

15516/2013

16378/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M.V. 31591514 R 452005



Certified that the Document is admitted to Registration. The Signatures Sheet and endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-II, Kolkata

7.02
E-part
& 37018/13
7-8
Addl. Registrar of Assurances-II
Kolkata

1962/13

DEED OF CONVEYANCE

This DEED OF CONVEYANCE ("Deed") is made on this 5th day of December 2013 at Kolkata

BY AND BETWEEN:

- (1) MONOWORA BIBI, wife of Abdul Kalam, of Village: Moynagadi. P.O Noapara, P.S- Barasat, North 24 Parganas, PIN:743707 assessed to Income Tax through PAN BGOPB3002L;

AGAMA BUILDERS PRIVATE LIMITED

DIRECTOR

280
12
200

12

- (2) **ABDUL KALAM** son of Morhum Akkach Ali, of Village: Moynagadi. P.O Noapara, P.S- Barasat, North 24 Parganas, PIN:743707 assessed to Income Tax through PAN ALGPK2176E and
- (3) **ABDUL HABIB** son of Mohammed Akbar Ali.All of Village: Moynagadi (North) P.O Noapara, P.S- Barasat, North 24 Parganas, PIN:743707 assessed to Income Tax through PAN ABJPH7191P

hereinafter jointly referred to as the "Vendors" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include each one of them and each of their respective heirs, executors, legal representatives, successors and permitted assigns) of the **FIRST PART**;

AND

- 1) **JHILMIL COMPLEX PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Mukul Shanti Garden, Flat no. B, 5th Floor, Block-02, Jogerdanga, Rajarhat, P.S-Airport Kolkata-700136 having Permanent Account Number AADCJ1562A, duly represented by Mr. Rabiul Islam Gain, the Director; and
- 2) **PANCHMAHAL REALTORS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Mukul Shanti Garden, Flat no. B, 5th Floor, Block-02, Jogerdanga, Rajarhat, P.S-Airport Kolkata 700136 having Permanent Account Number AAHCP3223C, duly represented by Mr. Rabiul Islam Gain, the Director; and
- 3) **PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Mukul Shanti Garden, Flat no. B, 5th Floor, Block-02, Jogerdanga, Rajarhat, P.S-Airport Kolkata-700136 having Permanent Account Number AAHCP3224F, duly represented by Mr. Mohammad Abu Taher, the Director; and

- 4) **SHANTIMAY CONSTRUCTION PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Mukul Shanti Garden, Flat no. B, 5th Floor, Block-02, Jogerdanga, Rajarhat, P.S-Airport Kolkata-700136 having Permanent Account Number AATCS5173J, duly represented by Mr. Mohammad Abu Taher, the Director; and
- 5) **JAGMATA BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Village & Post: Sangrampur P.S-Basirhat, District Basirhat having Permanent Account Number AADCJ1111F, duly represented by Mr. Barik Biswas, the Director; and
- 6) **TRICKY INFRASTRUCTURE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Village & Post: Sangrampur P.S-Basirhat, District Basirhat having Permanent Account Number AAECT6524B, duly represented by Mr. Barik Biswas, the Director;

hereinafter jointly referred to as the **PURCHASERS** (which term and expression shall be deemed to mean and include its successors, successors-in-interests and assigns) of the **SECOND PART**.

AND

SJB ESTATES LLP, a Limited Liability Partnership incorporated and registered under the Limited Liability Partnership Act 2008, having its registered office at SHRACHI TOWER, 8th Floor, 686, Anandapur, Police Station: Tiljala, Kolkata: 700107 having Permanent Account Number ACKFS1355E, represented by Mr. Sanjeev Agarwal son of Late Shiv Prasad Agarwal being authorised signatory (hereinafter referred to as the **DEVELOPER** (which term and expression shall be deemed to mean and include its successors, successors-in-interests and assigns); of the **THIRD PART**.

"Parties" shall mean collectively the Vendors, the Purchasers and the Developer and **"Party"** means each of the Vendors, the Purchasers and the Developer individually.

