

DATED THIS 14th DAY OF December 2012

BETWEEN

DILIP KUMAR ROY & ORS.

..... VENDORS

A N D

**M/S. CALCUTTA BECON ENGINEERING
COMPANY LIMITED & ORS.**

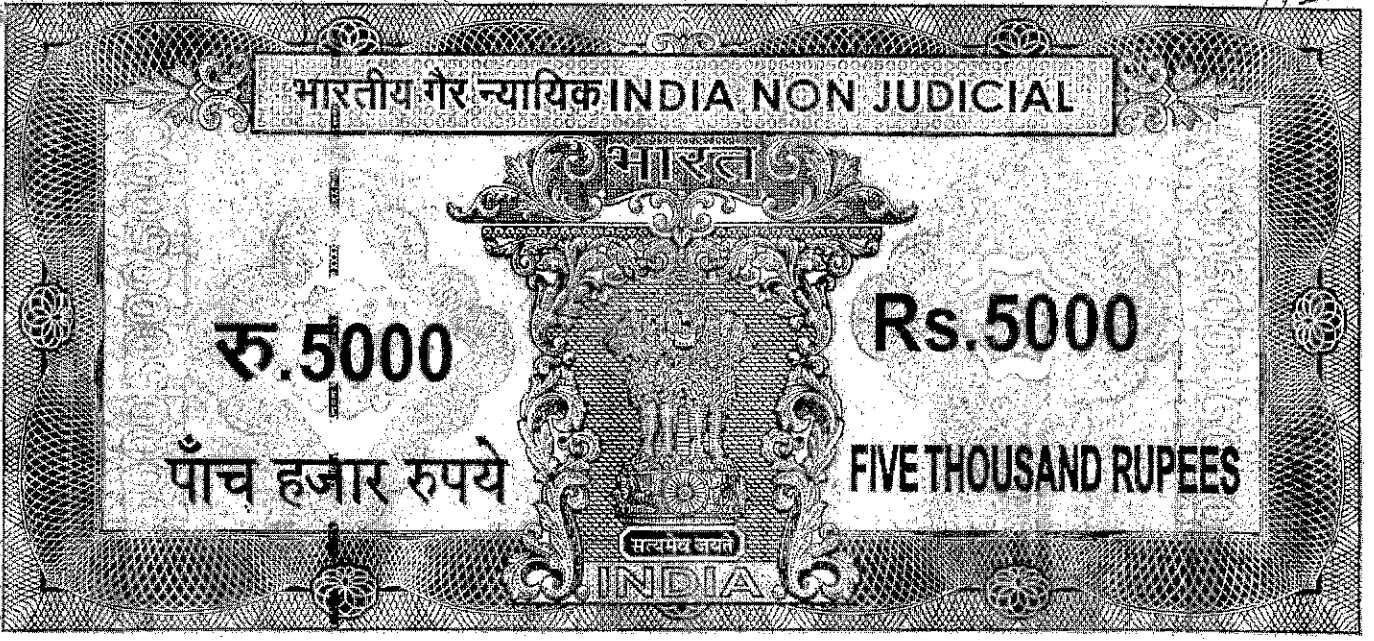
.....PURCHASERS

DEED OF CONVEYANCE

MR. ANJAN KR. CHAKRABARTI
Advocate
High Court, Calcutta.

* 13825/12

I12642/12



WC
14/12/12
6-208

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 572529

D-24425/12

V-C-2558/12

Certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to this document are the part of this document.

Additional District Sub-Registrar
Cossipore, Dum Dum, North 24 P.O.

17 DEC 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 14th day of December, Two Thousand Twelve (2012) A.D.

BETWEEN

113253

Mmm

14/12/12



74184

PUJITABUILDERS (P) LTD.

Mmm
DIRECTOR

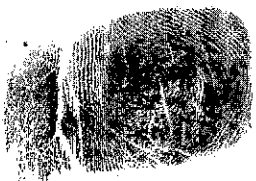
RGE BUILDCON PVT LTD.

Mmm
Director

(MAHESA PANSARI)

Calcutta Becon Engineering Co. LLP

Balwinder
Authorised Signatory



7485

GNB Logistics LLP

Balwinder
Authorised Signatory

NAME	Pujita Builders Pvt Ltd
ADD	
Rs.	18. Rabintra Sarani & ORS.
5000/- 13 DEC 2012	
SUPANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-K	

Bowbazar
10/1

13 DEC 2012

13 DEC 2012



Adml. District Sub-Registrar
Cossipore, Dum Dum, 24 Pgs. (M)

14.12.2012

(1) **DILIP KUMAR ROY** having PAN **ADEPR2552H** and (2) **TARUN KUMAR ROY** having PAN - **ADEPR2553G** both sons of Late Jugal Kishore Roy, both by faith - Hindu, both by occupation - Business, both by Nationality and Citizenship Indian and both residing at 14, Dum Dum Cossipore Road, Kolkata - 700074. P.S. - Dum Dum, hereinafter collectively referred to as the **VENDORS**, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, legal representatives, executors, administrators, nominees and assigns etc.) of the **ONE PART**.

AND

(1) **CALCUTTA BECON ENGINEERING COMPANY LLP**, having its PAN **AAHFC4679E** AND (2) **GNB LOGISTICS LLP** having its PAN **AAKFG1784H** both are Limited Liability Partnership Firms registered under the **LIMITED LIABILITY PARTNERSHIP ACT 2008**, both having their registered office at Shrachi Tower, 8th Floor, 686 Anandpur, Kolkata - 700107, P.S. - Kasba, (1) and (2) represented by their Authorised Signatory **Mr. Balai Dey** son of Late Kali Pada Dey, working for gain at Shrachi Tower, 8th floor, 686 Anandpur, Kolkata 700107, P.S. - Kasba and (3) **PUJITA BUILDERS PRIVATE LIMITED** having its PAN - **AADCP8058P** and (4) **PGE BUILDCON PVT LTD.** having its PAN - **AAECP0459P**, both (3) and (4) are the companies within the meaning of the Companies Act 1956 both having their registered office situated at 18, Rabindra Sarani, Kolkata - 700001, P.S. - Bowbazar. Both (3) and (4) represented by their Director Shri **MAHESH PANSARI**, hereinafter collectively referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest, nominees and assigns etc.) of the **OTHER PART**.



NITISH
7486

Nitish Kumar Roy



JNAN
7486

Jnan Kumar Roy

Identified by
Kanchan Basak
Advocate.
C.M.M's Court
Calcutta - 700001.



Advt. Jnan Kumar Roy - Registrar
Cossipore, Durga Dutt, 24 Pura, No. 14
14.12.2017

WHEREAS :

A) One Jugal Kishore Roy (since deceased), who was a Hindu, governed by the Dayabhaga School of Hindu Law, during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** Premises No. 14, Dum Dum Cossipore Road, P.S. - Dum Dum, containing by estimation of an area measuring about 1.85 Acres of land, but as per physical measurement it comes to an area of 5 (Five) Bighas 2 (Two) Cottahs 8 Chittacks and 02 Sq. ft., be the same a little more or less **TOGETHER WITH** the buildings and structures standing thereon (which is more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **ENTIRE PROPERTY**).

B) The said Jugal Kishore Roy died on 25th July 1965, after having made and published his Last Will and Testament dated 29th January 1964 whereby and whereunder, amongst others, he gave bequeathed and devised the said 'Entire Property' unto and in favour of his two sons, being the Vendors herein, in equal shares.

C) In pursuance of an application for probate filed in the Hon'ble High Court, Calcutta in its testamentary and intestate jurisdiction being No.145 of 1967 by an order dated 19th August 1967. Probate in respect of the said Will of Jugal Kishore Roy was granted and the estate of the said Late Jugal Kishore Roy has been fully administered.

D) The Vendors are thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said '**ENTIRE PROPERTY**', each one of them being entitled to the undivided half share or interest therein.

E) That due to non-realization of any income from the said premises and also due to paucity of funds and continuing costs



[Handwritten signature]

Addl. District Sub-Registrar
Coimbatore, Dattam, 24 Ppt. (M)

14.12.2012

and expenses for defraying the taxes, rates and other outgoings and maintenance of such huge property and on the top of that to defend costly protracted litigations pending by or against the Vendors abovenamed in respect of the said premises, the Vendors jointly decided to dispose of the said premises along with the pending proceedings for Acquisition and all pending litigations in respect of the premises concerned.

F) The purchasers herein being so informed about the intention of the said Vendors, approached the Vendors to deal with the said Premises subject to some stipulations, conditions and understandings, which were reduced in writings and agreed upon by and between the parties concerned herein.

G) Thereafter, setting aside of the pending Notification, as aforesaid, the Vendors herein, discussed amongst themselves and accordingly it was decided that, out of the area of land measuring about 1.85 Acres (as per physical measurement it comes to an area of 5 (Five) Bighas, 2 (Two) Cottahs 8 Chittacks and 02 Sq. ft., be the same a little more or less), forming the **ENTIRE PROPERTY**, out of which, the Vendors herein will retain 15 Cottahs (more or less) of land for the purpose of their personal residence and that of the remaining 87 Cottahs 08 Chittacks and 02 Sq. ft., of land, shall be available for development and other purposes.

H) That on 14.11.2012, the Purchasers herein, by in writing, informed the Vendors, about their intention and interest to ~~develop at the said remaining 87 cottahs 08 chittacks and 02 Sq. ft. of land of the said premises, either entirely or part thereof,~~ subject to the manner, stipulations and conditions stated therein, whereby they approached the Vendors to purchase a demarcated portion of 30 cottahs (more or less) of land alongwith 2400 sq.ft. Tin Shed structures standing thereon within the said Premises, at and for the total consideration amount of **Rs. 4,00,00000, (RUPEES FOUR CRORES)** and for the remaining part out of the said 87 cottahs 08 chittacks and 02 Sq. ft, the Purchasers and/or their nominee/s shall enter into an Agreement for Development of the Premises or part thereof, jointly with the Owners/ Vendors herein and sought for confirmation of the above proposal from the Vendors herein.



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Addl. District Sub-Registrar
Cossipore, Dum Dum, 24 Pga. (M)

19.12.2012

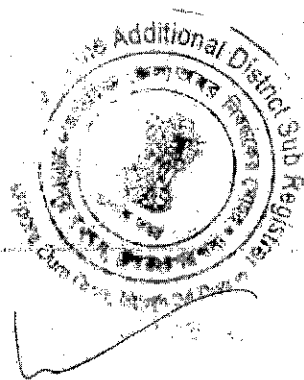
I) On acceding to the approach of the purchaser herein the Vendors have agreed to sell and transfer the said demarcated **30 Cottahs** of land alongwith 2400 sq.ft. Tin Shed structures standing thereon situated at the western side of the said 'Premises', forming part of the said **Entire Property** unto and in favour of the said Purchasers herein (which is more fully and particularly mentioned and described in the **Second Schedule** hereunder written and is shown and delineated in the **MAP OR PLAN** annexed hereto and bordered in **RED** colour, which is for the sake of brevity hereinafter referred to as the **SAID PROPERTY** for the consideration and subject to the terms and conditions hereinafter appearing.

J) At or before execution of this Indenture the Vendors and each one of them have represented the Purchasers as follows:

i) THAT the Vendors are the sole and absolute Owners of the said Entire Property each one of them being entitled to undivided half share or interest therein.

ii) THAT the Vendors having a marketable title in respect of the said Entire Property and/or Property.

iii) THAT there is a pending suit which has been filed by Paul Sun Habitat Construction India Pvt Ltd being Title Suit No 153 of 2007 presently pending in the Court of the Second Civil Judge (Senior Division) at Barasat for specific performance of an alleged agreement dated 17th August 2001 the legality of which is being disputed by the Vendors herein and besides the Suit as aforesaid no other Suit/Suits or proceedings pending in any Court of Law nor there is any order of injunction relating to the subject property in any Suit, save and except what has been stated hereinabove.



Addl. District Sub-Registrar,
Cossipore, Dina Num. 24 Pks. 39

14.12.2012

- iv) **THAT** there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act 1976 comprised in the said Entire Property and/or Property.
- v) **THAT** there is no legal bar and/or impediment in the Vendors' selling and transferring the **SAID PROPERTY** in terms of this indenture.
- vi) **THAT** all municipal rates taxes and other outgoings payable in respect of the said Entire Property and/or Property has been paid and/or shall be paid by the Vendors upto the date of execution of these Presents.
- vii) **THAT** all structures constructed at the said Property have been existent for a long time.
- viii) Apart from the said Paul Sun Habitat Construction India Pvt. Ltd., claiming to an agreement holder, the vendors had not entered into any agreement for Sale or Memorandum of Understanding/ Lease or any nature of other documents which effects the title of the vendors or create any encumbrances over the said **Entire Property**.

K) Relying on the aforesaid representations and believing the same to be true and acting on the good faith thereof, the Purchasers have agreed to purchase and acquire **ALL THAT** the divided and demarcated portion of the said **Entire property** containing by estimation of an area of **30 cottahs** of land alongwith 2400 sq.ft. Tin Shed structures standing thereon **TOGETHER WITH** the structures standing thereon (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **SAID PROPERTY**, is shown and delineated in the **MAP OR PLAN** annexed hereto and bordered in **RED** colour thereon) at and for the total consideration of **Rs. 4,00,00000/- (RUPEES FOUR CRORES)** only.



Coimbatore, Dated: 14.12.2012

14.12.2012

L) Subject to what is hereinbefore recited the Vendors have agreed to sell and transfer and the Purchasers has agreed to purchase and acquire **ALL THAT** the divided and demarcated portion of the said **Entire property** containing by estimation of an area of **30 cottahs** together with the structures standing thereon (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **SAID PROPERTY**, which is shown and delineated in the **MAP OR PLAN** annexed hereto and bordered in **RED** colour thereon) at and for the total consideration of **Rs. 4,00,00,000/- (Rupees Four Crores)** only subject to the terms and conditions hereinafter appearing.

NOW THIS DEED OF CONVEYANCE WITNESSETH as follows:

I. THAT in consideration of the said Agreement AND in further consideration of a sum of **Rs. 4,00,00,000 /- (RUPEES FOUR CRORES)** only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendors doth and each one of them hereby and also by the receipt hereunder written, admit and acknowledge to have been received) and of and from the same and every part thereof the Vendors do and each one of them doth hereby acquit release and discharge the Purchasers, the said **"Property"** hereby intended to be sold, transferred and conveyed, the Vendors do hereby indefeasibly grant, sell, transfer, convey, assign and assure unto the Purchasers **ALL THAT** the divided and demarcated portion of the said **Entire Property** containing by estimation of an area about **30 cottahs** of land alongwith 2400 sq.ft. Tin Shed structures standing thereon **TOGETHER WITH** all structures standing thereon (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the said **PROPERTY** situation hereof is shown and delineated in the **MAP OR PLAN** annexed hereto and bordered in **RED** colour thereon) free from all encumbrances, charges, liens,



Andi Luthra - Registrar
Coimbatore, Dno. Hom. 24 Pgs. 00

14.12.2012

claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, requisitions, executions, prohibitions, restrictions, easements **WHATSOEVER OR HOWSOEVER OTHERWISE** over the said **Property** or any part or portion thereof, now is or are or at any time or times heretofore, was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and/or other lights all yards, courtyards, areas, sewers, drains, ways, water courses, ditches, fences, paths and all manner of former and **ALONG WITH** other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the **said Property or any part thereof** belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held, used, occupied, appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendors unto and/or upon and in respect of the **said Property** or any and every part thereof, herein comprised of and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concerning the said **Property** and/or **Entire Property** or any part or parcel thereof, which now, are or hereafter shall or may be in the custody, power, possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same, without any action and/or suit, both at law or in equity, **TO HAVE AND TO HOLD** the said **PROPERTY** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the said Purchasers **ABSOLUTELY AND FOREVER** free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments requisitions executions prohibitions restrictions and easements whatsoever.



Adol. District Sub Registrar
Cossipore, Dham. Dist. 24 Pgs. 90
14.12.2012

II. **AND** the Vendors and each one of them do hereby covenanted with the Purchasers, that the Vendors are the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said **Entire Property** and/or Property and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendors do hereby covenant with the Purchasers, that the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the **said Property** hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so to be intended to be, was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said Property or any part thereof in the manner as aforesaid.

III. **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said **Entire Property** and/or **Property** hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors now have in themselves good right full and absolute power to grant sell convey transfer assure and assign the **said Property** hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner and on the conditions aforesaid **AND THAT** the Vendors have made over possession of the **said Property** to the Purchasers herein and the Purchasers have **RECEIVED AND ACCEPTED** the same without any dispute,



Adal. O/ ~~Sub Registrar~~
Coimbatore, Datta No. 24 Pgs. (N)
14.12.2012

demand or claim whatsoever against the Vendors in respect of the said Premises or otherwise.

IV. **AND THAT** all the municipal rates taxes and outgoings payable in respect of the **said Property** upto the date of execution of this present shall be paid borne and discharged by the Vendors and thereafter the same shall be paid borne and discharged by the Purchasers.

V. **AND THAT** the Purchasers shall and may at all times hereafter at its/their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust or the Vendors or from under or in trust for any of their predecessors in title.

VI. **AND THAT** the Purchasers shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements whatsoever suffered or made or liabilities created in respect of the said **Property** by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their predecessors in title as aforesaid or otherwise.

VII. It is agreed by and between the parties that each of the purchasers will have the share or interest into the said **property** and they will pay the consideration money accordingly as per their shares, as follows:



Handwritten signature
Addl. District Sub Registrar
Cossigore, Dum Dum, 24 Pgs. 00
14.12.2017

(1) CALCUTTA BECON ENGINEERING CO. LLP	25%
(2) GNB LOGISTICS LLP	25%
(3) M/s. PUJITA BUILDERS PVT LTD.	25%
(4) M/s. PGE BUILDCON PVT LTD	25%

VIII. **AND THAT** the Vendors shall never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Lands comprised in the said property or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976.

IX. **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 or any other law or proceeding thereunder.

X. **AND THAT** no notice, which is or may be subsisting, has been served on the Vendors for the acquisition of the said Entire Property and/or Property or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendors have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said Property or any part thereof.

XI. **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the **said Property** or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the **said Property** and every part thereof unto and to the use of the Purchasers forever.

XII. **AND** the Vendors and each one of them hereby further agree and covenant with the Purchasers that if, because of any act ~~deed~~



Addl. District Registrar
Cossipore, Tumkur Dist. 24 Pgs. 20

14.12.2012

or thing done by the Vendors or if their being any suit besides the suit as aforesaid and/or legal proceedings pending and/or because of any Governmental action the right title interest of the Purchasers are adversely affected or if the Purchasers shall suffer any losses and/or damages then and in that event the Vendors shall be fully responsible and agree to keep the Purchasers and/or its Directors saved harmless and fully indemnified from and against all costs charge claims actions suits and proceedings including litigation costs.

THE FIRST SCHEDULE ABOVE REFERRED TO

(THE ENTIRE PROPERTY)

ALL THAT piece and parcel of the land measuring an area of **1.85 Acres** but as per physical measurement it comes to an area of **5 (Five) Bighas, 2 (Two) Cottahs 8 Chittacks and 02 Sq. ft.** be the same a little more or less together with two storied dilapidated building structure, sheds, standing thereon situate lying at and being Premises No. 14 Dum Dum Cossipore Road, P.S. Dum Dum, Kolkata -700074, within the municipal limit of the South Dum Dum Municipality, and also comprised of R.S. Dag Nos. 248(P), 249, 250(P), and 801(P), R.S. Khatian Nos. 4, 217, and 634 of Mouza Satgachi, J.L. No. 20, Touzi No. 3083, District- 24 Parganas (North), under Sub - Registration Office Cossipore Dum Dum, North 24 Parganas, whereof is shown and delineated in the map or plan annexed hereto and bordered in **BLUE** thereon and butted and bounded by:

ON THE NORTH	: BY DUM DUM COSSIPORE ROAD.
ON THE SOUTH	: BY 22, 17/3, 39/1, 43/1, 43/2, 44/1, AND 44 A.M. BOSE ROAD.
ON THE EAST	: BY PREMISES NO. 14B DUM DUM ROAD.
ON THE WEST	: BY 14/4, 14/6, 14/7 AND 14/9 DUM DUM COSSIPORE ROAD AND PARTLY BY COMMON PASSAGE.



Adol. District Sub Registrar
Cossipore, Dumkuan. 24 P.S. 90
4.12.2012

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT divided and demarcated piece and parcel of the land measuring an area of **30 Cottahs** alongwith 2400 sq.ft. Tin Shed structures standing thereon out of the said entire land measuring an area of 1.85 Acres [but as per physical measurement it comes to an area of 5 (Five) Bighas, 2 (Two) Cottahs 8 Chittacks and 02 Sq. ft. be the same a little more or less], situate and lying at the western side of the Premises No. 14, Dum Dum Cossipore Road, P.S. Dum Dum, Kolkata -700074, within the municipal limit of the South Dum Dum Municipality, and also comprised of R.S. Dagnos. 248(P) and 801(P), R.S. Khatian Nos. 4, and 634 of Mouza - Satgachi, J.L. No. - 20, Touzi No. - 3083, District- 24 Parganas (North), under sub - Registration Office Cossipore Dum Dum, North 24 Parganas, District- 24 Parganas (North), under sub - Registration Office Cossipore Dum Dum, North 24 Parganas situation whereof, which is shown and delineated in the **MAP OR PLAN** annexed hereto and bordered in **RED** colour **TOGETHERWITH** all easements rights attached thereon and butted and bounded by:

- ON THE NORTH** : **BY DUM DUM COSSIPORE ROAD.**
- ON THE SOUTH** : **BY 22, 17/3, 39/1, A.M. BOSE ROAD.**
- ON THE EAST** : **BY REMAINING PORTION OF PREMISES NO. 14 DUM DUM COSSIPORE ROAD.**
- ON THE WEST** : **BY 14/4, 14/6, 14/7 AND 14/9 DUM DUM COSSIPORE ROAD AND PARTLY BY COMMON PASSAGE.**



Andl. District Sub-Registrar
Cossipore, Dava Dham, 24 Pgs. (34)
17.12.2012

IN WITNESSES 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 VENDORS at Kolkata in the presence of

WITNESSES:

- 1) Aditya Bose
S/o Mr N.K Bose
6A, Elgan Road
Kolkata - 700020
14.12.2012
- 2) ~~Sipankar Roy~~
S/O DILIP KUMAR ROY
14 DUM DUM ROAD
KOL- 74.

- 1. Dilip Kumar Roy
 - 2. Jasar Kumar Roy
- Signature of Vendors

SIGNED AND DELIVERED BY THE PURCHASERS at Kolkata in the presence of

WITNESSES:

- 1) Aditya Bose
- 2) ~~Sipankar Roy~~

Chanda Engineering Co, LLP
1. Bahi De
Authorised Signatory

GNB Logistics LLP
2. Bahi De
Authorised Signatory

3. **PUJITABUILDERS (P) LTD.**
PUJITABUILDERS

DIRECTOR

4. **PGE BUILDCON PVT LTD.**

Director (MAHESH PANDEY)

Signature of Purchasers

PREPARED IN THE OFFICE OF:

Anjan Kumar Chakrabarti
MR. ANJAN KUMAR CHAKRABARTI, Advocate
 10, Kiran Sankar Roy Road
 2nd Floor, Room No. 33
 Kolkata -1
 Mobile: +919830013867

14/12
2012



Additional District Registrar
Cossipora, Duni Duni, 24 Parganas
14.12.2012

MEMO OF CONSIDERATION

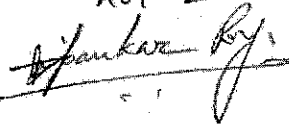
RECEIVED the day, month and year first above written and from the Purchasers a sum of Rs. 4,00,00,000/- (Rupees Four Crores) only being the total consideration money payable by the Purchasers to the Vendors as per memo below :

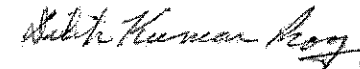
<u>Sl. No.</u>	<u>Draft No</u>	<u>Bank</u>	<u>Date</u>	<u>Amount</u>
1.	036106	AXIS BANK	14-12-2012	Rs. 75,00,000/-
2.	036105	AXIS BANK	14-12-2012	Rs. 75,00,000/-
3.	904586	CITI BANK	14-12-2012	Rs. 75,00,000/-
4.	904584	CITI BANK	14-12-2012	Rs. 75,00,000/-
5.	904585	CITI BANK	14-12-2012	Rs. 50,00,000/-
6.	904587	CITI BANK	14-12-2012	Rs. 50,00,000/-
Grand Total				Rs 4,00,00,000

(Rupees Four Crores only)

WITNESSES:

1. Aditya Bose
S/o CA M.R. Bose
64 Elgin Rd
Kolkata-20 14.12.12

2. 

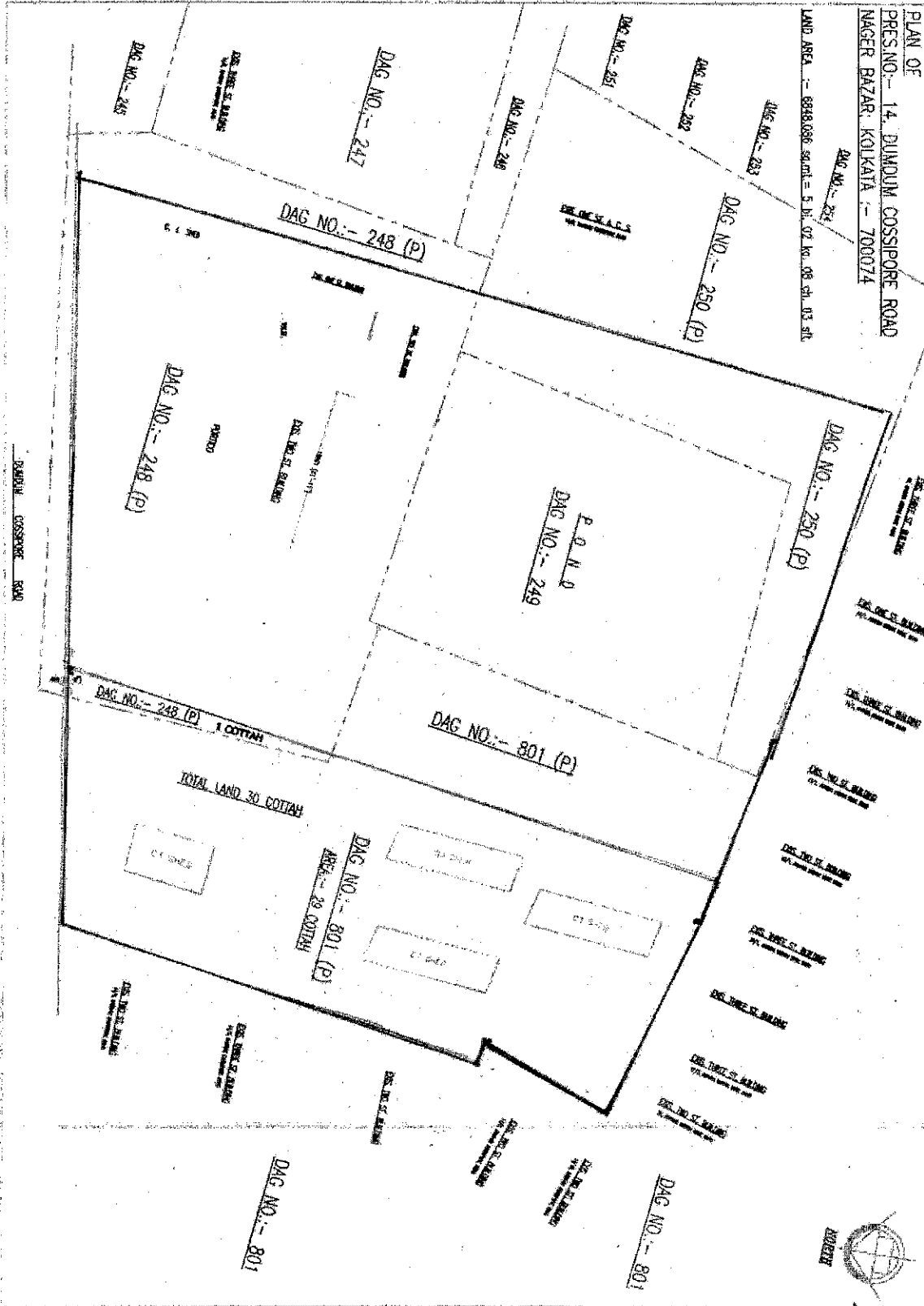
1. 

2. 

SIGNATURE OF VENDORS



✓
Adol. District Sub-Registrar
Cossipore, Dura Dura, 24 Pgs. (M)
14.12.2012



Subir Kumar Roy
Tapan Kumar Roy

Sigs. OF VENDORS

Calcutta Becon Engineering Co. LLP

Balri De
 Authorised Signatory

GNB Logistics LLP

Balri De
 Authorised Signatory

PUJITABUILDERS (P) LTD.

[Signature]

PGE BUILDCON PVT. LTD.

[Signature]
 Director

Sigs. OF PURCHASERS.



[Handwritten signature]

Addl. In-charge Registrar
Coimbatore, Duni Don. 24 Pgs. 00
14.12.12



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

Endorsement For Deed Number : I - 12642 of 2012
(Serial No. 13825 of 2012)

On

Payment of Fees:

On 14/12/2012

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

Presented for registration at 18.20 hrs on :14/12/2012, at the Private residence by Mahesh Pansari , one of the Claimants.

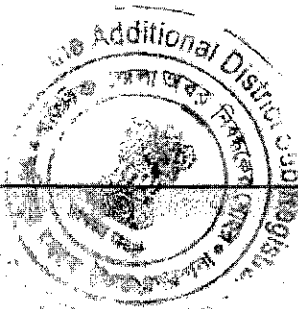
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 14/12/2012 by

1. Dilip Kumar Roy, son of Late Jugal Kishore Roy , 14, Dum Dum Cossipore Road, Kolkata, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074, By Caste Hindu, By Profession : Business
2. Tarun Kumar Roy, son of Late Jugal Kishore Roy , 14, Dum Dum Cossipore Road, Kolkata, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074, By Caste Hindu, By Profession : Business
3. Balai De
Authorised Signatory, Calcutta Becon Engineering Company Llp, Shrachi Tower 8th Floor 686 Anandpur, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.
Authorised Signatory, G N B Logistics Llp, Shrachi Tower 8th Floor 686 Anandpur, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.
, By Profession : Business
4. Mahesh Pansari
Director, Pujita Builders Private Limited, 18 Rabindra Sarani, Kolkata, Thana:-Bowbazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
Director, P G E Buildcon Pvt Ltd, 18 Rabindra Sarani, Kolkata, Thana:-Bowbazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Others
- Identified By Kanchan Basak, son of ---, C-M-M-S Court, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

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

On 17/12/2012



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

17/12/2012 18:31:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 12642 of 2012
(Serial No. 13825 of 2012)

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 17/12/2012

Amount by Draft

Rs. 912057/- is paid , by the draft number 097849, Draft Date 13/12/2012, Bank Name State Bank of India, INDIA EXCHANGE PL EXTN, received on 17/12/2012

(Under Article : A(1) = 912043/- ,E = 14/- on 17/12/2012)

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.-8,29,13,155/-

Certified that the required stamp duty of this document is Rs.- 5803941 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 5799000/- is paid, by the draft number 097850, Draft Date 13/12/2012, Bank Name State Bank of India, INDIA EXCHANGE PL EXTN, received on 17/12/2012

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



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

17/12/2012 18:31:00

Endorsement Page 2 of 2

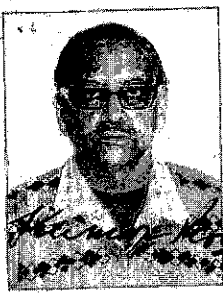
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 30
Page from 3328 to 3349
being No 12642 for the year 2012.



U.K.B.
(Utpal Kumar Basu) 20-December-2012
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM
West Bengal

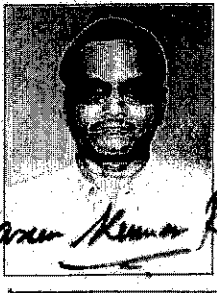
SPECIMEN FORM FOR TEN FINGER PRINTS



Dilip Kumar Roy

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

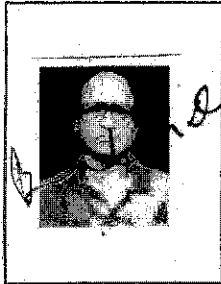
Signature *Dilip Kumar Roy*



Tarun Kumar Roy

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

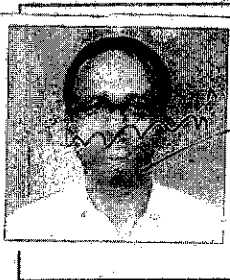
Signature *Tarun Kumar Roy*



Balaji De

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

Signature *Balaji De*



Mahesh Pansari

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

Signature *Mahesh Pansari*

18



Adul. Dist. Registrar
Coimbatore, Dum Dum, 24 Pgs. 70

14.12.2012



DATED THIS THE 14TH DAY OF DECEMBER 2012



BETWEEN

DILIP KUMAR ROY & ORS.

.... *VENDORS*

AND

*M/S. CALCUTTA BECON
ENGINEERING COMPANY LTD.*

...*PURCHASERS*

DEED OF CONVEYANCE

MR. ANJAN KR. CHAKRABARTI

Advocate
High Court, Calcutta