

07699/07

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2A



पश्चिम बंगाल WEST BENGAL



M.v 16,30,000

6/ 314524  
 23,500

Registrar of Assurances  
 29.8.07

327082  
 81500

THIS DEED OF CONVEYANCE made this 11th day of July Two Thousand Seven  
 BETWEEN (1) SATYANARAYANI TRADECOM PRIVATE LIMITED, (2) PARWATI  
 TRADECOM PRIVATE LIMITED, (3) NEELKAMAL VINCOM PRIVATE LIMITED, (4)  
 VENKATESH MERCHANDISE PRIVATE LIMITED, (5) VEER VANIJYA PRIVATE LIMITED,

A-17919  
 E- 7  
 2- 55  
 m(c) - 25  
 m(b) - 4  
 18010

16,30,000

17919

17919



1-10p.m. 37141

11 JUL 2007

Registration No. ... Sold to Ajna Commercial P. Ltd.  
-sunil kr. - Addressed to 9/28 Shastri Bagan, Kol-59.  
Rs. 100/-  
2 of the executives  
12005

L. S. VENDOR  
HIGH COURT - CAL.

Engohammed (Sunil Kumar Lotharua)

- CONVET PROMOTERS PRIVATE LIMITED
- URNA APARTMEN PRIVATE LIMITED
- BEEM FORMUERS PRIVATE LIMITED
- REERTH PRIVATE LIMITED
- LEEDS PRIVATE LIMITED

- INA COMMERCIAL PRIVATE LIMITED
- ZIRIYA BUILDERS PRIVATE LIMITED
- CRNET VANIJAYA PRIVATE LIMITED
- NEECENT TIE-UP PRIVATE LIMITED
- XVINE PRIVATE LIMITED
- JA PROPERTIES PRIVATE LIMITED
- VOFOLY ENCLAVE PRIVATE LIMITED
- CCOY ENCLAVE PRIVATE LIMITED
- CCOY ENCLAVE PRIVATE LIMITED
- CCOY ENCLAVE PRIVATE LIMITED
- CEL SALL PRIVATE LIMITED
- RAPPA NULMAN PRIVATE LIMITED
- GAL VINIMAY PRIVATE LIMITED
- GAL COM. AL PRIVATE LIMITED
- IRBY COMMERCIAL PRIVATE LIMITED

- UB PRISON PRIVATE LIMITED
- YLIYA PRIVATE LIMITED
- ORN 3 T WERS PRIVATE LIMITED
- REEN DEVCON PRIVATE LIMITED
- REEN PROMOTERS PRIVATE LIMITED
- REEN CONBUILD PRIVATE LIMITED
- A TOWER PRIVATE LIMITED
- REEN M/N ON PRIVATE LIMITED

Addl. Registrar of Assurances  
11-7-07

sunil kr. Lotharua  
As authorized signatory  
for Ajna commercial Pvt-  
Ltd. Azurite Builders-  
Pvt. Ltd. Cornet Vanijya-  
Pvt Ltd. Crescent Tie-up-  
Pvt. Ltd. Divine Vinimay-  
Pvt. Ltd. Excel sales Pvt. Ltd.  
Harappa Nilman Pvt. Ltd.  
Regal Vinimay Pvt. Ltd.  
Vega commercial Pvt. Ltd.  
Energy commercial Pvt. Ltd.

Swapan Nath.  
S/o late S.B. Nath.  
of 7B, K.S. Roy Rd.  
Kolkata-1.





