



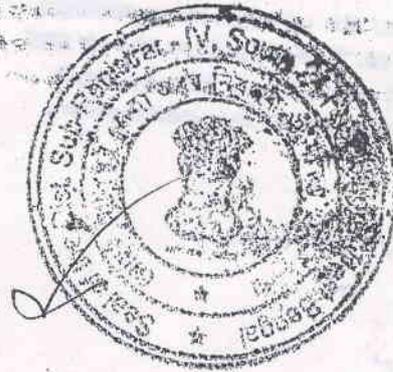
102844

01 FEB 2011

No.....Date.....  
Sold to... **KANODIA & CO**  
*Solicitors & Advocates*  
Address... **6, OLD POST OFFICE STREET**  
**CALCUTTA 700 001**

Rs. *5000*

L. S. VENKATAR  
HIGH COURT, CAL



AKASH CHAWLA

S/o Narendra Singh Chawla

64, Gailo Ka Mukharjee Rd

Howrah - 711101

Business

NOTARIAL AND REGISTERED  
I.e. Registered (187/93) of  
JANUARY 1807 1828  
14 FEB 2011

- (3) **COOLBRAIN REALTORS & BUILDERS PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. **"AADCC4666J"**;

All companies respectively incorporated under the provisions of the Companies Act, 1956, having their registered offices at No. 14, Mullick Street, Kolkata - 700007

- (4) **GAJVADAN BARTER PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. **"AAECG0776E"**;
- (5) **HARRY VINCOM PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. **"AACCH5651D"**;
- (6) **JAYITA VINIMAY PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. **"AACCJ5030E"**;
- (7) **KANISHKA TRADELINK PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. **"AAECK2016P"**;
- (8) **KURUKSHETRA COMMOTRADE PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. **"AAECK2015Q"**;
- (9) **NIKHILESH TIE - UP PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. **"AADCD4914C"**;
- (10) **PRAJAKTA DEALTRADE PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. **"AAF7991R"**;

All companies respectively incorporated under the provisions of the Companies Act, 1956, having their registered offices at No. 109, Park Street, Kolkata - 700016 (all the above companies are being represented by their authorized signatory and representative Mr. Amit Jhunjunwala son of Mr. Kedarnath Jhunjunwala having his office at No. 109 Park Street, P. S. Park Street, Kolkata - 700016);

- (11) **DHANKIRAN VINTRADE PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. **"AACCD9631R"**;

*Akanksha Chawla*

1. **BOONRAI TRATORS & BUILDERS PRIVATE LIMITED**  
 having Income Tax Permanent Account (PAN) No. **AAAC0662L**  
 All companies registered, incorporated under the provisions of  
 the Companies Act, 1956, having their registered office at No.  
 2A, Market Street, Kolkata - 700007  
 2. **DAVADAN KATTA PRIVATE LIMITED**, having Income Tax  
 Permanent Account (PAN) No. **AAAC0607E**  
 3. **HARRY VINOM PRIVATE LIMITED**, having Income Tax  
 Permanent Account (PAN) No. **AAAC0661D**  
 4. **JAYTA VIRINY PRIVATE LIMITED**, having Income Tax  
 Permanent Account (PAN) No. **AAAC1800E**  
 5. **DELTA PRIVATE LIMITED**, having Income  
 Tax Permanent Account (PAN) No. **AAAC0601B**  
 6. **INNOTRADE PRIVATE LIMITED**, having  
 Income Tax Permanent Account (PAN) No. **AAAC0215D**  
 7. **UP PRIVATE LIMITED**, having Income Tax  
 Permanent Account (PAN) No. **AAAC0614C**  
 8. **DELTA GREEN PRIVATE LIMITED**, having Income  
 Tax Permanent Account (PAN) No. **AAAC0601R**



*(Handwritten mark)*

**REGISTRATION OF COMPANIES**  
**WEST BENGAL**  
**REGISTRATION ACT 1956**  
**Section 15**  
**14 FEB 2011**

*(Handwritten signature)*

- (12) **NEXTGEN COMMODEAL PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. "AACCN8399N";
- (13) **DECENT VINTRADE PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. "AACCD9632N";
- (14) **MOTION BUILDERS PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. "AAF7CM7169N";
- (15) **IDEAL REALTORS & DEVELOPERS PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. "AABCI9525J";

All companies respectively incorporated under the provisions of the Companies Act, 1956, having their registered offices at No. 14, Mullick Street, Kolkata - 700007

- (16) **BRIDGET VINIMAY PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. "AAECB3850E";
- (17) **BRYAN VANIJYA PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. "AAECB3853E";
- (18) **DEVADIDEV VINIMAY PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. "AADCD6833A";
- (19) **DEWANSH VANIJYA PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. "AADCD6832B";
- (20) **ENRIQUE VINIMAY PRIVATE LIMITED**, having Income Tax Permanent Account (PAN) No. "AACCE5856F";

All companies respectively incorporated under the provisions of the Companies Act, 1956, having their registered offices at No. 109, Park Street, Kolkata - 700016 (all the above companies are being represented by their authorized signatory and representative Mr. Navneet Pandey son of Mr. Kashinath Pandey having his office at No. 109, Park Street, P. S. Park Street, Kolkata - 700016);

*Akanksha Chawla*



*[Handwritten signature]*  
Registrar  
14 FEB 2011

*[Faint handwritten signature]*

The above named 20 (Twenty) joint stock companies are hereinafter jointly referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors, successors in interest and assigns, respectively) of the *ONE PART*;

