5587/2014

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

Forwarded to the Dy IG Range IV u/s 47(a) of IS Act vide Memo No 105 dt 11/7/2014 Market Value determined by Dy IG(R-IV) is Rs 11,37,05,006 vide Memo No 278(3) dt 07/11/2014

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.

District Sub-Registrar-II Burdwan

25 NOV 2014

District Sub-Registrar-II Burdwan

10/11/2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 30th Day June of Two Thousand Fourteen (2014) A.D.

BETWEEN

ULLAHAS NANDINI UDYOG PRIVATE LIMITED, formerly known as **ULLAHAS HOTEL NANDINI PRIVATE LIMITED,** a company incorporated under the provisions of the Companies Act, 1956 having its

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Primarc MCK Burdwan Premises LLP.

NAME S. Lucas Lane
Rs. 5000/-
- 2 JUN 2014
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Ray Road, Kol-1

Bewrabazar
Kol-1

- 2 JUN 2014
- 2 JUN 2014

Seal of the Dist. Sub-Registrar of Burdwan
Burdwan (W.B.) India

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Burdwan

Identified by me
Sanjib Kumar Ghosh 30 JUN 2014
Advocate
Calcutta High Court
Kolkata.

Registered Office at "Madhabi Mansion", 3/1/2, Haradeb Bhattacharya Lane, 3rd Floor, Flat No.401/402, Ward No.33 Shibpur, Howrah – 711102 & **Branch Office** at Ulhas Commercial Centre, Room No.ULCF-30, Ulhas Mini Township, P.S. & District – Burdwan, having its **PAN – AABCU0748D**, duly represented by its Directors **(1) SMT. ANINDITA PANJA,** wife of Late Chittaranjan Panja, by Religion – Hindu, by Profession – Business, by Nationality & Citizenship – Indian, residing at 61E, G.T. Road, P.O.+P.S.+District – Burdwan, PIN – 713101, having PAN – AKHPP3423F **& (2) SRI AVIJIT DEY,** son of Bijoy Kumar Dey, by Religion – Hindu, by Profession – Business, by Nationality & Citizenship – Indian, residing at Village - Kalipur, P.O.+ P.S. – Arambagh, District – Hooghly, PIN – 712601, having PAN – AGTPD0316M, by Board's Resolution dated: 28/05/2014, hereinafter referred to as the **VENDOR/OWNER** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assignees) of the **ONE PART**.

-AND-

PRIMARC MCK BURDWAN PROJECTS LLP, a Limited Liability Partnership Firm formed and incorporated under The Limited Liability Partnership Act, 2008 having its Registered Office at 5, Lucas Lane, P.S. – Burrabazar, Kolkata – 700001, having its **PAN – AAPFP0208E**, duly represented by its Designated Partner **MR. VIKASH KUMAR BOTHRA,** son of Mr. Babulal Bothra, by Religion – Jain, by Profession – Business, by Nationality & Citizenship – Indian residing at 5B, Judge's Court Road, 8th Floor, P.O. - Alipore, P.S. – Alipore, Kolkata – 700027, having PAN – ADRPB5413G, hereinafter referred to as the **VENDEE/PURCHASER** (which term or expression shall unless repugnant to the context and meaning thereof

Vikash Kumar Bothra

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shall mean and include its successors-in-office and assignees) of the **SECOND PART.**

-AND-

MCK PGE PROJECTS LLP, a Limited Liability Partnership Firm formed and incorporated under The Limited Liability Partnership Act, 2008 having its Registered Office at 6A, Elgin Road, P.S. – Bhawanipur, Kolkata – 700020, having its **PAN – AATFM6309B**, duly represented by its Designated Partner **MR. SANDEEP KOTHARI**, son of Mr. Mool Chand Kothari, by Religion – Jain, by Profession – Business, by Nationality & Citizenship – Indian, residing at 5, Allenby Road, P.S. – Bhawanipur, Kolkata – 700020, having PAN – AGDPK5582G, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assignees) of the **OTHER PART.**

WHEREAS one Haradhan Bhowmik was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT** piece and parcel of Bastu land measuring about 3 Cottah 9 Chittack 27.5 Sq.Ft. more or less under R.S. Dag No.608/2441, L.R. Dag No.1804, R.S. Khatian No.1081, L.R. Khatian No. 1735, lying and situated at Mouza: Ichhlabad, J.L. No.75, P.S. Burdwan, District: Burdwan, within the limits of Burdwan Municipality.

AND WHEREAS by a Bengali Deed of Gift dated 7th November, 2003 registered at the office of A.D.S.R. Burdwan recorded in Book No.I, Volume No.65, pages: 147-153 being No.1930 for the year 2004 made between Haradhan Bhowmik, therein described as the Donor and Shri

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Prasanta Bhowmik, therein described as the Donee, the said Haradhan Bhowmik made gift unto and in favour of Shri Prasanta Bhowmik of ALL THAT piece and parcel of Bastu land measuring about 3 cottah 9 chittack 27.5 sq.ft. more or less under R.S. Dag No.608/2441, L.R. Dag No.1804, R.S. Khatian No.1081, L.R. Khatian No.1735, lying and situated at Mouza: Ichhlabad, J.L. No.75, P.S. Burdwan, District: Burdwan within the limits of Burdwan Municipality.

AND WHEREAS thus the said Shri Prasanta Bhowmik became absolute Owner of ALL THAT piece and parcel of Bastu land measuring about 3 cottah 9 chittack 27.5 sq.ft. more or less under R.S. Dag No.608/2441, L.R. Dag No.1804, R.S. Khatian No.1081, L.R. Khatian No.1735, lying and situated at Mouza: Ichlabad, J.L. No.75, P.S. Burdwan, District: Burdwan within the limits of Burdwan Municipality.

AND WHEREAS by a Bengali Deed of Conveyance dated 12th September, 2011 registered at the office of A.D.S.R. Burdwan, Being No.07032 for the year 2011 and therein recorded in Book No.I, CD Volume No.22, pages: 1787-1798 made between Shri Prasanta Bhowmik, therein described as the Vendor and Ullahas Nandini Udyog Private Limited, represented by its Directors Shri Chittaranjan Panja and Smt. Anindita Panja, both of 61E, G.T. Road, Post & P.S. & District: Burdwan, therein stated as the Purchaser, the said Shri Prasanta Bhowmik sold, transferred and conveyed unto and in favour of Ullahas Nandini Udyog Private Limited of ALL THAT piece and parcel of Bastu land measuring about 3 cottah 9 chittack 27.5 sq.ft. more or less under R.S. Dag No.608/2441, L.R. Dag No.1804, R.S. Khatian No.1081, L.R. Khatian No.

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বর্ধমান জিলা অবর নিবন্ধকের দপ্তর
বর্ধমান (পশ্চিম বঙ্গ) ভারত
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1735, lying and situated at Mouza: Ichhlabad, J.L. No.75, P.S. Burdwan, District: Burdwan within the limits of Burdwan Municipality and duly mutated its name in the records of the B.L. & L.R.O. under L.R. Khatian No. 6957 and also mutated its name in the Burdwan Municip|ality being Holding No.72/1, Muchipara.

AND WHEREAS thus the said Ullahas Nandini Udyog Private Limited became absolute Owner of **ALL THAT** piece and parcel of Bastu land measuring about 2592.5 Sq.Ft. more or less under R.S. Dag No.608/2441, L.R. Dag No.1804, R.S. Khatian No.1081, L.R. Khatian No.1735, L.R. Khatian No. 6957, lying and situate at Mouza: Ichhlabad under Block: Burdwan-1, J.L. No.75, P.S. Burdwan, Holding No. 72/1, Muchipara within the limits of Ward No.12 of Burdwan Municipality, District – Burdwan.

AND WHEREAS one Sarat Chandra Basu, Bijan Chandra Basu and Kamal Kumar Basu were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of All That piece and parcel of the plot of land measuring an area 1 acre 37 decimals more or less under Mouza: Ichhlabad, J.L. No.75, Khatian No.429, C.S. & R.S. Plot No.605, P.S.& District: Burdwan, in equal 1/3rd shares, and recorded their names in the C.S. records of right.

AND WHEREAS the said Sarat Chandra Basu, by virtue of Deed of Partition of their entire estate with his other co-sharers, became the sole and absolute Owner and possessor of All That piece and parcel of the

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plot of land measuring an area 1 acre 37 decimals more or less under Mouza: Ichhlabad, J.L. No.75, Khatian No.429, C.S. & R.S. Plot No.605, P.S. Burdwan, within the limits of Burdwan Municipality, District: Burdwan, and had been enjoying absolute right, title and interests over the said property free from all sorts encumbrances, claims, demands, hindrances, liens, debts, dues, attachments, charges, acquisitions and requisitions whatsoever and howsoever and without any interference, obstruction and objection whatsoever from any person whomsoever, and in any manner and corner whatsoever and howsoever.

AND WHEREAS the said Sarat Chandra Basu died intestate leaving behind him surviving his five sons namely (1) Pundarikaksha Basu, (2) Arabindaksha Basu, (3) Kamalaksha Basu, (4) Bimalkasha Basu & (5) Sarojaksha Basu as his legal heirs and none else to the above property, in equal 1/5 shares.

AND WHEREAS the said Pundarikaksha Basu died intestate leaving behind him surviving his two sons namely (1) Birupaksha Basu and (2) Bishalaksha Basu as his legal heirs and none else to the above 1/5th share of the property in equal 1/10th shares.

AND WHEREAS the said Arabindaksha Basu died intestate leaving behind him surviving his two sons namely (1) Ambujaksha Basu and (2) Monojaksha Basu as his legal heirs and none else to the above 1/5th share of the property in equal 1/10th shares.

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AND WHEREAS the said Kamalaksha Basu died intestate leaving behind him surviving his wife Abha Basu and four sons namely (1) Jaladaksha Basu, (2) Sobhanaksha Basu, (3) Sailajaksha Basu and (4) Utpalaksha Basu as his legal heirs and none else to the above 1/5th share of the property in equal 1/25th shares.

AND WHEREAS the said Jaladaksha Basu died intestate leaving behind him surviving his two daughters namely (1) Jayshree Mitra and (2) Jayanti Mitra as his legal heirs and none else to the above 1/25th share of the property in equal 1/50th shares.

AND WHEREAS Bimalaksha Basu and others were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of ALL THAT piece and parcel of land 1/5th out of the total 1.37 acres i.e. approximately 27 decimals of the said land in equal 1/20th shares.

AND WHEREAS by a Deed of Conveyance, dated 1st July, 1978, registered in the office of the District Sub-Registrar, Burdwan Being No.6243 made between Bimalaksha Basu and others sold, transferred and conveyed unto and in favour of Lakshmi Kanto Majilla, Kalachand Mondal, Deboprasad Jash and Chaitanyadeb Koner as benamdar of Lakshmi Kanto Majilla of ALL THAT piece and parcel of land, 1/5th out to the total 1.37 acres i.e. approximately 27 decimals of the said piece and parcel of land in equal 1/28th shares.

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AND WHEREAS by a Deed of Conveyance, dated 20th August, 1980 Being No.6301 registered in the office of the District Sub-Registrar, Burdwan the said Kalachand Mondal and Deboprasad Jash, being the then owners, to their absolute shares and interests to the extent of equal 1/20th shares in ALL THAT the piece and parcel of land, sold, transferred, conveyed, alienated, granted, demised, provided unto and in favour of DEBNARAYAN MAJILLA, PRAVASH CHANDRA MAJILLA and BIKASH CHANDRA MAJILLA, 1/10th out of the total 1.37 acres i.e. approximately 14 decimals of the said land.

AND WHEREAS by a Deed of Conveyance, dated 1st July, 1978, Being No.6244 registered at the office of District Sub-Registrar, Burdwan the said Bimalaksha Basu and others sold, transferred, delivered, conveyed, alienated, granted, demised, provided unto and in favour DEBNARAYAN MAJILLA, PRAVASH CHNDRA MAJILLA and BIKASH CHANDRA MAJILLA of ALL THAT the piece and parcel of land 1/5th out of the total 1.37 acres i.e. approximately 28 decimals of the said land.

AND WHEREAS by a Deed of Conveyance, dated 1st July, 1978 Being No.6245 registered in the office of the District Sub-Registrar, Burdwan the said Bimalaksha Basu and Others being the then owners sold, transferred, delivered, conveyed, alienated, granted, demised, provided unto and in favour of Bana Behari Jash and Rash Behari Jash ALL THAT the piece and parcel of land, 1/5th out of the total 1.37 acres i.e. approximately 27 decimals of the said land.

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বর্ধমান জেলা অবর নিবন্ধকের কার্যালয়
বর্ধমান (পশ্চিম বঙ্গ) ভারত
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AND WHEREAS by two separate Deeds of Conveyance, both dated 20.08.1980 Being No.6302 and Being No.6305, both registered in the office of the District Sub-Registrar, Burdwan the said Rash Behari Jash and Bana Behari Jash, sold, transferred delivered, conveyed, provided unto and in favour of DEBNARAYAN MAJILLA, PRAVASH CHANDRA MAJILLA and BIKASH CHANDRA MAJILLA of ALL THAT the piece and parcel of land, their entire right, title and interest to the extent of their individual 1/10th shares each of the total 1/5th share over the said land and free from all encumbrances, liens. Lis-pendences whatsoever.