(6) SHREEYUKTA TRADECOM PRIVATE LIMITED, (7) BALESHWAR MARKETING PRIVATE LIMITED, (8) REAL MARK TRADING PRIVATE LIMITED, all (Nos.1 to 8) being Companies incorporated under the Companies Act, 1956 having their Registered Offices at No.689 Lake Town, Block-A, Kolkata 700089, (9) VANDAN TRADECOM PRIVATE LIMITED, (10) JAIGURU COMMODITIES PRIVATE LIMITED, (11) SIDDHA TRADECOM PRIVATE LIMITED, (12) PASUPATI VINCOM PRIVATE LIMITED, (13) JAIBHAWANI TIE-UP PRIVATE LIMITED, (14) MATASHREE TIE-UP PRIVATE LIMITED, (15) JAGADAMBA TRADECOM PRIVATE LIMITED, (16) TRIDEV VINIYOG PRIVATE LIMITED, all (Nos.9 to 16) being Companies incorporated under the Companies Act, 1956 having their Registered Offices at Block-1, 55M Space Town, V.I.P. Road, Kolkata 700052, (17) HAPPY BENGAL PROMOTERS PRIVATE LIMITED, (18) HAPPY BRICK BUILDING PRIVATE LIMITED, (19) HAPPY AWASAN PRIVATE LIMITED, (20) HAPPY BHAWAN PRIVATE LIMITED, (21) HAPPY APARTMENT PRIVATE LIMITED, (22) HAPPY GADGETS PRIVATE LIMITED, (23) HAPPY AANGAN PRIVATE LIMITED, (24) HAPPY HUTS PRIVATE LIMITED, all (Nos.17 to 24) being Companies incorporated under the Companies Act, 1956 having their Registered Offices at No.8 Camac Street, Kolkata 700017, (25) ADMIRABLE REALTORS PRIVATE LIMITED, (26) CORNERSTONE DEVELOPERS PRIVATE LIMITED, (27) KALAKANCHAN DEVELOPERS PRIVATE LIMITED, (28) EMERALD NIRMAN PRIVATE LIMITED, (29) JEEWAN BARTER PRIVATE LIMITED, (30) KARNI APPARTMENT PRIVATE LIMITED (31) KARNI SHELTERS PRIVATE LIMITED (32) KARNI PLAZA MAKER PRIVATE LIMITED all (Nos.25 to 32) being Companies incorporated under the Companies Act, 1956 having their Registered Offices at No.1 British Indian Street, Room No.27, Kolkata 700069 hereinafter referred to as "the "VENDORS" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors in office and/or assigns) of the ONE PART AND (1) AJNA COMMERCIAL PRIVATE LIMITED, (2) AZURITE BUILDERS PRIVATE LIMITED (3) CORNET VANIJYA PRIVATE LIMITED all (Nos.1 to 3) being Companies incorporated under the Companies Act, 1956 having their Registered Offices at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700059 (4) CRESCENT TIE-UP PRIVATE LIMITED, (5) DIVINE VINIMAY PRIVATE LIMITED both (Nos.4 and 5) being Companies incorporated under the Companies Act, 1956 having their Registered Offices at No.67/40, Strand Road, Kolkata 700006, (6) EXCEL SALES PRIVATE LIMITED, (7) HARAPPA NIRMAN PRIVATE LIMITED, (8) REGAL VINIMAY PRIVATE LIMITED all (Nos.6 to 8) being Companies incorporated under the Companies Act, 1956 having their Registered Offices at No.7C, Sir Hari Ram Goenka Street, Kolkata 700007, (9) VEGA COMMERCIAL PRIVATE LIMITED, (10) ENERGY COMMERCIAL PRIVATE LIMITED both (Nos.9 and 10) being Companies incorporated under the Companies Act, 1956 having their Registered Offices at No.67/40, Strand Road, Kolkata 700006, (11) DURGAVATI PROMOTERS PRIVATE LIMITED, (12) ANNAPURNA APARTMENTS PRIVATE LIMITED, (13) SUBHAM PROMOTERS PRIVATE LIMITED, (14) SARBANI PROPERTIES PRIVATE LIMITED, (15) STYLISH VANIJYA PRIVATE LIMITED, (16) BAUL BUILDCON PRIVATE LIMITED, (17) MOHENJADARO ESTATE PRIVATE LIMITED, all (Nos.11 to 17) being Companies incorporated under the Companies Act, 1956 having their Registered Offices at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700059, (18) MORNING TOWERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Offices at No.30, Maharshi Devendra Road, 3rd Floor, Kolkata 700007, (19) GREEN DEVCON PRIVATE LIMITED, (20) GREEN PROMOTERS PRIVATE LIMITED, (21) GREEN CONBUILD PRIVATE LIMITED, (22) VISTA TOWERS PRIVATE LIMITED, (23) GREEN MANSION PRIVATE LIMITED, (24) GREEN TOWERS PRIVATE LIMITED, (25) LOHARUKA DEVELOPERS PRIVATE LIMITED all (Nos.19 to 25) being Companies incorporated under the Companies Act, 1956 having their Registered Offices at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu



Durgavati Promoters -  
Pvt. Ltd. Anushrva Abastura

Pvt. Ltd. Suleen Promoters -  
Pvt. Ltd. Salsavi Propteria -

Pvt. Ltd. Stylish Vanigya -  
Pvt. Ltd. Baul Builders Pvt Ltd.