AND

**MRS. AKANKSHA CHAWLA** wife of Sri Akash Chawla (nee Vaneeta Seth daughter of Shri Mahendar Lal Seth, since married and changed her name) by religion Hindu by occupation housewife, residing at No. 64, Suburban Park Road, Howrah - 711101, having Income Tax Permanent Account (PAN) No. "**ALJPS0335E**", hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, successors, representatives, administrators, agents and assigns) of the *OTHER PART*;

WHEREAS:

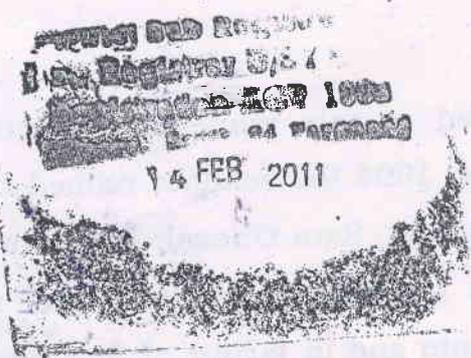
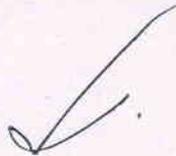
- A. By a deed of sale made and executed on the 8<sup>th</sup> day of November, 1994 the vendors named therein Sri Sudip Kumar Mukherji, Smt. Sara Ghosal, Smt. Arati Mukherji thereby sold conveyed transferred assigned and assured absolutely and forever unto and in favour of Smt. ~~Usha~~ <sup>VANEETA</sup> Seth the purchasers therein being the vendor herein free from encumbrances claims demands charges trusts mortgages acquisitions requisitions whatsoever and howsoever all that an area of land measuring about 48 Decimals situate at Mouza Jagaddal in

*Akanksha Chawla*

The above stated (Vendor) has been declared as  
insolvent jointly referred to as the "PURCHASERS" which  
expression shall mean as defined by or referred to the subject of  
contract in which it is stated that the respective successors  
successors in interest and assigns, respectively of the OMR BANK.

AND

MRS. ANANTHIA CHAWLA wife of Sh. Anant Chawla (nee  
Vandana) daughter of Sh. Mohan Lal Bhat, since married and  
died, her estate by reason thereof to be assigned to the  
trustees of the trust, Part No. 1, House - 71101, New  
Delhi, India. (PAN) No. AAAPB0032E  
as the "VENDOR" joint contractor shall  
be assigned to the subject in contract in which  
the said parties have executed contracts  
and assigns, respectively of the OMR



*Handwritten signature or initials in the left margin.*

the district of South 24 Parganas, P. S. and A. D. S. R. Office Sonarpur, Pargana Magura under Rajpur Sonarpur Municipality R. S. No. 232 Touzi No. 15 J. L. No. 71, which area of land was divided and comprised in several Dag numbers as per details thereof more fully mentioned in the schedule there under written and the same is hereinafter referred to as the said land. The said deed dated 8<sup>th</sup> November, 1994 was registered on the same day at the office of the Additional District Sub Registrar at Sonarpur in Book No. I Volume No. 90 at pages from 256 to 266 Being No. 6174 for the year 1994.

- B. Simultaneously with the execution of the aforesaid deed of sale the said vendors therein put the purchasers therein in actual vacant khas physical possession of the said land thereby sold and the vendor has since then been in use occupation and enjoyment thereof.
- C. The vendor herein has held out, represented and assured to the purchasers as follows:
- (i) The vendor became thus the absolute owner of the said land measuring 48 Decimals in Mouza Jagaddal within the jurisdiction of Rajpur Sonarpur Municipality under P. S. Sonarpur in the District of South 24 Parganas;
  - (ii) The vendor has neither dealt with the said land in any manner whatsoever nor has entered into any agreement of any nature with any one in respect thereof.

*Akanksha Chawla*

The document of South of Virginia, N. S. and D. S. Office  
Solely for Virginia, Virginia under Virginia  
Municipality No. 2, No. 200 Town No. 10. L. No. 71, which  
area of land was divided and numbered in several lots  
numbers as per these listed more fully mentioned in the  
schedule here under written and the same is hereunder  
referred to as the said lot. The said land being the property  
of the said registered in the same day at the office of the  
Additional District Sub-Register at Savannah in Book No. 1  
Volume No. 90 at page 255 in the being No. 114 for



Agency and Registrar  
1000 Registration No. 1000  
Savannah, Georgia  
14 FEB 2011

*Richard Clark*

D. The vendor being in urgent need of money for her personal and family requirements, has approached the purchasers and offered to sell the said land owned and possessed by her having an aggregate area measuring 48 Decimals be the same a little more or less which is more fully mentioned and described in the Schedule written hereunder and shown and delineated on the map or plan thereof annexed hereto and bordered therein with RED lines and has negotiated and agreed with the purchasers herein to sell transfer convey assure and assign unto and in favour of the purchasers the said land free from all encumbrances charges claims demands acquisitions requisitions mortgages lispendens absolutely and forever for the consideration and on the terms and conditions mutually agreed upon by the parties hereto;

E. The purchasers has at or before execution of this deed of sale paid to the vendor the entire amount of the mutually agreed consideration and has called upon the vendor to grant this conveyance in its favour.

