07688/14 5(a) I-08070/14

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AE 314205

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the [illegible] day of August in the year Two Thousand and Fourteen (2014) of the Christian Eras.

BETWEEN

SRI. SITANATH PATRA, son of Late Bijoy Kumar Patra, holder of P.A.N.-CKUPP1269G, by faith-Hinduism, by occupation-Business, residing at Ramchandrapur Pramanikpara, Joka, P.S.-Haridevpur, Kolkata-700 104, District-24 Parganas (South), hereinafter called and referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include their heirs, successors, executors, administrators, agents and assign etc) of the **ONE PART**.

SANJAY KUMAR JAIN
KOLKATA 700001

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Mile Property Pvt. Ltd. Rimal Complex Pvt. Ltd.
Hawker Financial & Service Pvt. Ltd. Nakir Housing Pvt. Ltd.
Cable Marketing Pvt. Ltd. Dynasty Vanijya Pvt. Ltd.
Madhur Enclave Pvt. Ltd. Memory Castle Pvt. Ltd.
Fumaine Promotors Pvt. Ltd. Oliver Enclave Pvt. Ltd.
Rituraj Complex Pvt. Ltd. Lucifer Tradecom Pvt. Ltd.
Jaswantraj Trading Company Pvt. Ltd. Raincom Goods Pvt. Ltd.
Acad Dealer Pvt. Ltd. Kirti Dealer Pvt. Ltd.
Sandalon Enclave Pvt. Ltd. Bijbhumi Construction Pvt. Ltd.
Kawkat Mercantile Pvt. Ltd. Sajrang Manakin Pvt. Ltd.
Gangalam Distributor Pvt. Ltd.

Authorised Signatory/Director

IDENTIFIED BY ME

MD. MAHFUZ TAKRIM
Advocate & Property Valuer
Calcutta High Court

12 AUG 2014

EDEN RICHWORD PARK LLP

Designated Partner/Authorised Signatory

1)**MIRIK PROPERTY PVT. LTD.** holder of P.A.N.- AAECM 1860B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **2)NIRMAL COMPLEX PRIVATE LIMITED,** holder of P.A.N.-AACCN 0832G, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **3)NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED,** holder of P.A.N.-AABCN 1220B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **4)MAINK HOUSING PRIVATE LIMITED,** holder of P.A.N.-AAECM 1850D, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20 **5)CALVIN MARKETING PRIVATE LIMITED,** holder of P.A.N.-AABCC 1886A, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **6) DYNASTY VANIJYA PRIVATE LIMITED,** holder of P.A.N.-AABCD 1171F, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **7) MADHUR ENCLAVE PRIVATE LIMITED,** holder of P.A.N.-AAECM 1851C, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **8) MEMORY ESTATE PRIVATE LIMITED,** holder of P.A.N.-AAECM 1852B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **9) PURNIMA PROMOTERS PRIVATE LIMITED,** holder of P.A.N.-AADCP 5434H, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **10) OLIVER ENCLAVE PRIVATE LIMITED,** holder of P.A.N.-AAACO 7383F, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **11) RITURAJ COMPLEX PRIVATE LIMITED,** holder of P.A.N.-AACCR 9742H, having its office at -6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **12) LARIKA TRADECOM PRIVATE LIMITED.** holder of P.A.N.-AAACL 5342F, having its office at 9, Old China Bazar Street, 3rd Floor, P.S-Hare Street, Kolkata- 700 001, **13) JEEVANDEEP TRADING COMPANY PRIVATE LIMITED,** holder of P.A.N.-AAACJ7744B, having its office at 10/1/2, Syed Salley Lane, 1st Floor, P.S-Burrabazar, Kolkata-700 073, **14) RAINCOM GOODS PRIVATE LIMITED,** holder of P.A.N.-AABCR 3581M, having its office at 10/1/2, Syed Salley Lane, 1st Floor, P.S-

