

14.01.13

(Original)

Property :

52.65 Sataks (31 Cottahs 13 Chittacks and 27 Sq. Ft.) land
in Mouza Nonadanga

DEED OF CONVEYANCE

BETWEEN

- (1) KAUSHIK ROY CHOWDHURY
- (2) AMIT DAS
- (3) RAJIB CHANDA
- (4) SANKAR SARKAR
- (5) SANJIB SARKAR

... VENDORS

AND

- (1) BANKE BIHARI ENCLAVE PVT. LTD.
- (2) DRISHTINANDAN DEVELOPERS PVT. LTD.
- (3) KUMKUM INFRASTRUCTURE PVT. LTD.
- (4) PRITHIWIRAJ REAL ESTATES PVT. LTD.
- (5) RITURAAJ BUILDERS PVT. LTD.
- (6) SURYADRIPTI PROPERTIES PVT. LTD.
- (7) SURADHANI REAL ESTATES PVT. LTD.
- (8) RAPID HOUSING SOLUTIONS PVT. LTD.
- (9) GOLDMOON BUILDERS PVT. LTD.
- (10) KSHETRAJIVI AGRO PVT. LTD.
- (11) ENCLAVE DEVELOPERS PVT. LTD.

... PURCHASERS

Registered with the ADSR Sealdah in Book No. 1 Volume No. 1
Page Nos. 3866 to 3899 and Being Number 254 for the year 2013.

I-254/13



26/01/13
पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL
7-10 pm

F 764011

Certified that this document is admitted to Registration. The signature shall be the signature of the person whose name is mentioned in the document and is a part of this document.

[Signature]
Assistant District Registrar
Bachchan

N.C-31
7-10 pm

THIS DEED OF CONVEYANCE made this 14th day of January Two Thousand Thirteen BETWEEN (1) KAUSHIK ROY CHOWDHURY son of Late Kamal Roy Chowdhury residing at No.129, Sontoshpur Avenue, Police Station Purba Jadavpur Kolkata 700075 (2) AMIT DAS son of Sri Monoj Kanti Das residing at S.B. Das Road, P.O. Rajpur Bazar, Police Station Sonarpur Kolkata 700149 (3) RAJIB CHANDA son of Late Babhuti Chandra Choudhary residing at

[Signature]
Santosh Kumar
Rajib Chanda
Kaushik Roy Chowdhury
Amit Das

[Signature]
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[Signature]
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[Signature]
1. 2013. 01. 14. 14. 13.
2. 2013. 01. 14. 14. 13.
3. 2013. 01. 14. 14. 13.
4. 2013. 01. 14. 14. 13.

Upen Mitra Road, Rajpur Nandan Colony (D Block), P.O. Rajpur Police Station Sonarpur Kolkata 700149 (4) **SANKAR SARKAR** (PAN AKLP57841N) son of Late Gopal Chandra Sarkar residing at Rajpur Nandan Colony, Rokhal Ghosh Road, P.O. Rajpur, Police Station Sonarpur Kolkata 700149 and (5) **SANJIB SARKAR** (PAN ALSP967BR) son of Sri Sankar Sarkar, residing at No.9/3, Ekdalia Road, Police Station Gariahat, Kolkata 700019, all hereinafter collectively referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs legal representatives executors and administrators) of the **ONE PART AND (1) BANKE BIHARI ENCLAVE PVT. LTD.** (PAN AAFCB1781R) represented by its Director Mr. Rajesh Chhaparia (2) **DRISHTINANDAN DEVELOPERS PVT. LTD.** (PAN AAEED3909G) and represented by its Director Mr. Abhisekh Agarwal (3) **KUMKUM INFRASTRUCTURE PVT. LTD.** (PAN AAECK9094M) represented by its Director Mr. Shashank Sudhir Goenka (4) **PRITHIWIRAJ REAL ESTATES PVT. LTD.** (PAN AAGCP7997J) represented by its Director Mr. Prithiwiraj Mukherjee (5) **RITURAAJ BUILDERS PVT. LTD.** (PAN AAGCR0629D) represented by its director Mr. Manish Saraf (6) **SURYADRIPTI PROPERTIES PVT. LTD.** (PAN AASCS0363H) and represented by its Authorised Signatory Shashank Sudhir Goenka (7) **SURADHANI REAL ESTATES PVT. LTD.** (PAN APPLIED FOR) and represented by its Director Mr. Vijendra Nath Dave, Nos. (1) to (7) all being Companies incorporated under the provisions of the Companies Act, 1956 and all having their respective registered office at No. 2D Queens Park, Kolkata 700019 (8) **RAPID HOUSING SOLUTIONS PVT. LTD.** (PAN AADCR8750L) and represented by its Director Mr. Prithiwiraj Mukherjee (9) **GOLDMOON DEALERS PVT. LTD.** (PAN AAECG1531B) and represented by its Director Mr. Prithiwiraj Mukherjee Nos. (8) and (9) all being Companies incorporated under the provisions of The Companies Act, 1956 and all having their registered office at No. 164/1 Manicktala Main Road, Kolkata 700054 (10) **KSHETRAJIVI AGRO PVT. LTD.** (PAN AAECK8480-H) and represented by its Director Mr. Rajesh Chhaparia a Company within the meaning of the Companies Act 1956 and having its registered office at No. 103/3, Narkeldanga Main Road, Kolkata 700054 (11) **ENDIVE VANIJYA PVT. LTD.** (PAN AADCE0477F) represented by its Director Vijendra Nath Dave Company incorporated under the Companies Act, 1956 and having its registered office at No. 33A, Canal Circular Road, Kolkata 700054 all hereinafter referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include each of them and each of their respective successors or successors-in-office and/or assigns) of the **OTHER PART:**

in favour of
 in favour of
 in favour of
 Chanda

(Handwritten signatures and initials)

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WHEREAS:

