

(Original)

19.10.2012

Property :

Nonadargā

R.S. Dag No. 414, 417, 418, 419, 420, 421 & 422
R.S. Khatan No. 721, 722, 723, 724 J.L. No. 10

Land Area: 40 Cottahs, 9 Chittacks and 34.21 Sqft.
(i. e. 67.124 Sataks)

DEED OF CONVEYANCE

Between

BISWANATH MONDAL

And

.....Vendor

BANKE BIHARI ENCLAVE PVT. LTD. & 10 ORS.

.....Purchasers

And

SANKAR SARKAR

.....First Confirming Party

And

**SAIKHA RANI MONDAL
SWARNAVA MONDAL**

.....Second Confirming Parties

Registered with the ADSR, Sealdah, in Book No. 1
CD Volume No. 7 Pages 8163 to 8197 and
Being No. 03206 for the year 2012



पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL 9790/2012 MW R. 59677151/F 764013

Certified that this document is admitted to Registration. The signature sheet and the endorsement sheet attached to the document are part of this document.

[Signature]
Additional District Sub Registrar
Bachchan

THIS DEED OF CONVEYANCE made this 19th day of October Two Thousand Twelve BETWEEN (SRI) BISWANATH MONDAL son of Late Jugal Krishna Mondal residing at No.188B Picnic Garden Road, P.S. Tiljala, Kolkata 700039 hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs legal representatives executors and

Biswanath Mondal
Shikha Rabi Mondal
Sanku Sanku
Sumanava Mondal

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administrators] of the **FIRST PART AND (1) BANKE BIHARI ENCLAVE PVT. LTD.** (PAN AAFB1781R) represented by its Director Mr. Rajesh Chhparia (2) **DRISHTINANDAN DEVELOPERS PVT. LTD.** (PANAAECD39091) and represented by its Director Mr. Srikanth Jhunjhunwala (3) **KUMKUM INFRASTRUCTURE PVT. LTD.** (PAN AAECK9094M) represented by its Director Mr. Shashank Sudhir Goenka (4) **PRITHIWIRAJ REAL ESTATES PVT. LTD.** (PANAAGCP79973) represented by its Director Mr. Prithwiraj 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 AADCR875DL) and represented by its Director Mr. Prithwiraj Mukherjee (9) **GOLDMOON DEALERS PVT. LTD.** (PAN AAEKG1531B) and represented by its Director Binod Kumar Agarwal (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 AAECK8480H) and represented by its Director Mr. Rajesh Chhparia 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 a 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 their and each of their respective successors or successors-in-office and/or assigns) of the **SECOND PART AND SANKAR SARKAR** (PAN AKLPS7841N) son of Late Gopal Chandra Sarkar residing at No.9/3 Ekdalia Road, P.S.Gariahat, Kolkata 700019 and also at Rajpur Nandan Colony, Rakhal Ghesi Road, P.O.Rajpur, Police Station-Sonarpur, Kolkata-700149, hereinafter referred to as "the **FIRST CONFIRMING PARTY**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs legal representatives executors and administrators) of the **THIRD PART AND (1) (SMT.) SHIKA RANI MONDAL** wife of the said Sri Biswanath Mondal residing at 188B Picnic Garden Road, P.S. Tiljala Kolkata and (2) **SWARNAVA MONDAL** son of the said Sri Biswanath Mondal residing at 188B Picnic Garden Road, P.S. Tiljala, Kolkata hereinafter collectively referred to as "the **SECOND CONFIRMING PARTIES**" (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 **FOURTH PART:**

Biswanath Mondal
 Shikha Rani Mondal.
 Sankar Sarkar
 Swarnava Mondal

[Signatures and initials of the parties and witnesses]

WHEREAS:

- A. 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 Those various pieces or parcels of land containing a total area of 115 Sataks (i.e. 1.15 Acres) more or less situate lying at and comprised in various Dags recorded in various Khatian Numbers, in Mouza Nonadanga, J.L. No.10, under Police Station Tirjala (formerly Jadavpur), Sub-Registration Office Sealdah (formerly Alipore), in the District of South 24 Parganas, (hereinafter for the sake of brevity referred to as "the said Larger Property"), absolutely and forever, 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 Owned by Sadhyamani Dasi (in Satak)
417	Pukurpar	722 (C.S. Kh No. 216)	16	16
418	Pukur	722 (C.S.Kh No.216)	13	13
419	Sali	721 (C.S.Kh No.216)	05	05
414	Sali	723 (C.S.Kh No.217)	49	49
420	Pukurpar	724 (C.S.Kh No.217)	14	14
421	Pukur	724 (C.S.Kh No.217)	13	13
422	Sali	723 (C.S.Kh No.217)	05	05
Total:			115	115

- B. 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 Nos.721, 722, 723 and 724 (co-responding to C.S.Khatian Nos.216 & 217, in the name of Sadhyamani Dasi);
- C. 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 her nephew 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, and on her own free will and volition granted, conveyed and transferred unto and to the

Biswanath Mondal

Saibha Rani Mondal.

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Swarna Mondal

Swarna Mondal

Swarna Mondal

said Jugal Krishna Mondal, as and by way of gift, **All That** the said Larger Property, absolutely and forever, with all easements and quasi-easements and passage rights and liberties and the said Donee accepted such gift.

D. 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 one of his sons namely 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, and on his own free will and volition, granted conveyed and transferred unto and to the said Biswanath Mondal, as and by way of gift, **All That** the said Larger Property, absolutely and forever, with all easements and quasi-easements and passage rights and liberties and the said Donee accepted such gift.

