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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 800927

Scrutined that the document is admitted for registration; the signature sheets and the endorsement sheets attached with this document are part of this document

9-016451/2014

[Signature]
 District Sub-Registrar
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 22 SEP 2014

Vendor:- Rarnanath Deo Sarkar
Religious Charitable Trust

Buyer:- Sudson Buildspace LLP
Freshlyra buildtech
Pvt. Ltd.

Area:- 3 decimal
R.S. No:- 86
L.R. Khatun:- 166

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 22nd day of September, Two Thousand and Fourteen (2014);



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07395 of 2014
(Serial No. 07671 of 2014 and Query No. 1604L000016451 of 2014)

On 22/09/2014

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

Presented for registration at 19.50 hrs on :22/09/2014, at the Private residence by Kishan M Agarwal ,
one of the Claimants.

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

Execution is admitted on 22/09/2014 by

1. Ankit Musaddi
Authorised Representative, Ram Nath Dey Sarkar Religious Charitable Trust, 396/3 Netaji Subhash Ch
Bose Rd Rathtala Garia, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, .
, By Profession : Service
2. Bishan M Agarwal
Director, K M A Commodities Pvt Ltd, 20/1m East Topsia Rd P.s Pragati Maidan, , District:-South
24-Parganas, WEST BENGAL, India, Pin :-700046.
, By Profession : Business
3. Kishan M Agarwal
Partner, Sudsar Buildspase Lip, 11a/1c East Topsia Rd P.s Pragati Maidan, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700046.
, By Profession : Business
4. Ashish Toshniwal
Authorised Signatory, Freshbyte Buildtech Pvt Ltd, Marshal House 33/1. N S Rd, , District:-Kolkata,
WEST BENGAL, India, Pin :-700001.
, By Profession : Business
Identified By Debabrata Chandra, son of . , High Court Calcutta, District:-Kolkata, WEST BENGAL,
India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

(Tridip Misra)
DISTRICT SUB REGISTRAR-IV

On 24/09/2014

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

Admissible under rule 21 of West Bengal Registration Rules, 1962, stamped under schedule 1A,
Article number : 23, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

25/09/2014 17:36:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07395 of 2014
(Serial No. 07671 of 2014 and Query No. 1604L000016451 of 2014)

Rs. 20807/- is paid , by the draft number 403735, Draft Date 18/09/2014, Bank Name State Bank of India, CHOWRINGHEE, received on 24/09/2014

(Under Article : A(1) = 20768/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 24/09/2014)

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.-18,88,418/-

Certified that the required stamp duty of this document is Rs.- 113315/- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 112315/- is paid , by the draft number 403732, Draft Date 18/09/2014, Bank : State Bank of India, CHOWRINGHEE, received on 24/09/2014

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV




(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV
Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 43
Page from 2066 to 2087
being No 07395 for the year 2014.




(Tridip Misra) 13-October-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

BETWEEN

RAMA NATH DEY SARKAR RELIGIOUS CHARITABLE TRUST having its office at 396/3, Netaji Subhash Chandra Bose Road, Rathala, Garia, P. S. Jadavpur, Kolkata – 700 04, represented by its authorised representative appointed by the Trustees of the Managing Committee of Rama Nath Dey Sarkar Religious Charitable Trust, **ANKIT MUSADDI**, son of Shiv Ratan Musaddi, by faith Hindu, by Nationality Indian, by Occupation Service, residing at 19, Sikdar Para Street, Police Station Posta, Kolkata 700 007, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context mean and include its successors successors-in-interest and assigns) of the **FIRST PART**;

