

102846

01 FEB 2011

No.....Date.....
Sold to... **KANODIA & CO**
Solicitors & Advocates
Address... **6 OLD POST OFFICE STREET**
Rs. 500/-..... **CALCUTTA-700 001**

L. S. VENKAT
HIGH COURT, CAL



AKASH CHAWLA
S/o Narenindra Singh Chawla
64, Saito Kri Mukherjee Rd
Howrah - 711101.

14 FEB 2011

Business

- (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. "AACJ5030E";
- (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";

Usha Sethi.

(3) COULBHAI REALTORS & BUILDERS PRIVATE LIMITED,
HAWT - BANGALORE, KARNATAKA, INDIA (PAN:
AABO00000000)

All companies respectively incorporated under the provisions of
the Companies Act, 1956, having their registered offices in
M. Maharashtra, Kerala - 700007.

(4) GALVADAR BARTER PRIVATE LIMITED, having income tax
Permanent Account (PAN) No. AAE000000000.

(5) HARRY VINCOB PRIVATE LIMITED, having income tax
Permanent Account (PAN) No. AA0000000000.

(6) JAYITA VINIMAY PRIVATE LIMITED, having income tax
Permanent Account (PAN) No. AA0000000000.

(7) KANISHKA TRADELINK PRIVATE LIMITED, having income
Permanent Account (PAN) No. AAE000000000.

(8) KANISHKA TRADELINK PRIVATE LIMITED, having
Permanent Account (PAN) No. AAE000000000.

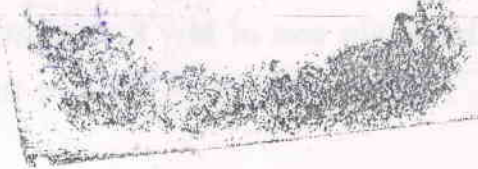
(9) KANISHKA TRADELINK PRIVATE LIMITED, having income tax
Permanent Account (PAN) No. AAE000000000.

(10) KANISHKA TRADELINK PRIVATE LIMITED, having income
Permanent Account (PAN) No. AAE000000000.



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All companies mentioned under the provisions of
the Companies Act, 1956, registered offices at No. 102,
B. S. Road, Bangalore - 560001.
Company No. 102 of 1999
14 FEB 2011



(11) KANISHKA TRADELINK PRIVATE LIMITED, having income
Permanent Account (PAN) No. AAE000000000.

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- (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. "AAF7169N";
- (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);

Usha Seth.

(12) NEXTGEN COMMODITY PRIVATE LIMITED, having income tax
 The Permanent Account (PAN) No. AACCT8899H
 (13) BECKON VENTURE PRIVATE LIMITED, having income tax
 Permanent Account (PAN) No. AACCT8899H
 (14) MOTION BUILDERS PRIVATE LIMITED, having income tax
 Permanent Account (PAN) No. AACCT8919K
 (15) IDEAL REALTORS & DEVELOPERS PRIVATE LIMITED,
 having income tax Permanent Account (PAN) No.
 AACCT8899L
 All companies respectively incorporated under the provisions of
 the Companies Act 1956, having their registered offices at No.
 14, Mallik Street, Kalyani - 700007.
 (16) BRIGHT VINIMAY PRIVATE LIMITED, having income tax
 Permanent Account (PAN) No. AACCT8899K
 (17) ANYA VINIMAY PRIVATE LIMITED, having income tax
 Permanent Account (PAN) No. AACCT8899J
 (18) ANADIV VINIMAY PRIVATE LIMITED, having income
 Permanent Account (PAN) No. AACCT8899I
 (19) ANANYA VINIMAY PRIVATE LIMITED, having income tax
 Permanent Account (PAN) No. AACCT8899H
 (20) ANUBIN VINIMAY PRIVATE LIMITED, having income tax
 Permanent Account (PAN) No. AACCT8899G



