand five hundred sixty eight) square feet out of total 13704 (thirteen thousand seven hundred four) square feet more or less in dwelling houses and other structures standing thereon situate lying at and being demarcated portion of municipal premises No. 47, Christopher Road, Kolkata – 700 046 fully described in Part II of the schedule thereunder written together with all easement rights and all other rights appurtenances and inheritances for access and user of the said share and the said property And Together with all appurtenances thereto free from encumbrances.

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AND WHEREAS by a Conveyance dated 19th July 2011 made between (1) Renuka Sur (2) Satyajit Sur (3) Surajit Sur (4) Sujit Sur (5) Suhrita Roy Chowdhury being the heirs and heiresses of Rabindra Nath Sur and all therein jointly referred to as Vendors of the First Part and Max Cement Private Ltd. therein referred to as Confirming Party of the Second Part and the abovenamed vendor Vanaspati Retailers Private Ltd. therein referred to as the Purchaser of the Third Part registered in Book No. I CD Volume No. 12 Pages from 2400 to 2423 Being No. 05585 for the year 2011 at the office of the District Sub-Registrar-III, Alipur, South 24-Parganas, West Bengal they the said therein named Vendors in the premises and for the consideration therein stated sold and the said therein named Purchaser purchased and therein named Confirming Party confirmed the sale and the said therein named purchaser purchased ALL THAT undivided 5/18th (five eighteenth) share equivalent to 6 (six) cottahs 11 (eleven) chittacks 4 (four) square feet more or less in land measuring 24 (twenty four) cottahs 1 (one) chittack and 22 (twenty two) square feet more or less Together with proportionate built up area equivalent to 3807 (three thousand eight hundred seven) square feet out of total built up area of 13704 (thirteen thousand seven hundred and seven) square feet more or less in dwelling houses and other structures standing thereon situate lying at and being the demarcated portion of municipal premises No. 47, Christopher Road, Kolkata – 700 046 fully described in the part II schedule thereunder written And Together with all easement rights and all other rights and appurtenances and inheritances for access and user of the said share in the said property And Together with all appurtenances thereto free from encumbrances.

AND WHEREAS by another Conveyance dated 25th July 2011 made between Sujata Ghosh (being the daughter and one of the heiresses of Late Rabindra Nath Sur) therein referred to as the Vendor of the First Part and Max Cement Private Ltd. therein referred to as the Confirming Party of the Second Part and the said Vanaspati Retailers Private Ltd. therein referred to as the Purchaser of the Third Part and registered in Book No. I CD Volume No. 12 Pages from 3865 to 3886 Being No. 05691 for the year 2011 at the office of District Sub-Registrar-III, Alipur, South 24-parganas, West Bengal the said thereinnamed Vendor Sujata Ghosh in the Premises and for the consideration therein stated sold and the said therein named Purchaser purchased and the said therein named Confirming Party confirmed the sale of undivided 1/18th (one eighteenth) share equivalent to 01 (one) cottah 5 (five) Chittacks 19 (nineteen) square feet more or less Together With proportionate

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built up area measuring 762 (seven hundred sixty two) square feet more or less out of total built up area of 13704 (thirteen thousand seven hundred four) square feet more or less in dwelling houses and other structures standing thereon situate lying at anc being the demarcated portion of municipal premises No. 47, Christopher Road, Kolkata – 700 046 fully described in Part II of the schedule hereunder written Together With all easement rights and all others rights appurtenances and inheritances or access and user of the said share and in the said demarcated land and property together with all appurtenances thereto free from all encumbrances.

