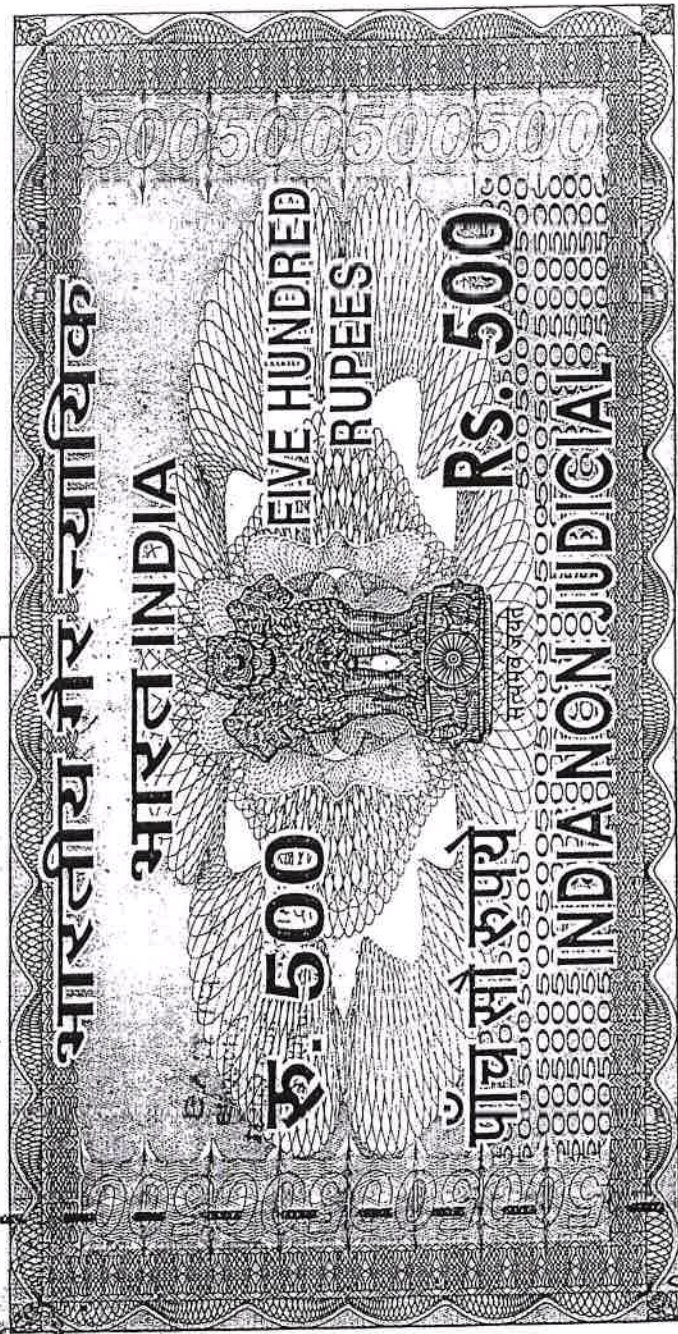


03291/11

I 03430/11



पश्चिम बंगाल WEST BENGAL

F 148682

6497/11  
for -

*[Signature]*

Certified that the documents mentioned in Schedule A and B are the original documents and are in accordance with the copy submitted to the Registrar.

District Sub-Registrar-II  
Alipore, South 24-Parganas

23 MAR 2011

DEED OF CONVEYANCE

DATED 22<sup>ND</sup> MARCH, 2011

B - E - T - W - E - E - N

CLARITY BARTER PRIVATE LIMITED & ORS.,

A - N - D

SAGUN REALDEV PRIVATE LIMITED & ANR.,

DAG NO. 292 and 274/690, MOUZA - PUNJA SAHAPUR

No 1714 Date 22.03.11

Name .....  
Address .....  
Rs 500/-

**BAPI DAS**  
Advocate  
Alipore Police Court  
Kolkata-700027

Pijush, Kanti Chakraborty  
Licenced Stamp Vendor  
Alipore Criminal Court  
Kolkata - 700027

1714 = 500/-

Radheshyam Banerjee

V.C  
13.61



For SHAGUN REALDEV PVT. LTD

Radheshyam Banerjee

Director/Authorised Signatory



For Bhagwati Infrastructure Private Limited

Radheshyam Banerjee  
Director / Authorised Signatory

District Sub-Registrar-II  
Alipore, South 24-Parganas



THIS DEED OF CONVEYANCE is made on this 22<sup>nd</sup> day of MARCH, 2011  
[TWO THOUSAND ELEVEN]

B - E - T - W - E - E - N

(1) CLARITY BARTER PRIVATE LIMITED, (2) HIMADRI TIEUP PRIVATE LIMITED, (3) KALINDI AGENCY PRIVATE LIMITED, (4) ANURAG ENCLAVE PRIVATE LIMITED, (5) ANURAG HIRISE PRIVATE LIMITED, (6) GURUKUL CONSULTANT PRIVATE LIMITED, (7) MATRIBHUMI TIEUP PRIVATE LIMITED, (8) SIDDHARTH ADVISORY SERVICES PRIVATE LIMITED, all private limited companies incorporated under the provisions of the Companies Act, 1956, having their registered office at No.12C, Chakraberia Road (North), Kolkata-700 020. (9) UPLINK COMMERCIAL PRIVATE LIMITED, (10) UMABALA INFRASTRUCTURE PRIVATE LIMITED, all private limited companies incorporated under the provisions of the Companies Act, 1956, having their registered office at 83 Topsia Road (South), Kolkata - 700 046, (11) KHAZANA TIEUP PRIVATE LIMITED, (12) SHREE VINAYAK VILLA PRIVATE LIMITED, all private limited companies incorporated under the provisions of the Companies Act, 1956, having their registered office at 8 Camac Street, 5<sup>th</sup> Floor Room No. 3A, Kolkata - 700 017, (13) UMABALA HIRISE PRIVATE LIMITED private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at Topsia Road (South), Kolkata - 700 046, (14) KYAL PROMOTERS PRIVATE LIMITED, (15) KYAL HIRISE PRIVATE LIMITED, (16) KYAL REAL ESTATE PRIVATE LIMITED, (17) KYAL RESIDENCY PRIVATE LIMITED, (18) KYAL COMPLEX PRIVATE LIMITED, (19) KYAL REALTORS PRIVATE LIMITED, (20) LAKSHYA DISTRIBUTORS PRIVATE LIMITED, (21) SHERONALI DISTRIBUTORS PRIVATE LIMITED, (22) PARMATMA TIEUP PRIVATE LIMITED, (23) STEADFAST TIEUP PRIVATE LIMITED, (24) LIBERAL EARTER PRIVATE LIMITED, (25) SITARA BARTER PRIVATE LIMITED, (26) LILY ADVISORY SERVICES PRIVATE LIMITED, (27) SNEHSIL ADVISORY PRIVATE LIMITED, (28) KYAL HOUSING PRIVATE LIMITED, all private limited companies incorporated under the provisions of the Companies Act, 1955, having their registered office at No.36/1A, Elgin Road, Kolkata-700 020, (29) RISHI COMPLEX PRIVATE LIMITED, (30) RISHI ENCLAVE PRIVATE LIMITED, all private limited companies incorporated under the provisions of the Companies Act, 1956, having their registered office at 12C, Chakraberia Road North, Kolkata - 700 020, all represented by Prakash Kumar Bhimrajika, son of Late Bajrang Lal Bhimrajika, working for gain at 36/1A;