- A-1. One Jugal Krishna Mondal, was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner to **Firstly All That** the piece or parcel of Sali land, containing an area of **17 Sataks** more or less situate lying at and comprised in and being the entirety of R.S.Dag No.413, recorded in R.S.Khatian No.430 (corresponding to C.S. Khatian No.272/1) and **Secondly All That** the piece or parcel of Sali land, containing an area of **34 Sataks** more or less situate lying at and comprised in and being the entirety of Dag No.415 recorded in Khatian No.431 (corresponding to C.S. Khatian No.273), in Mouza Nonadanga, J.L. No.10, under Police Station Tiljala (formerly Jadavpur theretofore Tollygunge), Sub-Registration Office Sealdah (formerly Allpore), in the District of South 24 Parganas, **both aggregating to a total area of 51 Sataks of Sali land, absolutely and forever.**
- A-2. In the R.S. Records of Rights the name of the said Jugal Krishna Mondal continues to be recorded as the owner / raiyat under R.S.Khatian Nos.430 and 431 (Corresponding to C.S. Khatian Nos.272/1 and 273 respectively) related to R.S.Dag Nos.413 and 415 respectively, absolutely and forever;
- A-3. The said Jugal Krishna Mondal, who was a Hindu during his lifetime and also at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate on 6th August, 1981 leaving him surviving his sole widow Smt. Narayani Mondal, two sons namely Sibnath Mondal and Biswanath Mondal and three daughters namely Smt. Durga Rani Sardar, Smt. Usha Rani Naskar and Smt. Minati Rani Sardar as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to the said **51 Sataks** of land, absolutely and forever and in equal shares.
- A-4. The said Narayani Mondal, who was a Hindu during his lifetime and also at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate on 1st April, 1988 leaving her surviving her two sons namely the said Sibnath Mondal and Biswanath Mondal and three daughters namely the said Smt. Durga Rani Sardar, Smt. Usha Rani Naskar and Smt. Minati Rani Sardar as her only heirs heiresses and legal representatives who all upon her death inherited and became entitled to

Sankar Mondal
Ajit Mondal

Amit Mondal

Rajib Chanda

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Kaushik N. Choudhury

her share in the said 51 Sataks of land, absolutely and forever and in equal shares.

A-5. In the events aforesaid, the said Sibnath Mondal, Biswanath Mondal, Smt. Durga Rani Sardar, Smt. Usha Rani Naskar and Smt. Minati Rani Sardar became jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to All That the said 51 Sataks of land contained in the said two R.S.Dag Nos.413 & 415, absolutely and forever, each having equal $1/5^{\text{th}}$ share therein (equivalent to 10.2 Sataks each).

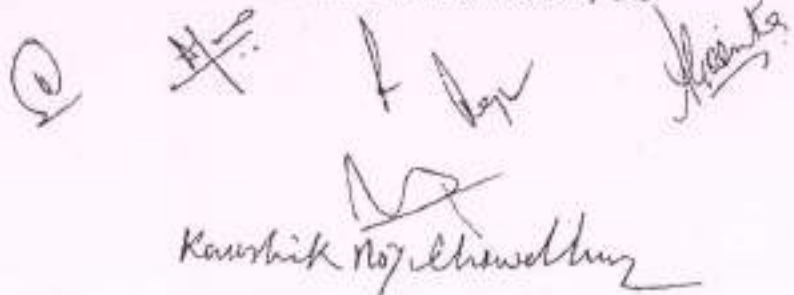
A-6. That the said Sibnath Mondal, who was a Hindu during his lifetime and also at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate on 12th January, 2001 leaving him surviving his sole widow Smt. Mira Mondal, four sons namely Santosh Mondal, Provash Mondal, Promotosh Mondal and Paritosh Mondal and two daughters namely Smt. Krishna Rani Mondal and Smt. Tinku Rani Pal (all hereinafter referred to as "the said Heirs of Sibnath Mondal") as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his share in the said 51 sataks of land (i.e. 10.2 Sataks), absolutely and forever and in equal shares.

A-7. That under and by virtue of a Deed of Conveyance (in Bengali) dated 17th August 2009 and registered in the office of the District Sub-Registrar III, Alipore in Book No.I Volume No.21 Pages from 3931 to 3947 as Being No.5282 for the year 2009, the said Heirs of Sibnath Mondal for the consideration mentioned therein granted sold conveyed and transferred unto and to the Vendors herein All that the said 10.2 Sataks of land (being the $1/5^{\text{th}}$ share of Sibnath Mondal in the said 51 sataks of land), absolutely and forever.

A-8. That under and by virtue of a Deed of Conveyance dated 17th August 2011 and registered in the office of the District Sub-Registrar III, South 24 Parganas in Book No.I Volume No.13 Pages 9184 to 9198 as Being No.6500 for the year 2011, the said Smt. Durga Rani Sardar, Smt. Minati Sardar and Smt. Usha Rani Naskar for the consideration mentioned therein granted sold conveyed and transferred unto and to the Vendors herein All that their 30.6 Sataks of land (being their aggregate $3/5^{\text{th}}$ share in the said 51 sataks of land), absolutely and forever.

Smt. K. S. Sanyal
Smt. G. Sanyal

Smt. Sanyal
Rajib Chanda.

A collection of handwritten signatures and initials. On the left, there is a circled 'Q'. In the center, there are several initials, including 'K/S' and 'F'. On the right, there is a signature that appears to be 'Koushik'. Below these, there is a large, stylized signature that reads 'Koushik Nojilchewell'.

A-9. The said Biswanath Mondal also sold his 10.2 Sataks of land (being his 1/5th share in the said 51 sataks of land) to the Vendors herein alongwith other properties, which is dealt with later on in this deed.

B-1. One Smt. Sadhyamani Dasi was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner, amongst other properties, to All That the piece or parcel of land, containing an area of 49 sataks more or less situate lying at and comprised in and being the entirety of R.S.Dag No.414 recorded in R.S.Khatian No.723 (C.S.Kh No.217), in Mouza Nonadanga, J.L. No.10, under Police Station Tiljala (formerly Jedavour), Sub-Registration Office Sealdah (formerly Alipore), in the District of South 24 Perganas, absolutely and forever.

B-2. The name of the said Sadhyamani Dasi was all along and still continues to be recorded in the R.S.Records of Rights under R.S.Khatian No.723 (corresponding to C.S.Khatian No.217, in the name of Sadhyamani Dasi);

B-3. Under and by virtue of a Deed of Gift (in Bengali) dated 1st October 1962 made between the said Smt. Sadhyamani Dasi therein referred to as the Donor and Jugal Krishna Mondal therein referred to as the Donee and registered in the office of Joint Sub-Registrar of Alipore at Behala in Book No.I Volume No.64 Pages 207 to 210 Being No.4134 for the year 1962, the said Smt. Sadhyamani Dasi out of natural love and affection towards the said Jugal Krishna Mondal, being her nephew, and on her own free will and volition, granted conveyed and transferred unto and to the said Jugal Krishna Mondal, as and by way of gift, amongst other properties, All That the said Dag No.414, absolutely and forever, with all easements and quasi-easements and passage rights and liberties and the said Donee accepted such gift.

B-4. Under and by virtue of a Deed of Gift (in Bengali) dated 15th January 1976 made between the said Jugal Krishna Mondal therein referred to as the Donor and Biswanath Mondal therein referred to as the Donee and registered in the office of Joint Sub-Registrar of Alipore at Alipore in Book No.I Volume No.53 Pages 167 to 171 Being No.542 for the year 1976, the said Jugal Krishna Mondal out of natural love and affection towards the said Biswanath Mondal, being his son, and on his own free will and volition, granted conveyed and transferred unto and to the said

Sanku Sarkar

Amir Barua

Amit Das

Rajib Chouda

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Kaushik Roy Chowdhury

Biswanath Mondal, as and by way of gift, amongst other properties, All That the said Dag No.414, absolutely and forever.

B-5. In or about June, 2003, one Probodh Mondal, alias, Haran Chandra Mondal claiming himself to be another nephew of the said Smt. Shadyamani Dasl, filed a suit for partition being Title Suit No. 53 of 2003 (Partition) in the Court of the learned 4th Civil Judge (Senior Division) at Alipore for partition of several properties previously belonging to Smt. Sadhyamani Dasl (which includes the said 1.65 Sataks in the said R.S. Dag No. 414) (hereinafter for the sake of brevity referred to as "the said Suit"). The said suit was instituted by the said Probodh Mondal by alleging, inter alia, that the said Smt. Shadyamani Dasl never made any gift in favour of Jugal Kishore Mondal and if any such document is produced, the same is a forged and manufactured document. The said Probodh Mondal in his said suit further sought to allege that the Deed of Gift executed by the said Jugal Kishore Mondal in favour of Biswanath Mondal is a forged document. The Vendors have assured the Purchasers and warrant in favour of the Purchasers that the allegations made by the said Probodh Mondal in the said Suit are all false untrue misconceived and have no basis at all and are liable to be struck down. In any event, neither the said Probodh Mondal, or for that matter any one else, were or are entitled to challenge any Deed of Gift made and executed by the said Jugal Kishore Mondal during his lifetime.

B-6. There is no subsisting order of injunction or stay or status quo in the said Suit nor was there any other order which in any manner restricted or prohibited the said Biswanath Mondal from selling the said 1.65 Sataks in the said R.S.Dag No.414 in favour of the Vendors herein as aforesaid and nor is there any order which in any manner restricts or prohibits the Vendors from dealing with or disposing the said 1.65 Sataks in the said R.S.Dag No.414 in favour of the Purchasers and the Vendors herein are not even parties to the said Suit.

B-7. Under and by virtue of a Deed of Conveyance dated 16th August 2011 and registered in the office of the District Sub-Registrar-III, South 24 Parganas in Book No.1 Volume No.14 Pages from 29 to 45 Being No.6563 for the year 2011, the said Biswanath Mondal for the consideration mentioned therein granted sold conveyed and transferred unto and to the Vendors herein **Firstly All that** the said 10.2 Sataks of land (being his 1/5th share) in the said R.S.Dag Nos.413 & 415 **And Secondly All That** the piece or parcel of land containing an area of

sankar mukherjee
rajib choudhury
Anis-Dan.
Rajib Choudhury

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Agents

Koushik Roy Chowdhury

1.65 Sataks (out of total area of 49 Sataks) more or less comprised in and being a divided and demarcated part or portion of R.S.Dag No.414, absolutely and forever.

C. In the events aforesaid, the Vendors herein became and still are seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners, to **Firstly All That** the said **17 Sataks** more or less of land situate lying at and comprised in and being the entirety of R.S.Dag No.413, recorded in R.S.Khatian No.430 (corresponding to C.S. Khatian No.272/1), **And Secondly All That** the said **34 Sataks** more or less of land situate lying at and comprised in and being the entirety of Dag No.415 recorded in Khatian No.431 (corresponding to C.S. Khatian No.273) **And Thirdly All That** the said **1.65 Sataks** more or less of land situate lying at and comprised in and being a divided and demarcated part or portion of R.S.Dag No.414 recorded in R.S.Khatian No.723 (corresponding to C.S. Khatian No.217), **all aggregating to a total area of 52.65 Sataks** and morefully and particularly mentioned and described in the **Schedule** hereunder written (and hereinafter collectively for the sake of brevity referred to as "**the said Property**"), absolutely and forever and in equal shares.

D. The Vendors, being in urgent need of money, approached the Purchasers and offered to sell transfer convey assign and assure to the Purchasers **All That** the said Property, and relying on, amongst others, the various representations assurances declarations warranties and confirmations made and/or given by the Vendors from time to time, including those contained in these presents, and believing the same to be true and correct and acting on faith thereof, the Purchasers have agreed to purchase and acquire the said Property from the Vendors absolutely and forever free from all encumbrances mortgages charges liens lispendens (save pendency of the said Suit) attachments trusts uses debulters tenancies leases thika tenancies occupancy rights restrictions restrictive covenants vestings acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the entirety of said Property for the consideration of Rs.4,31,50,000/- (Rupees Four Crores Thirty One Lacs Fifty Thousand) only.

