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(A)

9013403



पश्चिम बंगाल WEST BENGAL

VC No - 04718/11

9 - 026711/11

K 430849

Certify that the document is admitted to registration. The signature sheets and the endorsements are the part of this document with this document

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

29 NOV 2011

CONVEYANCE

1. Date: 28/11/2011

2. Place: Kolkata

3. Parties:

TTOS V 24 8

680

Serial No. 25/256
Name: A. K. Perkaewathar (Stamp Vendor)
Address: Alipore Police Court, Koi-27

A. K. Perkaewathar (Stamp Vendor)
Alipore Police Court, Koi-27

Shree Lal Mohanti.



9256

For P. S. Apartments Pvt. Ltd.

Shree Lal Mohanti

Authorised Signatory

(SHREE LAL MOHANTI)



V. C. 9.

9260

Given by
(GAURAV DUGAR)
IDENTIFIED BY ME:-

Pankaj Jain

PANKAJ JAIN

S/O SHRI S.M. JAIN.

29/1 LAKHI PALLY

RISHRA, HOOGHLY - 712250

SERVICE.

BAPI DAS
ADVOCATE
Alipore Police Court
Koi-27



Addl. District Sub-Registrar
Biddhannagar, (Salt Lake City)

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3.1 **P. S. APARTMENTS PRIVATE LIMITED**, a Private Limited Company registered under the Companies Act, 1956, represented by its Authorised Signatory Shreelal Mohta, son of Dwarkadas Mohta, having its registered office at 12C, Pandit Madan Mohan Malavya Sarani (formerly Chakraberia Road North) Kolkata - 700 020 (**PAN - AADCP4134A**)

(3.1 hereinafter called the **VENDOR** which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest / office and/or assigns)

And

3.2 **MR. GAURAV DUGAR**, son of Surendra Kumar Dugar, residing at 52/4/1, Ballygunge Circular Road, Kolkata - 700019 (**PAN- AGRPD3020C**).

(3.2 hereinafter called the **PURCHASER** (which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, heiresses, legal representatives, executors, administrators, nominees, successors and/or assigns)

Vendor and Purchaser individually Party and collectively Parties.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Bastu land measuring about 3.30 (three pcent three zero) decimals with share 0.0523 out of 63 Decimals approximately, comprised in and forming part of L.R. Dag No.469, recorded in L. R. Khatian No. 1359, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar, Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the Schedule below and demarcated on the Plan annexed hereto and bordered in colour Red thereon together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor herein in the said Property.

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title of the said Plot:



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5.1.1 Ownership of Tarak Naskar:- One Tarak Naskar of Mahishbathan, Police Station Bidhannagar [East] (Previously Rajarhat) was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land measuring 31.00 Decimals out of 63 Decimals in aggregate be the same a little more or less having Raiyati rights therein and comprised in L. R. Dag No. 469, corresponding to L. R. Khatian No.331 and 303, lying and situated at Mouza - Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) and recorded his name in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the BL & LRO at Rajarhat and also mutated his name in the records of the concerned Municipality upon payment of proportionate rates and taxes as applicable therefore.

5.1.2 Death of Tarak Naskar:- The said Tarak Naskar died intestate and his wife since deceased they were survived by their two sons namely Sibapada Naskar and Ram Pada Naskar as their sole and absolute heirs and/or legal representative to their estate.

5.1.3 Ownership of Shibapada Naskar and Ramapada Naskar:- Thus pursuant to acquiring right, title and interest by intestate succession the said Sibapada Naskar and Ram Pada Naskar became absolute seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land measuring 31.00 Decimals out of 63 Decimals in aggregate be the same a little more or less having Raiyati rights therein and comprised in L. R. Dag No. 469, corresponding to L. R. Khatian Nos.331 and 303, lying and situate at Mouza - Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) and recorded their names in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the BL & LRO at Rajarhat and also mutated their names in the records of the concerned Municipality upon payment of proportionate rates and taxes as applicable therefore.

5.1.4 Acquisition proceeding of Government of West Bengal:- In pursuance of an acquisition proceedings initiated by the Housing Infrastructure Development Corporation of the Govt. of West Bengal sometime in 1999, an area measuring 28.00 Decimals was acquired out of the said Land and after the said acquisition



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proceeding the said Sibapada Naskar and Ram Pada Naskar remained seized and possessed of all that piece and parcel of land measuring 19.00 Decimals be the same a little more or less and comprised in L. R. Dag No. 469, corresponding to L. R. Khatian Nos.331 and 303, lying and situate at Mouza - Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North).

