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 Dr. Anwar - 06494/11

I have signed this document  
 in presence of witnesses and  
 the signature is correct and  
 true. The signature is correct and  
 true. The signature is correct and  
 true.

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

23 MAR 2011

DEED OF CONVEYANCE

DATED 22ND MARCH, 2011

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

CLARITY BARTER PRIVATE LIMITED & ORS.,

A - N - D

TARA MAJ VYAPAAR PRIVATE LIMITED & ORS.,

DAG NO. 292, MOUZA - PUNJA SAHAPUR

No 1713. Date 22.09.11.

Name  
Address  
Rs 500/-

**B. P. D. B.**  
Advocate  
Alipore Police Court  
Kolkata-700057

Pitush, Kantu Chakraborty  
Licenced Stamp Vendor  
Alipore Criminal Court  
Kolkata - 700027

Radhakrishnan Sanyal

1713-500/-

1761

FOR TARAMA VYAPAAR PVT. LTD.

Radhakrishnan Sanyal  
Authorized Signatory



For Geetham Traders (P) Ltd.

Radhakrishnan Sanyal  
Authorized Signatory

Marvel Tie-Up Pvt. Ltd.

Radhakrishnan Sanyal  
Authorized 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 - 700 045, (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 REALESTATE PRIVATE LIMITED, (17) KYAL RESIDENCY PRIVATE LIMITED, (18) KYAL COMPLEX PRIVATE LIMITED, (19) KYAL REALTORS PRIVATE LIMITED, (20) LAKSHYA DISTRIBUTORS PRIVATE LIMITED, (21) SHEROWALI DISTRIBUTORS PRIVATE LIMITED, (22) PARMATMA TIEUP PRIVATE LIMITED, (23) STEADFAST TIEUP PRIVATE LIMITED, (24) LIBERAL BARTER 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, 1956, 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 Bhimrajka, son of Late Bajrang Lal Bhimrajka, working for gain at 36/1A,



V.C  
1362



AAUCHAL BARTER PRIVATE LIMITED, ADARSH GOODS PRIVATE LIMITED,  
AKRITI GOODS PRIVATE LIMITED, ANHOL BARTER PRIVATE LIMITED,  
ANUBHAY SALES PRIVATE LIMITED, ASTHA BARTER PRIVATE LIMITED,  
COMPARE VANIYA PRIVATE LIMITED, GURUKUL VIAPPAAR PRIVATE LIMITED,  
MAITRA VIAPPAAR PRIVATE LIMITED, MEGAMART MERCHANTS PRIVATE LIMITED,  
MANTRA VIAPPAAR PRIVATE LIMITED, NAKASH VIAPPAAR PRIVATE LIMITED,  
MUMDIP VIAPPAAR PRIVATE LIMITED, PRANASH VIAPPAAR PRIVATE LIMITED,  
PRANASH DISTRIBUTORS PRIVATE LIMITED, PRANASH VIAPPAAR PRIVATE LIMITED,  
PRANASH VIAPPAAR PRIVATE LIMITED, PROSAL MERCHANTS PRIVATE LIMITED,  
PRINCIPLE VINIMAY PRIVATE LIMITED, SAMAY BARTER PRIVATE LIMITED,  
ROCKET VANIYA PRIVATE LIMITED, S35-107TIAM GOODS PRIVATE LIMITED,  
SAMPARK VIAPPAAR PRIVATE LIMITED, SHELTER TIE-UP PRIVATE LIMITED,  
SENSITIVE VIAPPAAR PRIVATE LIMITED, UPWARD MERCHANTS PRIVATE LIMITED,  
SPARSH VINIMAY PRIVATE LIMITED, UPHAR MERCHANTS PRIVATE LIMITED,  
VERTICAL VINIMAY PRIVATE LIMITED