E. In the events aforesaid, the Vendor herein became seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner to the said Larger Property, absolutely and forever free from all encumbrances mortgages charges liens lispens vestings attachments trusts uses debutters tenancies leases thika tenancies occupancy rights restrictions restrictive covenants acquisitions requisitions alignments and liabilities whatsoever or howsoever;

F. In the year 1998, the Vendor sold a divided and demarcated part or portion of **R.S. Dag No. 417 measuring 2 Cottahs** to Gurdev Singh by a Deed of Conveyance dated 3rd August 1998 registered in the office of the Additional Registrar of Assurances, Calcutta in Book No. I Volume No. 24 Pages from 317 to 329 Being No. 2565 for the year 1998. In the year 2007, the Vendor sold another divided and demarcated part or portion of **R.S. Dag No. 417 measuring 7 Cottahs** to Gurdev Singh and Jasbir Singh Deosi by a Deed of Conveyance dated 8th June 2007 and registered in the office of the District Sub-Registrar-III, Alipore, South 24 Parganas in Book No. I Volume No. 9 Pages from 1598 to 1617 Being No. 3393 for the year 2007. After such sales, the Vendor continued to own the remaining portion of the said R.S. Dag No. 417 measuring 0.68 Cottahs (i.e. 1.124 Sataks).

G. In or about June, 2003, one Prabodh Mondal, alias, Haran Chandra Mondal claiming himself to be another nephew of the said Smt. Shadyamani Dasi, 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 the said Larger Property (hereinafter for the sake of brevity referred to as "the said Suit"). The said suit was instituted by the said Prabodh Mondal by alleging, inter alia, that the said Smt. Shadyamani Dasi never made any gift in favour of Jugal Kishore Mondal and if any

Biswanath Mondal

Shikha Ravi Mandal
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Shadyamani Mondal

by Nishu

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 Vendor has 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.

H. There is no subsisting order of injunction or stay or status quo in the said Suit nor is there any other order which in any manner restricts or prohibits the Vendor from dealing with or disposing the said Larger Property or any part thereof or any share therein.

I. The Vendor by two several applications, both dated 19.03.2008, applied to the Fisheries Department, Govt. of West Bengal for conversion in respect of Plots Nos.417, 418, 420 and 421 to solid lands for construction of dwelling houses. On such applications, by and in terms of two several Letters both dated 02.04.2008 and respectively numbered Memo No.703-Fish/C-III/2M-25/2008 and Memo No.704-Fish/C-III/2M-25/2008, the Asstt. Secretary to the Govt. of West Bengal, Fisheries Department, Writers' Building, Kolkata after considering the said applications of the Vendor intimated its No-Objection to the Vendor for conversion of the aforesaid four Plots to solid land for the purpose of construction of dwelling house. Copies of the two letters are hereto annexed collectively marked "A".

J. On 14th August 2010, the Vendor and the First Confirming Party had entered into an Agreement for Joint Venture in respect of several properties, including the properties being the subject matter of these presents, under which the Vendor had received from the First Confirming Party a sum of Rs.2,00,00,000/= (Rupees two crores) only as refundable deposit. The said Agreement for Joint Venture and all documents executed pursuant thereto and/or in connection therewith have since been cancelled revoked and terminated and the Vendor has duly refunded the said deposit of Rs.2,00,00,000/= (Rupees two crores) only to the First Confirming Party at or before the execution hereof by RTGS made by the Purchasers on behalf of the Vendor directly in favour of the First Confirming Party at the direction of the Vendor (which payment forms part of the consideration being paid by the Purchasers to the Vendor under these presents), and such fact of cancellation and payments the Vendor and the First Confirming Party do and each of them doth hereby confirm and admit and acknowledge, and the First Confirming Party has no claim or demand whatsoever against the Vendor or the said Property or any part thereof. The compensation agreed to be paid by the Vendor to the First Confirming

Biswanath Mondal

Jugal Kishore Mondal

Shikha Rani Mandal
Sankar Mondal

by Shikha

Party for such cancellation and revocation, being the sum of Rs. 50,00,000/= (Rupees fifty lacs) only, has been paid to the First Confirming Party by the Purchasers herein at the request of the Vendor (which is in addition to the consideration being paid by the Purchasers to the Vendor under these presents), the receipt whereof the First Confirming Party doth hereby admit and acknowledge.

K. The Vendor, being in urgent need of money, approached the Purchasers and offered to sell transfer convey assign and assure to the Purchasers All That a divided and demarcated portion of the said Larger Property containing an area of 67.124 Sataks (i.e. 0.67124 Acres) (out of the total area of 115 Sataks comprised in the said Larger Property), details whereof are mentioned hereinbelow and also fully mentioned and described in the Schedule hereunder written (and hereinafter for the sake of brevity referred to as "the said Property"), and relying on, amongst others, the various representations assurances declarations warranties and confirmations made and/or given by the Vendor 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 Vendor absolutely and forever free from all encumbrances mortgages charges liens lispensens (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 and with "khas" peaceful vacant possession of the entirety of said Property for the consideration hereinafter mentioned:

C.S. & R.S. Dag No.	Nature of Land	R.S. Khatian No.	Total Area in Dag (in Satak)	Area being sold by the Vendor to the Purchasers (in Satak)
417	Pukurpar	722 (C.S.Kh No.216)	16	1.124
418	Pukur	722 (C.S.Kh No.216)	13	13
419	Sali	721 (C.S.Kh No.216)	05	05
414	Sali	723 (C.S.Kh No.217)	49	16
420	Pukurpar	724 (C.S.Kh No.217)	14	14

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Shikha Rani Mandal,
Sankar Singh

Saamra Mandal
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421	Pukur	724 (C.S.Kh No.217)	13	13
422	Sall	723 (C.S.Kh No.217)	05	05
Total:			115	67.124

L. In connection with the said Property, the Vendor herein has represented before and assured the Purchasers and warrants in favour of the Purchasers, *inter alia*, as follows:

- 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 lispensens (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 Vendor is 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 those lands forming part of the said Property which are described as 'pukur' and 'pukur par' are not fit for pisciculture.
- v) That there are various dwelling house and structures at the said Property;
- vi) That the Vendor never held nor holds 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 Vendor 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;
- vii) 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;