WHEREAS:

- A. Vendors herein are absolutely seized and possessed of and well and sufficiently entitled to all that pieces and parcels of land admeasuring more or less 2.642 acres morefully described in **Schedule** hereunder and delineated on the **Plan** annexed hereto and bordered in colour red (hereunder and hereinafter referred to as the "**Land**").
- B. By a development agreement dated 06.08.13 and registered on 19.08.13 at the office of Additional Registrar of Assurances II, Kolkata in Book No I, CD Volume No. 35, Pages 2399 to 2437, being No. 11874 for the year 2013 ("**Development Agreement**"), the Vendors jointly have granted to the Developer the exclusive and irrevocable right to develop the Land for the purpose of development and construction of a residential real estate project ("**Project**") and in furtherance of that the Vendors have also executed an irrevocable power of attorney dated 21.08.13 and registered on 23.8.13 at the office of the District Sub Registrar-II, North 24 Parganas, West Bengal bearing No. 11351 for the year 2013 ("**POA**") in favour of the Developer and its nominees .
- C. The Vendors have agreed to sale and the Purchasers have agreed to purchase the Land in equal shares among themselves measuring about 2.642 acres and morefully described in **Schedule** hereunder. The Purchasers have also agreed to continue with the Project on the Land with the Developer.
- D. The Vendors herein declares and represents as follows:
- (i) Save and except the Development Agreement which is a covenant running with the Land, that the said Land is free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting,

alignment, easements, lispendens, injunctions, court orders and liabilities whatsoever;

- (ii) That the Vendors have a good and marketable title to the said Land and besides the Vendors nobody has any right, title, interest, entitlement, possession, claim or demand whatsoever in respect of the said Land;
- (iii) That no certificate proceeding and/or notice of attachment have been instituted and/or levied and/or served on the Vendors or their predecessors-in-title or any of them under any law including the Income Tax Act, 1961 and no notice has been served on the Vendors or their predecessors in title or any of them for the acquisition or requisition of the said Land or any part thereof under any law or Act and/or Rule and no suit(s) and/or proceeding(s) is or are pending in any Court of law affecting the said Land and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Statutory Authority;
- (iv) Save and except the Development Agreement, that the Vendors have not entered into any agreement or arrangement of any nature whatsoever with any person or entity which is or may be subsisting for sale and/or for otherwise dealing with the said Land and the Vendors is fully and sufficiently entitled to sell the said Land to the Purchasers herein;
- (v) That there is no impediment in holding and/or transferring the said Land in favour of the Purchasers under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and that no part or portion of the said Land ever vested under Urban Land (Ceiling & Regulation) Act, 1976;
- (vi) That there is no impediment in holding and/or transferring the said Land in favour of the Purchasers under the provisions of the West Bengal Land

Reforms Act, 1955 and that no part or portion of the said Land ever vested under West Bengal Land Reforms Act, 1955;

(vii) That there is no bar legal or otherwise against the Vendors selling the said Land to the Purchasers in the manner herein contained.

E. Relying on the aforesaid representations and assurances of the Vendors and believing the same to be true and correct and acting on the faith thereof, the Purchasers have agreed to purchase from the Vendors the said Land in equal shares free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements injunctions court orders liabilities and lispendens whatsoever, at and for the total consideration of Rs.3,10,00,000/- (Rupees Three Crores Ten Lakhs only).

NOW THEREFORE THIS DEED WITNESSES

A. In consideration of the sum of Rs. 3,10,00,000/- (Rupees Three Crores Ten Lakhs only) paid by the Purchasers to the Vendors at or before the execution of these presents, being the total consideration money for the absolute sale and transfer of the said Land (the receipt whereof the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby for ever acquit release and discharge the Purchasers as well as the said Land hereby transferred and conveyed). The Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers in equal shares absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, vesting, easements, liabilities and

lispensens whatsoever **ALL THAT** pieces and parcels Land measuring about more or less 2.642 acres morefully described in **Schedule A** hereunder and delineated on the **Plan** annexed hereto and bordered in colour red (hereunder and hereinafter referred to as the "Land") **OR HOWSOEVER OTHERWISE** the said Land or any part of portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **Together With** all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Land and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust Land claim and demand whatsoever both at law and in equity of the Vendors in to and upon and in respect of the said Land or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said Land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging

thereto unto and to the use of the Purchasers absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lispensens whatsoever **AND** the Vendors doth hereby covenant with the Purchasers that the Vendors is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said Land and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendors doth hereby covenant with the Purchasers that neither the Vendors nor any of the Vendors' predecessors-in-title has at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Land hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said Land or any part thereof in the manner aforesaid **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors and/or any of the Vendors' predecessors-in-title done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Land hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors has now good right and full and absolute power to grant sell convey transfer and assure the said Land hereby granted sold

conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner aforesaid **AND** that the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said Land and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from under or in trust for any of the Vendors' predecessors in title or any of them **AND THAT** the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates, encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lispensens whatsoever suffered or made or created in respect of the said Land by the Vendors and/or the Vendors' predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or the Vendors' predecessors in title or any of them as aforesaid or otherwise **AND THAT** all rates taxes all other impositions and/or outgoings payable in respect of the said Land have been paid in full upto the date of these presents **AND THAT** the Vendors do not hold any excess land under the West Bengal Land Reforms Act, 1955 and/or under the Urban Land (Ceiling and Regulation) Act, 1976 and the said Land or any part thereof has not been affected or vested under the said Acts and/or under any of the acts applicable in the State of West Bengal and/or under any other law **AND THAT** the said Land or any part thereof is not affected by any notice or order of attachment including

under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or proceeding instituted or pending against the Vendors and/or concerning the said Land in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force **AND THAT** the said Land is not affected by any declaration notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority **AND THAT** no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted relating to acquisition of the said Land or any part thereof under the Land Acquisition Act, 1894 or any other law or Acts for the time being in force and/or the rules made or framed thereunder and that the said Land or any part thereof is not affected by any Notice declaration Scheme order notification or proceeding relating to acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said Land and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority **AND THAT** the Vendors doth hereby indemnify the Purchasers of from and against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever that the Purchasers may suffer and/or incur and/or be liable for or put to in the event of there being any defect in title in respect of the said Land or any portion thereof and/or in case of any act omission, breach violation or default by the Vendors or any of

them **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Land or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request of the Purchasers make do acknowledge and execute at the costs of the Vendors all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Land and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

B. With effect from the date of this Deed ("**Effective Date**"), the Parties novate and amend the Development Agreement so that:

- (i) The Purchasers replace the Vendors in the Development Agreement;
- (ii) the Purchasers shall have all the rights and obligations of the Vendors under the Development Agreement, other than rights and obligations that might have arisen before the date of the Deed (for which the Purchasers shall remain liable to the Developer and shall indemnify and keep indemnified the Developer in respect thereof at all times; and
- (iii) the Purchasers and the Developer are bound by and must comply with the Development Agreement;
- (iv) the POA is hereby adopted by the Purchasers;

as if (i) the Purchasers were a party to the Development Agreement instead of the Vendors; (ii) the POA was executed by the Purchasers in favour of the Developer; and (ii) the definition of "Owners" in the Development Agreement and POA means and includes the Purchasers.

C. The POA shall be deemed to have been granted by the Purchasers in favour of the Developer and shall remain in force and effect binding the Purchasers for all purposes with respect to the Land as if the Purchasers were the actual

executioners of the POA.

- D. Each of the Purchasers and the Vendors continue to be responsible for all their respective obligations and liabilities under the Development Agreement that arise before the Effective Date.
- E. The Purchasers shall be bound to execute such further deeds or documents as may be required or requested by the Developer to protect its interest.
- F. Each of the Purchasers, being corporates, represents and warrants that:
- (i) It has the full power and authority to enter into, execute and deliver this Agreement and it is duly incorporated or organised with limited liability and existing under the laws of the jurisdiction of its incorporation;
 - (ii) The execution and delivery of this Deed and the performance of the transaction contemplated herein has been duly authorised by all necessary corporate or other action of the party;
 - (iii) This Deed constitutes a legal, valid and binding obligation on the party, enforceable against it in accordance with its terms; and
 - (iv) The execution, delivery and performance of this Deed and the Development Agreement and the consummation of the transaction contemplated hereunder shall not: (i) violate any provision of its constitutional or governance documents (including their respective Memorandum and Articles of Association); (ii) require it to obtain any consent, Approvals or action of, or make any filing with or give any notice to, any Governmental Authority or any other person pursuant to any instrument, contract or other agreement to which it is a party or by which it is bound, other than any such consent, approvals, action or filing that has already been duly obtained or made or contemplated to be obtained under the terms of this Deed and the Development Agreement;

(iii) conflict with or result in any material breach or violation of any of the terms and conditions of, or constitute (or with notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound; (iv) violate any order, judgment or decree against, or binding upon it or upon its respective securities, properties or businesses; or (v) result in a violation or breach of or default under any applicable law.

SCHEDULE

[Land]

ALL THAT piece and parcel of land total containing by estimation an area of 2.642 Acre, lying and situated at Mouza- Maynagadi, JL No. 6 , R.S No. 196, Touzi No.146, A.DS.R Office at Kadambagachi, P.S.-Barasat, under the limits of Khilkapur Gram Panchayat, District and Collectorate-24 Parganas (North)

Sl. No.	Khatlan No.	Dag No.	Nature of Land	Total Area (Acre)	Area (Acre)
1	801/1, 809/1 and 622/1, 1517,1518	1283	Shali	1.95	1.16
2	358/1	1286	Shali	0.26	0.2568
3	1567 1205, 633, 592, 309, 3, 105, 209	1292	Shali	0.63	0.63
4	1738	1291	Shali	0.56	0.40
5	358/1	1285	Shali	0.20	0.1952
Total:					2.6420

Butted and bounded by:

On the North : By part of Dag No.1283 and 1284
 On the South : By Dag No.1290, 1287, 1288
 On the East : By NH34 Road
 On the West : by Part of Dag No.1295, 1294, 1293, 1627

And delineated on the Plan annexed hereto.

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 AND DELIVERED by
the VENDORS at Kolkata in
the presence of:

1. *Pradip Sardar*

2. *Manas Kumar Guha*

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

1. *Pradip Sardar*

*S.V. Road, Sardar Para,
Birsati, Kolkata - 700051*

2. *Manas Kumar Guha
28, Sahid Granesh Datta Road
Ram Krishna pally, Birsati,
Kolkata - 700051.*

SIGNED AND DELIVERED by
the DEVELOPER at Kolkata in
the presence of:

1. *Pradip Sardar*

2. *Manas Kumar Guha*

Drafted by:
*N. Gupta, Advocate (NIRMAL GUPTA)
High Court, Calcutta*

- *Monowara Bibi*

- *Abdul Kalam*

- *Abdul Habib*

- **JHAMI COMPLEX PRIVATE LIMITED**
Rabiul Islam Gain
Director

- **PANCHMAHAL REALTORS PRIVATE LIMITED**
Rabiul Islam Gain
Director

- **PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED**
MD Abu Jahir
Director

- **SHANTIMAY CONSTRUCTION PRIVATE LIMITED**
MD Abu Jahir
Director

- **JAGMATA BUILDERS
PRIVATE LIMITED**
Barin Abbas
DIRECTOR

- **TRICKY INFRASTRUCTURE
PRIVATE LIMITED**
Barin Abbas
DIRECTOR

- **SJB ESTATES LLP**
[Signature]
AUTHORISED SIGNATORY
(*SANJEEV AGARWAL*)

MEMO OF CONSIDERATION

RECEIVED on and from the within mentioned Purchasers the within mentioned consideration money of Rs.3,10,00,000/- (Rupees Three Crores Ten Lakhs only) vide several Bank Drafts as under:

Sl. No.	Draft Details	In favour of:	Amount (Rs.)
1)	452458 dt.4.12.2013 drawn on Bank of Baroda, Teghoria Branch	Abdul Kalam	50,00,000/-
2)	452459 dt.4.12.2013 drawn on Bank of Baroda, Teghoria Branch	Abdul Kalam	50,00,000/-
3)	452460 dt.4.12.2013 drawn on Bank of Baroda, Teghoria Branch	Abdul Kalam	20,00,000/-
4)	452461 dt.4.12.2013 drawn on Bank of Baroda, Teghoria Branch	Abdul Habib	30,00,000/-
5)	452462 dt.4.12.2013 drawn on Bank of Baroda, Teghoria Branch	Abdul Habib	50,00,000/-
6)	452457 dt.4.12.2013 drawn on Bank of Baroda, Teghoria Branch	Abdul Habib	50,00,000/-
7)	452464 dt.4.12.2013 drawn on Bank of Baroda, Teghoria Branch	Manowara Bibi	56,90,000/-
	TAX DEDUCTED AT SOURCE		3,10,000/-
		TOTAL:	3,10,00,000/-

(Rupees Three Crores Ten Lakhs only)

WITNESSES:

1. Pradip Sardar

2. Manoj Kumar Guha

Manowara Bibi

Abdul Kalam

Abdul Habib

VENDORS

PLAN

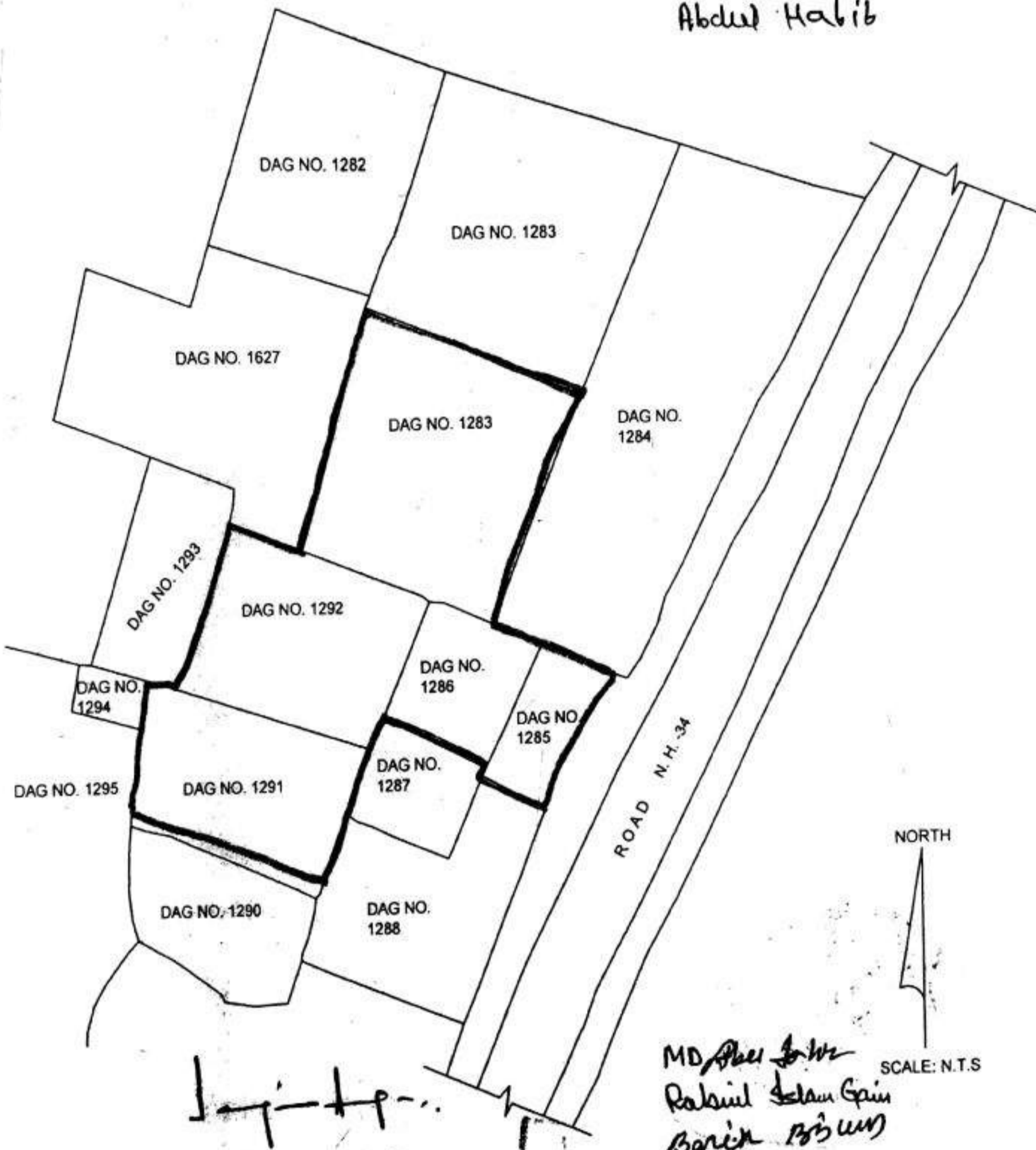
ALL THAT PIECE & PARCEL OF LAND SITUATED AT MOUZA - MAYNAGADI, JL NO. 6, R.S NO. 196, TOUZI NO. 146, A.D.S.R OFFICE AT KADAMBAGACHI, P.S -BARASAT, UNDER THE LIMITS OF KHILKAPUR GRAM PANCHAYAT, DISTRICT - 24 PARGANAS (NORTH).

AREA- 2.642 ACRES

Mouza Bibi

Abdul Kalam

Abdul Habib



MD. Akbar
Rabiu'l Islam Gani
Barik Bismil

SCALE: N.T.S

DEC 2

FORM FOR TEN FINGERPRINTS












PHOTO			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
	<i>J. J. P. - 2.</i>	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							























PHOTO			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
	<i>Rabind Islam Gain</i>	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

PHOTO			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
	<i>MD Abu John</i>	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

FORM FOR TEN FINGERPRINTS












PHOTO 	Barik Biswas	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							























PHOTO 	Monowara Bibi	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

PHOTO 	Abdel Kalam	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

FORM FOR TEN FINGERPRINTS












PHOTO			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
	Abdel Habib	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

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

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

DATED THIS 5th DAY OF DECEMBER, 2013

BETWEEN

- (1) MONOWORA BIBI
- (2) ABDUL KALAM
- (3) ABDUL HABIB

... VENDORS

AND

- (1) JHILMIL COMPLEX PRIVATE LIMITED
- (2) PANCHMAHAL REALTORS PRIVATE LIMITED
- (3) PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED,
- (4) SHANTIMAY CONSTRUCTION PRIVATE LIMITED,
- (5) JAGMATA BUILDERS PRIVATE LIMITED.
- (6) TRICKY INFRASTRUCTURE PRIVATE LIMITED,

... PURCHASERS

AND

SJB ESTATES LLP

... DEVELOPER

DEED OF CONVEYANCE

KHAITAN & CO LLP
Advocates, Notaries, Patent &
Trademark Attorneys
Emerald House
1B, Old Post Office Street
Kolkata 700001

Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 eChallan

GRN: 19-201314-000536307-1
 GRN Date: 04/12/2013 16:15:41
 BRN : 1131409

Payment Mode Online Payment
 Bank : United Bank
 BRN Date: 04/12/2013 16:08:44

DEPOSITOR'S DETAILS

Id No. : 1902L000037013/2/2013
[Query No./Query Year]

Name : Khaitan and Co LLP
 Contact No. : Mobile No. : 91 9830085021
 E-mail :
 Address : 1B Old Post Office Street kolkata -01
 Applicant Name : S Sil
 Office Name : A.R.A. - II KOLKATA, Kolkata
 Office Address :
 Status of Depositor : Solicitor firm
 Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	1902L000037013/2/2013	Property Registration- Stamp duty	0030-02-103-003-02	1860020
2	1902L000037013/2/2013	Property Registration- Registration Fees	0030-03-104-001-16	341087
Total				2201107

In Words : Rupees Twenty Two Lakh One Thousand One Hundred Seven only



**Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata**

**Endorsement For Deed Number : I - 16378 of 2013
(Serial No. 15516 of 2013 and Query No. 1902L000037013 of 2013)**

On 05/12/2013

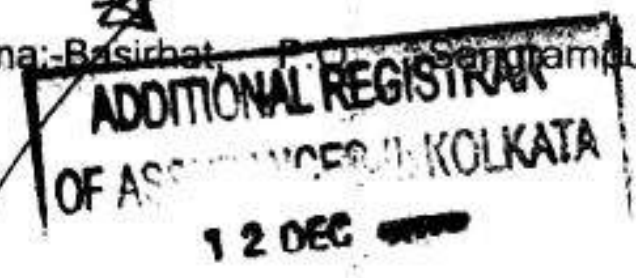
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 19.02 hrs on :05/12/2013, at the Private residence by Mr Sanjeev Agarwal , one of the Executants.