AND

(1) **SUDSAR BUILDSPACE LLP**, (Holding PAN No. ACGFS 3963C) a limited liability partnership firm and duly incorporated under the provision of Limited Liability Partnership Act, 2008 and having its registered office at 11A/1C, East Topsia Road, Police Station Pragati Maidan, Kolkata 700 046, represented by one of its partner, **KISHAN M. AGARWAL** (Having PAN No. ADBPA8961E) son of Sri Rambilas Agarwala, by faith Hindu, by Nationality Indian, by occupation business, residing at 36/1B, Lala Lajpath Rai Sarani, Police Station Bhawanipur, Kolkata 700020, (2) **FRESHBYTE BUILDTECH PRIVATE LIMITED**, (Holding PAN No. AACCF 0763E) a company duly incorporated under the Companies Act, 1956 and having its registered office at 'MARSHAL HOUSE', SUITE NO. 807, 8TH FLOOR, 33/1, Netaji Subhas Road, Kolkata-700 001, represented by its authorised signatory, **SIIRI ASHISH TOSHNIWAL**, (Holding Pan No. ABJPT 9690B) son of Sri Nawal Kishor Toshniwal, by Faith Hindu, by Nationality Indian, by Occupation business, residing at 'GANGES GARDEN', 106, Kiran Chandra Singha Road, Flat No. "H", Block- C-1, 4th Floor, Police Station Shibpur, Howrah 711 102, hereinafter jointly and collectively referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successor(s) in interest/office and assigns) of the **SECOND PART**;

AND

(1) **LEVOC FINANCE PRIVATE LIMITED**, (Holding PAN No. AAACL 8500B) a company duly incorporated under the Companies Act, 1956 and having its registered office at 20/1L, East Topsia Road, Police Station Pragati Maidan, Kolkata 700 046, represented by one of its Director, **KISHAN M. AGARWAL** (Having PAN No. ADI3PA8961E) son of Rambilas Agarwala, by faith Hindu, by Nationality Indian, by occupation business, residing at 36/1B, Lala Lajpath Rai Sarani, Police Station Bhawanipur, Kolkata 700020, (2) **K M A COMMODITIES PRIVATE LIMITED**, (Holding PAN No. AACCK 2303B), a company duly incorporated under the Companies Act, 1956 and having its registered office at 20/1M, East Topsia Road, Police Station Pragati Maidan, Kolkata 700 046, represented by one of its Director, **BISHAN M. AGARWAL** (Having PAN No. AFJPA6544H) son of Rambilas Agarwala, by faith Hindu, by Nationality Indian, by occupation business, residing at 36/1B, Lala Lajpath Rai Sarani, Police Station Bhawanipur, Kolkata 700020, hereinafter jointly and collectively referred to as the

CONFIRMING PARTIES (which expression shall unless excluded by or repugnant to the context mean and include its successor or successors in interest and assigns) of the **THIRD PART**;

WHEREAS:-

- A. The piece and parcel of land containing an area of 51 Decimals be the same a little more or less, situate and lying at Mouza- Garagacia, J.L. No.45 comprised in R.S. Dag No. 86 (corresponding to C.S. Dag No.84 and L.R. Dag No. 93), Police Station Sonarpur in the District of South 24Parganas, West Bengal is hereinafter referred to as the said **ENTIRE LAND**.
- B. By a Bengali Danpatra (Deed of Gift) dated the 5th day of October, 1999 made between the said Rama Nath Dey Sarkar Religious Charitable Trust and the said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Paban Naskar and registered with the Additional District Sub-Registrar, Sonarpur and recorded in Book No. 1, Volume No. 4, Pages 95 to 107, Being No. 194 for the year 2000, the Trustees of the Managing Committee of the said Rama Nath Dey Sarkar Religious Charitable Trust with the concurrence of Haren Dey and Biren Halder gifted and granted unto and in favour of the said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Paban Naskar Purchaser therein. All That the piece and parcel of land containing an area of 14 (Fourteen) Cottah 3 (Three) Chittacks 9 (Nine) Sq. ft., be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written at and for the consideration therein mentioned.
- C. By an Indenture of Conveyance dated the 5th day of October, 1999 made between the Trustees of the Managing Committee of Rama Nath Dey Sarkar Religious Charitable Trust therein referred to as the Vendor of the First Part and Sant Lal Mahato therein referred to as the Purchaser of the Second Part and Sudhir Naskar, Bablu Naskar, Jiban Naskar and Paban Naskar therein jointly referred to as the First Confirming Party of the Third Part and Haren Dey and Biren Dey therein jointly referred to as the Second Confirming Party of the Fourth Part and registered with the Additional District Sub-Registrar, Sonarpur and recorded in Book No. 1, Volume No. 4, Pages 231 to 249, Being No.215 for the year 2000, the said Vendor with the concurrence of the First Confirming Party and Second Confirming Party therein granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 1 (One) Cottah 8 (Eight) Chittacks be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written at and for the consideration therein mentioned.
- D. By an Indenture of Conveyance dated the 5th day of October, 1999 made between the Trustees of the Managing Committee of the said Rama Nath Dey Sarkar Religious Charitable Trust therein referred to as the Vendor of the First Part and Sanat Kumar

Karmakar therein referred to as the Purchaser of the Second Part and the said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Paban Naskar therein jointly referred to as the First Confirming Party of the Third Part and the said Haren Dey and Biren Dey therein jointly referred to as the Second Confirming Party of the Fourth Part and registered with the Additional District Sub-Registrar, Sonarpur and recorded in Book No. I, Volume No. 74, Pages 316 to 334(A), Being No.4553 for the year 2002, the Vendor therein with the concurrence of the First Confirming Party and Second Confirming Party therein as also and for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 1 (One) Cottah 10 (Ten) Chittacks 40 (Forty) Sq. ft., be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written.

- E. By another Indenture of Conveyance dated the 5th day of October, 1999 made between the said the Trustees of the Managing Committee of Rama Nath Dey Sarkar Religious Charitable Trust therein referred to as the Vendor of the First Part and Pratima Ganguly therein referred to as the Purchaser of the Second Part and the said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Paban Naskar therein jointly referred to as the First Confirming Party of the Third Part and the said Haren Dey and Biren Dey therein jointly referred to as the Second Confirming Party of the Fourth Part and registered with the Additional District Sub-Registrar, Sonarpur and recorded in Book No. I, Volume No.74, Pages 335 to 356(A), Being No. 4554 for the year 2002, the Vendor therein with the concurrence of the First Confirming Party and Second Confirming Party therein granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 1 (One) Cottah 6 (Six) Chittacks 24 (Twenty Four) Sq. ft., be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written at and for the consideration therein mentioned.
- F. By a Bengali Kobala (Deed of Sale) dated the 5th day of October, 1999 made between the said Rama Nath Dey Sarkar Religious Charitable Trust therein referred to as the Vendor of the First Part and Mana Sarkar therein referred to as the Purchaser of the Second Part and the said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Paban Naskar therein jointly referred to as the First Confirming Party of the Third Part and the said Haren Dey and Biren Dey therein jointly referred to as the Second Confirming Party of the Fourth Part and registered with the Additional District Sub-Registrar, Sonarpur and recorded in Book No. I, Volume No. 111, Pages 291 to 305, Being No.6755 for the year 1999, the Vendor therein with the concurrence of the First Confirming Party and Second Confirming Party therein granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 1 (One) Cottah 12 (Six)

Chittacks, be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written at and for the consideration therein mentioned.

- G. By an Indenture of Conveyance dated the 14th day of January, 2000 made between the Trustees of the Managing Committee of the said Rama Nath Dey Sarkar Religious Charitable Trust therein referred to as the Vendor of the First Part and Anjana Pal therein referred to as the Purchaser of the Second Part and the said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Paban Naskar therein jointly referred to as the First Confirming Party of the Third Part and the said Haren Dey and Biren Dey therein jointly referred to as the Second Confirming Party of the Fourth Part and registered with the Additional District Sub-Registrar, Sonarpur and recorded in Book No. 1, Volume No. 6, Pages 380 to 395, Being No.342 for the year 2000, the Vendor therein with the concurrence of the First Confirming Party and Second Confirming Party therein granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 2 (Two) Cottahs be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written at and for the consideration therein mentioned.
- H. By another Indenture of Conveyance dated the 11th day of January, 2000 made between the Trustees of the Managing Committee of the said Rama Nath Dey Sarkar Religious Charitable Trust therein referred to as the Vendor of the First Part and Minu Dey therein referred to as the Purchaser of the Second Part, the said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Paban Naskar therein jointly referred to as the First Confirming Party and the said Haren Dey and Biren Dey therein jointly referred to as the Second Confirming Party of the Fourth Part and registered with the Additional District Sub-Registrar, Sonarpur and recorded in Book No. 1, Volume No.6, Pages 363 to 379, Being No. 371 for the year 2000, the Vendor therein with the concurrence of the First Confirming Party and Second Confirming Party therein granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 2 (Two) Cottahs 11 (Eleven) Chittacks be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written at and for the consideration therein mentioned.
- I. By another Indenture of Conveyance dated the 14th day of January, 2000 made between the Trustees of the Managing Committee of the said Rama Nath Dey Sarkar Religious