5.1.5 Sale by Shibapada Naskar and Ors to Ayush Ladia:- By and under an Indenture of Sale dated the 14th day of October, 2004 made between Sibapada Naskar and others therein referred to as the Vendor of the One Part and one Ayush Ladia, therein referred to as the Purchaser of the Other Part and registered in the Additional Registrar of Assurances - II, Kolkata and recorded in Book No. I, Being No. 2219 for the year 2004, the said Sibapada Naskar and others sold, transferred, granted, conveyed, assigned and assured to and unto and in favour of Ayush Ladia amongst others all that piece and parcel of land measuring 3.30 Decimal more or less and comprised in L. R. Dag No. 469 corresponding to L. R. Khatian Nos.331 and 303, lying and situate at Mouza - Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) free from all encumbrances, charges, liens, lispendenses, attachments, mortgages, acquisitions, requisitions, debottor or trust whatsoever at or for a consideration therein mentioned.

5.1.6 Mutation by Ayush Ladia:- The said Ayush Ladia by virtue of the Conveyance became the absolute owner of the land measuring 3.30 Decimal more or less in Dag No. 469 and mutation of 3.30 Decimal was recorded in L. R. Settlement and was assigned L. R. Khatian No. 1093 with share 0.0523 cut of total 63 decimal of Mouza - Mahishbathan, J. L. No. 18. Police Station - Bidhannagar East, within the limit of Bidhannagar Municipality.

5.1.7 Sale by Ayush Ladia to P. S. Apartments Private Limited.- By an Indenture of Conveyance dated 17th day of February, 2010, recorded in Book No. I, CD Volume No. 3, Pages from 4526 to 4550, Deed No. 01539 for the year 2010, (Said Conveyance) the said Ayush Ladia as Vendor therein sold, transferred and conveyed an area of 3.30 Decimal more or less in Dag Nos. 469, with share 0.0523 corresponding to L. R. Khatian No. 331, 303 and 352) along with other Dags at Mouza - Mahishbathan, J. L. No. 18. Police Station - Bidhannagar East, within



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the limit of Bidhannagar Municipality, unto and in favour of P. S. Apartments Private Limited, i.e. the Vendor herein, hereinafter referred to as the Property morefully described in the Schedule hereto.

- 5.1.8 **Mutation by P. S. Apartments Private Limited:-** That the said **P. S. Apartments Private Limited** i.e. the Vendor herein by virtue of the Said Conveyance became the absolute owner of the land measuring 3.30 Decimal in Dag No.469 and mutation of 3.30 Decimal was recorded in the L. R. Settlement and was assigned L. R. Khatian No. 1359 with share 0.0523 at Mouza - Mahishbathan, J. L. No. 18. Police Station - Bidhannagar East, within the limit of Bidhannagar Municipality.
- 5.1.9 **Ownership of the Vendor:** The Said Property measuring 3.30 decimal of land owned by the Vendor herein. Thus, the Vendor became and is the sole and absolute owner of the Said Property described in the **Schedule** below, and all representations of the Vendor with regard to his aforesaid chain of title are true and correct.
- 5.2 **Representations and Warranties of Vendor Regarding Encumbrances:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding encumbrances:
- 5.2.1 **No Acquisition/Requisition:** The Said Property has neither been acquisitioned or requisitioned under any law nor notified for any acquisition, requisition or scheme of the Municipal Authority, Government or any Statutory Body whatsoever and further the Vendor has not received any notice or intimation in this regard.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant Land/Land under the Urban Land (Ceiling and Regulation) Act, 1976 or the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Act of Vendor:** The Vendor has not, at any time, done or executed or suffered or been party or privy to any act, deed, matter or thing whereby the Said Property can or may be impeached, encumbered or affected in title in any manner whatsoever.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property absolutely to the Purchaser.
- 5.2.5 **Certificate Case:** No Certificate Case is pending for realization of any Government revenue from the Vendor.



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- 5.2.6 **No Right of Preemption:** No person or persons whosever has or has claimed to have any right of preemption over and/or in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge is presently subsisting in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis-pendens whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.
- 6. Basic Understanding**
- 6.1 **Sale of Said Property:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances and liabilities of any and every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser will purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**).
- 6.2 **Transfer of Title:** The Vendor is now executing this Conveyance to complete the transfer of title of the Said Property in favour of the Purchaser.

7. Transfer

- 7.1 **Hereby Made:** The Vendor herein hereby sell, convey and transfer to the Purchaser the said Property described in the Schedule below, being Bastu land measuring



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about 3.30 (three point three) decimals approximately, comprised in and forming part of L.R. Dag No.469, recorded in L. R. Khatian No. 1359, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar (East), Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality morefully described in the **Schedule** below and demarcated on the Plan annexed hereto and bordered in colour **Red** hereon together with all title benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature in the said Property.

7.2 Consideration: The aforesaid transfer is being made in consideration of a sum of **Rs.8,25,000/- (Rupees Eight lacs twenty five thousand only) (Consideration)** paid by the Purchaser to the Vendor herein, the receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges and of and from the payment of the same forever discharges and acquits the Purchaser the Said Property, morefully described in the Schedule hereinbelow.

8. Terms of Transfer

8.1 Salient Terms: The transfer being effected by this Conveyance is:

8.1.1 Sale: a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 Absolute: absolute, irreversible and perpetual.

8.1.3 Free from Encumbrances: free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 Together with All Other Appurtenances: together with all other rights the Vendor has in the Said Property and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use and enjoyment of the Said Property.

8.2 Transfer of Property Act: The transfer being effected by this Conveyance is subject to all obligations and duties of Vendor and vendee as provided in the Transfer of Property Act, 1882.



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- 8.3 **Indemnification:** The transfer being effected by this Conveyance is subject to indemnification by the Vendor about the correctness of Vendor's title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at its own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- 8.4 **No Objection to Mutation, Conversion and Plan Sanction:** The Vendor declare that the Purchaser shall be fully entitled to mutate the Purchaser's name and convert the said Property in all public and statutory records and Sanction Plan from the concerned authority and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation, conversion and plan sanction of the Said Property in the name of the Purchaser and in this regard the Vendor shall sign all documents and papers as required by the Purchaser.
- 8.5 **No objection to other clearances:-** The Vendor declares that the Purchaser shall be entitled to obtain clearance from Urban Land Ceiling, Airport Authority, Fire, Microwave, Pollution and other statutory body for which Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the Constituted Attorneys of the Vendor and empowers and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and in this regard the Vendor undertake to co-operate with the Purchaser as and when required by the Purchaser
- 8.6 **Outgoings** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.7 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under it, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



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- 8.8 **Delivery of Possession:** The Vendor hereby confirms that the khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.9 **Holding Possession:** The Vendor hereby covenant that the Purchaser shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.10 **Title Documents:** The Vendor confirm that in consideration of the Purchaser having paid the entirety of the Consideration to the Vendor, the Vendor has simultaneously with the execution of this Conveyance, delivered to the Purchaser all original documents of title and other documents relating to the Said Property that were in the custody of the Vendor and the Purchaser shall be entitled to unfettered ownership and custody thereof at all times hereafter.

SCHEDULE ABOVE REFERRED TO

SAID PROPERTY

All that piece and parcel of Bastu land measuring about 3.30 (three point three zero) Decimals with share 0.0523 out of 63 Decimal approximately together with RT Shed measuring 100 sq. ft., comprised in and forming part of R. S./L.R. Dag No.469, recorded in L. R. Khatian No. 1359, Mouza - Mahishbathan, J.L. No.18, Police Station Bidhannagar (East), Sub-Registration District Bidhannagar, District North 24 Parganas, within the limits of Bidhannagar Municipality and demarcated on the Plan annexed hereto and bordered in colour Red thereon together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature and the same is butted and bounded as follows:-

On the North	: By Dag No. 467, 468 and 464
On the East	: By Dag No. 476 and 477
On the South	: By Dag No. 470
On the West	: By Dag No. 464

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor herein in the Said Property.



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Mouza	L.R. Dag No.	L.R. Khatian No.	Nature of the Land	Total Area of Dag (in decimal)	Share conveyed	Total Area sold (in decimal)	Name of the Recorded Owner
Mahishbathan	469	1359	Bastu	63	0.0523	3.30	P. S. Apartments Pvt. Ltd.
Total area of land sold in decimal						3.30	

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

For P. S. Apartments Pvt. Ltd.

See last page

Authorised Signatory

Gaurav Dugar

P. S. APARTMENTS PVT. LTD.

GAURAV DUGAR

[VENDOR]

[PURCHASER]

Witnesses:

- Pankaj Jain*
29/1 Lakshmi Pally
Rishra, Hooghly.
- Malay Sengupta*
Ati pre Police Court
161-27.
Draft prepared by
Bhabendra Kishinagar
Advocate
High Court, Calcutta.



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.8,25,000/-** (Rupees Eight lacs twenty five thousand only) towards full and final payment of the Consideration for sale of the Said Property described in the Schedule above, in the following manner:

In favour of	Bank & Branch	Cheque No.	Date	Amount (Rs.)
P. S. Apartments Private Limited	Indian Bank, Sarat Bose Road	035059	14/11/2011	8,00,000.00
Do	Do	045342	28/11/2011	25,000.00
TOTAL				8,25,000.00

For P. S. Apartments Pvt. Ltd.

Shree Lal Mohtra

Authorised Signatory

P. S. APARTMENTS PVT. LTD

VENDOR

Witnesses:


1. *Pankaj Jain*
29/1 Lakhi Bally
Rishra, Hooghly.

2. *Malay Singha*
Alipore Police Comt
Kel-27.





Addl. District Sub-Registrar
Bhānannagar, (Salt Lake City)

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	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				

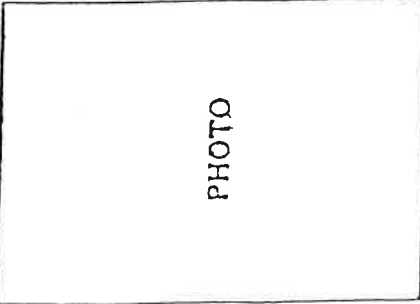
Name SUREE LAL MOHTA

Signature  Mohita

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				

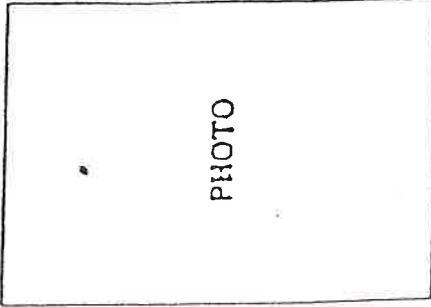
Name GAURAV DUGGAR

Signature 

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	left hand				
	right hand				

Name

Signature

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				

Name

Signature



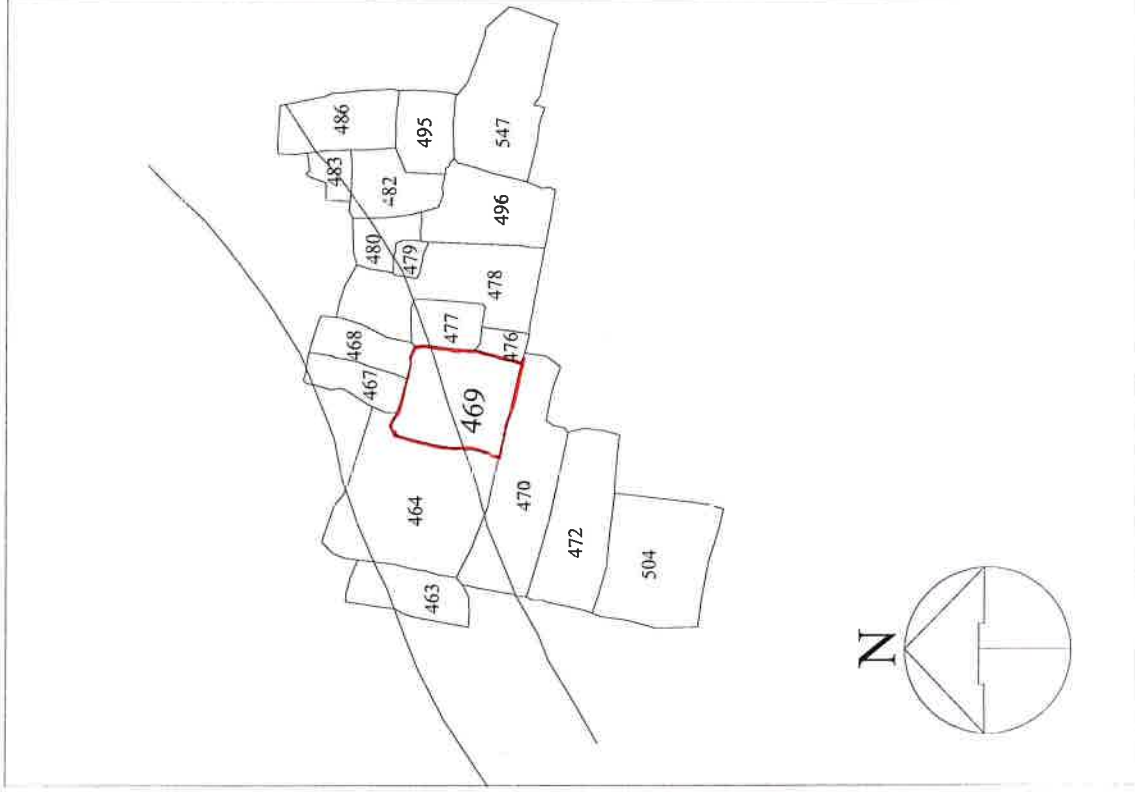
Asst. Control Sub-Registrar
Chennai, (Salt Lake City)

28 NOV 2011

Site Plan For L.R.Dag no. 469

Mouza Mahishbathan, J.L. No. 18, L.R.Khatian No.- 1359
Police Station - Bidhan Nagar (East), District North 24 Parganas

Area So'd - 3.30 decimals



For P. S. Apartments Pvt. Ltd.

Signature of Vendor

Authorised Signatory

.....
Signature of Vendor

Signature of Purchaser

.....
Signature of Purchaser



Adl. District Sub-Registrar
Bichannagar, (Salt Lake City)

28 NOV 2011



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 13403 of 2011
(Serial No. 14310 of 2011)

On

Payment of Fees:

On 28/11/2011

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

Presented for registration at 16.55 hrs on :28/11/2011, at the Private residence by Shreelal Mohta ,Executant.

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

Execution is admitted on 28/11/2011 by

1. Shreelal Mohta

Authorised Signatory, P. S. Apartments Pvt. Ltd., 12 C, Pandit Madan Mohan Malavya Sarani, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Profession : Business

2. Gaurav Dugar, son of Surendra Kr. Dugar , 52/4/1, Ballygunge Circular Road, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : Others

Identified By Pankaj Jain, son of S. M. Jain, 23/1, Lakhi Pally, RISHRA, District:-Hooghly, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By P-ofession: Service.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 29/11/2011

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

Admissible under rule 21 of West Bengal Registrat on 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 Cash

Rs. 0/-, on 29/11/2011

Amount by Draft

Rs. 21233/- is paid, by the draft number 245441, Draft Date 24/11/2011, Bank Name State Bank of India, LOWER CIRCULAR ROAD, received on 29/11/2011

(Under Article : A(1) = 21219/CL E = 14/- on 29/11,2011)

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:-1930000/-



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Bidhan Nagar, West Bengal (Lake City)

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(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 13403 of 2011
(Serial No. 14310 of 2011)

Certified that the required stamp duty of this document is Rs.- 115820 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 115820/- is paid, by the draft number 245440, Draft Date 24/11/2011, Bank
Name State Bank of India, LOWER CIRCULAR ROAD, received on 29/11/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



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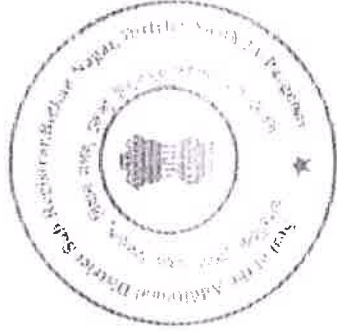
Adl. District Sub Registrar
Bidhannagar (North 24 Parganas Lake City)


(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 2781 to 2797
being No 13403 for the year 2011.




(Debasish Dhar) 29-November-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

DATED THIS DAY OF 2011

BETWEEN

P. S. APARTMENTS PRIVATE LIMITED

VENDOR

AND

GAURAV DUGAR

PURCHASER

DEED OF CONVEYANCE