**NOW THIS INDENTURE WITNESSETH** as follows:

I. Relying on the aforesaid representations and assurances amongst others made by the vendor and believing the same to be true and fully relying thereon and in pursuance of the said offer of the vendor to sell and the agreement arrived at between the vendor and the purchasers thereupon and in consideration of the total agreed sum of **Rs. 52,32,000/-**

*Akanksha Chawla*

The vendor being in urgent need of money for her personal and family requirements had approached the purchaser and offered to sell the said land parcel and assessed by her having an aggregate area measuring 10 Decimals 00 parts being a little more or less which is more fully mentioned and described in the Schedule within hereunto and shown and delineated on the map or plan thereof annexed hereto and enclosed therewith with NED lines and the original and signed with the purchaser herein to sell transfer convey secure and assign with and in favor of the purchaser the same and all circumstances thereof, claims demands and other mortgages, hypothecations, specialties and other encumbrances and of the terms and conditions of the said contract of sale.



*[Handwritten signature]*

**REGISTERED**  
**REGISTRAR OF DEEDS (8)**  
**STELLENBOSCH 1980**  
**24 FEBRUARY**  
**14 FEB 2011**

**(Rs. Fifty Two Lakhs & Thirty Two Thousand)** only of the lawful money of the Union of India well and truly paid in hands to the vendor by the purchasers at or before the execution of these presents as per Memo of Consideration described hereunder, the receipt whereof the vendor doth hereby as also by the receipt hereunder granted admit and acknowledge and of and from payment of the same and every part thereof hereby acquit, release and forever discharge the purchasers and the said land hereby sold or so intended to be, the vendor doth hereby sell, grant, transfer, convey, assign and assure unto and in favour of the purchasers absolutely and forever free from all encumbrances, charges, claims, demands, liens, trusts, mortgages, unauthorized occupants, trespassers, lispendens, attachments, acquisitions and/or requisition the said land being ALL THOSE the pieces and parcels of land of the vendor as mentioned in the schedule hereunder written in aggregate measuring about 48 decimals be the same a little more or less comprised in or forming part of and being an area of land measuring 11.00 decimals in R. S. Dag Nos. 491 (which is now L. R. Dag No. 505) recorded vide R. S. Khatian No. 317 Part 1334 (L. R. Khatian No. 754), an area of land measuring 05.00 decimals in R. S. Dag Nos. 492 (which is now L. R. Dag No. 506) recorded vide R. S. Khatian No. 18 (L. R. Khatian Nos. 1120, 1122, 1125 and 1126) and an area of land measuring 32.00 decimals in R. S. Dag Nos. 570 (which is now L. R. Dag No. 586) recorded vide R. S. Khatian No. 30 (L. R. Khatian No. 1588) all in J. L. No. 71 in Mouza Jagaddal within the jurisdiction of Rajpur Sonarpur Municipality under A. D. S. R. and P. S. Sonarpur in the District of South 24 Parganas

*Akanksha Chawla*

... (faint, illegible text) ...



**REGISTERED**  
**15/10/10**  
**14 FEB 2011**

and shown and delineated on the map or plan thereof annexed hereto and bordered therein with RED lines together with the tile shed structure measuring about 500 square feet built erect or standing on the said land or on part thereof which are more fully mentioned and described in the schedule hereunder written with all ownership rights to own possess use and enjoy the same AND ALSO TOGETHER WITH all easements or quasi-easements and other similar rights for the beneficial use and enjoyment of the said land TO HAVE AND TO HOLD the said land and every part thereof more fully mentioned and described in the schedule written hereunder absolutely and forever without any hindrance, interruption, disturbance, claim or demand whatsoever from the vendor or any person or persons lawfully or equitably claiming any estate, right, title and interest whatsoever from under through or in trust for the Vendor.

- II. **AND THAT** the vendor doth hereby covenant that the interest which the vendor professes to transfer, subsists and that the vendor has good and marketable title, full right, power and absolute authority to grant, sell, transfer, convey, assign and assure unto the purchasers the said land in the manner aforesaid and every manner howsoever.
- III. **AND THAT** the said land hereby transferred is free from all encumbrances, claims, demands, charges, mortgages, trusts, attachments, liens, unauthorized occupants, trespassers, tenants, lispendens, acquisitions or notice of acquisition and/or requisition whatsoever and howsoever made or suffered by the vendor or her predecessors in

Akanksha Chawla

and shewn and delineated on the map or plan thereof  
annexed hereto and bounded length and breadth  
together with the site and surface measuring about 500  
square feet built erect or standing on the said land or on  
part thereof which are more fully mentioned and described  
in the schedule hereunder written with all ownership rights  
in own favour and enjoy the same AND ALSO  
TOGETHER WITH all easements or other advantages and  
other similar rights for the benefit use and enjoyment of  
the said land TO HAVE AND TO HOLD the said land and  
every part thereof unto full maintenance and benefit of  
the aforesaid written hereunder mentioned and however  
the same may be divided, interrupted, disturbed, claim or  
otherwise howsoever with the vendor or any party or  
parties or of equitably standing any estate right title  
claim or interest whatsoever hereunder thought or in trust for



✓

REGISTERED  
IN THE REGISTER OFFICE OF  
WEST BENGAL  
14 FEB 2011

Abhishek Chakrabarti

interest and/or title or any person or persons lawfully and equitably claiming as aforesaid.

IV. **AND THAT** the vendor hereby declares that the said land is under their physical possession and is being used by the vendor and the possession thereof is being delivered by the vendor to the purchasers simultaneously herewith.

V. **AND THAT** the vendor doth hereby indemnify and covenant to keep indemnified the purchasers from and against all manners of rights, titles, interests, liens, charges and encumbrances whatsoever made, done, executed or occasioned or suffered by the Vendor.