AND WHEREAS by a Conveyance dated 19th July 2011 made between (1) Sanjit Kumar Sur and (2) Ranjit Kumar Sur both being the sons and heirs of Late Nani Gopal Sur and both therein Jointly referred to as the 'Vendors' of the First Part and Max Cement Private Ltd. therein referred to as the 'Confirming Party' of the Second Part and Rishikesh Dealtrade Private Ltd. therein referred to as 'Purchaser' of the Third Part and registered in Book I CD Volume No. 12, pages from 2345 to 2365 Being No. 05583 for the year 2011 at the office the District Sub-Registrar-III of South 24-Parganas, West Bengal, the said therein named Vendors Sanjit Kumar Sur and Ranjit Kumar in the premises and for the consideration therein stated sold and the said Confirming Party confirmed the sale of and the said Purchaser purchased All That undivided 2/27th (two twenty seventh) share equivalent to 01 (one) Cottah 12 (twelve) Chittacks 24.97 (twenty four point nine seven) Square feet more or less in land measuring 24 (twenty four) Cottahs 1 (one) Chittacks and 22 (twenty two) Square feet more or less Together with a proportionate built up area equivalent to 1016 (one thousand sixteen) Sq. ft. out of a total built up area of 13704 (thirteen thousand seven hundred four) Sq.ft. more or less indwelling houses and other structures standing thereon situate lying at and being the demarcated portion of municipal premises No. 47 Christopher Road, Kolkata described in the Part II of the Schedule thereunder written Together with all easement rights and all other rights appurtenances and inheritances for access and user of the said share and the said property And Together with all appurtenances thereto free from all encumbrances.

AND WHEREAS by a Conveyance dated 26th July 2011 made between (1) Mahamaya Sur (being the wife and one of the heiresses of Late Nani Gopal Sur) (2) Kabita Sur (3) Nivedita Sur (4) Rita Sur (5) Gita Biswas (6) Chinmoyee Ghosh and (7) Sabita Basu (being the daughters and the remaining heiresses of Late Nani Gopal Sur) all therein jointly referred to as

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the Vendors of the First Part and Max Cement Private Ltd. therein referred to as Confirming Party of the Second Part and the said Rishikesh Dealtrade Private Limited therein referred to as the Purchaser of the Third part and registered in Book No.1 Cd Volume No. 12 Pages from 5583 to 5610 Being No. 05785 for the year 2011 at the Office of District Sub-Registrar-III, Alipore South 24-parganas, West Bengal the said therein named Vendors for the consideration and in the Premises therein stated sold and the said therein named Confirming Party confirmed and the said therein named purchaser purchased All That undivided 7/27th (seven – twenty seventh) share equivalent to 6 (six) Cottah 03 (three) Chittack 42.37 (forty two point three seven) square feet more or less in Land measuring 24 (twenty four) Kattah 1 (one) Chittack 22 (twenty two) square feet more or less Together With proportionate built up area equivalent to 3553 Sq.ft out of total built up area of 13704 (thirteen thousand seven hundred seven) square feet more or less in dwelling houses and other structures standing thereon situate lying at and being the demarcated portion of Municipal Premises No. 47, Christopher Road, Kolkata – 700 046 Together with all easement rights and other rights and appurtenances and inheritances for access and user of said share in the said property being the demarcated portion of Municipal Premises No.47, Christopher Road, Kolkata described in Part II of the Schedule thereunder written.

AND WHEREAS in consequence of the aforecited five Conveyance the said Vendors are Joint Owners of the said Land measuring 24 (twenty four) Cottahs 1 (one) chittack 22 (twenty two) square feet Together With said dwelling houses and other structures having brick walls and tile sheds having built up area of 13704 (thirteen thousand seven hundred four) Sq.ft. (out of which built up area of pucca structures being 9890 Sq.ft. and built up area of tile shed structure being 3814 Sq.ft.) and dilapidated 3 Labour and Darwan Hutments situate lying at and being the demarcated portion of Municipal Premises No. 47 Christopher road, Kolkata fully described in the First Schedule hereunder written and hereinafter referred to as the said "Premises".

AND WHEREAS in each of the said five conveyances, the said Akankha Nirman Private Limited (formerly Max Cement Private Ltd has joined in as Confirming Party and agreed and covenanted that it shall always be liable to bear and pay all claims demands and liabilities statutory and non statutory if

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any of the partnership firm M/s. Sur & Co. of 45 Christopher Road, Kolkata 700046

AND WHEREAS each of the said Vendors is owning undivided equal 1/3 (one third) share in the said premises.

AND WHEREAS some portion of the said premises is unauthorisedly and wrongfully possessed by few unauthorized people.

AND WHEREAS the said Vendors approached the Purchaser herein and made an offer to the Purchaser to sell and transfer purchase and acquire the said Land / Property / Premises AND the purchaser has accordingly agreed to purchase and acquire the said Land / Property / Premises absolutely and forever free from all encumbrances mortgages charges liens lispensens leases tenancies occupancy rights attachment trusts uses debutters claims demands acquisitions requisitions alignments and liabilities whatsoever or howsoever.