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Hutrabazar, Kolkata-700 073, **15) AZAD DEALER PVT. LTD.** holder of P.A.N.-AACCA5415G, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **16)NIRAJ DEALER PVT. LTD.** holder of P.A.N.-AABCN0371M, having its office at 22/23B, Monoharpukur Road, P.S-Lake, Kolkata-700 029, **17)BRINDABAN ENCLAVE PVT. LTD.** holder of P.A.N.-AACCB7610C, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **18)BRIJBHUMI CONSTRUCTION PVT. LTD.** having its office at holder of P.A.N.-AACCB7609K, having its office at 22/23B, Monoharpukur Road, P.S-Lake, Kolkata-700 029, **19)KASTURI MERCANTILE PVT. LTD.** holder of P.A.N.-AABCK9026G, having its office at 22/23B, Monoharpukur Road, P.S-Lake, Kolkata-700 029, **20) RAJRANG MANSION PVT. LTD.** holder of P.A.N.-AADCB4549B, having its office at 22/23B, Monoharpukur Road, P.S-Lake, Kolkata-700 029, **21)SWAGATAM DISTRIBUTOR PVT. LTD.** holder of P.A.N.-AAICS0021L, having its office at 22/23B, Monoharpukur Road, P.S-Lake, Kolkata-700 029, all are private limited companies incorporated under the provisions of the Companies Act, 1956, being represented by their Authorized Signatory **SHRI ADITYA AGARWAL,** son of Shri Sunil Agarwal, hereinafter jointly called and referred to as the **"PURCHASERS",** (which expression shall unless excluded by or repugnant to the context shall mean and include their successors, executors, administrators, legal representative, successors-in-interest, successors-in-office and assign etc) of the **OTHER PART.**

WHEREAS in all material times one **SHRI DUKHIRAM PATRA,** son of Late Akhyay Kumar Patra and his nephew **SHRI CHANDRA KUMAR PATRA,** son of Late Narayan Chandra Patra were the joint owners, occupiers, seized and possessed in respect of their land measuring more or less 2.67 Acres i.e. 161Kattahs 8Chittaks 25Sqft lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550 under L.R. Khatian No-808, 388, 1250, 245, 1446 & others khatians in District-24 Parganas (South).

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WHEREAS while both of them had been jointly enjoying the right, title, interest and possession in respect of the aforesaid property measuring more or less 2.67 Acres i.e. 161Kattahs 8Chittaks 25Sqft lying in R.S. Dag no-312 under R.S. Khatian no-122, Mouza-Ramchandrapur in District-24 Parganas (South), they for their better use and enjoyment with separate demarcation and allotment, they mutually and amicably partitioned the said property where each of them obtained 50% demarcated share in the said R.S. Dag Number-312 in respect of total landed area 2.67 Acres. Thus **SHRI DUKHIRAM PATRA,** son of Late Akhyay Kumar Patra became the owner of 133.5 Decimal i.e. 80 Kattahs 12 Chittaks 12.5 Sqft which was physically lying on eastern portion of this dag and similarly **SHRI CHANDRA KUMAR PATRA,** son of Late Narayan Chandra Patra became the owner of 133.5 Decimal i.e. 80 Kattahs 12 Chittaks 12.5 Sqft which was physically lying on western portion of this dag.

WHEREAS while the said **SHRI DUKHIRAM PATRA,** son of Late Akhyay Kumar Patra had been enjoying the right, title, interest and possession in respect of his recorded land measuring more or less 133.5 Decimal i.e. 80 Kattahs 12 Chittaks 12.5 Sqft in R.S. R.O.R. lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), sold, conveyed and transferred 16.5 Decimal i.e. 10Kattahs demarcated land to one **SHRI ADHIR CHANDRA BISWAS,** son of Late Surendra Nath Biswas and **SMT. MONIKA GHOSH,** wife of Late Prem Chandra Ghosh by virtue of "Deed of Conveyance" which was registered in the office of D.S.R. at Alipur on 10/01/1973 and duly recorded in Book Number-I, Volume Number-12, Pages in written 254 to 267, Deed Number-138 and for the year 1973.