VI. **AND THAT** it shall be lawful for the purchasers from time to time and at all times hereafter to enter into and to hold and enjoy the said land and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the vendor and freed and cleared from and against all manner of encumbrances trust liens and attachments whatsoever.

VII. **AND THAT** the vendor and all persons lawfully or equitably claiming any estate, right, title or interest whatsoever in the said land or any part thereof from, through, under or in trust for the vendor shall and will from time to time and at all times hereafter at the request of the purchasers make, do, acknowledge and execute or cause to be done, made, acknowledged and executed all such further and other acts, deeds, matters, things and assuring the said land hereby

*Akanksha Chawla*



sold, conveyed, assigned and assured and every part thereof unto and to the use of the said purchasers in the manner aforesaid as shall or may be reasonably be required by the Purchaser.

VIII. **AND THAT** all the rates, taxes and other outgoings including the Land Revenue payable to the State of West Bengal through the Collector, South 24 Parganas District in respect of the said land have been paid by the vendor till the date hereof and the vendor doth hereby further indemnify and covenant to keep indemnified the purchasers against all claims or demands arising in respect thereof.

IX. **AND THAT** the vendor has at or before execution of this deed handed over the said original deed of sale dated 8<sup>th</sup> November, 1994 together with all other related title papers and documents establishing her title to the said land and the Vendor hereby further covenants that she shall sign all papers and assist in all manners required by the purchasers herein for having its name mutated in respect of the said land hereby sold.

X. **AND THAT** the vendor has simultaneously with the execution of this deed of sale against payment of the full amount consideration payable by the purchasers to her, put the purchasers in actual physical khas vacant peaceful possession of the said land free from all encumbrances, charges, claims, demands, trusts, mortgages, unauthorized occupants, trespassers, bargadars, occupants or tenants of any nature, lispendens, acquisition, requisitions, attachments etc. whatsoever and howsoever.

Akanksha Chawla

...shall be liable to pay the amount of the ...  
...of the ...  
...of the ...

VII. AND THAT all the ...  
...of the ...  
...of the ...  
...of the ...



*[Handwritten signature]*

Registrar  
P. Registrar U/S 7 (8)  
REGISTRATION ACT 1956  
West Bengal  
14 FEB 2011

*[Faint handwritten text]*

XI. **AND THAT** the vendor has assured that she had offered the said land to the contiguous and co-owners of the said plot of land and that upon their refusal to purchase the same, the vendor has approached and negotiated with the purchasers herein for the sale and transfer of the said land. The vendor doth hereby further indemnify and covenant to keep indemnified the purchasers herein against any claims, demands, injury, loss or any other harmful action against the purchasers by any person claiming his right on the said land.

**THE SCHEDULE** above referred to

ALL THOSE the pieces and parcels of land in aggregate measuring about 48 decimals be the same a little more or less being the following areas of land -

Dag No		Khatian No		Area in Decimal
RS	LR	RS	LR	
491	505	317 part 1334	754	11.00
492	506	18	1120,1122,1125,1126	5.00
570	586	30	1588	32.00
<b>TOTAL AREA</b>				<b>48.00</b>

In aggregate measuring 48 Decimals all in J. L. No. 71 in Mouza Jagaddal within the jurisdiction of Rajpur Sonarpur Municipality under A. D. S. R. and P. S. Sonarpur in the District of South 24 Parganas and shown and

*Akanksha Chawla*

AND THAT the vendor has executed this deed after the  
said land to the respondents and co-owners of the said plot  
of land and that upon their refusal to purchase the same,  
the vendor has approached the court and obtained an order  
of the court directing the sale and transfer of the said land.  
The vendor has hereby further irrevocably and covenant to  
keep indemnified the purchasers herein against any claims,  
demands, suits or any other legal action against the  
purchasers or any person claiming his right on the said



*[Handwritten signature]*


Sub-Registrar -  
Registrar U/S (2) of  
Registration Act 1908  
14 FEB 2011

is to be registered in the name of the respondents and co-owners of the said plot of land and that upon their refusal to purchase the same, the vendor has approached the court and obtained an order of the court directing the sale and transfer of the said land. The vendor has hereby further irrevocably and covenant to keep indemnified the purchasers herein against any claims, demands, suits or any other legal action against the purchasers or any person claiming his right on the said

*[Faint handwritten text]*

delineated on the map or plan thereof annexed hereto and bordered therein with RED lines.

Together with the tile shed structure measuring about 500 square feet built erect or standing on the said land or on part thereof

And the above pieces and parcels of land are butted and bounded in the manner following that is to say -

In respect of the said area of land comprised in R. S. Dag No. 491(P) -

On the North by By Municipal Road

On the East by R. S. Dag No.573

On the West by portion of R. S. Dag No. 491

On the South by portion of R. S. Dag No.492

In respect of the said area of land comprised in R. S. Dag No. 492(P)-

On the North by portion of R. S. Dag No. 491

On the East by R. S. Dag No. 573

On the West by portion of R. S. Dag No. 492

On the South,by portions of R. S. Dag No. 572 and 492

In respect of the said area of land comprised in R. S. Dag No. 570 -

On the North by portion of R. S. Dag No. 571 and 496

On the East by R. S. Dag No. 566

On the West by R. S. Dag No. 496

On the South by R. S. Dag No. 567,568 and 569

Or howsoever otherwise the same are is was or were heretofore butted bounded known numbered described called or distinguished.

Akanksha Chawla

delimited by the map of plan thereby annexed hereto and  
bounded therein with (S) lines  
Together with the site plan showing measuring  
about 500 square feet built area or standing on the said  
land or of part thereof  
And the above house and portion of land are situated  
and bounded in the manner following that is to say—

in respect of the said area of land comprised in K. S. Dag No. 491 (F)  
On the North by the Municipal Road  
On the East by R. S. Dag No. 573  
On the West by portion of K. S. Dag No. 491  
On the South by portion of K. S. Dag No. 492

in respect of land comprised in R. S. Dag No. 492 (F)  
On the North by K. S. Dag No. 491  
On the East by R. S. Dag No. 573  
On the West by portion of K. S. Dag No. 492  
On the South by portion of K. S. Dag No. 573 and 492

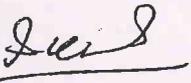


Registrar - IV, South 24 Parganas  
REGISTRATION ACT 1908  
14 FEB 2011

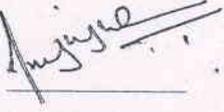
*Abhishek Chandra*

**IN WITNESS WHEREOF** the parties hereto have put and subscribed their respective hands and seals the day, month and year first above written.

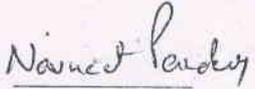
**SIGNED SEALED AND DELIVERED** by the within named Purchasers at Kolkata in presence of:

  
 (SK KANODIA)  
 Advocate  
 27/2, 10th  
 Clwyd,

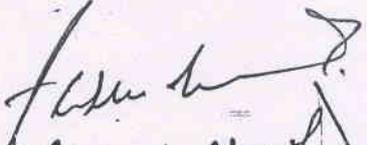
FOR JASMINE COMMOTRADE PVT. LTD., SIMPLE BUILDERS & REALTORS PVT. LTD., COOLBRAIN REALTORS & BUILDERS PVT. LTD., GAJVADAN BARTER PVT. LTD., HARRY VINCOM PVT. LTD., JAYITA VINIMAY PVT. LTD., KANISHKA TRADELINK PVT. LTD., KURUKSHETRA COMMOTRADE PVT. LTD., NIKHILESH TIE - UP PVT. LTD., PRAJAKTA DEALTRADE PVT. LTD., by and through their authorized representative and signatory Mr. Amit Jhunjhunwala

  
 Amit Jhunjhunwala

DHANKIRAN VINTRADE PVT. LTD., NEXTGEN COMMODEAL PVT. LTD., DECENT VINTRADE PVT. LTD., MOTION BUILDERS PVT. LTD., IDEAL REALTORS & DEVELOPERS PVT. LTD., BRIDGET VINIMAY PVT. LTD., BRYAN VANIJYA PVT. LTD., DEVADIDEV VINIMAY PVT. LTD., DEWANSH VANIJYA PVT. LTD., ENRIQUE VINIMAY PVT. LTD., by and through their authorized representative and signatory Mr. Navneet Pandey

  
 Navneet Pandey

**SIGNED SEALED AND DELIVERED** by the within named vendor at Kolkata in presence of:

  
 (Akash Chawla)  
 Mahender Lal Sethi  
 MAHENDER LAL SETHI

Akanksha Chawla

IN WITNESS WHEREOF the parties hereto have hereunto  
subscribed their respective hands and seals the day, month and year  
first above written

SIGNED, SEALED AND  
DELIVERED by the within  
named parties in presence of

FOR THE REGISTRAR  
I, the Registrar of  
the District of  
South 24 Parganas  
do hereby certify that  
the within instrument  
is a true and correct  
copy of the original  
as filed in my office  
on the 14th day of  
February 2011.



Registrar  
14 FEB 2011

Charles Charles

### MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned total sum of **Rs. 52,32,000/- (Rs. Fifty Two Lakhs & Thirty Two Thousand)** only being the sum of money payable for and towards the price or value and consideration for sale of the said land mentioned in the Schedule written hereinabove payable to me the vendor above named, as per memo below:

<u>S No</u>	<u>Purchaser</u>	<u>Bank Name</u>	<u>Branch</u>	<u>Pay order No</u>	<u>Date</u>	<u>Amount in Rs</u>
1	Jasmine Commotrade Pvt. Ltd.	Allahabad Bank	Brabourne Rd	410387	10.02.11	2,61,600.00
2	Simple Builders & Realtors Pvt. Ltd.	Allahabad Bank	Brabourne Rd	410388	10.02.11	2,61,600.00
3	Coolbrain Realtors Pvt. Ltd.	Allahabad Bank	Brabourne Rd	410391	10.02.11	2,61,600.00
4	Gajvadan Barter Private Limited	Allahabad Bank	Red Cross Place	005250	10.02.11	2,61,600.00
5	Harry Vincom Private Limited	Allahabad Bank	Red Cross Place	005251	10.02.11	2,61,600.00
6	Jayita Vinimay Private Limited	Allahabad Bank	Red Cross Place	005252	10.02.11	2,61,600.00
7	Kanishka Tradelink Private Limited	Allahabad Bank	Red Cross Place	005253	10.02.11	2,61,600.00
8	Kurukshetra Commotrade Pvt Ltd	Allahabad Bank	Red Cross Place	005254	10.02.11	2,61,600.00
9	Nikhilesh Tie-Up Private Limited	Allahabad Bank	Red Cross Place	005255	10.02.11	2,61,600.00
10	Prajakta Dealtrade Private Limited	Allahabad Bank	Red Cross Place	005256	10.02.11	2,61,600.00
11	Dhankiran Vintrade Pvt. Ltd.	Allahabad Bank	Brabourne Rd	410394	10.02.11	2,61,600.00
12	Nextgen Commodeal Pvt. Ltd.	Allahabad Bank	Brabourne Rd	410408	10.02.11	2,61,600.00
13	Decent Vintrade Pvt. Ltd.	Allahabad Bank	Brabourne Rd	410389	10.02.11	2,61,600.00
14	Motion Builders Pvt. Ltd.	Allahabad Bank	Brabourne Rd	410392	10.02.11	2,61,600.00
15	Ideal Realtors & Developers Pvt. Ltd.	Allahabad Bank	Brabourne Rd	410393	10.02.11	2,61,600.00
16	Bridget Vinimay Private Limited	Allahabad Bank	Red Cross Place	005257	10.02.11	2,61,600.00
17	Bryan Vanijya Private Limited	Allahabad Bank	Red Cross Place	005258	10.02.11	2,61,600.00

*Akanksha Chawla*

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned total sum of Rs. 50,00,000/- (Ru. Fifty Two Lakhs & Thirty Two Thousand) only being the sum of money payable for and towards the price of sale and consideration for sale of the said land mentioned in the schedule annexed herewith as per the terms and conditions set out below:

Sl. No.	Particulars	Bank Name	Branch	Date	Amount in Rs.
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
25	...	...	...	...	...
26	...	...	...	...	...
27	...	...	...	...	...
28	...	...	...	...	...
29	...	...	...	...	...
30	...	...	...	...	...
31	...	...	...	...	...
32	...	...	...	...	...
33	...	...	...	...	...
34	...	...	...	...	...
35	...	...	...	...	...
36	...	...	...	...	...
37	...	...	...	...	...
38	...	...	...	...	...
39	...	...	...	...	...
40	...	...	...	...	...
41	...	...	...	...	...
42	...	...	...	...	...
43	...	...	...	...	...
44	...	...	...	...	...
45	...	...	...	...	...
46	...	...	...	...	...
47	...	...	...	...	...
48	...	...	...	...	...
49	...	...	...	...	...
50	...	...	...	...	...



Registrar of Land Revenue  
 Registrar U/S 7 (B) of  
 Registration Act 1908  
 South 24 Parganas  
 14 FEB 2011

(Signature)

18	Devadidev Vinimay Private Limited	Allahabad Bank	Red Cross Place	005259	10.02.11	2,61,600.00
19	Dewansh Vanijya Private Limited	Allahabad Bank	Red Cross Place	005260	10.02.11	2,61,600.00
20	Enrique Vinimay Private Limited	Allahabad Bank	Red Cross Place	005261	10.02.11	2,61,600.00
TOTAL						52,32,000.00

(Rupees Fifty Two Lakhs & Thirty Two Thousand)

Aparajita Chawla

Witnesses:

1.

*(Signature)*  
(Akash Chawla)

64, Sailoren Mukherjee Rd  
Howrah - 71101.

2.

Mahendra Lal Sill  
21/20 monohar pucker Road  
Ct-29

Drafted by me.

*(Signature)*

(S. K. KANODIA)  
Advocate.

2,87,500.00	10-01-11	10,000	10,000	10,000	10,000	10,000	10,000
2,87,500.00	10-01-11	10,000	10,000	10,000	10,000	10,000	10,000
2,87,500.00	10-01-11	10,000	10,000	10,000	10,000	10,000	10,000
8,62,500.00	TOTAL						

(Report in Rupees Two Lakh & Forty Two Thousand)

Accountant General



Registrar - IV, South 24 P.W. District, West Bengal  
 Registrar U/S 7 (B)  
 Registration Act 1908  
 14 FEB 2011

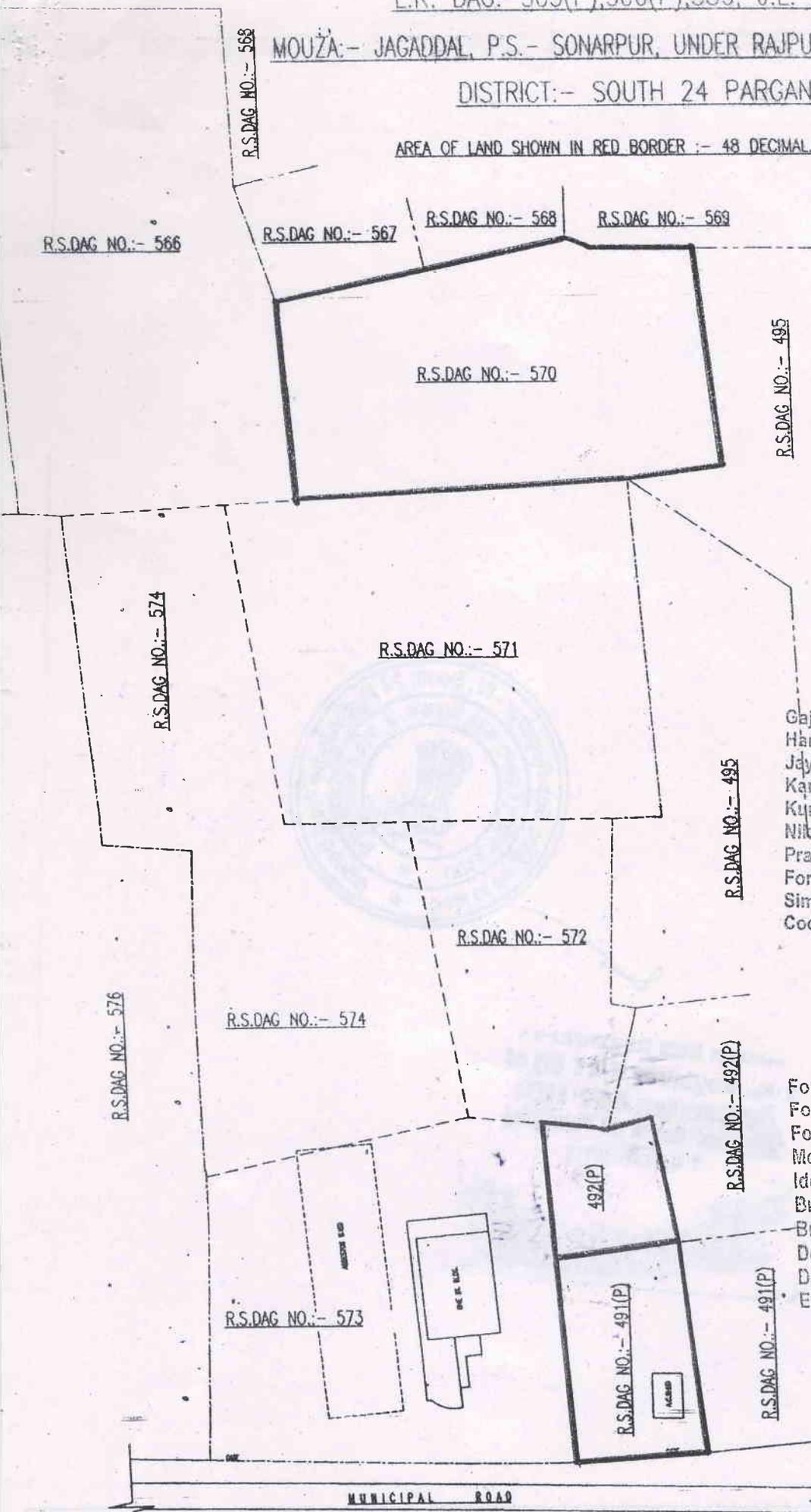
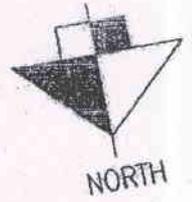
SITE PLAN OF R.S DAG:- 491(P), 492(P), 570,

L.R. DAG:- 505(P), 506(P), 586; J.L. NO.-71,

MOUZA:- JAGADDAL, P.S.- SONARPUR, UNDER RAJPUR-SONARPUR MUNICIPALITY

DISTRICT:- SOUTH 24 PARGANAS

AREA OF LAND SHOWN IN RED BORDER :- 48 DECIMAL. (more or less)



Akanksha Chawla

VENDOR :- AKANKSHA CHAWLA

PURCHASER :-

- Gajvedan Barter Private Limited
- Harry Vincom Private Limited
- Jayita Vinimay Private Limited
- Kanishka Tradelink Private Limited
- Kurukshetra Commotrade Private Limited
- Nithilesh Tie-up Private Limited
- Prajakta Doaltrade Private Limited
- For Jasmine Commotrade Private Limited
- Simple Builders & Realtors Pvt. Ltd.
- Coolbrain Realtors & Builders Pvt. Ltd.

*Anjyoti*  
Authorised Signatory

- For Dhankiran Vintrade Private Limited
- For Nextgen Commodeal Private Limited
- For Decent Vintrade Private Limited
- Motion Builders Pvt. Ltd.
- Ideal Realtors & Developers Pvt. Ltd.
- Bridget Vinimay Private Limited
- Bryan Vanija Private Limited
- Devadidev Vinimay Private Limited
- Dawansh Vanija Private Limited
- Enrique Vinimay Private Limited

*Naveet Pandey*  
Authorised Signatory



Registrar and Registrar-1  
Registrar W/S 1 (A) of  
Registration Act 1908  
South 2A Parganas  
14 FEB 2011

Sl No

Signature of the executant and/or Purchaser/ Presentants

### SPECIMEN FORM FOR TEN FINGER PRINTS

*Amrit Kaur*



LITTLE



RING



MIDDLE



FORE



THUMB

LEFT HAND



THUMB



FORE



MIDDLE



RING



LITTLE

RIGHT HAND

*Navneet Pandey*



LITTLE



RING



MIDDLE



FORE



THUMB

LEFT HAND



THUMB



FORE



MIDDLE



RING



LITTLE

RIGHT HAND

3.



*Akanksha Chawla*



LITTLE



RING



MIDDLE



FORE



THUMB

LEFT HAND



THUMB



FORE



MIDDLE



RING



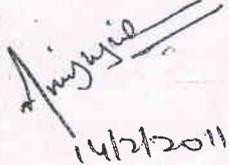
LITTLE

RIGHT HAND

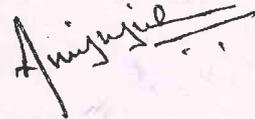
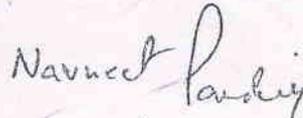


**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 00987 / 2011, Deed No. (Book - I , 01060/2011)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Amit Jhunjunwala	 14/02/2011	 LTI 14/02/2011	 14/2/2011

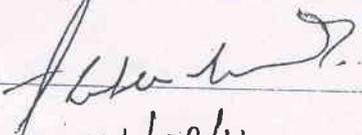
Signature of the person(s) admitting the Execution at Office.

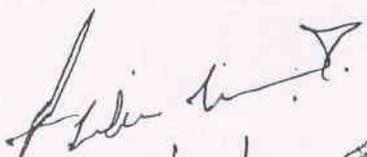
Admission of Execution By	Status	Photo	Finger Print	Signature
Akanksha Chawla Address -64, Suburban Park Road, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-711101	Self	 14/02/2011	 LTI 14/02/2011	
Amit Jhunjunwala Address -109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016	Self	 14/02/2011	 LTI 14/02/2011	
Navaneet Pandey Address -109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016	Self	 14/02/2011	 LTI 14/02/2011	

Signature of Identifier of above Person(s)

Amit Jhunjunwala  
Address -109, Park Street,  
Thana:-Park Street,  
District:-Kolkata, WEST  
BENGAL, India, P.O. :- Pin :-711101

Signature of Identifier with Date

  
14/02/11

  
14/02/11



  
(Dulal Chandra Saha)

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



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

Endorsement For Deed Number : I - 01060 of 2011  
(Serial No. 00987 of 2011)

On

Payment of Fees:

On 14/02/2011

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

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

Payment of Fees:

Amount By Cash

Rs. 57587/-, on 14/02/2011

( Under Article : A(1) = 57541/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 14/02/2011 )

**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.-5232000/-

Certified that the required stamp duty of this document is Rs.- 366260 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 361260/- is paid, by the draft number 059727, Draft Date 14/02/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 14/02/2011

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

Presented for registration at 13.20 hrs on :14/02/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Amit Jhunjunwala , one of the Claimants.

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

Execution is admitted on 14/02/2011 by

1. Mrs Akañksha Chawla, wife of Sri Akash Chawla , 64, Suburban Park Road, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-711101 , By Caste Hindu, By Profession : House wife



  
Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



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

**Endorsement For Deed Number : I - 01060 of 2011**  
**(Serial No. 00987 of 2011)**

2. Amit Jhunjunwala  
Authorised Signatory, Jasmine Commotrade Pvt. Ltd., 14, Mallik Street, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .
- Authorised Signatory, Simple Builders & Realtors Pvt. Ltd. Pan No. Aamcs3318l, 14, Mallik Street, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .
- Authorised Signatory, Coolbrain Realtors & Builders Pvt. Ltd. Pan No. Aadcc4666j, 14, Mallik Street, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .
- Authorised Signatory, Gajyadan Barter Pvt. Ltd. Pan No. Aaecg0776e, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
- Authorised Signatory, Harry Vincom Pvt. Ltd. Aacch5651d, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
- Authorised Signatory, Jayita Vinimay Pvt. Ltd. Aaccj5030e, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
- Authorised Signatory, Kanishka Tradelink Pvt. Ltd. Pan No. Aaeck2016p, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
- Authorised Signatory, Kurukshetra Commotrade Pvt. Ltd. Pan No. Aaeck2015q, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
- Authorised Signatory, Nikhilesh Tie- Up Pvt. Ltd. Pan No. Aadcd4914c, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
- Authorised Signatory, Prajakta Dealtrade Pvt. Ltd. Pan No. Aafcp7991r, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
- , By Profession : ----



**( Dulal Chandra Saha )**  
**DISTRICT SUB-REGISTRAR-IV**



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

**Endorsement For Deed Number : I - 01060 of 2011**  
**(Serial No. 00987 of 2011)**

Mr. Navaneet Pandey

Authorised Signatory, Dhankiran Vintrade Pvt. Ltd. Pan No. Aaccd9631r, 14, Mallik Street, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .

Authorised Signatory, Nextgen Commodeal Pvt. Ltd. Pan No. Aaccn8399n, 14, Mallik Street, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .

Authorised Signatory, Decent Vintrade Pvt. Ltd. Pan No. Aaccd9632n, 14, Mallik Street, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .

Authorised Signatory, Motion Builders Pvt. Ltd. Pan No. Aafcm7169n, 14, Mallik Street, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .

Authorised Signatory, Ideal Realtors & Developers Pvt. Ltd. Pan Aabci9525j, 14, Mallik Street, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .

Authorised Signatory, Bridget Vinimay Pvt. Ltd. Pan No. Aaecb3850e, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

Authorised Signatory, Bryan Vanijya Pvt. Ltd. Pan No. Aaecb3853e, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

Authorised Signatory, Devadidev Vinimay Pvt. Ltd. Pan No. Aadcd6833a, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

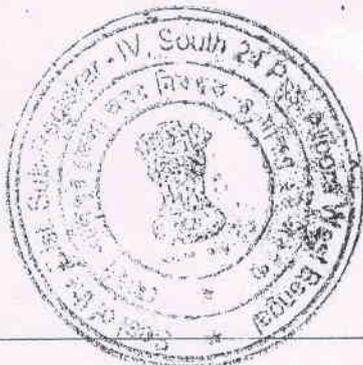
Authorised Signatory, Dewans Vanijya Pvt. Ltd. Pan No. Aadcd6832b, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

Authorised Signatory, Enrique Vinimoy Pvt. Ltd. Pan No. Aacce5856f, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

, By Profession : ----

Identified By Akash Chowla, son of Narendra Singh Chowla, 64, Sailo Kr. Mukherjee Road, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-711101 , By Caste: Hindu, By Profession: Business.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
D Volume number 4  
Page from 2961 to 2983  
Serial No 01060 for the year 2011.



  
(Dulal Chandrasaha) 15-February-2011  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal