

14641

I-13505



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 406889

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document

*[Signature]*  
Addl District Sub-Registrar  
Bishannagar, (Salt Lake City)  
19 OCT 2017

8.10.17  
5.90  
8-25681

THIS INDENTURE OF CONVEYANCE made this 18<sup>th</sup> day of October Two Thousand and Twelve BETWEEN LGW LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at Narayanpur, Police Station Airport, District North 24-Parganas, Kolkata-700 136 (having PAN AAACL4670N) represented by one of its Directors MR. AMIT KUMAR GUPTA, son of Late Kali Charan Gupta, hereinafter referred to as "the VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest and assigns) of the ONE PART AND DARSHIL HEIGHTS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 84/A, C. R. Avenue, First Floor, Police Station Bowbazar, Kolkata - 700 012, represented by its Authorised Signatory MR. SAMEER AGARWALA, son of Mr. B. N. Agarwala, hereinafter referred to as "the PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest and assigns) of the OTHER PART.

*[Signature]*  
Sameer Agarwala

065596

Serial No.....

Name.....

Address.....

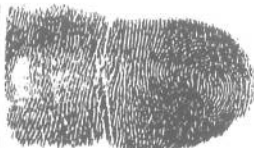
71, Parto Street,  
Kolkata-700017

Date..... License No.....

Darshil Heights Pvt Ltd  
84/A, P.R. Lane  
KOL-12

05 OCT 2012

Sameer Aggarwala



14857

DARSHIL HEIGHTS PVT. LTD.  
Sameer Aggarwala  
Authorised Signatory



14861

For LGW LIMITED

Director



Corporate Heights  
10 PAL JHUNGHUNNA  
104 A.J.C Bose Road -  
Kolkata - 700017.  
Service

18 OCT 2012  
Additional Sub-Registrar  
Bidhanagar, (Salt Lake City)

## WHEREAS:-

- A. By and under an Indenture of Conveyance dated 23<sup>rd</sup> day of April, 2002 made between the one Mossammat Momina Gain, Noor Hossain Gain, Noor Mohammad Gain and Jaynal Abedin Gain therein jointly referred to as the Vendors of the One Part and one LGW Limited, the Vendor herein, therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub-Registrar Bidhannagar (Salt Lake City) in Book No.I Volume No.275 Pages 236 to 260 Being No.05006 for the year 2002, the said Vendors therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein ALL THAT the piece and parcel of land containing an area of 6 (Six) Cottahs 7 (Seven) Chittaks equivalent to 10.6399 Sataks be the same a little more or less together with structures stood thereon, situate lying at Mouza Gopalpur J.L. No.2, Revenue Survey No.140, Touzi No.125B/1; comprised in part of R.S. Dag No.3506 appertaining to R.S. Khatian No.1925/1, Police Station Airport (formerly Rajarhat) in the District of North 24Parganas, more fully and particularly mentioned and described in the Schedule thereunder written, absolutely and forever (hereinafter the land and structures thereon are collectively referred to as the said first plot of property).
- B. By and under another Indenture of Conveyance dated 5<sup>th</sup> day of December, 2002 made between the one Md. Ashraf therein referred to as the Vendor of the One Part and the said LGW Limited, the Vendor herein, therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub-Registrar Bidhannagar (Salt Lake City) in Book No.I Volume No.159 Pages 273 to 284 Being No.8591 for the year 2002, the said Vendor therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein ALL THAT the piece and parcel of land containing an area of 4 (Four) Cottahs equivalent to 6.6112 Sataks be the same a little more or less together with structures stood thereon, situate lying at Mouza Gopalpur J.L. No.2, Revenue Survey No.140, Touzi No.125B/1, comprised in part of R.S. Dag No.3506 appertaining to R.S. Khatian No.1925/1, Police Station Airport (formerly Rajarhat) in the District of North 24Parganas, more fully and particularly mentioned and described in the Schedule thereunder written, absolutely and forever (hereinafter the land and structures thereon are collectively referred to as the said second plot of property).
- C. By and under another Indenture of Conveyance dated 12<sup>th</sup> day of September, 2006 made between the one Tapan Kar therein referred to as the Vendor of the One Part and the said LGW Limited, the Vendor herein, therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub-Registrar Bidhannagar (Salt Lake City) in Book No.I Volume No.572 Pages 254 to 267 Being No.9480 for the year 2006, the said Vendor therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein ALL THAT the piece and parcel of land containing an area of 2 (Two) Cottahs equivalent to 3.3056 Sataks be the same a little more or less together with structures stood thereon, situate lying at Mouza Gopalpur J.L. No.2, Revenue Survey No.140, Touzi No.125B/1, comprised in part of R.S. Dag No.3507 appertaining to R.S. Khatian No.1482, Police Station Airport (formerly Rajarhat) in the District of North 24Parganas, more fully and particularly mentioned and described in the Schedule thereunder written, absolutely and forever (hereinafter the land and structures thereon are collectively referred to as the said third plot of property).

