

S-11190

I 9115/13



24

पश्चिम बंगाल WEST BENGAL

M 617496

It is hereby 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

Addl. District Sub-Registrar
Sonarpore, South 24 Parganas

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

V.E. No. - 1570/B
Q.No. - 18018/B

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

BETWEEN

(1) SAMBHU NATH GHOSH, son of late Jitendra Nath Ghosh, aged about 60 years, residing at G-22, Gitanjali Park, Brahmapur, Kolkata-700 096 ; (2) BIMAL KUMAR GHOSH alias Bimal Ghosh son of Jitendra Nath Ghosh aged about 54 years residing at B-28,

Nemai Ghosh

Nirmal Ghosh

Bimal Ghosh

Radha Ghosh

Sambhu Nath Ghosh

Rekha Ghosh.

Radha Ghosh

50767
 Sold to.....
 Address.....
 Value.....
 - 5 JUL 2013
 L.S.V. High Court
 Suit Sarkar
 High Court, A.G.

70 24 4
 019

Amit Jhon Jhonwala
 (Amit Jhon Jhonwala)

- MANGALBELA REAL ESTATES PRIVATE LIMITED
- ROSELIFE CONSTRUCTIONS PRIVATE LIMITED
- LIVENWIRE INFRABUILD PRIVATE LIMITED
- SOUNMY 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



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 3686

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

Amit Jhon Jhonwala
 (Amit Jhon Jhonwala)
 Identified by me
 Ram Prakash Rout (RAM PRAKASH ROUT)
 S/o M. ROUTH
 179B, C. R. AVE near P.S. Ghatsham
 Fol. Cal. No. 70 009
 Service

Brahmapur More, Regent Park, Kolkata-700 096; (3) NEMAI GHOSH son of late Jitendra Nath Ghosh aged about 51 years residing at A-18 Rabindrapally, Brahmapur, P.O. Brahmapur, P S Bansdrani, Kolkata-700 096 ; (4) NIRMAL GHOSH alias NIRMAL KUMAR GHOSH son of late Jitendra Nath Ghosh aged about 49 years residing at A - 80/1, Brahmapur More, Kolkata - 700096 P S Bansdrani; (5) SMT. KALPANA GHOSH wife of late Jiban Krishna Ghosh aged about 64 years residing at Atghara Paschimpara, Baruipur-31, Baruipur, 24-Parganas (South); (6) SMT. REKHA GHOSH wife of Sri Dilip Kumar Ghosh aged about 57 years residing at D-15/1 Rabindrapally, Ward no.111 Bansdrani, Kolkata-700 096; (7) SMT. RADHA DE wife of Ranjit Dey aged about 45 years residing at Sodla Tank Road Bylane Garulia, 24 Parganas (North) PIN 743133, hereinafter collectively referred to as "the VENDORS" (which expression shall unless repugnant to the context mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the ONE PART

AND

1. MANGALBELA REAL ESTATES PRIVATE LIMITED (having Income Tax Permanent Account no. AAHCMS777E) ;
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) ;



3682

Nand Ket

NANDEET PANDEY

- KAILASHSIDI REALCON PRIVATE LIMITED
- DHANKAMAL PROJECTS PRIVATE LIMITED
- BLUESNOW INFRA TECH PRIVATE LIMITED
- AKSHARVAN NIRMAN PRIVATE LIMITED
- SPLASH PROJECTS PRIVATE LIMITED
- MUCHMORE REALTIES PRIVATE LIMITED
- SHIVPARWAR 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



3689

Lambhu Nath

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3690

Bimal Ghosh



3691

Nemai Ghosh



3692

Nirmal Ghosh



3693

3694

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. AECD6159L) ;
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. AASCS9593H) ;
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) ;



26/9/14

→ Rekha Ghosh.



26/9/15

→ Radha



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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 Jhunjunwala son of Sri Kedarnath Jhunjunwala residing at 5/7 Buroshivtala Main Road, Kolkata-700038
21. KAILASHSIDHI REALCON PRIVATE LIMITED (having Income Tax Permanent Account no. AAFCK1370H) ;
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) ;



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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 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:

In this Sale Deed the following additional expressions unless repugnant to the context shall have the meaning assigned thereto:

(a) "the First Plot of Land" means ALL THAT pieces or parcels of land measuring 7 decimals more or less and comprised in R S Dag no. 504 corresponding to L R Dag no. 518 lying and situated in Mouja Jagaddal P S Sonarpur, 24-Parganas (South) and more fully described in Part I of the Schedule hereunder ;

(b) "the Second Plot of Land" means ALL THAT pieces or parcels of land measuring 14 decimals more or less and comprised in R S Dag no. 569 corresponding to L R Dag no. 585 lying and situated in Mouja Jagaddal P S Sonarpur, 24 - Parganas (South) and more fully described in Part II of the Schedule hereunder ;



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(c) "the said Property" means the First Plot of Land as well as the Second Plot of Land and more fully described in the Parts I and II of the Schedule hereunder.

WHEREAS

I. By a Bengali Kobala dated 12 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 103 to 105 and being Deed no.2733 for the year 1970 and made between Amarendra Nath Ghosh, being the vendor therein of the one part and Jitendra Nath Ghosh therein being the purchaser therein of the other part, the said Amarendra Nath Ghosh, for the consideration therein mentioned, sold, transferred and conveyed All That pieces or parcels of land measuring 7 decimals more or less and comprised in R S Dag no. 504 corresponding to L R Dag no.518 in Mouja Jagaddal, P S Sonarpur, 24-Parganas (South) (herein referred to as "the First Plot of Land") to the said Jitendra Nath Ghosh ;

II. The name of the said Jitendra Nath Ghosh was duly mutated in the Record of Rights in L R Khatian no. 556 in respect of the First Plot of Land more fully described in Part I of the Schedule hereunder ;

III. The said Jitendra Nath Ghosh, who was seized and possessed of or otherwise well and sufficiently entitled to the First Plot of Land measuring 7 decimals died intestate on 22nd July 1972 leaving him surviving his wife Smt. Lilabati Ghosh alias LilaRani Ghosh and the Vendors herein as his heirs and legal representatives each entitled to undivided 1/8th share therein;

IV. By a Bengali Kobala dated 8 June 1950 and duly registered in the office of the Sub Registrar Baruipur in Book no. 1, Volume no. 36, at pages 175 to 179 and being Deed no. 2495 for the year 1950 and made between Smt. Rahatan Bibi being the



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vendor therein of the one part and the said Smt. Lilabati Ghosh alias Lilarani Ghosh being the vendee therein of the other part, the said Rahatan Bibi duly sold, transferred and conveyed unto the said Smt. Lilabati Ghosh alias Lilarani Ghosh All That pieces or parcels of land measuring 14 decimals more or less and comprised in Dag no. 569 in Mouja Jagaddal P S Sonarpur, District 24-Parganas (South) and herein referred to as "the Second Plot of Land at the consideration and on the terms and conditions stated therein.

V. The name of the said Lilabati Ghosh alias Lilarani Ghosh was duly mutated in the Record of Rights in L.R. Khatian no. 1366 in respect of the Second Plot of Land.

VI. The said Lilabati Ghosh alias Lilarani Ghosh, who was seized and possessed of or otherwise well and sufficiently entitled to the Second Plot of Land as well as undivided 1/8th share in the First Plot of Land, died intestate on 12 June 2006 leaving her surviving four sons and three daughters being the Vendors herein as her heirs and legal representatives:

VII. Upon death of the said Lilabati Ghosh alias Lilarani Ghosh, the Vendors herein became entitled to and are jointly seized and possessed of or otherwise well and sufficiently entitled to the said Property comprising of whole of the First Plot of Land and whole of the Second Plot of Land and more fully described in the Schedule hereunder each having undivided 1/7th share or interest therein :

VIII. The Vendors have 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 Vendors selling or transferring the said Property to the Purchasers herein.

IX. Relying on the representations of the Vendors, the Purchasers have agreed to purchase and the Vendors have agreed



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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 9,14,760/- (Rupees Nine Lakhs Fourteen thousand seven hundred and sixty)only.

X. The Purchasers have now requested the Vendors 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 9,14,760/- (Rupees Nine Lakhs Fourteen thousand seven hundred and sixty) only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof, the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge) the Vendors do and each of them doth hereby grant, sell, transfer, convey, assign and assure to the Purchasers Firstly the First Plot of Land being ALL THAT pieces or parcels of land measuring 7 decimals more or less J L no. 71, L R Khatian no. 556 and comprised in R S Dag no. 504 corresponding to L R Dag no. 518 and lying and situated in Mouja Jagaddal P S Sonarpur within Rajpur Municipality in the District of 24-Parganas(South)and Secondly the Second Plot of Land being ALL THAT pieces or parcels of land measuring 14 decimals more or less J L no. 71, L R Khatian no. 1366 and comprised in R S Dag no.569 corresponding to L R Dag no. 585 and lying and situated in Mouja Jagaddal P S Sonarpur within Rajpur Municipality in the District of 24-Parganas (South) and more fully described in the Parts I and II of the Schedule hereunder and delineated in the map or plan attached hereto and bordered in red colour therein and herein collectively referred to as "the said Property" or HOWSOEVER OTHERWISE the



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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 ways 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 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 Vendors 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 Vendors or any person or persons from whom the Vendors 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 Vendors 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 Vendors in all or any of such matters as may be necessary as fully and effectually as the Vendors themselves 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



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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 dispendens whatsoever absolutely and forever.

2. The Vendors do and each of them doth hereby covenant with the Purchasers as follows:

a) Notwithstanding any act deed matter or thing by the Vendors done committed or knowingly permitted or suffered to the contrary the Vendors are 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 Vendors have 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 Vendors have 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 Vendors or any person or persons lawfully or equitably claiming through under or in trust for them.

c) And that free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the



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Vendors or their 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 Vendors or any of their predecessor-in-title or any person or persons rightfully claiming from under or in trust for them.

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 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 Vendors 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 them 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



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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 Vendors have delivered the original of the said Bengali Kobala dated 12 August 1970 and 8 June 1950 as recited hereinabove to the Purchasers.

(g) The Vendors have 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 Vendors saved, indemnified and harmless therefrom.

THE SCHEDULE ABOVE REFERRED TO
(Description of land hereby conveyed by the
Vendors to the Purchasers)

Part - I
(First Plot of Land)

ALL THAT pieces or parcels of land measuring 7 decimals more or less in J L no. 71 Landlord L R Khatian no. 556 and comprised in R S Dag no. 504 corresponding to L R Dag no. 518 and lying and situated in Mouja Jagaddal, P S Sonarpur within Rajpur Municipality in the District of 24-Parganas (South)

Part - II
(Second Plot of Land)



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ALL THAT pieces or parcels of land measuring 14 decimals more or less in J L no.71 Landlord L R Khatian no.1366 and comprised in R S Dag no.569 corresponding to L R Dag no. 585 and lying and situated in Mouja Jagaddal, P S Sonarpur within Rajpur Municipality in the District of 24-Parganas(South).

AND BOTH the Plots of Land are delineated in the map or plan attached hereto and bordered in red colour therein.

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.

SIGNED AND DELIVERED by the
withinnamed VENDORS at Kolkata

Sambhu Nath Ghosh

1. (SAMBHU NATH GHOSH)

Bimal Ghosh

2. (BIMAL GHOSH)

Nemai Ghosh

3. (NEMAI GHOSH)

Nirmal Ghosh

4. (NIRMAL GHOSH)

Smt. Kalpana Ghosh

5. (SMT. KALPANA GHOSH)

Rekha Ghosh

6. (SMT. REKHA GHOSH)

Radha De

7. (SMT. RADHA DE)

Read over and explained
the contents of this
Sale Deed in Bengali to
the Vendors

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
KAILASHDHAM 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
JHILMIL APARTMENT PRIVATE LIMITED
MANGALNAYAK REALTIES PRIVATE LIMITED
FUTUREGROW PROPERTIES PRIVATE LIMITED
ANSUYA PROPERTIES PRIVATE LIMITED
KAILASHDHAM REALTORS PRIVATE LIMITED

[Handwritten Signature]

(Amrit Jhunjhunwala)
Purchasers nos. 1 to 20

Witnesses to All:-

- 1) Signature *[Handwritten Signature]*
Name *[Handwritten Name]*
Address *[Handwritten Address]*
- 2) Signature Satyajit Naskar
Name SATYAJIT NASKAR
Address VILL - JAGADDAK, PO -
DAKSHIN JAGADDAK, KOL-751

KAILASHSIDHI REALCON PRIVATE LIMITED
DHANKAMAL PROJECTS PRIVATE LIMITED
BLUESNOW INFRA TECH PRIVATE LIMITED
AKSHARVARI NIRMAN PRIVATE LIMITED
SPLASH PROJECTS PRIVATE LIMITED
MUCHMORE REALTIES PRIVATE LIMITED
SHYVARIWAR INFRA TECH PRIVATE LIMITED
DAILYVIEW PROPERTIES PRIVATE LIMITED
ANRON CONSTRUCTION PRIVATE LIMITED
RATANSIDHI PROJECTS PRIVATE LIMITED
VINAMRA NIRMAN PRIVATE LIMITED
RUDRAKASH INFRABUILD PRIVATE LIMITED
FUTUREGROW CONSTRUCTIONS PRIVATE LIMITED

[Handwritten Signature]

NAVNEET PANDEY

Purchasers nos. 21 to 33

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



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R E C E I V E D from the withinnamed Purchasers the entire purchase Consideration of Rs 9,14,760/- (Rupees Nine Lakhs Fourteen thousand seven hundred and sixty)only as recited hereinabove as per the following

MEMO OF CONSIDERATION

Payment received by the following Bank Pay Orders all drawn in favour of the Vendors

<u>Sl no.</u>	<u>Bank & Branch</u>	<u>Pay Order No.</u>	<u>Date</u>	<u>Amount</u>
1)	Allahabad Bank Red Cross Place Branch, Kolkata	653481	22/07/13	1,30,680/-
2)	Allahabad Bank Red Cross Place Branch, Kolkata	653482	22/07/13	1,30,680/-
3)	Allahabad Bank Red Cross Place Branch, Kolkata	653483	22/07/13	1,30,680/-
4)	Allahabad Bank Red Cross Place Branch, Kolkata	653484	22/07/13	1,30,680/-
5)	Allahabad Bank Red Cross Place Branch, Kolkata	653485	22/07/13	1,30,680/-
6)	Allahabad Bank Red Cross Place Branch, Kolkata	653486	22/07/13	1,30,680/-
7)	Allahabad Bank Red Cross Place Branch, Kolkata	653487	22/07/13	1,30,680/-
			Total	9,14,760/-

(Rupees Nine Lakhs Fourteen thousand seven hundred and sixty only)

Sambhu Nath Ghosh

1. (SAMBU NATH GHOSH)

Bimal Ghosh

2. (BIMAL GHOSH)



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Nemai Ghosh
3. (NEMAI GHOSH)

Nirmal Ghosh
4. (NIRMAL GHOSH)

Kalpna Ghosh
5. (SMT. KALPANA GHOSH)

Rekha Ghosh.
6. (SMT. REKHA GHOSH)

Radha De
7. (SMT. RADHA DE)

Vendors

WITNESSES:























1. Signature Suopam Kumar Ghosh
Name Vill + P.O. - Dakshin Jagaddal
Address D.S. - Sonepali
Kol - 751
2. Signature Satyajit Naskar
Name SATYAJIT NASKAR
Address VILL - JAGADDAL, Po -
DAKSHIN JAGADDAL, Ko. 51



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SPECIMEN FOR PHOTOGRAPH AND TEN FINGERPRINTS

Sl. No.	Photograph of Vendor	Signature of Executant Presentant	PARTY : VENDOR NO.1				
		<i>Sambhu Nath Ghosh</i>	NAME : SAMBHU NATH GHOSH				
							
			Left Hand				
							
			Right Hand				
Sl. No.	Photograph of Vendor	Signature of Executant Presentant	PARTY : VENDOR NO.2				
		<i>Bimal Ghosh</i>	NAME : BIMAL GHOSH				
							
			Left Hand				
							
			Right Hand				



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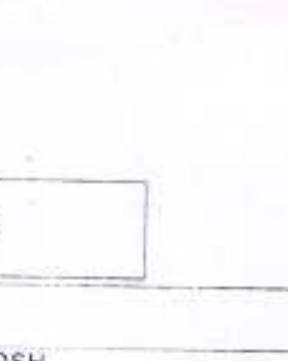

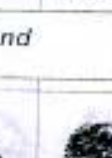

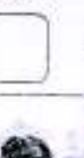







**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor	Signature of Executant Presentant	PARTY : VENDOR NO.3 NAME : NEMAI GHOSH				
		<i>Nemaï Ghosh</i>					
			Little Ring Middle Fore Thumb <i>Left Hand</i>				
							
			Thumb Fore Middle Ring Little <i>Right Hand</i>				
Sl. No.	Photograph of Vendor	Signature of Executant Presentant	PARTY : VENDOR NO. 4 NAME : NIRMAL GHOSH				
		<i>Nirmal Ghosh</i>					
			Little Ring Middle Fore Thumb <i>Left Hand</i>				
							
			Thumb Fore Middle Ring Little <i>Right Hand</i>				



Addl. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
R 9 JUL 2013

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**












Sl. No.	Photograph of Vendor	Signature of Executant Presentant	PARTY : VENDOR NO. 5 NAME : SMT. KALPANA GHOSH				
							
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				
Sl. No.	Photograph of Vendor	Signature of Executant Presentant	PARTY : VENDOR NO. 6 NAME : SMT. REKHA GHOSH				
							
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
R 9 JUL 2013

Page No.

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**






































































































































Sl. No.	Photograph of Vendor	Signature of Executant Presentant	PARTY : VENDOR NO. 7 NAME : SMT. RADHA DE				
		<p align="center"><i>Radha De</i></p>					
			Little	Ring	Middle	Fore	Thumb
			<i>Left Hand</i>				
							
			Thumb	Fore	Middle	Ring	Little
			<i>Right Hand</i>				



Advt. Dist Sub-Registrar
Sonapat, South 24 Pgs.
R 9/11/2013

Page No.

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph Purchaser	of	Signature of Executant Presentant	PARTY : PURCHASERS																																																																																				
				NAME : SRI AMIT JHUNJHUNWALA DIRECTOR OF PURCHASER NOS. 1 TO 20																																																																																				
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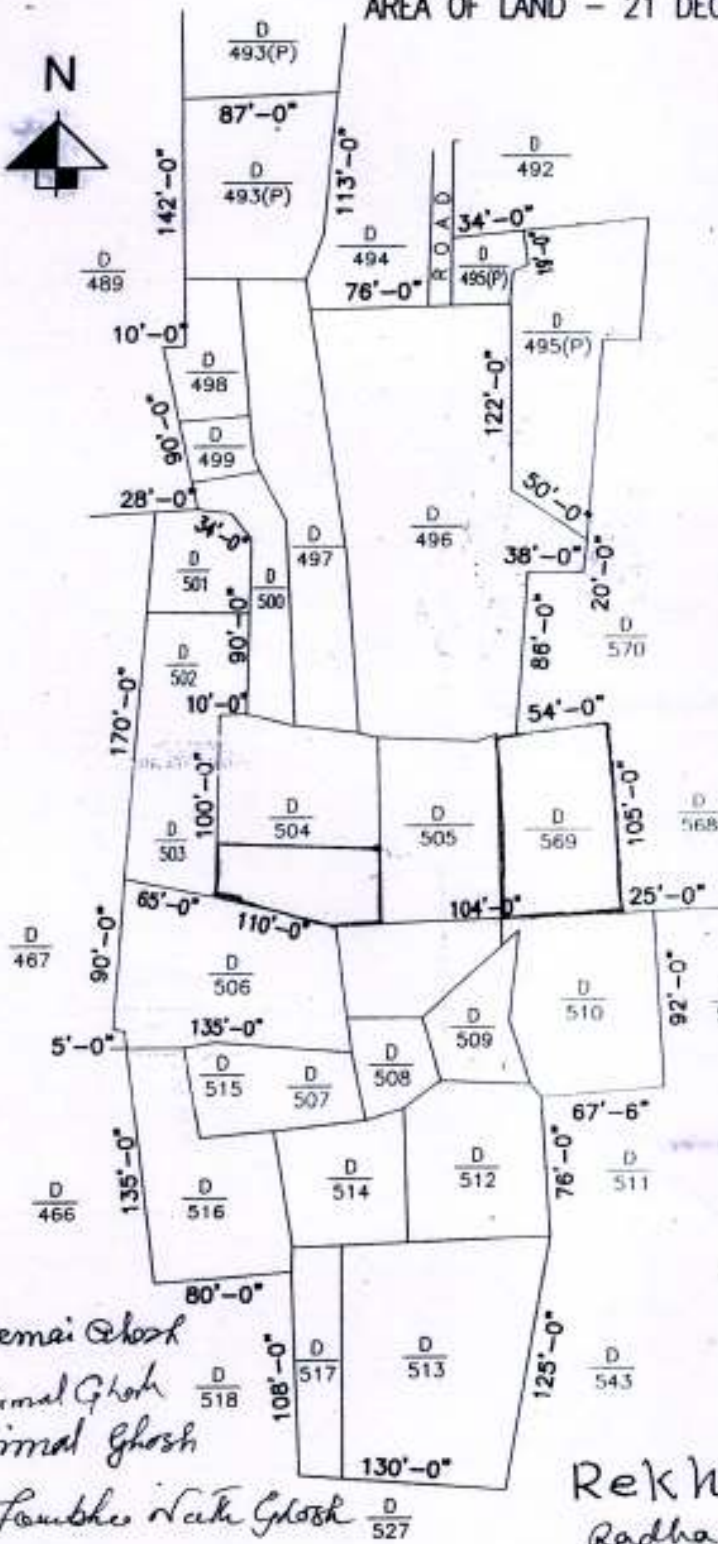


Adlt. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
R 9 JUL 2013

A PLAN OF MOUZA - JAGADDAL, J. L. NO-71,
P.S.-SONARPUR, DIST - 24 PARGANAS (SOUTH)
UNDER RAJPUR SONARPUR MUNICIPALITY.
AREA OF LAND - 21 DECIMAL



R.S DAG NO.	LR DAG NO.	AREA OF LAND IN DECIMAL
504	518	7
569	585	14



- 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
- JHILMIL APARTMENT PRIVATE LIMITED
- MANGALNAYAK REALTIES PRIVATE LIMITED
- FUTUREGROW PROPERTIES PRIVATE LIMITED
- ANSUYA PROPERTIES PRIVATE LIMITED
- KALASHDHAM REALTORS PRIVATE LIMITED
- KAILASHSIDHI 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
- RATANSIDHI PROJECTS PRIVATE LIMITED
- VINAMRA NIRMAN PRIVATE LIMITED
- RUDRAKASH INFRABUILD PRIVATE LIMITED
- FUTUREGROW CONSTRUCTIONS PRIVATE LIMITED

Amrita

Nemal Ghosh

Rekha Ghosh.
Radha Deb

42/2/11/23/22



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

Endorsement For Deed Number : I - 09115 of 2013
(Serial No. 11190 of 2013 and Query No. 1608L000018018 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 Jhunjhunwala, one of the Claimants.

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

Execution is admitted on 24/07/2013 by

1. Sambhu Nath Ghosh, son of Lt. Jitendra Nath Ghosh , G-22, Gitanjali Park , Brahmapur, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700096, By Caste Hindu, By Profession : Others
2. Bimal Kr. Ghosh Alias Bimal Ghosh, son of Lt. Jitendra Nath Ghosh , B-28, Gitanjali Park , Brahmapur, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700096, By Caste Hindu, By Profession : Others
3. Nema Ghosh, son of Lt. Jitendra Nath Ghosh , A-18, Rabindra Pally, Brahmapur, Kolkata, Thana:-Bansdrani, P.O. :-Brahmapur, District:-Kolkata, WEST BENGAL, India, Pin :-700096, By Caste Hindu, By Profession : Others
4. Nirmal Ghosh Alias Nirmal Kr. Ghosh, son of Lt. Jitendra Nath Ghosh , A-80/1, Brahmapur More, Kolkata, P.O. :-Brahmapur, District:-Kolkata, WEST BENGAL, India, Pin :-700096, By Caste Hindu, By Profession : Others
5. Kalpana Ghosh, wife of Lt. Jiban Krishna Ghosh , Atghara Paschim Para, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : House wife
6. Rekha Ghosh, wife of Dilip Kr. Ghosh , D-15/1, Rabindra Pally, Kolkata, Thana:-Bansdrani, District:-Kolkata, WEST BENGAL, India, Pin :-700096, By Caste Hindu, By Profession : House wife
7. Radha Dey (Ghosh), wife of Ranjit Dey , Soda Tank Road By Lane , Garulia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743133, By Caste Hindu, By Profession : House wife


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Adlt. 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-Paraganas

Endorsement For Deed Number : I - 09115 of 2013
(Serial No. 11190 of 2013 and Query No. 1608L000018018 of 2013)

8. Amit Jhunjhunwala
Director, Mangalbela 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, Kallashdham 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
EndorsementPage 2 of 5



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



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

Endorsement For Deed Number : J - 09115 of 2013
(Serial No. 11190 of 2013 and Query No. 1608L000018018 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

EndorsementPage 3 of 5



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



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

Endorsement For Deed Number : I - 09115 of 2013
(Serial No. 11190 of 2013 and Query No. 1608L000018018 of 2013)

9. Navneet Pandey
Director, Kailashidhi 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, 174b, 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
EndorsementPage 4 of 5



Add. 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-Paraganas

Endorsement For Deed Number : I - 09115 of 2013
(Serial No. 11190 of 2013 and Query No. 1608L000018018 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. 41660/- is paid , by the draft number 338791, Draft Date 22/07/2013, Bank Name State Bank Of India, EZRA STREET, received on 25/07/2013

(Under Article : A(1) = 41646/- ,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.-37,86,360/-

Certified that the required stamp duty of this document is Rs.- 265066 /- and the Stamp duty paid as Impressive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty Rs. 265066/- is paid , by the draft number 338788, Draft Date 22/07/2013, Bank : State Bank Of India, EZRA STREET, received on 25/07/2013

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 5 of 5



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

Certificate of Registration under section 60 and Rule 60

Registered in Book - I
CD Volume number 21
Page from 5591 to 5621
being No 09115 for the year 2013.



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