AND WHEREAS the Vendors have represented unto the Purchaser that –

- (a) There are no disputes whatsoever between the Joint Owners – viz the said Vendors in relation to their respective undivided share of ownership and enjoyment and possession of the said premises and all the Vendors are Jointly in possession of the said premises and that the said Vendors have a marketable title to the said Premises free from encumbrances mortgages and charges.
- (b) The Vendors have duly obtained separate assessment of municipal taxes of the said premises.
- (c) The Vendors have got their names mutated in the records of Kolkata Municipal Corporation as the owners of the said Premises.
- (d) There are no disputes relating to the identity and the land area of the said premises.
- (e) The Vendors would bear and pay all municipal taxes Land revenue and all outgoings including Electricity charges, of the said premises up to the date of sale and execution of Conveyance of the said premises and shall obtain and make over to the purchaser before the execution

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of conveyance, a no dues certificate from Municipal authorities and Electricity suppliers.

- (f) No part of the said premises is affected by any notice or Scheme of development / acquisition / requisition / alignment notified by any statutory authority or by the Government.
- (g) There never was nor is there any excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act, 1976 in the said Premises or in the hands of the Vendors or their predecessors-in-title.
- (h) Some portion of the said premises is unauthorisedly and wrongfully possessed by few unauthorized people And The Vendors are in khas and peaceful possession of the remaining area of the said Premises and the Vendors have not granted any right of tenancy or user of the said remaining area said premises to any person and the Vendors are in a position to give to the Purchaser the vacant and peaceful possession of only the said remaining area at the completion of sale and transfer of the said premises to the Purchaser.
- (i) The Vendors have not created / suffered any attachment / restraint / liability on the said premises.
- (j) The said premises is free from all encumbrances, mortgages, charges, lispendens, acquisitions, requisitions and disputes whatsoever..
- (k) No winding up proceedings have been initiated or threatened to be initiated against any of the said Vendors.
- (l) The said Vendors do not suffer from any inability or injunction by a Court of competent Jurisdiction or by any order / directive of any statutory authority in selling and transferring the said premises in the absolute decision of the Vendors.

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AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said premises at the consideration and on the terms and conditions hereinafter stated.

AND WHEREAS the Purchaser has by way of consideration, for purchasing the said Premises described in the First Schedule hereunder written free from all encumbrances mortgages charges liens lispendens leases tenancies occupancy rights attachment trusts uses debutters claims demands acquisitions requisitions alignments and liabilities whatsoever or howsoever including free from all debts claims and demands under the said registered Deed of Assignment of Debt dated 20th August 2010 or otherwise, agreed to provide to the Vendors collectively a total of 15733 sq.ft. of constructed area (together with proportionate share of the areas comprised in the common areas, amenities and facilities) comprised in the self-contained independent units/flats at the complex of the constructed buildings to be built and completed by the Purchaser at its own costs and expenses on the said Land in following proportion:

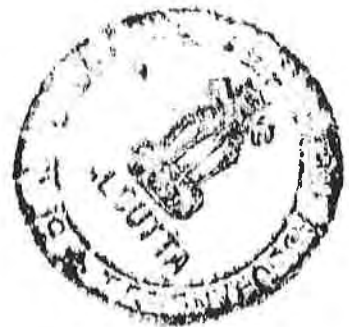
- | | | |
|----|---------------------|-----------|
| a) | to the Vendor No.1 | 5244 sft; |
| b) | to the Vendor No. 2 | 5245 sft; |
| c) | to the Vendor No. 3 | 5244sft; |

I. **NOW THIS INDENTURE WITNESSETH** that in the premises and in consideration of the Purchaser agreeing to provide to the Vendors collectively a total of 15733 sq.ft. of constructed area (together with proportionate share of the areas comprised in the common areas, amenities and facilities) comprised in the self-contained independent units/flats at the complex of the constructed buildings to be built and completed by the Purchaser at its own costs and expenses on the said Land in following proportion :

- | | | |
|----|---------------------|-----------|
| a) | to the Vendor No.1 | 5244 sft; |
| b) | to the Vendor No. 2 | 5245 sft; |
| c) | to the Vendor No. 3 | 5244 sft; |

(in short collectively called the “**Vendors’ Constructed Area**”)

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THEY the said Vendors do hereby absolutely and indefeasibly grant sell transfer convey assign and assure unto and to the use of the said Purchaser the said premises being All That piece of Land containing 24 (twenty four) Cottahs 1 (one) Chittack and 22 (twenty two) Square feet Together With the dwelling houses and structures (standing thereon) having brick walls and tile sheds having a built up area of 13704 (thirteen thousand seven hundred four) Square feet (out of which built up area of pucca structure being 9890 Square feet and built up area of tile shed being 3814 Square feet) and dilapidated 3 Labour and Darwan Hutments situate lying at and being the demarcated portion of Municipal Premises No. 47 Christopher Road, Kolkata - 700 046 P.S. Tangra Ward No. 58 within the limits of Kolkata Municipal Corporation District 24-Parganas (South) fully described in the **First Schedule** hereunder written and also delineated within **Red border** on the Plan thereof hereto annexed **AND** together with all easements privileges appurtenances inheritances **AND TOGETHER WITH** all legal incidents thereof **AND TOGETHER WITH** other rights for free access to and user of the said premises without any denial and objection Together With all title deeds minuments and evidence of title **AND TOGETHER WITH** reversions and remainders **AND** all rents issues and profits thereof **AND** all estate right title interest property claim and demand whatsoever and howsoever of the Vendors in to and upon the said premises **AND ALSO TOGETHER WITH** absolutely and unobstructed and full rights of egress and ingress and all areas fences passages sewers drains water water-courses frees bushes compounds boundary walls structures sheds fixtures benefits advantages vacant areas open spaces whatsoever **AND** all manner of former or other rights liberties easements privileges appendages and appurtenances whatsoever to the said premises belonging or in anywise appertaining thereto or to any part thereof and/or usually held enjoyed used occupied accepted reputed or known as part or parcel or member thereof **AND TOGETHER WITH** the rights and benefits of the covenants of Max Cement Private Ltd. as contained the said in part recited Conveyances **TO HAVE AND TO HOLD** the said premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the said purchaser absolutely and for ever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make

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void the same and free from all encumbrances mortgages charges Leases tenancies lispensens acquisitions and requisitions whatsoever without prejudice to the entitlement of the Vendors over and in respect of the Vendors constructed area to be built and constructed by the Purchaser at the Purchaser's cost.

II. THE SAID VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER THAT -

- (a) They the Vendors are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises and all benefits rights and properties hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance and transfer without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same; and
- (b) They the said Vendors have good right ful power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the said premises and all rights title and interest and benefits hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and in favour of the Purchaser in the manner aforesaid.
- (c) The Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said premises and every part thereof fully described in the **First Schedule** hereunder written and delineated within Red border on the Plan thereof hereto annexed and receive the rents issues and profits thereof accruing from the date hereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully and equitably claiming from under or in trust for the Vendors.
- (d) The said premises and all other rights and benefits hereby granted transferred sold conveyed assigned and assured or expressed and intended so to be are free from all encumbrances charges mortgages disputes suffered by the Vendors and are also free from lispensense attachments acquisitions requisitions whatsoever save and except that some portion of the said premises is unauthorisedly and wrongfully possessed by few unauthorized people.

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(e) The Purchaser shall hold and have the said premises freely and clearly and absolutely freed cleared acquitted exonerated released and forever discharged from or by the Vendors and every person or persons having or lawfully rightfully and equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate charges lien debts attachments mortgages restrictions covenants uses debutters trust acquisitions. requisitions alignments claim demands liabilities and encumbrances whatsoever or howsoever suffered or created by the Vendors or their predecessors-in-title or any person lawfully or equitably claiming as aforesaid.

(f) The Vendors shall from time to time and at all times hereafter at the request costs of the Purchaser do and execute and cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall and may be reasonably required.

III. IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE VENDORS AND THE PURCHASER as follows:-

- a) The Purchaser shall at its own costs and expenses and without creating any financial or other liability on the Vendors develop the said Premises by demolishing the existing structures and constructing new building/s consisting of such self-contained portions that can be separately and exclusively used and enjoyed for residential purpose as also those for commercial purpose and spaces for parking of cars and two wheelers on the Said Premises in pursuant to the final plans to be sanctioned by sanctioning authorities.
- b) The Vendors' Constructed Area shall be located either at the said Premises hereby conveyed or on any portion thereof and/or at the property that may be formed upon amalgamation of premises nos. 41, 43, 45 45/1, and portion of No. 47 Christopher Road, Kolkata (hereinafter for the sake of brevity referred to as "the said

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Amalgamated Premises"), to which the Vendors hereby expressly confirm.