- D. By and under another Indenture of Conveyance dated 31<sup>st</sup> day of December, 1999 made between one Satish Chandra Ganguly therein referred to as the Vendor of the One Part and the said LGW Limited, the Vendor herein, therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub-Registrar Bidhannagar (Salt Lake City) in Book No.I Volume No.2 Pages 55 to 68 Being No.39 for the year 2000, the said Vendor therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein amongst others ALL THAT the piece and parcel of land containing an area of 45.5 (Forty Five point Five) Sataks be the same a little more or less together with structures stood thereon, situate lying at Mouza Gopalpur J.L. No.2, Revenue Survey No.140, Touzi No.2998, comprised in part of R.S. Dag No.3508 appertaining to R.S. Khatian No.1825, Police Station Airport (formerly Rajarhat) in the District of North 24Parganas, more fully and particularly mentioned and described in the Schedule thereunder written, absolutely and forever (hereinafter the land and the structures thereon are collectively referred to as the said fourth plot of property).
- E. By and under another Indenture of Conveyance dated 12<sup>th</sup> day of August, 2003 made between one Prabir Kumar Saha, Paritosh Saha, Kshama Rani Saha and Mukul Kumar Saha therein jointly referred to as the Vendors of the One Part and the said LGW Limited, the Vendor herein, therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub-Registrar Bidhannagar (Salt Lake City) in Book No.I Volume No.499 Pages 1 to 25 Being No.08830 for the year 2003, the said Vendors therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein ALL THAT the piece and parcel of land containing an area of 16.5 (Sixteen point Five) Sataks be the same a little more or less together with structures stood thereon, situate lying at Mouza Gopalpur J.L. No.2, Revenue Survey No.140, Touzi No.2998, comprised in part of R.S. Dag No.3508 appertaining to R.S. Khatian No.1825, Police Station Airport (formerly Rajarhat) in the District of North 24Parganas, more fully and particularly mentioned and described in the Schedule thereunder written, absolutely and forever (hereinafter the land and the structures thereon are collectively referred to as the said fifth plot of property).
- F. The afore-recited land in the said first and second plots of property comprised in R.S. Dag No.3506 is corresponding to L.R. Dag No.3506, similarly the land in the said third plot of property comprised in R.S. Dag No.3507 is corresponding to L.R. Dag No.3507, and similarly the land in the said fourth and fifth plots of property comprised in R.S. Dag No.3508 is corresponding to L.R. Dag No.3508 in the present Land Reforms Settlement Records prepared under the West Bengal Land Reforms Act, 1955.
- G. Subsequent thereto, the Vendor herein mutated its name in respect of the land in the said first, second, third, fourth and fifth plots of property in the current Record of Rights published under the West Bengal Land Reforms Act, 1955 under Khatian No.4835.
- H. The Vendor herein duly mutated its name in respect of the said first, second, third, fourth and fifth plots of property in the assessment records of the Rajarhat-Gopalpur Municipality.
- I. The Vendor herein is fully seized and possessed of and well and sufficiently entitled to as the sole and absolute owner of All That the said first, second, third, fourth and fifth plots of property containing an area of 82.5567 Sataks be the same a little more or less together with asbestos shed structures lying thereupon situate lying at Mouza Gopalpur J.L. No.2,

within the ambit of Rajarhat-Gopalpur Municipality, Police Station Airport (formerly Rajarhat) in the District of North 24Parganas, comprised in part of -

R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Area (Sataks)
3506	1925/1	3506	4835	17.2511
3507	1482	3507	-do-	3.3056
3508	1825	3508	-do-	62
			<b>Total:</b>	<b>82.5567</b>

(hereinafter collectively referred to as the said entire property) and is in Khas and/or exclusive possession thereof by paying the Khajana/land revenue to the Government of West Bengal and Municipal taxes to the Rajarhat-Gopalpur Municipality.

- J. The Vendor has agreed to sale and transfer All That the piece and parcel of land containing an area of 10.5567 Sataks be the same a little more or less together with one asbestos shed structure having a covered area of 120 Sq.ft. lying thereupon, out of the said entire property, situate lying at Mouza Gopalpur J.L. No.2, within the ambit of Rajarhat-Gopalpur Municipality, Police Station Airport (formerly Rajarhat) in the District of North 24Parganas, comprised in part of-

R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Area (Sataks)
3506	1925/1	3506	4835	5.2511
3507	1482	3507	-do-	3.3056
3508	1825	3508	-do-	2
			<b>Total:</b>	<b>10.5567</b>

morefully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter referred to as "the said property" free from all encumbrances mortgages, charges liens, lispendens, debutters, wakf, trusts, benami transactions, attachments, bargadar, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession at and for a total consideration of Rs.1,02,18,886/- (Rupees One Crore Two Lacs Eighteen Thousand Eight Hundred Eighty Six only).

- K. At and before execution of this Indenture, the Vendor herein and its directors namely Sanjay Kumar Gupta, Amit Kumar Gupta and Anurag Gupta have represented, assured and warranted the Purchaser as follows:-

- i) That the said property is free from all encumbrances mortgages, charges liens, lispendens, debutters, wakf, trusts, benami transactions, attachments, bargadar, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever;
- ii) That the Vendor herein has the clear marketable title of the said property and no person has ever claimed any right title interest or possession whatsoever in the said property or any part thereof nor sent any notice in respect thereof and that no person other than the Vendor has any right, title and/or interest, of any nature whatsoever in the said property or any part thereof;

- iii) That the Vendor herein has not dealt with any part or portion of the property in any manner nor created any third party right or title or interest therein, and has not entered into any agreement, contract etc. in respect thereof, and the said property is free from any charges and all outgoings including land revenues thereof have been paid in full by the Vendor;
  - iv) That the Vendor herein has been and continues to be in vacant, peaceful and physical possession of the said property and there are no outstanding actions, claims or demands between the Vendor and any third party;
  - v) That the said property is a single block of contiguous plots of land and no part or portion of the said property is a ditch or water body of any nature;
  - vi) That neither the Vendor herein nor its predecessor(s) in title have at any time held any land in excess of the prescribed ceiling limit under the West Bengal Land Reform Act 1955 and/or the Urban Land Ceiling Act 1976, and/or any other statute, central, state or local;
  - vii) That no part or portion of the said property is the subject of any vesting order or acquisition by any government and/or authority, statutory or otherwise;
  - viii) That there are no legal or other proceedings pending in respect of any part or portion of the said property and/or against the Vendor herein and there are no unfulfilled or unsatisfied judgments, injunctions or attachments, court orders, debts, notices etc. against the said property;
  - ix) That the said property or any part thereof is not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Vendor herein and the said property is not attached and/or liable to be attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand;
  - x) That no suit and/or any other proceedings and/or litigations of material effect are pending against the Vendor herein or in respect of the said property or any part thereof and that the said property is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against the Vendor herein in respect of the said property;
  - xi) No public demand or recovery proceedings are pending against the Vendor herein;
  - xii) The Vendor herein has full right, power and authority to sale and transfer the said property;
  - xiii) The Vendor herein has got the land comprised in the said property, duly mutated in its name in the Land Reforms Record of Rights of the Block Land & Land Reforms Officer, Gopalpur, as also with the Rajarhat Gopalpur Municipality.
- L. Relying on the said representations, assurances and warranties of the Vendor herein and its aforesaid directors believing the same to be true and acting in good faith thereof the Purchaser agreed to purchase and acquire the said property at and for the consideration of

Rs.1,02,18,886/- (Rupees One Crore Two Lacs Eighteen Thousand Eight Hundred Eighty Six only). and under the terms recorded hereunder.