RECEIVED
 DISTRICT SUB-REGISTRAR
 SOUTH
 14 FEB 2011

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

SMT. USHA SETH wife of Shri Mahendar Lal Seth by religion Hindu by occupation Housewife, residing at No. 21/2D, Manohar Pukur Road, P. S. Lake, Kolkata - 700029, having Income Tax Permanent Account (PAN) No. "**BDUPS4610Q**", 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 8th 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 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 108-1/2 Decimals situate at Mouza Jagaddal in the district of South 24 Parganas, P. S. and A. D. S. R. Office Sonarpur, under Rajpur Sonarpur Municipality R. S. No.

Usha Seth.

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 8th 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 267 to 278 Being No. 6175 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 108-1/2 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.

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

Ushasith.

232 Town No. 15-1, R.R. 71, which was a land was divided
and conveyed in several Deeds... more fully recited in the schedule there under written and
the same is hereby referred to as the said land. The said
deed dated 6th November, 1904 was registered on the same day
at the office of the Additional District Sub-Registrar at
Somerset in Book No. 1 Volume No. 90 at page from 203 to
215 being No. 6125 for the year 1904.

It is hereby certified that the execution of the aforesaid deed of sale
by the said vendor therein for the purchase therein is actual
and the vendor has since that date in due possession and
enjoyment thereof.

Within the limits of the Registrar of South India
the Registrar of South India
the Registrar of South India



14 FEB 2011
1088

The vendor being in receipt of the purchase money for the property and
having relinquished the property and
claim to sell the said land owned and possessed by her

having an aggregate area measuring 102 - 1/2 Decimals out of her said 108-1/2 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 their its favour.

NOW THIS INDENTURE WITNESSETH as follows:

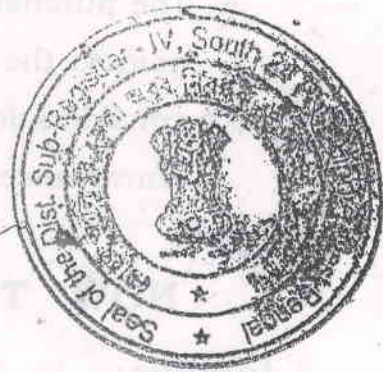
- I. Relying on the aforesaid representations and assurances amongst others made by the vendor and believing the same to be true and fully relying thereon and in pursuance of the said offer of the vendor to sell and the agreement arrived at between the vendor and the purchasers thereupon and in consideration of the total agreed sum of ₹ 1,11,72,500/- (₹ One Crore Eleven Lakhs & Seventy Two Thousand Five Hundred) only of the lawful money of the Union of India well and truly paid in hands to the vendor by the purchasers at

Usha Seth

having an aggregate area measuring 103 - 1/2 Dhehals out of
per said 108-1/2 Dhehals be the same a little more or less
which is more fully specified 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 purchaser
therein to sell transfer convey lease and assign same and in
favor of the purchaser the said land has been all
appropriate changes being deemed necessary
and necessary to be made in the said map and plan for
the consideration and on the said and conditions mutually
agreed upon by the parties hereto.

The purchaser has at or before execution of this deed of sale
tender the entire amount of the mutually agreed
purchase price and has called upon the vendor to grant this
deed in favor of the purchaser.

