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Handwritten notes:
11/8/12
S. 15888
M.V. 150000

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 795023

Certified that the Document is admitted in Registration. The Signature Sheet and the endorsement sheets attached to this document are in conformity with the Document.

Additional Registrar
of Assurances - Kolkata

11-8-12

THIS INDENTURE OF CONVEYANCE made this 11th day of August Two Thousand and Twelve **BETWEEN SHAMBHU NATH NEOTIA** son of Hari Ram Neotia, deceased residing at 244 Chittaranjan Avenue, Police Station - Girish Park, Kolkata-700006 hereinafter referred to as "the **VENDOR**" (which

Handwritten signature: Shambhu Nath Neotia

Handwritten signature: Registrar

Vertical handwritten signature: Registrar

46280.

PANKAJ SHROFF & CO.
Advocates
4, Government Place (North)
Delta House, 6th Floor,
Kolkata - 700 001

S CHANDER
Ayazul HASAN
P.T. Chatterjee, Solicitor
Kolkata



23 JUL 2012

THIS INDENTURE OF CONVEYANCE made this ...
between and between SHAMSHU RATHI HECTA ...
having their offices at ...
Kolkata ...

Identified by me

Rudra Pratap Seth
S/o Shri Romlal Seth
c/o Pankaj Shroff & Co
4, Govt Place (N)
Kot-1



REGISTRAR
OF ASSURANCES
KOLKATA
11 AUG 2012

expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **FIRST PART AND KASTURI INFRASTRUCTURE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 5/2 Garstin Place, Police Station - Hare Street, Kolkata-700001 represented by its authorized representative Mr. Pradeep Kumar Agarwal son of Sri Harish Chandra Agarwal hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors and/or successors-in-office/interest and/or assigns) of the **SECOND PART AND (1) NEW BALLYGUNGE BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 5/2, Grastin Place, Police Station - Hare Street, Kolkata-700001 represented by its authorized representative Mr. Pradeep Kumar Agarwal son of Sri Harish Chandra Agarwal, **(2) NEW BALLYGUNGE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 39B, Kankurgachi 2nd Lane, Police Station - Phool Bagan, Kolkata-700054 represented by its authorized representative Mr. Pradeep Kumar Agarwal son of Sri Harish Chandra Agarwal, **(3) SHUBH CITY PROMOTORS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 6/7A, Acharya Jagdish Chandra Bose Road, , Police Station - Shakespear Sarani, Kolkata-700017 represented by its Director, Mr. Sajjan Kumar Neotia son of Hari Ram Neotia, deceased, **(4) GOLD ROCK CONSTRUCTORS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 6/7A Acharya Jagdish Chandra Bose Road, Police Station - Shakespear Sarani, Kolkata-700017 represented by its Director, Mr. Sajjan Kumar Neotia son of Hari Ram Neotia, deceased, and **(5) GOLD ROCK PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 6/7A Acharya Jagdish Chandra Bose Road, Police Station - Shakespear Sarani, Kolkata-700017 represented by its Director, Mr. Sajjan Kumar Neotia son of Hari Ram Neotia, deceased, hereinafter collectively referred to as "the **CONFIRMING PARTIES**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors and/or successors-in-office/interest and/or assigns) of the **THIRD PART:**

WHEREAS Shambhu Nath Neotia, the Vendor hereto along with the Purchaser, Kasturi Infrastructure Private Limited and the Confirming Parties hereto are the full and absolute owners of All That the Premises No.8 Bosepukur Road, Kolkata admeasuring 55 Cottahs 06 Chittacks more or less morefully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to as "the **SAID PREMISES**" in the following undivided shares:

Shambhu Agarwal Sajjan

<u>Name of Owner</u>	<u>Undivided Share on area basis</u>	<u>Share on percentage</u>
(a) Shambhu Nath Neotia (the Vendor hereto)	11 Cottahs 15 Chittacks	21.56%
(b) Kasturi Infrastructure Private Limited (the Purchaser hereto)	11 Cottahs 15 Chittacks	21.56%
(c) New Ballygunge Builders Pvt. Ltd. (the Confirming Party No.1)	07 Cottahs 00 Chittacks	12.64%
(d) New Ballygunge Developers Pvt. Ltd. (the Confirming Party No.2)	05 Cottahs 03 Chittacks	9.37%
(e) Shubh City Promoters Pvt. Ltd.(the Confirming Party No.3)	07 Cottahs 00 Chittacks	12.64%
(f) Gold Rock Constructors Pvt. Ltd. (the Confirming Party No.4)	05 Cottahs 10 Chittacks	10.16%
(g) Gold Rock Properties Pvt. Ltd. (the Confirming Party No.5)	<u>06 Cottahs 11 Chittacks</u>	<u>12.07%</u>
Total:	<u>55 Cottahs 06 Chittacks</u>	<u>100%</u>

AND WHEREAS plan for construction of a building at the Said Premises has been sanctioned by the Kolkata Municipal Corporation vide Building Sanction No.2010070230 dated 31/03/2011.

AND WHEREAS the Vendor has contracted with the Purchaser for absolute sale of his undivided 01 Chittack landed property (out of the his undivided 11 Cottahs 15 Chittacks landed property) i.e., undivided 0.11% part or share of and in the said premises morefully and particularly mentioned and described in the SECOND SCHEDULE hereunder written to the Purchaser together with the benefits of the plans sanctioned by the Kolkata Municipal Corporation at and for the consideration of Rs.37500/- (Rupees Thirty Seven Thousand Five Hundred) only.

AND WHEREAS at the requisition of the Purchaser, the Confirming Parties hereto, being the co-owners of the said premises have agreed to join in and execute these presents concurring and confirming the sale hereby made of the said undivided 01 Chittack Property by the Vendor in favour of the Purchaser.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.37,500/- (Rupees Thirty Seven Thousand Five Hundred) only in hand and well and truly by the

Shambhu Neotia *Kasturi Infrastructure* *Signer*

Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchaser) the Vendor doth hereby grant sell convey transfer assign assure and deliver and the Confirming Parties do hereby concur and confirm unto and in favour of the Purchaser **ALL THAT** undivided 01 Chittack landed property (out of the Vendor's undivided 11 Cottahs 15 Chittacks landed property) i.e., undivided 0.11% share of and in the landed property situate and lying at premises No. 8, Bosepukur Road, Kolkata-700042 containing an area of 55 Cottahs 06 Chittacks more or less Together With like undivided 0.11% share of and in the messuages tenements hereditaments dwelling houses out-houses structures and premises morefully and particularly mentioned and described in the SECOND SCHEDULE hereunder written and delineated in the plan annexed hereto duly bordered thereon in "RED" TOGETHER WITH all electrical sanitary and other fittings and fixtures attached thereto AND TOGETHER WITH like undivided share in all and singular the edifices, fixtures, gates, courts, courtyards, compound, compound walls on all sides, areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water, water courses, lights, electric, and other connections, fixtures, fittings, and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and 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 property hereby granted conveyed transferred assigned and assured or expressed or intended so to be AND TOGETHER WITH the benefits of plan sanctioned by the Kolkata Municipal Corporation for construction of building at the said Premises TO HAVE AND TO HOLD the said undivided 01 Chittack Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or any other thing whatsoever to alter defeat encumber or make void the same.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER THAT the Vendor and all person or persons having or lawfully rightfully or equitably claiming through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the property hereby

Shambhu *Agarwal* *Sajan*

granted conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(SAID PREMISES)

ALL THAT messuages tenements hereditaments dwelling houses outhouses sheds structures and premises Together With the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 55 Cottahs 06 Chittacks more or less situate lying at and being premises No.8, Bosepukur Road, Kolkata-700042 under Police Station Kasba, Sub-Registration Office - Alipore under Ward No.67 of the Kolkata Municipal Corporation in the District of South 24-Parganas and delineated in the plan annexed hereto duly bordered thereon in "**RED**" and butted and bounded as follows.

- On the North** : By portions of C.S. Dag Nos. 1300, 1304 and 1308;
- On the South** : By Bosepukur Road;
- On the East** : By portions of C.S. Dag Nos. 1310 and 1311;
- On the West** : By portions of C.S. Dag Nos. 1314 and 1317;

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

THE SECOND SCHEDULE ABOVE REFERRED TO:
(SAID 01 CHITTACK PROPERTY)

ALL THAT undivided 1 (one) Chittack, (out of the Vendor's undivided 11 Cottahs 15 Chittacks landed property) equivalent to 0.11% undivided part or share of and in the aforesaid premises No.8, Bosepukur Road, Kolkata-700042 measuring 55 Cottahs 06 Chittacks more or less under Police Station Kasba, Sub-Registration Office - Alipore under Ward No.67 of the Kolkata Municipal Corporation in the District of South 24-Parganas, which said premises is fully described in the FIRST SCHEDULE hereinabove written.

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 abovenamed **VENDOR, SHAMBHU NATH NEOTIA** at Kolkata In the presence of:

Sankumar Adak
Rudra Pralap Seth

Shambhu Neotia
(SHAMBHU NATH NEOTIA)

EXECUTED on behalf of the withinnamed **PURCHASER, KASTURI INFRASTRUCTURE PRIVATE LIMITED** by its authorized representative Mr. Pradeep Kumar Agarwal at Kolkata in the presence of:

Rudra Pratap Seth
c/o Pankaj Shroff & Co
4, Govt. place (N)
Kot-1

Sureshtha Goyal
c/o Pankaj Shroff & Co.
4 Govt. Place(N)
Kot-1

Kasturi Infrastructure Private Limited

Pradeep Agarwal
Director/Authorised Signator
Pradeep Agarwal

SIGNED SEALED AND DELIVERED on behalf of the withinnamed **CONFIRMING PARTIES, (1) NEW BALLYGUNGE BUILDERS PRIVATE LIMITED** by its authorized representative Mr. Pradeep Kumar Agarwal, (2) **NEW BALLYGUNGE DEVELOPERS PRIVATE LIMITED** by its authorized representative Mr. Pradeep Kumar Agarwal, (3) **SHUBH CITY PROMOTERS PRIVATE LIMITED** by its Director Mr. Sajjan Kumar Neotia, (4) **GOLD ROCK CONSTRUCTORS PRIVATE LIMITED** by its Director, Mr. Sajjan Kumar Neotia and (5) **GOLD ROCK PROPERTIES PRIVATE LIMITED** by its Director, Mr. Sajjan Kumar Neotia at Kolkata in the presence of:

SUKUMAR ADAK
Sukumar Adak
S/o. Late Nandlal Adak.
4A, Prannath Sen Lane, Kolkata-6.

Rudra Pratap Seth

For New Ballygunge Builders (P) Ltd.

Pradeep Agarwal
Authorised Signator

For New Ballygunge Developers (P) Ltd

Pradeep Agarwal

Pradeep Agarwal
Authorised Signator

Pradeep Agarwal

SHUBH CITY PROMOTERS

Sajjan Neotia
Director

For GOLD ROCK CONSTRUCTORS (P) LTD

Sajjan Neotia

Director

For GOLD ROCK PROPERTIES (P) LTD

Sajjan Neotia

Director












RECEIPT AND MEMO OF CONSIDERATION:












RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs.37,500/= (Rupees thirty-seven thousand five hundred) only being the consideration in full payable under these presents by 375 RBI Currency Notes of Rs.100/= each.












WITNESSES:

By Cash on 8.4.2011 Rs. 18,000.00
 Sukumar Adak. By Cash on 11.4.2011 Rs. 19,500.00
 Total 37,500.00
 Rudra Pratap Seth Shambhi Hota Shambhi Hota
 (SHAMBHUNATH HOTA) (VENDOR)

Drafted by:
 Sureshtha Goyal, Advocate
 C/O Pankaj Shroff & Co.
 4 Government (N)
 Kolkata - 700001

<i>Finger prints of the above executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the above executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the above executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the above executant</i>					
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Space for pasting Photograph of the above executant and signing the same across. </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



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

Endorsement For Deed Number : I - 07494 of 2012
(Serial No. 06766 of 2012)

On

Payment of Fees:

On 11/08/2012

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 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 1737.00/-, on 11/08/2012

(Under Article : A(1) = 1639/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 11/08/2012)

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.-1,50,000/-

Certified that the required stamp duty of this document is Rs.- 9020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 9020/- is paid43736209/08/2012State Bank of India, ESPLANADE, received on 11/08/2012

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

Presented for registration at 12.30 hrs on :11/08/2012, at the Office of the A.R.A. - I KOLKATA by Shambhu Nath Neotia , one of the Executants.

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

Execution is admitted on 11/08/2012 by

1. Shambhu Nath Neotia, son of Lt Hari Ram Neotia , 244, Chittaranjan Avenue, Kolkata, Thana:-Girish Park, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Others



ADDITIONAL REGISTRAR
OF ASSURANCE-I KOLKATA
11 AUG 2012

(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



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

Endorsement For Deed Number : I - 07494 of 2012

(Serial No. 06766 of 2012)

2. Pradeep Kumar Agarwal

Authorised Signatory, New Ballygunge Builders Pvt Ltd, 5/2, Garstin Place, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Authorised Signatory, New Ballygunge Developers Pvt Ltd, 5/2, Garstin Place, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.

, By Profession : Others

3. Sajjan Kumar Neotia

Director, Shubh City Promotors Pvt Ltd, 6/7 A, A. J. C. Bose Road, Kolkata, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Gold Rock Constructors Pvt Ltd, 6/7 A, A. J. C. Bose Road, Kolkata, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Gold Rock Properties Pvt Ltd, 6/7 A, A. J. C. Bose Road, Kolkata, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.

, By Profession : Others

4. Pradeep Kumar Agarwal

Authorised Signatory, Kasturi Infrastructure Pvt Ltd, 5/2, Garstin Place, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.

, By Profession : Others

Identified By Rudra Pratap Seth, son of Ramlal Seth, 4, Government Place North, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Others.

(Ashim Kumar Ghosh)

ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA





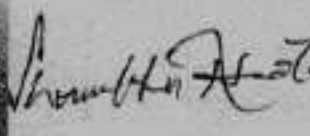


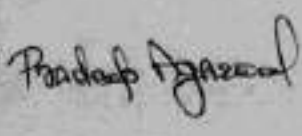


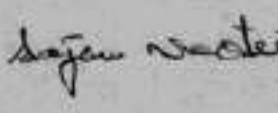


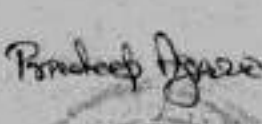
(Ashim Kumar Ghosh)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 06766 / 2012

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Shambhu Nath Neotia 244, Chittaranjan Avenue, Kolkata, Thana:-Girish Park, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006	 11/08/2012	 LTI 11/08/2012	 11-8-2012


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shambhu Nath Neotia Address -244, Chittaranjan Avenue, Kolkata, Thana:-Girish Park, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 11/08/2012	 LTI 11/08/2012	
2	Pradeep Kumar Agarwal Address -5/2, Garstin Place, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Confirming Party	 11/08/2012	 LTI 11/08/2012	
3	Sejjan Kumar Neotia Address -5/2, Garstin Place, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Confirming Party	 11/08/2012	 LTI 11/08/2012	
4	Pradeep Kumar Agarwal Address -5/2, Garstin Place, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self	 11/08/2012	 LTI 11/08/2012	

Name of Identifier of above Person(s)

Rudra Pratap Seth
4, Government Place North, Kolkata, Thana:-Hare
Street, P.O. :- ,District:-Kolkata, WEST BENGAL,
India, Pin :-700001

Signature of Identifier with Date


 ADDITIONAL REGISTRAR
 OF ASSURANCE-I KOLKATA
 11 AUG 2012

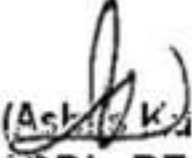
(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 3318 to 3332
being No 07494 for the year 2012.




(Ashutosh Kumar Ghosh) 16-August-2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal