

DATED THIS 12th DAY OF FEBRUARY, 2015

DEED OF CONVEYANCE

BETWEEN

KAYCEE TRADING COMPANY.

Represented by Partners:

(1) MR. KULNATH KAPUR

(2) MR. VISHAL KAPUR

And

(3) MR. RAGHAV KAPUR

..... VENDORS

AND

M/S. LUMINOUS DEVELOPERS PVT. LTD.

Represented by Authorised Representative:

MR. AMIT SINGHANIA

..... PURCHASER

ANJAN KUMAR CHAKRABARTI

Advocate

High Court, Calcutta

10, Kiran Sankar Roy Road

2nd Floor, Room No. 33,

Kolkata - 700001.

Ph: +919339744867

01168

VC-222/15

1-01154/15



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 416392

Certified that the document is admitted to registration. The signature sheets and the other documents attached with the document are a part of this document.

District Registrar-III
Alipore, South 24-parganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 12th day of the month of February of the year 2015 (Two Thousand Fifteen) A.D.

BETWEEN

Contd...

Handwritten notes: 12/2/15, 8:24 AM, 14/2/15

152945

M/S Luminous Developers Pvt Ltd

NAME	18 Rabindra Sarani
ADD	
RS	100/-
- 9 FEB 2015	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

Bow Bazar
Kof 1

- 9 FEB 2015

- 9 FEB 2015

Singhania



NCTI-513

Singhania

(AMIT SINGHANIA)



NCTI-514

KAYCEE TRALI G CO

Kulmuth Inpaw
Partner



NCTI-515



District Sub-Registrar-III
Alipore, South. 24 Parganas

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KAYCEE TRADING CO

Sar (VISHAL KAPUR)
Partner



NCTI-516

KAYCEE TRADING CO

Raghav Kapur
Partner

Identified by me,
Anjan Kumar
Chandrabhatti
Adv State
High Court, Calcutta

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 3819 to 3840
being No 01154 for the year 2015.



(Rajendra Prasad Upadhyay) 13 February 2015
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal District Sub-Registrar-III
Midore, South 24 Parganas



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01154 of 2015
(Serial No. 01168 of 2015 and Query No. 1603L000001413 of 2015)

On 12/02/2015

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

Presented for registration at 20.20 hrs on :12/02/2015, at the Private residence by Mr. Amit Singhania ,Claimant.

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

Execution is admitted on 12/02/2015 by

1. Mr Kulnath Kapur
Partner, Kaycee Trading Company, 31, Kohinoor Building, 105, Park Street, Kolkata,
Thana:-ParkStreet, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700016.
, By Profession : Business
2. Mr. Vishal Kapur
Partner, Kaycee Trading Company, 31, Kohinoor Building, 105, Park Street, Kolkata,
Thana:-ParkStreet, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700016.
, By Profession : Business
3. Mr. Raghav Kapur
Partner, Kaycee Trading Company, 31, Kohinoor Building, 105, Park Street, Kolkata,
Thana:-ParkStreet, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700016.
, By Profession : Business
4. Mr. Amit Singhania
Authorised Representative, M/s. Luminous Developers Pvt. Ltd., Poddar Court, 18, Rabindra Sarani,
Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Service
Identified By Anjan Kr. Chakraborty, son of . . . , High Court, Kolkata, Thana:-High Court Calcutta,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession:
Advocate.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 13/02/2015

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.

Payment of Fees:

Amount by Draft

Rs. 289336/- is paid, by the draft number 570563, Draft Date 09/02/2015, Bank Name State Bank of India, LA MARTINIERE, received on 13/02/2015




District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

13/02/2015 18:06:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01154 of 2015
(Serial No. 01168 of 2015 and Query No. 1603L000001413 of 2015)

(Under Article : A(1) = 289289/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 13/02/2015)

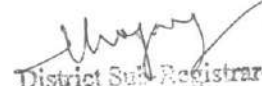
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2,63,00,000/-

Certified that the required stamp duty of this document is Rs.- 30 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS




District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

13/02/2015 18:06:00

EndorsementPage 2 of 2

KAYCEE TRADING COMPANY, a registered Partnership Firm, duly registered at Registrar of Firms under Indian Partnership Act 1932, bearing Registration no. 31369 and holding **PAN AADFK1092P**, having its Registered Office at 105, Park Street, 31 Kohinoor Building, P.S.- Park street, Kolkata-700016, West Bengal, a Partnership Firm, carried on and represented by its Partners, namely; **(1)MR. KULNATH KAPUR**, son of Late Khem Chand Kapur, by faith - Hindu, by occupation - Business, by Nationality & Citizenship - Indian, residing at 105, Park Street, 31 Kohinoor Building, P.S.-Park street, Kolkata-700016, West Bengal; having **PAN ALAPK3751F**,**(2)MR. VISHAL KAPUR**, son of Mr. KulnathKapur, by faith - Hindu, by occupation - Business, by Nationality & Citizenship - Indian, residing at 105, Park Street, 31 Kohinoor Building, P.S.- Park street, Kolkata-700016, West Bengal; having **PAN AFMPK2761H**and**(3)MR. RAGHAV KAPUR**,son of Mr. KulnathKapur, by faith - Hindu, by occupation - Business, by Nationality & Citizenship - Indian, residing at 105, Park Street, 31 Kohinoor Building, P.S.- Park street, Kolkata-700016, West Bengal; having **PAN AITPK0947K**, all carrying on business in Partnership in the name of **KAYCEE TRADING COMPANY**,hereinafter called and referred to as the "**VENDOR**"(which term and/or expression shall, unless excluded by or repugnant to the subject and/or context, be deemed to mean and include the partners / partner for the time being of the said firm, the survivors, or survivor of them and the heirs, executors, administrators of last surviving partner, their assignees) of the **ONE PART**.

-AND-

M/S. LUMINOUS DEVELOPERS PVT. LTD., a Companyregistered under the Companies Act, 1956 having its registered office at 18 RabindraSarani, Poddar Court, P.S.- Bow Bazar, Kolkata-700001, having **PAN: AACCL4058Q**,represented by its Authorised Representative **MR. AMIT SINGHANIA**, son of Raj Kumar Singhania, by faith- Hindu, by occupation- Service, by Nationality & Citizenship - Indian, residing at 64 Burtolla Street, Kolkata - 700007, West Bengal, having **PAN APEPS1920A**, hereinafter called and referred to



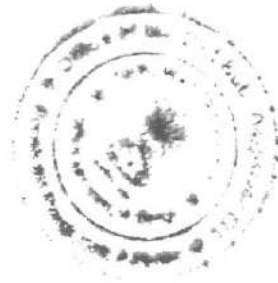
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as the "**PURCHASER**"(which term and/or expression shall unless excluded by or repugnant to the subject and/or context be deemed to mean and include their successor(s) or successor(s)-in-office, legal representatives and assignees etc.) of the "**OTHET PART**".

WHEREAS the **VENDOR** of the ONE PART herein, being the Partnership Firm, namely;**KAYCEE TRADING COMPANY**, being absolute owner, is absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area of about 8 (Eight) Cottahs, 4 (Four) Chittacks, be it a little more or less, along with an old dilapidated Three (Ground+2) Storied Building standing thereon measuring a total covered area of about 4,000 (Four Thousand) sq.ft. [Ground Floor: 2,000 sq.ft. of covered area + First Floor: 1,000 sq.ft. of covered area + Second Floor: 1,000 sq.ft. of covered area], be it a little more or less, lying and situated at and being Municipal Premises No. 14/1, Matheswartola Road (Previously Premises No. 14/1, South Tangra Road) within the limits of Ward No. 58 of Kolkata Municipal Corporation, P.S. - Tangra (Previously Entally), Tangra Division -IV, Sub-Division-L, Holding No.58A of which annual revenue is payable to the Office of the Collector of South 24 Parganas, District - South 24 Parganas, West Bengal, (hereinafter for the sake of brevity called and referred to as the "**Said Property**") TOGETHERWITH all rights of lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the "**Said Property**" or any part thereof, being the subject matter of Sale and to be sold, transferred and conveyed by virtue of these presents, which is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written.

AND WHEREAS the **KAYCEE TRADING COMPANY**, a Co-Partnership Registered Firm, became the owner of the aforementioned property, by virtue of a "Indenture", dated 20/02/1964, being Deed No. 2505 for the year 1964, being registered in the office of the Sub-Registrar of Sealdah, 24 Parganas and therein



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recorded in Book No. 1, Volume No. 53, pages from 117 to 121, executed by the VENDORS therein, namely **(1) CHEN FU SU**, son of Late Chen KonPhay, **(2) CHEN THAI SU**, son of Late Chen KonPhay, **(3) CHEN FOOK SU**, son of Late Chen KonPhay, who sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring an area of about 8 (Eight) Cottahs, 4 (Four) Chittacks, be it a little more or less, lying and situated at and being in Tangra Division -IV, Sub-Division-L, Holding No.58A and Commonly known as Municipal Premises No. 14/1, South Tangra Road, now 14/1 Matheswatola Road, ward no.-58 and Borough-7 of the Corporation of Calcutta, Police Station - Entaly, now Tangra, District - 24 Parganas, West Bengal.

AND WHEREAS after purchasing the aforesaid land, the said **KAYCEE TRADING COMPANY**, being the Vendor herein, has mutated its name in the assessment records of the then Calcutta Municipal Corporation and got a Building Plan sanctioned from the then Calcutta Municipal Corporation, and has constructed thereon a Three (Ground+2) Storied Building, measuring a total covered area of about 4,000 (Four Thousand) sq.ft. [Ground Floor: 2,000 sq.ft. of covered area + First Floor: 1,000 sq.ft. of covered area + Second Floor: 1,000 sq.ft. of covered area]; as per Sanctioned Building Plan, and has been in peaceful possession and occupation of the aforesaid land and building standing thereupon free from all legal and financial encumbrances whatsoever by paying the rates and taxes regularly as the absolute owner thereof.

AND WHEREAS the VENDOR of the ONE PART herein was in urgent need of money and expressed their desire to sell the said property for a total consideration money of Rs. **2,63,00,000/=** (Two Crores Sixty Three Lacs) only, and accordingly placed a proposal before the PURCHASER of the OTHER PART herein, to purchase the entirety of the **"Said Property"** i.e. **ALL THAT** piece and parcel of land measuring an area of about 8 (Eight) Cottahs, 4 (Four) Chittacks, be it a little more or less, along with an old dilapidated Three



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(Ground+2) Storied Building standing thereon measuring a total covered area of about 4,000 (Four Thousand) sq.ft. [Ground Floor: 2,000 sq.ft. of covered area + First Floor: 1,000 sq.ft. of covered area + Second Floor: 1,000 sq.ft. of covered area], be it a little more or less, lying and situated at and being Municipal Premises No. 14/1, Matheswartola Road (Previously Premises No. 14/1, South Tangra Road) within the limits of Ward No. 58 of Kolkata Municipal Corporation, P.S. – Tangra (Previously Entally), Tangra Division –IV, Sub-Division-L, Holding No.58A of which annual revenue is payable to the Office of the Collector of South 24 Parganas, District – South 24 Parganas, West Bengal, which is morefully and particularly mentioned and described in the **“SCHEDULE”** hereunder written, **TOGETHERWITH** all rights of lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the **“Said Property”** or any part thereof and relying upon the following representations, assertions and assurances made by the VENDOR of the ONE PART herein, to the PURCHASER of the OTHER PART herein, the Purchaser herein expressed its interest and agreed also to purchase the **“Said Property”**, which is morefully and particularly described in the **SCHEDULE** hereinafter written, in its entirety for a total consideration of Rs. **2,63,00,000/=** (Two Crores Sixty Three Lacs) only.

AND WHEREAS the VENDOR herein considering the quantum of consideration money as fair, as such as the market price, has agreed to sell and the PURCHASER herein has agreed to purchase the **“Said Property”** at a total consideration of Rs. **2,63,00,000/=** (Two Crores Sixty Three Lacs) only. And the Parties herein entered into an ‘Agreement for Sale’ dated 5th day of June 2014, on certain terms and conditions contained therein, and concurrently with the execution of the said ‘Agreement for Sale’, dt. 5th June 2014, as well as relying upon the said terms and conditions therein, the Purchaser of other Part therein paid to the Vendor an amount of Rs. **5,00,000/=** (Five Lacs) only, as Advance as per Memo of Consideration mentioned in



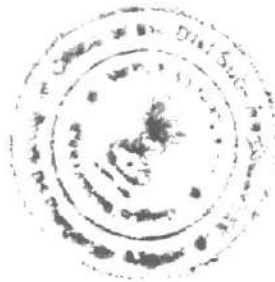
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the said 'Agreement for Sale' dated 5-6-2014, being registered in the office of the D & R-III, Alipore, South 24 Parganas, vide Deed No. 04734 of 2014, Book No. 1, C D Volume number 11, pages written from 4278 to 4299.

AND WHEREAS pursuant to the terms of the said Agreement for Sale, dated 5th June, 2014, and on being approached and requested by the PURCHASER, the VENDOR of the One Part herein has agreed to execute and register the instant Deed of Conveyance in respect of the below **SCHEDULE** mentioned property in favour of the PURCHASER herein, which is specifically demarcated and delineated in Red Border Line on the Map/ Plan attached hereto, which is indivisible part of this Deed of conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration of a sum of Rs. **2,63,00,000/=** (Two Crores Sixty Three Lacs) only, paid by the PURCHASER to the VENDOR herein, on or before the execution of these presents (the receipt whereof the VENDOR doth hereby and hereunder admit and acknowledge to have received to the fullest satisfaction and confirmed by signing the Memo of Consideration written hereunder) and OF AND FROM the same, VENDOR of the One Part herein hereby release, acquit, exonerate and discharge the "**Said Property**" hereby absolutely conveyed forever in favor of the PURCHASER and the VENDOR doth hereby grant, sell, convey, transfer and assign and assure unto and to the use of the PURCHASER, their ownership, entitlement, right and interest in **ALL THAT** piece and parcel of land measuring an area of about 8 (Eight) Cottahs, 4 (Four) Chittacks, be it a little more or less, along with an old dilapidated Three (Ground+2) Storied Building standing thereon measuring a total covered area of about 4,000 (Four Thousand) sq.ft. [Ground Floor: 2,000 sq.ft. of covered area + First Floor: 1,000 sq.ft. of covered area + Second Floor: 1,000 sq.ft. of covered area], be it a little more or less, lying and situated at and being Municipal Premises No. 14/1, Matheswartola Road (Previously Premises No. 14/1, South Tangra Road) within the limits



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of Ward No. 58 of Kolkata Municipal Corporation, P.S. - Tangra (Previously Entally), Tangra Division -IV, Sub-Division-L, Holding No.58A of which annual revenue is payable to the Office of the Collector of South 24 Parganas, District - South 24 Parganas, West Bengal, TOGETHERWITH all rights of lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the **"Said Property"** or any part thereof, which is morefully and particularly described in the **"SCHEDULE"** hereunder written and specifically delineated in red border lines in the map/plan attached hereto, being indivisible part of this Deed and all rights of lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the **"Said Property"** or any part thereof. THAT NOTWITHSTANDING any acts, deeds, matters and things by the VENDOR herein done executed or knowingly suffered to the contrary, the VENDOR herein has good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer and assign and assure the **"Said Property"** and every part thereof unto and to the use of the PURCHASER absolutely and forever and the VENDOR herein doth hereby further covenant with the PURCHASER that the **"Said Property"** hereby sold, transferred, conveyed or expressed or intended so to be as well as the said Municipal premises is free from any or all sorts of encumbrances, trusts, liens, charges, lispendences, attachments, notice of acquisition and requisition by any Government whatsoever and howsoever and the PURCHASER shall and will from time to time and at all times hereafter possesses and enjoy the **"Said Property"** and receive rents, issues and profits thereof and therefrom without any lawful eviction, interruption or interference, claim, demand whatsoever from or by the VENDOR herein or any other person or persons claiming through or under or in trust for the VENDOR herein and shall and will from time to time and all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such other and



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further acts, deeds, matters and things for further better and more perfectly assuring the **"Said Property"** and every part thereof unto and to the use of the said PURCHASER and further that the VENDOR herein shall and will at all times hereafter indemnify save and keep the PURCHASER indemnified against all actions, losses, claims, demands, liens, charges, lispensens whatsoever in respect of the **"Said Property"** mentioned and written in the **"SCHEDULE"** hereunder in these presents. The land is not a Debutter or Pirottor property and not within the WAKF Estate. The Physical Possession of the below Scheduled mentioned property is handed over to the Purchaser by the Vendor(s).

AND FURTHER WHEREAS the Vendor has assured, asserted and represented unto the Purchaser as follows:

1. The VENDOR of the One Part herein has full power and absolute right, authority to sell the **"Said Property"**, morefully and particularly described in the **"SCHEDULE"** below and there is no legal or financial bar or otherwise to dispose of the same.
2. Excepting the VENDOR of the One Part herein nobody else have got any right, title, interest, claim or demand of whatsoever or howsoever nature over the **"Said Property"** or any part thereof.
3. The VENDOR of the One Part herein has not entered before into any Agreement for Sale/Transfer, Lease, Exchange, Development Agreement or otherwise for any purpose regarding the **"Said Property"** or any part thereof, with any third party.
4. Neither the **"Said Property"** is subject to any notice of acquisition or requisition nor subject to any acquisition and requisition proceedings to that effect, under any Act.



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5. No suit or proceeding is pending in respect of the **“said property”** or any part thereof.
6. There is no other partner or partners other than the existing abovementioned three partners of the said firm as well as present vendors herein, to run the said partnership firm and they are fully responsible and liable for all the past and present actions of the firm.
7. That, the VENDOR assures that all the previous partners who retired from the Firm or died at the working stage in the Firm, the accounts of them have certainly been settled and paid off, no due or outstanding accounts, debt or any liabilities are subject to be payable by the VENDOR herein, and those outgoing partners have relinquished their right, title and interest in favour of the said Firm as well as the VENDORS herein, on and from the day of their retirement.
8. That, the VENDOR herein, assures that since the execution of last Partnership agreement, dated 1st April 2004, no agreement by and between the partners of the said Firm, and /or with third party regarding any matter, including their said FIRM's structural change, admission of new partners, outgoing of partners and retirement of partners of the said FIRM, has yet been performed or effected any time.

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

1. THAT, the **“Said Property”** is free from all encumbrances, trusts, liens, charges, lispences, attachments and the VEVDOR herein has got good, free, clear and marketable title therein, to sell, and grant the said premises to the PURCHASER herein.



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2. THAT, the VENDORS have every right to deal with the **"Said Property"** or any part thereof and to convey, transfer, assign and assure the same unto the PURCHASER, their respective entitlements, rights, title interest in the said land and rights in the common portions, passages and /or easement rights, electric connection, drawing of drainage, sewers, water & telephone facilities in the said land hereunder granted, conveyed and assured unto the PURCHASER in the manner aforesaid.
3. THAT, the **"Said Property"** or any parts thereof is not affected under Urban Land (Ceiling & Regulation) Act, 1976, and other Acts.
4. THAT, the **"Said Property"** or any parts thereof has not been charged and/or mortgaged with any bodies, banks or financial institutions etc. by the VENDOR herein till execution of these presents.
5. There is no other partner or partners other than the existing abovementioned three partners of the said firm as well as present vendors herein, to run the said partnership firm and they are fully responsible and liable for all the past and present actions of the firm.
6. That, all the previous partners who retired from the Firm or died at the working stage in the Firm, the accounts of them have certainly been settled and paid off, no due or outstanding accounts, debt or any liabilities are subject to be payable by the VENDOR herein, and those outgoing partners have relinquished their right, title and interest as regards the assets and properties of the Firm, in favour of the said Firm as well as the VENDOR herein, on and from the day of their retirement.



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7. That, since the execution of last Partnership agreement aforesaid dated 1st April 2004, no agreement, by and between the partners of the said Firm, and /or with third party regarding any matter, including their said FIRM's structural change, admission of new partners, outgoing of partners and retirement of partners of the said FIRM, has not yet been performed or effected any time.
8. THAT, the VENDOR herein confirms that they (Firm) and /or their aforesaid partners by individual capacity, will keep indemnified the PURCHASER herein and their successors-in-interest, assignees, with full compensation at any cost against any loss, damage, costs and expenses if is suffered by the PURCHASER, regarding any claims and/or demands by anybody in respect of the "**Said Property**" or any parts thereof in future, in case of any defect of the schedule property or defect in marketable title of the VENDOR. And further confirms that at or before the time of getting the instant Deed registered, the VENDOR will be duty bound to hand overall connected documents/muniments of title in the hands of the PURCHASER.
9. THAT, the VENDOR herein shall execute all documents, Deed of Declarations or Rectification or any other Supplementary Deed or Deeds, at the cost of the PURCHASER herein to establish their good and effective title, if any error or omission in the recital of the 'Deed of Conveyance' transpires later.
10. THAT, the VENDOR herein also admits and confirms that, if any statements or declarations made herein are found to be not true, then they will be liable to be implicated in present law.
11. THAT, the PURCHASER herein, shall on the strength of this 'Deed of Conveyance' will become the absolute owner of the "**Said Property**" mentioned in the **SCHEDULE** hereunder



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written and shall be able to enjoy peaceably and without any hindrances the "**Said Property**" by paying rates and taxes to the concerned Authority and can also mutate its name in the records of concerned Authority, i.e., Kolkata Municipal Corporation Authority and other concerned Authority.

12. THAT, the VENDOR herein shall be liable to pay all arrears of rates and taxes and all other dues, payable by it to the concerned Municipal Authority or any other competent authority accrued before registration of these presents and the PURCHASER herein, in that case, shall not be liable to pay any dues accrued before registration of this Deed of Conveyance.
13. THAT, the PURCHASER herein shall only be liable to pay those dues to the concerned Municipal and/or Government Authority as rates and taxes etc. which will accrue after registration of these presents and shall not be liable to pay any dues which accrued or was payable before registration of these presents and in that case the VENDOR herein shall be liable to pay those dues.
14. THAT, it shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon to hold, use and enjoy the said land and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendors and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendor and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.
15. THAT, the Purchaser shall hold the said land being mentioned in the Schedule below free and clear and freely and clearly and absolutely.



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16. THAT, the PURCHASER herein shall only be liable to pay those dues to the concerned Electricity bill and any other bills which will accrue after registration of these presents and shall not be liable to pay any dues which accrued or was payable before registration of these presents and in that case the VENDOR herein shall be liable to pay those dues.

THE SCHEDULE ABOVE REFERRED TO

=====

ALL THAT piece and parcel of Bastu land measuring an area of about 8 (Eight) Cottahs, 4 (Four) Chittacks, be it a little more or less, along with an old dilapidated Three (Ground+2) Storied Residential Building standing thereon measuring a total covered area of about 4,000 (Four Thousand) sq.ft. [Ground Floor: 2,000 sq.ft. of covered area + First Floor: 1,000 sq.ft. of covered area + Second Floor: 1,000 sq.ft. of covered area], be it a little more or less, lying and situated at and being Municipal Premises No. 14/1, Matheswartola Road (Previously Premises No. 14/1, South Tangra Road) within the limits of Ward No. 58 of Kolkata Municipal Corporation, P.S. – Tangra (Previously Entally), Tangra Division -IV, Sub-Division-L, Holding No.58A of which annual revenue is payable to the Office of the Collector of South 24 Parganas, District – South 24 Parganas, West Bengal, TOGETHERWITH all rights of lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the **“Said Property”** or any part thereof is the subject matter of Sale, which is specifically delineated in red border lines in the map/plan attached hereto, being indivisible parts of this Deed and which is butted and bounded as follows:

- ON THE NORTH : By Premises No. 14, Tangra Road.
 ON THE SOUTH : By South Tangra Road. (Approx. 20 Feet Wide)
 ON THE EAST : By Tangra 1st Lane.
 ON THE WEST : By Premises No. 15, South Tangra Road



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IN WITNESSES WHEREOF the parties being physically well and mentally fit and of sound mind without any provocation, and with free consent and by going through the contents of this Deed of Conveyance hereto, have set their respective hands on the day, month and year first hereinabove written in presence of the following witnesses:

SIGNED SEALED AND DELIVERED by the Partners of the Vendor Partnership Firm at Kolkata in presence of:-

1. Sanjiv K. Ghosh.
4 Nazim Park, Kestopin,
P.S. Rajarhat,
Kolkata - 700059.

2. Kanakan Basak
16/D, Mukta Pukura Road
Talpurukur, Bowbazar
Kolkata - 700023

1. **KAYCEE TRADING CO**
Kanaka Basak
Partner

2. **KAYCEE TRADING CO**
Vishalkar
(VISHALKAR)
Partner

3. **KAYCEE TRADING CO**
Raghu Kapur
Partner

SIGNATURE OF THE PARTNERS OF THE
VENDOR PARTNERSHIP FIRM.

SIGNED SEALED AND DELIVERED by the Representative of the Purchaser Kolkata in presence of:-

1. Sanjiv K. Ghosh.

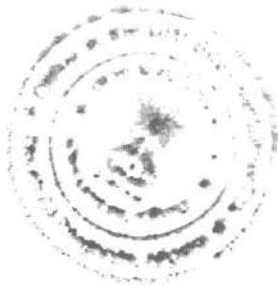
2. Kanakan Basak

Amit Singhania (AMIT SINGHANIA)

SIGNATURE OF THE REPRESENTATIVE
OF THE PURCHASER COMPANY.

Drafted by:

Anjan Kumar Chakrabarti
ANJAN KUMAR CHAKRABARTI
Advocate,
10, K.S. Roy Road, 2nd Floor,
Room No. 33, Kolkata - 700001.
(M) - +919830013867



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MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser by the Vendor Partnership Firm, represented by three partners and as per desire of the partners of the Vendor Partnership Firm the within mentioned sum of Rs. **2,63,00,000/=** (Two Crores Sixty Three Lacs) only, being the consideration money in full and towards final payment to the fullest satisfaction as per memo below:-

Serial No.	Cheque No. & Date	Name of Bank	Amount (Rs.)	TDS (Rs.)	Total Amount (Rs.)
1.	520298 Dt.12.06.2014	Indian Bank, Ganesh Chandra Avenue, Kolkata - 700013	4,95,000/-	5,000/-	5,00,000/-

The above payments were made
at the time of execution of the
said agreement for sale dated
05.06.2014

Serial No.	Cheque No. & Date	Name of Bank	Amount (Rs.)	TDS (Rs.)	Total Amount (Rs.)
2.	873529 Dt. 10.02.15	Indian Bank, Ganesh Chandra Avenue, Kolkata - 700013	84,16,800/-	1,03,200/-	85,20,000/-
3.	873530 Dt. 10.02.15	Indian Bank, Ganesh Chandra Avenue, Kolkata - 700013	84,16,800/-	1,03,200/-	85,20,000/-
4.	873532 Dt. 10.02.15	Indian Bank, Ganesh Chandra Avenue, Kolkata - 700013	42,08,400/-	51,600/-	42,60,000/-
5.	873534 Dt. 10.02.15	Indian Bank, Ganesh Chandra Avenue, Kolkata - 700013	18,00,000/-		18,00,000/-



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6.	873535 Dt. 10.02.15	Indian Bank, Ganesh Chandra Avenue, Kolkata - 700013	27,00,000/-		27,00,000/-
Total			2,60,37,000/-	2,63,000/-	2,63,00,000/-

SIGNED SEALED AND DELIVERED by the Partners of the Vendor Partnership Firm at Kolkata in presence of:-

1. Sanjib K. Chosh
4 Nazrul Park, Kestopur,
P.S. Rajarhat,
Kolkata - 700059.

1. **KAYCEE TRADING CO**

Kulvath Injin
Partner

2. Kaneran Basak
160/D, Mukta Park Road
Talpurur, Bowbazar P.O.,
Kolkata - 700123

2. **KAYCEE TRADING CO**

Vishal Kapur (VISHAL KAPUR)
Partner

3. **KAYCEE TRADING CO**

Raghu Kapur
Partner

SIGNATURE OF THE PARTNERS OF THE
VENDOR PARTNERSHIP FIRM.



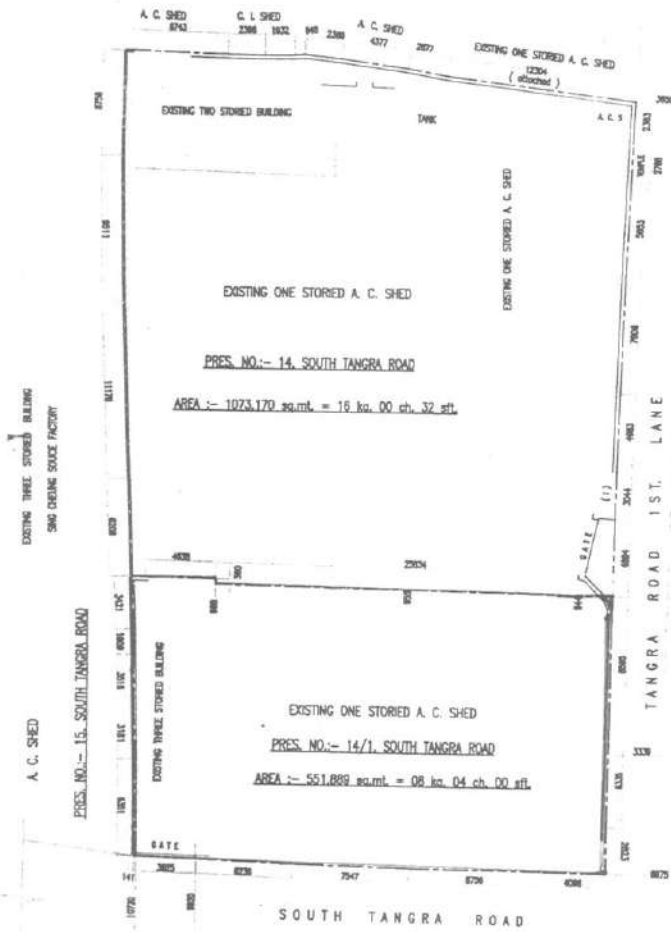
সি. ১০০৬-রেজিস্টার-৩
Alipore, South 24 Parganas

12 FEB 2015

NORTH

SITE PLAN OF
PRES. NO:-14/1 MATHESWAR TALA ROAD (FORMERLY SOUTH TANGRA ROAD)
WITHIN K.M.C.WARD NO.:- 058, P.S.:- TANGRA (FORMERLY ENTALLY)
KOLKATA :- 700046
SCALE :- 1 : 200

TOTAL LAND AREA :- 08 ka. 04 ch. BORDERED IN RED COLOUR
 ALONG WITH EXISTING STRUCTURAL AREA :- 371.747 sq.mt. = 4000 sq.ft.



DRAWN BY :- KUMAR CHD. BY:-SRISENDOU DEY
 P/L NO.:- 90513-19063 DATE :- 05. 08. 11
DEY ASSOCIATES
 78/2/1, THAKUR NAMOCHHANA LANE, HOBBYH-711104

EXISTING ONE STORED BUILDING
 PRES. NO.:- 14, SOUTH TANGRA ROAD

EXISTING THREE STORED BUILDING
 PRES. NO.:- 14/1, SOUTH TANGRA ROAD

NOTE :-

1. ALL DIMENSIONS ARE IN MM.
2. PROPERTY LINES AS SHOWN BY THE PARTY ARE SHOWN THIS

EXISTING TWO STORED C.I. SHED
KAYCEE TRADING CO
Rajwanti
 Partner

EXISTING TWO STORED C.I. SHED
KAYCEE TRADING CO
ADYSH: (VISHAL KAPOOR)
 Partner

EXISTING ONE STORED C.I. SHED
KAYCEE TRADING CO
 Raghav Kapur
 Partner

 SIGNATURE OF VENDOR

Ajay Kauria (Anir Singhania)

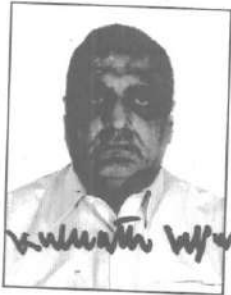
 SIGNATURE OF PURCHASER



District Sub-Registrar-III
Alipore, South 24 Parganas

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SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Kulwant Singh



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Aar (VISHAL KAPUR)



Raghav Kapur

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Raghav Kapur



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



District Sub-Registrar-III
Alibore, South 24 Parganas

12 FEB 2015

DATED THIS 12th DAY OF FEBRUARY, 2015

DEED OF CONVEYANCE
BETWEEN

KAYCEE TRADING COMPANY.

Represented by Partners:

(1) **MR. KULNATH KAPUR**

(2) **MR. VISHAL KAPUR**

And

(3) **MR. RAGHAV KAPUR**

....VENDORS

AND

M/S. LUMINOUS DEVELOPERS
PVT. LTD.

Represented by Authorised
Representative:

MR. AMIT SINGHANIA

.... PURCHASER

ANJAN KUMAR CHAKRABARTI

Advocate
High Court, Calcutta
10, Kiran Sankar Roy Road
2nd Floor, Room No. 33,
Kolkata - 700001.
Ph: +919339744867