THE SELLER'S WITNESSES



RECORDED
157 (2)
1908
14 FEB 2011

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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, lispéndens, 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 102 - 1/2 decimals be the same a little more or less comprised in or forming part of and being an area of land measuring 24.50 decimals in R. S. Dag Nos. 566 (which is now L. R. Dag No. 582) recorded vide R. S. Khatian No. 333 (L. R. Khatian Nos. 1588 and 892), an area of land measuring 23.50 decimals in R. S. Dag Nos. 571 (which is now L. R. Dag No. 587) recorded vide R. S. Khatian No. 332 (L. R. Khatian Nos. 1588 and 892), an area of land measuring 10.50 decimals in R. S. Dag Nos. 572 (which is now L. R. Dag No. 588) recorded vide R. S. Khatian No. 332 (L. R. Khatian Nos. 1588 and 892), an area of land measuring 19.00 decimals in R. S. Dag Nos. 573 (which is now L. R. Dag No. 589) recorded vide R. S. Khatian No. 107 (L. R. Khatian Nos. 1588 and 892) and an area of land measuring 25 decimals in R. S. Dag Nos. 574 (which is now L. R. Dag No. 590) recorded vide R. S. Khatian No. 108 (L. R. Khatian Nos.

Usha Sethi

1588 and 892) 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 delineated on the map or plan thereof annexed hereto and bordered therein with RED lines together with the tile shed structure measuring about 1000 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,

Usha Seth

1588 and 1592] all in E. 1. 1588 in terms of the said within
the jurisdiction of Rajpur Sub-Registrar, Muzaffargarh under A.
D. R. and R. S. Registrar in the District of South 24
Parturas and shares and debentures in the name of the
said parties and the said parties and the said parties
together with the said structure extending about 1000
square feet built on or standing on the said land or on
part thereof which are now fully mortgaged and described
in the schedule hereunder which with its ownership rights
to the said parties and the said parties the same and also
TOGETHER WITH all easements or quasi-easements and
other similar rights for the beneficial use and enjoyment of
the said parties and the said parties the said parties and
the said parties and the said parties and the said parties
in every part thereof more fully described and described in
the schedule written hereunder (hereinafter) and forever
without any limitation, interruption, disturbance, claim or
claim of whatsoever kind the said parties to the said parties or
the said parties or the said parties the said parties, the
said parties and the said parties and the said parties in trust for



RECORDED
REGISTRATION NO. 157 (2)
DATE 15 FEB 2011
15 FEB 2011

AND THAT the said parties have been...
Muzaffargarh

trespassers, tenants, lispens, acquisitions or notice of acquisition and/or requisition whatsoever and howsoever made or suffered by the vendor or her predecessors in 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 her actual 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,

Usha Seth

...dependent, independent, association or notice of
...and/or regulating authority and however
...made or altered by the vendor or his successors in
...of any person or persons lawfully and
...claiming as aforesaid

IV. AND THAT the vendor hereby declares that the said land is
...under her actual physical possession and is being used by
...the vendor and the purchaser thereof as being delivered by
...the vendor to the purchaser accordingly herewith

V. AND THAT the vendor both hereby mutually and covenant
...to keep indemnified the purchaser from and against all
...infringement of rights, titles, interests, claims, charges and
...whenever, whatsoever, rights, claims, charges and
...as follows by the Vendor



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RECORDED
15 FEB 2011
REGISTRAR - IV, SOUTH 27, BANGALORE

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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 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 Purchasers.

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 8th 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 their names 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

Usha Seth.

occupants, trespassers, bargadars, occupants or tenants of any nature, lispens, acquisition, requisitions, attachments etc. whatsoever and howsoever.

- 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, lis 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 102 - 1/2 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	
566	582	333	1588 & 892	24.50
571	587	332	1588 & 892	23.50
572	588	332	1588 & 892	10.50
573	589	107	1588 & 892	19.00
574	590	108	1588 & 892	25.00
TOTAL AREA				102.50

Usha Seth

any nature, disputes, objections, requisitions, attachments etc. whatsoever and hereby

AND THAT the vendor has advised that the land offered for sale is to the satisfaction and to the content of the said land of land and that upon their request to purchase the same, the vendor has approached and negotiated with the purchaser herein for the sale and transfer of the said land. The vendor does hereby further indemnify and covenant to keep indemnified the purchaser herein against any claims, demands, suits, or any other legal action against the purchase by any person claiming the right on the said

IX

THE SCHEDULE above referred to

the pieces and parcels of land & villages 105 - 112 declared to be waste & 101, 102 or less



