

(2) **DIBYENDU SENGUPTA** (PAN - BWFF50122P) son of late Dr. Kalyan Kumar Sengupta by religion Hindu by occupation business residing at 130/8 Raju Bankim Chandra Road, P S Dum Dum, Kolkata-28;

(3) **(SMT.) BHARATI SANYAL** (PAN - DTSP2033G) wife of Sri Subrata Sanyal by religion Hindu by occupation housewife residing at 6 Ananda Mohan Bose Road, P.S. Dum Dum, Kolkata-74; and

(4) **(SMT.) MONISHA SENGUPTA** (PAN - CDPSR620N) wife of late Dr. P. Sengupta by religion Hindu by occupation housewife residing at 256 Chatterjee Park, New Delhi-110019, represented by her constituted attorney **Bharati Sanyal** appointed by a registered Power of Attorney dated 8th January 2012 registered with the Additional District Sub-Registrar, Coimbatore District, Vol. IV CD Volume No. 1 Pages 1383 to 1394 Being No. 00048 for the year 2012;

- all hereinafter collectively referred to as "the VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, legal representatives, executors and administrators) of the **ONE PART**

AND

(1) **BANGABHUMI REAL ESTATE PRIVATE LIMITED** (PAN AACD6698R) a Company incorporated under the Companies Act, 1956 having its Registered Office at Rawdon Enclave, 1st Floor, 10A, Rawdon Street, Kolkata 700017 and represented by one of its Director, Mr. Ravindra Khaitan; and 2.3.98

(2) **GREENTOWN RETAILS PRIVATE LIMITED** (PAN AACG39185A) a Company incorporated under the Companies Act, 1956 having its Registered Office at Rawdon Enclave, 1st Floor, 10A, Rawdon Street, Kolkata 700017 and represented by one of its Director, Mr. Dipankar Shome; and 2.3.99

(3) **KAMALDHAN RESIDENCY PRIVATE LIMITED** (PAN AAEC6008P) a Company incorporated under the Companies Act, 1956 having its Registered Office at Shubham, 7th Floor, Room-707, 1, Sarojini Naidu Sarani, Kolkata 700017 and represented by one of its Director, Mr. Rajib Singhania; and 2.4.08

(4) **PANCHSHREE PROPERTIES PRIVATE LIMITED** (PAN AAGC2745G) a Company incorporated under the Companies Act, 1956 having its Registered Office at Shubham, 7th Floor, Room-707, 1, Sarojini Naidu Sarani, Kolkata 700017 and represented by one of its Director, Mr. Harish Kumar Singhania; and 2.4.08

(5) **MADHURDHAN DEVELOPERS PRIVATE LIMITED** (PAN AARCS446N) a Company incorporated under the Companies Act, 1956 having its Registered Office at Shubham, 7th Floor, Room-707, 1, Sarojini Naidu Sarani, Kolkata 700017 and represented by one of its Director, Mr. Rishi Singhania; and 2.4.08.

08 AUG 2012

CERTIFICATE

08 AUG 2012

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 5000

पाँच हजार रुपये

Rs. 5000

पंच हजार रुपये

383061

26 MAR 2012

THIS INDENTURE made this 26th day of March Two Thousand Twelve

BETWEEN

(1) **SYMALENDU SENGUPTA** (PAN - BKPS1974D) son of late Dr. Kalyan Kumar Sengupta by religion Hindu by occupation business residing at 130/8 Raju Bankim Chandra Road, P S Dum Dum, Kolkata-28;

08 AUG 2012

(15) **GALAXY MERCHANTS PRIVATE LIMITED** (PAN AAQCS241U), a Company incorporated under the Companies Act, 1956 having its Registered Office at 50 Jeweller Lal Nehru Road, 11th Floor, Kolkata 700071 and represented by one of its Director, Mr. Basudeb Pan, and 2403.

(16) **BKS INFRAPROJECTS LLP** (PAN AFE...), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 1, Sakinla Naidu Sarani, Kolkata - 700017 and represented by one of its Partner, Mr. Anant Bhagati, 2419.

- all hereinafter collectively referred to as the "PURCHASERS" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-office and/or assigns) of the OTHER PART:

[In this Deed, the said (i) **Syamakendu Sengupta** is also referred to as "Syamakendu", (ii) **Dibyendu Sengupta** is also referred to as "Dibyendu", (iii) **Monisha Sengupta** is also referred to as "Monisha" and (iv) **Bharati Sanyal** is also referred to as "Bharati".

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

1. "Larger Property / Dum Dum Property" shall mean **ALL THOSE** pieces or parcels of land measuring 7 Bighas 10 Cottahs more or less together with pucca structures, dwelling houses, messuages, tenements, hereditaments, sheds, structures and premises in disajapal condition constructed thereon and formerly known as the premises No.5 Church Road and presently known and numbered as premises / holding Nos.181, 182, 183, 184 & 185 Rumi Bankim Chandra Road (formerly 152, 153, 154, 155 & 156 Rumi Bankim Chandra Road and prior thereto 130, 130A, 130B, 130C, 130D & 130E Rumi Bankim Chandra Road) within South Dum Dum Municipality, P.S. Dum Dum, Kolkata-700 028, comprised in C.S. & R.S. Dag Nos.10 and 11 (Present L.R. Dag Nos.65 and 66), recorded in Previous Khattan No.178 (Present L.R. Khattan Nos.1816, 755, 1366 and 1335), in Muzda Dum Dum House, J.L. No. 19 in the District of North 24-Parganas, and fully described in the First Schedule hereunder written.

II. "said Property / said Premises" shall mean the property which is the subject matter of sale under these presents, being **All That** the divided and demarcated Southern and North-Eastern portion of the said Larger Property / Dum Dum Property measuring 5 (five) Bighas 12 (twelve) Cottahs 9 (nine) Chittacks 28 (twenty-eight) Square Feet more or less together with pucca structures, dwelling houses, messuages, tenements, hereditaments, sheds, structures and premises in disajapal condition constructed thereon and fully described in the Second Schedule hereunder and delineated in the Plan annexed hereto duly bordered thereon in **RED**; more particularly comprising of the following properties:

[Handwritten signature]
B. N. SAHA
NOTARY
No. 2398

(9) **SUBHASHI HOUSING PRIVATE LIMITED** (PAN AAQCS241U), a Company incorporated under the Companies Act, 1956 having its Registered Office at 50 Jeweller Lal Nehru Road, 11th Floor, Kolkata 700071 and represented by one of its Director, Mr. Basudeb Pan, and 2403.

(7) **MANGALSHIV PROMOTERS PRIVATE LIMITED** (PAN AAQCS241U), a Company incorporated under the Companies Act, 1956 having its Registered Office at 50 Jeweller Lal Nehru Road, 11th Floor, Kolkata 700071 and represented by its Authorized Signatory, Mr. Basudeb Pan, and 2494.

(8) **MANGALVANI PROPERTIES PRIVATE LIMITED** (PAN AAQCS241U), a Company incorporated under the Companies Act, 1956 having its Registered Office at 50 Jeweller Lal Nehru Road, 11th Floor, Kolkata 700071 and represented by its Authorized Signatory, Mr. Basudeb Pan, and 2415.