E. In connection with the said Property, the Vendors herein have represented before and assured the Purchasers and warrant in favour of the Purchasers, *inter alia*, as follows:

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Kaushik Roy Chowdhury

Sankar Sanyal

Sanjib Sanyal

Amit Das

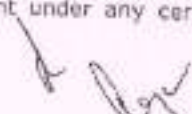

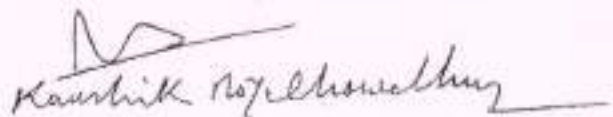
Rajib Chandra

- i) That the facts hereinbefore recited are all true and correct and the Purchasers can safely rely upon the same;
- ii) That the said Property is free from all encumbrances mortgages charges liens lispendens (save pendency of the said Suit) attachments trusts uses debutters tenancies leases thika tenancies occupancy rights restrictions restrictive covenants vestings acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever;
- iii) That the Vendors are in uninterrupted and exclusive "Khas" peaceful vacant physical possession of the said Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons;
- iv) That there are various sheds and structures at the said Property, area whereof are mentioned later in these presents;
- v) That the Vendors never held nor hold any excess land / excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 or any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendors ever held any excess land / excess vacant land within the meaning of the said Act or any other act or statute applicable to the said Property;
- vi) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Kolkata Improvement Trust or the Government or any other Public Body or Authority;
- vii) That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- viii) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate

Sanku Srikay
Sajit Barua.

Amir Sar
Rajit Chanda.




Kausik Roychowdhury

case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

ix) That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring the said Property unto and in favour of the Purchasers.

x) That Save the pendency of the said Suit, no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof has been or is pending or filed at any time heretofore and that 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 nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person has or can claim any right title or interest whatsoever in the said Property or any part thereof.

xi) That the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien ispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of rates and taxes, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

Sankar Singh
Dajib Sarda

Lajib Chanda

Amit Das

(Handwritten marks and signatures)

Kaushik Raj Choudhary

- xii) That there is no defect in the title of the Vendors to the said Property which could expose the Purchasers to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendors' title thereto;
- xiii) That no document judgement or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
- xiv) That the Vendors have not done any act deed or thing whereby or by reason whereof the rights title or interest of the Vendors in the said Property could or may have been encumbered impeached challenged or disputed in any way;
- xv) That there is no subsisting agreement for transfer by way of sale, lease or otherwise the said Property or any part thereof or any undivided share therein;
- xvi) That there is no restraining order or legal bar or impediment or any other difficulty in the Vendors conveying the said Property to the Purchasers;

F. The Vendors had made huge developments in the said property to make the same a buildable plot and as amongst the Vendors it was agreed that all the expenses for these developments would be incurred by Vendor Nos.4 and 5, namely Sankar Sarkar and Sanjib Sarkar, at the first instance and the Vendor Nos.4 and 5 would be entitled to recover the same upon sale and/or development of the said Property. This apart, the Vendor Nos. 1, 2 and 3 namely Kaushik Roy Chowdhury, Amit Das and Rajib Chanda have also received various advances from Vendor Nos. 4 and 5 from time to time to tide over their short term financial requirements.

G. Accordingly, to square off all accounts, the Vendors amongst themselves agreed and decided that out of the total consideration, the Vendor Nos. 1, 2 and 3 namely the said Kaushik Roy Chowdhury, Amit Das and Rajib Chanda shall receive Rs. 37,800/- (Rupees thirty seven thousand eight hundred) only and the balance amount of Rs. 4,31,12,200/- (Rupees

Sankar Sarkar

Sanjib Sarkar

Amit Das

Rajib Chanda

Kaushik Roy Chowdhury

Amit Das

Rajib Chanda

four crores thirty one lacs twelve thousand two hundred only) shall be received by the Vendor Nos. 4 and 5, which would include reimbursement of the amounts spent by them to make the said property buildable, reimbursement of the amounts paid by them from time to time to the Vendor Nos. 1, 2 and 3 and also towards consideration for sale of their own share in the said Property. The Purchasers at the request of the Vendors agreed to make payments in the manner aforesaid on the condition that such payments shall fully discharge the Purchasers and the said Property, to which all the Vendors agreed and consented to.

H. The Purchasers have at or before execution hereof paid to the Vendors the entire amount of the aforesaid mutually agreed Consideration in the manner hereinbefore mentioned and the Vendors have delivered "khas" peaceful vacant possession of the entirety of said Property to the Purchasers and are now conveying the said Property in favour of the Purchasers.

I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 4,31,50,000/- (Rupees **Four Crores Thirty One Lacs and Fifty Thousand**) only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof they the Vendors do and each of them doth hereby acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be), the Vendors do and each of them doth hereby irrevocably unconditionally and absolutely grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT** the said Property, fully described in the **SCHEDULE** hereunder written and all ownership share rights title interest whatsoever of the Vendors and each of them and/or the Vendors' predecessors-in-title in the said Property with all ownership rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendors and each of them in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property, with all rights of easements and passage **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas

—Hrit Das,

Rajesh Chandra
Rajesh Chandra







sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-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 **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors or any of them into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattals 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 Vendors or any of them or any person or persons from whom the Vendors or any of them can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers 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 lispendens (Save pendency of the said Suit) attachments trusts uses debutters tenancies leases thika tenancies occupancy rights restrictions restrictive covenants vestings acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

II. THE VENDORS DO AND EACH OF THEM DO TH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendors are 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;

Sankar Kumar
Sankar Kumar

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Shankar

Amrit Das,
Lajib Chandra,

Kamshik Roy Chowdhury

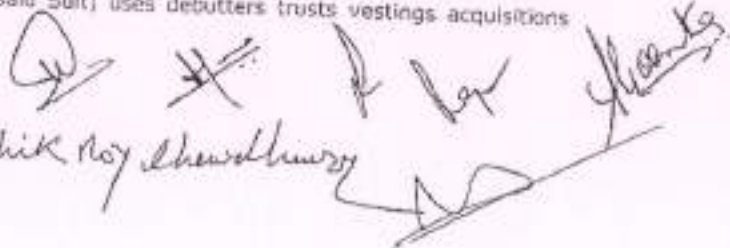
[Signature]