Sl. No.	Description	Area in Acres	Area in Cents	Total Area
1		100	00	100
2		00	00	00
3		00	00	00
4		00	00	00
5		00	00	00
6		00	00	00
7		00	00	00
8		00	00	00
9		00	00	00
10		00	00	00
11		00	00	00
12		00	00	00
13		00	00	00
14		00	00	00
15		00	00	00
16		00	00	00
17		00	00	00
18		00	00	00
19		00	00	00
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23		00	00	00
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26		00	00	00
27		00	00	00
28		00	00	00
29		00	00	00
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31		00	00	00
32		00	00	00
33		00	00	00
34		00	00	00
35		00	00	00
36		00	00	00
37		00	00	00
38		00	00	00
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40		00	00	00
41		00	00	00
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89		00	00	00
90		00	00	00
91		00	00	00
92		00	00	00
93		00	00	00
94		00	00	00
95		00	00	00
96		00	00	00
97		00	00	00
98		00	00	00
99		00	00	00
100		00	00	00
TOTAL AREA				

REGISTRY
 DISTRICT REGISTRAR
 SERAM
 14 FEB 2011

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In aggregate measuring 102 - 1/2 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 delineated on the map or plan thereof annexed hereto and bordered therein with RED lines.

Together with the tile shed structure measuring about 1000 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. 566 -

On the North by remaining portion of R. S. Dag No. 566
On the East by R. S. Dag No. 565
On the West by R. S. Dag No. 567 and 568
On the South by R. S. Dag No.

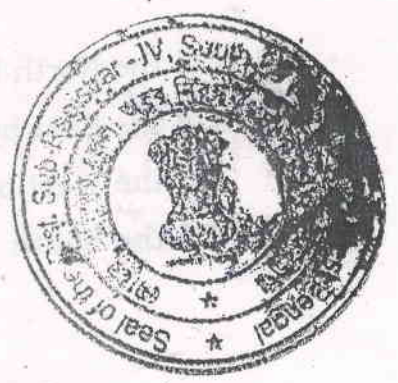
In respect of the said area of land comprised in R. S. Dag No. 571 -

On the North by remaining portion of R. S. Dag No. 571
On the East by portion of R. S. Dag No. 574
On the West by R. S. Dag No. 495
On the South by portions of R. S. Dag No. 566 and 570

Usha Sethi

The attached measuring 100 1/2 feet by 50 feet 6 inches
in more or less within the jurisdiction of the Government
Municipality under the R. S. No. 567 and 568 in the District of
South Kanara and shown and delineated on the map of this
District enclosed herewith and bearing therein with R.E. lines
together with the the above structure measuring about 1000
square feet built over or standing on the said land in the District
and the above pieces and parcels of land are built and
pounded in the manner following that is to say

In respect of the said area of land situated in R. S. No. 567
by remaining portion of R. S. No. 567



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In respect of the said area of land comprised in R. S. Dag No. 572 -

On the North by remaining portion of R. S. Dag No. 572

On the East by R. S. Dag No. 574

On the West by R. S. Dag No. 495

On the South by R. S. Dag No. 571

In respect of the said area of land comprised in R. S. Dag No. 573 -

On the North by By Municipal Road

On the East by R. S. Dag No. 576

On the West by remaining portion of R. S. Dag No: 573

On the South by R. S. Dag No. 574

In respect of the said area of land comprised in R. S. Dag No. 574 -

On the North by remaining portion of R. S. Dag No. 574

On the East by R. S. Dag No. 576

On the West by portions of R. S. Dag Nos. 571 & 572

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

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

Usha Sethi

In respect of the said area of land comprised in R. S. Dag No. 273 -
On the North by remaining portion of R. S. Dag No. 273
On the East by R. S. Dag No. 274
On the West by R. S. Dag No. 272
On the South by R. S. Dag No. 271