(9) **MANGALRASHI BUILDERS PRIVATE LIMITED** (PAN AAQCS241U), a Company incorporated under the Companies Act, 1956 having its Registered Office at 51/A Hungerford Street, Kolkata 700017 and represented by one of its Director, Mr. Sanjay Moha, and 2414.

(10) **GANESHVANI INFRAPROJECTS PRIVATE LIMITED** (PAN AAQCS241U), a Company incorporated under the Companies Act, 1956 having its Registered Office at 51/A Hungerford Street, Kolkata 700017 and represented by one of its Director, Mr. Gouri Shankar Agarwal, and 2467.

(11) **SUBHVANI CONSTRUCTIONS PRIVATE LIMITED** (PAN AAQCS241U), a Company incorporated under the Companies Act, 1956 having its Registered Office at 51/A Hungerford Street, Kolkata 700017 and represented by one of its Director, Mr. Ranjeet Jagtani, and 2446.

(12) **GREENTOWER TRACON PRIVATE LIMITED** (PAN AAQCS241U), a Company incorporated under the Companies Act, 1956 having its Registered Office at 103/20 Foshore Road, Sipur, Howrah 711102 and represented by one of its Director, Mr. Ajay Jhunjhunwalla, and 2419.

(13) **GOLDTOWN MARKETING PRIVATE LIMITED** (PAN AAQCS241U), a Company incorporated under the Companies Act, 1956 having its Registered Office at Century Tower, 45 Shakespale Sarani, 5th Floor, Room No. 505, Kolkata 700017 and represented by one of its Director, Mr. Pawan Kumar Surana, and 2410.

(14) **GREENTITY TRACON PRIVATE LIMITED** (PAN AAQCS241U), a Company incorporated under the Companies Act, 1956 having its Registered Office at Century Tower, 45 Shakespale Sarani, 5th Floor, Room No. 505, Kolkata 700017 and represented by one of its Director, Mr. Pawan Kumar Surana, and 2411.

[Handwritten signature]
B. N. SAHA
NOTARY
No. 2398

WINDREY, A.S.

By an Indenture dated 2nd April 1947 and duly registered in the office of the Registrar, Coimbatore, Dum Dum, in Book No. 1, Volume No. 17, at Serial No. 103 has been duly registered and being filed No. 935 for the year 1947 and made between Frederick Arthur Marklew therein referred to as the vendor of the one part and Seng Guan Heng the mother of the vendors hereto and therein referred to as the vendee of the other part, said Frederick Arthur Marklew for the consideration therein mentioned sold, transferred and conveyed and the said Seng Guan Heng the mother of the vendors hereto, purchased and acquired **ALL THAT** the said larger Property of Dum Dum Property, being premises No. 5 Mundri Road, within South Dum Dum Municipality measuring 7 Bajas 10 Cottahs more or less together with the dwelling house, buildings, outhouses, stables, garages, gateways, privies, tank, garden, boundary wall and other structures constructed thereon absolutely and forever.

a. By a Deed of Gift dated 30th November 1972, and duly registered in the office of the Sub Registrar Cossipore, Dum Dum in Book no. 1, Volume no.16, at pages 277 to 280 and being Deed no.652 for the year 1973, the said Smt. Kalyani Sengupta, out of natural love and affection, made a gift of a portion of the Kalyani Sengupta, out Dum Dum Property measuring 0.28 acres equivalent to 14 chittaks more or less of land with structures to her son Syamaendu Sengupta, absolutely and forever.

The above-stated portion **gifted to Symalendu Sengupta** is presently assessed and numbered by the South Dum Dum Municipality as **Municipal Holding / Premises No.183 Right Bank Chandra Road** (also known as REC Road) and formerly numbered as **Holding No.154 Right bank Chandra Road** and prior thereto known and numbered as **130A Right Bank Chandra Road**; and the name of **Symalendu Sengupta** is recorded as the owner of the same in the records of the South Dum Dum Municipality.

By a Deed of Gift also dated 30th November 1972, and duly registered in the office of the Sub Registrar, Casapero, Dum Dum in Book no. 1, Volume no. 24, at pages 12 to 13 and being Deed No. 653 for the year 1973, the said Smt. Kalyani Sengupta, out of natural love and affection, made a gift of portions of the Larger Property / Dum Dum Property measuring 0.63 acres equivalent to 38 cottahs more or less of land with structures to her son Dibyendu Sengupta, absolutely and forever.

The above-stated portions **gifted to Dibyendru Sengupta** is presently assessed and numbered by the South Dum Dum Municipality as **Municipal Holding / Premises No.182 Right Bank Chandra Road** (also known as ABC Road) and formerly numbered as **Holding No.153 Right Bank Chandra Road** and prior thereto known and numbered as 1300 and 1306 **Right Bank Chandra Road**; and the name of **Dibyendru Sengupta** is recorded as the owner of the same in the records of the South Dum Dum Municipality.

Up Aug 2005

A - 1 Sampled

(i) The entirety of the present premises / holding No.184, Right Banking Chandra Road containing survey and measurement number 100 of Coq Cottahs more or less as delineated in the P1-1 hereinafter subject to the lien thereon by "PURPLE" and earmarked as "Lot-A" hereinafter for the sale of the same by the said Vendor jointly and severally with the said Purchasers, is hereby briefly referred to as "the said Entire Premises Notwithstanding" and is presently owned by and is being conveyed to the Purchasers by all the Vendors jointly as hereinafter recited;

(b) The divided and demarcated portion of the present premises / holding No.182 Rajni Banskim Chandra Road containing upon survey and measurement an area of 35 Contains 3 Chakras 6.14 Square Feet more or less (which portion was formerly the entry of the entrance premises / holding No.1300 Rajni Banskim Chandra Road) as delineated in the Plan annexed hereto duly hatched therein by BSOWVI and announced as 'Lot-1' (hereinafter for the sake of brevity referred to as 'the Said Portion of Premises No.182') which is presently owned by and is being conveyed to the Purchaser by Dybanda as hereinafter recited:

(41) The divided and demarcated Southern and South-Eastern portion of the present premises / holding No.181, 1st, 2nd & 3rd Chattri Road containing upon survey and measurement an area of 5 Cottaks 4 Chittaks 28.06 Square Feet more or less as delineated in the Plan annexed hereto duly hatched thereon; "GREEN" and demarcated: as "Lot-C" (hereinafter for the sake of brevity referred to as "the Sold Portion of Premises No.181"), which is presently owned by and is being conveyed to the purchasers by all the Vendors jointly as hereinafter recited:

The divided and demarcated North-Eastern portion of the present premises / holding No.183 Rishi Benkim Chara Road containing open survey and measurement an area of 2 Cents 13. Chitticks 38.86 Square feet more or less as delineated in the Plan annexed hereto duly halched thereon by **YELLOW** and earmarked as 'Lot-D' hereinafter for the sale of brevity referred to as 'the Said North-Eastern Portion of Premises No.183', which is presently owned by and is being conveyed to the Purchasers by Dibyendu as hereinafter recited; and

The divided and demarcated Central and South-Eastern portion of the present premises / holding No.183 Rishi Ka Nain Chandra Road containing an urban survey and measurement - an area of 9 Cottages 4 Chittaks 44.34 Square Feet more or less as delineated in the Plan annexed hereto duly matched thereon by "PINK" and earmarked as "Lot-E" (hereinafter for the sake of brevity referred to as the "Said Central and South-Eastern Portion of Premises No.183"), which is presently owned by and is being conveyed to the Purchasers by all the vendors jointly as hereinafter recited.

0.8 AUG 2012

Philippe
recteur.

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By another Deed of Gift also dated 30th November 1972, and duly registered in the office of the Sub-Registrar, Coimbatore, Dum Dum in Book no. 1, Volume no. 16, at pages 273 to 276 and being Deed no. 551 for the year 1972, the said Smt. Kalyani Sengupta, out of natural love and affection, made a gift of a portion of the larger property / Dum Dum Property measuring 3 bighas (i.e. do. Contain) eggs of land, along with structures to her son Subhendu Sengupta (since deceased), absolutely and forever.

The said Smt. Kalyani Sengupta, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 10th December 1992 leaving her husband three sons, viz., the said Dibyendu Sengupta, Syamalendu Sengupta and Subhendu Sengupta and her two daughters, viz., Bharati Sanyal and Monisha Sengupta as her heirs and legal representatives.

Upon the death of the said Smt. Kalyani Sengupta as aforesaid and also the death of the said Subhendu Sengupta as hereinafter recited, the Vendors herein inherited and became entitled to the said **Municipal Holding / Premises No.181 Rishi Bankim Chandra Road.**

Thereafter, on 20th October 1995, the said Subhendu Sengupta, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate as a bachelor leaving him surviving his said two brothers, namely the said Dibyendu Sengupta and Syamalendu Sengupta and his said two sisters, namely the said Bharati Sanyal and Monisha Sengupta, as his heirs and legal representatives.

Upon the death of the said Subhendu Sengupta, the Vendors herein inherited and became entitled to the said **Municipal Holding / Premises No.184 Rishi Bankim Chandra Road.**

By a Deed of Exchange dated 18th February 2012 and registered with the Additional District Sub-Registrar, Coimbatore Dum Dum in Book no. 1, CD Volume no.3 at pages 25 to 42 and being Deed no.01989 for the year 2012, the following conveyances and transfers took place by way of Exchange:

1. **Syamalendu conveyed and transferred undivided three-fourth share in a divided and demarcated portion of the said Municipal Premises / Holding No.183 Rishi Bankim Chandra Road measuring 6794.34 square feet (equivalent to 5028.255 Square Feet) with sheds and structures, to Dibyendu, Monisha Sengupta and Bharati;**
2. **Dibyendu, Monisha Sengupta and Bharati conveyed and transferred their rights title and interest (being 3/4th Share) in a divided and demarcated portion of the said Municipal Premises / Holding No.181 Rishi Bankim Chandra Road measuring 6704.34 square feet (equivalent to 5028.255 Square Feet) with sheds and structures, to Syamalendu;**
3. **By another Deed of Exchange dated 18th February 2012 and registered with the Additional District Sub-Registrar, Coimbatore Dum Dum in Book no. 1, CD Volume**

Signature *L. R. Sengupta* *Q8 AUG 2012*

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By another Deed of Gift also dated 30th November 1972, and duly registered in the office of the Sub-Registrar, Coimbatore, Dum Dum in Book no. 1, Volume no. 16, at pages 273 to 276 and being Deed no. 551 for the year 1972, the said Smt. Kalyani Sengupta, out of natural love and affection, made a gift of a portion of the larger property / Dum Dum Property measuring 3 bighas (i.e. do. Contain) eggs of land, along with structures to her son Subhendu Sengupta (since deceased), absolutely and forever.

The above stated portion **gifted to Subhendu Sengupta (since deceased)** is presently assessed and numbered by the South Dum Dum Municipality as **Municipal Holding / Premises No.184 Rishi Bankim Chandra Road** (also known as RBC Road) and formerly numbered as Holding No.155 Rishi Bankim Chandra Road and prior thereto known and numbered as 130C Rishi Bankim Chandra Road; and the names of all the Vendors herein (consequent to death of the said Subhendu Sengupta as hereinafter recited) is recorded as the owner of the same in the records of the South Dum Dum Municipality.

By another Deed of Gift dated 1st March 1973 and duly registered in the office of the Sub-Registrar, Coimbatore, Dum Dum in Book no. 1, Volume no.34, at pages 260 to 263 and being Deed no.1406 for the year 1973, the said Smt. Kalyani Sengupta, out of natural love and affection towards her above named three sons, made a gift of a portion of the larger property / Dum Dum Property measuring 0.34 acres equivalent to 20 cottas of land more or less with structures to her said three sons, viz., Dibyendu Sengupta, Syamalendu Sengupta and Subhendu Sengupta, absolutely and forever.

The above stated portion **gifted to Dibyendu Sengupta, Syamalendu Sengupta and Subhendu Sengupta jointly** is presently assessed and numbered by the South Dum Dum Municipality as **Premises Municipal Holding / Premises No.185 Rishi Bankim Chandra Road** (also known as RBC Road) and formerly numbered as Holding No.156 Rishi Bankim Chandra Road and prior thereto known and numbered as 130B Rishi Bankim Chandra Road; and the names of all the Vendors herein (consequent to death of the said Subhendu Sengupta as hereinafter recited) is recorded as the owner of the same in the records of the South Dum Dum Municipality.

After making the aforesaid gifts, the said Smt. Kalyani Sengupta continued to retain a portion of the said larger property / Dum Dum Property measuring 15 cottas 2 chittacks (upon survey and measurement found to contain an area of 14 cottas 9 chittacks 28 Square Feet) more or less of land with structures.

The above stated portion **retained by Kalyani Sengupta** is presently assessed and numbered by the South Dum Dum Municipality as **Municipal Holding / Premises No.181 Rishi Bankim Chandra Road** (also known as RBC Road) and formerly numbered as Holding No.152 Rishi Bankim Chandra Road and prior thereto known and numbered as 130 Rishi Bankim Chandra Road; and the names of all the Vendors herein (consequent to death of the said Subhendu Sengupta as hereinafter recited) is recorded as the owner of the same in the records of the South Dum Dum Municipality.

Signature *L. R. Sengupta* *Q8 AUG 2012*

proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act, 1969 or other Acts or Cases or otherwise whatsoever or howsoever and that the Vendor has not been proceeded against the Vendors or any of them for any such Act or Case or otherwise under the Public Demand Recovery Act, 1969 or other Acts for the time being in force.

vii) That the said Premises or any portion thereof is not affected by any provision or scheme or alignment of the South Dum Dum Municipal Corporation or Metropolitan Development Authority of the Government or any other Public or Statutory Body or Authority.

viii) That no declaration has been made or published for acquisition or relocation of the said Premises or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Premises or any part thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever.

ix) That no suit or litigation is filed or pending by or against the Vendors or any of them or their predecessor-in-title in any court of law or tribunal or forum concerning the said Premises or any part thereof.

x) That the said Premises or any part or portion thereof is not affected by or under the provisions of the erstwhile Calcutta Thika and other Tenancies and Lands (Acquisition and Regulation) Act, 1981 or the West Bengal Thika Tenancy (Acquisition and Regulation) Act, 2001 nor is there any repatriation under the provisions of the said Acts in the Vendors selling or conveying and transferring the said Premises.

xi) That there is no subsisting agreement for transfer by way of sale, lease or otherwise the said Premises or any of them or any part thereof or any undivided share therein.

xii) That the said Premises or any part thereof is not affected by or subject to any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, any charge or encumbrance or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive arising under any debenture name loan by deed or otherwise, any reverter or defeasance, any attachment including attachment before judgment of any Court or authority, any right of any person under any valid agreement or otherwise, any burden or obligation other than payment of land Revenue, any restrictive covenant or any pre-emption agreement or any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.

xiii) That the said Premises or any part thereof is not affected by any right of way water light support drainage or any other easement with any other property.

08 JUL 2012

Nandi Bandyopadhyay

2049 to 8764 and being Deed No. 31997 for the year 2012, the Vendors and transfers took place by way of Exchange.

9) Syamalendu conveyed and transferred a divided and demarcated portion of the said Municipal Premises / Holding No. 182 Bhat Bankim Chandra Road measuring 2018.86 square feet with sheds and structures, to Dibyendu.

i) Dibyendu conveyed and transferred a divided and demarcated portion of the said Municipal Premises / Holding No. 182 Bhat Bankim Chandra Road measuring 2018.86 square feet with sheds and structures, to Syamalendu.

K. The Competent Authority & Sub Divisional Officer, Barrackpore, North 24 Parganas, by its Memo No. 57/ALC/BOP dated 25/10/11 as rectified by Memo No. 58/ALC/BOP dated 3/11/11, both addressed to the Vendors herein, has certified that there is no excess ceiling land in the said Larger Property / Dum Dum Property.

L. The Vendors have jointly and severally represented and assured the Purchasers and warrant in favour of the Purchasers inter alia as follows:

i) That the Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said Larger Property / Dum Dum Property, more particularly to the respective portions thereof owned by them as hereinafore recited, absolutely and forever free from all charges, encumbrances and liabilities whatsoever.

ii) That the facts recited hereinabove and also in the Schedules hereunder written and the declarations representations assurances and warranties given herein are all true and correct and the Purchasers can safely rely upon the same.

iii) That the said Premises and every part thereof is free from all encumbrances mortgages charges leases tenancies occupancy rights liens liabilities attachments debentures trusts uses thika tenancies claims demands acquisitions regulations alignments and liabilities whatsoever or howsoever.

iv) That all municipal and other rates and taxes and the land revenue in respect of the said Premises have been duly paid.

v) That the entirety of the said Premises is in this peaceful vacant physical possession of the Vendors and other than the Vendors no other person has any right or claim of possession to the said Premises or any of them or any part thereof either as tenant, lessee, licensee or otherwise whatsoever.

vi) That the said Premises or any portion thereof is not affected by any attachment including the attachment under any certificate case or any

08 JUL 2012

Nandi Bandyopadhyay

or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Premises and/or meant for beneficial use and enjoyment of the said Premises **TOGETHER WITH** all and singular the assets effects fixtures goods chattels and ornaments compound compound walls areas sewers drains ways paths passages conveyances trees hedges stiches trees walls boundary walls water water courses lights and all manner of former and other rights liberties benefits privileges easements appurtenances and appurtenances whatsoever to the said Premises belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or at any time hereafter will be held used occupied or enjoyed therewith **AND** all legal rights thereof **AND** reversion or reversions remainder or remainders and the tenements and profits thereof and all and every part thereof **AND** all the estate right interest use trust property claim and demand whatsoever both at law or in equity of the Vendors and each of them into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TO HAVE AND TO HOLD** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers absolutely and forever free from all encumbrances mortgages charges liens leggendens attachments trusts uses discharges leases thika tenancies occupancy rights claims demands acquisition requisition alignment and liabilities whatsoever or howsoever.

II. THE VENDORS DO AND EACH OF THEM DOOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

(i) **THAT** notwithstanding any act deed matter or thing by the Vendors or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendors have been and is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be as aforesaid without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

(ii) **AND THAT** the Vendors or any of them has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be

CERTIFIED TO BE
TRUE COPY

08 AUG 2012

S. SAHA

NOTARY

Reg. No. 30300

Signature
B. Sanyal

xv) That the said Premises or any of them or any part thereof is not affected by any drains, ways, paths or passages.

xvi) That the said Premises or any part thereof never ever vested in the Official Assignee or in the Receiver-in-Solvency or any other Receiver.

xvii) That there is no legal bar or impediment or any other difficulty in the Vendors selling conveying and transferring the said Premises in favour of the Purchasers.

The Vendors have agreed to sell convey and transfer **ALL THAT** the said Premises, with each Vendor agreeing to sell convey and transfer his / her respective rights title and interest therein and in all and every portion thereof to the Purchasers, and relying on the aforesaid representations assurances undertakings and declarations of the Vendors and believing the same to be true and correct and acting on faith thereof, the Purchasers have agreed to purchase the same from the Vendors, absolutely and forever free from all encumbrances and liabilities whatsoever, with clean peaceful physical vacant possession thereof for the consideration hereinafter mentioned.

1. NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the sum of **Rs.19,75,46,300/= (Rupees nineteen crores seventy-five lacs forty-six thousand three hundred) only** of the lawful money of the Union of India in hand and well truly paid by the Purchasers to the Vendors at or before the execution hereof [out of which **Rs. 3,33,00,000/= (Rupees three crores thirty-three lacs) only** has been paid to Syamalendu. **Rs.9,76,46,300/= (Rupees nine crores seventy-six lacs forty-six thousand three hundred) only** has been paid to Dhyendu. **Rs. 3,33,00,000/= (Rupees three crores thirty-three lacs) only** has been paid to Monisha and **Rs. 3,33,00,000/= (Rupees three crores thirty-three lacs) only** has been paid to Bharati] (the receipt whereof the Vendors do and each of them doth hereby as also by the Memo of Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers as also the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be), the Vendors do and each of them doth hereby irrevocably and absolutely grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT the said Premises** more fully and particularly mentioned and described in the **Second Schedule** hereunder written, with each of the Vendors conveying their respective shares therein and/or portions thereof as hereinafter recited **AND** all the entire ownership rights title interest whatsoever of the Vendors and each of them into or upon the said Premises and all and every part thereof and all rights benefits advantages appurtenances and appendages connected and/or attributable thereto, with the intent that with effect from the date hereof the Vendors shall stand divested of all their ownership share rights title interest whatsoever in the said Premises and all and every part thereof unto and in favour of the Purchasers **WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendors and each of them in

Signature
B. Sanyal

S. SAHA

NOTARY

Reg. No. 30300

(vii) **AND THAT** the Vendors have made over to the Purchasers **two original documents of title** (without the plans attached thereto, which the Vendors have represented to have been destroyed beyond recovery) as specified in the **Third Schedule** hereunder, which the Purchasers acknowledge have received.

(ix) **AND THAT** the Vendors and each of them shall from time to time, at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable request and at the costs and expenses of the Purchasers produce or cause to be produced to the Purchasers or any of them or their agent or agents or any person or persons as the Purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title and all other papers and documents relating to the said larger Property / Dum Dum Property are the said Premises which are not being delivered to the Purchaser under these presents, including those hereinbefore recited, and will permit the same to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies or or extracts or abstracts from such documents of title as may be required by the Purchasers or any of them and will at all times hereafter keep such documents-of-title safe unblemished and undisturbed;

(x) **AND ALSO THAT** the Vendors and each of them shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or any of them or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendors to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assumed or expressed or intended so to be, particularly to their respective shares, portions thereof, or by reason of any of the representations declarations and assurances made by the Vendors herein being found to be untrue, incorrect, false or misleading.

III. AND THE VENDORS DO AND EACH OF THEM DO TH hereby RECORD REPRESENT DECLARE CONFIRM AND ASSURE THE PURCHASERS as follows:

- a) That all municipal and all other rates and taxes in respect of the said Premises for the period upto the date hereof shall be the liability of the Vendors and the Vendors shall pay the same forthwith on a demand being made by the Purchasers and shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof.

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08 AUG 2012
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or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;

(iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assumed or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges liens attachments leases tenancies occupancy rights restrictive covenants restrictive covenants easements prohibitions and liabilities whatsoever of any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or any of them or the Vendors' respective predecessors-in-title;

(v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assumed or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid;

(vi) **AND THAT** free and clear and freely and openly and absolutely acquitted exonerated and discharged from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of and against all manner of former and other estate right title interest charges mortgages encumbrances leases tenancies occupancy rights restrictive covenants easements prohibitions and liabilities whatsoever of any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or any of them or the Vendors' respective predecessors-in-title;

(vii) **AND THAT** the Vendors and each of them and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assumed or expressed or intended so to be through under or in trust for the Vendors or any of them or the Vendors' respective predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers or any of them do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assumed or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers or any of them;

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08 AUG 2012

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- (iii) The divided and demarcated Southern and South-Eastern portion of the present premises / holding No.181 Rishi Bankim Chandra Road containing upon survey and measurement an area of 5 Cottahs 4 Chittacks 24.4 Square Feet more or less as delineated in the Plan annexed hereto duly hatched thereon by "GREEN" and earmarked as "Lot-C".
- (iv) The divided and demarcated North-Eastern portion of the present premises / holding No.183 Rishi Bankim Chandra Road containing upon survey and measurement an area of 2 Cottahs 12 Chittacks 38.66 Square Feet more or less as delineated in the Plan annexed hereto duly hatched thereon by "YELLOW" and earmarked as "Lot-D"; and
- (v) The divided and demarcated Central and South-Eastern portion of the present premises / holding No.183 Rishi Bankim Chandra Road containing upon survey and measurement an area of 9 Cottahs 4 Chittacks 44.34 Square Feet more or less as delineated in the Plan annexed hereto duly hatched thereon by "PINK" and earmarked as "Lot-E".

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Original documents of title delivered by the Vendors to the Purchasers)

- Deed of Gift dated 30th November 1972, and duly registered in the office of the Sub Registrar, Coimbatore, Dum Dum in Book no. 1, Volume no.24, at pages 12 to 15 and being Deed no.653 for the year 1973, whereby the said Smt. Kalyani Sengupta, out of natural love and affection, made a gift of portions of the Larger Property / Dum Dum Property measuring 0.63 acres equivalent to 38 cottahs more or less of land with structures to her son Dibyendu Sengupta, absolutely and forever.
- Deed of Gift dated 30th November 1972, and duly registered in the office of the Sub Registrar, Coimbatore, Dum Dum in Book no. 1, Volume no. 16, at pages 272 to 276 and being Deed no. 651 for the year 1973, whereby the said Smt. Kalyani Sengupta, out of natural love and affection, made a gift of a portion of the Larger Property / Dum Dum Property measuring 3 Bighas (i.e. 60 Cottahs) more or less of land with structures to her son Subhendu Sengupta (since deceased), absolutely and forever.

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By SANKU
NOTARY
TAN. No. 303/2018

08 AUG 2012

[Signature]
Bharati Sengupta

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Larger Property / Dum Dum Property)

ALL THOSE pieces or parcels of land measuring 7 Bighas 10 Cottahs 15 Chittacks together with pucca structures, dwelling houses, messuages, tenements, hereditaments, and premises in aliased condition constructed and improved by the said Smt. Kalyani Sengupta, out of natural love and affection, made a gift of portions of the Larger Property / Dum Dum Property measuring 132.5 Cottahs 15 Chittacks 15.4 Square Feet more or less as delineated in the Plan annexed hereto duly hatched thereon by "RED".

OR HOWSOEVER OTHERWISE it's same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO
(said Premises - being the Properties hereby conveyed)

All That the divided and demarcated Southern and North-Eastern portion of the said Larger Property / Dum Dum Property described in the First Schedule hereabove written measuring 5 (five) Bighas 12 (twelve) Cottahs 9 (nine) Chittacks 28 (twenty-eight) Square Feet more or less (having 50 (fifty feet) frontage on the said Rishi Bankim Chandra Road) together with various pucca structures, dwelling houses, messuages, tenements, hereditaments, sheds, structures and premises in aliased condition constructed thereon (26 number of dwelling units having an aggregate area of 5990 Square feet more or less and various scattered sheds having an aggregate area of 3907 Square feet more or less) and delineated in the Plan annexed hereto duly hatched thereon in "RED".

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

The said Premises comprises of the following properties:

- (i) The entirety of the present premises / holding No.184 Rishi Bankim Chandra Road containing upon survey and measurement an area of 60 Cottahs more or less as delineated in the Plan annexed hereto duly hatched thereon by "PUZZLE" and earmarked as "Lot-A";
- (ii) The divided and demarcated portion of the present premises / holding No.182 Rishi Bankim Chandra Road containing upon survey and measurement an area of 35 Cottahs 3 Chittacks 6.14 Square Feet more or less (which portion was formerly the entirety of the entire premises / holding No.1300 Rishi Bankim Chandra Road) as delineated in the Plan annexed hereto duly hatched thereon by "BROWN" and earmarked as "Lot-B".

[Signature]
B. Sengupta

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TRUE COPY

By SANKU
NOTARY
TAN. No. 303/2018

08 AUG 2012

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

SIGNED AND DELIVERED by the above named PURCHASERS at Kolkata in the presence of:

Shreyas Sublims
Procco
High Court Calcutta
Advocate
Dr. R. S. Roy Road
Kolkata - 700001

Imma's Narain
Advocate
High Court Calcutta
Dr. R. S. Roy Road
Kolkata - 700001

Bustham Bar Estate Pvt. Ltd.
Director

For Grestown Estate Pvt. Ltd.

Kamalaiah Reddy Pvt. Ltd.
Director
Kamalaiah Reddy Pvt. Ltd.
Proprietor
Proprietor

Manoj Kumar Dey Pvt. Ltd.
Director

For Grestown Estate Pvt. Ltd.

For Grestown Estate Pvt. Ltd.

For Grestown Estate Pvt. Ltd.

For Grestown Estate Pvt. Ltd.

For Grestown Estate Pvt. Ltd.

For Grestown Estate Pvt. Ltd.

For Grestown Estate Pvt. Ltd.

For Grestown Estate Pvt. Ltd.

For Grestown Estate Pvt. Ltd.

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

SIGNED AND DELIVERED by the above named VENDORS at Kolkata in the presence of:

Symadula Sengupta
Advocate
Dr. R. S. Roy Road
Kolkata - 700001

Shreyas Sublims
Procco
High Court Calcutta
Advocate
Dr. R. S. Roy Road
Kolkata - 700001

Imma's Narain
Advocate
High Court Calcutta
Dr. R. S. Roy Road
Kolkata - 700001

Manoj Kumar Dey Pvt. Ltd.
Director

For Grestown Estate Pvt. Ltd.

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JATA
Kolkata
18/08/2019

CO No.	Date	Drawn on	Issued by	For	Amount (Rs.)
952018	15/3/2012	The Karnataka Bank Ltd.	Penitence Properties Pvt. Ltd.	Symalendu Sengupta	14,56,250/-
952015	15/3/2012	The Karnataka Bank Ltd.	Madhuchan Developers Pvt. Ltd.	Symalendu Sengupta	14,56,250/-
052092	14/3/2012	Bank of India	Suhirashi Housing Pvt. Ltd.	Symalendu Sengupta	14,56,250/-
016231	15/3/2012	Axis Bank Ltd.	Mangaloni Promoters Pvt. Ltd.	Symalendu Sengupta	14,56,250/-
016232	15/3/2012	Axis Bank Ltd.	Mangaloni Properties Pvt. Ltd.	Symalendu Sengupta	14,56,250/-
016232	15/3/2012	Axis Bank Ltd.	Mangaloni Builders Pvt. Ltd.	Symalendu Sengupta	14,56,250/-
016248	15/3/2012	Axis Bank Ltd.	Infraprojects Pvt. Ltd.	Symalendu Sengupta	14,56,250/-
016250	15/3/2012	Axis Bank Ltd.	Subhavi Constructions Pvt. Ltd.	Symalendu Sengupta	14,56,250/-
957649	16/3/2012	ING Vysya Bank Ltd.	Greentown Tracom Pvt. Ltd.	Symalendu Sengupta	14,56,250/-
957659	16/3/2012	ING Vysya Bank Ltd.	Gillblow Marketing Pvt. Ltd.	Symalendu Sengupta	14,56,250/-
957664	16/3/2012	ING Vysya Bank Ltd.	Greentown Tracom Pvt. Ltd.	Symalendu Sengupta	14,56,250/-
957112	14/3/2012	Bank of Maharashtra	Galaxy Merchants Pvt. Ltd.	Symalendu Sengupta	9,00,000/-
957113	14/3/2012	Bank of Maharashtra	Galaxy Merchants Pvt. Ltd.	Symalendu Sengupta	5,56,250/-
952025	16/3/2012	The Karnataka Bank Ltd.	BNS Infraprojects LLP	Symalendu Sengupta	14,56,250/-
957652	16/3/2012	ING Vysya Bank Ltd.	Bangabhum Real Estate Pvt. Ltd.	Dibyendu Sengupta	42,57,314/-
957653	16/3/2012	ING Vysya Bank Ltd.	Bangabhum Real Estate Pvt. Ltd.	Dibyendu Sengupta	12,36,586/-
957667	16/3/2012	ING Vysya Bank Ltd.	Greentown Real Estate Pvt. Ltd.	Dibyendu Sengupta	42,57,314/-

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08 JUL 2012

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named Recipient the within mentioned sum of Rs. 19,75,46,300/- (Rupees nineteen cross seventy-five lacs forty-six thousand three hundred) only being the consideration in full payable under these presents as per Memo written here attached.

MEMO OF CONSIDERATION

CO No.	Date	Drawn on	Issued by	For	Amount (Rs.)
870857	26/4/2011	ING Vysya Bank	Bangabhum Real Estate Pvt. Ltd.	Dibyendu Sengupta and Symalendu Sengupta	11,00,000/-
884127	24/6/2011	ING Vysya Bank	Bangabhum Real Estate Pvt. Ltd.	Dibyendu Sengupta and Symalendu Sengupta	89,00,000/-
884128	24/6/2011	ING Vysya Bank	Greentown Real Estate Pvt. Ltd.	Dibyendu Sengupta and Symalendu Sengupta	50,00,000/-
884129	24/6/2011	ING Vysya Bank	Greentown Real Estate Pvt. Ltd.	Dibyendu Sengupta and Symalendu Sengupta	50,00,000/-
997654	16/3/2012	ING Vysya Bank Ltd.	Bangabhum Real Estate Pvt. Ltd.	Dibyendu Sengupta	14,56,250/-
997659	16/3/2012	ING Vysya Bank Ltd.	Greentown Real Estate Pvt. Ltd.	Dibyendu Sengupta	14,56,250/-
912022	16/3/2012	The Karnataka Bank Ltd.	Residency Pvt. Ltd.	Symalendu Sengupta	14,56,250/-

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08 JUL 2012

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95223	16/3/2012	The Karnataka Bank Ltd.	Kemudhan Residency Pvt. Ltd.	Bharati Sanyal	20,81,250/-
95219	15/3/2012	The Karnataka Bank Ltd.	Panchalakes Properties Pvt. Ltd.	Bharati Sanyal	20,81,250/-
95216	15/3/2012	The Karnataka Bank Ltd.	Madhusudan Developers Pvt. Ltd.	Bharati Sanyal	20,81,250/-
95269	15/3/2012	Bank of India	Sultravathi Housing Pvt. Ltd.	Bharati Sanyal	20,81,250/-
01830	15/3/2012	Axis Bank Ltd.	Mangalavay Promoters Pvt. Ltd.	Bharati Sanyal	20,81,250/-
01823	15/3/2012	Axis Bank Ltd.	Mangalavay Properties Pvt. Ltd.	Bharati Sanyal	20,81,250/-
01824	15/3/2012	Axis Bank Ltd.	Mangalavay Builders Pvt. Ltd.	Bharati Sanyal	20,81,250/-
01826	15/3/2012	Axis Bank Ltd.	Mangalavay Interprojects Pvt. Ltd.	Bharati Sanyal	20,81,250/-
01825	15/3/2012	Axis Bank Ltd.	Mangalavay Constructions Pvt. Ltd.	Bharati Sanyal	20,81,250/-
957650	16/3/2012	ING Vysya Bank Ltd.	GreenTower Tracom Pvt. Ltd.	Bharati Sanyal	20,81,250/-
957650	16/3/2012	ING Vysya Bank Ltd.	GreenTower Tracom Pvt. Ltd.	Bharati Sanyal	20,81,250/-
957650	16/3/2012	ING Vysya Bank Ltd.	GreenTower Tracom Pvt. Ltd.	Bharati Sanyal	20,81,250/-
95714	14/3/2012	Bank of Maharashtra	Galaxy Merchants Pvt. Ltd.	Bharati Sanyal	9,00,000/-
95715	14/3/2012	Bank of Maharashtra	Galaxy Merchants Pvt. Ltd.	Bharati Sanyal	9,00,000/-
95716	14/3/2012	Bank of Maharashtra	Galaxy Merchants Pvt. Ltd.	Bharati Sanyal	2,81,250/-
95208	15/3/2012	The Karnataka Bank Ltd.	BKS Interprojects LLP	Bharati Sanyal	20,81,250/-

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SAHA
CLERK
No. 32006

08 April 2012



957566	16/3/2012	ING Vysya Bank Ltd.	Bangalore Real Estate Pvt. Ltd.	Monisha Sengupta	20,81,250/-
957671	16/3/2012	ING Vysya Bank Ltd.	GreenTower Tracom Pvt. Ltd.	Monisha Sengupta	20,81,250/-
952013	15/3/2012	The Karnataka Bank Ltd.	Kemudhan Residency Pvt. Ltd.	Monisha Sengupta	20,81,250/-
952012	15/3/2012	The Karnataka Bank Ltd.	Panchalakes Properties Pvt. Ltd.	Monisha Sengupta	20,81,250/-
952011	15/3/2012	The Karnataka Bank Ltd.	Madhusudan Developers Pvt. Ltd.	Monisha Sengupta	20,81,250/-
03123	15/3/2012	Bank of India	Sultravathi Housing Pvt. Ltd.	Monisha Sengupta	9,00,000/-
03124	15/3/2012	Bank of India	Sultravathi Housing Pvt. Ltd.	Monisha Sengupta	9,00,000/-
025125	15/3/2012	Bank of India	Sultravathi Housing Pvt. Ltd.	Monisha Sengupta	2,81,250/-
018833	15/3/2012	Axis Bank Ltd.	Mangalavay Promoters Pvt. Ltd.	Monisha Sengupta	20,81,250/-
018832	15/3/2012	Axis Bank Ltd.	Mangalavay Properties Pvt. Ltd.	Monisha Sengupta	20,81,250/-
018836	15/3/2012	Axis Bank Ltd.	Mangalavay Builders Pvt. Ltd.	Monisha Sengupta	20,81,250/-
018834	15/3/2012	Axis Bank Ltd.	Mangalavay Interprojects Pvt. Ltd.	Monisha Sengupta	20,81,250/-
910835	15/3/2012	Axis Bank Ltd.	GreenTower Tracom Pvt. Ltd.	Monisha Sengupta	20,81,250/-
957651	16/3/2012	ING Vysya Bank Ltd.	GreenTower Tracom Pvt. Ltd.	Monisha Sengupta	20,81,250/-
957661	16/3/2012	ING Vysya Bank Ltd.	GreenTower Tracom Pvt. Ltd.	Monisha Sengupta	20,81,250/-
957666	16/3/2012	ING Vysya Bank Ltd.	GreenTower Tracom Pvt. Ltd.	Monisha Sengupta	20,81,250/-

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CLERK
No. 32006

08 April 2012

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Total :-	19,75,46,304/-
Less:-	
Cash Refunded by Dityendu Sengupta	19,75,46,304/-
	4/-

..... Fifty Six Thousand Three Hundred Only)

28/10/15
 Spandan Lal Sen
 28/10/15
 Divyendu Sen
 Bhavati Sanyal
 for self and as co-trustee
 attorney of Prangha Se
 Bhavati Sanyal

WITNESSES:
[Signature]
[Signature]

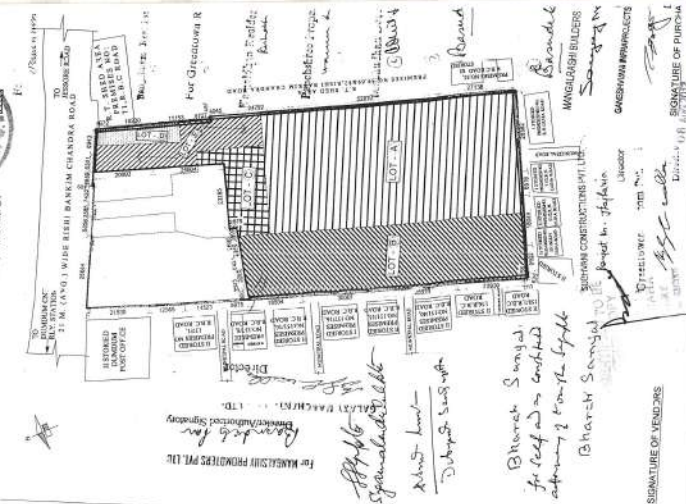
MAILED TO BE
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 MAY 1962
 MAY 1962

(VENDORS)

For more information, call 800-368-5868.

TOTAL LAND AREA BEING SOLD 5 BIGHAS 12 COTTAS 9 CHITACKS 28 SFT.
= 7531 885 SQM = 81073 SFT. BC ORDERED BY "RED" LINE
STRUCTURES ARE NOT SHOWN
SCALE NOT TO SCALE

LOT - A HOLDING NO. 194, RISHI BANKIM CHANDRA ROAD FULLY WATCHED BY
LOT - B HOLDING NO. 192, RISHI BANKIM CHANDRA ROAD PART WATCHED BY
LOT - C HOLDING NO. 181, RISHI BANKIM CHANDRA ROAD (PART)
(SOUTHERN & SOUTH-EASTERN PORTION) WATCHED BY
LOT - D HOLDING NO. 183, RISHI BANKIM CHANDRA ROAD (PART)
(NORTH - EASTERN PORTION) WATCHED BY
LOT - E HOLDING NO. 183, RISHI BANKIM CHANDRA ROAD (PART)
(CENTRAL & SOUTH-EASTERN PORTION) WATCHED BY



SIGNATURE OF VENDORS

SIGNATURE OF PURCHASER
Dated: 18 Dec 79

Government Of West Bengal
Office Of the A. D. S. R. COSSIPUR (DUMDUM)
District-North 24-Parganas

Endorsement For Deed Number : 11-03046 of 2012
(Serial No. 53102 of 2012)

On 17/03/2012

Payment of Fees:

On 17/03/2012

Presentation Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules, 1966
Presented for registration at 12.30 hrs on 17/03/2012, at the Private residence By Jagat Bhagat, of the Claimants.

Admission of Execution Under Section 59, W.B. Registration Rules, 1966
Execution is admitted on 17/03/2012 by

1. Sanyasda Sengupta, son of U. Dr. Kalyan Kumar Sengupta, 130/ B, Rishi Barkin Chandra Pa, Kolkata, Thana-Dum Dum, District-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-70002 By Case Hindu, By Profession: Business
2. Dibyendu Sengupta, son of U. Dr. Kalyan Kumar Sengupta, 130/ B, Rishi Barkin Chandra Pa, Kolkata, Thana-Dum Dum, District-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-70002 By Case Hindu, By Profession: Business
3. Bharati Sanyal, wife of Subrata Sanyal, 6, Ananda Mohan Bose Road, Kolkata, Thana-Dum Dum District-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700074, By Case Hindu, Profession: House wife
4. Anant Bhagat, 130/ B, Rishi Barkin Chandra Pa, Kolkata, Thana-Dum Dum, District-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-70002 By Profession: Others
5. Mr. Ravindra Khaitan, Director, Bengalurum Real Estate Pvt. Ltd., Rawdon Enclave, 1st Floor, 10 A, Rawdon Street, Kot West Bengal, India, P.O. :- Pin :-700017, By Profession: Others
6. Dipankar Shome, Director, Greenwood Realty Pvt. Ltd., Rawdon Enclave, 1st Floor, 10 A, Rawdon Street, Kolkata, West Bengal, India, P.O. :- Pin :-700017, By Profession: Others
7. Rajesh Singhania, Director, Kamalshree Residency Pvt. Ltd., Shubham, 7th Floor, Room-707, 1, Sanghi Naidu Sa, Kolkata, West Bengal, India, P.O. :- Pin :-700017, By Profession: Others

27/03/2012 10:32:00
(Uday Kumar Dasu)
A. D. S. R. COSSIPUR DUMDUM
District-North 24-Parganas
Endorsement Page 3 of 4

09 AUG 2012

Government Of West Bengal
Office Of the A. D. S. R. COSSIPUR (DUMDUM)
District-North 24-Parganas

Endorsement For Deed Number : 11-03046 of 2012
(Serial No. 53102 of 2012)

On 17/03/2012

Payment of Fees:

On 17/03/2012

Presentation Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules, 1966
Presented for registration at 12.30 hrs on 17/03/2012, at the Private residence By Jagat Bhagat, of the Claimants.

Admission of Execution Under Section 59, W.B. Registration Rules, 1966
Execution is admitted on 17/03/2012 by

1. Sanyasda Sengupta, son of U. Dr. Kalyan Kumar Sengupta, 130/ B, Rishi Barkin Chandra Pa, Kolkata, Thana-Dum Dum, District-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-70002 By Case Hindu, By Profession: Business
2. Dibyendu Sengupta, son of U. Dr. Kalyan Kumar Sengupta, 130/ B, Rishi Barkin Chandra Pa, Kolkata, Thana-Dum Dum, District-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-70002 By Case Hindu, By Profession: Business
3. Bharati Sanyal, wife of Subrata Sanyal, 6, Ananda Mohan Bose Road, Kolkata, Thana-Dum Dum District-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700074, By Case Hindu, Profession: House wife
4. Anant Bhagat, 130/ B, Rishi Barkin Chandra Pa, Kolkata, Thana-Dum Dum, District-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-70002 By Profession: Others
5. Mr. Ravindra Khaitan, Director, Bengalurum Real Estate Pvt. Ltd., Rawdon Enclave, 1st Floor, 10 A, Rawdon Street, Kot West Bengal, India, P.O. :- Pin :-700017, By Profession: Others
6. Dipankar Shome, Director, Greenwood Realty Pvt. Ltd., Rawdon Enclave, 1st Floor, 10 A, Rawdon Street, Kolkata, West Bengal, India, P.O. :- Pin :-700017, By Profession: Others
7. Rajesh Singhania, Director, Kamalshree Residency Pvt. Ltd., Shubham, 7th Floor, Room-707, 1, Sanghi Naidu Sa, Kolkata, West Bengal, India, P.O. :- Pin :-700017, By Profession: Others

27/03/2012 10:32:00
(Uday Kumar Dasu)
A. D. S. R. COSSIPUR DUMDUM
District-North 24-Parganas
Endorsement Page 3 of 4

09 AUG 2012

Government Of West Bengal
Of the A. D. S. R. COSSIPUR (DUMDUM)
District:-North 24-Parganas

Endorsement For Deed Number : I - 03046 of 2012
(Serial No. 03102 of 2012)

Marketing Pvt. Ltd., Century Tower, 45, Shakespeare Sarani, 5th Floor Room N
Bengal, India, P.O. :- Pin - 700017.

Tracton Pvt. Ltd., Century Tower, 45, Shakespeare Sarani, 5th Floor, Room No. 50
Calcutta 700017, India, P.O. :- Pin :- 700017.

Pranoyshukra, son of - , High Court, . . District-Kolkata, WEST BENGAL, India. By Profession: Advocate.

Executed by Attorney

Execution by

1. Bhairavi Sanyal, wife of Subrata Sanyal, 6, Ananda Mohan Basu Road, Kolkata, Thana-Dum Dui District-North 24-Parganas, WEST BENGAL, India. P.O. Pin -700074 By Cause Hindu E Profession: House wife as the constituted attorney of Marudra Sanyal is admitted by him.

Identified By: S. Pranayashubra, son of - , High Court. , District-Kolkata, WEST BENGAL, India P.O. - , By Cause: Hindu, By Profession: Advocate.

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUNDUM

On 19/03/2012

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.-19,75,46,300/-

(Utpal Kumar Basu)
A D S R COSSIPOR DUNDUM

On 26/03/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1982 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

27/03/2012 10:32:00
Endorsement Page 3 of 4
A. D. S. R. COSSIPPO DUMDUN
(Utapel Kandar Basu)

1995

Government Of West Bengal
Office Of the A. D. S. R. COSSIPUR (DUMDUM)
District-North 24 Parganas

Endorsement For Deed Number : I - 0300
(Serial No. 03102 of 2012)

Rs. 0.00/-, on 26/03/2012

Amount by Draft

Rs. 2173020/- is paid, by the draft number 952653, Draft Date 19/03/2012, Bank Name State Bank of India, ESPLANADE received on 26/03/2012

(Under Article : A(1) = 2173005/- , E = 14/- or 25/03/2012)

Deficit stamp duty

Deficit stamp duty Rs. 13623330/- is paid, by the draft number 952854, Draft Date 19/03/2012, Bank Name State Bank of India, ESPLANADE, received on 26/03/2012.

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUNDUM

























27/03/2012 10:32:00
 (Utpal Kumar Baku)
 A. D. S. R. COSSTONE PLINDUM
 Endorsement Page 4 of 4

CERTIFIED TO BE
TRUE COPY

























SAHA
NOTARY

08 JUN 2017

SPECIMEN FORM TEN FINGER PRINTS

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	THUMB
				
				
				
				
				


























THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	THUMB
				
				
				
				
				


























THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	THUMB
				
				
				
				
				

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	THUMB
				
				
				
				
				














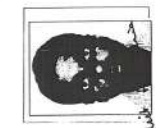
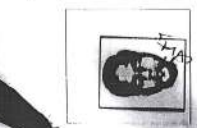
SPECIMEN FORM TEN FINGER PRINTS

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	THUMB
				
				
				
				
				

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	THUMB
				
				
				
				
				

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	THUMB
				
				
				
				
				

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	THUMB
				
				
				
				
				



CERTIFICATE

TRUE

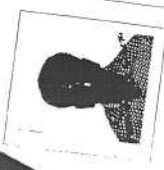
SPECIMEN FORM TEN FINGER PRINTS

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

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

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

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



TO BE
BY
NOTARY
08 AUG 2012

Certificate of Registration under section 61 and Rule 69.

Registered in Book - I
CD No. 4887
Page From 4881 to 4889
Being No 03046 for the year 2012.



(Utpal Kumar Baro) 28-March-2012
A.D. S. R. COSSIPUR DUMDUM
Office of the A. D. S. R. COSSIPUR (DUMDUM)
West Bengal

CERTIFIED TO BE
TRUE COPY
B. S. SARKA
SECRETARY
28-March-2012

08-March-2012