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WHEREAS while the said **SHRI DUKHIRAM PATRA,** son of Late Abhyay Kumar Patra had been enjoying the right, title, interest and possession in respect of his remaining unsold land **measuring more or less 117 Decimals i.e. 70Kattahs 12Chittaks 25Sqft** lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), freely and voluntarily granted, conveyed, transferred, given, assigned and assured the same unto and to his two sons namely **SHRI RADHA KRISHNA PATRA** and **SHRI BIJAY KUMAR PATRA** by virtue of "Deed of Gift" which was registered in the office of A.D.S.R. at Behala on 28/11/1974 and duly recorded in Book Number-I, Volume Number-81, Pages in written 185 to 188, Deed Number-4890 and for the year 1974.

AND WHEREAS thus both **SHRI RADHA KRISHNA PATRA** and **SHRI BIJAY KUMAR PATRA** each became the absolute owner of 58.5 Decimal i.e. 35Kattahs 6Chittaks 12.5Sqft lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South).

AND WHEREAS while **SHRI BIJAY KUMAR PATRA,** son of Late Dukhiram Patra had been enjoying the right, title, interest and possession in respect of his 58.5 Decimal i.e. 35Kattahs 6Chittaks 12.5Sqft of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), recorded his name in L.R. R.O.R in respect of 59 Decimal of land.

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AND FURTHER WHEREAS while **SHRI RADHA KRISHNA PATRA,** son of Late Dukhiram Patra had been enjoying the right, title, interest and possession in respect of his 58.5 Decimal i.e. 35Kattahs 6Chittaks 12.5Sqft of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), died on 11/04/1975 and leaving intestate behind his wife namely **SMT. CHABI @ CHABIRANI PATRA,** two sons namely **SHRI. SHYAMAL PATRA, SHRI. SASHINATH @ KASHINATH PATRA** (vendor herein) and three daughters namely **SMT. SHEFALI MAKHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL,** as his only legal heirs and successors.

AND FURTHER WHEREAS while the legal heirs and successors of said Radha Krishna Patra i.e. **SMT. CHABI @ CHABI RANI PATRA, SHRI. SHYAMAL PATRA, SHRI. SASHINATH @ KASHINATH PATRA** (vendor herein), **SMT. SHEFALI MAKHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL,** had been jointly enjoying the right, title, interest and possession in respect of their 58.5 Decimal i.e. 35Kattahs 6Chittaks 12.5Sqft of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), recorded their names in L.R. R.O.R in respect of 58 Decimal of land.

AND WHEREAS while **SHRI BIJAY KUMAR PATRA** and aforesaid six legal heirs of **RADHA KRISHNA PATRA** since deceased had been jointly enjoying the right, title, interest and possession in respect of their 117 Decimal i.e. 70Kattahs 12Chittaks 25Sqft of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Thakurpukur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, District-24 Parganas (South), a portion of land measuring 1555

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Sqft i.e. 2Kattahs 2Chittaks 25Sqft merged with local road which is lying in and around of the aforesaid property for its development work and thus physically said property became **68Kattahs 10Chittaks** in measurement.

AND FURTHER WHEREAS thus **SHRI BIJAY KUMAR PATRA** became owner of undivided 50% share of the total land which was physically found i.e. measuring more or less **68Kattahs 10Chittaks** and similarly aforesaid six legal heirs of **RADHA KRISHNA PATRA** since deceased i.e. **SMT. CHABI @ CHABI RANI PATRA, SHRI. SHYAMAL PATRA, SHRI. SASHINATH @ KASHINATH PATRA, SMT. SHEFALI MAKHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL,** became owner of undivided 50% share of the total land which was physically found i.e. measuring more or less **68Kattahs 10Chittaks.**

AND FURTHER WHEREAS therefore **SHRI BIJAY KUMAR PATRA** became absolute owner of undivided land measuring more or less **34Kattahs 05Chittaks** and similarly aforesaid six legal heirs of **RADHA KRISHNA PATRA** since deceased i.e. **SMT. CHABI @ CHABI RANI PATRA, SHRI. SHYAMAL PATRA, SHRI. SASHINATH @ KASHINATH PATRA, SMT. SHEFALI MAKHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL** became joint owners of undivided land measuring more or less **34Kattahs 05Chittaks** lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550 under L.R. Khatian No.-245, District-24 Parganas (South).