Charitable Trust therein referred to as the Vendor of the First Part and Gopal Singh therein referred to as the Purchaser of the Second Part, the said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Paban Naskar therein jointly referred to as the First Confirming Party and the said Haren Dey and Biren Dey therein jointly referred to as the Second Confirming Party of the Fourth Part and registered with the Additional District Sub-Registrar, Sonarpur and recorded in Book No. I, Volume No.74, Pages 285 to 300(A), Being No.4551 for the year 2002, the Vendor therein with the concurrence of the First Confirming Party and Second Confirming Party as also at and for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 2 (Two) Cottahs be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written .

- J. By a Bengali Kobala (Deed of Sale) dated the 9th day of October, 2002 made between the said Sanat Kumar Karmakar therein referred to as the Vendor of the One Part and Dolly Dey therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar-IV, South 24 Parganas at Alipore and recorded in Book No. I, Volume No.3, Pages 1 to 15, Being No.00206 for the year 2003, the Vendor for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the land containing an area of 1 (One) Cottah 10 (Ten) Chittacks 40 (Forty) Sq.ft., be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written .
- K. By an Indenture dated the 8th day of August, 2006 made between the said Minu Dey therein referred to as the Vendor of the One Part and Gouri Orang therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar- IV, South 24Parganas at Alipore and recorded in Book No. I, CD. Volume No. 20, Pages 5141 to 5168, Being No.05937 for the year 2010, the Vendor therein at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the land containing an area of an area of 2 (Two) Cottahs 11 (Eleven) Chittacks be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written .
- L. By another Indenture dated the 28th day of October, 2011 made between the said Pratima Ganguly therein referred to as the Vendor of the One Part and Levoc Finance Private Limited therein referred to as the Purchaser of the Other Part and registered with the

District Sub-Registrar-IV, South 24Parganas at Alipore and recorded in Book No. I, CD Volume No.28, Pages 3395 to 3408, Being No.08523 for the year 2011, the Vendor therein at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the land containing an area of 1 (One) Cottah 6 (Six) Chittacks 24 (Twenty Four) Sq.ft., be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written.

- M. By another Indenture dated the 28th day of November, 2011 made between the said Gouri Orang therein referred to as the Vendor of the One Part and the said Levoc Finance Private Limited therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar-IV, South 24Parganas at Alipore and recorded in Book No. I, CD Volume No.28, Pages 3409 to 3423, Being No.08524 for the year 2011, the Vendor therein at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the land containing an area of 2 (Two) Cottahs 11 (Eleven) Chittacks be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written.
- N. By another Indenture of Conveyance dated the 7th day of December, 2011 made between the said Bablu Naskar therein referred to as the Vendor of the One Part and the said Levoc Finance Private Limited therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar-IV, South 24Parganas at Alipore and recorded in Book No. I, CD Volume No. 29, Pages 2109 to 2123, Being No.08740 for the year 2011, the said Vendor at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the undivided part or shares of land equivalent to an area of 2 (Two) Cottahs 5 (Five) Chittacks 42 (Forty two) Sq. ft., be the same a little more or less, out of his undivided part or shares in the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road, more fully and particularly described in the Schedule thereunder written.
- O. By another Indenture dated the 7th day of December, 2011 made between the said Paben Naskar therein referred to as the Vendor of the One Part and the said Levoc Finance Private Limited therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar-IV, South 24Parganas at Alipore and recorded in Book No. I, CD Volume No. 29, Pages 2124 to 2138, Being No.08741 for the year 2011, the said Vendor at or for the consideration price therein mentioned granted, conveyed, transferred,