- c) The Purchaser shall commence and complete the entire project, being the development (in the manner specified herein) of the said Amalgamated Premises by way of construction of new building/s, at its own costs and expenses after (a) carrying out survey and soil testing of the said Amalgamated Premises and obtaining certificate in respect thereof; (b) mutating its name of the records of the Kolkata Municipal Corporation in respect of the said Amalgamated Premises; (c) separation in KMC records, as applicable; (d) amalgamation of the First and Second Property and causing assessment thereof; (e) obtaining clearance, if required, from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976; (f) obtaining all permissions approvals clearances no objection certificates etc. as may be necessary for sanction and development and also permissions approvals clearances no objection certificates etc. as may be necessary after sanction; and (g) sanction of the Plan for development of the said Amalgamated Premises from the Kolkata Municipal Corporation; and there being no fetters in the Purchaser undertaking such development and construction.
- d) Subject to force majeure and the circumstances beyond the control of the Purchaser, the Purchaser shall endeavor to cause the plan for construction of New Building/s at the said Amalgamated Premises to be sanctioned from the sanctioning authority within a period of **1 (one) year** from the date hereof and commence construction within a period of **6 (six) months** of the sanction of the Building Plan.
- e) Subject to force majeure and the circumstances beyond the control of the Purchaser, the Purchaser shall complete the construction of the new building/s at the said Amalgamated Premises within a period of **60 (sixty) months** from the date of sanction of plan and there being no fetters or embargo on the Purchaser to undertake and complete the construction.

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- f) The Purchaser shall obtain the completion certificate (partial or total, as be applicable from time to time) for the new building/s at the said Amalgamated Premises.
- g) It is further agreed, declared, recorded and confirmed that the Vendors shall be exclusively entitled to the Vendors' Constructed Area without any right, claim or interest therein whatsoever of the Purchaser.
- h) In case of any Stamp duty or any other Govt. duty or levy be charged payable on any document made for conferring any title of the Vendors' Constructed Area in favour of the Vendors, then the same shall be borne, paid and discharged by the Vendors or their respective transferees, as applicable.
- i) The Vendors do and each of them doth hereby agree and covenant with the Purchaser not to cause any interference or hindrance or obstruction in the construction of new building/buildings at the said Amalgamated Premises and not to do any act, deed, matter or thing whereby or by reason whereof the rights, title or interest of the Purchaser may be affected or the Purchaser is prevented from making or proceeding with the construction of the new building/buildings and/or selling, transferring, dealing with or otherwise disposing of the same in whole or in parts save and except the Vendors' Constructed Area and shall indemnify the Purchaser for all losses, damages, costs, claims, demands and consequences suffered or incurred or likely to be suffered or incurred by the Purchaser as a result thereof.
- j) Upon the Purchaser's constructing the Vendors' Constructed Area, the Purchaser shall give notice thereof to the Vendors for the respective areas agreed to be provided to them as aforesaid to take possession of the same and the Vendors shall be deemed to have taken possession thereof on the date of expiry of the period to be specified in such notice irrespective of the fact whether actual physical possession is taken or not by the Vendors.
- k) In dealing, using and possessing the Vendors' Constructed Area, the Vendors, for the respective areas, shall be bound and obliged to observe, fulfill and perform all rules, regulations and by-laws as may be framed by the Purchaser and as shall be applicable to the

REGISTRAR
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1 DEC 2014



buyers/transferees of other constructed areas, units and flats etc. therein including as regards payment of various deposits and extra charges on account of various installations and facilities etc.