AND FURTHER WHEREAS while **SHRI BIJAY KUMAR PATRA,** son of Late Dukhiram Patra had been enjoying the right, title, interest and possession in respect of his 34Kattahs 05Chittaks of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550 under L.R. Khatian No.-808, District-24 Parganas (South),

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RADHARANI PATRA, two sons namely **SHRI. SITANATH PATRA** (vendor herein), **SHRI. TARAKNATH PATRA** and four daughters namely **SMT. DRAUPADI JELE, SMT. PROJAPATI PATRA, SMT. MINATI MONDAL, SMT. TAPATI MONDAL** as his only legal heirs and successors.

AND FURTHER WHEREAS while legal heirs of Radha Krishna patra since deceased i.e. **SMT. CHABI @ CHABIRANI PATRA, SHRI. SHYAMAL PATRA, SHRI. SASHINATH @ KASHINATH PATRA, SMT. SHEFALI MAKHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL** and legal heirs of Bijay Kumar Patra since deceased i.e. **SMT. RADHARANI PATRA, SHRI. SITANATH PATRA** (vendor herein), **SHRI. TARAKNATH PATRA, SMT. DRAUPADI JELE, SMT. PROJAPATI PATRA, SMT. MINATI MONDAL, SMT. TAPATI MONDAL** had been jointly enjoying the right, title, interest and possession in respect of their entire land **68Kattahs 10Chittaks** lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), aforesaid two co-sharers or co-owners namely **SHRI. SASHINATH @ KASHINATH PATRA** and **SHRI. SITANATH PATRA** (vendor herein) approached and requested their rest co-sharers or co-owners named above to demarcate two plots each measuring 3Kattahs i.e. altogether 6Kattahs for them out of their respective land areas on extreme south-western portion of total land areas and thus the rest eleven co-sharers or co-owners have agreed their demand and for the purpose of their said allotment, they have demarcated the said 6Kattahs accordingly.

AND FURTHER WHEREAS while the present owner i.e. vendor **SHRI. SASHINATH @ KASHINATH PATRA** has been enjoying the right, title, interest and possession in respect of his 1/7th undivided share in 34Kattahs 05Chittaks i.e. **4Kattahs 14Chittaks 19Sqft** of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then

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Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550 under L.R. Khatian No.-808, District-24 Parganas (South). decided to hold a demarcated land measuring 3 Kattahs lying on the south-western portion of the aforesaid total property measuring 68Kattahs 10Chittaks and approached the present purchasers to sell out and transfer his undivided rest portion of land i.e. **1Kattah 14Chittaks 198sft** appertaining to R.S. Dag No. 312 under R.S Khatian no. 122, corresponding to L.R. Dag No-550 under L.R. Khatian No.-808, in Mouza- Ramchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-416B1, R.S. No-334, J.L. No-31, District-24 Parganas (South).

The Vendor thus being in financial requirement has decided to sell out and transfer the schedule property measuring more or less **1Kattah 14Chittaks 198sft** of land appertaining to R.S. Dag No. 312 under R.S Khatian no. 122 corresponding to L.R. Dag No-550 under L.R. Khatian No.-808 in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-416B1, R.S. No-334, J.L. No-31, and thus Purchasers have agreed to purchase the same hereinafter called the said land at a price of **Rs.7,78,750/-(Rupees Seven Lakhs Seventy Eight Thousand Seven Hundred and Fifty only)** which is free from all encumbrances, charges, mortgages, disputes, dependences, acquisitions, requisitions, alignments.

AND WHEREAS the Vendor has assured and represented unto the purchasers as follows:

1) The Vendor is having permanent heritable and transferable right in the schedule property and is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said land and is entitled to deal with and transfer the said land i.e. schedule property without any restriction, dispute, denial, claim or obligation from any body else.

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2. The said undivided land i.e. schedule property is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisition,

2) The said undivided land i.e. schedule property is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisition, requisitions and alignments.

3) The Vendor has duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of their undivided land up to the date of execution of the "Deed of Conveyance".

4) The Vendor has not received and is not aware of any notice of acquisition or requisition or alignments of the schedule property or any part thereof and no suit or proceeding relating to the schedule property has been initiated and /or is pending in any court of law and the schedule property is free from any lispendences.

5) The Vendor has not entered into any agreement with any third party for sale or otherwise in respect of the schedule property or any portion thereof.

6) The schedule property has not been given for agriculture purpose to any "CHASI", "BHAGCHASI" and /or any "JOTEDAR".

7) That the schedule property is **Sali** in nature.

AND WHEREAS relying on the said assurances and representation of the Vendor and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the schedule property and pay the consideration money to the Vendor herein and has conveyance thereof.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.7,78,750/- (Rupees Seven Lakhs Seventy Eight Thousand Seven Hundred and Fifty only)** paid by the Purchasers to the Vendor at the time of

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execution of these presents (the receipt of which the Vendor hereby admit and acknowledge).

The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers in respect of the schedule property fully described in the schedule hereunder written and hereinafter and before called the "SCHEDULE PROPERTY" together with all the legal incidents thereof AND also all deeds, Pattas and porchas, title deeds exclusively relating thereto AND also with all rights, privileges, easements, rents, issues and profits and yield thereof AND all the estate right, title, interest, property claim and demand whatsoever of the Vendor into and upon the said premises AND all other benefits and rights appertaining thereto AND various rights in all approaches, patha, passages thereto TOGETHER WITH all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and unto the Purchaser TO HAVE AND TO HOLD the same absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, lispendences whatsoever but subject to payment of annual land revenue (Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

1) The right, title and interest in the land of the said premises which the Vendor doth hereby profess to transfer and that the Vendor has the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the Purchaser, ownership entitlements, rights, title and interest in the said undivided land [illegible]

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II) After purchasing the said land, the Purchasers will have absolute authority to sell, transfer, assign, mortgage and /or let out the said undivided land or any part thereof and the Purchasers shall have the right to mutate their names in respect of the Schedule Property and to construct building or buildings with the prior sanction or approval of the concerned authority.

III) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold use and enjoy the schedule property and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendor and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendor and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

IV) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid.

V) The Vendor has not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchaser hereunder may be prejudicially affected.

VI) That if any error or omission in the recital of the 'Deed of Conveyance', transpires at a later date, the Vendor at the cost and request of the purchasers shall do and execute or cause to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever in favour of the Purchasers.

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Dr.

Designated Partner/Authorised Signatory

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided land measuring more or less **1Kattah 14Chittaks 19Sqft** together with 100 Sqft tile shed structure situated within **Mouza-Ramchandrapur,** Pargana-Magura, appertaining to **R.S. Dag No. 312** under **R.S. Khatian No-122** corresponding to **L.R. Dag no– 550** under L.R. Khatian no-898, Touzi no- 41681, J.L. No. 31, R.S. No- 334, **Police Station- Haridevpur,** District- 24 Parganas (S), **under K.M.C. Ward No.-142** together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath the soil thereto and more fully shown entire land in the copy of annexed plan delineated in the **"RED VERGE"** which is butted and bounded as follows:-

NORTH— Land of R.S. Dag No-199 & 200.

SOUTH— Land of R.S. Dag No-357, land of Kashinath Patra & Sitanath Patra and 23 ft wide road.

EAST— Part land of R.S. Dag No-312, land of R.S. Dag No-357 & 313 and 23 ft wide road.

WEST— Part land of R.S. Dag No-312 and land of Sitanath Patra.