assigned and assured unto and in favour of the Purchaser therein All That the undivided part or shares of land equivalent to an area of 2 (Two) Cottahs 5 (Five) Chittacks 42 (Forty two) Sq.ft., be the same a little more or less, out of his undivided part or shares in the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage, more fully and particularly described in the Schedule thereunder written.

- P. By another Indenture dated the 7th day of December, 2011 made between the said Jeeban Naskar therein referred to as the Vendor of the One Part and the said Levoc Finance Private Limited therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar-IV, South 24Parganas at Alipore and recorded in Book No. I, CD Volume No.29, Pages 2139 to 2153, Being No. 08742 for the year 2011, the said Vendor at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the undivided part or shares of land equivalent to an area of 2 (Two) Cottahs 5 (Five) Chittacks 42 (Forty two) Sq.ft., be the same a little more or less, out of his undivided part or shares in the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage, more fully and particularly described in the Schedule thereunder written.
- Q. By another Indenture of Conveyance dated the 9th day of February, 2012 made between the said Mañā Sarkar therein referred to as the Vendor of the One Part and KMA Commodities Private Limited therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar- IV, South 24Parganas at Alipore and recorded in Book I, CD. Volume No. 4, Pages 2305 to 2320, Being No.01047 for the year 2012, the Vendor therein at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the land containing an area of 1 (One) Cottah 12 (Twelve) Chittacks be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written.
- R. By another Indenture of Conveyance dated the 6th day of March, 2012 made between the said Sant Lal Mahato therein referred to as the Vendor of the One Part and the said Levoc Finance Private Limited therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar-IV, South 24Parganas at Alipore and recorded in Book No. I, CD Volume No.6, Pages 5530 to 5545, Being No. 01854 for the year 2012, the Vendor therein at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the land an area of 1 (One) Cottah 8 (Eight) Chittacks be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress

and egress rights with the adjacent common passage/ road more fully and particularly described in the Schedule thereunder written.

- S. By another Indenture dated the 14th day of December, 2012 made between the said Sudhir Naskar therein referred to as the Vendor of the One Part and one Sudsar Buidspace LLP therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar-IV, South 24 Parganas at Alipore and recorded in Book No. I, CD Volume No.36, Pages 130 to 144, Being No. 09985 for the year 2012, the said Vendor at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the undivided part or shares of land equivalent to an area of 2 (Two) Cottahs 9 (Nine) Chittacks 27 (Twenty Seven) Sq.ft., be the same a little more or less, out of his undivided part or portion in the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage, more fully and particularly described in the Schedule thereunder written.
- T. By another Indenture dated the 14th day of December, 2012 made between the said Sudhir Naskar therein referred to as the Vendor of the One Part and one Freshbyte Buildtech Private Limited therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar-IV, South 24 Parganas at Alipore and recorded in Book No. I, CD Volume No.36, Pages 145 to 159, Being No. 09986 for the year 2012, the said Vendor at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the undivided part or shares of land equivalent to an area of 4 (Four) Cottahs 8 (Eight) Chittacks, be the same a little more or less, out of his undivided part or portion in the said entire together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage, more fully and particularly described in the Schedule thereunder written.
- U. By another Indenture dated the 30th day of July, 2014 made between the said Smt. Dolly Dey alias Alpana Dey therein referred to as the Vendor of the One Part and the said Sudsar Buildspace LLP therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar – IV, South 24 Parganas at Alipore and recorded in Book No. I, CD Volume No. 33, Pages 137 to 155, Being No. 05723 for the year 2014, the said Vendor at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the land area of 1 (one) Cottahs 10(Ten) Chittacks 40 sq. ft., be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage, more fully and particularly described in the Schedule thereunder written.
- V. By another Indenture dated the 1st day of August, 2014 made between the said Gopal Singh therein referred to as the Vendor of the One Part and the said Sudsar Buildspace LLP. therein referred to as the Purchaser of the Other Part and registered with the District

Sub-Registrar – IV, South 24 Parganas at Alipore and recorded in Book No. I, CD Volume No. 33, Pages 1479 to 1493, Being No.05796 for the year 2014, the said Vendor at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the land area of 2 (two) Cottahs, be the same a little more or less, in a demarcated manner, out of the said entire land together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage, more fully and particularly described in the Schedule thereunder written.