Authorized Signatory



V.C  
1363

CLARITY BARTER PRIVATE LIMITED, HANADRI TEUP PRIVATE LIMITED,  
KALINDI AGENCY PRIVATE LIMITED, ANURAG ENCLAVE PRIVATE LIMITED,  
ANURAG HIRSE PRIVATE LIMITED, GURUKUL CONSULTANT PRIVATE LIMITED,  
MATRIBHUMI TEUP PRIVATE LIMITED, SIDHARTH ADVISORY SERVICES  
PRIVATE LIMITED, UPLINK COMMERCIAL PRIVATE LIMITED, UMABALA  
INFRASTRUCTURE PRIVATE LIMITED, KHAZANA TEUP PRIVATE LIMITED,  
SHREE VINAYAK VILLA PRIVATE LIMITED, UMABALA HIRSE PRIVATE LIMITED,

Authorized Signatory

1 PRANASH KUMAR BHANU



KYAL PROMOTERS PRIVATE LIMITED, KYAL HIRSE PRIVATE LIMITED,  
KYAL REALESTATE PRIVATE LIMITED, KYAL RESIDENCY PRIVATE LIMITED,  
KYAL COMPLEX PRIVATE LIMITED, KYAL REALTORS PRIVATE LIMITED,  
LAKSHYA DISTRIBUTORS PRIVATE LIMITED, SHERONALI DISTRIBUTORS  
PRIVATE LIMITED, PARGNATH TEUP PRIVATE LIMITED, STEADFAST TEUP  
PRIVATE LIMITED, LIBERAL BARTER PRIVATE LIMITED, SITARA BARTER  
PRIVATE LIMITED, LILY ADVISORY SERVICES PRIVATE LIMITED,  
SHEKSL ADVISORY PRIVATE LIMITED,

Authorized Signatory

Creek Vanija Private Limited  
Hemrahi Consultants Private Limited  
Innovative Vinimay Private Limited

Authorized Signatory

RISHI COMPLEX PRIVATE LIMITED  
RISHI ENCLAVE PRIVATE LIMITED

Authorized Signatory

NYAL HOSSING PRIVATE LIMITED

Authorized Signatory

IDENTIFIED BY M.E.

Prat Chakrabarty  
Associate Registrar  
Alipore, Parganas

District Sub-Registrar-II  
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) NAWIYA COMMERCIAL PRIVATE LIMITED, (43) PIYUSH VINIMAY PRIVATE LIMITED, (44) PRAKASH VYAPAAR PRIVATE LIMITED, (45) PRAMAAN DISTRIUTORS PRIVATE LIMITED, (46) PRAVAANI 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) SARWOTTAM 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) TARA MAA VYAPAAR PRIVATE LIMITED, Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 5, Russel Street, Kolkata - 700 071 [Having Income Tax PAN NO. AACCT660N] (2)



District Sub-Registrar-II  
Alipore South 24-Parganas

**GEETHAM TRADERS PRIVATE LIMITED**, Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 105, Park Street, Kolkata - 700 016, **[having Income Tax PAN NO. AABCG0136H]** and **(3) MARVEL TIE-UP PRIVATE LIMITED**, Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 108, Hershram Road, Kolkata - 700 029, **[having Income Tax PAN NO. AACKM6795E]** all represented by Radhe Shyam Pancharia, son of Shri Bhanwar Lal Pancharia, working for gain at 83 Topsia Road (South), 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 ADSR, Behala, in Book No. I, CD Volume No. 12, Pages 3706 to 3756, under Being 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 - Purnja Sahapur, J. L. No. 9, Touzi Ncs. 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;



District Sub-Registrar-II  
Alipore South 24 Parganas



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

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.-.2.09	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, I. 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. KHATTIAN 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
	<b>TOTAL</b>	<b>5.80 Acre or</b>
		<b>17 [seventeen] Bigha 10 [ten] Cottah 14 [fourteen] Chittack 18 [eighteen] Square Feet</b>



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

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;

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 one R. S. Dag No. 292 under R. S. Khatian No. 231/1 measuring 0.28 Acre is a part of the said **Entire Premises**. The **Vendors** have now decided to sell and transfer the said land area of 0.28 Acre comprised in the said Dag No. 292 under R. S. Khatian No. 231/1, in Mouza - Purja Sahapur, P.S.: Bahara, 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 50% 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.16,94,000/- [Rupees Sixteen Lacs Ninety Four Thousand] 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