In respect of the said area of land comprised in R. S. Dag No. 273 -
On the North by By Municipal Road
On the East by R. S. Dag No. 272
On the West by remaining portion of R. S. Dag No. 273
On the South by R. S. Dag No. 274

In respect of the said area of land comprised in R. S. Dag No. 274 -
On the North by R. S. Dag No. 273
On the East by R. S. Dag No. 272
On the West by R. S. Dag No. 271
On the South by R. S. Dag No. 275

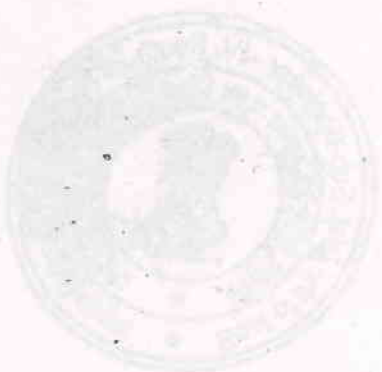


REGISTERED AND REGULATED
1st Registrar S/57 (B) of
Srirangapatna Dist 1922
14 FEB 2011

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:

[Handwritten Signature]
(SK KANUNJ)
Advocate
Bt. Unit
C.L.U.D.



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 Jhunjunwala

[Handwritten Signature]
Amit Jhunjunwala

DHANKIRAN VINTRADE PVT. LTD., NEXTGEN COMMDEAL 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 VANLIYA PVT. LTD., ENRIQUE VINIMAY PVT. LTD., by and through their authorized representative and signatory Mr. Navneet Pandey

[Handwritten Signature]
Navneet Pandey

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

[Handwritten Signature]
USHA SETH.

[Handwritten Signature]
(Anash Chawla)
Mehendra Lal Seth
MAHENDRA LAL SETH

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 Purchaser at Kolkata in presence of:

[Handwritten signatures]

[Faint, mostly illegible text, possibly a witness statement or a copy of the deed]



Sub-Registrar
107 (B)
1993
14 FEB 2011

[Faint handwritten text]

[Large handwritten signature]
(Chaman Chandra)

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned total sum of Rs. 1,11,72,500/- (Rs. One Crore Eleven Lakhs & Seventy Two Thousand Five Hundred), 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:

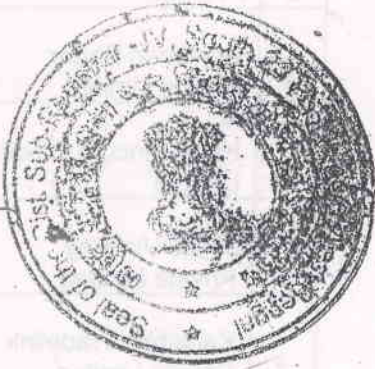
<u>S No</u>	<u>Purchaser</u>	<u>Bank Name</u>	<u>Pay order No</u>	<u>Date</u>	<u>Amount in Rs</u>
1	Jasmine Commotrade Pvt. Ltd.	Allahabad Bank, Brabourne Rd	410397	10.02.11	5,58,625.00
2	Simple Builders & Realtors Pvt. Ltd.	Allahabad Bank, Brabourne Rd	410409	10.02.11	5,58,625.00
3	Coolbrain Realtors Pvt. Ltd.	Allahabad Bank, Brabourne Rd	410400	10.02.11	5,58,625.00
4	Gajvadan Barter Private Limited	Allahabad Bank, Red Cross Place	005237	10.02.11	5,58,625.00
5	Harry Vincom Private Limited	Allahabad Bank, Red Cross Place	005235	10.02.11	5,58,625.00
6	Jayita Vinimay Private Limited	Allahabad Bank, Red Cross Place	005236	10.02.11	5,58,625.00
7	Kanishka Tradelink Private Limited	Allahabad Bank, Red Cross Place	005234	10.02.11	5,58,625.00
8	Kurukshetra Commotrade Pvt Ltd	Allahabad Bank, Red Cross Place	005232	10.02.11	5,58,625.00
9	Nikhilesh Tie-Up Private Limited	Allahabad Bank, Red Cross Place	005233	10.02.11	5,58,625.00
10	Prajakta Dealtrade Private Limited	Allahabad Bank, Red Cross Place	005231	10.02.11	5,58,625.00
11	Dhankiran Vintrade Pvt. Ltd.	Allahabad Bank, Brabourne Rd	410396	10.02.11	5,58,625.00
12	Nextgen Commoddeal Pvt. Ltd.	Allahabad Bank, Brabourne Rd	410398	10.02.11	5,58,625.00
13	Decent Vintrade Pvt. Ltd.	Allahabad Bank, Brabourne Rd	410399	10.02.11	5,58,625.00

Usha Seth

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned total sum of Rs. 1,11,73,500/- (Rs. One Crore Eleven Lacs & Seventy Two Thousand Five Hundred) 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 hereabove payable to and the vendor above named, as per terms below:

Sl. No.	Particulars	Amount	Date	Particulars	Amount
1
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State Sub Registrar
 Bangalore
 Registration No. 1001
 14 FEB 2011

Handwritten signature or initials at the bottom left of the page.

14	Motion Builders Pvt. Ltd.	Allahabad Bank, Brabourne Rd	410401	10.02.11	5,58,625.00
15	Ideal Realtors & Developers Pvt. Ltd.	Allahabad Bank, Brabourne Rd	410406	10.02.11	5,58,625.00
16	Bridget Vinimay Private Limited	Allahabad Bank, Red Cross Place	005230	10.02.11	5,58,625.00
17	Bryan Vanijya Private Limited	Allahabad Bank, Red Cross Place	005229	10.02.11	5,58,625.00
18	Devadidev Vinimay Private Limited	Allahabad Bank, Red Cross Place	005228	10.02.11	5,58,625.00
19	Dewansh Vanijya Private Limited	Allahabad Bank, Red Cross Place	005227	10.02.11	5,58,625.00
20	Enrique Vinimay Private Limited	Allahabad Bank, Red Cross Place	005226	10.02.11	5,58,625.00
TOTAL					1,11,72,500-00

(Rupees One Crore Eleven Lakhs Seventy Two Thousand & Five Hundred) only.

Usha Sethi

Witnesses:

1. *[Signature]*
Anash chawla
64, 9010 117 Mukherjee Rd
Howrah - 711001.
2. Mahender Lal Sethi
21/2D monohar pucker Road

Drafted by me.

Ed-29

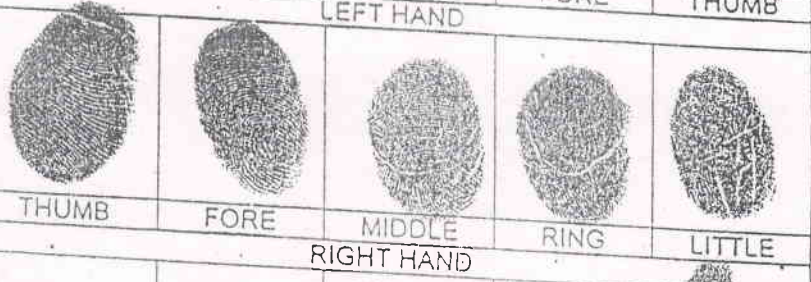
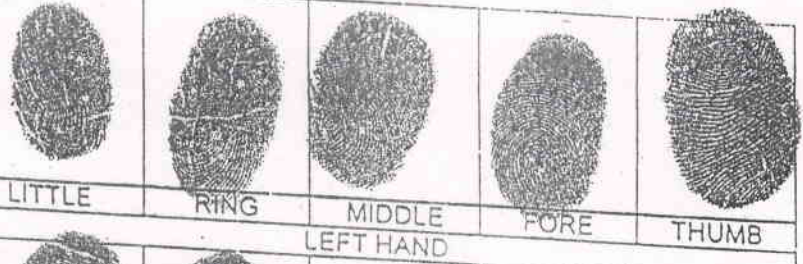
[Signature]
(S. K. KANODIA)
Advocate.