Biswanath Mondal
Shikha Rani Mondal
Sankar Mondal

Susanna Mondal

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① by Shikha Rani Mondal

- viii) 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;
- ix) That the said Property or any portion thereof is not effected by any attachment including the attachment under any certificate 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 Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- x) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Property unto and in favour of the Purchasers.
- xi) 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 is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right title or interest whatsoever in the said Property or any part thereof.
- xii) 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 ten dependens 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 right 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

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Biswamith Mandal
 Shikha Rani Mandal
 Sankar Mandal
 Swamara Mandal
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whatsoever or any decree or order including any injunction or prohibitory order;

- xiii) 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 Vendor's title thereto;
- xiv) 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;
- xv) That the Vendor has 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;
- xvi) 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;
- xvii) 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;

M. The Vendor had desired to gift 1/5th (one-fifth) undivided share each in the said property to his wife and son each, being the Second Confirming Parties herein (i.e. a total of 2/5th share), though the same was never formalized and no formal deed of gift to that effect was ever made. The Vendor however requested the Purchasers to make payment of 3/5th (three fifth) of the consideration payable under these presents to the Vendor (which includes payments made by the Purchasers to the First Confirming Party on behalf of the Vendor as hereinbefore recited) and the remaining 2/5th (two fifth) of the consideration to his said wife and son in equal shares, to which the Purchasers agreed to on the condition that the same would be deemed to be payment made to the Vendor for the said Property and would fully discharge the Purchasers, which was duly confirmed by the Vendor.

N. The Purchasers have at or before execution hereof paid to the Vendor and the Second Confirming Parties the entire amount of the mutually agreed consideration in the manner hereinbefore stated and the Vendor has delivered "khas" peaceful vacant possession of the entirety of said Property to the Purchasers and is now conveying the said Property in favour of the Purchasers. The Purchasers have also paid to the First Confirming Party the sum of Rs. 50,00,000/- (Rupees fifty lacs) only as hereinbefore recited.

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Shirha Rani Mandal.
Sankar Singh

Suman Mandal

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Q. At the request of the Vendor, the First Confirming Party and the Second Confirming Parties have agreed to join in as parties to these presents concurring and confirming the sale herein envisaged and also confirming that they have no claim or demand whatsoever against the Vendor or the Purchasers or the said Property or any part thereof.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 5,00,00,000/- (Rupees five crores) only of the lawful money of the Union of India in hand and well and truly paid and/or deemed to have been paid by the Purchasers to the Vendor at or before the execution hereof in the manner aforesaid (the receipt whereof the Vendor, as well as the Second Confirming Parties, do and each of them doth hereby as also by the receipt and memo of consideration No.1 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof 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) and in further consideration of the sum of Rs. 50,00,000/= (Rupees fifty lacs) only of the lawful money of the Union of India in hand and well and truly paid by the Purchasers to the First Confirming Party at or before the execution hereof (the receipt whereof the First Confirming Party doth hereby as also by the receipt and memo of consideration No.2 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof 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 Vendor doth hereby indefeasibly unconditionally and absolutely grant sell convey transfer assign and assure and the First Confirming Party and the Second Confirming Parties do and each of them doth hereby concur and confirm 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 Vendor and/or the Vendor's predecessors-in-title in the said Property with all ownership share rights title and interest whatsoever or howsoever of the Vendor 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 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

Biswanath Mandal
Shikha Rani Mandal
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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 Vendor 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 pattahs 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 or any person or persons from whom the Vendor 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 liens pendens (Save pendency of the said Suit) attachments trusts uses debutters tenancies leases thika tenancies occupancy rights restrictions restrictive covenants vestings acquisitions recuisitions alignments claims demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor 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 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 has 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

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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 alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor 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 or the Vendor's 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 Vendor 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 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 requisitions alignments claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claim ng as aforesaid.

(vi) **AND THAT** the Vendor 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 or the Vendor's 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 Vendor 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

Bisulanath Mondal

Swarnam Mondal

Shikha Rani Mondal.
sankar sankar

Mr. [Signature] by [Signature]

[Handwritten signatures]

expressly delivered by the Vendor 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 Vendor 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 Vendor to the said Property or any part or portion thereof or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchasers being found to be untrue, incorrect, false or misleading.

III. AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

- i) **THAT** the Vendor is 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 Vendor on a demand being made by the Purchasers or any of them and the Vendor 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 Vendor has duly complied with all provisions of applicable laws before offering sale of the said Property to the Purchasers and the Vendor doth 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 hereby step into the shoes of the Vendors in the said Suit and/or be entitled to be added as a party thereto 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 therewith;

Biswanath Mandal Swarnam Mandal
 Shikha Rani Mandal. An @ by NLS
 Sanjiv Kumar

Sri
 Anand

- iv) In order to enable the Purchasers to do all acts, deeds and things for more perfectly assuring the title of the Vendor in favour of the Purchasers, the Vendor doth hereby irrevocably appoint the Purchasers jointly and/or severally as the Vendor's Constituted Attorney to do the various acts, deeds, things in place and stead of the Vendor in connection with the said Property and the Vendor also agrees and undertakes to grant a separate Power of Attorney in favour of the nominee(s) of the Purchasers, if required by the Purchasers.
- v) AND THAT the Vendor 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 That 67.124 Sataks (i.e. 0.67124 Acres, equivalent to 40 Cottahs 9 Chittacks and 34.21 sft.) of land recorded as Sali, Pukur and Pukurpar (which pukur and pukurpar are not fit for pisciculture) together with the several dwelling houses, sheds, structures standing thereon or on parts thereof and comprised in various degs recorded in various khatians as follows:

C.S. & R.S. Deg No.	Nature of Land	R.S. Khatian No.	Total Area in Deg (in Satak)	Area being sold by the Vendor to the Purchasers (in Satak)
417	Pukurpar	722 (C.S.Kh No.216)	16	1.124
418	Pukur	722 (C.S.Kh No.216)	13	13
419	Sali	721 (C.S.Kh No.216)	05	05
414	Sali	723 (C.S.Kh No.217)	49	16
420	Pukurpar	724 (C.S.Kh No.217)	14	14
421	Pukur	724 (C.S.Kh No.217)	13	13
422	Sali	723 (C.S.Kh No.217)	05	05
Total:			115	67.124

Soni
Mandla

Bisulanath Mandal *Swarana Mandal*
Shikha Rani Mandal *by Nishy*

all in Mouza Nonadanga, J.L. No. 10, under P.S. Tijala (formerly Jadavpur), Sub-Registration Office Sealdah (formerly Alipore), in the District of South 24 Parganas shown verged within RED borders on the map or plan hereto annexed and better and bounded in the manner following; with eighty years old structure of fire shown and swat feet. (attached plan)

- On the North : by a Municipal Road known as Picnic Garden Road, Kolkata
- On the South : Partly each by Dag Nos. 415 and 416
- On the East : by R.S. Dag No. 423
- On the West : Partly each by Dag Nos 412, 413 and 415

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished so to be. It being clarified that the said property is an unassessed property in the records of The Kolkata Municipal Corporation in its Ward No. 107 vicinity Laskarhat/ Picnic 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 VENDOR at Kolkata in the presence of:

1. Kaurshik Roy Chowdhury
 S/o Lt. Kamal Roy Chowdhury
 129 Santoshpora Avenue
 Kol. 75

Akarmakar

Biswanath Mandal
 Shikha Rani Mandal
 Sankar Mondal

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

Praman Majumdar
 S/o Late parimal Majumdar
 23, Serpentine Lane
 HOLLANDA - 700014.

Akarmakar
 Arjun Karmanakar

S/o. Late R.C. Karmanakar
 164/1, M.H. Road
 Kolkata - 700037

Ritwan Builders Private Limited
 Haimal Sanjiv
 Director/Authorized Signatory
 GOLDMOON DEALERS PVT. LTD.
 Director/Authorized Signatory

Prithibandan Developers Private Limited
 Director/Authorized Signatory

Konum Infrastructure Private Limited
 Director/Authorized Signatory

Sanyatripti Properties Private Limited
 Director/Authorized Signatory

Banke Ekbari Enclave Private Limited
 Director/Authorized Signatory

KSHETRAJYI BORO PRIVATE LIMITED
 Director/Authorized Signatory

Director/Authorized Signatory

Sandhani Real Estate Private Limited

Nitesh
Director/Authorized Signatory

Pankaj Mukherjee
Director/Authorized Signatory

ENDIVE VARIYA PVT. LTD.

Nitesh
Director/Authorized Signatory

Rapid Housing Solutions Pvt. Ltd.
Pankaj Mukherjee
Director / Authorized Signatory

SIGNED SEALED AND DELIVERED by the
withinnamed FIRST CONFIRMING PARTY
at Kolkata in the presence of:

Soukanyo

Kaushik Roy Chowdhury
A. Karmanar

SIGNED SEALED AND DELIVERED by the
withinnamed SECOND CONFIRMING
PARTIES at Kolkata in the presence of:

Shikha Rani Mondal

Swarnava Mondal

Kaushik Roy Chowdhury
A. Karmanar

Su

RECEIPT AND MEMO OF CONSIDERATION NO.1:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of Rs. 5,00,00,000/- (Rupees five crores) only being the consideration in full payable to the Vendor and to the Second Confirming Parties under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION NO.1:

A. Details of payment of Rs.3,00,00,000/= made by the Purchasers directly to the Vendors and the Second Confirming Parties (on behalf of the Vendor):

SR NO.	BANKER'S CHEQUE NO	DATED	DRAWN BY	DRAWN ON BEHALF OF	FAVOURING	AMOUNT	TOTAL
1	560110	16.10.12	Kotak Mahindra Bank Ltd	Banke Bihari Enclave	Sikha Rani Mondal	9,09,091/-	
2	560113	16.10.12	Kotak Mahindra Bank Ltd	Drishtinandan Developers	Sikha Rani Mondal	9,09,091/-	
3	560112	16.10.12	Kotak Mahindra Bank Ltd	Kumkum Infrastructure	Sikha Rani Mondal	9,09,091/-	
4	560111	16.10.12	Kotak Mahindra Bank Ltd	Prithwiraj Real Estates	Sikha Rani Mondal	9,09,091/-	
5	560116	16.10.12	Kotak Mahindra Bank Ltd	Suryadripti Properties	Sikha Rani Mondal	9,09,091/-	
6	560125	16.10.12	Kotak Mahindra Bank Ltd	Rituraj Builders	Sikha Rani Mondal	9,09,091/-	
7	560114	16.10.12	Kotak Mahindra Bank Ltd	Suradhani Real Estates	Sikha Rani Mondal	9,09,091/-	
8	260610	16.10.12	Ing Vysya Bank Ltd	Rapid Housing Solutions	Sikha Rani Mondal	9,09,091/-	
9	069433	16.10.12	Axis Bank Ltd	Goldmoon Dealers	Sikha Rani Mondal	9,09,091/-	
10	069431	16.10.12	Axis Bank Ltd	Kshetrajivi Agro	Sikha Rani Mondal	9,09,090/-	
11	560115	16.10.12	Kotak Mahindra Bank Ltd	Endive Vanijya	Sikha Rani Mondal	9,09,091/-	
							1,00,00,000/-

Biswanath Mondal
Sikha Rani Mondal
Suvarna Mondal

12	560127	16.10.12	Kotak Mahindra Bank Ltd	Banke Bihari Enclave	Biswanth Mondal	9,09,091/-	
13	560117	16.10.12	Kotak Mahindra Bank Ltd	Drishtinandan Developers	Biswanth Mondal	9,09,091/-	
14	560121	16.10.12	Kotak Mahindra Bank Ltd	Kumkum Infrastructure	Biswanth Mondal	9,09,091/-	
15	560119	16.10.12	Kotak Mahindra Bank Ltd	Prithwiraj Real Estate	Biswanth Mondal	9,09,091/-	
16	560118	16.10.12	Kotak Mahindra Bank Ltd	Suryadripty Properties	Biswanth Mondal	9,09,091/-	
17	560122	16.10.12	Kotak Mahindra Bank Ltd	Rituraj Builders	Biswanth Mondal	9,09,091/-	
18	560123	16.10.12	Kotak Mahindra Bank Ltd	Suradhani Real Estates	Biswanth Mondal	9,09,091/-	
19	260608	16.10.12	Ing Vysya Bank Ltd.	Rapid Housing Solutions	Biswanth Mondal	9,09,091/-	
20	069432	16.10.12	Axis Bank Ltd.	Goldmoon Dealers	Biswanth Mondal	9,09,091/-	
21	069429	16.10.12	Axis Bank Ltd.	Kshetrajivi Agro	Biswanth Mondal	9,09,091/-	
22	560124	16.10.12	Kotak Mahindra Bank Ltd	Endive Venliya	Biswanth Mondal	9,09,091/-	1,00,00,000/-
23	560103	16.10.12	Kotak Mahindra Bank Ltd	Banke Bihari	Swarnava Mondal	9,09,091/-	
24	560126	16.10.12	Kotak Mahindra Bank Ltd	Drishtinandan Developers	Swarnava Mondal	9,09,091/-	
25	560106	16.10.12	Kotak Mahindra Bank Ltd	Kumkum Infrastructure	Swarnava Mondal	9,09,091/-	
26	560107	16.10.12	Kotak Mahindra Bank Ltd	Prithwiraj Real Estates	Swarnava Mondal	9,09,091/-	
27	560105	16.10.12	Kotak Mahindra Bank Ltd	Suryadripty Properties	Swarnava Mondal	9,09,091/-	
28	560104	16.10.12	Kotak Mahindra Bank Ltd	Rituraj Builders	Swarnava Mondal	9,09,091/-	
29	560109	16.10.12	Kotak Mahindra Bank Ltd	Suradhani Real Estates	Swarnava Mondal	9,09,091/-	
30	260609	16.10.12	Ing Vysya Bank Ltd.	Rapid Housing Solutions	Swarnava Mondal	9,09,091/-	
31	069428	16.10.12	Axis Bank Ltd.	Goldmoon Dealers	Swarnava Mondal	9,09,091/-	

Biswanth Mondal
Shikha Rani Mondal

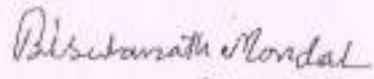
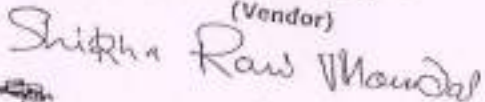
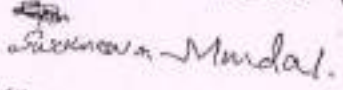
Swarnava Mondal

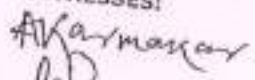
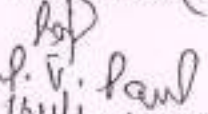
32	009430	16.10.12	Axis Bank Ltd.	Kshetrajivi Agro	Swarnava Mondal	9,09,090/-	
33	560108	16.10.12	Kotak Mahindra Bank Ltd	Endive Vanija	Swarnava Mondal	9,09,091/-	
							1,00,00,000/-
					TOTAL		3,00,00,000/-

B. Details of payment of Rs.2,00,00,000/= made by the Purchasers in favour of the First Confirming Party, Mr. Sankar Sarkar under instruction and on behalf of the Vendor, Mr. Biswanath Mondal as hereinbefore recited:

SR. NO.	NAME OF PAYEE COMPANY	UTR Code	Amount (Rs.)
1	Banke Bihari Enclave Pvt Ltd	KKBKH12290810191	1,818,182/-
2	Drishtinandan Developers Pvt Ltd	KKBKH12290810430	1,818,182
3	Kumkum Infrastructure Pvt Ltd	KKBKH12290811324	1,818,182
4	Prithwiraj Real Estates Pvt Ltd	KKBKH12290811528	1,818,182
5	Suryadripta Properties Pvt Ltd	KKBKH12290811439	1,818,182
6	Ritiraj Builders Pvt Ltd	KKBKH12290811476	1,818,182
7	Suradhani Real Estates Pvt Ltd	KKBKH12290813257	1,818,182
8	Rapid Housing Solutions Pvt Ltd	VYSAA12290713834	1,818,182
9	Goldmoon Dealers Pvt Ltd	UTIBH12290030299	1,818,182
10	Kshetrajivi Agro Pvt Ltd	UTIBH12290030218	1,818,182
11	Endive Vanija Pvt Ltd	KKBKH12290813261	1,818,182
	TOTAL		20,000,000

Grand Total of Clauses A and B above - Rs.5,00,00,000/=


 (Vendor)


 (Second Confirming Parties)

WITNESSES:


 164/1, Market Street, Andhra Pradesh-54

RECEIPT AND MEMO OF CONSIDERATION NO.2:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of Rs. 50,00,000/= (Rupees fifty lacs) only being the consideration / compensation in full payable under these presents to the **First Confirming Party** as per memo written hereinbelow:

MEMO OF CONSIDERATION NO.2:

Sl. NO.	Cheque No.	Dated	Drawn by & Branch	Drawn in favour of	Amount (Rs.)
1	069474	18.10.12	Axis Bank, Kankurgachi Branch	Sankar Sarkar	1,54,546/-
2	089471	18.10.12	Axis Bank, Kankurgachi Branch	Sankar Sarkar	4,54,546/-
3	260654	18.10.12	Ing Vysya Bank Ltd, Rash Behari Avenue Branch	Sankar Sarkar	4,54,546/-
4	560157	18.10.12	Kotak Mahindra Bank, Kankurgachi Branch	Sankar Sarkar	4,54,545/-
5	560158	18.10.12	Kotak Mahindra Bank, Kankurgachi Branch	Sankar Sarkar	4,54,545/-
6	560155	18.10.12	Kotak Mahindra Bank, Kankurgachi Branch	Sankar Sarkar	4,54,546/-
7	560161	18.10.12	Kotak Mahindra Bank, Kankurgachi Branch	Sankar Sarkar	4,54,545/-
8	560160	18.10.12	Kotak Mahindra Bank, Kankurgachi Branch	Sankar Sarkar	4,54,545/-
9	560159	18.10.12	Kotak Mahindra Bank, Kankurgachi Branch	Sankar Sarkar	4,54,545/-

Sankar Sarkar

10	56015E	18.10.12	Kotak Mahindra Bank, Kankurgachi Branch	Sankar Sarkar	4,54,545/-
11	560154	18.10.12	Kotak Mahindra Bank, Kankurgachi Branch	Sankar Sarkar	4,54,545/-
TOTAL					50,00,000/-

(Rupees fifty lacs) only

Sankar Sarkar
(First Confirming Party)

WITNESSES:

A. K. Manna

Drafted By
R. K. S. S. S. S.
U.P. 12/11/10
Advocate

High Court, Calcutta *Alachuback*

A

Government of West Bengal
Fisheries Department
Writers' Buildings, Kolkata-700 001.

Memo No. 704-Fish/C-III/2M-25/2008.

Date: 02.04.2008

To : Shri Biswanath Mondal,
9/3, Ekdalia Road,
Kolkata-700 019.

Subject : No Objection for conversion in respect of Plot No. 420 & 421,
Khatian No. 424 containing 14 decimal & 13 decimal
respectively in Mouza : Nonadanga, P.S. : Tijsa under K.M.C.
Ward No. 107, Kolkata to Solid Land for construction of
dwelling house.

Sir,

I am directed to refer to your application dated 19.03.2008 and to say that considering the physical position of the aforesaid plot and as the same is not fit for pisciculture, the Government in Fisheries Department is in the opinion to accord permission for conversion of the above noted plot to solid land for the purpose of construction of dwelling houses as prayed for.

Yours faithfully,

Secretary to the
Govt. of West Bengal

Memo No. 704/19-Fish/C-III/2M-25/2008

Date: 02.04.2008

Copy forwarded for information and necessary action to :-

1. The Director of Fisheries, Govt. of West Bengal, Jessup Building, Kolkata-700 001.
2. The Deputy Director of Fisheries, Kolkata Zone, 9A, Esplanade East, Kolkata-69.
3. The Assistant Director of Fisheries, South 24 Parganas, Alipore, Kolkata.
4. The Superintendent of Police, South 24 Parganas, Alipore, Kolkata-700 027.
5. The Inspector in Charge, Tijsa Police Station.
6. The D.L. & L.R.O., South 24 Parganas.
7. The B.P. & L.R.O., Tollygunj.
8. The Councilor, Ward No. 107, Kolkata Municipal Corporation.
9. P. A. to M.I.C. Fisheries Department, Government of West Bengal, Writers' Buildings, Kolkata-1.

Asst. Secretary to the
Govt. of West Bengal.

Biswanath Mondal
Shirha Ran Mondal
Swamava Mondal
ambnshk

(Signature)

Government of West Bengal
Fisheries Department
Writers' Buildings, Kolkata-700 001.

Memo No. 702-Fish/C-III/2M-25/2008

Date: 02.04.2008

To: Shri Biswanath Mondal,
9/3, Ekdalia Road,
Kolkata-700 019.

Subject: No Objection for conversion in respect of Plot No. 417 & 418,
Khatian No. 772 measuring 15 decimal & 13 decimal
respectively at Mouza: Nordsunga, P.S.: Tiljala under K.M.C.
Ward No. 107, Kolkata to Solid Land for construction of
dwelling house

Sr.

I am directed to refer to your application dated 19.03.2008 and to say that considering the physical position of the aforesaid plot and as the same is not fit for pisciculture, the Government in Fisheries Department has no objection for conversion of the above noted plot to solid land for the purpose of construction of dwelling houses as prayed for.

Yours faithfully,

Secretary to the
Govt. of West Bengal

Date: 02.04.2008

Memo No. 703/1(9)-Fish/C-III/2M-25/2008

Copy forwarded for information and necessary action to

1. The Director of Fisheries, Govt. of West Bengal, Jessop Building, Kolkata-700 001
2. The Deputy Director of Fisheries, Kolkata Zone, 7A, Esplanade East, Kolkata-99
3. The Assistant Director of Fisheries, South 24 Parganas, Alipore, Kolkata
4. The Superintendent of Police, South 24 Parganas, Alipore, Kolkata-700 027
5. The Inspector in Charge, Tiljala Police Station
6. The D.T. & L.R.O., South 24 Parganas
7. The B.L. & L.R.O., Tollygunj
8. The Councillor, Ward No. 107, Kolkata Municipal Corporation
9. P. Area M.C. Fisheries Department, Government of West Bengal, Writers' Buildings, Kolkata-700 001

Asst. Secretary to the
Govt. of West Bengal.

Biswanath Mondal

Shirha Rani Mandal

Sharmada Mondal

Sankar Mondal

Sri
Shanta

PLAN FORMING PART OF FOREGOING DOCUMENT CONCERNING DAG NOS. 414,417,418,419,420,421,422 IN MOUZA NONADANGA, S.R. SEALDAH IN THE DISTRICT OF SOUTH 24 PARGANAS.

SCALE - 1:900

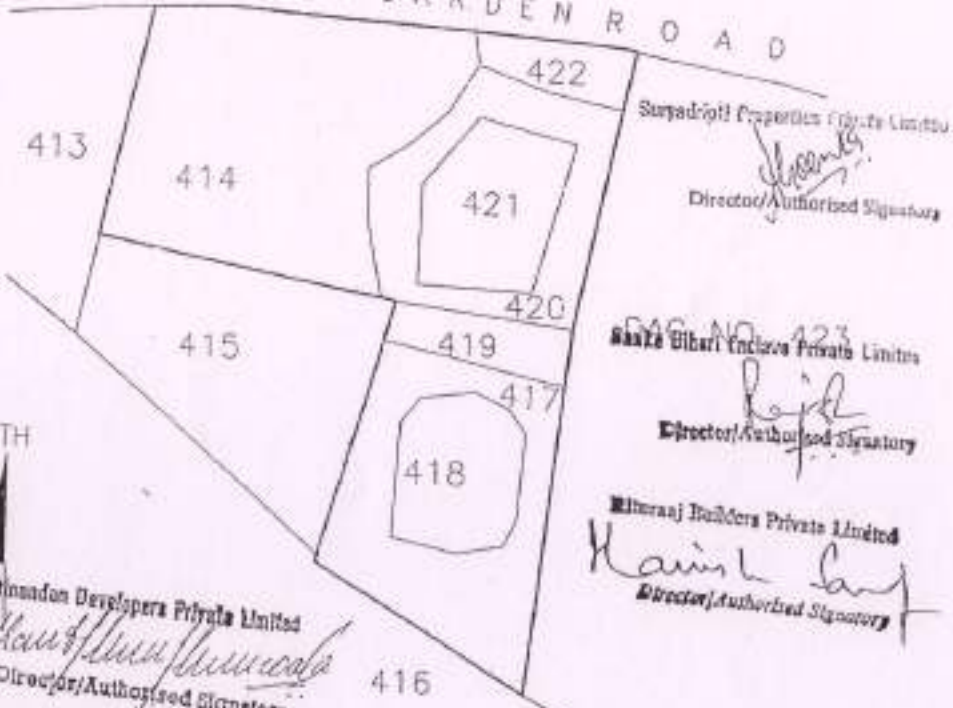
GOLDMOON DEALERS PVT. LTD.

Kentum Infrastructure Private Limited

[Signature]
Director/Authorised Signatory

[Signature]
Director/Authorised Signatory

P I C N I C G A R D E N R O A D



Suryadipri Properties Private Limited
[Signature]
Director/Authorised Signatory

DAG NO. 423
Sanku Ghosh Enterprises Private Limited
[Signature]
Director/Authorised Signatory

Kishoraj Builders Private Limited
[Signature]
Director/Authorised Signatory

Orishimondan Developers Private Limited
[Signature]
Director/Authorised Signatory
Pisardanath Mondal
Shikha Ran Mondal
[Signature]

Sudhansu Mondal
Prithviraj Real Estates Private Limited
[Signature]
Director/Authorised Signatory

- NOTES:
1. THIS PLAN IS A BLOW UP VERSION OF THE MOUZA PLAN.
 2. THIS PLAN IS CONCERNING THE LAND AND NOT THE STRUCTURES WITHIN.
 3. THE DAGS BEING THE SUBJECT MATTER OF SALE (EITHER IN WHOLE OR IN PART) SHOWN THUS WITHIN RED BORDERS.

ENDIVE VANDIYA PVT. LTD.
[Signature]
Director/Authorised Signatory

[Signature]
Director/Authorised Signatory

KSHETRAJITRAGRO PRIVATE LIMITED
[Signature]
Director/Authorised Signatory

Rapid Housing Solutions Pvt. Ltd.
[Signature]
Director / Authorised Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS



Sparks

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



Richard Thomas

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



Prohior mumbay

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



Repsman

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

SPECIMENS FOR FINGERPRINTS



Loyal

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



Kamshant

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



Shukla

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



Bishwanath Mondal

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

AFBI FPM FORM FOR TEN FINGER PRINTS



Shivkumar Mandel

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



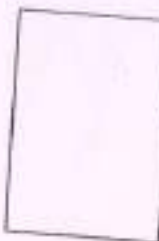
Sudhakar Mandel

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



Ankur Kumar



	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					

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. SEALDAH, District- South 24-Parganas
 Signature / LT1 Sheet of Serial No. 05184 / 2012, Deed No. (Book - J , 03206/2012)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Biswanath Mondal 188 B, Picnic Garden Road, Kolkata, Thana:-Tiljala, P.O. -, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039	 19/10/2012	 LT1 19/10/2012	<i>Biswanath Mondal</i> 19, 10, 2012

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Biswanath Mondal Address -188 B, Picnic Garden Road, Kolkata, Thana:-Tiljala, P.O. :- , District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039	Self	 19/10/2012	 LT1 19/10/2012	<i>Biswanath Mondal</i>
2	Sankar Sarkar Address -9/3, Ekdaia Road, Kolkata, Thana:-Gariahat, P.O. :- , District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	Confirming Party	 19/10/2012	 LT1 19/10/2012	<i>Sankar Sarkar</i>
3	Shikha Rani Mondal Address -188 B, Picnic Garden Road, Kolkata, Thana:-Tiljala, P.O. :- , District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039	Confirming Party	 19/10/2012	 LT1 19/10/2012	<i>Shikha Rani Mondal</i>
4	Swarriava Mondal Address -188 B, Picnic Garden Road, Kolkata, Thana:-Tiljala, P.O. :- , District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039	Confirming Party	 19/10/2012	 LT1 19/10/2012	<i>Swarriava Mondal</i>












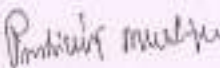


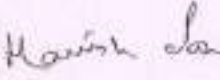


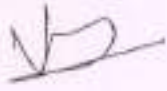


(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A.D.S.R. SEALDAH

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. SEALDAH, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 05184 / 2012, Deed No. (Book - I , 63206/2012)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Rajesh Chhaparia Address - P.O. :- District:-South 24-Parganas, WEST BENGAL, India,	Self	 15/10/2012	 LTI 19/10/2012	
6	Srikant Jhunjhunwala Address - P.O. :- District:-South 24-Parganas, WEST BENGAL, India,	Self	 15/10/2012	 LTI 19/10/2012	
7	Shashank Sudhir Goenka Address - P.O. :- District:-South 24-Parganas, WEST BENGAL, India,	Self	 15/10/2012	 LTI 19/10/2012	
8	Prathwiraj Mukherjee Address - P.O. :- District:-South 24-Parganas, WEST BENGAL, India,	Self	 19/10/2012	 LTI 19/10/2012	
9	Manish Saraf Address - P.O. :- District:-South 24-Parganas, WEST BENGAL, India,	Self	 19/10/2012	 LTI 19/10/2012	
10	Vijendra Nath Dave Address - P.O. :- District:-South 24-Parganas, WEST BENGAL, India,	Self	 19/10/2012	 LTI 19/10/2012	



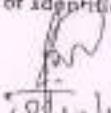
(Jaideb Pal)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A.D.S.R. SEALDAH

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. SEALDAH, District-South 24-Parganas
 * Signature / LTI Sheet of Serial No. 05184 / 2012, Deed No. (Book - I , 03206/2012)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
11	Binod Kr Agarwal Address - P.O. :- District:-South 24-Parganas, WEST BENGAL, India,	Self		 LTI	
			19/10/2012	19/10/2012	

Name of Identifier of above Person(s)
 P V Paul
 164/1, Manicktala Main Road, Kolkata,
 Thana:-Maniktala, P.O. :- District:-South
 24-Parganas, WEST BENGAL, India, Pin :-700054

Signature of Identifier with Date

 19/10/12



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

Endorsement For Deed Number : I - 03206 of 2012
(Serial No. 05184 of 2012)

On

Payment of Fees:

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, 5, 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 19/10/2012

Amount by Draft

Rs. 711460/- is paid , by the draft number 782189, Draft Date 18/10/2012, Bank Name State Bank of India, OVERSEAS BRANCH KOLKATA, received on 19/10/2012

(Under Article : A(1) = 656447/- ,E = 14/- ,Excess amount = 10/- on 19/10/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. -5,96,77,151/-

Certified that the required stamp duty of this document is Rs. - 4177422 /- and the Stamp duty paid as impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 4176430/- is paid, by the draft number 782188, Draft Date 18/10/2012, Bank Name State Bank of India, OVERSEAS BRANCH KOLKATA, received on 19/10/2012

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 15.38 hrs on :19/10/2012, at the Office of the A.D.S.R. SEALDAH by Biswanath Mondal , one of the Executants

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

Execution is admitted on 19/10/2012 by

1. Biswanath Mondal, son of Lt Jugal Krishna Mondal , 188 B, Picnic Garden Road, Kolkata, Thana-Tiljala, P.O. :- ,District-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : Others
2. Sanker Sarker, son of Lt Gopal Chandra Sarker , 9/3, Ekdolla Road, Kolkata, Thana-Gariahat, P.O. :- ,District-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Others



(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

05/11/2012 11:08:00



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

Endorsement For Deed Number : I - 03206 of 2012
(Serial No. 05184 of 2012)

3. Shikha Reni Mondal, wife of Biswanath Mondal , 188 B, Picnic Garden Road, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste Hindu. By Profession : House wife
4. Swarnava Mondal, son of Biswanath Mondal , 188 B, Picnic Garden Road, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste Hindu. By Profession : Others
5. Rajesh Chhparia
Director, Banke Bihari Enclave Pvt Ltd (pan-aafcb1781r), 2d Queens Park, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Kshetrajiwi Agro Pvt Ltd (pan-aaeck8480h), 103/3 Narkeldanga Main Road, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054.
. By Profession : Service
6. Srikant Jhunjhurwala
Director, Drishtirandan Dev Pvt Ltd, 2d Queens Park, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
. By Profession : Business
7. Shashank Sudhi-Goenka
Director, Kumkum Infrastructure Pvt Ltd (pan-aaeck9094m), 2d Queens Park, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Suryadripti Properties Pvt Ltd (pan-aascsc0363h), 2d Queens Park, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
. By Profession : Business
8. Prithwiraj Mukherjee
Director, Prithwiraj Real Estates Pvt Ltd (pan-aagcp7997j), 2d Queens Park, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Rapid Housing Solutions Pvt Ltd (pan-aador8750i), 164/1 Manickdale Main Road, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054.
. By Profession : Service
9. Manish Saraf
Director, Ritursaj Builders Pvt Ltd (pan-aagcr0629d), 2d Queens Park, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
. By Profession : Service
10. Vjendra Nath Dave
Director, Sureshvari Real Estates Pvt Ltd, 2d Queens Park, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Endive Vanijya Pvt Ltd (pan-aadecr443j), 33a Canal Circular Road, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700060.
. By Profession : Service



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 3

05/11/2012 11:08:00



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

Endorsement For Deed Number : I - 03206 of 2012
(Serial No. 05184 of 2012)

11. Bined Kr Agarwal
Director, Goldmoon Dealers Pvt Ltd (pan Aaeg1531b), 164/1 Manicktala Main Road, P.O. :-
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054.
By Profession : Service
Identified By P V Paul, son of P Varkey, 164/1, Manicktala Main Road, Kolkata, Thana:-Maniktala,
P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054, By Caste: Christian, By
Profession: Service.

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR



05/11/2012 11:08:00

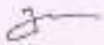
(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 3 of 3

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 8163 to 8197
being No 03206 for the year 2012.




(Jaideb Pal) 06-November-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SEALDAH
West Bengal