- (ii) **AND THAT** the Vendors or any of them have 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 Vendors have now 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 Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens (Save pendency of the said Suit) attachments trusts uses debutters tenancies leases thika tenancies occupancy rights restrictions restrictive covenants vestings acquisitions requisitions allotments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or any of them or the Vendors' predecessors-in-title.
- (v) **AND THAT** the Purchasers 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 vendors or any of them 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 Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases thika tenancies tenancies encumbrances restrictions restrictive covenants liens attachments lispendens (Save pendency of the said Suit) uses debutters trusts vestings acquisitions

Sanjib Banerjee

Amit Das

Rajib Chandra



 Koushik Roy Choudhury

requisitions alignments claims demands and liabilities whatsoever or howsoever created by the Vendors or any of them or any person or persons claiming as aforesaid.

(vi) **AND THAT** the Vendors and each of them 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 Vendors or any of them or the Vendors' predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers or any of them 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 Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers or any of them.

(vii) **AND THAT** the Vendors and each of them shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers produce or cause to be produced to the Purchasers or the Purchasers' agent or agents or any person or persons as the Purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Property which have not been expressly delivered by the Vendors to the Purchasers, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers or any of them and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.

(viii) **AND ALSO THAT** the Vendors and each of them shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and the Purchasers' respective successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or the Purchasers' respective successors or successors in title or interest by reason of any defect in the title of the Vendors to the said Property or any part or portion thereof or by reason of any of the representations

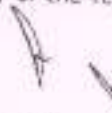
Satish Singh
Sanjay Sankar

Amit Sar.

Rajib Chanda.











Kaushtik Raj Choudhury



declarations and assurances made and/or given by the Vendors to the Purchasers being found to be untrue, incorrect, false or misleading.

III. AND THE VENDORS DO AND EACH OF THEM DO TH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS:-

- i) **THAT** the Vendors are and shall always be liable for payment of all arrears of rates, taxes and other outgoings and impositions payable in respect of the said Property for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchasers or any of them and the Vendors shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;
- ii) **AND THAT** the Vendors have duly complied with all provisions of applicable laws before offering sale of the said Property to the Purchasers and the Vendors do hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchasers herein against all claims, demands, injury, loss or any other harmful action against the Purchasers by any person claiming any right on the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be.
- iii) The Purchasers will be entitled to step into the shoes of the Vendors and/or the predecessors in title of the Vendors in the said Suit and the Vendors shall sign execute and deliver all papers documents writings instruments etc., as be required by the Purchasers or any of them from time to time in connection with the said Suit, including for substitution of the names as the Purchasers in place and stead of the Vendors and/or their predecessors in title;
- iv) In order to enable the Purchasers to do all acts, deeds and things for more perfectly assuring the title of the Vendors in favour of the Purchasers, the Vendors do and each of them doth hereby irrevocably appoint the Purchasers jointly and/or severally as the Vendors' Constituted Attorney to do the various acts, deeds, things in place and stead of the Vendors in connection with the said Property and the Vendors also agree and undertake to grant a separate Power of Attorney

Sankar Singh
Sankar Singh

Amit Das

Rajib Chanda

Rashik Rajuwal
Rashik Rajuwal

Shanti
Shanti

in favour of the nominee(s) of the Purchasers, if required by the Purchasers.

- v) **AND THAT** the Vendors and each of them shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time for having the name of the Purchasers mutated as owners of the said Property in all government / public records;

THE SCHEDULE ABOVE REFERRED TO:
(said Property)

All Those various divided and demarcated pieces or parcels ^{Bastis} of land and presently within a common boundary containing an aggregate area of **52.65 Sataks (i.e. 0.5265 Acres)** more or less, (equivalent to 31 Cottahs 13 Chittacks and 27 stt.) with various dwelling houses / sheds and structures thereat situate lying at and comprised in various Dags recorded in various Khatian numbers, in Mouza Nonadanga, J.L. No.10, under Police Station Tiljala (formerly Jadavpur), Sub-Registration Office Sealdah (formerly Alipore), in the District of South 24 Parganas, absolutely and forever, as delineated in the plan annexed hereto duly bordered thereon in "RED", details whereof are mentioned hereinbelow:

C.S. & R.S. Dag No.	Nature of Land	R.S. Khatian No.	Total Area in Dag (in Satak)	Area being sold by the Vendors to the Purchasers (in Satak)
413	Sali	430 (C.S.Kh No.272/1)	17	17
415	Sali	431 (C.S.Kh No.273)	34	34
414	Sali	723 (C.S.Kh No.217)	49	1.65
Total:			100	52.65

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. It being clarified that the said property is an unassessed property

Sankar Sankar
Sanjib Sankar

Harjit Sar.

Rajib Chandra.

Kamlik Nay Chowdhury

In the records of The Kolkata Municipal Corporation in its Ward No. 107
vicinity Laskarhat/ Bhowan Garden Road,

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 VENDORS at Kolkata in the
presence of:

[Signature]
(SANTAYOGI UNJHUNWALA)
56 Chandi Bazar, 7th Floor,
2 D Queens Park,
Kolkata - 700 11

[Signature]
Sanyo Sanyal
Koushik Roy Chowdhury
Himmit Das
Lajpto Chandra

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

[Signature]
Ajay Kumar
Arijun Karmakar
S/o. Late R. C. Karmakar
164/1, Manicktala Main Road
Kolkata - 700054

Banta Bihari Enclave Private Limited
[Signature]
Director/Authorized Signatory
KSHETRAJIT AGRO PRIVATE LIMITED
[Signature]
Director / Authorized Signatory
Orishbandan Developers Private Limited
[Signature]
Director/Authorized Signatory
Kusum Infrastructure Private Limited
[Signature]
Director/Authorized Signatory
Suryadipri Properties Private Limited
[Signature]
Director/Authorized Signatory
Prithvi-1 Real Estates Private Limited
[Signature]
Director/Authorized Signatory
RITIRAJ BUILDERS PRIVATE LIMITED
[Signature]
Director/Authorized Signatory
RAPID HOUSING SOLUTIONS PVT. LTD.
[Signature]
Director/Authorized Signatory
GOLDMOON DEALERS PVT. LTD.
[Signature]
Director/Authorized Signatory

ENDIVE VANIYA PVT. LTD.
[Signature]
Director/Authorized Signatory

Prithvi Real Estates Private Limited
[Signature]
Director/Authorized Signatory

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of Rs. 4,31,50,000/- (Rupees Four Crores Thirty One Lacs and Fifty Thousand) only being the Consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

Sl. NO.	Cheque No.	Dated	Drawn on	Drawn on behalf / by	Drawn in favour of	Amount (Rs.)	Total
1	000025	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Prithwiraj Real Estates Pvt. Ltd.	Amit Das	1,145/-	
2	000019	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Saradhani Real Estates Pvt. Ltd.	Amit Das	1,146/-	
3	000025	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Drishtinan dan Developers Pvt. Ltd.	Amit Das	1,145/-	
4	000027	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Banke Bahari Enclave Pvt. Ltd.	Amit Das	1,146/-	
5	000022	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Kumkum Infrastructure Pvt. Ltd.	Amit Das	1,145/-	
6	000025	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Rituraaj Builders Pvt. Ltd.	Amit Das	1,145/-	
7	000027	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Suryadript Properties Pvt. Ltd.	Amit Das	1,145/-	
8	032203	14.01.13	Axis Bank Ltd., Kankurgachi Branch	Kshetrajiv Agro Pvt. Ltd.	Amit Das	1,146/-	

Sanjay Chanda
Amit Das
Rajib Chanda
Sanjay Chanda. Kaurshik Populchawthay

21	033507	14.01.13	Axis Bank Ltd., Kankurgachi Branch	Goldmoon Dealers Pvt. Ltd.	Kaushik Roy Chowdhury	1,146/-	
22	000008	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Endive Vanijya Pvt. Ltd.	Kaushik Roy Chowdhury	1,145/-	12,600/-
23	032205	14.01.13	Axis Bank Ltd., Kankurgachi Branch	Kshetrajiv i Agro Pvt. Ltd.	Rajib Chanda	1,146/-	
24	007012	14.01.13	Axis Bank Ltd., Kankurgachi Branch	Rapid Housing Solutions Pvt. Ltd.	Rajib Chanda	1,146/-	
25	000030	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Banke Bahari Enclave Pvt. Ltd.	Rajib Chanda	1,146/-	
26	000028	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Drishhtinan den Developers Pvt. Ltd.	Rajib Chanda	1,145/-	
27	000026	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Kumkum Infrastructure Pvt. Ltd.	Rajib Chanda	1,145/-	
28	000029	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Rituraj Builders Pvt. Ltd.	Rajib Chanda	1,145/-	
29	000028	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Suryadnpt Properties Pvt. Ltd.	Rajib Chanda	1,145/-	
30	000027	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Prithwiraj Real Estates Pvt. Ltd.	Rajib Chanda	1,145/-	
31	000020	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Suredhani Real Estates Pvt. Ltd.	Rajib Chanda	1,146/-	
32	033506	14.01.13	Axis Bank Ltd., Kankurgachi Branch	Goldmoon Dealers Pvt. Ltd.	Rajib Chanda	1,146/-	

Sanjiv Chanda. Kaushik Roy Chowdhury
 Amit Das.
 Rajib Chanda.

33	000009	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Endive Vaniyya Pvt. Ltd.	Rajib Chanda	1,145/-	12,600/-
34	070598	14.01.13	Axis Bank Ltd., Kankurgachi Branch	Kshetrajivi Agro Pvt. Ltd.	Sankar Sarkar	19,59,645/-	
35	070591	14.01.13	Axis Bank Ltd., Kankurgachi Branch	Rapid Housing Solutions Pvt. Ltd.	Sankar Sarkar	19,59,645/-	
36	055295	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Banke Bihari Enclave Pvt. Ltd.	Sankar Sarkar	19,59,646/-	
37	055330	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Dakshinandan Developers Pvt. Ltd.	Sankar Sarkar	19,59,646/-	
38	055326	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Kumkum Infrastructure Pvt. Ltd.	Sankar Sarkar	19,59,645/-	
39	055329	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Rituraj Builders Pvt. Ltd.	Sankar Sarkar	19,59,646/-	
40	055325	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Suryadripty Properties Pvt. Ltd.	Sankar Sarkar	19,59,645/-	
41	055328	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Prithiwaraj Real Estates Pvt. Ltd.	Sankar Sarkar	19,59,645/-	
42	055327	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Suradhani Real Estates Pvt. Ltd.	Sankar Sarkar	19,59,646/-	
43	070592	14.01.13	Axis Bank Ltd., Kankurgachi Branch	Goldmoon Dealers Pvt. Ltd.	Sankar Sarkar	19,59,645/-	
44	055324	14.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Endive Vaniyya Pvt. Ltd.	Sankar Sarkar	19,59,646/-	2,15,56,100/-

Sankar Sarkar
Anis Das.
Rajib Chanda

Rajib Chanda Kaushik Raj Chaudhary

45	032204	12.01.13	Axis Bank Ltd., Kankurgachi Branch	Kshetrajivi Agro Pvt. Ltd.	Sanjib Sarkar	19,59,646/-	
46	007007	12.01.13	Axis Bank Ltd., Kankurgachi Branch	Rapid Housing Solutions Pvt. Ltd.	Sanjib Sarkar	19,59,646/-	
47	000025	12.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Banko Bihari Enclave Pvt. Ltd.	Sanjib Sarkar	19,59,645/-	
48	000026	12.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Drishtinandan Developers Pvt. Ltd.	Sanjib Sarkar	19,59,645/-	
49	000023	12.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Kumkum Infrastructure Pvt. Ltd.	Sanjib Sarkar	19,59,645/-	
50	000026	12.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Rituraj Builders Pvt. Ltd.	Sanjib Sarkar	19,59,645/-	
51	000026	12.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Suryadri Properties Pvt. Ltd.	Sanjib Sarkar	19,59,645/-	
52	000024	12.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Prithwiraj Real Estates Pvt. Ltd.	Sanjib Sarkar	19,59,646/-	
53	000025	12.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Surachani Real Estates Pvt. Ltd.	Sanjib Sarkar	19,59,645/-	
54	033505	12.01.13	Axis Bank Ltd., Kankurgachi Branch	Goldmoon Dealers Pvt. Ltd.	Sanjib Sarkar	19,59,646/-	

Sanjay Sarkar Sanjib Sarkar Koushik Raj Chowdhury
 Amit Das.
 Rajib Chanda.

55	000006	12.01.13	Kotak Mahindra Bank, Kankurgachi Branch	Endive Vanijyz Pvt. Ltd.	Sanjib Sarkar	19,59,645/-	2,15,56,100/-
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Needless to mention that payments under serial Nos. 34 to 55 and made to Sri Sankar Sarkar and Sanjib Sarkar have been made under the instructions of Vendor No. 1 to 3.

Amit Das.
(Amit Das)

Kaushik Roy Chowdhury
(Kaushik Roy Chowdhury)

Sankar Sarkar
(Sankar Sarkar)

Sanjib Sarkar
(Sanjib Sarkar)

Rajib Chanda.
(Rajib Chanda)

WITNESSES:

1) *Jay Singh Rajpal*
S/o - Kishor Kumar Rajpal.
Add - 164/1, Manikata Main
Road - Kolkata - 700054.

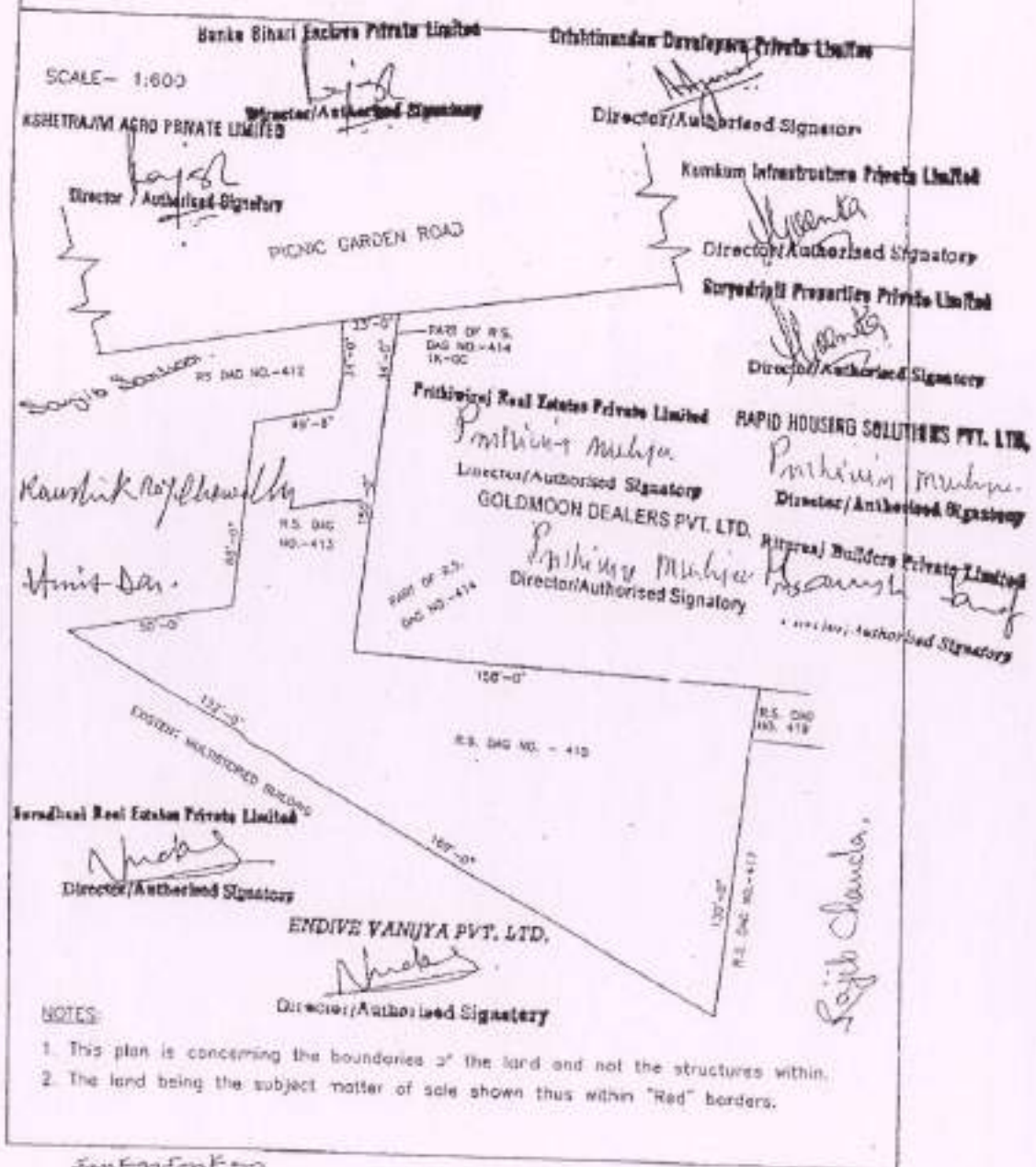
2) *Arun Kumar*

Drafted By:

Rohit Shukla

ROHIT SHUKLA,
Advocate
En. No. UP-012142/2010
35A, Durgam Chakry,
New Alipore
Kolkata-700 053

PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING PORTION OF DAG NO. 414 AND ENTIREY OF DAG NOS. 413 AND 415 ALL WITHIN MOUZA NONADANGA S.R. SEALDAH IN THE DISTRICT OF SOUTH 24 PARGANAS.



Banke Bihari Factors Private Limited

Orshimandor Developers Private Limited

KSHETRAJIM AGRO PRIVATE LIMITED

Kankam Infrastructures Private Limited

Suryadipal Properties Private Limited

RAPID HOUSING SOLUTIONS PVT. LTD.

GOLDMOON DEALERS PVT. LTD.











Rajraj Builders Private Limited












ENDIVE VANIYA PVT. LTD.








Sardulal Real Estates Private Limited












NOTES:

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Umar</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Finger					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger						

 <i>Adnan</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Finger					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger						

 <i>Samir</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Finger					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger						

 <i>Samir</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Finger					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger						

SPECIMEN FORM FOR TEN FINGER PRINTS



Ravshik Roy Chowdhury

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Amit Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Rajib Chanda

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

SPECIMEN FORM FOR TEN FINGER PRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
Right Finger					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 3866 to 3899
being No 00254 for the year 2013.



[Handwritten signature]

(Jaideb Pal) 22 January 2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SEALDAH
West Bengal



Government Of West Bengal
Office Of the A.D.S.R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 00254 of 2013
(Serial No. 00191 of 2013)

Certified that the required stamp duty of this document is Rs.- 3354999 /- and the Stamp duty paid as:
Impresive Rs.- 1000/-

(Jaldeb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/01/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number - 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 396.00/-, on 21/01/2013

Amount by Draft

1. Rs. 508808/- is paid , by the draft number 782787, Draft Date 18/01/2013, Bank Name State Bank of India, OVERSEAS BRANCH KOLKATA, received on 21/01/2013

2. Rs. 18018/- is paid , by the draft number 782786, Draft Date 18/01/2013, Bank Name State Bank of India, OVERSEAS BRANCH KOLKATA, received on 21/01/2013

(Under Article : A(1) = 527208/- , E = 14/- on 21/01/2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 3236870/- is paid, by the draft number 782788, Draft Date 18/01/2013, Bank Name State Bank of India, OVERSEAS BRANCH KOLKATA, received on 21/01/2013

2. Rs. 114630/- is paid, by the draft number 782770, Draft Date 17/01/2013, Bank Name State Bank of India, OVERSEAS BRANCH KOLKATA, received on 21/01/2013

3. Rs. 2500/- is paid, by the draft number 007196, Draft Date 18/01/2013, Bank Name State Bank of India, BAGMARI, received on 21/01/2013

(Jaldeb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Jaldeb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

21/01/2013 15:38:00

Endorsement Page 3 of 3



Government Of West Bengal
Office Of the A.D.S.R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 00254 of 2013
(Serial No. 00191 of 2013)

8. Mr. Shashank Sudhir Goenka
Director, Kumkum Infrastructura Pvt. Ltd. (aeeck9394m), 2d, Queens Park, Kolkata, P.O. :-
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Authorised Signatory, Suryedipti Properties Pvt. Ltd. (aasc0362h), 2d, Queens Park, Kolkata, P.O. :-
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019,
By Profession : Service
9. Mr. Prithwiraj Mukherjee
Director, Prithwiraj Real Estates Pvt. Ltd. (aagcp7997j), 2d, Queens Park, P.O. :- District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Rapid Housing Solutions Pvt. Ltd. (Aadcr87500), 164/1, Manicktala Main Road, P.O. :-
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054.
Director, Goldmoon Dealers Pvt. Ltd. (aeeeg1531b), 164/1, Manicktala Main Road, P.O. :-
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054.
By Profession : Service
10. Mr. Manish Saraf
Director, Rituraj Builders Pvt. Ltd. (aagcr0629d), 2d, Queens Park, P.O. :- District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019,
By Profession : Service
11. Mr. Vijendra Nath Dave
Director, Suradhani Real Estates Pvt. Ltd., 2d, Queens Park, P.O. :- District:-South 24-Parganas,
WEST BENGAL, India, Pin :-700019.
Director, Endive Vanija Pvt. Ltd. (aadca0477f), 33e, Canal Circular Rd, P.O. :- District:-South
24-Parganas, WEST BENGAL, India, Pin :-700054.
By Profession : Service
Identified By P. V. Paul, son of Late P. Varkey, 164/1 Manicktala Main Road, P.O. :- District:-South
24-Parganas, WEST BENGAL, India, Pin :-700054, By Casto: Christian, By Profession: Service.

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/01/2013

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.-4,79,28,261/-



(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 3

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Government Of West Bengal
Office Of the A.D.S.R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 00254 of 2013
(Serial No. 00191 of 2013)

On

Payment of Fees:

On 14/01/2013

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

Presented for registration at 19.10 hrs on :14/01/2013, at the Private residence by Mr Rajesh Chhaparia, one of the Claimants.

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

Execution is admitted on 14/01/2013 by

1. Kaushik Roy Chowdhury, son of Late Kamal Roy Chowdhury, 129, Sontoshpur Avenue, Kolkata, Thana:-Purba Jadabpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India. Pin :-700075, By Caste Hindu, By Profession : Others
2. Amit Das, son of Sri Monoj Kanti Das, S. B. Das Road, Rajpur Bazar, Kolkata, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India Pin :-700149, By Caste Hindu, By Profession : Others
3. Rajib Chanda, son of Late Bibhuti Ranjan Chanda, Upen Mitra Road, Rajpur Nandan Colony, O, Kolkata, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149, By Caste Hindu, By Profession : Others
4. Sankar Sarkar, son of Late Gopal Chandra Sarkar, Rakhal Ghosh Road, Rajpur Nandan Colony, Kolkata, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149, By Caste Hindu, By Profession : Others
5. Sanjib Sarkar, son of Sri Sankar Sarkar, 9/3, Ekdalia Road,, Kolkata, Thana:-Gariahat, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Others
6. Mr Rajesh Chhaparia
Director, Banke Biheri Enclave Pvt. Ltd. (aafcb1781r), 2d, Queens Park, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Kshetrajivi Agro Pvt. Ltd. (aaack8480h), 103/3, Narkel Danga Main Road, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054, By Profession : Service
7. Mr. Abhisekh Agarwal
Director, Drishtinandan Developers Pvt. Ltd. (aaecd3909j), 2d, Queens Park, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Profession : Service



21/01/2013 15:38:00

(Jaldeb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 3