- l) The Purchaser on the one hand and Vendors on the other hand agree and covenant that they may modify / alter / amend / novate the above understanding as regards the Vendors' Constructed Area **Provided That** the same is in writing and registered and in such an event, this conveyance shall stand modified / altered / amended / novated to that extent.
- m) Notwithstanding anything elsewhere to the contrary herein contained or in any document instrument or writing hereinbefore recited, the Vendors shall have first charge over and in respect of the said Premises hereby conveyed until the building plan is obtained by the Purchaser. It is, however, expressly agreed and understood by and between the parties that after sanction of plan and immediately upon sanction of project loan by any nationalized bank or any Reserve Bank of India approved Financial Institution, the first charge of the Vendors over and in respect of the said Premises hereby conveyed shall automatically be relegated to the second charge enabling the Purchaser to deposit title deeds relating to the said Premises hereby conveyed with an intent to create mortgage for the purpose of sanction of project loan. However, the second charge of the Vendors on the said Premises hereby conveyed shall continue and shall be automatically released proportionately with the receipt of its share of sale proceeds from time to time. It is expressly agreed and understood if any intending Purchaser of any flat intends to avail home loan from any bank for purchase of the flat, in that event Mr. Samar Nag of BA2, Sector I, Salt Lake City, Kolkata 700064 for and on behalf of all the Vendors shall be obliged to give its NOC to such purchaser to enable him to avail home loan.
- n) The Purchaser shall always be entitled to arrange for loans / financing of the Project at the said Amalgamated Premises by the nationalized Banks / or any Reserve Bank of India approved Financial Institutions only and obtain loans / finances and the Purchaser shall be entitled to mortgage (of any type) and/or charge the said Amalgamated Premises and all and every part thereof

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without any consent of the Vendors and the Vendors shall not raise any objection with regard thereto and in case the Vendors or any of them do so, then the Vendors shall be liable and obliged to indemnify the Purchaser of from and against all losses damages costs claims demands consequences suffered or incurred or likely to be suffered or incurred by the Purchaser thereby or as result thereof. Provided That the Purchaser shall be entitled to obtain sanction of project loan / advance against the security of the said Amalgamated Premises upto a sum of Rs.50 (fifty) Crores and an initial disbursement of loan / advance upto a sum of Rs.25 (twenty-five) Crores and for disburseals beyond the same, the written consent of the said Mr. Samar Nag for and on behalf of the Vendors shall be submitted with the Financier. In case of loans beyond the above amounts, the Purchaser shall take the written consent of the Vendors, which the Vendors shall not unreasonably withhold. The Purchaser shall be entitled to take private loans without, however, in any way encumbering the said Premises hereby conveyed or any part thereof in any manner whatsoever and howsoever.

o) The Vendors hereby indemnify and agree to keep the Purchaser saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Purchaser in the course of implementing the project at the said Amalgamated Premises, including those resulting from any breach or violation by the Vendors.

p) The Purchaser agrees to keep the Vendors saved harmless and indemnified of from and against all losses, damages or liability suffered by the Vendors resulting from breach by the Purchaser of the terms of these presents and any such breach resulting in any successful claim by any third party or violation of any permission rules regulations or bye-laws or arising out of any accident or mishap during the course of construction the new building/s at the said Amalgamated Premises. Similarly, the Vendors do and each of them doth hereby agree to keep the Purchaser saved harmless and indemnified of from and against all losses, damages or liabilities suffered by the Purchaser resulting from breach by the Vendors of the terms of these presents or any breach resulting in any

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successful claim by any third party or violation of any permission rules regulations or bye-laws or arising out of any accident or mishap attributable to the Vendors.

q) If the Purchaser fails to obtain sanction of the Building Plan or to commence construction within the respective periods aforesaid Subject However To force majeure and the circumstances beyond its control, then the Purchaser shall, on written demand being made by the Vendors jointly, convey the said Premises hereby conveyed to the Vendors jointly and the consideration therefor shall be the aggregate of (i) the costs of stamp duty and registration fee paid on these presents and (ii) expenses incurred by the Purchaser till then at actuals in connection with the sanction of plan in respected of the amalgamated premises and all clearances required for sanction, and after deducting a sum of Rs.17,00,000/- (Rupees Seventeen Lacsonly) from the aggregate consideration as and by way of liquidated damages for express breach of the Purchaser's obligation under these presents. Upon execution and registration of the conveyance in favour of the Vendors in respect of the said Premises hereby conveyed, the Vendors shall have no claim or demand against the Purchaser. The share of each of the Vendors in the said Premises hereby conveyed at the time of such re-conveyance shall be such as be notified by them in the said written notice.

r) In Clause q above the amount of the actual expenses that may have been incurred by the Purchaser will be decided jointly by the said Mr. Samar Nag of BA2, Sector I, Salt Lake City, Kolkata 700064, and Mr. Amar Nath Saraff of 68/2, Harish Mukherjee Road, Kolkata – 700025 and their decision in this regard shall be binding on the parties.

THE SCHEDULE ABOVE REFERRED TO :

(Said Premises)

ALL THAT piece of land measuring 24 (twenty four) Cottahs 1 (one) Chittack and 22 (twenty two) Square feet more or less Together With dwelling houses

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and other structures having brick walls and tile sheds having a built up area of 13704 Square feet (out of which built up area of pucca structures being 9890 Square feet and built up area of tile shed structure being 3814 Square feet) and dilapidated 3 Labour and Darwan Hutments situate lying at and being the demarcated portion of Municipal Premises No. 47, Christopher Road, Kolkata – 700 046 Police Station Tangra within Ward No. 58 within the limits of Kolkata Municipal Corporation District 24-parganas South, District Registration Office Alipur and Additional District Registrar Office Sealdah and butted and bounded –

ON THE NORTH by : Premises Nos. 41 and Christopher Road, Kolkata ;

ON THE SOUTH by : Christopher Road, and portion of Premises No. 47 Christopher Road, Kolkata ;

ON THE EAST by : Portion of. 47, Christopher Road, Kolkata ;
and

ON THE WEST by : Premises No. 45 Christopher Road, Kolkata.

AND delineated within red borders on the Plan hereto annexed.

OR HOWSOEVER OTHERWISE the same was hereto fore and is now and shall hereafter be called known numbered described identified expressed or reputed so to be.

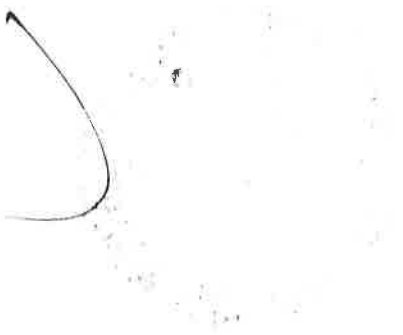
THE SECOND SCHEDULE ABOVE REFERRED TO

(Constructed Area)

ALL THAT total 15733 Sq.ft. area to comprise of several independent self-contained units to be contained in the buildings to be constructed by the Purchaser at the said Land described in the First Schedule above written TOGETHER WITH proportionate share of the areas comprised in the common areas, amenities and facilities. The respective area of the Vendors is as follows:

- a) to the Vendor No.1 - 5244 sft;

1 DEC 2011



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- b) to the Vendor No. 2 - 5245sft;
- c) to the Vendor No. 3 - 5244 sft;

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

SIGNED AND SEALED by the
 VENDOR JYOTIRLING MARKETING
 PRIVATE LTD. represented by its
 Director Sri Sankalan Dutta at Kolkata in
 the presence of:

1. Sandip Agardal
 Advocate

Sushil Poddar

JYOTIRLING MARKETING PVT. LTD.

Van Kawan Dutta
 Authorised Signatory

SIGNED AND SEALED by the
 VENDOR VANASPATI RETAILERS
 PRIVATE LTD. represented by its
 Director Sri Sankalan Dutta at Kolkata
 in the presence of:

1. Sandip Agardal
 Advocate

Sushil Poddar

VANASPATI RETAILERS PVT. LTD.

Van Kawan Dutta
 Authorised Signatory

SIGNED AND SEALED by the
 VENDOR RISHIKESH DEAL TRADE
 PRIVATE LTD represented by its
 Director Sri Sankalan Dutta at Kolkata in
 the presence of:

1. Sandip Agardal
 Advocate

Sushil Poddar

RISHIKESH DEAL TRADE PVT, LTD.

Van Kawan Dutta
 Director.

Dr. Sandip Agardal
 Advocate

AGENCIAN NASIONAL REGISTRAR
KEMENTERIAN KEMUKHARAN
- 1 DEC 2014



SIGNED AND SEALED by the
PURCHASER **ASPS DEVELOPERS
LLP** represented by its Partner Sri Ajay
Kumar Shroff at Kolkata in the presence
of.

ASPS DEVELOPERS LLP

DESIGNATED PARTNER

Audip Agardal

Handwritten

*Sushil Koddar
21, Camac Street
Kolkata-700016*



ADDITIONAL REGISTRAR
OF ASSURANCE COLLECTOR
-- 1 DEC 2014

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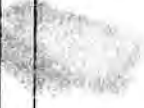




























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	Little	Ring (Left Hand)	Middle	Fore	Thumb	Fore	Ring
							
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PHOTO							
	Little	Ring (Left Hand)	Middle	Fore	Thumb	Fore	Ring
							
	Thumb	Fore (Right Hand)	Middle	Ring	Little	Fore	Ring
					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

Vol. 10/10/10



REGISTRAR
OF ASSURANCES, KOLKATA
- 1 DEC 2014



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

Endorsement For Deed Number : I - 10828 of 2014

(Serial No. 10370 of 2014 and Query No. 1901L000025361 of 2014)

On 01/12/2014

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

Presented for registration at 18.10 hrs on :01/12/2014, at the Private residence by Ajay Kumar Shroff , Claimant.

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

Execution is admitted on 01/12/2014 by

1. Sankalan Dutta

Director, Jyotirling Marketing Pvt Ltd, 5, Vivekananda Road, Kolkata, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, Pin :-700006.

Director, Vanaspati Retailers Pvt Ltd, 493/ C / A, G I Road (S), Vivek Vihar, Phase - I, Block - B, Flat No:103, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, Pin :-711102.

Director, Rishikesh Dealtrade Pvt Ltd, Sajawat, Howrah A C Market, Shop No. G- 35, 47, Dobson Road, Thana:-Golabari, District:-Howrah, WEST BENGAL, India, Pin :-711101.
, By Profession : Service

2. Ajay Kumar Shroff

Partner, A S P S Developers L L P, 68/2, Harish Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Business

Identified By Sandip Agarwal, son of , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-TOE KOLKATA

On 02/12/2014

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, 5 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 7,36,713/- paid online on 22/11/2014 7:30PM with Govt. Ref. No. 192014150011824631 on 22/11/2014 7:17PM, Bank: Indian Overseas Bank, Bank Ref. No. 201411220871416 on 22/11/2014 7:30PM, Head of Account: 0030-03-104-001-16, Query No:1901L000025361/2014

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.-6,69,65,973/-

02/12/2014 16:41:00

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
EndorsementPage 1 of 2

2

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

Endorsement For Deed Number : I - 10828 of 2014
(Serial No. 10370 of 2014 and Query No. 1901L000025361 of 2014)

Certified that the required stamp duty of this document is Rs.- 4687638 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 46,87,638/- paid online on 22/11/2014 7:30PM with Govt. Ref. No. 192014150011824631 on 22/11/2014 7:17PM, Bank: Indian Overseas Bank, Bank Ref. No. 201411220871416 on 22/11/2014 7:30PM, Head of Account: 0030-02-103-003-02, Query No:1901L000025361/2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Handwritten signature)

22/11/2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

02/12/2014 16:41:00

EndorsementPage 2 of 2

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201415-001182463-1 Payment Mode: Online Payment
GRN Date: 22/11/2014 19:17:26 Bank: Indian Overseas Bank
BRN: 201411220871416 BRN Date: 22/11/2014 19:30:42

DEPOSITOR'S DETAILS

Id No. : 1901L000025361/2/2014
[Query No./Query Year]

Name : ASPS DEVELOPERS LLP
Contact No. : 39842100 Mobile No. : +91 9831825114
E-mail : rajeev@alcoverealty.in
Address : 68/2 HARISH MUKHERJEE ROAD
BHAWANIPORE
Applicant Name : Mani Sankar Roy Chowdhury
Office Name : A.R.A. - I KOLKATA, Kolkata

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	1901L000025361/2/2014	Property Registration- Stamp duty	0030-02-103-003-02	4687638
2	1901L000025361/2/2014	Property Registration- Registration Fees	0030-03-104-001-16	736713

In Words : Rupees Fifty Four Lakh Twenty Four Thousand Three Hundred Fifty One only Total 5424351

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1 DEC 2014
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 27

Page from 1596 to 1627

being No 10828 for the year 2014.



M
(Dinabandhu Roy) 03-December-2014
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

DATED THIS 19th DAY OF November 2014

BETWEEN

JYOTIRLING MARKETING PRIVATE
LIMITED & ORS.
..... VENDORS

AND

ASPS DEVELOPERS LLP
..... PURCHASER

CONVEYANCE

Re : Portion of No.47 Christopher Road,
Kolkata.

M/s. B.M. Bagaria & Co.
Solicitors & Advocates
6, Old Post Office Street
Kolkata - 700 001.