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

Execution is admitted on 05/12/2013 by

1. Monowora Bibi, wife of Abdul Kalam , Moynagadi, Thana:-Barasat, P.O. :-Noapara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743707, By Caste Muslim, By Profession : Others
2. Abdul Kalam, son of Morhum Akkach Ali , Moynagadi, Thana:-Barasat, P.O. :-Noapara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743707, By Caste Muslim, By Profession : Others
3. Abdul Habib, son of Mohammed Akbar Ali , Moynagadi, Thana:-Barasat, P.O. :-Noapara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743707, By Caste Muslim, By Profession : Others
4. Mr Sanjeev Agarwal
Authorised Signatory, S J B Estate L L P (Developer), Shrachi Tower, 8th Floor, 686. Anandapur, Kol, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.
, By Profession : Business
5. Rabiul Islam Gain
Director, Jhilmil Complex Pvt Ltd, Mukul Shanti Garden, Jogerdanga, Rajarhat, Block - 02, Flat No:B, 5th Floor, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
Director, Panchmahal Realtors Pvt Ltd, Mukul Shanti Garden, Jogerdanga, Rajarhat, Block - 02, Flat No:B, 5th Floor, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
, By Profession : Others
6. Md Abu Taher
Director, Panchpushap Construction Pvt Ltd, Mukul Shanti Garden, Jogerdanga, Rajarhat, Block - 02, Flat No:B, 5th Floor, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
Director, Shantimay Construction Pvt Ltd, Mukul Shanti Garden, Jogerdanga, Rajarhat, Block - 02, Flat No:B, 5th Floor, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
, By Profession : Others
7. Mr Barik Biswas
Director, Jagmata Builder Pvt Ltd, Sangrampur, Thana:-Basirhat, P.O. :-Sangrampur, District:-North 24-Parganas, WEST BENGAL, India,
Director, Tricky Infrastructure Pvt Ltd, Sangrampur, Thana:-Basirhat, P.O. :-Sangrampur, District:-North 24-Parganas, WEST BENGAL, India, .
, By Profession : Others



**(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II**

12/12/2013 16:03:00

EndorsementPage 1 of 3



**Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata**

**Endorsement For Deed Number : I - 16378 of 2013
(Serial No. 15516 of 2013 and Query No. 1902L000037013 of 2013)**

Identified By Pradip Sardar, son of Late Mohan Lal Sardar, S V Road, Sardar Para, Birati, Kol, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700051, By Caste: Hindu, By Profession: Business.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 06/12/2013

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB**

Registration Fees Rs. 3,41,087/- paid online on 04/12/2013 4:08PM with Govt. Ref. No. 192013140005363071 on 04/12/2013 4:15PM, Bank: United Bank, Bank Ref. No. 1131409 on 04/12/2013 4:08PM, Head of Account: 0030-03-104-001-16, Query No:1902L000037013/2013

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.-3,15,91,512/-

Certified that the required stamp duty of this document is Rs.- 1895511 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance
Department, Govt. of WB**

Stamp duty Rs. 18,60,020/- paid online on 04/12/2013 4:08PM with Govt. Ref. No. 192013140005363071 on 04/12/2013 4:15PM, Bank: United Bank, Bank Ref. No. 1131409 on 04/12/2013 4:08PM, Head of Account: 0030-02-103-003-02, Query No:1902L000037013/2013

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 12/12/2013

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 Draft

Rs. 6512/- is paid , by the draft number 556930, Draft Date 11/12/2013, Bank Name State Bank of India, NEW BARRACKPORE, received on 12/12/2013

(Under Article : A(1) = 6512/- on 12/12/2013)

Deficit stamp duty

Deficit stamp duty Rs. 35491/- paid , by the draft number 556929, Draft Date 11/12/2013, Bank : State Bank of India, NEW BARRACKPORE, received on 12/12/2013



**ADDITIONAL REGISTRAR
OF ASSURANCES-II
KOLKATA
12 DEC 2013
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II**

12/12/2013 16:03:00

Endorsement Page 2 of 3



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 16378 of 2013
(Serial No. 15516 of 2013 and Query No. 1902L000037013 of 2013)

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Handwritten signature)
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
12 DEC 2013

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 3 of 3

12/12/2013 16:03:00