Mokengadesa Estate Pvt. Ltd.  
Moring Towers Pvt. Ltd.

Green Dovan Pvt. Ltd.  
Green Promoters Pvt. Ltd.

Green Conclude Pvt. Ltd.  
Vatika Towers Pvt. Ltd.

Green Mansion Pvt. Ltd.  
Green Towers Pvt. Ltd.

Green Towers Pvt. Ltd.  
Solkarika Developers Pvt. Ltd.

Shriya Properties Pvt. Ltd.  
Monopoly Enclave Pvt. Ltd.

Melody Enclave Pvt. Ltd.  
Cophicon Enclave & Pvt. Ltd.

At Record Enclave Pvt. Ltd.  
Raj K.H. Gorka. A.A

Authorized Signatory  
of all Vanden company.

At A Vanden Tradecon -  
Pvt Ltd & other companies

(Raj Kumar Gorka)  
Authorized Signatory of all  
Vanden company



13084

- VANDAN TRADECOM PVT. LTD.
- JAIGURU COMMODITIES PVT. LTD.
- SIDHA TRADECOM PVT. LTD.
- PASUPATI VINCOM PVT. LTD.
- JABHARANI TIGUP PVT. LTD.
- NATASHREE TIGUP PVT. LTD.
- JAGDAMBA TRADECOM PVT. LTD.
- TRIDEV VINIYOG PVT. LTD.
- ADMIRABLE REALTORS PVT. LTD.
- CORNERSTONE DEVELOPERS PVT. LTD.
- KALAKRISHN DEVELOPERS PVT. LTD.
- EMERALD NISMAN PVT. LTD.
- DEWAN BARTER PVT. LTD.
- KARNI APARTMENT PVT. LTD.
- KARNI SHELTERS PVT. LTD.
- KARNI PLAZA MAKER PVT. LTD.
- HAPPY BENGAL PROMOTERS PVT. LTD.
- HAPPY BRICK BUILDING PVT. LTD.
- HAPPY AWASAN PVT. LTD.
- HAPPY BHAWAN PVT. LTD.
- HAPPY APARTMENT PVT. LTD.
- HAPPY GADGETS PVT. LTD.
- HAPPY AANGAN PVT. LTD.
- HAPPY HUTS PVT. LTD.
- SATYANARAYANI TRADECOM PVT. LTD.
- PARWATI TRADECOM PVT. LTD.
- JELKAMAL VINCOM PVT. LTD.
- VENKATESH MERCHANDISE PVT. LTD.
- VEER VANIJYA PVT. LTD.
- SHREEYUKIA TRADECOM PVT. LTD.
- BALSHWAR MARKETING PVT. LTD.
- REAL MARK TRADING PVT. LTD.

Add. Registrar of Assurances II

11.7.07

Identified by me  
Sudhakar Nath  
s/o Late S.B. Nath  
78, K.S. Roy Rd  
K-1-1  
Service



Nagar, Kolkata 700059, (26) **SHRIJA PROPERTIES PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Offices at No.30, Maharshi Devendra Road, 3rd Floor, Kolkata 700007, (27) **MONOPOLY ENCLAVE PRIVATE LIMITED**, (28) **MELODY ENCLAVE PRIVATE LIMITED**, (29) **CAPRICON ENCLAVE PRIVATE LIMITED** and (30) **ACCORD ENCLAVE PRIVATE LIMITED** all (Nos.27 to 30) being Companies incorporated under the Companies Act, 1956 having their Registered Offices at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700059, all hereinafter collectively referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors in office and/or assigns) of the **OTHER PART**:

**WHEREAS:**

- A. The Vendors herein have held out, represented before and assured the Purchasers, inter alia, as follows:
- i) One Lal Babu Midda and Shyam Babu Midda were jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owner / raiyat to **ALL THAT** the piece or parcel of land, recorded as "Sali", containing a total area of 38 Satak (equivalent to 0.38 Acre) more or less situate lying at and being the entirety of the R.S.Dag No.919, recorded in R.S.Khatian No.93, in Mouza Raigachi, J.L. No.12, Revenue Survey No.194, Touzi No.169, under P.S. Rajarhat, Rajarhat-Bishnupur Gram Panchayat No.1, in the District of North 24-Parganas, absolutely and forever and their names were recorded as owners / raiyats in the R.S.Records of Rights to the extent of both having equal one-half shares (equivalent to 19 Satak) therein;
  - ii) That the said Lal Babu Midda, a Mohammedan died intestate leaving him surviving his sole widow, three sons namely Kasem Midda, Hasem Midda, Azgar Midda and three daughters namely Sahida Bibi, Anowara Bibi and Khodaja Bibi, as his only heirs heiresses and legal representatives, who all upon his death inherited and became the owners / raiyats of the said 19 Satak of land in the said R.S.Dag No.919, absolutely and forever;
  - iii) In the events aforesaid, the said three daughters of Lal Babu Midda namely Sahida Bibi, Anowara Bibi and Khodaja Bibi became and/or claimed to be seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats to **ALL THAT** 5 Sataks more or less of land (out of the total area of 38 Satak comprised in the said Dag, more particularly out of the 19 satak originally belonging to Lal Babu Midda in the said Dag) in the said Dag No.919, which is morefully described in the **SCHEDULE** hereunder written (and hereinafter for the sake of brevity referred to as "the **SAID LAND**"), absolutely and forever and their names were recorded in the L.R.Records of Rights under L.R.Khatian Nos.1428/1 (in the name of Sahida Bibi), 112/1 (in the name of Anowara Bibi) and 453/1 (in the name of Khodaja Bibi);
  - iv) That by an Indenture of Conveyance dated 22<sup>nd</sup> June 2001 and registered with the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) in Book 1 Volume No.226 Pages 200 to 214 Being No.4291 for the year 2001, the said Sahida Bibi, Anowara Bibi and Khodaja Bibi for the consideration therein

mentioned granted sold conveyed and transferred unto and to one Jahangir Ahmed **ALL THAT** the said Land, absolutely and forever;

- v) That by an Indenture of Conveyance (in Bengali) dated 5<sup>th</sup> January 2007 and registered with the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) in Book 1 Volume No.37 Pages 89 to 105 Being No.0592 for the year 2007, the said Jahangir Ahmed for the consideration therein mentioned granted sold conveyed and transferred unto and to one Mansur Midda **ALL THAT** the said Land, absolutely and forever;
- vi) That by an Indenture of Conveyance dated 2<sup>nd</sup> March 2007 and registered with the Additional Registrar of Assurances-II, Kolkata in Book 1 Volume No.I Pages 1 to 14 Being No.01647 for the year 2007, the said Mansur Midda for the consideration therein mentioned granted sold conveyed and transferred unto and to the Vendors herein namely the said Satyanarayani Tradecom Private Limited & 31 Others **ALL THAT** the said Land, absolutely and forever;
- vii) That the said Land is free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- viii) That the Vendors are in uninterrupted and exclusive "Khas" peaceful vacant possession of the said Land and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendors have been using the same for their personal use and cultivation;
- ix) That the Vendors have duly made payment of the Khajana in respect of the said Land;
- x) That no part or portion of the said Land has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Land nor is there any case pending under such Acts or Statutes;
- xi) That the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Land, nor did the predecessors-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Land;
- xii) That the said Land or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- xiii) That no declaration has been made or published for acquisition or requisition of the said Land or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;



- xiv) That the said Land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
  - xv) That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring a portion of the Land unto and in favour of the Purchasers.
  - xvi) That no action, suit, appeal or litigation in respect of the said Land or in any way concerning the said Land or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Land or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person can claim any right title or interest whatsoever in the said Land or any part thereof.
  - xvii) That the said Land or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;
- B. The Vendors, approached the Purchasers and offered to sell transfer convey assign and assure the said Land to the Purchasers and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendors and believing the same to be true and correct and acting on faith thereof, the Purchasers agreed to purchase and acquire the said Land from the Vendors absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Land for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.
- C. The Purchasers have at or before execution of this deed of sale paid to the Vendors the entire amount of the said mutually agreed consideration and has called upon the Vendors to grant this conveyance in favour of the Purchasers.



**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.16,30,000/= (Rupees sixteen lacs thirty thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold and each of them doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT** the piece or parcel of land, recorded as "Sall", containing an area of 5 Satak (equivalent to 3 Cottahs 0 Chittacks 11 Square feet) more or less (out of total area of 38 Satak comprised in the said Dag) situate lying at comprised in and being a divided and demarcated portion of L.R. Dag No.919 (R.S. Dag also bearing No.919), recorded in L.R.Khatian Nos.1428/1 (recorded in the name of Sahida Bibi), 112/1 (recorded in the name of Anowara Bibi) and 453/1 (recorded in the name of Khodaja Bibi) (R.S. Khatian No.93 recorded in the names of Lal Babu Midda and Shyam Babu Midda) in Mouza Raigachi, J.L. No.12, under P.S. Rajarhat, under Rajarhat-Bishnupur Gram Panchayat No.1, Sub-Registration Office ADSR, Bidhannagar, in the District of North 24-Parganas, fully described in the **SCHEDULE** hereunder written (and hereinafter for the sake of brevity referred to as "the **SAID LAND**"), and all ownership share portions rights title and interest therein of the Vendors and/or their predecessors in title with all ownership rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendors in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Land **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidence thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Ralyati and other estate right title and each of them into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Land or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any of them or any person or persons from whom the Vendors or any of them may have procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispensens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

**II. THE VENDORS DO AND EACH OF THEM DOT H EREBY COVENANT WITH THE PURCHASERS** as follows:



- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or any of them or the Vendors' predecessors-in-title.
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and each of them and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any of them or any person or persons claiming as aforesaid.
- (vi) **AND THAT** the Vendors and each of them and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or any of them or the Vendors' predecessors-in-title shall and will from time to time and at all times hereafter at the



request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

- (vii) **AND THAT** the Vendors and each of them shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers produce or cause to be produced to the Purchasers or their agent or agents or any person or persons as the Purchasers may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Land, including the Parcha and those hereinbefore recited, which have not been expressly delivered by the Vendors to the Purchasers, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers and will at all times hereafter keep such documents-of-title safe unobliterated and uncancelled.
- (viii) **AND ALSO THAT** the Vendors and each of them shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendors or any of them to the said Land or by reason of any of the representations declarations and assurances made and/or given by the Vendors to the Purchasers being found to be untrue, incorrect, false or misleading.

**III. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS** as follows:

- i) **THAT** the Vendors are and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Land for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchasers and the Vendors and each of them shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;
- ii) **AND THAT** the said Land is under the Vendors' own direct cultivation and that there is no Bargadar or Bhag Chasi in the said Land or any part thereof;
- iii) **AND THAT** the Vendors had first offered the said Land to the contiguous owners of the said plots of land and that upon their refusal to purchase the same, the Vendors herein have approached and negotiated with the Purchasers herein for the sale and transfer of the said Land to the Purchasers. The Vendors do hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchasers herein against all claims, demands, injury, lris or any other harmful action against the Purchasers by any person claiming any right on the said Land.



iv) **AND THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time for having the name of the Purchasers mutated in respect of the said Land hereby sold and conveyed;

**THE SCHEDULE ABOVE REFERRED TO:**  
(Said Land)


**ALL THAT** the piece or parcel of land, recorded as "Sall", containing an area of 5 Satak (equivalent to 3 Cottahs 0 Chittacks 11 Square feet) more or less (out of total area of 38 Sataks comprised in the said Dag) more or less situate lying at comprised in and being a divided and demarcated portion of L.R. Dag No.919 (R.S. Dag also bearing No.919) recorded in L.R.Khatian Nos.1428/1 (recorded in the name of Sahida Bibi), 112/1 (recorded in the name of Anowara Bibi) and 453/1 (recorded in the name of Khodaja Bibi) (R.S. Khatian No.93 recorded in the names of Lal Babu Midda and Shyam Babu Midda) in Mouza Raigachi, J.L. No.12, under P.S. Rajarhat, under Rajarhat-Bishnupur Gram Panchayat No.1, Sub-Registration Office ADSR, Bidhannagar, in the District of North 24-Parganas, as delineated in the plan annexed hereto duly bordered thereon in "RED" and butted and bounded as follows:

on the **North** : By Passage;  
on the **South** : By Dag No.923;  
on the **East** : By part of this Dag No.919;  
on the **West** : By part of this Dag No.919;

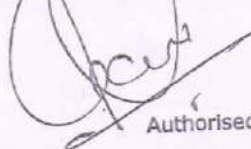
**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**IN WITNESS WHEREOF** the Vendors hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**EXECUTED AND DELIVERED** on behalf of all the withinnamed **VENDORS** by their common Authorised Signatory, **Mr. Raj Kumar Goenka**, who has executed these presents at **Kolkata** in the presence of:


1) 

For (1) Satyanarayani Tradecom Private Limited, (2) Parwati Tradecom Private Limited, (3) Neelkamal Vincom Private Limited, (4) Venkatesh Merchandise Private Limited, (5) Veer Vanijya Private Limited, (6) Shreeyukta Tradecom Private Limited, (7) Baleshwar Marketing Private Limited, (8) Real Mark Trading Private Limited, (9) Vandan Tradecom Private Limited, (10) Jaiguru Commodities Private Limited, (11) Siddha Tradecom Private Limited, (12) Pasupati Vincom Private Limited, (13) Jaibhawani Tie-Up Private Limited, (14) Matashree Tie-Up Private Limited, (15) Jagadamba Tradecom Private Limited, (16) Tridev Viniyog Private Limited, (17) Happy Bengal Promoters Private Limited, (18) Happy Brick Building Private Limited, (19) Happy Awasan Private Limited, (20) Happy Bhawan Private Limited, (21) Happy Apartment Private Limited, (22) Happy Gadgets Private Limited, (23) Happy Aangan Private Limited, (24) Happy Huts Private Limited, (25) Admirable Realtors Private Limited, (26) Cornerstone Developers Private Limited, (27) Kalakanchan Developers Private Limited, (28) Emerald Nirman Private Limited, (29) Jeewan Barter Private Limited, (30) Karni Apartment Private Limited (31) Karni Shelters Private Limited (32) Karni Plaza Maker Private Limited

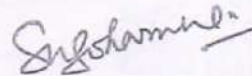
  
Authorised Signatory



**EXECUTED AND DELIVERED** on behalf of all the withinnamed **PURCHASERS** by their common Authorised Signatory, Mr. Sunil Kumar Loharuka, who has executed these presents at **Kolkata** in the presence of:

1) 

For (1) AJNA COMMERCIAL PRIVATE LIMITED, (2) AZURITE BUILDERS PRIVATE LIMITED (3) CORNET VANIJYA PRIVATE LIMITED (4) CRESCENT TIE-UP PRIVATE LIMITED, (5) DIVINE VINIMAY PRIVATE LIMITED (6) EXCEL SALES PRIVATE LIMITED, (7) HARAPPA NIRMAN PRIVATE LIMITED, (8) REGAL VINIMAY PRIVATE LIMITED, (9) VEGA COMMERCIAL PRIVATE LIMITED, (10) ENERGY COMMERCIAL PRIVATE LIMITED, (11) DURGAVATI PROMOTERS PRIVATE LIMITED, (12) ANNAPURNA APARTMENTS PRIVATE LIMITED, (13) SUBHAM PROMOTERS PRIVATE LIMITED, (14) SARBANI PROPERTIES PRIVATE LIMITED, (15) STYLISH VANIJYA PRIVATE LIMITED, (16) BAUL BUILDCON PRIVATE LIMITED, (17) MOHENJADARO ESTATE PRIVATE LIMITED, (18) MORNING TOWERS PRIVATE LIMITED, (19) GREEN DEVCON PRIVATE LIMITED, (20) GREEN PROMOTERS PRIVATE LIMITED, (21) GREEN CONBUILD PRIVATE LIMITED, (22) VISTA TOWERS PRIVATE LIMITED, (23) GREEN MANSION PRIVATE LIMITED, (24) GREEN TOWERS PRIVATE LIMITED, (25) LOHARUKA DEVELOPERS PRIVATE LIMITED (26) SHRIJA PROPERTIES PRIVATE LIMITED (27) MONOPOLY ENCLAVE PRIVATE LIMITED, (28) MELODY ENCLAVE PRIVATE LIMITED, (29) CAPRICON ENCLAVE PRIVATE LIMITED and (30) ACCORD ENCLAVE PRIVATE LIMITED



Authorised Signatory




**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the withinnamed Purchaser the withinmentioned sum of **Rs.16,30,000/=** (Rupees sixteen lacs thirty thousand) only being the consideration in full payable under these presents as per memo written hereinbelow:

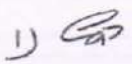
**MEMO OF CONSIDERATION**

Date	Amount	Cheque No.	Bank/Branch	Issued by the Purchasers, in the name of the following Vendors for themselves and on behalf of all the Vendors, at the request of and/or by the consent of all the Vendors, named herein before.
05.07.2007	50,000/-	335130	Corporation Bank Baguiati Branch	NEELKAMAL VINCOM PVT.LTD.
05.07.2007	80,000/-	335078	-do-	SHREEYUKTA TRADECOM PVT LTD.
05.07.2007	25,000/-	335003	-do-	BALESHWAR MARKETING PVT LTD.
05.07.2007	25,000/-	335004	-do-	REAL MARK TRADING PVT. LTD.
05.07.2007	1,00,000/-	335027	-do-	HAPPY BENGAL PROMOTERS PVT. LTD.
26.05.2007	7,50,000/-	265421	-do-	JEEWAN BARTER PVT.LTD.
05.07.2007	6,00,000/-	325476	-do-	JEEWAN BARTER PVT.LTD.
<b>TOTAL :</b>	<b>16,30,000/-</b>	<b>RUPEES SIXTEEN LAC AND THIRTY THOUSAND ONLY.</b>		

For (1) Satyanarayani Tradecom Private Limited, (2) Parwati Tradecom Private Limited, (3) Neelkamal Vincom Private Limited, (4) Venkatesh Merchandise Private Limited, (5) Veer Vanijya Private Limited, (6) Shreeyukta Tradecom Private Limited, (7) Baleshwar Marketing Private Limited, (8) Real Mark Trading Private Limited, (9) Vandan Tradecom Private Limited, (10) Jaiguru Commodities Private Limited, (11) Siddha Tradecom Private Limited, (12) Pasupati Vincom Private Limited, (13) Jaibhawani Tie-Up Private Limited, (14) Matashree Tie-Up Private Limited, (15) Jagadamba Tradecom Private Limited, (16) Tridev Vinlyog Private Limited, (17) Happy Bengal Promoters Private Limited, (18) Happy Brick Building Private Limited, (19) Happy Awasan Private Limited, (20) Happy Bhawan Private Limited, (21) Happy Apartment Private Limited, (22) Happy Gadgets Private Limited, (23) Happy Aangan Private Limited, (24) Happy Huts Private Limited, (25) Admirable Realtors Private Limited, (26) Cornerstone Developers Private Limited, (27) Kalakanchan Developers Private Limited, (28) Emerald Nirman Private Limited, (29) Jeewan Barter Private Limited, (30) Karni Appartment Private Limited (31) Karni Shelters Private Limited (32) Karni Plaza Maker Private Limited

  
Authorised Signatory

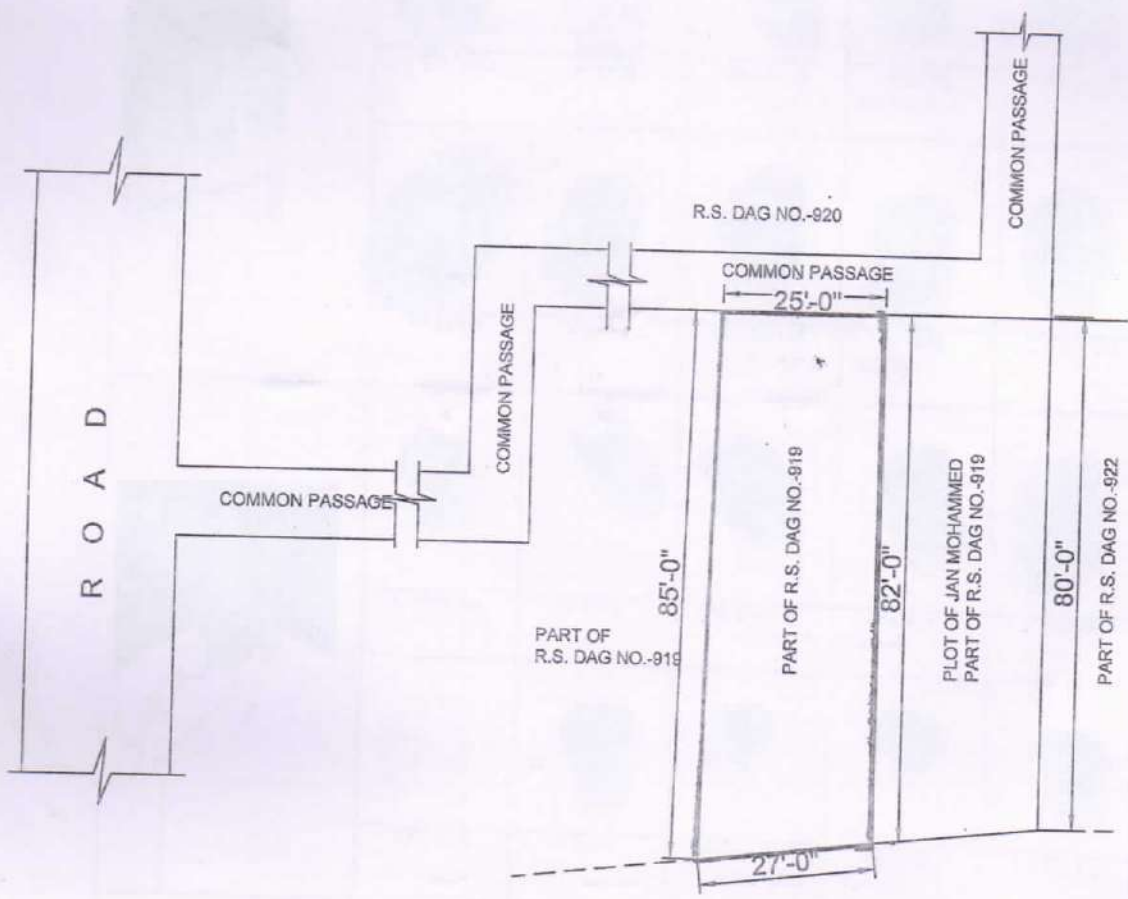
WITNESSES:

1)  (Sanjay Saraf)  
14/17 Makarjwal lane  
HOWRAN -



**SITE PLAN OF PART OF R.S. DAG NO.-919, AT  
MOUZA - RAIGACHI, J.L. NO.-12, R.S. NO.-194,  
L.R.KH. NOS. - 1426/1, 112/1 & 453/1, P.S.- RAJARHAT,  
DIST .-24 PRGS (N)**

AREA OF PLOT = 3K -0CH- 11Sq.ft.  
(demarcated by red outline)



**DEED PLAN**  
SCALE - 0'-1" : 25'-0"



*Shahamud*

SIGNATURE OF VENDOR



Sl  
No  
Signature  
of the  
executants  
/and/or  
Purchaser



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



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

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



DATED THIS 11<sup>th</sup> DAY OF JULY 2007

Book No. H  
 Folio No. 1  
 Page No. 15-16  
 Date of Issue 07/06/07  
 Valuation 200.00

BETWEEN

(1) SATYANARAYANI TRADECOM PRIVATE LIMITED & 31 OTHERS  
 ... VENDORS

AND

(1) AJNA COMMERCIAL PRIVATE LIMITED & 29 OTHERS  
 ... PURCHASERS

DEED OF CONVEYANCE



Date of Assurances  
 5-11-07



Addl, Registrar of Assurances  
 Indore