2 8 AUG 2014

EDEN FINANCIAL PARK LLP

Designated Partner/Authorised Signatory

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

SIGNED SEALED AND DELIVERED
at Kolkata in the presence of:

1. Gautam Kumar Das
Vill - Mahisbana (Kenchenka)
P.O - Rajarhat, P.S - Bidhannagar
Pin - 700109

2. Sutal Dhara
Ramchandrapur,
P.O - R.C. Thakurani
P.S - Haridevpur
M.G. - Road
Kol - 104

Sitanath Pal

SIGNATURE OF VENDOR

Mirik Property Pvt. Ltd. Nirmal Complex Pvt. Ltd.
Neelkal Financial & Services Pvt. Ltd. Mayur Housing Pvt. Ltd.
Calvin Marketing Pvt. Ltd. Dynasty Vanijya Pvt. Ltd.
Madhur Estates Pvt. Ltd. Mastery Estate Pvt. Ltd.
Promina Promoters Pvt. Ltd. Oliver Estates Pvt. Ltd.
Pikung Complex Pvt. Ltd. Lalita Tradecom Pvt. Ltd.
Jaincandeep Trading Company Pvt. Ltd. Rainbow Goods Pvt. Ltd.
Azad Dealer Pvt. Ltd. Ojaj Dealer Pvt. Ltd.
Brindaban Enclave Pvt. Ltd. M/S Rural Construction Pvt. Ltd.
Kailash Mercantile Pvt. Ltd. Bajrang Marketing Pvt. Ltd.
Sang Mart Distributor Pvt. Ltd.

Authorised Signatory/Director

SIGNATURE OF PURCHASERS

Drafted by me as per information And instruction furnished by the Parties.

ADVOCATE

MD. MAHFUZ TAKMIM
B.Sc. (Hons) B.A. (LL.B) LL.B.
Advocate & Property Valuer
Calcutta High Court

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
0 8 AUG 2014

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs.7,78,750/-(Rupees Seven Lakhs Seventy Eight Thousand Seven Hundred and Fifty only)** being the consideration in full and final payment as per memo below:

SL. NO	PARTICULARS	ISSUED IN THE NAME OF	AMOUNT IN RUPEES
1.	Bank Draft vide No-570528 dated 26/08/14 issued by CITI Bank N.A.	SITA NATH PATRA	Rs.7,78,750/-
		TOTAL=	Rs.7,78,750/-

TOTAL RUPEES SEVEN LAKHS SEVENTY EIGHT THOUSAND SEVEN HUNDRED AND FIFTY ONLY.

WITNESSES:

1. Gautam Kumar Das
Vill- Kolitabad (Manchowki)
P.O- Bajalouchi, P.S- Bishnupur
Kol- 700104

2. Safal Dhar
Ramchandrapur
P.O- R.C. Thakurani
P.S- Harirhat
MG Road
Kol- 104.

Sitanath Patra

SIGNATURE OF VENDOR

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
29 AUG 2014

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

Photograph

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(Right Hand)

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(Right Hand)

OFFICER CHARGE OF POLICE

Designation Police Authorised Signatory

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

Endorsement For Deed Number : I - 08070 of 2014
(Serial No. 07698 of 2014 and Query No. 1901L000019400 of 2014)

On 28/08/2014

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

Presented for registration at 18.20 hrs on :28/08/2014, at the Private residence by Aditya Agarwal Claimant.

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

Execution is admitted on 28/08/2014 by

1. Sharath Patra, son of Lt. Bijoy Kumar Patra , Ranchandrapur Pramanikpara, Jolla, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : Business

ADDITIONAL REGISTRAR
OF ASSURANCE-I KOLKATA
- 1 SEP 2014

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

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

Endorsement For Deed Number : I - 08075 of 2014
(Serial No. 07885 of 2014 and Query No. 1901L000019403 of 2014)

2. Aditya Agarwal
Authorised Signatory, Mark Property Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Nirmal Complex Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Nawhal Financial & Services Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Mahak Housing Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Calvin Marketing Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Dynasty Vanijya Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Madhur Enclave Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Memory Estate Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Purnima Promoters Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Oliver Enclave Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Ritunij Complex Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Larika Tradecom Pvt. Ltd., 9, Old China Bazar Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Authorised Signatory, Jeevandeep Trading Company Pvt. Ltd., 10/1/2, Syed Salley Lane, Kolkata, Thana:-Burrabazar, District:-Kolkata, WEST BENGAL, India, Pin :-700073.

Authorised Signatory, Raincom Goods Pvt. Ltd., 10/1/2, Syed Salley Lane, Kolkata, Thana:-Burrabazar, District:-Kolkata, WEST BENGAL, India, Pin :-700073.

Authorised Signatory, Aaad Dealers Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Nidhi Dealers Pvt. Ltd., 32/33 B, More Dutta Road, Kolkata, Thana:-Lake.

EDEN RICHMOND PARK LLP

Designated Person/Authorised Signatory

ADDITIONAL REGISTRAR OF ASSURANCE KOLKATA

(Sri Subhendu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

01/09/2014 13:37:09

District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Brindaban Enclave Pvt. Ltd., 8 C, Elgin Road(Late Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Authorised Signatory, Sribhumi Construction Pvt. Ltd., 22/23 B, More Pukur Road., Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Kasturi Mercantile Pvt. Ltd., 22/23 B, More Pukur Road., Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Bajrang Mansion Pvt. Ltd., 22/23 B, More Pukur Road., Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Swagatam Distributor Pvt. Ltd., 22/23 B, More Pukur Road., Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.
, By Profession : Others

Identified By Md. Mahfuz Takrin, son of ---, , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, By Caste: Muslim, By Profession: Advocate.

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

On 30/08/2014

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.-5,28,938/-

Certified that the required stamp duty of this document is Rs.- 37756 /- and the Stamp duty paid as impressive Rs.- 100/-

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

On 01/09/2014

Certificate of Admissibility(Rule 42,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.

Payment of Fees:

Amount by Draft

Rs. 7000/- is paid , by the draft number 587704, Draft Date 29/08/2014, Bank Name-State Bank of India, LA MARTINIERE, received on 01/09/2014

(Under Article : A(1) = 6000/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 01/09/2014)

ADDITIONAL REGISTRAR
OF ASSU[illegible] KATA

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

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

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

Endorsement For Deed Number : I - 08070 of 2014
(Serial No. 07688 of 2014 and Query No. 1901L000019403 of 2014)

Deficit stamp duty

Deficit stamp duty Rs. 37750/- is paid , by the draft number 567703, Draft Date 29/08/2014, Bank : State Bank of India, LA MARTINIERE, received on 01/09/2014

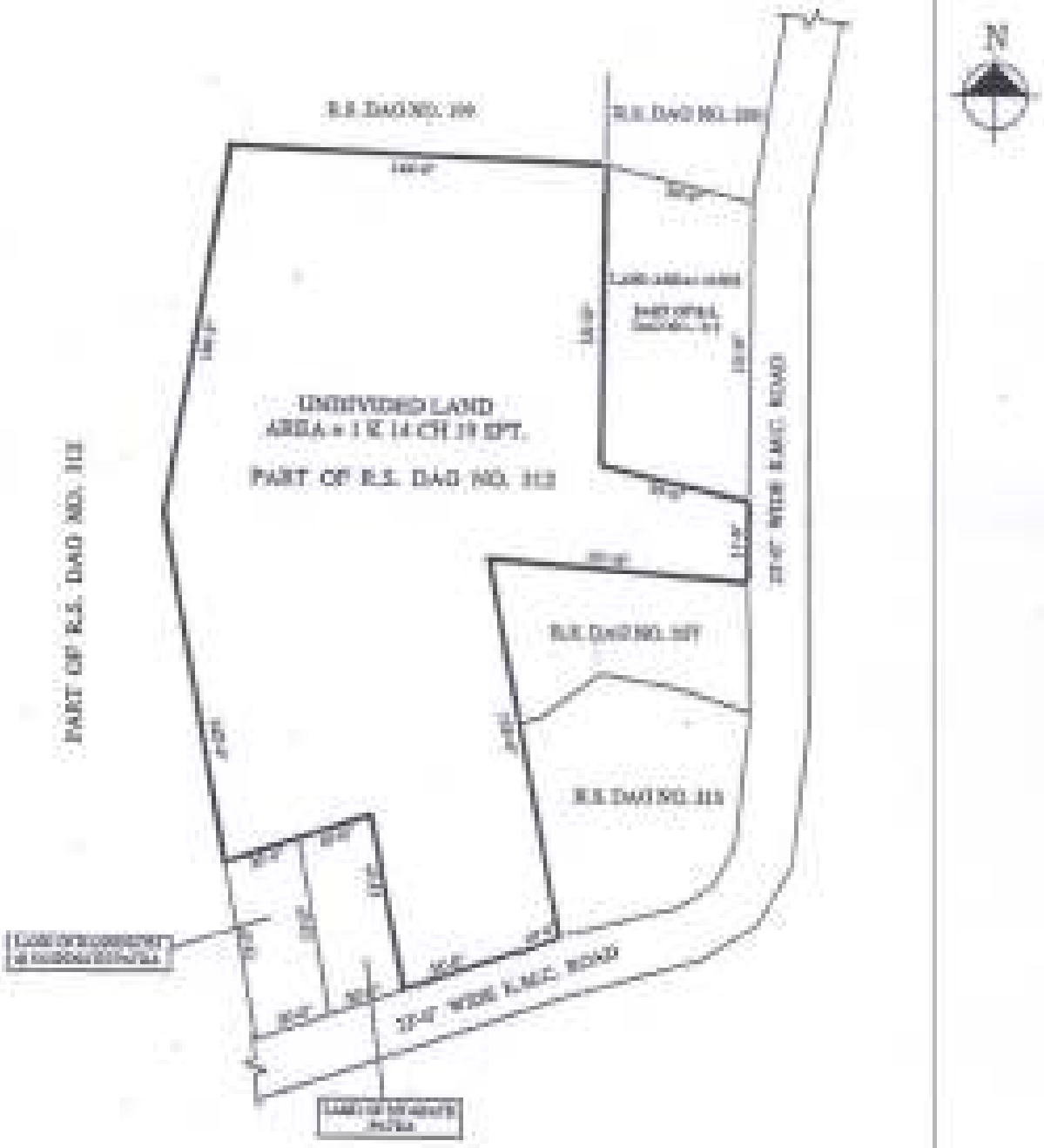
(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

ADDITIONAL REGISTRAR

- 1 SEP 2014

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

DEED PLAN OF UNDIVIDED LAND MEASURING MORE OR LESS 1 KATTAH 14 CHITTAKS 19 SQ.FT. APPERTAINING TO R.S. DAG NO. 312 UNDER R.S. KHATIAN NO. - 122 CORRESPONDING TO L.R. DAG NO. - 550 UNDER L.R. KHATIAN NO. - 608 UNDER MOUZA - RAMCHANDRAPUR, PARGANA - MAGURA, P.S. - FORMERLY BEHALA & NOW BARIDEVPUR, TOUZI NO. - 416 B1, R.S. NO.- 334, J.L. NO. - 31, DISTRICT - 24 PARGANAS (S), WITHIN K.M.C WARD NO. - 142



EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

Mink Property Pvt. Ltd. Himal Complex Pvt. Ltd.
Kashal Financial & Service Pvt. Ltd. Mark Housing Pvt. Ltd.
Cabin Marketing Pvt. Ltd. Dynasty Vanijya Pvt. Ltd.
Madhur Enclave Pvt. Ltd. Lanson Estate Pvt. Ltd.
Punning Promotors Pvt. Ltd. Oliver Enclave Pvt. Ltd.
Rising Complex Pvt. Ltd. Lucha Tradecom Pvt. Ltd.
Jeevandeep Trading Company Pvt. Ltd. Raincoat Goods Pvt. Ltd.
Azad Dealer Pvt. Ltd. Hiraj Dealer Pvt. Ltd.
Mohadan Enclave Pvt. Ltd. Bijlikant Construction Pvt. Ltd.
Kaskol Mercantile Pvt. Ltd. Bijlikant Mercantile Pvt. Ltd.
Bengalam Distributor Pvt. Ltd.

Authorised Signatory/Signatories

TAMAL KANTI ROY

Tamal Kanti Roy

Sitanath Pakhira

2 8 AUG 2014

EDEN HOMEOPATHIC PVT. LTD.

Director/Authorised Signatory

Certificate of registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 6660 to 6673
being No 06070 for the year 2014.

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