AND WHEREAS by a Deed of Conveyance, dated 01.07.1978 Being No.6246 registered in the office of the District Sub-Registrar, Burdwan, the said Bimalaksha Basu and others being the then owners, sold, transferred, delivered, conveyed, unto and in favour of Kumarish Chandra Mondal and Kalachand Mondal ALL THAT the piece and parcel of land, 1/5th out of the total 1.37 acres i.e. approximately 27 decimals of the said land.

AND WHEREAS by two separate Deeds of Conveyance, dated 08.03.1982 Being No.2071 and dated 11.03.1982 Being No.1280 both registered in the office of the District Sub-Registrar, Burdwan, the said Kumarish Chandra Mondal and Kalachand Mondal, sold, transferred, delivered, conveyed unto and in favour of LAKSHMI RANI MAJILLA of ALL THAT the piece and parcel of land, their entire right, title and interest over the said land and free from all encumbrances, charges, liens, lis-pendences whatsoever.

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বর্ধমান জেলা অবর নিবন্ধক কার্যালয়
বর্ধমান (পশ্চিম বঙ্গ) ভারত
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AND WHEREAS by a Deed of Conveyance, dated 01.07.1978 Being No.6247 registered in the office of the District Sub-Registrar, Burdwan, the said Bimalaksha Basu and Others sold, transferred, delivered, conveyed, unto and in favour of HARISADHAN KONER as benamdar of Lakshmi Kanto Majilla of ALL THAT the piece and parcel of land, 1/5th out of the total 1.37 acres i.e. approximately 27 decimals of the said land.

AND WHEREAS by a Deed of Release, dated 11.03.1982 Being No.1270 registered in the office of the Joint Sub-Registrar, Burdwan, the said HARISADHAN KONER disclaimed, released and/or relinquished all his right, title and interests in the said properties and every part thereof which he had otherwise acquired as a benamdar of Lakshmi Kanto Majilla to the extent of ALL THAT 1/5th share of the said land, in favour of DEBNARAYAN MAJILLA, PRAVASH CHANDRA MAJILLA and BIKASH CHANDRA MAJILLA.

AND WHEREAS by a Deed of Release, dated 11.03.1982 Being No.1275, registered in the office of the Joint Sub-Registrar, Burdwan, the said Chaitanyadeb Koner disclaimed, released and/or relinquished all his right, title and interests in the said properties and every part thereof which he had otherwise acquired as a benamdar of Lakshmi Kanto Majilla to the extent of 1/20th share of the said land in favour of LAKSHMI RANI MAJILLA.

AND WHEREAS thus the said Lakshmi Rani Majilla and three sons namely Debnarayan Majilla, Pravash Chandra Majilla and Bikash

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Chandra Majilla became absolute joint Owners of the said 1/20th share of the said land.

AND WHEREAS by a Deed of Conveyance all dated 10th May, 2011 registered at the office of A.D.S.R. Burdwan, Being No.03511 for the year 2011 and therein recorded in Book No.I, CD Volume No.11, pages: 1645-1669 made between Debnarayan Majilla, Pravash Chandra Majilla, Bikash Chandra Majilla and Lakshmi Rani Majilla, therein stated as the Vendors/Owners and Ullahas Hotel Nandini Pvt. Ltd. a company incorporated under the provision of the Companies Act, 1956 having its registered office at "Madhabi Mansion", 3/1/2, Haradeb Bhattacharjee Lane, Shibpur, Howrah-711102, duly represented by its Directors Shri Chittaranjan Panja and Smt. Anindita Panja, therein stated as the Purchaser the said Lakshmi Rani Majilla, Debnarayan Majilla, Pravash Chandra Majilla and Bikash Chandra Majilla, sold, transferred and conveyed unto and in favour of Ullahas Hotel Nandini Pvt. Ltd. of ALL THAT piece and parcel of Danga land measuring about 1 acre 37 decimal i.e. 1.37 acres more or less togetherwith a pucca covered area measuring about 300 sq.ft. alongwith a tin shed measuring about 2000 sq.ft. approximately lying and situate at Mouza: Ichhlabad, J.L. No.75, appertaining to Khatian No.429, R.S. Plot No.605, corresponding to L.R. Plot No.1806 appertaining to Khatian Nos.603, 829, 943, 4379 P.S. and Sub-Registry: Burdwan, within the limits of Burdwan Municipality, District: Burdwan and duly mutated its name in the records of the B.L. & L.R.O. under L.R. Khatian No. 6745 and also mutated its name in the Burdwan Municipality being Holding No.72, Muchipara and also duly

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বর্ধমান (পশ্চিম বঙ্গ) ভারত
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converted the character of land from Danga to Housing Complex vide case No.01/2013 of the office of the ADM & DL & LRO, Burdwan.

AND WHEREAS thus the said Ullahas Hotel Nandini Pvt. Ltd. presently known as Ullahas Nandini Udyog Pvt. Ltd. became the absolute Owner of ALL THAT piece and parcel of housing complex land measuring about 1 acre 37 decimal i.e. 1.37 acres more or less togetherwith a pucca covered area measuring about 300 Sq.Ft. alongwith a tin shed measuring about 2000 Sq.Ft. approximately lying and situate at Mouza: Ichhlabad, J.L. No.75, appertaining to Khatian No.429, R.S. Plot No.605, corresponding to L.R. Plot No.1806 appertaining to L.R. Khatian No.6745 P.S. Burdwan, Holding No.72, Muchipara, within the limits of Ward No.12 of Burdwan Municipality, District: Burdwan.

AND WHEREAS by a Bengali Deed of Conveyance dated 24th October, 2011 registered at the office of A.D.S.R. Burdwan, Being No.07816 for the year 2011 and therein recorded in Book No.I, CD Volume No.25, Pages: 1-14 made between Ullahas Nandini Udyog Pvt. Ltd. duly represented by its Directors Shri Chittaranjan Panja and Smt. Anindita Panja, therein stated as the Vendor and Smt. Shefali Laha, Shri Ashes Laha, Shri Aloke Laha, Shri Arup Laha and Shri Anup Laha, therein stated as the Purchasers the said Ullahas Nandini Udyog Pvt. Ltd. sold, transferred and conveyed unto and in favour of Smt. Shefali Laha, Shri Ashes Laha, Shri Aloke Laha, Shri Anup Laha and Shri Arup Laha of ALL THAT piece and parcel of housing complex land measuring about 4 Cottah 5 Chittack 30 Sq.Ft. equivalent to 0.072 Acre or 3135 Sq.Ft. more or less under R.S. Dag No.605, Khatian No.429, L.R. Dag No.1806, L.R.