Sl No

Signature of the executant and/or Purchaser/ Presentants

SPECIMEN FORM FOR TEN FINGER PRINTS

Arvind



Navnet Pandey



3.



Usha Sethi



SPICHERFORM FOR THE FINGER PRINTS

Splicing in the
finger prints
is prohibited

THUMB	INDEX	MIDDLE	RING	PINKY
LEFT HAND				
THUMB	INDEX	MIDDLE	RING	PINKY
RIGHT HAND				
THUMB	INDEX	MIDDLE	RING	PINKY
LEFT HAND				
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RIGHT HAND				
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RIGHT HAND				
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LEFT HAND				
THUMB	INDEX	MIDDLE	RING	PINKY
RIGHT HAND				



17/2/11



Registrar - IV, South Bengal
14 FEB 2011



17/2/11

DAG NO.: - 564

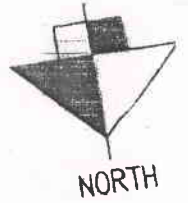
SITE PLAN OF R.S DAG:-POR. OF 566,571,572,573 & 574

L.R. DAG:-POR. OF 582,587,588,589 & 590; J.L. NO.-71,

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

DISTRICT:- SOUTH 24 PARGANAS

AREA OF LAND SHOWN IN RED BORDER :- 102.50 DECIMAL (more or less)



R.S.DAG NO.: - 566

R.S.DAG NO.: - 568

R.S.DAG NO.: - 567

R.S.DAG NO.: - 568

R.S.DAG NO.: - 569

R.S.DAG NO.: - 566

R.S.DAG NO.: - 570

R.S.DAG NO.: - 495

R.S.DAG NO.: - 571

R.S.DAG NO.: - 574

R.S.DAG NO.: - 571

R.S.DAG NO.: - 572

R.S.DAG NO.: - 495

R.S.DAG NO.: - 574

R.S.DAG NO.: - 572

R.S.DAG NO.: - 492(P)

R.S.DAG NO.: - 576

R.S.DAG NO.: - 573

R.S.DAG NO.: - 573

R.S.DAG NO.: - 491(P)

R.S.DAG NO.: - 491(P)

MUNICIPAL ROAD

Usha Seth

VENDOR :- USHA SETH

PURCHASER :-

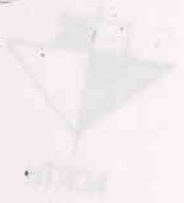
- Gajwaden Barter Private Limited
- Harry Vincom Private Limited
- Jayita Vinmay Private Limited
- Kanishka Tradelink Private Limited
- Kujukshtra Comtrade Private Limited
- Nikhiltech Tie-up Private Limited
- Prajakta Dealtrade Private Limited
- For Jasmine Comtrade Private Limited
- Simple Builders & Realtors Pvt. Ltd.
- Coolbrain Realtors & Builders Pvt. Ltd.

Anjyio
Authorized Signator

- For Dhankiran Vintrade Private Limited
- For Nextgen Commoddeal Private Limited
- For Decent Vintrade Private Limited
- Motion Builders Pvt. Ltd.
- Ideal Realtors & Developers Pvt. Ltd.
- Bridget Vinmay Private Limited
- Bryan Vanijya Private Limited
- Devadidev Vinmay Private Limited
- Dawansh Vanijya Private Limited
- Enrique Vinmay Private Limited

Narvesh Paul
Authorized Signator

WUDA - JAGDUL P.S. - CHAMPAR DISTRICT - BIHAR - INDIA
DISTRICT - SOUTH 24 PARAGANAS



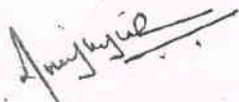


Sub-Registrar
14 FEB 2011






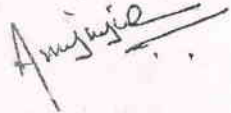


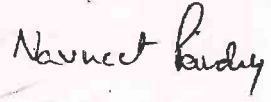
[Faint, mostly illegible text, likely names of parties or witnesses, possibly including 'Smt. ...' and 'Mr. ...']

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. 00994 / 2011, Deed No. (Book - I , 01062/2011)

Signature of the Presentant

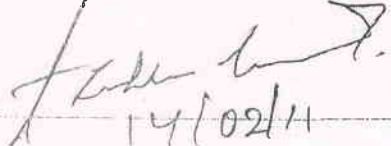
Name of the Presentant	Photo	Finger Print	Signature with date
Mr. Amit Jhunjunwala	 14/02/2011	 LTI 14/02/2011	 14/2/2011

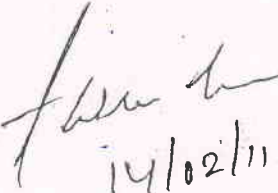
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Usha Seth Address -21/2 D, Monohar Pukur Road, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029	Self	 14/02/2011	 LTI 14/02/2011	
2	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	
3	Navneet 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	

Name of Identifier of above Person(s)
 Akash Chawla
 64, S. K. Mukherjee Road, District:-South
 24-Parganas, 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 - 01062 of 2011
(Serial No. 00994 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. 122938/-, on 14/02/2011

(Under Article : A(1) = 122892/- ,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.-11172500/-

Certified that the required stamp duty of this document is Rs.- 782095 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 777095/- is paid, by the draft number 059726, 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 13.22 hrs on :14/02/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Mr. Amit Jhunjhunwala , one of the Claimants.

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

Execution is admitted on 14/02/2011 by

1. Smt Usha Seth, wife of Sri Mahender Lal Seth ; 21/2 D, Monohar Pukur Road, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 , 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 - 01062 of 2011
(Serial No. 00994 of 2011)

2. Mr. Amit Jhunjhunwala

Authorised Signetory, Jasmine Commotrade Pvt. Ltd. Pan No. Aaccj0563g, 14, Mallik Street, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .

Authorised Signetory, Simple Builders & Realtors Pvt. Ltd. Pan Aamcs3318l, 14, Mallik Street, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .

Authorised Signetory, Coolbrain Realtors & Builders Pvt. Ltd. Pan No. Aadcc4666j, 14, Mallik Street, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .

Authorised Signetory, Gajvadan Barter Pvt. Ltd. Pan No. Aaecg0776e, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

Authorised Signetory, Harry Vincom Pvt. Ltd. Pan No. Aacch5651d, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

Authorised Signetory, Jayita Vinimay Pvt. Ltd. Pan No. Aaccj5030e, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

Authorised Signetory, Kanishka Tradelink Pvt. Ltd. Pan No. Aaeck2016p, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

Authorised Signetory, Kurukshetra Commotrade Pvt. Ltd. Pan No. Aaeck2015q, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

Authorised Signetory, Nikhilesh Tie-up Pvt. Ltd. Pan No. Aadcd4914c, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

Authorised Signetory, 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 - 01062 of 2011
(Serial No. 00994 of 2011)

3. Mr. Navneet 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 No. 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 Vinijya 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. Aadcd6833a, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

Authorised Signatory, Dewansh Vanijya Pvt. Ltd. Aadcd6832b, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

Authorised Signatory, Enrique Vinimay Pvt. Ltd. Pan No. Aaccr5856f, 109, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

By Profession : ----

Identified By Akash Chawla, son of N. S Chawla, 64, S. K. Mukherjee Road, District:-South 24-Parganas, 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

2 set

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 3008 to 3031
being No 01062 for the year 2011.



(Handwritten signature)

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