District Sub-Registrar-II  
Alipore South 24-Parganas



of **Rs.16,94,000/- [Rupees Sixteen Lacs Ninety Four Thousand]** 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 50% share or interest** in the piece and parcel of Land containing an area of 0.28 [point two eight] Acre, be the same a little more or less, **comprised in Dag No. 292 under R. S. Khatian No. 231/1**, 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, 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 butted 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 was 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 reversion 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 thereon **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 patta 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** or any person or persons from whom the **Vendors** can or may procure the same



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

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 thereon 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 transferrad 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 so to be is now free from all encumbrances including but **NOT** limited to charges liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments,



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



acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, wakfs, subutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendors** or any persons having or lawfully or equitably claiming an 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 hereditarian: 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 said **DEMISED PREMISES** together with structures appurtenant thereto hereby



District Sub-Registrar-II  
Alipore South 24-Parganas

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



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



- l. 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/he-/their ancestors or predecessors-in-title up to the date of these presents.**
- m. 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.**
- n. 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 herein fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the Purchaser herein 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.**
- o. 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.**
- p. 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> Schedule hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.**



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District Sub-Registrar-II  
Alipore South 24-Parganas

**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, 1976 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 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 as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;

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*



District Sub-Registrar-II  
Alipore South 24-Parganas

**Entire Premises**

**ALL THAT** the piece and parcel of Land containing an area of 5.80 [five point eight zero] Acres, 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 Sahaur, 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
	<b>T O T A L</b>	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 from the said Land with or without a vehicle 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 and delineated in the map or plan annexed hereto as bordered in color REC thereon and butted and bounded in the manner following:-



District Sub-Registrar-II  
Alipore South 24-Parganas



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 0.28 [point two eight] Acre, be the same a little more or less, **comprised in Dag No. 292 under R. S. Khatian No. 231/1**, 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 for 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:-

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 50% share or interest** in the piece and parcel of Land containing an area of 0.28 [point two eight] Acre, be the same a little more or less, **comprised in Dag No. 292 under R. S. Khatian No. 231/1, TOGETHER WITH** RT Shed measuring



District Sub-Registrar-II  
Alipore South 24-Parganas

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:-

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;

Radhakrishnan



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  
Chennai Police Constable

2. Ranvijay Jain  
93, Tarpasa Rd  
Kolkata - 46

APRACHAL BARTER PRIVATE LIMITED, ANUPASH GOODS PRIVATE LIMITED, AKRITI GOODS PRIVATE LIMITED, ANHOL BARTER PRIVATE LIMITED, ANUBHAV SALES PRIVATE LIMITED, ASTHA BARTER PRIVATE LIMITED, COMPARE VENDOR PRIVATE LIMITED, GURUKUL VAPPAAR PRIVATE LIMITED, RAJTRAM VENDOR PRIVATE LIMITED, MEGHABART MERCHANTS PRIVATE LIMITED, RAJPREET MERCHANTS PRIVATE LIMITED, PAVYA COMMERCIAL PRIVATE LIMITED, PRITISH VISHAY PRIVATE LIMITED, PRASHASH VAPPAAR PRIVATE LIMITED, PRAMOD DISTRIBUTORS PRIVATE LIMITED, PRANJAN VAPPAAR PRIVATE LIMITED, PRADIP VISHAY PRIVATE LIMITED, PROBAL MERCHANTS PRIVATE LIMITED, PRINCIPLE VISHAY PRIVATE LIMITED, SARMAY BARTER PRIVATE LIMITED, ROCKET VANUJYA PRIVATE LIMITED, SANVOTIAN GOODS PRIVATE LIMITED, SAMPARK VINAYAK PRIVATE LIMITED, SHELTER TIEUP PRIVATE LIMITED, SENSITIVE VAPPAAR PRIVATE LIMITED, UPWARD MERCHANTS PRIVATE LIMITED, SPARSH VINAYAK PRIVATE LIMITED, UPWARD MERCHANTS PRIVATE LIMITED, VERTICAL VINIMAY PRIVATE LIMITED

*(Signature)*  
Authorized Signatory

CLARITY BARTER PRIVATE LIMITED, HIMADRI TIEUP PRIVATE LIMITED, KALINDI AGENCY PRIVATE LIMITED, ANURAG ENCLAVE PRIVATE LIMITED, ANURAG HRISE PRIVATE LIMITED, GURUKUL CONSULTANT PRIVATE SERVICES 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 HRISE PRIVATE LIMITED,

*(Signature)*  
Authorized Signatory

(PRASHASH KUMAR SHIMRAJUA)

KYAL PROMOTERS PRIVATE LIMITED, KYAL HRISE PRIVATE LIMITED, KYAL REAL ESTATE PRIVATE LIMITED, KYAL RESIDENCY PRIVATE LIMITED, KYAL COMPLEX PRIVATE LIMITED, KYAL REALTORS PRIVATE LIMITED, LAKSHYA DISTRIBUTORS PRIVATE LIMITED, SHEROWALI 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.

*(Signature)*  
Authorized Signatory

Creek Vanija Private Limited  
Ramrshi Consultants Private Limited  
Innovative Vinimay Private Limited

*(Signature)*  
Authorized Signatory

Signature of the Vendors



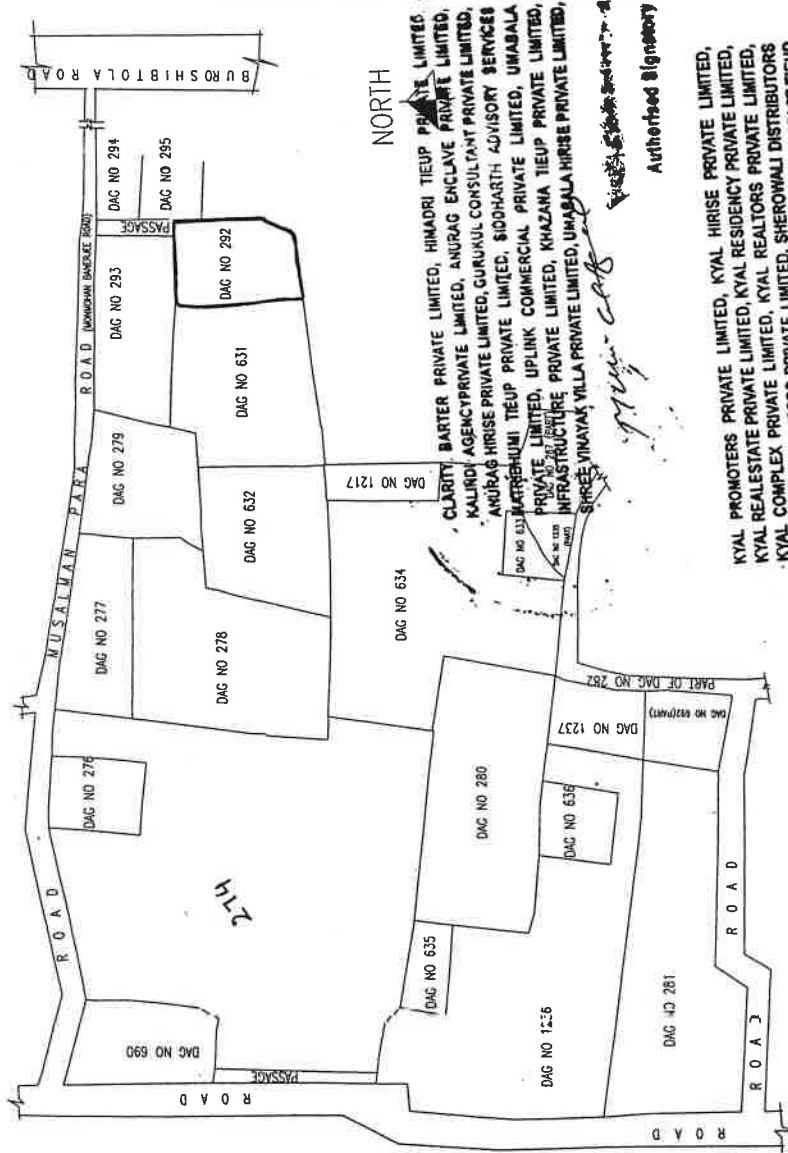
District Sub-Registrar-II  
Alipore South 24-Parganas



**SITE PLAN FOR R.S.DAG NOS.292**

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

AREA SOLD:- 50% OF(28 DECIMALS )=14 DECIMALS



**Marvel Tie-Up Pvt. Ltd**  
Radhe Sycam fanchan  
Authorized Signatory

For Geetham Traders (P) Ltd  
Radhe Sycam fanchan  
Authorized Signatory

For TARAMA VYAPAR PVT. LTP.  
Radhe Sycam fanchan  
Authorized Signatory

SIGNATURE OF PURCHASERS

**KYAL HOSSING PRIVATE LIMIT**  
Radhe Sycam fanchan  
Authorized Signatory

SIGNATURE OF VENDORS  
**BISHI COMPLEX PRIVATE LIMIT**  
**BISHI ENCLAVE PRIVATE LIMIT**  
Radhe Sycam fanchan  
Authorized Signatory

**Authorized Signatory**

KYAL PROMOTERS PRIVATE LIMITED, KYAL HRISE PRIVATE LIMITED,  
KYAL REAL ESTATE PRIVATE LIMITED, KYAL RESIDENCY PRIVATE LIMITED,  
KYAL COMPLEX PRIVATE LIMITED, KYAL REALTORS PRIVATE DISTRIBUTORS  
LAKSHYA DISTRIBUTORS PRIVATE LIMITED, SHEROWAJI DISTRIBUTORS  
PRIVATE LIMITED, PARMATMA TIUP PRIVATE LIMITED, STEADFAST TIUP  
PRIVATE LIMITED, LIBERAL BARTER PRIVATE LIMITED, SITARA BARTER  
PRIVATE LIMITED, LILY ADVISORY SERVICES PRIVATE LIMITED,  
SHEHSIL ADVISORY PRIVATE LIMITED.

**Authorized Signatory**

AANCHAL BARTER PRIVATE LIMITED, ADARSH GOGUS PRIVATE LIMITED,  
AKRITI GOODS PRIVATE LIMITED, ANMOL BARTER PRIVATE LIMITED,  
ANUSHAY SALES PRIVATE LIMITED, ASINA BARTER PRIVATE LIMITED,  
COMPARE VANUJA PRIVATE LIMITED, GURUKUL VYAPAR PRIVATE LIMITED,  
MANTRA VYAPAR PRIVATE LIMITED, MEGHARTI MERCHANTS PRIVATE LIMITED,  
MUMPEL MERCHANTS PRIVATE LIMITED, NANYA COMMERCIAL PRIVATE LIMITED,  
PYUSH VINIMAY PRIVATE LIMITED, PRAKASH VYAPAR PRIVATE LIMITED,  
PRABHAKAR DISTRIBUTORS PRIVATE LIMITED, PRAVAAR VYAPAR PRIVATE LIMITED,  
PRINCIPLE VINIMAY PRIVATE LIMITED, PRAJAL MERCHANTS PRIVATE LIMITED,  
ROCKET VANUJA PRIVATE LIMITED, SAKSHI BARTER PRIVATE LIMITED,  
SAMPAK VINIMAY PRIVATE LIMITED, SAKSHI TIUP PRIVATE LIMITED,  
SHEHSIL VYAPAR PRIVATE LIMITED, SHELTER TIUP PRIVATE LIMITED,  
SPARSH VINIMAY PRIVATE LIMITED, UPWARD MERCHANTS PRIVATE LIMITED,  
VERTICAL VINIMAY PRIVATE LIMITED.

**Authorized Signatory**

**Creeka Vanijya Private Limited**  
Ramrahi Consultants Private Limited  
Innovative Vinimay Private Limited  
Radhe Sycam fanchan  
Authorized Signatory



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

RISHI COMPLEX PRIV TE INT  
RISHI ENCLAVE PRIVATE LIMITED

Rama Ramesh  
Authorized Signatory

NYAL ROSSING PRIVATE LIMITED

Rama Ramesh  
Authorized Signatory

WITNESSES

1) Malay Sengupta.  
GUP are Police Const  
101-27.

2) Pankaj Jain  
83, Topsia Rd  
Kolkata - 46

Signature of the Vendors

For TARAMA VYAPAAR PVT. LTD.  
Ramesh Sengupta  
Authorized Signatory

\*\*\*\*\*

For Geetham Traders (P) Ltd.  
Ramesh Sengupta  
Authorized Signatory

Marvel Tie-Up Pvt. Ltd

Ramesh Sengupta  
Signature of the Purchasers  
Authorized Signatory



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

RECEIVED of and from the within-named PURCHASERS the within-mentioned sum of  
**Rs.16,94,000/- [Rupees Sixteen Lacs Ninety Four Thousand] 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	22.03.11	546516	UNION BANK OF INDIA GARIAHAT BRANCH	CLARITY BARTER PVT. LTD.	16,94,000/-

[Rupees Sixteen Lacs Ninety Four Thousand] only

WITNESSES

Maley Singupta.  
 Atipale Golire Chid  
 Kol-27.

Ramraj Jain  
 83, Topsia Rd  
 Kol-46

AANCHAL BARTER PRIVATE LIMITED, ADARSH GOODS PRIVATE LIMITED,  
 AKRITI GOODS PRIVATE LIMITED, ANMOL BARTER PRIVATE LIMITED,  
 ANUSHAY SALES PRIVATE LIMITED, ASTHA BARTER PRIVATE LIMITED,  
 COMPARE VANUVA PRIVATE LIMITED, GURUKUL VYAPAR PRIVATE LIMITED,  
 HAKTRA VYAPAR PRIVATE LIMITED, MEGAMART MERCHANTS PRIVATE LIMITED,  
 HUMPEE MERCHANTS PRIVATE LIMITED, NANYA COMMERCIAL PRIVATE LIMITED,  
 PRAMAAN DISTRIBUTORS PRIVATE LIMITED, PRAKASH VYAPAR PRIVATE LIMITED,  
 PIYUSH VINIMAY PRIVATE LIMITED, PROBAL MERCHANTS PRIVATE LIMITED,  
 PRAMAAN DISTRIBUTORS PRIVATE LIMITED, PRAYAG VYAPAR PRIVATE LIMITED,  
 PRINCIPLE VINIMAY PRIVATE LIMITED, SAMAY BARTER PRIVATE LIMITED,  
 ROCKET VANUVA PRIVATE LIMITED, SARVOTTAM GOODS PRIVATE LIMITED,  
 SAMPAK VINIMAY PRIVATE LIMITED, SHELTER BE-UP PRIVATE LIMITED,  
 SENSITIVE VYAPAR PRIVATE LIMITED, UPWARD MERCHANTS PRIVATE LIMITED,  
 SPARSH VINIMAY PRIVATE LIMITED, UPWARD MERCHANTS PRIVATE LIMITED,  
 VERTICAL VINIMAY PRIVATE LIMITED.

*Atipale Golire Chid*  
 Ramraj Jain  
 Authorized Signatory

KYAL PROMOTERS PRIVATE LIMITED, KYAL HRISE PRIVATE LIMITED,  
 KYAL REALESTATE PRIVATE LIMITED, KYAL RESIDENCY PRIVATE LIMITED,  
 KYAL COMPLEX PRIVATE LIMITED, KYAL REALTORS PRIVATE LIMITED,  
 LAKSHYA DISTRIBUTORS PRIVATE LIMITED, SHERCHALU 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.

*Ramraj Jain*  
 Authorized Signatory

SIGNATURE OF THE VENDORS



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



CLARITY BARTER PRIVATE LIMITED, NIMADE TRUST PRIVATE LIMITED,  
KALINDI AGENCY PRIVATE LIMITED, ANURAG CONSULTANT PRIVATE LIMITED,  
ANURAG HRISE PRIVATE LIMITED, GURUKUL CONSULTANT PRIVATE LIMITED,  
MATRIBHUMI TRUP PRIVATE LIMITED, BIDDHARTHI ADVISORY SERVICES  
PRIVATE LIMITED, UPLINK COMMERCIAL PRIVATE LIMITED, UMABALA  
INFRASTRUCTURE PRIVATE LIMITED, KHAJAJA TRUP PRIVATE LIMITED,  
THREE VRIYAK VILLA PRIVATE LIMITED, UMABALA HRISE PRIVATE LIMITED,

*Premal Bhanu*  
Authorized Signatory

Creeh Vanija Private limited  
Kestabi Consultants Private Limited  
Bhavathi Vinimay Private Limited

*Premal Bhanu*  
Authorized Signatory

RISHI COMPLEX PRIVATE LIMITED  
RISHI ENCLAVE PRIVATE LIMITED

*Premal Bhanu*  
Authorized Signatory,

 RYAL HOUSING PRIVATE LIMITED

*Premal Bhanu*  
Authorized Signatory

SIGNATURE OF THE VENDORS

Witnesses:

1) *Malay Suresh*  
*Atifnd Police Const*  
*Kol-27.*

2) *Ran Kai Jain*  
*82, Topsia Road*  
*Kolkata - 46*

Prepared in my Office:

*Pratik Chakraborty*

Advocate

*Alipore, Police Const,*  
*Kol-27*



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 - 03432 of 2011  
(Serial No. 03297 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 19.20 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, Park 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, Chakraborty Road ( North), District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020.  
, By Profession : Business
3. Radhe Shyam Pancharia  
Authorised Signatory, Tara Maa Vyapaar Private Limited, 5, Russel Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071.  
Authorised Signatory, Geetham Traders Private Limited, 105, Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016.  
Authorised Signatory, Margel Tie Up Private Limited, 10 B, Heysham Road, District -South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020.  
, 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)

  
( Anima Sinha )  
DISTRICT SUB-REGISTRAR-II

DISTRICT SUB-REGISTRAR-II  
EndorsementPage 1 of 2

23/03/2011 17:40:00



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 - 03432 of 2011**

**(Serial No. 03297 of 2011)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23.5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 27348/-, on 23/03/2011

( Under Article : A(1) = 27302/- ,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.-2482672/-.

Certified that the required stamp duty of this document is Rs.- 148980 /- and the Stamp duty paid as:  
Impresive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid, by the Bankers cheque number 833938, 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 833960, Bankers Cheque Date 23/03/2011, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 23/03/2011
3. Rs. 49000/- is paid, by the Bankers cheque number 833961, Bankers Cheque Date 23/03/2011, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 23/03/2011
4. Rs. 1480/- is paid, by the Bankers cheque number 833946, 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

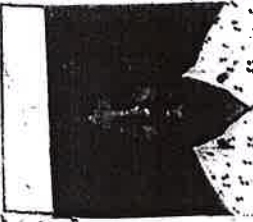










**DISTRICT SUB-REGISTRAR-II**  
EndorsementPage 2 of 2

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

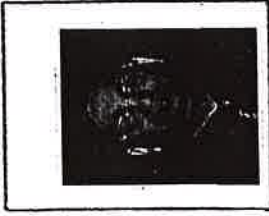












District Sub-Registrar-II  
Alipore South 24-Parganas











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

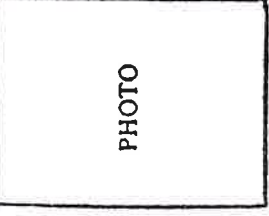
Name.....RADHE SINGHANIA  
 Signature.....Radhe Singhania

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

Name.....M.R. RAVI  
 Signature.....M.R. Ravi

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

Name.....Prakash Kumar  
 Signature.....Prakash Kumar

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

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

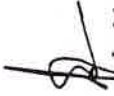


District Sub-Registrar-II  
Alipore.. South 24-Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 1165 to 1191  
being No 03432 for the year 2011.



  
(Anima Sinha) 24-March-2011  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II SOUTH 24-PARGANAS  
West Bengal