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Khatian No.6745, lying and situated at Mouza: Ichhlabad, J.L. No.75, P.S. Burdwan, District: Burdwan within the limits of Burdwan Municipality and duly recorded their names in the records of the B.L.&L.R.O. under Khatian Nos.7226, 7227, 7228, 7229 & 7230.

AND WHEREAS thus the said Ullahas Nandini Udyog Pvt. Ltd. now the absolute Owner of ALL THAT piece and parcel of housing complex land measuring about 1.298 Acre or 56541 Sq.Ft. more or less under R.S. Dag No.605, Khatian No.429, L.R. Dag No.1806, L.R. Khatian No.6745, lying and situated at Mouza: Ichhlabad, J.L. No.75, P.S. Burdwan, Holding No.72, Muchipara, within the limits of Ward No.12 of Burdwan Municipality, District: Burdwan.

AND WHEREAS one Bimalendu Chowdhury was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of ALL THAT piece and parcel of land measuring about 45 satak more or less under R.S. Dag No.608, L.R. Dag No.1805, R.S. Khatian Nos.1159, 1160, 1161, L.R. Khatian Nos.4112, 4113, 4114, 4115, 4116 lying and situate at Mouza: Ichhlabad, J.L. No.75, P.S. Burdwan, District: Burdwan within the limits of Burdwan Municipality.

AND WHEREAS by four Deeds of Conveyance all dated 25th June, 1980 registered at the office of District Sub-Registry Office being Nos.5076, 5078, 5079, 5077 respectively made between Bimalendu Chowdhury, therein stated as the Vendor and Smt. Shefali Laha, Shri Ashes Laha, Shri Aloke Laha, Shri Anup Laha, therein stated as the Purchasers the said Bimalendu Chowdhury sold, transferred and conveyed unto and in

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favour of Smt. Shefali Laha, Shri Ashes Laha, Shri Aloke Laha, Shri Anup Laha of ALL THAT piece and parcel of land measuring about 45 satak more or less (11.25 satak each) under R.S. Dag No.608, L.R. Dag No.1805, R.S. Khatian Nos.1159, 1160, 1161, L.R. Khatian Nos.4112, 4113, 4114, 4115, 4116 lying and situate at Mouza: Ichhlabad, J.L. No.75, P.S. Burdwan, District: Burdwan within the limits of Burdwan Municipality.

AND WHEREAS by a Deed of Gift dated 31st December, 1999 registered at the office of A.D.S.R. Burdwan, Being No.7542 made between Shri Ashes Laha, Shri Aloke Laha, Shri Anup Laha, therein stated as the Donors and Shri Arup Laha, therein stated as the Donee the said Shri Ashes Laha, Shri Aloke Laha, Shri Anup Laha, made gift unto and in favour of Shri Arup Laha of ALL THAT piece and parcel of land measuring about 8.43 satak out of 33 3/4 satak more or less under R.S. Dag No.608, L.R. Dag No.1805, R.S. Khatian Nos.1159, 1160, 1161, L.R. Khatian Nos.4112, 4113, 4114, 4115, 4116 lying and situate at Mouza: Ichhlabad, J.L. No.75, P.S. Burdwan, District: Burdwan within the limits of Burdwan Municipality.

AND WHEREAS by virtue of Deed of Conveyance and Deed of Gift said Smt. Shefali Laha, Shri Ashes Laha, Shri Aloke Laha, Shri Anup Laha and Shri Arup Laha became absolute Owners of ALL THAT piece and parcel of land measuring about 45 satak more or less under R.S. Dag No.608, L.R. Dag No.1805, R.S. Khatian Nos.1159, 1160, 1161, L.R. Khatian Nos.4112, 4113, 4114, 4115, 4116 lying and situate at Mouza:

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Ichhlabad, J.L. No.75, P.S. Burdwan, District: Burdwan within the limits of Burdwan Municipality.

AND WHEREAS by a Deed of Conveyance dated 24th October, 2010 registered at the office of A.D.S.R. Burdwan, Being No.08266 for the year 2011 recorded in Book No.I, CD Volume No.26, Pages: 2801 to 2815 made between Smt. Shefali Laha, Shri Ashes Laha, Shri Aloke Laha, Shri Anup Laha and Shri Arup Laha, therein stated as the Vendors and Ullahas Nandini Udyog Pvt. Ltd. duly represented by its Directors Shri Chittaranjan Panja and Smt. Anindita Panja, therein stated as the Purchaser the said Smt. Shefali Laha, Shri Ashes Laha, Shri Aloke Laha, Shri Arup Laha and Shri Anup Laha, sold, transferred and conveyed unto and in favour of Ullahas Nandini Udyog Pvt. Ltd. of **ALL THAT** piece and parcel of land measuring about 2 cottah 3 Sq.Ft. more or less under R.S. Dag No.608, L.R. Dag No.1805, R.S. Khatian Nos.1159, 1160, 1161, L.R. Khatian Nos.4112, 4113, 4114, 4115, 4116 lying and situate at Mouza: Ichhlabad, J.L. No.75, P.S. Burdwan, District: Burdwan within the limits of Burdwan Municipality and duly mutated its name in the records of the B.L. & L.R.O. under L.R. Khatian No. 6957 and also mutated its name in the Burdwan Municipality.

AND WHEREAS thus the said Ullahas Nandini Udyog Pvt. Ltd. became absolute Owner of **ALL THAT** piece and parcel of Kathgola land (although as per Plot Information & ROR, character of land is Kathgola but actually the land is danga & vacant) measuring about 1443 Sq.Ft. more or less under R.S. Dag No.608, L.R. Dag No.1805, R.S. Khatian Nos.1159, 1160, 1161, L.R. Khatian No.6957, lying and situated at

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Mouza: Ichhlabad under Block: Burdwan-1, J.L. No.75, P.S. Burdwan, within the limits of Ward No.12 of Burdwan Municipality, District – Burdwan.

AND WHEREAS by an Agreement dated 13th June, 2013 made between Ullahas Nandini Udyog Private Limited formerly known as Ullahas Hotel Nandini Pvt. Ltd., stated as Vendor/Owner therein and MCK PGE Projects LLP, therein stated as the Purchaser, the said Ullahas Nandini Udyog Private Limited formerly known as Ullahas Hotel Nandini Pvt. Ltd. agreed to sell and MCK PGE Projects LLP agreed to purchase ALL THOSE pieces and parcels of land togetherwith structure standing thereon as stated in the SCHEDULE-A, B & C written therein upon payment of total consideration as agreed upon by and between the parties.