- I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,02,18,886/- (Rupees One Crore Two Lacs Eighteen Thousand Eight Hundred Eighty Six only). of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendor herein at or before the execution hereof, which the Vendor herein doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor herein acquit, release and discharge the Purchaser and also the said Property hereby sold and transferred and indefeasibly grant, sell, convey, transfer convey, assign and assure unto the Purchaser free from encumbrances attachment and other defects in title and assure unto and to the Purchaser herein **ALL THAT** the piece and parcel of land containing an area of 10.5567 Sataks be the same a little more or less together with one asbestos shed structure having a covered area of 120 Sq.ft. lying thereupon situate lying at Mouza Gopalpur J.L. No.2, within the ambit of Rajarhat-Gopalpur Municipality, Police Station Airport (formerly Rajarhat) in the District of North 24 Parganas, comprised in part of-

R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Area (Sataks)
3506	1925/1	3506	4835	5.2511
3507	1482	3507	-do-	3.3056
3508	1825	3508	-do-	2
			<b>Total:</b>	<b>10.5567</b>

morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon and hereinafter the land and the structures stood thereon are collectively referred to as "the said property" **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor herein out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds patahs muniments writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor herein or any person or persons from whom the Vendor herein may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor herein of and in any passages/roadways abutting the said property and leading to public road **AND TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession

without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

**II. THE VENDOR HEREIN DOTH HEREBY COVENANT WITH THE PURCHASER as follows:**

- (i) THAT notwithstanding any act deed matter or thing by the Vendor herein and/or its predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor herein is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) AND THAT the Vendor herein has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) AND THAT notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor herein has now in itself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 against the Vendor;
- (iv) AND THAT the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be now are free from all claims, demands, encumbrances, mortgages, charges, leases, tenancies, occupancy rights, bargadars, liens, attachments, restrictive covenants, lispendens, uses, debutters, trusts, acquisition, requisition, vesting prohibitions, claims, demands and liabilities whatsoever or howsoever made or suffered by the Vendor herein or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and/or its predecessors-in-title.
- (v) AND THAT the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor herein or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor herein and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate, right, title, interest, charges, mortgages, encumbrances, charges, leases, tenancies, occupancy, rights, restrictions, restrictive covenants, liens, attachments, bargadars, lispendens, uses, debutters, trusts,



acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever.

- (vii) AND THAT the Vendor herein has made over the possession of the said property to the Purchaser AND THAT no employees, staff, durwan, security men are presently engaged and employed by the Vendor herein at the said property and the Purchaser shall be entitled to engage and employ its own employees, staff, durwans and security men at the said property.
- (viii) AND THAT the Vendor herein and its directors shall keep the Purchaser and its successor in title saved harmless and indemnified from and against all costs charges claims actions and suits proceedings including litigations cost in the event of the Purchaser or its successor in title being exposed and/or saddled with any losses and/or damages with regard to any defect in the title of the Vendor herein in respect of the said property AND THAT the Vendor herein and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor herein or its predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.
- (ix) AND THAT the rates, taxes, land revenue/ khajana and other impositions and/ or outgoings including the electricity charges and other utility charges in respect of the said property payable for the period upto the date of these presents have been paid by the Vendor herein or shall be payable by the Vendor herein as and when assessed imposed or demanded by the concerned authorities AND the Vendor herein shall keep the Purchaser saved indemnified and harmless from and against any demand claim action suits and proceedings with regard to the rates taxes and other impositions and/ or outgoings payable for the period upto the date of these presents.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SAID PROPERTY)**

ALL THAT the piece and parcel of land containing an area of 10.5567 Sataks be the same a little more or less, classified as "BASTU", together with one asbestos shed structure having a covered area of 120 Sq.ft. lying thereupon situate lying at Mouza Gopalpur J.L. No.2, within the ambit of Rajarhat-Gopalpur Municipality, Police Station Airport (formerly Rajarhat) in the District of North 24 Parganas, comprised in part of-

R.S. Dag Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Area Sold (Sataks)	Out of Total Dag Area (Sataks)
3506	3506	4835	5.2511	61
3507	3507	-do-	3.3056	59
3508	3508	-do-	2	62
		Total:	10.5567	

and butted and bounded in the manner following :-

- ON THE NORTH : By Part of L.R. Dag No.3508 and Others' Land;  
ON THE EAST : By Parts of L.R. Dag Nos.3508 and 3506 ;  
ON THE SOUTH : By Others' Land; and  
ON THE WEST : By Others' Land.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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

SIGNED SEALED AND DELIVERED by the withinnamed VENDOR at Kolkata in the presence of:

1. *Manabendra Guha*  
(MANABENDRA GUHA)  
870 Nihar Ranjan Guha  
A 46-47, Banooji Housing Society,  
Achalgaragar, Kolkata-700096
2. Ram Niwas Gupta  
510 Late Haradyal Gupta  
84/A, C.R. Avenue  
Kolkata-700012.

SIGNED SEALED AND DELIVERED by the withinnamed PURCHASER at Kolkata in the presence of:

1. *Manabendra Guha*
2. Ram Niwas Gupta.

FOR LGW LIMITED

Director

DARSHIL HEIGHTS PVT. LTD.

*Sameer Agrewala*  
Authorized Signatory

(PAN - AGUPA 0624J)

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.1,02,18,886/- (Rupees One Crore Two Lacs Eighteen Thousand Eight Hundred Eighty Six only). being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK/BRANCH</u>	<u>AMOUNT</u>
01.10.2012	937881	HDFC Bank Limited	Rs. 50,00,000/-
08.10.2012	937890	HDFC Bank Limited	Rs. 52,18,886/-
Total :			Rs. 1,02,18,886/-

For LOW LIMITED

Director

(RUPEES ONE CRORE TWO LACS EIGHTEEN THOUSAND EIGHT HUNDRED EIGHTY SIX ONLY)

WITNESSES :1. *Manohar Singh*2. *Ram Singh Gupta*

Drafted by me

*Sybilad Singh*  
Advocate *H. C. Chhabra*

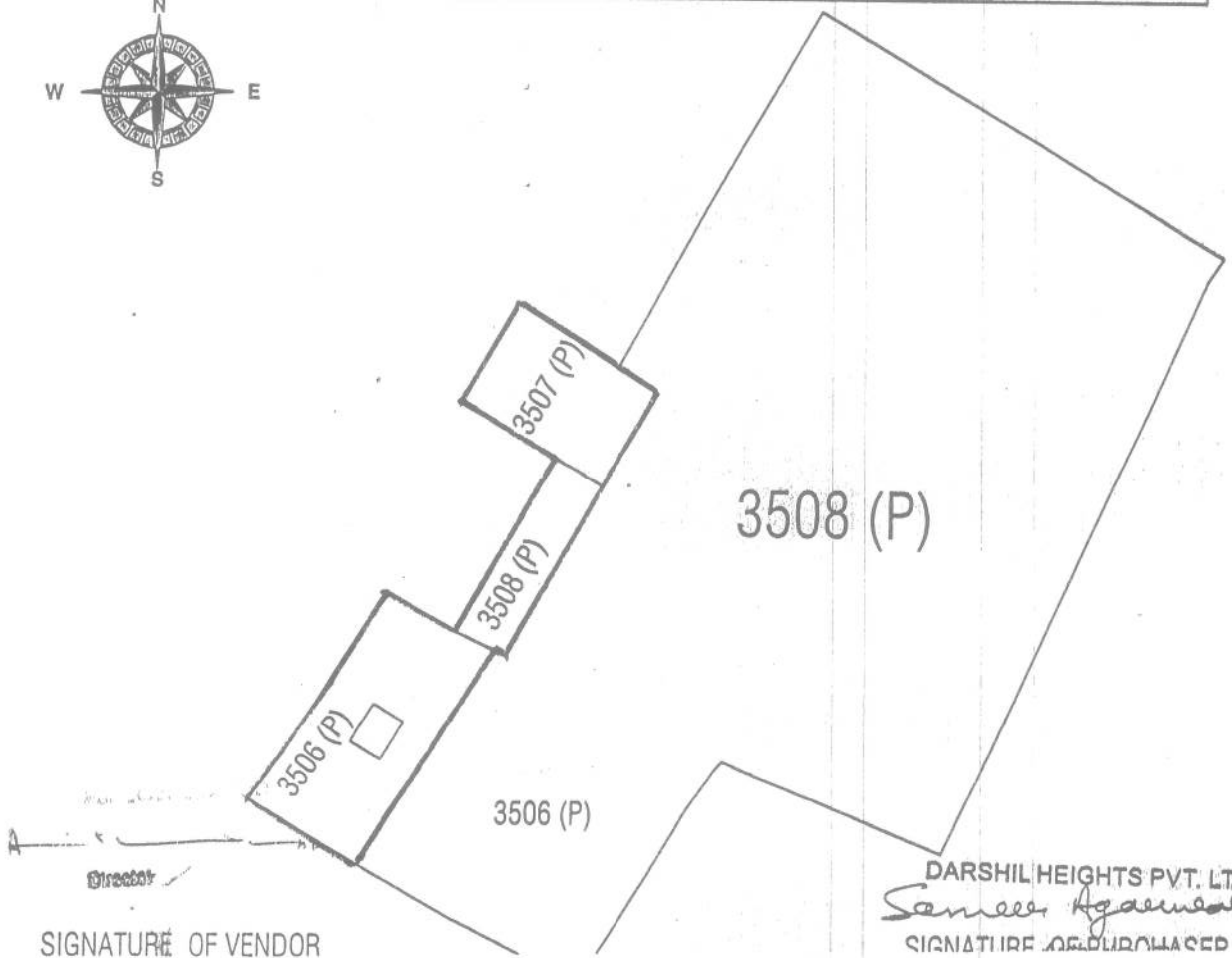
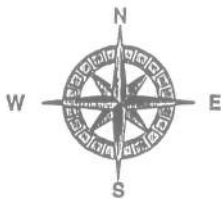
2

SALE DEED PLAN OF R.S & L.R DAG NOS.3506 (PART), 3507 (PART), 3508 (PART), LR KHATIAN NO. 4835, MOUZA GOPALPUR, J.L. NO. 2, P.S - AIRPORT (FORMERLY RAJARHAT), RAJARHAT GOPALPUR MUNICIPALITY, DIST. NORTH 24 PARGANAS.

VENDOR - L G W LTD.

PURCHASER - DARSHIL HEIGHTS PVT. LTD.























R.S & L.R. DAG NO.	PURCHASED LAND AREA	ASBESTOS SHED STRUCTURE
3506 (P)	5.2511 DECIMALS	120 SQFT (COVERED AREA)
3507 (P)	3.3056 DECIMALS	
3508 (P)	2.00 DECIMALS	



SIGNATURE OF VENDOR

DARSHIL HEIGHTS PVT. LTD.  
*Sameer Agrewal*  
 SIGNATURE OF PURCHASER

**SPECIMEN FORM FOR TEN FINGER PRINTS**

							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
	<i>Samer Agameba</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
PHOTO							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
PHOTO							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					



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

Endorsement For Deed Number : I - 13505 of 2012  
(Serial No. 14641 of 2012)

On 18/10/2012

Payment of Fees:

On 18/10/2012

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

Presented for registration at 17.30 hrs on :18/10/2012, at the Private residence by Sameer Agarwal, Claimant.

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

Execution is admitted on 18/10/2012 by

1. Amit Kumar Gupta  
Director, L G W Ltd, Narayanpur, Thana:-Alrport, P.O. :- , District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.  
, By Profession : Others
2. Sameer Agarwal  
Authorised Signatory, Darshil Heights Pvt Ltd, 84/ A, C R Avenue, First Floor, , , Thana:-Bowbazar, P.O. :- , District:-Kolkata, WEST BENGAL, India, Pin :-700012.  
, By Profession : Business  
  
Identified By Gopal Jhunjhunwaia, son of . . , 204 A J C Bose Rd, P.O. :- , District:-Kolkata, WEST BENGAL, India, Pin :-700017, By Caste: Hindu, By Profession: Service.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 19/10/2012

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. 2.00/-, on 19/10/2012

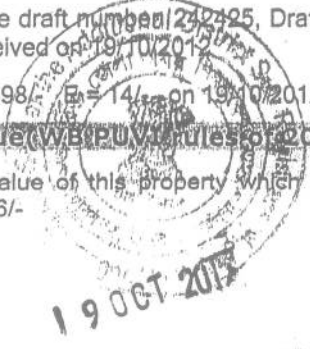
Amount by Draft

Rs. 112410/- is paid , by the draft number 232425, Draft Date 16/10/2012, Bank Name State Bank of India, Brabourne Road, received on 19/10/2012

( Under Article : A(1) = 112398/- B = 14/- on 19/10/2012 )

Certificate of Market Value (WBPUV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,02,18,886/-



Adl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 13505 of 2012

(Serial No. 14641 of 2012)

Certified that the required stamp duty of this document is Rs.- 715342 /- and the Stamp duty paid as:  
Impresive Rs.- 500/-

~~Deficit stamp duty~~

Deficit stamp duty Rs. 714952/- is paid, by the draft number 242424, Draft Date 16/10/2012, Bank  
Name State Bank of India, Brabourne Road, received on 19/10/2012

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



19 OCT 2012

Addi District Sub-Registrar  
Bidhannagar.(Salt Lake Cl-  
( Debasish Dhar )

ADDITIONAL DISTRICT SUB-REGISTRAR


19/10/2012 16:21:00

Endorsement No. 13505 of 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 3010 to 3025  
being No 13505 for the year 2012.



  
(Debasish Dhar) 01-November-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BIDHAN NAGAR  
West Bengal



ফর্ম নং. ১০ (দিবস ০১-৭ খণ্ডক)

ক্রমিক নম্বর  
৫১০

# রাজারহাট-গোপালপুর নিউনিসিপ্যালিটি

বয়নাথপুর, কলকাতা-৭০০ ০৫৬  
পুরকর আদায়ের রসিদ



খাতি নম্বর  
৫১৭৭৭

ফেরি নং

Rajmoh/৩, BEL-I

বেইলিক কালি আছে এমন কার্দন ব্যবহার করিবেন

মাতা/মহো/পত্নীর নাম ও নং

Salma Khatun পুত্র. শ্রী. A S Combarwal.

অবগতার নাম স্ত্রী/স্বামী

পিতা/স্বামী

শ্রী. ১৩৪.৮৮  
শ্রী. Seymour Seymour Thomson

নিবাসের ঠিকানা  
১৩৪/৮৮, কলকাতা-৭০০ ০৫৬

Company

কোম্পানি নাম খার : বিবেক	খরোদ	টাকা	অভ্যন্তরীণ খরোদ				মোট টাকা
			১ম কোয়ার্টার ০১ মে ১৯৮৮	২য় কোয়ার্টার ০১ মে ১৯৮৮	৩য় কোয়ার্টার ০১ মে ১৯৮৮	৪র্থ কোয়ার্টার ০১ মে ১৯৮৮	
			২৪২৫০.০০	২৪২৫০.০০	২৪২৫০.০০	৭৮৭৫০.০০	
			২৪২৫০.০০	২৪২৫০.০০	২৪২৫০.০০	৭২৮৫০.০০	
							৭৭,৭৪৪.০০

খাতি :

Signature

Signature


অবগতার স্বাক্ষর

বেইলিক/অবগতার স্বাক্ষর

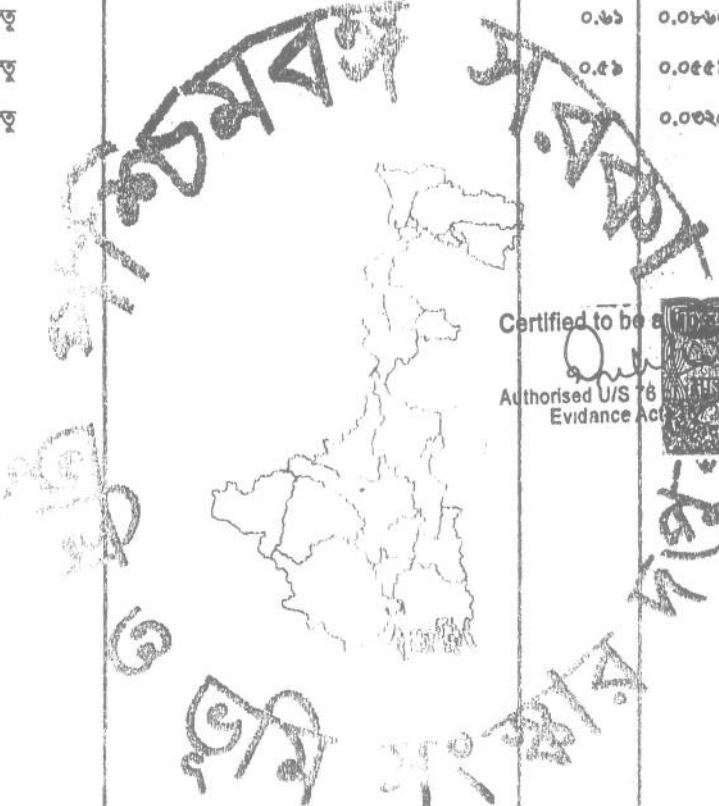
জেলা — উত্তর ২৪-পরগনা খতিয়ান নং — ৮৫০০ [ ১৫০৭০০২ ]  
 মৌজা — তাপালপুর জে.এল.নং — ২ খানা — রাতারহাট

(১) রাতারহাট — ৩০.০০ টাকার  
 (২) জমির মোট পরিমাণ — ০.১০ একর (৩) মোট দাগের সংখ্যা — ৩

(৪) অত্রস্থানের দখলকারের বিবরণ (৫) বছর (৬) মন্তব্য

নাম পিতা/স্বামী ঠিকানা	Darshil Heights Pvt Ltd ৮৪/A, CR Avenue ১st Floor PS-Bowbazar Kol-১২	সামত	
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(৭) অত্রস্থানের নিজ মৎসীর তালিকা

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্থানের	দাগের মধ্যে অত্র- স্থানের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেইসর
৩৫০৬	বাস্তু		০.৬১	০.০৮৬০	০.০৫	
৩৫০৭	বাস্তু		০.৫৯	০.০৫৫৯	০.০৩	
৩৫০৮	বাস্তু				০.০৩২৫	০.০২

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 Authorized U/S 78 of the Evidence Act



দাগের মোট সংখ্যা: তিন মাত্র ০.১০  
 Appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20

পশ্চিমবঙ্গ সরকার  
সমষ্টি ভূমি ও ভূমি সংস্কার অধিকারিকের করণ  
রাজারহাট, উত্তর ২৪-পরগনা

- দাগের তথ্য -

১৫০৭০০২

জেলা- উত্তর ২৪-পরগনা  
মৌজা- তাপালপুর  
দাগ নং- ৩৫০৬  
সাবেক দাগ নং- ৩৫০৬

ব্লক- রাজারহাট  
জে.এল.নং- ২  
শ্রেণী- শালি

থানা- রাজারহাট

জমির পরিমাণ(এ)- ০.৬১

খতিয়ান নং	শ্রেণী	আংশ	অংশ পরিমাণ(এ)	স্বয়ংক্রিয় বিবরণ	মন্তব্য
৬১৫৫	শালি	০.২১৩১	০.১৩	শ্রীমতী সিম্পল প্রা:লি: সাঁং-৩৫, চিত্তরঞ্জন এডিনিউ, কলি-১২	
৭৪১৯	শালি	০.০৭৯৩	০.০৫	জাম্বান গাইন পিতা-রতন আলি গাইন সাঁং-রইগাছি	
৭৪২০	শালি	০.০৭৯৩	০.০৫	ওসমান গাইন পিতা-রতন আলি সাঁং-রইগাছি	
৭৪২১	শালি	০.০৩৯৭	০.০২	ফিরোজা বিবি পিতা-রতন আলি সাঁং-রইগাছি	
৭৪২২	শালি	০.০২৮৩	০.০২	লালবানু বিবি স্বামী-রতন আলি গাইন সাঁং-রইগাছি	
৭৪৬৪	শালি	০.১৪২৮	০.০৯	ফরিদা বেগম স্বামী-পিরারু সাঁং-মিজ	
৮২২১	শালি	০.১৩৫২	০.০৮	Gold view agro products Pvt Ltd সাঁং-৯ Strand road Kolkota ১	
৮৫০০	বাস্তু	০.০৮৬০	০.০৫	Darshil Heights Pvt Ltd পিতা-৮৪/A, CR Avenue সাঁং-১st Floor PS-Bowbazar Kol-১২	
৮৫০৫	বাস্তু	০.১১৬৩	০.১২	Trijal Enclave Pvt Ltd পিতা-৪৬/২, BT Road সাঁং-PS-Cossipore Kol-২	



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Evidence Act, 1872

22/02/2013

পশ্চিমবঙ্গ সরকার  
সদ্যক্তি ভূমি ও ভূমি সংস্কার আধিকারিকের কার্য  
রাজারহাট, উত্তর ২৪-পরগণা

- দাগের তথ্য -

১৫০৭০০২

জেলা- উত্তর ২৪-পরগণা

ব্লক- রাজারহাট

থাপা- রাজারহাট

সৌভা- তাপালপুর

জে.এল.নং- ২

জমির পরিমাণ(এ)- ০.৬১

দাগ নং- ৩৫০৬

শ্রেণী- শালি

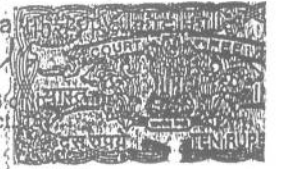
সাবেক দাগ নং- ৩৫০৬

খতিয়ান নং	শ্রেণী	অংশ	অংশ পরিমাণ(এ)	সামস্তের বিবরণ	মতব্য
		১.০০০০	০.৬১		



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Evidence Act



Appl. Fee: Rs.10, Auth. Fee: Rs.10, Total: Rs.20

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22/02/2013