- W. By another Indenture dated the 28th day of August, 2014 made between the said Anjana Pal therein referred to as the Vendor of the One Part and the said Freshbyte Buildtech Private Limited therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar-IV, South 24 Parganas at Alipore and recorded in Book No. I, CD Volume No. 38, Pages 981 to 996, Being No.06649 for the year 2014, the said Vendor at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the undivided part or shares of land equivalent to an area of 2 (Two) Cottahs, be the same a little more or less, together with all easement right, title, interest, possession, claims, profits whatsoever in respect of the said land and all ingress and egress rights with the adjacent common passage, more fully and particularly described in the Schedule thereunder written.
- X. The Vendor herein has already sold transferred and conveyed various demarcated plots of lands aggregating to a land area of about 45.0 (Forty five) decimals in the said Entire Land as aforesaid by various deeds together with all easement right, title, interest, possession, claims, profits whatsoever appertaining thereto and all ingress and egress rights with the adjacent common passage.
- Y. The remaining land area being the said common passage measuring about 6 (Six) decimals (03 Cottah 11 Chittaks 12 sq. ft.) more or less situate and lying at R.S. Dag No. 86 corresponding to C.S. Dag No. 84 and L.R. Dag No. 93 under R.S. Khatian No. 118 corresponding to L.R. Khatian No. 166, Mouza: Goragacha, J.L. No. 45, Police Station :Sonarpur, District South 24 Parganas (hereinafter referred to as the said **Remaining Land**).
- Z. That the Purchasers and the Confirming Party are the present owners of various demarcated plots of land aggregating to a land area of about 45.0 (Forty five) decimals in the said Entire Land as aforesaid by various deeds together with all easement right, title, interest, possession, claims, profits whatsoever appertaining thereto and all ingress and egress rights with the adjacent common passage and are desirous to amalgamate their adjacent and contiguous plots of land and as such they have requested the Vendor to formally sell transfer assign and convey a portion of the land comprised in the said Remaining Land unto and in favour of the Purchasers herein.
- AA. The Vendor is thus desirous to formally sell and transfer of the said Property to Purchasers herein and pursuant to the same, the Vendor have agreed to sell and transfer ALL THAT piece and parcel of undivided land measuring about 3 (Three) decimals equivalent to

01(One) Cottah 13 (Thirteen) Thirteen 28 (Twenty Eight) Square feet out of 03 (Three) Cottah 11 (Eleven) Chittaks 12 (Twelve) sq. ft situated and lying at Mouza- Garagacha, J.L. No.45, Revenue Survey No. 41, Touzi No.56, comprised in R.S. Dag No. 86 corresponding to C.S. Dag No.81 and L.R. Dag No. 93 under R.S. Khatian No. 118 corresponding to L.R. Khatian No. 166, Police Station Sonarpur, within the Local Limit of Rajpur Sonapur Municipality, Ward No. 01, District South 24 Parganas, (hereinafter referred to as the said **PROPERTY**) unto and in favour of the Purchasers at and for a total consideration of Rs. 50,000/- (rupees fifty thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 50,000/- (rupees fifty thousand) only of the lawful money of the Union of India in hand and well and truly paid by the Purchasers to the Vendors at or before the execution hereof, (which the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof the Vendors acquit, release and discharge the Purchasers and also the said Property hereby sold and transferred) the Vendors do hereby indefeasibly grant, sell, convey, transfer convey, assign and assure **ALL THAT** the piece and parcel of undivided land measuring about 3 (Three) decimals equivalent to 01(One) Cottah 13 (Thirteen) Thirteen 28 (Twenty Eight) Square feet out of 03 (Three) Cottah 11 (Eleven) Chittaks 12 (Twelve) sq. ft situated and lying at Mouza- Garagacha, J.L. No.45, Revenue Survey No.41, Touzi No.56, comprised in R.S. Dag No. 86 corresponding to L.R. Dag No. 93 under R.S. Khatian No. 118 corresponding to L.R. Khatian No. 166, Police Station Sonarpur, within the local limits of Rajpur Sonapur Municipality, Ward No. 01, District South 24 Parganas, more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PROPERTY**, unto and in favour of the Purchasers in proportion to their respective share in the Entire Land **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds 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 **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road **AND TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the 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.

THE SCHEDULE ABOVE REFERRED TO:

(the said **PROEPRTY**)

ALL THAT piece and parcel of undivided land measuring about 3 (Three) decimals equivalent to 01(One) Cottah 13 (Thirteen) Thirteen 28 (Twenty Eight) Square feet out of 03 (Three) Cottah 11 (Eleven) Chittaks 12 (Twelve) Square Feet situated and lying at Mouza- Garagacha, J.L. No.45, Revenue Survey No.41, Touzi No.56, comprised in R.S. Dag No. 86 corresponding to C.S. Dag No.84 and L.R. Dag No. 93 under R.S. Khatian No. 118 corresponding to L.R. Khatian No. 166, Police Station Sonarpur, within the local limits of Rajpur Sonarpur Municipality, Ward No. 01, District South 24 Parganas, TOGETHER WITH all sorts of easement rights and all other benefits, facilities and advantages attached therein or thereto and the same is more particularly shown and delineated in the site map or Plan annexed hereto bordered by Colour RED thereon forming a part and parcel of this Indenture and the same is butted and bounded in the manner following:-

ON THE NORTH	:	Part of R.S. Dag No. 86;
ON THE SOUTH	:	Part of R.S. Dag No. 88;
ON THE EAST	:	Part of R.S. Dag No. 86;
ON THE WEST	:	Part of R.S. Dag No. 86.

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

SEALED, SIGNED AND DELIVERED
BY THE VENDOR in presence of
WITNESSES :

1. *Satyananda Roy*
Duttapukur Sri Krishna Nagar
P3 - Duttapukur, Pin-743218
(N1 24 P3)
2. *Somali Das Gupta*
81/2, K. B. Lane, Dhibpur
Howrah - 71102.

SEALED, SIGNED AND DELIVERED
BY THE PURCHASERS in presence of
WITNESSES :

1. *Satyananda Roy*
2. *Somali Das Gupta*

SEALED, SIGNED AND DELIVERED
BY THE CONFIRMING PARTIES in
presence of WITNESSES :

1. *Satyananda Roy*
2. *Somali Das Gupta*

Ankit Musaddi

Authorised Representative of
MANAGING COMMITTEE OF
RAMANATH DE SARKAR
RELIGIOUS CHARITABLE
TRUST
(PAN - AYJPM 4909M)

SUBSAR BUILDSPACE LLP.

[Signature]
Partner
FRESHBYTE BUILDTech PVT. LTD
[Signature]
Authorised Signatory

LEVOC FINANCE PVT. LTD.

[Signature]
Director

KMA COMMODITIES PVT. LTD

[Signature]
Director

RECEIVED of and from within the named purchaser within mentioned sum of Rs. 50,000/- (Rupees fifty thousand) only as full and final consideration paid under these presents as per memo below:-

MEMO OF CONSIDERATION

Cheque No.	Date	Bank/Branch	Amount (Rs.)
000038	22-08-14	KOTAK MAHINDRA BANK / PARK STREET	25,000/-
000050	22-09-14		25,000/-
TOTAL =			50,000/-

WITNESSES :

1. *Satyamanta Roy*
2. *Samsuli An Gupta*

Ankit Musaddi

Authorised Representative of

MANAGING COMMITTEE OF
RAMANATH DE SARKAR
RELIGIOUS CHARITABLE
TRUST

Signature of Vendor

(PAN - AYJPM 4909 M)

Drafted and prepared at my office,

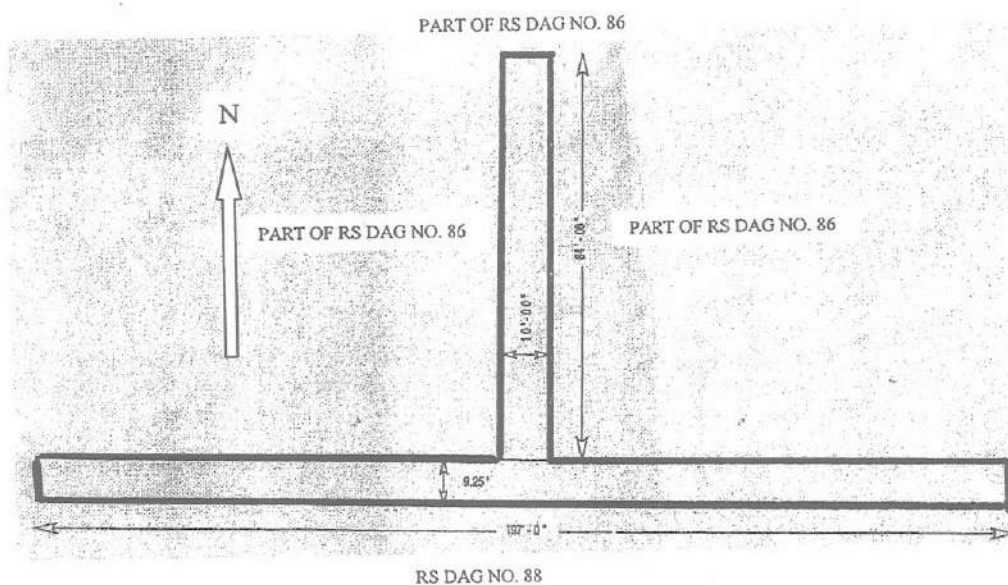
Debabrata Chandra

(DEBABRATA CHANDRA, Advocate)
HIGH COURT, CALCUTTA
F-413/238/2002

SITE PLAN OF R.S. Dag No. 86 corresponding to C.S. Dag No.84 and L.R. Dag No. 93 under R.S. Khatian No. 118 corresponding to L.R. Khatian No. 166, situated and lying at Mouza- Garagacha, J.L. No.45, Revenue Survey No.41, Touzi No.56, Police Station Sonarpur, within the local limits of Rajpur Sonarpur Municipality, Ward No. 01, District South 24 Parganas.

TOTAL LAND AREA = 03 (Three) Cottah 11 (Eleven) Chittaks 12 (Twelve) Square Feet. (RED BORDER)

LAND AREA SOLD = UNDIVIDED 01(One) Cottah 13 (Thirteen) Thirteen 28 (Twenty Eight) Square feet.



Ankit Musaddi

Authorised Representative of
**MANAGING COMMITTEE OF
RAMANATH DE SARKAR
RELIGIOUS CHARITABLE
TRUST**

VENDOR

LEVOC FINANCE PVT LTD

[Signature]
Director

KMA COMMODITIES PVT. LTD

[Signature]
Director

SUBSAR BUILDSPACE LLP.

[Signature]
Partner

FRESHBYTE BUILDTECH PVT. LTD

[Signature]
Authorised Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS

LEVOC FINANCE LTD



Director

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SUBSAR



Partner

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

KMA COMMODITY LTD



Director

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				












FRESHBYTE E



Ashis Tachwaj
Authorized Signatory

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

 <p>Ankit M. S. Joshi</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
	(Left Hand)				
	 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
	(Right Hand)				
PHOTO	<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
	(Left Hand)				
	<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>
	(Right Hand)				
PHOTO	<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
	(Left Hand)				
	<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>
	(Right Hand)				
PHOTO	<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
	(Left Hand)				
	<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>
	(Right Hand)				