AND WHEREAS upon payment of the total consideration money Ullahas Nandini Udyog Private Limited formerly known as Ullahas Hotel Nandini Pvt. Ltd., agreed to convey unto and in favour of MCK PGE Projects LLP or its' nominee of ALL THOSE pieces and parcels of land togetherwith structure standing thereon as stated in the SCHEDULE-A, B & C written therein by way of executing the registered Deed of Sale, therein referred to as the said property.

AND WHEREAS MCK PGE Projects LLP could not complete the sale within the stipulated period under the said Agreement as mentioned.

AND WHEREAS by an Agreement for Nomination and Assignment, dated: 30/12/2013 MCK PGE PROJECTS LLP being the Assignor, PRIMARC

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MCK BURDWAN PROJECTS LLP being the ASSIGNEE and ULLAHAS NANDINI UDYOG PRIVATE LIMITED (formerly known as Ullahas Hotel Nandini Pvt. Ltd.) being the Confirming Party therein, the Assignor therein is not willing to complete the transaction by making payment of consideration amount and as such expressed its intention to nominate and transfer the said property mentioned in the said agreement in favour of any purchaser of the same, so the Assignee therein & Purchaser herein i.e., PRIMARC MCK BURDWAN PROJECTS LLP has approached the Assignor therein & Confirming Party herein i.e., MCK PGE PROJECTS LLP and expressed its desire to purchase that property.

AND WHEREAS in pursuance of aforesaid desire of the Purchaser herein, the Confirming Party herein has approached the Confirming Party therein & Vendor herein and expressed its intention to convey, transfer and assign its every rights and interest derived under the said Agreement dt: 13/06/2013 in favour of the Purchaser herein by the Agreement dt:30/12/2013 as its Assignee and requested the Vendor herein to complete the sale and transfer of the said property in favour of the Purchaser herein as the lawful Purchaser by executing registered Deed of Conveyance in favour of PRIMARC MCK BURDWAN PROJECTS LLP, the Purchaser herein and the Confirming Party therein & Vendor herein i.e., ULLAHAS NANDINI UDYOG PRIVATE LIMITED (formerly known as Ullahas Hotel Nandini Pvt. Ltd.) has agreed to accept the PRIMARC MCK BURDWAN PROJECTS LLP as Purchaser and also agreed to sell the property in favour of the Purchaser herein.

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AND WHEREAS by a Memorandum of Understanding, dt: 06/05/2014 signed & executed between the Vendor/Owner, Vendee/Purchaser & confirming Party therein and same herein, it is agreed by and between the Parties that as the OWNER failed to make the said property free from unauthorized occupants and also unable to complete the conversion process of the said land before execution of Deed of Conveyance, so, upon payment of the total consideration which agreed upon by and between the parties as per the said Memorandum of Understanding, dt: 06/05/2014 amounting to Rs.9,84,00,000/- (Rupees Nine Crores Eighty Four Lacs) only.

AND WHEREAS Purchaser herein paid a sum of Rs.8,21,11,111/- (Rupees Eight Crores Twenty One Lac Eleven Thousand One Hundred and Eleven) only towards part payment out of total consideration amount Rs.9,84,00,000/- (Rupees Nine Crores Eighty Four Lacs) only to the Vendor herein.

AND WHEREAS the Vendor has agreed to sell and Purchaser has agreed to purchase the Scheduled property as is where is condition without any reservation/demur mentioned herein at a total consideration of **Rs.9,84,00,000/- (Rupees Nine Crores Eighty Four Lacs)** only.

AND WHEREAS the Vendor is desirous of selling 60,576.50 sq. ft. of land comprising in **ALL THAT** piece and parcel of housing complex land measuring about 56,541 sq. ft. more or less together with a cemented flooring structure with tin shed measuring about 300 sq.ft. approximately lying and situated at Mouza: Ichhlabad, under Block:

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Burdwan-1, J.L. No.75, appertaining to Khatian No.429, R.S. Plot No.605, corresponding to L.R. Plot No.1806 appertaining to L.R. Khatian No.6745, P.S. and Sub-Registry: Burdwan, Holding No. 72, Muchipara, within the limits of Ward No.12 of Burdwan Municipality, District: Burdwan & **ALL THAT** piece and parcel of Bastu land measuring about 2592.5 Sq.Ft. more or less under R.S. Dag No.608/2441, L.R. Dag No.1804, R.S. Khatian No.1081, L.R. Khatian No. 6957, lying and situated at Mouza: Ichhlabad under Block: Burdwan-1, J.L. No.75, P.S. Burdwan, Holding No.72/1, Muchipara, within the limits of Ward No.12 of Burdwan Municipality, District – Burdwan & **ALL THAT** piece and parcel of Kathgola land measuring about 1443 Sq.Ft. under R.S. Dag No.608, L.R. Dag No.1805, R.S. Khatian Nos.1159, 1160, 1161, L.R. Khatian No.6957, lying and situated at Mouza: Ichhlabad under Block: Burdwan-1, J.L. No.75, P.S. Burdwan, within the limits of Ward No.12 of Burdwan Municipality, District – Burdwan, as stated in the SCHEDULE hereunder written, hereinafter referred to as the "Said Property".

AND WHEREAS the Vendor has approached the Purchaser for sale of the said property free from all encumbrances except unauthorized occupants, charges, liens, lispendences attachments claims and demands whatsoever.

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell the said property at a total consideration of **Rs.9,84,00,000/- (Rupees Nine Crores Eighty Four Lacs)** only free from all encumbrances, charges, liens, lispendences, attachments, claims and demands except mentioned herein occupied by unauthorized

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occupants and Purchaser held responsible for all costs & consequences to make free the said land from unauthorized occupants whatsoever on the terms and conditions stated hereunder.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That in pursuance of the aforesaid 03 (Three) agreements, executed on 13/06/2013, 30/12/2013 & 06/05/2014 and in consideration of the said sum of **Rs.9,84,00,000/- (Rupees Nine Crores Eighty Four Lacs) only** paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquits, releases and discharges said property in favour of the Purchaser herein as also the said property) the Vendor doth hereby sells, grants, conveys, transfers, assigns and assures unto and in favour of the Purchaser 60,576.50 sq. ft. of land comprising in **ALL THAT** piece and parcel of housing complex land measuring about 56,541 sq. ft. more or less together with a cemented flooring structure with tin shed measuring about 300 sq.ft. approximately lying and situated at Mouza: Ichhlabad, under Block: Burdwan-1, J.L. No.75, appertaining to Khatian No.429, R.S. Plot No.605, corresponding to L.R. Plot No.1806 appertaining to L.R. Khatian No.6745, P.S. and Sub-Registry: Burdwan, Holding No. 72, Muchipara, within the limits of Ward No.12 of Burdwan Municipality, District: Burdwan & **ALL THAT** piece and parcel of Bastu land measuring about 2592.5 Sq.Ft. more or less under R.S. Dag No.608/2441, L.R. Dag No.1804, R.S. Khatian No.1081, L.R. Khatian No. 6957, lying and situated at Mouza: Ichhlabad under Block: Burdwan-1, J.L. No.75, P.S. Burdwan, Holding No.72/1, Muchipara, within the limits

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of Ward No.12 of Burdwan Municipality, District – Burdwan & **ALL THAT** piece and parcel of Kathgola land measuring about 1443 Sq.Ft. more or less under R.S. Dag No.608, L.R. Dag No.1805, R.S. Khatian Nos.1159, 1160, 1161, L.R. Khatian No.6957, lying and situated at Mouza: Ichhlabad under Block: Burdwan-1, J.L. No.75, P.S. Burdwan, within the limits of Ward No.12 of Burdwan Municipality, District – Burdwan, as stated in the SCHEDULE hereunder written, hereinafter referred to as the said property TOGETHERWITH all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used, occupied, enjoyed, accepted, reputed, deemed, taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the said property and every part thereof TOGETHERWITH all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the said property or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or its/their executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action **TO HAVE AND TO HOLD** the same and the

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inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its executors, administrators or legal representatives and assigns absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the said property hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

b) That the Purchaser and its executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for the Vendor or its/their Predecessor-in-Title.

c) That the said property mentioned under schedules are free and clear from all encumbrances and attachments whatsoever except occupied by some unauthorized occupants and freely clearly and absolutely exonerated and forever released and discharged otherwise by the

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damages, costs, charges, claims and demands occasioned or arising out of the said property hereby sold to the Purchaser.

f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the said property as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the said property and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.

g) That the Vendor doth hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of its/their Predecessors-in-Title in respect of the said property up to the date of these presents and further agrees to keep the Purchaser fully indemnified in respect of all costs, charges and expenses arising in respect thereof.

h) The Vendor shall hand over khas, vacant and peaceful possession as is where is, condition except mentioned herein occupied by unauthorized occupants of the said property to the Purchaser, where, as is where is condition only in respect of unauthorized occupants and the Purchaser shall mutate its name in respect of the said property before all concerned authorities.

i) The Vendor shall obtain the sanctioned plan upon its name from the Burdwan Municipality and same shall be handed over to the Purchaser with all its right, title & benefits and the Vendor/Owner

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shall not be entitled to claim from the Purchaser herein any consideration amount, right, title & benefits in respect of the said plan to be sanctioned.

-:THE SCHEDULE ABOVE REFERRED TO:-

ALL THAT 60,576.50 Sq.Ft. of land comprising in **ALL THAT** piece and parcel of housing complex land measuring about 56541 Sq.Ft. more or less togetherwith a cemented flooring structure with tin shed measuring about 300sq.ft. approximately lying and situated at Mouza: Ichhlabad, under Block: Burdwan-1, J.L. No.75, appertaining to Khatian No.429, R.S. Plot No.605, corresponding to L.R. Plot No.1806 appertaining to **L.R. Khatian No.6745,** P.S. and Sub-Registry: Burdwan, Holding No. 72, Muchipara, within the limits of Ward No.12 of Burdwan Municipality, District: Burdwan & **ALL THAT** piece and parcel of Bastu land measuring about 2592.5 Sq.Ft. more or less under R.S. Dag No.608/2441, L.R. Dag No.1804, R.S. Khatian No.1081, **L.R. Khatian No. 6957,** lying and situated at Mouza: Ichhlabad under Block: Burdwan-1, J.L. No.75, P.S. Burdwan, Holding No.72/1, Muchipara, within the limits of Ward No.12 of Burdwan Municipality, District – Burdwan & **ALL THAT** piece and parcel of Kathgola land measuring about 1443 Sq. Ft. more or less under R.S. Dag No.608, L.R. Dag No.1805, R.S. Khatian Nos.1159, 1160, 1161, **L.R. Khatian No.6957,** lying and situated at Mouza: Ichhlabad under Block: Burdwan-1, J.L. No.75, P.S. Burdwan, within the limits of Ward No.12 of Burdwan Municipality, District – Burdwan, as shown in the MAP or PLAN annexed hereto and butted and bounded as follows:-

ON THE NORTH	:	70 Ft. Wide Ichhlabad Road
ON THE SOUTH	:	R.S. Plot Nos.601, 604 & 597
ON THE EAST	:	Plots under Mouza Kanainatshal
ON THE WEST	:	R.S. Plot Nos.608/2442 & 589

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

SIGNED SEALED AND DELIVERED
by the **VENDOR/OWNER** at Kolkata

ULLAHAS NANDINI UDYOG PRIVATE LIMITED
Director

ULLAHAS NANDINI UDYOG PRIVATE LIMITED
Director

SIGNED SEALED AND DELIVERED
by the **VENDEE/PURCHASER** at Kolkata

Primaro MCK Burdwan Projects LLP
Vikash Kumar Bothra
Designated Partner

SIGNED SEALED AND DELIVERED
by the **CONFIRMING PARTY** at Kolkata

MCK PGE Projects LLP
Authorised Signatory

WITNESSES:

1. Santu Konar
S/O- Samir Konar.
Vill+P.O- Tookona.
Dist- Burdwan - 713423

2. Sanjib Kumar Ghosh
S/o Sri Nirmal Ghosh
4 Narzul Park
Kestopur
Kolkata - 700059.

Prepared in the Office of:

Sanjib Kumar Ghosh

Advocate, High Court, Calcutta.

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MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASER, the within mentioned amount of **Rs.9,84,00,000/- (Rupees Nine Crores Eighty Four Lacs) only** to the fullest satisfaction towards consideration for Sale and transfer of said land referred in the Schedule hereinabove.

Sl. No.	In Favour of	TDS @ 1% (Rs.)	Net Amount (Rs.)	Total Amount (Rs.)	Mode of Payment
1	Ullahas Nandini Udyog Pvt. Ltd.	2,00,000/-	1,98,00,000/-	2,00,00,000/-	By RTGS SIBLH13164000198 dt:13/06/2013 from South Indian Bank, Brabourne Rd Branch
2	Ullahas Nandini Udyog Pvt. Ltd.	1,00,000/-	99,00,000/-	1,00,00,000/-	By RTGS SIBLH13164498421 dt:13/06/2013 from South Indian Bank, Brabourne Rd Branch
3	Ullahas Nandini Udyog Pvt. Ltd.	----	1,11,111/-	1,11,111/-	In Cash dt: 13/06/2013
4	Ullahas Nandini Udyog Pvt. Ltd.	1,10,000/-	1,08,90,000/-	1,10,00,000/-	By RTGS SIBLH13189130992, dt:08/07/2013 from South Indian Bank, Brabourne Rd Branch
5	Ullahas Nandini Udyog Pvt. Ltd.	11,111/-	9,88,889/-	10,00,000/-	By RTGS SIBLH13189131057, dt:08/07/2013 from South Indian Bank, Brabourne Rd Branch
6	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS SIBLN13210251528, dt:29/07/2013 from South Indian Bank, Brabourne Rd Branch
7	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS SIBLN13210251528, dt:29/07/2013 from South Indian Bank, Brabourne Rd Branch
8	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS No. SIBLH13362203848, dt:28/12/2013 from South Indian Bank, Brabourne Rd Branch
9	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS No. SIBLH13362203895, dt:28/12/2013 from South Indian Bank, Brabourne Rd Branch
10	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS No. SIBLH13364212538, dt:30/12/2013 from South Indian Bank, Brabourne Rd Branch

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11	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS No. SIBLH13364212481, dt:30/12/2013 from South Indian Bank, Brabourne Rd Branch
12	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS No. SIBLH13364212679, dt:30/12/2013 from South Indian Bank, Brabourne Rd Branch
13	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS No. SIBLH13364212636, dt:30/12/2013 from South Indian Bank, Brabourne Rd Branch
14	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS No. SIBLH14099458431, dt: 09/04/2013 from South Indian Bank, Brabourne Rd Branch
15	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS No. SIBLH14099459814, dt: 09/04/2013 from South Indian Bank, Brabourne Rd Branch
16	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS No. SIBLH14099458381, dt: 09/04/2013 from South Indian Bank, Brabourne Rd Branch
17	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS No. SIBLH14099459814, dt: 09/04/2013 from South Indian Bank, Brabourne Rd Branch
18	Ullahas Nandini Udyog Pvt. Ltd.	25,000/-	24,75,000/-	25,00,000/-	By RTGS No. SIBLN14099465719, dt: 09/04/2013 from South Indian Bank, Brabourne Rd Branch
19	Ullahas Nandini Udyog Pvt. Ltd.	20,000/-	19,80,000/-	20,00,000/-	By RTGS No. SIBLH14100466195, dt: 10/04/2013 from South Indian Bank, Brabourne Rd Branch
20	Ullahas Nandini Udyog Pvt. Ltd.	20,000/-	19,80,000/-	20,00,000/-	By RTGS No. SIBLH14100466113, dt: 10/04/2013 from South Indian Bank, Brabourne Rd Branch
21	Ullahas Nandini Udyog Pvt. Ltd.	20,000/-	19,80,000/-	20,00,000/-	By RTGS No. SIBLH14101467422, dt: 10/04/2013 from South Indian Bank, Brabourne Rd Branch
22	Ullahas Nandini Udyog Pvt. Ltd.	15,000/-	14,85,000/-	15,00,000/-	By RTGS No. SIBLH14100466338, dt: 10/04/2013 from South Indian Bank, Brabourne Rd Branch
23	Ullahas Nandini Udyog Pvt. Ltd.	889/-	88,000/-	88,889/-	By Demand Draft No.461155, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch
24	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461156, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch

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25	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461157, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch
26	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461158, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch
27	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461159, dt:03/06/2014, from South Indian Bank, Brabourne Rd Branch
28	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461160, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch
29	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461161, dt:03/06/2014, from South Indian Bank, Brabourne Rd Branch
30	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461162, dt:03/06/2014, from South Indian Bank, Brabourne Rd Branch
31	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461163, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch
32	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461164, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch
33	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461165, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch
34	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461166, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch
35	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461167, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch
36	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461168, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch
37	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461169, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch
38	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461170, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch
39	Ullahas Nandini Udyog Pvt. Ltd.	9,000/-	8,91,000/-	9,00,000/-	By Demand Draft No.461173, dt:03/06/2014 from South Indian Bank, Brabourne Rd Branch

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Burdwan

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40	Ullahas Nandini Udyog Pvt. Ltd.	3,000/-	2,97,000/-	3,00,000/-	By Demand Draft No.161188, dt:28/06/2014 from South Indian Bank, Brabourne Rd Branch
41	Ullahas Nandini Udyog Pvt. Ltd.	15,000/-	14,85,000/-	15,00,000/-	By RTGS No. SIBLH14179046043, dt: 28/06/2014 from South Indian Bank, Brabourne Rd Branch
	TOTAL	**9,84,000/-**	**9,74,16,000/-**	**9,84,00,000/-**	

(Rupees Nine Crores Eighty Four Lacs) only

ULLAHAS NANDINI UDYOG PRIVATE LIMITED

Director

ULLAHAS NANDINI UDYOG PRIVATE LIMITED

Director

SIGNATURE OF THE VENDOR/OWNER

WITNESSES:

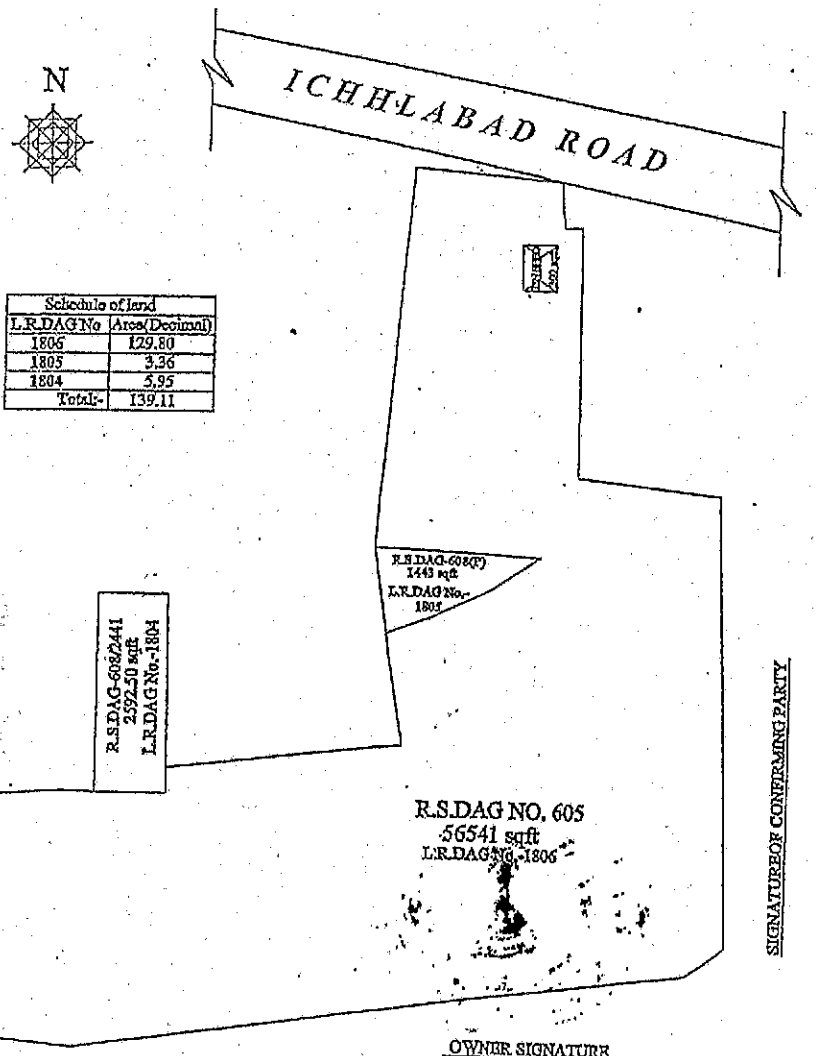
1. Santh Konar
S/o- Samir Konar
Vill+Po- Tokkona
Dist- Burdwan-713423

2. Sanjib Kumar Ghosh
S/o Sri Nirmal Ghosh
4 Nazrul Park,
Kestopur, Kolkata-700059

District Sub-Registrar-II
Burdwan

30 JUN 2014

SKETCH MAP OF LANDED PROPERTY LYING & SITUATED AT MOUZA-ICHALABAD, J.L.NO.-75, APPERTAINING TO R.S. DAG NO.-605, L.R. DAG NO.-1806, R.S.KHATIAN NO.-429, L.R.KHATIAN NO.-6745, R.S. DAG NO.- 608/2441, L.R. DAG NO.-1804, R.S. KHATIAN NO.- 1081, L.R. KHATIAN NO.- 6957, R.S. DAG NO.- 608, L.R. DAG NO.- 1805, R.S. KHATIAN NO.- 1159, 1160,1161,L.R. KHATIAN NO.- 6957, P.S.- BURDWAN, HOLDING NO.- 72 & 72/1 , WITH IN THE LIMITS OF WARD NO.- 12 OF BURDWAN MUNICIPALITY, DIST.- BURDWAN.



Schedule of land	
L.R.DAG No	Area(Decimal)
1806	129.80
1805	3.36
1804	5.95
Total:-	139.11

SIGNATURE OF CONFIRMING PARTY

PURCHASER SIGNATURE

Primaro MCK Burdwan Projects LLP

Vikash Kumar Bothra

Designated Partner

OWNER SIGNATURE

ULLAHAS NANDINI UDYOG PRIVATE LIMITED

Anindita Ranjan

Director

ULLAHAS NANDINI UDYOG PRIVATE LIMITED

Director

MCK PGE Projects LLP

Sonu Rathani

Authorised Signatory

Seal of the Dist. Sub-Registrar of Burdwan
Burdwan (W.B.) India

District Sub-Registrar-II
Burdwan

30 JUN 2014

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - II BURDWAN, District- Burdwan
Signature / LTI Sheet of Serial No. 02946 / 2014 I- 558705-2014

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Vikash Kumar Bothra 5 B Judges Court Road 8th Floor, P.O. :-Alipur, District:-Kolkata, WEST BENGAL, India, Pin :-700001	 30/06/2014	 LTI 30/06/2014	Vikash Kumar Bothra 30/6/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anindita Panja Address -61 E G T Road, Thana:-Barddhaman, P.O. :-Burdwan, District:-Burdwan, WEST BENGAL, India, Pin :-713101	Self	 30/06/2014	 LTI 30/06/2014	Anindita Panja
2	Avijit Dey Address -Kalipur, Thana:-Arambag, P.O. :-Kalipur, District:-Hooghly, WEST BENGAL, India, Pin :-712601	Self	 30/06/2014	 LTI 30/06/2014	
3	Sandeep Kothari Address -Sallenby Road, Thana:-Bhabanipur, District:-Kolkata, WEST BENGAL, India, Pin :-700020	Confirming Party	 30/06/2014	 LTI 30/06/2014	Sandeep Kothari
4	Vikash Kumar Bothra Address -5 B Judges Court Road 8th Floor, P.O. :-Alipur, District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self	 30/06/2014	 LTI 30/06/2014	Vikash Kumar Bothra

Name of Identifier of above Person(s)
Sanjib Kr Ghosh
4 Nazrul Park Kestopur, District: Kolkata, WEST BENGAL, India, Pin :-700059

Signature of Identifier with Date
Sanjib Kr Ghosh
30/6/14

Sub-Registrar of Burdwan
Burdwan (W.B.) India

(Dhruba Dasgupta)
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II BURDWAN

Government Of West Bengal
Office Of the D.S.R. - II BURDWAN
District:-Burdwan

Endorsement For Deed Number : I - 05587 of 2014
(Serial No. 02946 of 2014 and Query No. 0202L000004710 of 2014)

Identified By Sanjib Kr Ghosh, son of Nirmal Ghosh, 4 Nazrul Park Kestopur, District:-Kolkata, WEST BENGAL, India, Pin :-700059, By Caste: Hindu, By Profession: Others.

(Dhruba Dasgupta)
DISTRICT SUB-REGISTRAR-II

On 25/11/2014

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 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

1. Rs. 168359/- is paid , by the draft number 871753, Draft Date 08/11/2014, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 25/11/2014
2. Rs. 10/- is paid , by the draft number 136794, Draft Date 25/11/2014, Bank Name State Bank of India, BURDWAN, received on 25/11/2014

(Under Article : A(1) = 168366/- ,Excess amount = 3/- on 25/11/2014)

Deficit stamp duty

Deficit stamp duty Rs. 1071340/- is paid , by the draft number 871754, Draft Date 08/11/2014, Bank : State Bank of India, NETAJI SUBHAS ROAD BR., received on 25/11/2014

(Haraprasad Biswas)
DISTRICT SUB-REGISTRAR-II

Seal of the Dist. Sub-Registrar of Burdwan (W.B.) India

(Haraprasad Biswas)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 199 to 236
being No 05587 for the year 2014.

(Haraprasad Biswas) 27-November-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II BURDWAN
West Bengal