N.C.  
1362



ALAKHAL BARTER PRIVATE LIMITED, ADARSH GOODS PRIVATE LIMITED,  
 AKRITI GOODS PRIVATE LIMITED, ANMOL BARTER PRIVATE LIMITED,  
 ANUBHAV SALES PRIVATE LIMITED, ASTHA BARTER PRIVATE LIMITED,  
 COMPARE KANHYA PRIVATE LIMITED, GURUKUL VIAPPAR PRIVATE LIMITED,  
 MAHATRA VIAPPAR PRIVATE LIMITED, MEGAMART COMMERCIAL PRIVATE LIMITED,  
 MANJEE MERCHANDS PRIVATE LIMITED, PRAKASH VIAPPAR PRIVATE LIMITED,  
 PRITUSH VINIMAY PRIVATE LIMITED, PRAGAL MERCHANDS PRIVATE LIMITED,  
 PRAMAAN DISTRIBUTORS PRIVATE LIMITED, PROBAL BARTER PRIVATE LIMITED,  
 PRINCIPLE VINIMAY PRIVATE LIMITED, SAMAY BARTER PRIVATE LIMITED,  
 PRINCE VINIMAY PRIVATE LIMITED, SARVOTTAM GOODS PRIVATE LIMITED,  
 ROCKET VINIMAY PRIVATE LIMITED, SHELTER TIE-UP PRIVATE LIMITED,  
 SAMPAK VIAPPAR PRIVATE LIMITED, UPWARD MERCHANDS PRIVATE LIMITED,  
 SENSITIVE VIAPPAR PRIVATE LIMITED, VINIMAY PRIVATE LIMITED,  
 SPARSH VINIMAY PRIVATE LIMITED, VERTICAL VINIMAY PRIVATE LIMITED.

Authorized Signatory

*MURARU Lakshmi*  
 1363

CLARITY BARTER PRIVATE LIMITED, HIMADRI TIEUP PRIVATE LIMITED,  
 KAJINDI AGENCY PRIVATE LIMITED, ANURAG ENCLAVE PRIVATE LIMITED,  
 ANURAG HRISE PRIVATE LIMITED, GURUKUL CONSULTANT PRIVATE LIMITED,  
 MATRSHRUMI TIEUP PRIVATE LIMITED, SIDDHARTH ADVISORY SERVICES  
 PRIVATE LIMITED, UPLINK COMMERCIAL PRIVATE LIMITED, UMABALA  
 INFRASTRUCTURE PRIVATE LIMITED, KHAZANA TIEUP PRIVATE LIMITED,  
 SHREE VYAK VILLA PRIVATE LIMITED, UMABALA HRISE PRIVATE LIMITED,

*Renuka Bharti*  
 Authorized Signatory

Creeb Vanija Private Limited  
 Kamrabi Consultants Private Limited  
 Innovative Vinimay Private Limited

*Renuka Bharti*  
 Authorized Signatory

KYAL PROMOTERS PRIVATE LIMITED, KYAL HRISE PRIVATE LIMITED,  
 KYAL REALSTATE PRIVATE LIMITED, KYAL REJUENCY PRIVATE LIMITED,  
 KYAL COMPLEX PRIVATE LIMITED, KYAL REALTORS PRIVATE LIMITED,  
 LAKSHYA DISTRIBUTORS PRIVATE LIMITED, SHEROWALI DISTRIBUTORS  
 PRIVATE LIMITED, PAROMATMA TIEUP PRIVATE LIMITED, STEADFAST TIEUP  
 PRIVATE LIMITED, LIBERAL BARTER PRIVATE LIMITED, SITARA BARTER  
 PRIVATE LIMITED, LILY ADVISORY SERVICES PRIVATE LIMITED,  
 SHEHSL ADVISORY PRIVATE LIMITED.

*Renuka Bharti*  
 Authorized Signatory

KYAL HOUSING PRIVATE LIMITED

*Renuka Bharti*  
 Authorized Signatory

RISHI COMPLEX PRIVATE LIMITED  
 RISHI ENCLAVE PRIVATE LIMITED

*Renuka Bharti*  
 Authorized Signatory

IDENTIFIED BY M.E.  
*Priyanka Chakraborty*  
 Adm. Secy, A.P. 2011



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 Alipore, South 24-Parganas

Elgin Road, Kolkata-700 020 (31) AANCHAL BARTER PRIVATE LIMITED, (32) ADARSH GOODS PRIVATE LIMITED, (33) AKRITI GOODS PRIVATE LIMITED, (34) ANMOL BARTER PRIVATE LIMITED, (35) ANUBHAV SALES PRIVATE LIMITED, (36) ASTHA BARTER PRIVATE LIMITED, (37) COMPARE VANIJYA PRIVATE LIMITED, (38) GURUKUL VYAPPAR PRIVATE LIMITED. (39) MANTRA VYAPAAR PRIVATE LIMITED, (40) MEGAMART MERCHANTS PRIVATE LIMITED, (41) MUMPEE MERCHANTS PRIVATE LIMITED, (42) NAWYA COMMERCIAL PRIVATE LIMITED, (43) PIYUSH VINIMAY PRIVATE LIMITED, (44) PRAKASH VYAPAAR PRIVATE LIMITED, (45) PRAMAAN DISTRIUTORS PRIVATE LIMITED, (46) PRAVAAH VYAPAAR PRIVATE LIMITED, (47) PRINCIPLE VINIMAY PRIVATE LIMITED, (48) PROBAL MERCHANTS PRIVATE LIMITED, (49) ROCKET VANIJYA PRIVATE LIMITED, (50) SAMAY BARTER PRIVATE LIMITED, (51) SAMPARK VINIMAY PRIVATE LIMITED, (52) SARVOTJAM GOODS PRIVATE LIMITED, (53) SENSITIVE VYAPAAR PRIVATE LIMITED, (54) SHELTER TIE-UP PRIVATE LIMITED, (55) SPARSH VINIMAY PRIVATE LIMITED, (56) UPWARD MERCHANTS PRIVATE LIMITED, (57) VERTICAL VINIMAY PRIVATE LIMITED, all private limited companies incorporated under the provisions of the Companies Act, 1956, having their registered office at 105, Park Street, Kolkata-700 017, (58) CREEK VANIJYA PRIVATE LIMITED, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 22, Creek Row, Kolkata - 700 012, (59) HAMRAHI CONSULTANTS PRIVATE LIMITED, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 52, Weston Street, 4<sup>th</sup> Floor, Kolkata - 700 012 and (60) INNOVATIVE VINIMAY PRIVATE LIMITED, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 12, B B Ganguly Street, Kolkata - 700 012, all represented by Murari Lal Agarwal, son of Late Jagannath Agarwal, working for gain at 105, Park Street, Kolkata-700 017, hereinafter called and referred to as the **VENDORS** [which term or expression shall unless excluded by or repugnant to the subject or context mean and include their successor or successors-in-office / interest and/or assigns] of the **ONE PART;**

**A - N - D**

(1) **SAGUN REALDEV PRIVATE LIMITED**, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at Flat No. 3A, Sherwood Estate, 169, N S C Bose Road, Narendrapur, Kolkata - 700 103 [having



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**Income Tax PAN NO. AANCS8454N]** and **(2) BHAGWATI INFRAPROMOTERS PRIVATE LIMITED**, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at Flat No. 2A, 2<sup>nd</sup> Floor, 131/9, N S C Bose Road, Kolkata - 700 040, [having Income Tax PAN NO. AADCB9833E] all represented by Radhe Shyam Pancharia, son of Bhanwarlal Pancharia, working for gain at 83 Topsa Road (S), Kolkata - 700 046, **PURCHASERS** [which term or expression shall unless excluded by or repugnant to the subject or context mean and include their successor or successors-in-office / interest and/or assigns] of the **OTHER PART**;

**W - H - E - R - E - A - S :**

A. By Conveyance Deed dated 3<sup>rd</sup> January, 2006 duly registered with the Office of the ADRS, Behala, in Book No. I, CD Volume No. 12, Pages 3706 to 3756, under Beirg No. 04577 for the year 2008 the aforesaid **VENDORS** jointly purchased and acquired from Rama Bose & others Vendors therein **ALL THAT** the piece and parcel of Land containing an area of 19 Bigha 16 Cottah 3 Chittack, be the same a little more or less, situate lying at Mouza - Punja Sahapur, J. L. No. 9, Tozri Nos. 159, 206 and 210, Police Station - Behala, Sub Registry Office Behala, being Part of Premises No. 180A, Kabi Guru Sarani, Kolkata, Ward No. 118, comprised in:

R. S. KHATIAN NO.	DAG NO.	AREA IN DECIMAL
531	281	253
561/533	279	32
~DO~	280	71
~DO~	281/636	14
~DO~	279/634	95
231/1	292	11.5
~DO~	279/631	48
500/501	274/690	13
437	278	65
181	279/632	40
182	279/633	17
T O T A L		659.5

Each of the 60 Parties in the capacity of the Purchaser named therein acquired 1/60<sup>th</sup> undivided share or interest in the said Property;

B. By three different Deeds of Declaration as mentioned below the aforesaid Conveyance Deed was amended as stated in the respective Declaration Deed:



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Sl.	Date	Being No. & Year	Book No.	CD Vol. No.	Pages	Registrar
1	26.02.09	2550 / 2009	I	8	4638-4651	ADSR, Behala, South 24 Pgs;
2	24.07.09	2655 / 2009	I	9	4589-4605	DSR-II, South 24 Pgs;
3	05.12.09	6063 / 2009	I	23	1744-1785	-DO-

C. As a result of execution and registration of the aforesaid three Deeds of Declaration the description of the Property purchased and acquired by the **vendors** jointly was amended to read **ALL THAT** the piece and parcel of Land containing an area of 5.80 [five point eight zero] Acre, equivalent to 17 [seventeen] Bigha 10 [ten] Cottah 14 [fourteen] Chittack 18 [eighteen] Square Feet, be the same a little more or less, situate lying at Mouza - Punja Sahapur, J. L. No. 9, Touzi Nos. 159, 205 and 210, Police Station - Behala, Sub Registry Office Behala, Sub Registry Office Behala, being Part of Premises No. 49, Manmohan Banerjee Road, within the Municipal limits of Ward No. 118, of the Koikata Municipal Corporation, in the District of South 24 Parganas, comprised in:-

R. S. KHATIAN NO.	R. S. DAG NO.	AREA IN ACRE
182	279/632	0.40
231/1	279/633	0.08
~DO~	281/635	0.09
179	281/1237	0.15
531	281/1236	1.30
~DO~	279	0.32
~DO~	280	0.71
~DO~	281/636	0.14
231/1	292	0.28
279/634	531	95
~DO~	279/631	0.48
531/1284, to 531/1289	278	0.65
500/501	274/690	0.25
	TOTAL	5.80 Acre or 17 [seventeen] Bigha 10 [ten] Cottah 14 [fourteen] Chittack 18 [eighteen] Square Feet

hereinafter called and referred to as the said **Entire Premises** and more fully and particularly mentioned and described in the **1<sup>st</sup> Schedule** hereunder written;



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D. Subsequent to the aforesaid Purchase the **Vendors** jointly applied to the Office of the Assessor Collector, South Suburban Unit, Kolkata Municipal Corporation, 1, Diamond Harbour Road, Kolkata - 700 034 for mutation of the said **Entire Premises** in their favour and the mutation was granted and the said **Entire Premises** was numbered as 49A, Manmohan Banerjee Road, Kolkata and allotted new Assessee Number being 41-118-07-0090-4 for the purpose of levying Property Tax;

E. The said **Entire Premises** measuring 5.80 Acre is owned by the **Vendors** and two R. S. Dag Nos. 292 (0.28 Acre) and 274/690 (0.25 Acre) under R. S. Khatian Nos. 231/1 and 500/501 measuring an aggregate of 0.53 Acre are a part of the said **Entire Premises**. The **Vendors** have now decided to sell and transfer the said land area of 0.53 Acre comprised in the said R. S. Dag Nos. 292.(0.28 Acre) and 274/690 (0.25 Acre) under R. S. Khatian Nos. 231/1 and 500/501, in Mouza - Punja Sahapur, P.S.: Behala, being part of Municipal Premises No. 49A, Manmohan Banerjee Road, Kolkata, hereinafter called and referred to as the said **Premises** and more fully and particularly mentioned and described in the **2<sup>nd</sup> Schedule** hereunder written;

F. The **Purchasers** have approached the **Vendors** and offered to buy 25% undivided share or interest in the said **Premises** hereinafter called and referred to as the **Demised Premises** and more fully and particularly mentioned and described in the **3<sup>rd</sup> Schedule**, hereunder written at or for Total Consideration of **Rs.16,03,250/- [Rupees Sixteen Lacs Three Thousand Two Hundred Fifty] only** and the **Vendors** have agreed to sell and transfer the same at the aforesaid Total Consideration in favour of the **Purchasers**;

G. In view of the aforesaid the **Vendors** execute these presents for sale and transfer of the **Demised Premises** in favour of the **Purchasers** on the terms and conditions mentioned herein below:-

**NOW THIS INDENTURE OF CONVEYANCE WITNESSETH** that pursuant to the **Representations** and Offer made by the **Vendors** to the **Purchasers** and the **Purchasers**, having relied upon the **Representations** of the **Vendors** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the **Vendors** and in further **TOTAL CONSIDERATION** of a sum





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of **Rs.16,03,250/- [Rupees Sixteen Lacs Three Thousand Two Hundred Fifty]** only of the lawful money of the Union of India well and truly paid by the **Purchaser** to the **Vendors** at or before the execution of these presents (the receipt whereof the **Vendors** doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the **Purchaser** and the said **Demised Premises** hereby intended to be sold transferred and conveyed, the **Vendors** doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the **Purchaser** the said **DEMISED PREMISES** being **ALL THAT 25% share or interest** in the piece and parcel of Land containing an aggregate area of 0.53 [point five three] Acre, be the same a little more or less, **comprised in R. S. Dag Nos. 292 (0.28 Acre) and 274/690 (0.25 Acre) under R. S. Khatian Nos. 231/1 and 500/501**, situate lying at Mouza - Punja Sahapur, J. L. No. 9, Touzi Nos. 159, 206 and 210, Police Station - Behala, Sub Registry Office Behala, Sub Registry Office Behala, being part of Premises No. 49A, Manimohan Banerjee Road, within the Municipal Limits of Ward No. 118, of the Kolkata Municipal Corporation, in the District of South 24 Parganas, hereinafter called and referred to as the said **DEMISED PREMISES** and more fully and particularly mentioned and described in the **3<sup>rd</sup> Schedule** hereunder written **OR HOWSOEVER OTHERWISE** the said **DEMISED PREMISES** or any part or portion thereof now is or are or at any time or times heretofore was or were situated bulted and bounded called known numbered described or distinguished **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, trees, bushes, crops, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversions or reversions remainder or remainders and the rents issues and profits of the said **DEMISED PREMISES** and every part or portion 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 into or upon and in respect of the said **DEMISED PREMISES** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said **DEMISED PREMISES** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendors**



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or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **DEMISED PREMISES** 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 **Purchasers** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, wakfs, debutter or any type of encumbrance whatsoever or howsoever;

**AND THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendors** done or executed or knowingly suffered to the contrary the **Vendors** are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **DEMISED PREMISES** together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendors** or any of his/her ancestors or predecessors-in-title the **Vendors** have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **DEMISED PREMISES** and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchaser** in the manner aforesaid;
- c. **THAT NOTWITHSTANDING** anything contained herein, the said **DEMISED PREMISES** shall always be put to use for such purposes as the **Purchasers** deem fit and proper in accordance with law;
- d. **AND THAT** the said **DEMISED PREMISES** together with structures appurtenant thereto hereby sold, granted and conveyed or expressed to be is now free from all encumbrances including but **NOT** limited to charges, liens, lis-



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pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, wakfs, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendors** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendors** in the said Demised Premises together with structures appurtenant thereto hereby sold in the manner aforesaid.

e. **AND THAT** the **Purchasers** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive 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 claiming through from under or in law or trust for the **Vendors** or any of his/her/their ancestors or predecessors-in-title.

f. **AND FURTHER THAT** the **Vendors** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said **DEMISED PREMISES** together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the **Vendors** or any of his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchasers** make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **DEMISED PREMISES** unto and to the use and benefit of the said **Purchasers** forever in the manner as aforesaid, as the said **Purchasers** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendors** shall at all times hereafter indemnify and keep indemnified the **Purchasers** against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the **Vendors** or any breach of the covenants hereunder contained;

g. **AND ALSO** the **Vendors** had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the





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said **DEMISED PREMISES** together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.

- h.** **AND THAT** the **Vendors** shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchasers' name in the records of Block Land & Land Revenue Officer and/or Collectorate of Alipore and/or also with such other statutory body or bodies.
- i.** **AND** the **Vendors** doth hereby further covenant and assure the **Purchasers** that he/she/they hath not encumbered the said Demised Premises together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the **Purchasers** is dispossessed and/or deprived of full enjoyment of the said Demised Premises together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the **Vendors** shall and will indemnify the **Purchasers** entirely for the losses and damages to be suffered by it in respect of the said **DEMISED PREMISES** together with structures appurtenant thereto hereditament and premises hereby sold.
- j.** **AND THAT** the **Purchasers** herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, wakfs, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the **Vendors** or any person or persons lawfully or equitably claiming as aforesaid.
- k.** **AND FURTHER THAT** the **Vendors** doth hereby declare and confirm that he/she/they do not hold any excess vacant land within the meaning of West



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Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.

- I. AND FURTHER THAT** the **Vendors** shall and will pay all outstanding Municipal District Board or Panchayat Tax and taxes Government Revenues and all other impositions whatsoever due and payable by the **Vendors** or any of his/her/their ancestors or predecessors-in-title up to the date of these presents.
- ii.** **AND** the **Vendors** have agreed to indemnify and keep the **Purchasers**, its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings in connection with the said **DEMISED PREMISES**.
- iii.** **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendors** covenant and assured the **Purchasers** that all title deeds, muniments, papers, documents and receipts in respect of the said **DEMISED PREMISES** hereby conveyed to the **Purchasers** hereto and more fully and particularly mentioned and described in the **3<sup>rd</sup> Schedule** hereunder written shall remain in custody, control and power of the **Vendors** hereir fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the **Purchaser** hereir shall have the right and power to take inspection thereof or obtain extracts there from at its own costs and expenses at all times upon 48 hours prior notice in writing to the **Vendors** herein, and the **Vendors** shall produce the original of these Presents to all Courts of law, tribunal, arbitration, proceeding and other places at all times upon request and cost of the **Purchasers** herein upon 48 hours prior notice in writing.
- iv.** **AND THAT** the **Vendors** also declare and confirm that he/she/they are in khas and vacant possession of the said Demised Premises together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
- v.** **AND THAT** the **Vendors** herein declare and confirm that the said Demised Premises more fully and particularly mentioned and described in the **3<sup>rd</sup>**



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**Schedule** hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.

**AND THE VENDORS** doth hereby assure and covenant with the **Purchasers** that in the event of there being any defect in Title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **Vendors** shall cause such defect to be removed, remedied and have agreed to keep the **Purchasers** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation;

**AND THAT** the **Vendors** never held and do not hold any excess vacant Demised Premises within the meaning of the Urban Land (Ceiling & Regulation) Act, 1975 and/or the West Bengal Land Reforms Act as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the **Vendors** for the acquisition or the said **DEMISED PREMISES** or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the **Vendors** have no knowledge of issue of any of 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 **DEMISED PREMISES** or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **DEMISED PREMISES** or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the **Vendors** and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **DEMISED PREMISES** or any part or portion 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 further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **DEMISED PREMISES** and every part or portion thereof unto and to the use the **Purchasers** as shall or may be reasonably required.

**AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;



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Alipore, South 24-Parganas

Simultaneously with the execution of this Deed of Conveyance the **Vendors** have made over to the **Purchasers** the actual, physical, vacant and peaceful possession of the said **Demised Premises;**

**1<sup>st</sup> Schedule**  
**Entire Premises**

**ALL THAT** the piece and parcel of Land containing an area of 5.80 [five point eight zero] Acre, equivalent to 17 [seventeen] Bigha 10 [ten] Cottah 14 [fourteen] Chittack 18 [eighteen] Square Feet, be the same a little more or less, situate lying at Mouzã - Purija Sahapur, J. L. No. 9, Touzi Nos. 159, 206 and 210, Police Station - Behala, Sub Registry Office Behala, Sub Registry Office Behala, being Part of Premises No. 49, Manmohan Banerjee Road, within the Municipal limits of Ward No. 118, of the Kolkata Municipal Corporation, in the District of South 24 Parganas, comprised in:-

R. S. KHATIAN NO.	R. S. DAG NO.	AREA IN ACRE
182	279/632	0.40
231/1	279/633	0.08
~DO~	281/635	0.09
179	281/1237	0.15
531	281/1236	1.30
~DO~	279	0.32
~DO~	280	0.71
~DO~	281/636	0.14
231/1	292	0.28
279/634	531	95
~DO~	279/631	0.48
531/1284, to 531/1289	278	0.65
500/501	274/690	0.25
TOTAL		5.80 Acre or 17 [seventeen] Bigha 10 [ten] Cottah 14 [fourteen] Chittack 18 [eighteen] Square Feet

TOGETHER WITH right of Common passage over above under and through 25 feet wide passage running between the said Land and Manmohan Banerjee Road [previously identified as Musalman Para Road in Deed Being No. 1966 of 1944 registered with The Sub-Registrar at Alipore] for the purpose of ingress to egress from the said Land with or without all or any type of Vehicle and all kinds of easements and quasi easements thereto including but not limited to laying and/or bringing any cables, wires, conduits etc. for the purpose of electric connection, phone connection and any other facilities or



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Alipore, South 24-Parganas

connection and/or any pipe or pipes for water connection, gas connection, sewerage and drainage connection and/or any other utilities, which is butted and bounded in the manner following and delineated in the map or plan annexed hereto as bordered in colour RED thereon and butted and bounded in the manner following:-

- ON THE NORTH: By part of Dag No. 277, 293 and 274;  
 ON THE SOUTH: By Dag Nos. 281, 281/692 and Kabi Guru Sarani;  
 ON THE EAST : By part of Kabi Guru Sarani;  
 ON THE WEST: By part of Dag No. 274 and Kabi Guru Sarani;

**2<sup>nd</sup> Schedule  
Premises**

**ALL THAT** the piece and parcel of Land containing an area of 0.53 [point five three] Acre, be the same a little more or less, **comprised in R. S. Dag Nos. 292 (0.28 Acre) and 274/690 (0.25 Acre) under R. S. Khatian Nos. 231/1 and 510/501**, situate lying at Mouza - Punja Sahapur, J. L. No. 9, Touzi Nos. 159, 206 and 2-0, Police Station - Behala, Sub Registry Office Behala, Sub Registry Office Behala, being part of Premises No. 49A, Manmohan Banerjee Road, within the Municipal limits of Ward No. 118, of the Kolkata Municipal Corporation, in the District of South 24 Parganas, **TOGETHER WITH** right of Common passage over above under and through 25 feet wide passage running between the said Land and Manmohan Banerjee Road [previously identified as Musalman Para Road in Deed Being No. 1966 of 1944 registered with The Sub-Registrar at Alipore] for the purpose of ingress to egress from the said Land with or without all or any type of Vehicle and all kinds of easements and quasi easements thereto including but not limited to laying and/or bringing any cables, wires, conduits etc. for the purpose of electric connection, phone connection and any other facilities or connection and/or any pipe or pipes for water connection and any other facilities or and drainage connection and/or any other utilities, gas connection, sewerage in manner following:-

**For Dag No. 292:**

- ON THE NORTH: By part of Dag No. 293 and Manmohan Banerjee Road [previously identified as Musalman Para Road in Deed Being No. 1966 of 1944 registered with The Sub-Registrar at Alipore];  
 ON THE SOUTH: By Dag Nos. 294;  
 ON THE EAST: By Manmohan Banerjee Road;





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Alipore, South 24-Parganas

ON THE WEST: By Dag No. 279/631;

**For Dag No. 274/690:**

ON THE NORTH: Manmohan Banerjee Road [previously identified as Musalman Para Road in Deed Being No. 1966 of 1944 registered with The Sub-Registrar at Alipore];

ON THE SOUTH: By Dag Nos.274;

ON THE EAST: By Kabi Guru Sarani;

ON THE WEST: By Dag No. 274;

**3<sup>rd</sup> Schedule  
Demised Premises**

**ALL THAT 25% share or interest** in the piece and parcel of Land containing an area of 0.53 [point five three] Acre, be the same a little more or less, **comprised in R. S. Dag Nos. 292 (0.28<sup>7</sup> Acre) and 274/690 (0.25 Acre) under R. S. Khatian Nos. 231/1 and 500/501, TOGETHER WITH** RT Shed measuring **200 Square Feet**, situate lying at Mouza - Punja Sahapur, J. L. No. 9, Touzi Nos. 159, 206 and 210, Police Station - Behala, Sub Registry Office Behala, Sub Registry Office Behala, being part of Premises No. 49A, Manmohan Banerjee Road, within the Municipal limits of Ward No. 118, of the Kolkata Municipal Corporation, in the District of South 24 Parganas, **TOGETHER WITH** right of Common passage over above under and through 25 feet wide passage running between the said Land and Manmohan Banerjee Road [previously identified as Musalman Para Road in Deed Being No. 1966 of 1944 registered with The Sub-Registrar at Alipore] for the purpose of ingress to egress from the said Land with or without all or any type of Vehicle and all kinds of easements and quasi easements thereto including but not limited to laying and/or bringing any cables, wires, conduits etc. for the purpose of electric connection, phone connection and any other facilities or connection and/or any pipe or pipes for water connection, gas connection, sewerage and drainage connection and/or any other utilities, which is butted and bounded in the manner following:-

**For Dag No. 292:**

ON THE NORTH: By part of Dag No. 293 and Manmohan Banerjee Road [previously identified as Musalman Para Road in Deed Being No. 1966 of 1944 registered with The Sub-Registrar at Alipore];

ON THE SOUTH: By Dag Nos.294;

21/11/2015  
 Manmohan Banerjee



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Alipore, South 24-Parganas

ON THE EAST: By Manmohan Banerjee Road;

ON THE WEST: By Dag No. 279/631;

**For Dag No. 274/690:**

ON THE NORTH: Manmohan Banerjee Road [previously identified as Musalman Para Road in Deed Being No. 1966 of 1944 registered with The Sub-Registrar at Alipore];

ON THE SOUTH: By Dag Nos.274;

ON THE EAST: By Kabi Guru Sarani;

ON THE WEST: By Dag No. 274;



District Sub-Registrar-II  
Alipore, South 24-Parganas



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

**SIGNED, SEALED AND DELIVERED**

by the above named PARTIES in the presence of:

1. Malay Singh  
Asst. Police  
101-27

2. Ranjay Jain  
88, Topsis Rd  
Mohalva - 46

AANCHAL BARTER PRIVATE LIMITED, ADARSH GOODS PRIVATE LIMITED, AKRITI GOODS PRIVATE LIMITED, ANMOL BARTER PRIVATE LIMITED, ANUBHAV SALES PRIVATE LIMITED, ASTHA BARTER PRIVATE LIMITED, COMPARE VANIYA PRIVATE LIMITED, GURUKUL VYAPAR PRIVATE LIMITED, MANTRA VYAPAAR PRIVATE LIMITED, MEGAMART MERCHANTS PRIVATE LIMITED, MUMPEE MERCHANTS PRIVATE LIMITED, NAWYA COMMERCIAL PRIVATE LIMITED, PIYUSH VINIMAY PRIVATE LIMITED, PRAKASH VYAPAAR PRIVATE LIMITED, PRAMAAN DISTRIBUTORS PRIVATE LIMITED, PRAVAHAH VYAPAAR PRIVATE LIMITED, PRINCIPLE VINIMAY PRIVATE LIMITED, PROBAL MERCHANTS PRIVATE LIMITED, ROCKET VANIYA PRIVATE LIMITED, SARVJIT GOODS PRIVATE LIMITED, SAMPARK VINIMAY PRIVATE LIMITED, SHELTER TIE-UP PRIVATE LIMITED, SENSITIVE VYAPAAR PRIVATE LIMITED, SHELTER TIE-UP PRIVATE LIMITED, SPARSH VINIMAY PRIVATE LIMITED, UPWARD MERCHANTS PRIVATE LIMITED, VERTICAL VINIMAY PRIVATE LIMITED.

*new set*  
MURARJI BHANDARI  
Authorized Signatory

KYAL PROMOTERS: PRIVATE LIMITED, KYAL HIRISE PRIVATE LIMITED, KYAL REALSTATE PRIVATE LIMITED, KYAL RESIDENCY PRIVATE LIMITED, KYAL COMPLEX PRIVATE LIMITED, KYAL REALTORS PRIVATE LIMITED, LAKSHYA DISTRIBUTORS PRIVATE LIMITED, SHEROMALI DISTRIBUTORS PRIVATE LIMITED, PARMATMA TIEUP PRIVATE LIMITED, STEADFAST TIEUP PRIVATE LIMITED, LIBERAL BARTER PRIVATE LIMITED, SITARA BARTER PRIVATE LIMITED, LILY ADVISORY SERVICES PRIVATE LIMITED, SNEHSL ADVISORY PRIVATE LIMITED.

Renuka Bhandari  
Authorized Signatory

CLARITY BARTER PRIVATE LIMITED, HIMADRI TIEUP PRIVATE LIMITED, KALJINDI AGENCY PRIVATE LIMITED, ANURAG ENCLAVE PRIVATE LIMITED, ANURAG HIRISE PRIVATE LIMITED, GURUKUL CONSULTANT PRIVATE LIMITED, MATRIBHUMI TIEUP PRIVATE LIMITED, SIDDHARTH ADVISORY SERVICES PRIVATE LIMITED, UPLINK COMMERCIAL PRIVATE LIMITED, UMABALA INFRASTRUCTURE PRIVATE LIMITED, KHAZANA TIEUP PRIVATE LIMITED, SHREE VINAYAK VILLA PRIVATE LIMITED, UMABALA HIRISE PRIVATE LIMITED,

Renuka Bhandari  
Authorized Signatory

Creek Vanija Private Limited  
Hamrshi Consultants Private Limited  
Innovative Vinimay Private Limited

Renuka Bhandari  
Authorized Signatory

Signature of the Vendors



District Sub-Registrar-II  
Alipore, South 24-Parganas

WITNESSES

① Malay Singhatu  
Alipare Police Const  
Koi-27.

② Pamkay Jain  
83, Topia Rd  
Kolkata - 46

RISHI COMPLEX PRIVATE LIMITED  
RISHI ENCLAVE PRIVATE LIMITED  
Pramod Sharma  
Authorised Signatory

KYAL HOUSING PRIVATE LIMITED  
Pramod Sharma  
Authorised Signatory

WITNESSES

① Malay Singhatu  
Alipare Police Const  
Koi-27.

② Pamkay Jain  
83, Topia Road  
Kolkata - 46

Signature of the Vendors

For SHAGUN REALDEV PVT. LTD

Radhika Sugam Pancharia  
Director / Authorised Signatory

For Bbagwati Infrapromoters Private Limited

Radhika Sugam Pancharia  
Director / Authorised Signatory

Signature of the Purchasers



District Sub-Registrar-II  
Alipore, South 24-Parganas

RECEIVED of and from the within-named PURCHASERS the within-mentioned sum of Rs.16,03,250/- [Rupees Sixteen Lacs Three Thousand Two Hundred Fifty] only being the TOTAL CONSIDERATION money payable under these presents as per memo below:

MEMO OF CONSIDERATION

Sl.	Date	Cheque No.	Bank	Favouring	Amount [Rs.]
1	22-03-2011	734154	PUNJAB & SIND BANK CHOWRINGHEE BRANCH	CLARITY BARTER PVT LTD.	16,03,250/-

[Rupees Sixteen Lacs Three Thousand Two Hundred Fifty]

WITNESSES

1) Manoj Singhla  
 ACFI fare Police Const  
 101-27

2) Ranjay Jain  
 83, Tapsia Rd  
 Kolkata - 46

ANMOL BARTER PRIVATE LIMITED, AGARSH GOODS PRIVATE LIMITED, AKRITI GOODS PRIVATE LIMITED, ANMOL BARTER PRIVATE LIMITED, ANUBHAV SALES PRIVATE LIMITED, ASTHA BARTER PRIVATE LIMITED, COMPARE VANUJA PRIVATE LIMITED, GURUKUL VYAPAR PRIVATE LIMITED, MAITRA VYAPAR PRIVATE LIMITED, MEGAMART MERCHANTS PRIVATE LIMITED, MUMPEE MERCHANTS PRIVATE LIMITED, NAKYA COMMERCIAL PRIVATE LIMITED, PITYUSH VINIMAY PRIVATE LIMITED, PRAKASH VYAPAR PRIVATE LIMITED, PRABHAKAR DISTRIBUTORS PRIVATE LIMITED, PRASHANT MERCHANTS PRIVATE LIMITED, PRINCIPLE VINIMAY PRIVATE LIMITED, PRAVESH VYAPAR PRIVATE LIMITED, ROCKET VANUJA PRIVATE LIMITED, SAMAT BARTER PRIVATE LIMITED, SHAMPAK VINIMAY PRIVATE LIMITED, SARVOTAM GOODS PRIVATE LIMITED, SHESHTIME VYAPAR PRIVATE LIMITED, SHELTER TIE-UP PRIVATE LIMITED, SHRANSH VINIMAY PRIVATE LIMITED, UPWARD MERCHANTS PRIVATE LIMITED, VETICAL VINIMAY PRIVATE LIMITED.

*Manoj Singhla*  
 Authorised Signatory

KYAL PROMOTERS PRIVATE LIMITED, KYAL HIRISE PRIVATE LIMITED, KYAL REAL ESTATE PRIVATE LIMITED, KYAL RESIDENCY PRIVATE LIMITED, KYAL COMPLEX PRIVATE LIMITED, KYAL REALTORS PRIVATE LIMITED, LAKSHYA DISTRIBUTORS PRIVATE LIMITED, SHERWALI DISTRIBUTORS PRIVATE LIMITED, PAKMATA TIEUP PRIVATE LIMITED, STEADFAST TIEUP PRIVATE LIMITED, LIBERAL BARTER PRIVATE LIMITED, SITARA BARTER PRIVATE LIMITED, LILY ADVISORY SERVICES PRIVATE LIMITED, SHENSIL ADVISORY PRIVATE LIMITED.

*Ranjay Jain*  
 Authorised Signatory

SIGNATURE OF THE VENDORS

CLARITY BARTER PVT LTD, KALINDI AGENCY PRIVATE LIMITED, ANURAG HIRISE PRIVATE LIMITED, GURUKUL CONSULTANT PRIVATE LIMITED, MATRIBHUMI TIEUP PRIVATE LIMITED, SIDDHARTH ADVISORY SERVICES PRIVATE LIMITED, UPLINK COMMERCIAL PRIVATE LIMITED, UMABALA INFRASTRUCTURE PRIVATE LIMITED, KHAZANA TIEUP PRIVATE LIMITED, SHREE VINAYAK VILLA PRIVATE LIMITED, UMABALA HIRISE PRIVATE LIMITED.

*Ranjay Jain*





District Sub-Registrar-II  
Alipore, South 24-Parganas

Creek Vanija Private Limited  
Kamrathi Consultants Private Limited  
Innovative Vinimay Private Limited

*Premal Bhanu*  
Authorized Signatory

KYAL HOUSING PRIVATE LIMITED

*Premal Bhanu*  
Authorized Signatory

RISHI COMPLEX PRIVATE LIMITED  
RISHI ENCLAVE PRIVATE LIMITED

*Premal Bhanu*  
Authorized Signatory

Witnesses:

1) *Malay Suresh Kumar*  
*Alipore Police Court*  
*Kol-27.*

2) *Pankaj Jain*  
*83, Topka Rd,*  
*Kalyata - 46*

SIGNATURE OF THE VENDORS

Prepared in my Office:

*Pankaj Chakrabarty*

Advocate

*Alipore Police Court,*  
*Kol-27*

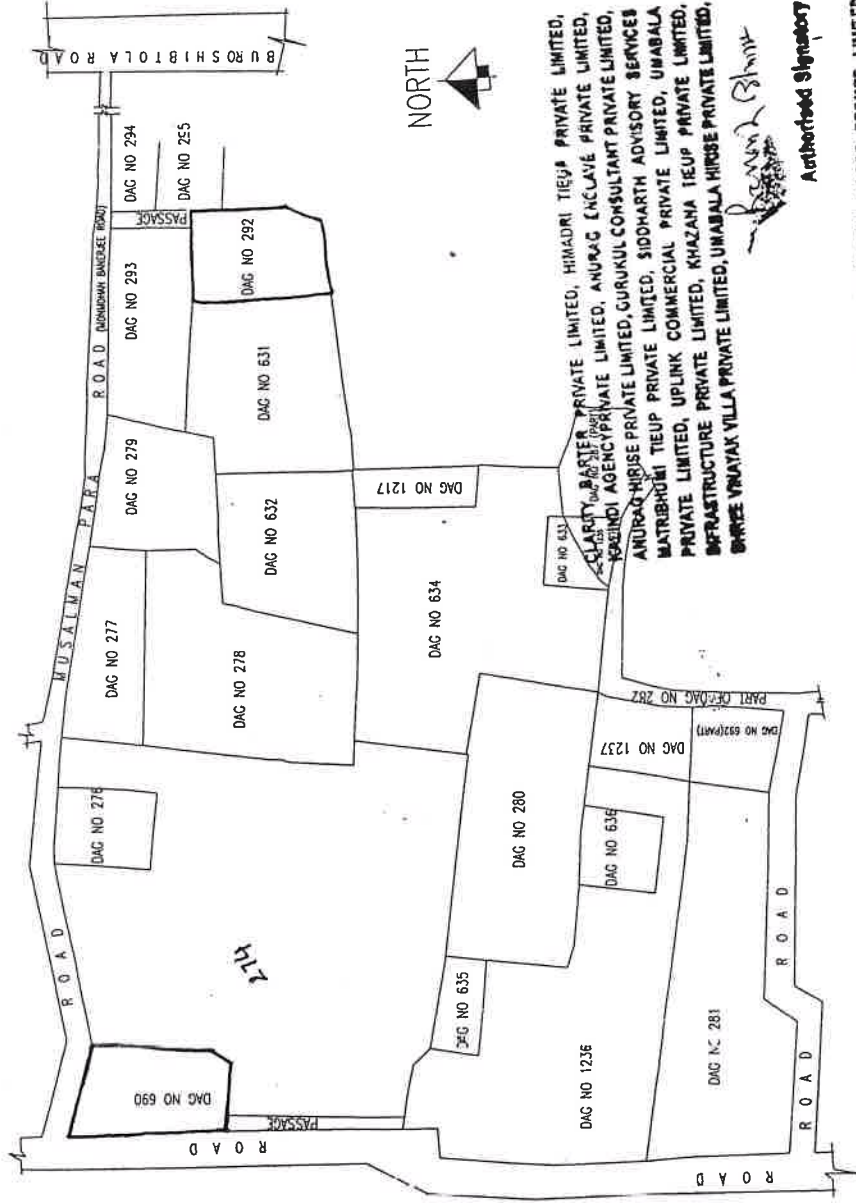


District Sub-Registrar-II  
Alipore, South 24-Parganas

**SITE PLAN FOR R.S.DAG NOS.292 AND 274/690**

UNDER R.S.KHATHAN NOS. 231/1 AND 500/501, MOUZA PUNJA SAHAPUR,  
J.L. NO. 9, PREMISES NO.49A, MANMOHAN BANERJEE ROAD

AREA SOLD:- 25% OF (28 DECIMALS & 25 DECIMALS) = (7+6.25) Dec. = 13.25 DECIMALS



For BHAGUN REALDEV PRT. I TT

*Radhie Sreyam Banerjee*

Director/Authorised Signatory

for Bhagwati Infrapromoters Private Limited

*Radhie Sreyam Banerjee*

Director / Authorised Signatory

SIGNATURE OF PURCHASERS

**KYAL HOUSING PRIVATE LIMITED**

*Premal Bhanu*

Authorised Signatory

SIGNATURE OF VENDORS

Authorised Signatory

Creek Vanija Private Limited  
Hamrahi Consultants Private Limited  
Innovative Vinimay Private Limited

*Premal Bhanu*

Authorised Signatory

RISHI COMPLEX PRIVATE LIMITED  
RISHI ENCLAVE PRIVATE LIMITED

*Premal Bhanu*

Authorised Signatory

DAG NO 631  
DAG NO 632  
DAG NO 634  
DAG NO 635  
DAG NO 636  
DAG NO 1237  
DAG NO 287  
DAG NO 281  
DAG NO 280  
DAG NO 278  
DAG NO 279  
DAG NO 292  
DAG NO 293  
DAG NO 294  
DAG NO 255

Authorised Signatory

AANCHAL BARTER PRIVATE LIMITED, ADARSH GOODS PRIVATE LIMITED, AKRITI GOODS PRIVATE LIMITED, ANMOL BARTER PRIVATE LIMITED, ANUBHAY SALES PRIVATE LIMITED, ASTHA BARTER PRIVATE LIMITED, COMPARE VANIYA PRIVATE LIMITED, GURUKUL VYAPAR PRIVATE LIMITED, MANTRA VYAPAR PRIVATE LIMITED, MEGAMART MERCHANTS PRIVATE LIMITED, MUMPEE MERCHANTS PRIVATE LIMITED, NAWYA COMMERCIAL PRIVATE LIMITED, PIYUSH VINIMAY PRIVATE LIMITED, PRAKASH VYAPAR PRIVATE LIMITED, PRAMAAN DISTRIBUTORS PRIVATE LIMITED, PRAVAHAH VYAPAR PRIVATE LIMITED, PRINCIPLE VINIMAY PRIVATE LIMITED, PROBAL MERCHANTS PRIVATE LIMITED, ROCKET VANIYA PRIVATE LIMITED, SAMAY BARTER PRIVATE LIMITED, SAMPARK VINIMAY PRIVATE LIMITED, SARVOTTAM GOODS PRIVATE LIMITED, SENSITIVE VYAPAR PRIVATE LIMITED, SHELTER TIE-UP PRIVATE LIMITED, SPARSH VINIMAY PRIVATE LIMITED, UPWARD MERCHANTS PRIVATE LIMITED, VERTICAL VINIMAY PRIVATE LIMITED.

Authorised Signatory

*Premal Bhanu*

Director/Authorised Signatory

Authorised Signatory

*Premal Bhanu*

Director / Authorised Signatory

SIGNATURE OF PURCHASERS

SIGNATURE OF VENDORS

Authorised Signatory

Authorised Signatory



District Sub-Registrar-II  
Alipore, South 24-Parganas



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

**Endorsement For Deed Number : I - 03430 of 2011**  
**(Serial No. 03291 of 2011)**

**On**

**Payment of Fees:**

**On 22/03, 2011**

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

Presented for registration at 19.10 hrs on :22/03/2011, at the Private residence by Radhe Shyam Pancharia ,Claimant.

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

Execution is admitted on 22/03/2011 by

1. Murari Lal Agarwal  
Authorised Signatory, Aanchal Barter Private Limited & Others 26 Company, 105, Prak Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017 .  
, By Profession : Business
2. Prakash Kr Bhimrajka  
Authorised Signatory, Clarity Barter Private Limited & Others 32 Company, 12 C, Chakraberia Road ( North), District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .  
, By Profession : Business
3. Radhe Shyam Pancharia  
Authorised Signatory, Sagun Realdev Private Limited, 469, N S C Bose Road, Narehd'apur,  
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700103 .  
Authorised Signatory, Bhagwati Infrapromoters Private Limited, 131/9, N S C Bose Road,  
District -South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700040 .  
, By Profession : Business  
Identified By P Chakraborty, son of . , Alipore Police Court, Thana:-Alipore, District:-South  
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession:  
Advocate.

( Anima Sinha )  
DISTRICT SUB-REGISTRAR-II

**On 23 /03/ 2011**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23,4 of Indian Stamp Act 1899.

**Payment of Fees:**

  
( Anima Sinha )  
DISTRICT SUB-REGISTRAR-II

**23/03/2011 17:40:00**

**EndorsementPage 1 of 2**





District Sub-Registrar-II  
Alipore, South 24-Parganas



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

Endorsement For Deed Number : I - 03430 of 2011  
(Serial No. 03291 of 2011)

Amount By Cash

Rs. 24972/-, on 23/03/2011

( Under Article : A(1) = 24926/- , E = 14/- , H = 28/- , M(b) = 4/- on 23/03/2011 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2265421/-

Certified that the required stamp duty of this document is Rs.- 136005 /- and the Stamp duty paid as:  
Impressive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty

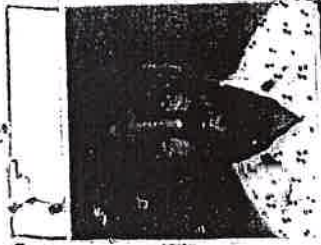
1. Rs. 49000/- is paid, by the Bankers cheque number 833959, Bankers Cheque Date 23/03/2011, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 23/03/2011
2. Rs. 49000/- is paid, by the Bankers cheque number 833937, Bankers Cheque Date 23/03/2011, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 23/03/2011
3. Rs. 37510/- is paid, by the Bankers cheque number 833947, Bankers Cheque Date 23/03/2011 Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 23/03/2011

( Anima Sinha )  
DISTRICT SUB-REGISTRAR-II

( Anima Sinha )  
DISTRICT SUB-REGISTRAR-II

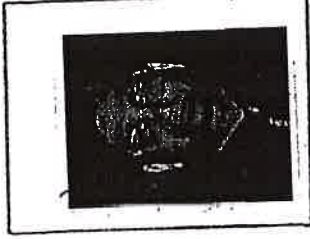


District Sub-Registrar-II  
Alipore, South 24-Parganas



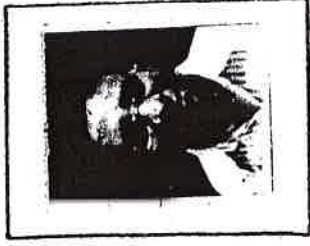
Thumb	1st finger	middle finger	ring finger	small finger
left hand				
right hand				

Name ..... RADHE SHYAM BANARJIA  
 Signature ..... Radhe Shyam Banarji



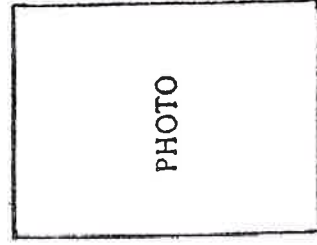
Thumb	1st finger	middle finger	ring finger	small finger
left hand				
right hand				

Name ..... SURAJI LAL AGRAWAL  
 Signature ..... Suraj Lal Agrawal



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

Name ..... PRADYUMN WU BHUMRANA  
 Signature ..... Pradyumn Bhumra



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

Name .....  
 Signature .....



District Sub-Registrar-II  
Alipore, South 24-Parganas