

18-11191

I-9116/13

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

M 617483

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

25 JUL 2013
Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
25 JUL 2013

V.C No!-1567/13
@J No!-18019/13

THIS SALE DEED made this 24th day of July Two Thousand Thirteen

BETWEEN

AMARENDRA NATH GHOSH (having Income Tax Permanent Account no BGAPG9968A) son of late Sanatan Ghosh residing at Dwarir Road, Ghoshpara, Dakshin Jagaddal, P S Sonarpur in the District of 24-Parganas-(South) Kolkata 700151 hereinafter referred to as "the VENDOR" (which expression shall unless repugnant to the

Su:

L.T.I. by the pen of Swapan Kumar Ghosh
of (AMARENDRA NATH GHOSH)

57768

Sold to.....
 Address.....
 Value.....
 - 5 JUL 2013
 L.S.V. High Court
 Sult Bazar
 High Court, A.G.

705544

04

Amisid
(Amisid Sub-Registrar)

- MANGALBELA REAL ESTATES PRIVATE LIMITED
- ROSELIFE CONSTRUCTIONS PRIVATE LIMITED
- LIVELIFE INFRABUILD PRIVATE LIMITED
- SOLMY PROJECTS PRIVATE LIMITED
- DAILYVIEW PROJECTS PRIVATE LIMITED
- FORWARD INFRABUILD PRIVATE LIMITED
- PARMARTH PROPERTIES PRIVATE LIMITED
- WILLPOWER REALTIES PRIVATE LIMITED
- AANYA INFRA TECH PRIVATE LIMITED
- KALASHDHAM INFRA TECH PRIVATE LIMITED



- DHANASETH NIRMAN PRIVATE LIMITED
- OVERSURE INFRA TECH PRIVATE LIMITED
- GOPYA INFRA TECH PRIVATE LIMITED
- SAMDENSHA CONSTRUCTIONS PRIVATE LIMITED
- LIVELIFE REALTIES PRIVATE LIMITED
- JHUMI APARTMENT PRIVATE LIMITED
- MANGALNAYAK REALTIES PRIVATE LIMITED
- FUTUREGROW PROPERTIES PRIVATE LIMITED
- ANSUYA PROPERTIES PRIVATE LIMITED
- KALASHDHAM REALTIES PRIVATE LIMITED

Additional Sub-Registrar
 Sonarpur, South 24 Pys.
 5 JUL 2013

Amisid
3686

(Amisid Sub-Registrar)
 Authorized by the
 Karmachari Routh
 (KAM PRAKASH ROUTH)
 S/O M. Routh
 177B, C. K. Avenue
 Calcutta - 700027
 Givish Lane
 Service

context mean and include his heirs, legal representatives, executors, administrators and assigns) of the ONE PART

AND

1. / MANGALBELA REAL ESTATES PRIVATE LIMITED (having Income Tax Permanent Account no. AAHCM8777E);
2. ROSELIFE CONSTRUCTIONS PRIVATE LIMITED (having Income Tax Permanent Account no. AAGCR3646C);
3. / LIVEWIRE INFRABUILD PRIVATE LIMITED (having Income Tax Permanent Account no. AACCL4627P);
4. / SOUMY PROJECTS PRIVATE LIMITED (having Income Tax Permanent Account no. AASCS9595B);
5. (DAILYVIEW PROJECTS PRIVATE LIMITED (having Income Tax Permanent Account no. AAECD6160B);
6. / FORWARD INFRABUILD PRIVATE LIMITED (having Income Tax Permanent Account no. AACCF1716F);
7. / PARMARTH PROPERTIES PRIVATE LIMITED (having Income Tax Permanent Account no. AAHCP1202B);
8. (WILLPOWER REALTIES PRIVATE LIMITED (having Income Tax Permanent Account no. AABCW3732H);
9. (AANIYA INFRATECH PRIVATE LIMITED (having Income Tax Permanent Account no. AALCA5339E);
10. (KAILASHDHAM INFRATECH PRIVATE LIMITED (having Income Tax Permanent Account no. AAFCK1295B);
11. / DHANASETH NIRMAN PRIVATE LIMITED (having Income Tax Permanent Account no. AAECD6159L);



3682

Handwritten signature

- KALASHSIDI REALCON PRIVATE LIMITED
- DHANKAMAL PROJECTS PRIVATE LIMITED
- BLUESNOW INFRA TECH PRIVATE LIMITED
- AKSHARVANI NIRMAN PRIVATE LIMITED
- SPLASH PROJECTS PRIVATE LIMITED
- MUCHMORE REALTIES PRIVATE LIMITED
- SHIVPARIWAR INFRA TECH PRIVATE LIMITED
- DAILYVIEW PROPERTIES PRIVATE LIMITED
- ANIRON CONSTRUCTION PRIVATE LIMITED
- RATANSIDI PROJECTS PRIVATE LIMITED
- VINAMRA NIRMAN PRIVATE LIMITED
- RUDRAKASH INFRA BUILD PRIVATE LIMITED
- FUTUREGROW CONSTRUCTIONS PRIVATE LIMITED



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L.T.I. of Amarakanda
Nalt Ghosh

By the pen of Guapan Juman Ghosh

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12. (OVERSURE INFRATECH PRIVATE LIMITED (having Income Tax Permanent Account no. AABC08229R) ;
13. GOPIKA INFRATECH PRIVATE LIMITED (having Income Tax Permanent Account no. AAFCG1523Q) ;
14. SAMEEKSHA CONSTRUCTIONS PRIVATE LIMITED (having Income Tax Permanent Account no. AASC9593H) ;
15. LINKLIFE REALTIES PRIVATE LIMITED (having Income Tax Permanent Account no. AACCL4628C) ;
16. JHILMIL APPARTMENT PRIVATE LIMITED (having Income Tax Permanent Account no. AADCJ0805A) ;
17. MANGALNAYAK REALTIES PRIVATE LIMITED (having Income Tax Permanent Account no. AAICM5607L) ;
18. FUTUREGROW PROPERTIES PRIVATE LIMITED (having Income Tax Permanent Account no. AACCF1798B) ;
19. ANSUYA PROPERTIES PRIVATE LIMITED (having Income Tax Permanent Account no. AALCA5116F) ;
20. KAILASHDHAM REALTORS PRIVATE LIMITED (having Income Tax Permanent Account no. AAFCK1371G) ;

-all being companies incorporated under the Companies Act, 1956 and having their respective registered offices at 131 PARK STREET, P.S. PARK STREET, KOLKATA-700017 and all represented by their Director Sri Amit Jhunjhunwala son of Sri Kedarnath Jhunjhunwala residing at 5/7 Buroshivtala Main Road, Kolkata-700038

21. KAILASHSIDHI REALCON PRIVATE LIMITED (having Income Tax Permanent Account no. AAFCK1370H) ;



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22. DHANKAMAL PROJECTS PRIVATE LIMITED (having Income Tax Permanent Account no. AAECD6232C) ;
23. BLUESNOW INFRATECH PRIVATE LIMITED (having Income Tax Permanent Account no. AAFCB4606F) ;
24. AKSHARVANI NIRMAN PRIVATE LIMITED (having Income Tax Permanent Account no. AALCA5750D) ;
25. SPLASH PROJECTS PRIVATE LIMITED (having Income Tax Permanent Account no. AASCS9597D) ;
26. MUCHMORE REALTIES PRIVATE LIMITED (having Income Tax Permanent Account no. AAICM5682K) ;
27. SHIVPARIWAR INFRATECH PRIVATE LIMITED (having Income Tax Permanent Account no. AASCS9598N) ;
28. DAILYVIEW PROPERTIES PRIVATE LIMITED (having Income Tax Permanent Account no. AAECD6158M) ;
29. ANIRON CONSTRUCTION PRIVATE LIMITED (having Income Tax Permanent Account no. AALCA5628G) ;
30. RATANSIDHI PROJECTS PRIVATE LIMITED (having Income Tax Permanent Account no. AAGCR3645B) ;
31. VINAMRA NIRMAN PRIVATE LIMITED (having Income Tax Permanent Account no. AAECV4185E) ;
32. RUDRAKASH INFRABUILD PRIVATE LIMITED (having Income Tax Permanent Account no. AAGCR3647D) ;
33. FUTUREGROW CONSTRUCTIONS PRIVATE LIMITED (having Income Tax Permanent Account no. AACCF1715G) ;

-all being companies incorporated under the Companies Act, 1956 and having their respective registered offices at 131 PARK



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STREET, P.S. PARK STREET, KOLKATA-700017 and all represented by their Director Sri Navneet Pandey son of Sri Kashinath Pandey residing at 29 Dr. Ashutosh Shastri Road, Kolkata-700010 and hereinafter collectively referred to as "the PURCHASERS" (which expression shall unless repugnant to the context mean and include their respective successors, representatives and assigns) of the OTHER PART:

WHEREAS

I. Several decades back one Sanatan Ghosh was seized and possessed of or otherwise well and sufficiently entitled to various pieces or parcels of land lying and situated in Mouja Jagaddal, P S Sonarpur in the District of 24-Parganas (South).

II. By a Gift Deed dated 30 September 1964 and duly registered in the office of Sub Registrar Alipore in Book no. 1, Volume no. 115, at pages 235 to 244 and being Deed no. 8962, for the year 1964, and made between the said Sanatan Ghosh therein being the Donor of the one part and the said Amarendra Nath Ghosh, the Vendor herein and therein being the Donee of the other part, the said Sanatan Ghosh, out of natural love and affection for his younger son Amarendra Nath Ghosh, duly gifted unto the said Amarendra Nath Ghosh, the Vendor herein, All That pieces or parcels of land measuring 4 acres and 56 decimals and lying and situated in Mouja Jagddal, P S Sonarpur, District 24-Parganas (South) [hereinafter referred to as "the First Plot of Land"] and the said donee Amarendra Nath Ghosh duly received and accepted such gift.

III. By a Bengali Kobala dated 25 September 1965 and duly registered in the office of Sub Registrar Alipore in Book no. 1, Volume no. 114, at pages 288 to 291 and being Deed no. 9498, for the year 1965, and made between Smt. Bhanumati Devi being the



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vendor therein of the one part and the said Amarendra Nath Ghosh, the Vendor herein and being the vendee therein of the other part, the said Smt. Bhanumati Devi, for the consideration stated therein, sold, transferred and conveyed All That pieces or parcels of land measuring 2 decimals and comprised in R S Dag no. 499 in Mouja Jagaddal, P S Sonarpur, District 24-Parganas (South) to the said Amarendra Nath Ghosh, the Vendor herein and the said 2 decimals land, purchased by the said Amarendra Nath Ghosh, is hereinafter referred to as "the Second Plot of Land".

IV. By another Bengali Kobala dated 4 January 1967 and duly registered in the office of the Sub Registrar Alipore in Book no. 1, Volume no. 3, at pages 222 to 225 and being Deed no. 45, for the year 1967, and made between Jitendra Nath Ghosh, being the vendor therein of the one part and Amarendra Nath Ghosh, the Vendor herein and being the vendee therein of the other part, the said Jitendra Nath Ghosh, at the consideration stated therein, sold, transferred and conveyed his entire right, title and interest being $1/3^{\text{rd}}$ share in Dag nos. 509 and 510 measuring 23 decimals and which undivided $1/3^{\text{rd}}$ share measured 7.67 decimals more or less and lying and situated in Mouja Jagaddal, P S Sonarpur, District 24-Parganas (South) to the said Amarendra Nath Ghosh, the Vendor herein and the said land measuring 7.67 decimals purchased by the said Amarendra Nath Ghosh, is hereinafter referred to as "the Third Plot of Land".

V. By another Bengali Kobala dated 6 July 1970 and duly registered in the office of Sub Registrar Sonarpur, 24-Parganas (South), in Book no. 1, Volume no. 31, at pages 201 to 207 and being Deed no. 2272, for the year 1970 and made between Smt. Monorama Ghosh for herself and as mother and natural guardian of her minor children Anima Rani Ghosh and Shibram Ghosh being the vendor therein of the one part and the said Amarendra Nath Ghosh, the Vendor herein and being the vendee therein of the



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other part, the said Smt. Monorama Ghosh, for herself and as mother and natural guardian of her said two minor children, for the consideration therein mentioned, duly sold, transferred and conveyed All That pieces or parcels of land measuring 4 decimals more or less and comprised in R S Dag no. 517, in Mouja Jagaddal, District 24-Parganas (South) to the said Amarendra Nath Ghosh, the Vendor herein and such land measuring 4 decimals, purchased and acquired by the said Amarendra Nath Ghosh, the Vendor herein, is hereinafter referred to as "the Fourth Plot of Land".

VI. By another Bengali Kobala dated 21 August 1970 and duly registered in the office of the Sub Registrar Sonarpur, 24-Parganas (South), in Book no. 1, Volume no. 38 at pages 206 to 208 and being Deed no. 2845, for the year 1970, and made between Smt. Radha Rani Ghosh being the vendor therein of the one part and the said Amarendra Nath Ghosh, the Vendor herein and being the vendee therein of the other part, the said Smt. Radha Rani Ghosh, for the consideration stated therein, duly sold, transferred and conveyed All That pieces or parcels of land measuring 9 decimals in R S Dag no. 462 and land measuring 4 decimals in R S Dag no. 517 in Mouja jagaddal in the District of 24-Parganas (South) to the said Amarendra Nath Ghosh, the Vendor herein, and the land, so purchased and acquired by the said Amarendra Nath Ghosh, is hereinafter referred to as "the Fifth Plot of Land").

VII. By reason of the aforesaid, the said Amarendra Nath Ghosh is seized and possessed of or otherwise well and sufficiently entitled to All That pieces or parcels of land measuring 4 acres 82.67 decimals lying and situated in Mouja Jagaddal, District 24-Parganas (South) and the name of the said Amarendra Nath Ghosh, the Vendor herein, was duly mutated and recorded in the Records of Right as a Raiyat of such land.



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VIII. The Vendor is desirous of selling a portion of the First Plot of Land measuring 1 acre 64 decimals and whole of the Second Plot of Land ; whole of the Third Plot of Land ; whole of the Fourth Plot of Land and a portion of the Fifth Plot of Land measuring 4 decimals and hereinafter collectively referred to as "the said Property" and more fully described in the First Schedule hereunder.

IX. The Vendor has represented to the Purchasers that the said Property is free from all charges, encumbrances, liens, lispendens and attachments whatsoever and there is no impediment in the Vendor selling or transferring the said Property to the Purchasers herein.

X. Relying on the representations of the Vendor, the Purchasers have agreed to purchase and the Vendor has agreed to sell the said Property free from all charges, encumbrances, liens, lispendens and attachments whatsoever and in vacant condition at and for a consolidated consideration of Rs.79,13,565/- (Rupees Seventy nine lakh thirteen thousand five hundred and sixty five)only.

XI. The Purchasers have now requested the Vendor to complete the transaction.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of a sum of Rs.79,13,565/- (Rupees Seventy nine lakh thirteen thousand five hundred and sixty five) only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof, the Vendor doth hereby as also by the receipt hereunder written admit and



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acknowledge) the Vendor doth hereby grant, sell, transfer, convey, assign and assure to the Purchaser FIRSTLY a part of the First Plot of Land measuring 1 acre and 64 decimals lying and situated in Mouza Jagaddal, P.S. Sonarpur 24 parganas-(South) and more fully described in the Part I of the First Schedule hereunder and SECONDLY the whole of the Second Plot of Land measuring 2(two) decimals more or less lying and situated in Mouza Jagaddal, P.S. South 24 Parganas (South) and more fully described in the Part II of the First Schedule hereunder and THIRDLY the whole of the Third Plot of Land measuring 7.67 (seven point sixty seven) decimals more or less lying and situated in Mouza Jagaddal, P.S South 24 Parganas-(South) and more fully described in the Part III of the First Schedule hereunder and FOURTHLY the whole of the Fourth Plot of Land measuring 4(four) decimals more or less lying and situated in Mouza Jagaddal, P.S South 24 Parganas-(South) and more fully described in the Part IV of the First Schedule hereunder and FIFTHLY a part of the Fifth Plot of Land measuring 4 (four) decimals lying and situated in Mouza Jagaddal, P.S. Sonarpur 24 parganas-(South) and more fully described in the Part V of the First Schedule hereunder and delineated in the map or plan attached hereto and bordered in red colour therein and having an aggregate area of 1 acre and 81.67 decimals and herein referred to as "the said Property" or HOWSOEVER OTHERWISE the said Property or any part thereof now are or is or at any time or times heretofore were or was situated tenanted butted and bounded called known numbered described or distinguished TOGETHER WITH all singular the walls yards compounds way: paths passages advantage of ancient and other rights liberties privileges easements appendages and appurtenances whatsoever belonging or in anywise appertaining to the said Property or usually held occupied or enjoyed therewith or known as part parcel or member thereof AND the reversion or reversions remainder or remainders and rents issues and profits thereof and



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every part thereof and all the legal incidents thereof AND all the estate right title interest property claim and demand whatsoever both at law and in equity of the Vendor unto and upon the said Property and every part thereof AND all deeds pattas pottahs writings muniments and evidence of title relating thereto or any part thereof which now are or may hereafter be in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity TOGETHER WITH full powers and authorities to the Purchasers as the constituted attorney for and on behalf of and in the name of the Vendor irrevocably to appear before any Officer of the Land Reforms authority or Municipality and/or any other authority concerning the said Property for the purpose of mutation of the name of the Purchasers in the records of the Municipality and other Government Department and for all or any of such purposes to sign, issue, receive, acknowledge, serve all correspondence, notices and letters and to appear and represent the Vendor in all or any of such matters as may be necessary as fully and effectually as the Vendor himself could do and for all or any of the purposes aforesaid to appoint one or more substitute or substitutes again at pleasure of the Purchasers to revoke and/or re-appoint TO HAVE AND TO HOLD the said Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH the appurtenances and rights as aforesaid unto the Purchasers free from all encumbrances charges attachments claims demands liens and lispendens whatsoever absolutely and forever.

2. The Vendor doth hereby covenant with the Purchasers as follows:

a) Notwithstanding any act deed matter or thing by the Vendor done committed or knowingly permitted or suffered to the



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contrary the Vendor is now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Property hereby granted transferred conveyed sold assigned and assured or expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition or other thing whatsoever to alter defeat encumber and make void the same and NOTWITHSTANDING any such act deed matter or thing the Vendor has now a good rightful power and lawful and absolute authority by these present to grant transfer convey sell assign and assure unto the Purchasers the said Property absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.

b) The Vendor has delivered quiet, vacant and peaceful possession of the said Property to the Purchasers and the Purchasers shall and will from time and at all times hereafter peaceably and quietly possess and enjoy the said Property and receive all rents issues and profits including all arrears thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through under or in trust for him.

c) And that free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor or his predecessor-in-title and well and sufficiently saved defended kept harmless and indemnified of or from and against all and all former or other estates rights title interests liens charges and encumbrances whatsoever created made done occasioned or suffered by the Vendor or any of his predecessor-in-title or any person or persons rightfully claiming from under or in trust for him.

d) The said Property is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax



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authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against them for realization or arrears of Income Taxes and other taxes or otherwise under the said Public Demand Recovery Act or any other Act for the time being in force and that, the said Land is not affected by any Notice of Scheme of the Land Acquisition Collector or the Calcutta Metropolitan Development Authority or the Government or any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said Land or any part thereof under the Land Acquisition Act or any Act for the time being in force for acquisition of the said Land and that the said Land or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rule framed thereunder or any other Acts or enactments whatsoever.

e) The Vendor and all persons having lawfully or equitably claiming any estate right title interest use trust property claim and demand whatsoever of into or upon or out of the said Property under or in trust for him shall and will from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchasers make do execute and perfect or cause to be made done executed and perfected all such further and other assurances acts deeds matters and things whatsoever for further better and more perfectly assuring conveying and confirming the said Property unto and to the benefit of the Purchasers forever in the manner aforesaid as the Purchasers shall or may reasonably require.

(f) The Vendor has handed over to the Purchasers some of the original title deeds relating to the said Property and specified in the Second Schedule hereunder and has retained the remaining original title deeds of the said Property. The Vendor has



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covenanted with the Purchaser that the Vendor shall, from to time and upon every reasonable request and at the cost and expenses of the Purchasers, produce or cause to be produced before any Court of law, arbitrator or any other authority as may be directed by the Purchasers or before the Purchasers or any agent or any person authorised by the Purchasers all such original title deeds of the said Property for examination and inspection of the Purchaser and also to make and furnish true or attested copies or photocopies or extracts or abstracts of such documents of title as may be required by the Purchaser and shall, at all times hereafter keep such documents of title saved, unobliterated and uncanceled.

(g) The Vendor has paid and/or shall be liable to pay land revenue, municipal tax and all other outgoings in respect of the said Land upto the Financial Year 2012-13 or Bengali Year 1419 as the case may be and shall keep the Purchasers saved, indemnified and harmless therefrom.

(h) The Purchasers shall pay the land revenue, municipal tax and all other outgoings in respect of the said Property on and from the Financial Year 2013-14 or Bengali Year 1420 as the case may be and shall keep the Vendor saved, indemnified and harmless therefrom.

THE FIRST SCHEDULE ABOVE REFERRED TO:
 (Description of the said Property)
 PART I
 (Portion of the First Plot of Land
 hereby conveyed)

ALL THAT pieces or parcels of land measuring 1 acre 64 decimals more or less and comprised in Tauji no.15, J L no.71, Landlord L R Khatian no.72 and lying and situated in Mouja Jagaddal, P S Sonarpur within Rajpur Municipality in the District of 24-



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Parganas (South) and comprised in the undermentioned R S Dags and L R Dags.

<u>Sl no.</u>	<u>RS Dag.</u>	<u>L.R. Dag no.</u>	<u>Area in decimals</u>
1	493	507	18
2	497	511	20
3	498	512	8
4	500	514	9
5	504	518	14
6	509	523	4
7	510	524	12
8	512	527	14
9	513	528	29
10	514	529	12
11	516	53	24
Total			<u>164</u>

PART II

(Description of whole of the Second Plot of Land hereby conveyed)

ALL THAT pieces or parcels of land measuring 2 decimals more or less in Tauji no. 15, J L no. 71, Landlord L R Khatian no.72 and lying and situated in Mouja Jagaddal, P S Sonarpur, within Rajpur Municipality and comprised in the following R S Dag and L R Dag

<u>Sl no.</u>	<u>RS Dag.</u>	<u>L.R. Dag no.</u>	<u>Area in Decimals</u>
1	499	513	2
Total			<u>2</u>



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PART III
(Description of whole of the Third Plot of Land
hereby conveyed)

ALL THAT pieces or parcels of land measuring 7.67 decimals more or less in Tauji no. 15, J L no. 71, L R Khatian no. 72 and lying and situated in Mouja Jagaddal, P S Sonarpur, within Rajpur Municipality and comprised in the following R S Dags and L R Dags.

<u>Sl no.</u>	<u>RS Dag.</u>	<u>L.R. Dag no.</u>	<u>Area in Decimals</u>
1	509 ✓	523 ✓	2.00 ✓
2	510 ✓	524 ✓	5.67 ✓
		Total	<u>7.67 ✓</u>

PART IV
(Description of whole of the Fourth Plot of Land
hereby conveyed)

ALL THAT pieces or parcels of land measuring 4 decimals more or less in Tauji no. 15, J L no. 71, L R Khatian no. 72 and lying and situated in Mouja Jagaddal, P S Sonarpur, within Rajpur Municipality and comprised in following R S Dag and L R Dag.

<u>Sl no.</u>	<u>RS Dag.</u>	<u>L.R. Dag no.</u>	<u>Area in Decimals</u>
1	517 ✓	532	4 ✓
		Total	<u>4 ✓</u>

PART V
(Description of part of the Fifth Plot of Land
hereby conveyed)



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ALL THAT pieces or parcels of land measuring 4 decimals more or less in Tauji no. 15, J L no. 71, L R Khatian no. 72 and lying and situated in Mouja Jagaddal, P S Sonarpur, within Rajpur Municipality and comprised in the following R S Dag and L R Dag

Sl no.	RS Dag.	L.R. Dag no.	Area in Decimals
1	517/	532	4 /
		Total	4

The total area of the land comprised in the above plots of the land is 1 acre, 81.67 decimals and is delineated in the map or plan attached hereto and bordered in red colour therein.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Original Documents of title deeds handed over by the Vendor to the Purchaser.)

1. Bengali Kobala dated 25 September 1965 and duly registered in the office of Sub Registrar Alipore in Book no. 1, Volume no. 114, at pages 288 to 291 and being Deed no. 9498, for the year 1965, and made between Smt. Bhanumati Devi being the vendor therein of the one part and the said Amarendra Nath Ghosh, the Vendor herein and being the vendee therein of the other part.

2. Bengali Kobala dated 4 January 1967 and duly registered in the office of the Sub Registrar Alipore in Book no. 1, Volume no. 3, at pages 222 to 225 and being Deed no. 45, for the year 1967, and made between Jitendra Nath Ghosh, being the vendor therein of the one part and Amarendra Nath Ghosh, the Vendor herein and being the vendee therein of the other part.



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3. Bengali Kobala dated 6 July 1970 and duly registered in the office of Sub Registrar Sonarpur, 24-Parganas (South), in Book no. 1, Volume no. 31, at pages 201 to 207 and being Deed no. 2272, for the year 1970 and made between Smt. Monorama Ghosh for herself and as mother and natural guardian of her minor children Anima Rani Ghosh and Shibram Ghosh being the vendor therein of the one part and the said Amarendra Nath Ghosh, the Vendor herein and being the vendee therein of the other part.

4. Bengali Kobala dated 21 August 1970 and duly registered in the office of the Sub Registrar Sonarpur, 24-Parganas (South), in Book no. 1, Volume no. 38 at pages 206 to 208 and being Deed no. 2845, for the year 1970, and made between Smt. Radha Rani Ghosh being the vendor therein of the one part and the said Amarendra Nath Ghosh, the Vendor herein and being the vendee therein of the other part.

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

Executed by the said Amarendra
Nath Gosh the withinnamed
VENDOR at Kolkata

Left Thumb Impression of the
Vendor Amarendra Nath Ghosh.

I have read over and explained
the contents of this Sale Deed
in Bengali language to the
Vendor and he after fully
understanding the contents of
this Sale Deed has affixed his
L.T.I. on this Sale Deed in my
presence.

Advocate



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SIGNED AND DELIVERED by the
withinnamed PURCHASERS at
Kolkata

MANGALBELA REAL ESTATES PRIVATE LIMITED
ROSELIFE CONSTRUCTIONS PRIVATE LIMITED
LIVEWIRE INFRABUILD PRIVATE LIMITED
SOUMY PROJECTS PRIVATE LIMITED
DAILYVIEW PROJECTS PRIVATE LIMITED
FORWARD INFRABUILD PRIVATE LIMITED
PARMARTH PROPERTIES PRIVATE LIMITED
WILLPOWER REALTIES PRIVATE LIMITED
AANIYA INFRA TECH PRIVATE LIMITED
KALASHDHAM INFRA TECH PRIVATE LIMITED

DHANASETH NIRMAN PRIVATE LIMITED
OVERSURE INFRA TECH PRIVATE LIMITED
GOPIKA INFRA TECH PRIVATE LIMITED
SAMEEKSHA CONSTRUCTIONS PRIVATE LIMITED
LINKLIFE REALTIES PRIVATE LIMITED
JHUMIL APARTMENT PRIVATE LIMITED
MANGALNAYAK REALTIES PRIVATE LIMITED
FUTUREGROW PROPERTIES PRIVATE LIMITED
ANSUYA PROPERTIES PRIVATE LIMITED
KALASHDHAM REALTORS PRIVATE LIMITED

Amogh
AMOGH JHUNJHUNWALA
Purchasers nos. 1 to 20

Witnesses to All:-

- 1) Signature Ashok Kumar Ghosh
Name ASHOK KUMAR GHOSH
Address P.O.+Vill-Dakshin Jagaddal
P.S.-Sanderpur, Dist-24 Pgs(5), Kol-151
- 2) Signature Swapan Kumar Ghosh
Name SWAPAN KUMAR GHOSH
Address Vill+P.O.-Dakshin Jagaddal
P.S.-Sanderpur, Kol-151

KALASHSIDHI REALCON PRIVATE LIMITED
DHANKAMAL PROJECTS PRIVATE LIMITED
BLUESNOW INFRA TECH PRIVATE LIMITED
AKSHARVANI NIRMAN PRIVATE LIMITED
SPLASH PROJECTS PRIVATE LIMITED
MUCHMORE REALTIES PRIVATE LIMITED
SHIVPARWAR INFRA TECH PRIVATE LIMITED
DAILYVIEW PROPERTIES PRIVATE LIMITED
ANIRON CONSTRUCTION PRIVATE LIMITED
RATANSIDHI PROJECTS PRIVATE LIMITED
VINAMRA NIRMAN PRIVATE LIMITED
RUDRAKASH INFRABUILD PRIVATE LIMITED
FUTUREGROW CONSTRUCTIONS PRIVATE LIMITED

Nannet Pandey

ANNETT PANDEY

Purchasers nos. 21 to 33

Drafted by P.K. Jhunjhunwala, Advocate
Enrolment no.WB/102/77



Addl. Dist Sub-Registrar
Sonepur, South 24 Pgs.
23 JUL 2013

RECEIVED from the withinnamed Purchasers the entire purchase Consideration of Rs. 79,13,565/- (Rupees Seventy nine lakh thirteen thousand five hundred and sixty five) as recited hereinabove as per the following

MEMO OF CONSIDERATION

Payment received by the following Bank Pay Orders all drawn in favour of the Vendor Amarendra Nath Ghosh

<u>Sl no.</u>	<u>Bank & Branch</u>	<u>Pay Order No.</u>	<u>Date</u>	<u>Amount</u>
	<u>Allahabad Bank Red Cross Place Branch</u>			
<u>1</u>	<u>Kolkata</u>	<u>653490</u>	<u>23/07/13</u>	<u>7,13,565/-</u>
		<u>653491</u>	<u>23/07/13</u>	<u>9,00,000/-</u>
		<u>653492</u>	<u>23/07/13</u>	<u>9,00,000/-</u>
		<u>653493</u>	<u>23/07/13</u>	<u>9,00,000/-</u>
		<u>653494</u>	<u>23/07/13</u>	<u>9,00,000/-</u>
		<u>653495</u>	<u>23/07/13</u>	<u>9,00,000/-</u>
		<u>653496</u>	<u>23/07/13</u>	<u>9,00,000/-</u>
		<u>653497</u>	<u>23/07/13</u>	<u>9,00,000/-</u>
		<u>653498</u>	<u>23/07/13</u>	<u>9,00,000/-</u>
		<u>Total</u>		<u>79,13,565/-</u>

(Rupees Seventy nine lakh thirteen thousand five hundred and sixty five)













L.T.I. of Amarendra Nath Ghosh
Vendor

WITNESSES:

- Signature Ashoke Kumar Ghosh
Name Ashoke Kumar Ghosh
Address ASHOK KUMAR GHOSH
P.O. Vill-Dakshin Jagaddal
P.S. Sonarpur, Dist - 24 Pas (S), Kol - 151
- Signature Sujatan Kumar Ghosh
Name Sujatan Kumar Ghosh
Address Vill + P.O. - Dakshin Jagaddal
P.S. Sonarpur Kol - 151

Page No.

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor	Signature of Executant Presentant	PARTY : VENDOR				
			NAME : AMARENDRA NATH GHOSH				
							
			Little	Ring	Middle	Fore	Thumb
			<i>Left Hand</i>				
							
			Thumb	Fore	Middle	Ring	Little
			<i>Right Hand</i>				

L.T.R.



L.F.I. of Amarendra Nath Ghosh
By the Pen of Suspan Kumar Ghosh



Addl. Dist Sub-Registrar
Sonapur, South 24 Pgs.
25 JUL 2013

SPECIMEN FOR PHOTOGRAPH AND TEN FINGERPRINTS

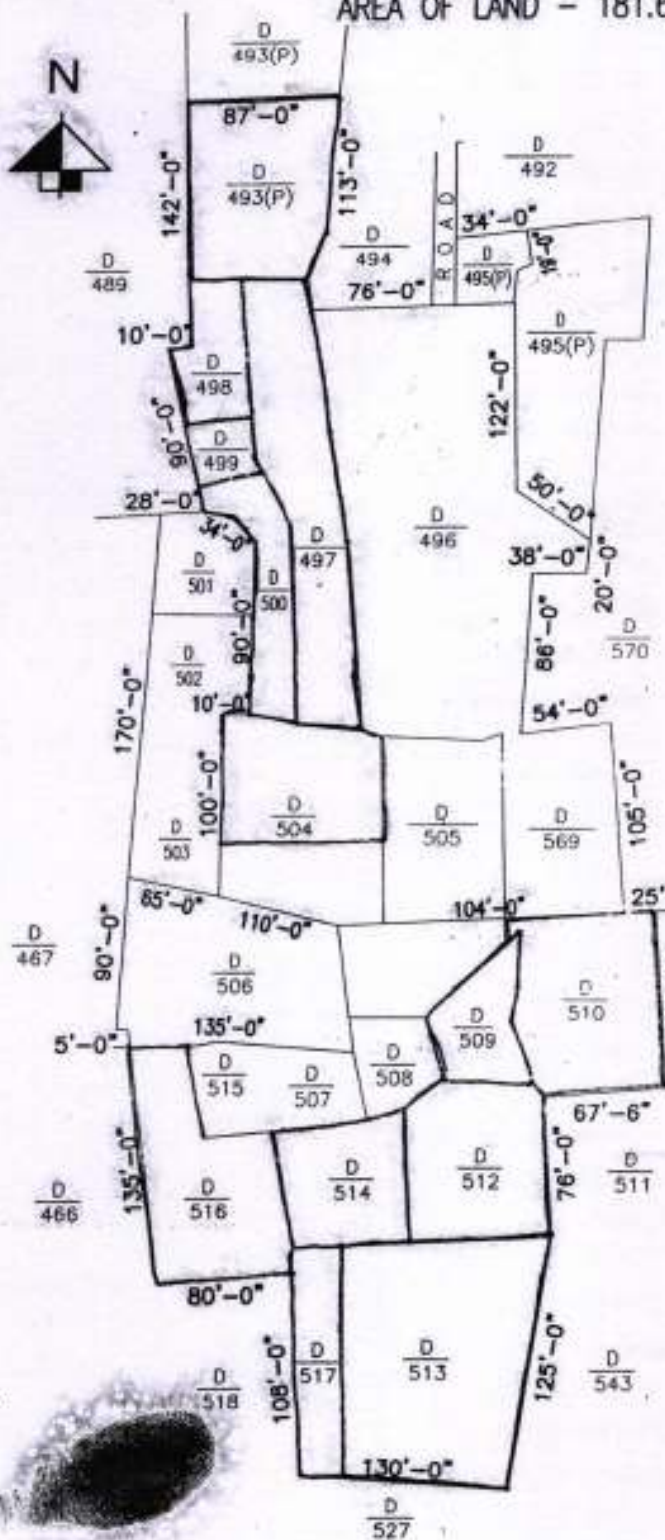
SI. No.	Photograph Purchaser	of	Signature of Executant Presentant			
						
PARTY : PURCHASERS						
NAME : SRI AMIT JHUNJHUNWALA DIRECTOR OF PURCHASER NOS. 1 TO 20						
		Little	Ring	Middle	Fore	Thumb
Left Hand						
		Thumb	Fore	Middle	Ring	Little
Right Hand						

ii. No.	Photograph Purchaser	of	Signature of Executant Presentant			
						
PARTY : PURCHASERS						
NAME : SRI HAVNEET PANDEY DIRECTOR OF PURCHASER NOS. 21 TO 33						
		Little	Ring	Middle	Fore	Thumb
Left Hand						
		Thumb	Fore	Middle	Ring	Little
Right Hand						



Adtl. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
25 JUL 2013

A PLAN OF MOUZA - JAGADDAL, J. L. NO-71,
P.S.-SONARPUR, DIST - 24 PARGANAS (SOUTH)
UNDER RAJPUR SONARPUR MUNICIPALITY.
AREA OF LAND - 181.67 DECIMAL



R.S DAG NO.	LR DAG NO.	AREA OF LAND IN DECIMAL
493	507	18
497	511	20
498	512	8
499	513	2
500	514	9
504	518	14
509	523	6
510	524	17.67
512	527	14
513	528	29
514	529	12
516	531	24
517	532	8

MANGALBELA REAL ESTATES PRIVATE LIMITED
ROSELIFE CONSTRUCTIONS PRIVATE LIMITED
LIVEWIRE INFRABUILD PRIVATE LIMITED
SOUMY PROJECTS PRIVATE LIMITED
DAILYVIEW PROJECTS PRIVATE LIMITED
FORWARD INFRABUILD PRIVATE LIMITED
PARMARTH PROPERTIES PRIVATE LIMITED
WILLPOWER REALTIES PRIVATE LIMITED
AANIYA INFRATECH PRIVATE LIMITED
KAILASHDHAM INFRATECH PRIVATE LIMITED
DHANASETH NIRMAN PRIVATE LIMITED
OVERSURE INFRATECH PRIVATE LIMITED
GOPIKA INFRATECH PRIVATE LIMITED
SAMEEKSHA CONSTRUCTIONS PRIVATE LIMITED
LINKLIFE REALTIES PRIVATE LIMITED
JHILMIL APPARTMENT PRIVATE LIMITED
MANGALNAYAK REALTIES PRIVATE LIMITED
FUTUREGROW PROPERTIES PRIVATE LIMITED
ANSUYA PROPERTIES PRIVATE LIMITED
KAILASHDHAM REALTORS PRIVATE LIMITED

KAILASHSIDI REALCON PRIVATE LIMITED
DHANKAMAL PROJECTS PRIVATE LIMITED
BLUESNOW INFRATECH PRIVATE LIMITED
AKSHARVANI NIRMAN PRIVATE LIMITED
SPLASH PROJECTS PRIVATE LIMITED
MUCHMORE REALTIES PRIVATE LIMITED
SHYPARWAN INFRATECH PRIVATE LIMITED
DAILYVIEW PROPERTIES PRIVATE LIMITED
ANIRON CONSTRUCTION PRIVATE LIMITED
RATANSIDI PROJECTS PRIVATE LIMITED
VINAMRA NIRMAN PRIVATE LIMITED
RUDRAKASH INFRABUILD PRIVATE LIMITED
FUTUREGROW CONSTRUCTIONS PRIVATE LIMITED

L.T.I of Amarendra Nath Ghosh



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Add. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
29 JUL 2013

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Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 09116 of 2013
(Serial No. 11191 of 2013 and Query No. 1608L000018019 of 2013)

On 24/07/2013


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

Presented for registration at 17.00 hrs on :24/07/2013, at the Private residence by Amit Jhunjunwala, one of the Claimants.

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

Execution is admitted on 24/07/2013 by

1. Amarendra Nath Ghosh, son of Lt. Sanatan Ghosh , Dwarir Road Ghosh Para , Dakshin Jagaddal, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Others


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

25/07/2013 14:29:00

EndorsementPage 1 of 5



Add. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
25 JUL 2013



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 09116 of 2013
(Serial No. 11191 of 2013 and Query No. 1608L000018019 of 2013)

2. Amit Jhunjhunwala

Director, Mangalbeia Real Estates Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Roselife Constructions Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Livewire Infrabuild Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Soumy Projects Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Dailyview Projects Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Forward Infrabuild Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Parmarth Properties Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Willpower Realities Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Aaniya Infratech Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Karishdham Infratech Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Dhanaseth Nirman Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Oversure Infratech Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Gopika Infratech Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Sameeksha Construction Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

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Senarpore, South 24 Pgs.
25 JUL 2013



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 09116 of 2013
(Serial No. 11191 of 2013 and Query No. 1608L000018019 of 2013)

Director, Linklife Realities Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Jhilmil Appartment Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Mangalnayak Realities Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Futuregrow Properties Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Ansuya Properties Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Kailashdham Realtors Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

, By Profession : Others

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR



Adll. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
25 JUL 2013



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 09116 of 2013
(Serial No. 11191 of 2013 and Query No. 1608L000018019 of 2013)

3. Navneet Pandey

Director, Kailashsiddhi Realcon Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Dhankamal Projects Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Bluesnow Infratech Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Aksharvani Nirman Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Splash Project Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Muchmore Realities Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Shivpariwar Infratech Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Dailyview Properties Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Aniron Construction Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Ratansidhi Projects Pvt. Ltd, 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Vinamra Nirman Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Rudrakash Infrabuild Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Futuregrow Construction Pvt. Ltd., 131, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

, By Profession : Others

Identified By Ram Prakash Routh, son of M. Routh, 177b, C. R. Avenue, Kolkata, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste: Hindu, By Profession: Service.


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Adtl. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
25 JUL 2013



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 09116 of 2013
(Serial No. 11191 of 2013 and Query No. 1608L000018019 of 2013)

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 25/07/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 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

Rs. 360319/- is paid , by the draft number 338790, Draft Date 22/07/2013, Bank Name State Bank Of India, EZRA STREET, received on 25/07/2013

(Under Article : A(1) = 360305/- , E = 14/- on 25/07/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. -3,27,55,619/-

Certified that the required stamp duty of this document is Rs. - 2292913 /- and the Stamp duty paid as: Impresive Rs. - 50/-

Deficit stamp duty

Deficit stamp duty Rs. 2292913/- is paid , by the draft number 338794, Draft Date 23/07/2013, Bank : State Bank Of India, EZRA STREET, received on 25/07/2013

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR




Addl. Dist Sub-Registrar
Sonatpore, South 24 Parg.
25 JUL 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 5561 to 5590
being No 09116 for the year 2013.




(Biswajit Dey) 26-July-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal