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certified that the document is a
 registration. the signature sheets and
 the endorsement sheets attached with
 the document are part of this document

[Signature]
 Registrar, Alipore
 Kolkata-700019

12 JUN 2013

THIS DEED OF CONVEYANCE made this 12th day of June Two
 Thousand Thirteen BETWEEN (SMT.) JYOTI BURMAN, wife of Sri Salyajeet
 Burman, residing at No.58/3 Ballygunge Circular Road, Flat No.53C, Saptaparni
 Building, Police Station-Ballygunge, Kolkata-700019 (PAN AHOPB0931E), by
 Nationality-Indian, hereinafter referred to as "the VENDOR" (which

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L.C. 1292/13

22965

J Burman



2071
12/6/13

Saraogi & Co., Advocates
 C. P. Tiwari Chambera
 78, Kiran Shankar Ray Road,
 Kolkata-700 001

NAME.....
 ADD.....
 Rs.....

29 APR 2013

SURANJAN BUDH
 Licensed Solicitor
 C. C. S. No. 100
 4 & 3, K. S. Road, Kolkata

J Burman
(JYOTI BURMAN)



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Ankita Shroff
 Advocate
 Ankita Shroff & Co.
 4, Government Place (North)
 Kolkata - 700001.

expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs legal representatives executors and administrators) of the **ONE PART**

AND

- (1) **MONOGRAM TRADELINK PRIVATE LIMITED (PAN AAGCM3164L)**, a Company incorporated under the Companies Act, 1956, having its registered office at No.2/6, Sarat Bose Road, 2nd floor, Room No.203, Police Station-Ballygunge, Kolkata - 700020
- (2) **SANKET VINCOM PRIVATE LIMITED (PAN AAOCS2273A)**, a Company incorporated under the Companies Act, 1956, having its registered office at No.2/6, Sarat Bose Road, 2nd floor, Room No.203, Police Station- Ballygunge, Kolkata - 700020
- (3) **PANCHAMUKHI TRADECOM PRIVATE LIMITED (PAN AAFCP4652F)** a Company incorporated under the Companies Act, 1956, having its registered office at No.2/6, Sarat Bose Road, 2nd floor, Room No.203, Police Station- Ballygunge, Kolkata - 700020
- (4) **NIGAM HOUSING PRIVATE LIMITED (PAN AAECN0724F)**, a Company incorporated under the Companies Act, 1956, having its registered office at No.2/6, Sarat Bose Road, 2nd floor, Room No.203, Police Station- Ballygunge, Kolkata - 700020
- (5) **NIGAM PROJECTS PRIVATE LIMITED (PAN AAECN0726H)**, a Company incorporated under the Companies Act, 1956, having its registered office at No.2/6, Sarat Bose Road, 2nd floor, Room No.203, Police Station- Ballygunge, Kolkata - 700020
- (6) **LOK DEVELOPERS PRIVATE LIMITED (PAN ABCL3418M)**, a Company incorporated under the Companies Act, 1956, having its registered office at No.7, Rabindra Sarani, 1st floor, Room No.2, Police Station-Hare Street, Kolkata - 700001
- (7) **LOK REALTORS PRIVATE LIMITED (PAN AABCL3417E)**, a Company incorporated under the Companies Act, 1956, having its registered office address at No.7, Rabindra Sarani, 1st floor, Room No.2, Police Station-Hare Street, Kolkata - 700001
- (8) **NIGAM REALTORS PRIVATE LIMITED (PAN AACCN5672J)**, a Company incorporated under the Companies Act, 1956 having its registered office address at No.2/6, Sarat Bose Road, 2nd floor, Room No.203, Police Station-Ballygunge, Kolkata - 700020
- (9) **SRISHTI CONSULTANTS PRIVATE LIMITED (PAN AADCS7430E)**, a Company incorporated under the Companies Act, 1956, having its registered office at No.2/6, Sarat Bose Road, 2nd floor, Room No. 203, Police Station- Ballygunge, Kolkata - 700020

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(10) MEGACITY TRADERS PRIVATE LIMITED (PAN AAFCM2995Q), a Company incorporated under the Companies Act, 1956, having its registered office at No.5, Dr. Rajendra Prasad Sarani, 8th Floor, Room No. 8K, Police Station-Hare Street, Kolkata - 700001

(11) BANGABHUMI CONSTRUCTIONS PRIVATE LIMITED (PAN AACCB3587G), a Company incorporated under the Companies Act, 1956, having its registered office at Rawdon Enclave, 1st Floor, 10A, Rawdon Street, Police Station-Shakespeare Sarani, Kolkata - 700017

(12) BOLERO COMMERCIAL PRIVATE LIMITED (PAN AECEB0562H), a Company incorporated under the Companies Act, 1956, having its registered office at Rawdon Enclave, 1st Floor, 10A, Rawdon Street, Police Station-Shakespeare Sarani, Kolkata - 700017

(13) BOLERO TRADELINK PRIVATE LIMITED (PAN AECEB0963E), a Company incorporated under the Companies Act, 1956, having its registered office at No.5/1A Hungerford Street, Police Station-Shakespeare Sarani, Kolkata - 700017

(14) SANKET TRADECOM PRIVATE LIMITED (PAN AAOCC2272D), a Company incorporated under the Companies Act, 1956, having its registered office at No.7 Ironside Road, Police Station-Karaya, Kolkata - 700019

(15) ANKUSH VINCOM PRIVATE LIMITED (PAN AAICA5975B), a Company incorporated under the Companies Act, 1956, having its registered office at No 50 Jawahar Lal Nehru Road, 11th Floor, Police Station-Shakespeare Sarani, Kolkata-700071

(16) OVERGROW NIRMAAN PRIVATE LIMITED (PAN AABCO7800L), a Company incorporated under the Companies Act, 1956, having its registered office at 50 Jawahar Lal Nehru Road, 11th Floor, Police Station-Shakespeare Sarani, Kolkata-700071

(17) BLUESNOW REALCON PRIVATE LIMITED (PAN AAFCB3883Q), a Company incorporated under the Companies Act, 1956 having its registered office address at Nos.8A& 8B, Satyam Towers, 3, Alipore Road, 1st Floor, Police Station-Alipore, Kolkata - 700027

(18) SIDHISHREE HOUSING PRIVATE LIMITED (PAN AASCS7393F), a Company incorporated under the Companies Act, 1956, having its registered office at No.1, Sarojini Naidu Sarani, Police Station-Shakespeare Sarani, 7th Floor, Kolkata - 700017

(19) ROSERISE CONSTRUCTION PRIVATE LIMITED (PAN AAGCR2929E), a Company incorporated under the Companies Act, 1956, having its registered office address at No.1, Sarojini Naidu Sarani, 7th Floor, Police Station-Shakespeare Sarani Kolkata - 700017

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(20) LIFEMAKE CONSTRUCTION PRIVATE LIMITED (PAN AACCL4327N), a Company incorporated under the Companies Act, 1956, having its registered office address at No.1, Sarojini Naidu Sarani, 7th Floor, Police Station-Shakespeare Sarani Kolkata - 700 017

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

WHEREAS:

A. The Vendor herein has held out, represented before and assured the Purchasers and warrants in favour of the Purchasers, inter alia, as follows:

- i) That the Vendor herein, alongwith her brother Deepak Chowdhry (also known as Deepak Choudhury) were jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners (in equal one-half shares), to **ALL THOSE** the various pieces and parcels of land containing a total area of **67 sataks** (i.e. 0.67 Acres equivalent to 02 Bighas 00 Cottahs 8.56 Chlttacks) more or less situate and lying at and comprised in various Dags, recorded in various Khatians, in Mouza Rajpur, J.L. No.55, Police Station Sonarpur, District South 24-Parganas, details whereof are mentioned hereunder, with various sheds and structures thereat (all collectively hereinafter for the sake of brevity referred to as "the **Larger Property**"):

R.S. Dag No.	Nature of Land	R.S. Khatian No.	Total Area in Dag (in Sataks)	Area Owned (in Sataks)
174 (full)	Danga	2507 (C.S. Khatian No.42)	15	15
175 (full)	Bagan	2510 (C.S. Khatian No.73)	27	27
178 (part)	Sali	19 (C.S. Khatian No.19)	42	25
Total			84	67

- ii) The devolution of title, whereby the Vendor herein and the said Deepak Chowdhry became the owners of the Larger Property, is described in the **Second Schedule** hereunder written;
- iii) That the names of the Vendor herein and the said Deepak Chowdhry was duly mutated as the owners of the Larger Property in the records of the B.L. & L.R.O., Sonarpur;
- iv) That by a Deed of Gift dated 25th February, 2013 and registered with the Additional Registrar of Assurances-I, Kolkata, in Book No.I, CD Volume No.5, Pages 5828 to 5840, Being No.02412 for the year 2013, the said Deepak Chowdhry in consideration of the natural love and affection towards the Vendor herein (being her sister) did thereby freely and voluntarily grant convey transfer assign and assure by way

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of gift unto and to the Vendor herein, amongst other properties, **ALL THAT his one-half undivided part or share** in the Larger Property, absolutely and forever;

- v) That the Larger Property is free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendens attachments debutters trusts uses thika tenancies claims demands acquisitions requisitions alignments liabilities whatsoever or howsoever;
- vi) That other than the Vendor, no other person has any right or claim of possession to the Larger Property or any part thereof either as tenant, lessee, licensee or otherwise whatsoever, and that the Larger Property is in khas peaceful vacant possession of the Vendor.
- vii) That the Larger Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding pending against the Vendor or to the knowledge of the Vendor against the Vendor's predecessors-in-title for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- viii) That to the knowledge of the Vendor, the Larger Property or any portion thereof is not affected by any notice or scheme or alignment of the Municipality or the Kolkata Metropolitan Development Authority or the Metro Railways or the Government or any other Public or Statutory Body or Authority.
- ix) That no declaration has been made or published for acquisition or requisition of the Larger Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that to the knowledge of the Vendor, the Larger Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever.
- x) That there is no suit or litigation filed by or pending against the Vendor or the abovenamed Deepak Chowdhry in any court of law or tribunal concerning the Larger Property or any part thereof.
- xi) That the said Property or any part or portion thereof is not affected by or under the provisions of the erstwhile Calcutta Thika and other Tenancies and Lands (Acquisition and Regulation) Act, 1981 or the West Bengal Thika Tenancy (Acquisition and Regulation) Act, 2001 nor is there any impediment under the provisions of the said Acts in the Vendor selling conveying and transferring the said Property.

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- xi) That the Larger Property or any part thereof never ever vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
- xii) That the Vendor never held nor holds any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 or any other act or statute applicable to the Larger Property, nor did the predecessors-in-title or interest of the Vendor ever held any excess land / vacant land within the meaning of such Acts or any other act or statute applicable to the said Property;
- xiii) That there is no impediment under the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendor to sell and convey the Property being hereby conveyed.
- xiv) That the Vendor has not transferred and/or entered into any agreement for transfer by way of sale, lease or otherwise the Property being hereby conveyed or any part thereof or any undivided share therein.
- xv) That the Property being hereby conveyed or any part thereof is not affected by or subject to any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, any charge lien lispendens or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive arising under any debutter name benami transaction or otherwise, any debutter wakf or devseva, any attachment including attachment before judgment of any Court or authority, any right of any person under any agreement or otherwise, any burden or obligation other than payment of land revenue and municipal taxes, any restrictive covenant or any pre-emption agreement or any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.
- xvi) That the Property being hereby conveyed or any part thereof is not affected by any right of way water light support drainage or any other easement with any other property.
- xvii) That the Property being hereby conveyed or any part thereof is not affected by any partition wall, common wall, drains, ways, paths or passages.
- xviii) That there is no legal bar or impediment or any order of restraint or status quo or injunction or like or any other difficulty in the Vendor transferring the Property being hereby conveyed in favour of the Purchasers.

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xix) That with the intention to sell a divided and demarcated portion of the Larger Property, the Vendor has put pillars and temporary tin sheets separating the property being hereby conveyed from the remaining portion of the Larger Property.

- B. The Vendor has agreed to sell transfer convey assign and assure to the Purchasers **All That** the divided and demarcated southern portion of the Larger Property comprising of (a) portion of Dag No.174 measuring **14.62 Sataks** out of 15 Sataks comprised in and owned by the Vendor in the said Dag, (b) portion of Dag No.175 measuring **22 Sataks** out of 27 Sataks comprised in and owned by the Vendor in the said Dag and (c) portion of Dag No.178 measuring **4.64 Sataks** out of 25 Sataks owned by the Vendor in the said Dag, aggregating to **41.26 Sataks** (i.e. 0.4126 Acres equivalent to 01 Bigha 04 Cottahs 15 Chittacks 18 Square Feet) more or less together with various sheds and structures thereat (all collectively described in the **First Schedule** hereunder written and hereinafter for the sake of brevity referred to as "the **said Property**") and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendor and believing the same to be true and correct and acting on faith thereof, the Purchasers have agreed to purchase and acquire the said Property from the Vendor absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Property for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto .
- C. The Purchasers have at or before execution of this deed of sale paid to the Vendor the entire amount of the said mutually agreed consideration and have called upon the Vendor to grant this conveyance in favour of the Purchasers.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.2,53,87,000/= (Rupees two crores fifty-three lacs eighty-seven thousand)** only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby indefeasibly unconditionally and absolutely grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT** the said Property, fully described in the **FIRST SCHEDULE** hereunder written, **and** all ownership share rights title and interest of the Vendor in the said Property **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts

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courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispensens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be

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now are free from all encumbrances mortgages charges liens lispensens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.

- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispensens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.
- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or the Vendor's predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers or any of them do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers or any of them.
- (vii) **AND THAT** the Vendor shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers produce or cause to be produced to the Purchasers or any of them or the Purchasers' agent or agents or any person or persons as the Purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Property none of which are not being delivered by the Vendor to the Purchasers as portions thereof are being hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be by the Vendor to the Purchasers, and will permit such documents-of-title to

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~~For the purpose of...~~
~~Directorate of...~~
~~Government of West Bengal~~

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be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers or any of them and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.

- (viii) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and each of them and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands if any suffered by the Purchasers or any of them or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendor to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchasers being found to be untrue or incorrect, whereby the Purchasers' right title or interest to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be is defeated.

III. AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

- i) **THAT** the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchasers and the Vendor shall indemnify and keep saved harmless and indemnified the Purchasers and each of them in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers or any of them due to non-payment or delay in payment thereof;
- ii) **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings as may be required by the Purchasers or any of them from time to time for having the name of the Purchasers mutated as the owners of the said Property hereby sold and conveyed;

THE FIRST SCHEDULE ABOVE REFERRED TO:
(said Property)

ALL THAT messuages tenements hereditaments buildings sheds and premises together with the pieces and parcels of contiguous land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of **41.26 Sataks** (i.e. 0.4126 Acres equivalent to 01 Bigha 04 Cottahs 15 Chittacks 18 Square Feet) more or less situate and lying at and being comprised in various Dags, recorded in various Khatians, in Mouza Rajpur, J.L.

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No.55, Police Station Sonarpur, District South 24-Parganas, details whereof are mentioned hereunder, comprised in and being part of Holding/Premises No.130 (formerly 93 and prior thereto 88 and therefore 120) Netaji Subhas Road, Ward No.17 (formerly 16) within Rajpur Sonarpur Municipality:

R.S. Dag No.	Nature of Land	R.S. Khatian No.	Total Area in Dag (in Sataks)	Area being conveyed (in Sataks)
174 (part)	Danga	2507 (C.S. Khatian No.42)	15	14.62
175 (part)	Bagan	2510 (C.S. Khatian No.73)	27	22
178 (part)	Sali	19 (C.S. Khatian No.19)	42	4.64
Total			84	41.26

The said Property is delineated in the plan annexed hereto duly bordered thereon in "Red" and butted and bounded as follows:

- on the North** : Partly by R.S.Dag No.173 and partly by the remaining portion of the Larger Property;
- on the South** : Partly by R.S. Dag No.179 and partly by remaining portion of R.S. Dag No.178;
- on the East** : Partly by each R.S. Dag Nos.172 & 179;
- on the West** : Partly by N.S.C. Bose Road and partly by portions of R.S. Dag Nos.177 and 178;

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

BE IT MENTIONED that the constructed area on the said Property (including three dwelling Units) is 9,600 sqft. more or less.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Devolution of Title)

- ia) By a Saaf Bikray Kobala (Indenture of Conveyance) dated 3rd April 1928, and registered with the office of Alipore Joint Sub-Registry, Behala, in Book No.I, Volume No.15, Pages 230 to 233, Being No.1053 for the year 1928, Gobardhan Nath and others for the consideration therein mentioned, sold conveyed and transferred unto and to the one Hari Mohan Bhattacharya, amongst other properties, **ALL THAT** the piece and parcel of land containing an area of 25 Sataks out of 42 Sataks situate and lying at and comprised in and being the a portion of **Dag No.178**, recorded in Khatian No.19, in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24 Parganas (South) and presently comprised in portion of Holding No.130, Netaji Subhas Road, Ward No.16 (now 17), within Rajpur Sonarpur Municipality;

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- ib) By another Saaf Bikray Kobala (Indenture of Conveyance) dated 13th October, 1939 and registered with the office of Sub-Registrar, Baruipur, in Book No.I, Volume No.46, Pages 252 to 254, Being No.3976 for the year 1939, Manik Chandra Das for the consideration therein mentioned, sold conveyed and transferred unto and to the said Hari Mohan Bhattacharya **ALL THAT** the piece and parcel of land containing an area of **27 sataks** situate and lying at and comprised in and being the entirety of **Dag No.175**, recorded in Khatian No.73, in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24 Paraganas (South) and presently comprised in portion of Holding No.130, Netaji Subhas Road, Ward No.16 (now 1/), within Rajpur Sonarpur Municipality;
- ic) That the said Hari Mohan Bhattacharya, a Hindu governed by Dayabhaga School of Hindu Law died intestate leaving behind him surviving his two sons namely, (1) Dipak Kumar Bhattacharya, (2) Rupak Bhattacharya (being minor) and 3 daughters namely (3) Minati Bhattacharya, (4) Pranati Chakraborty (nee Bhattacharya) and (5) Jayanti Bhattacharya as his only heirs heiresses and legal representatives, who all upon his death inherited and became entitled to, amongst other properties, the said 25 Sataks in **Dag No.178** and 27 Sataks in **Dag No.175**, aggregating to a total area of **52 Sataks**, absolutely and forever and each having equal 1/5th share therein;
- id) That under and by virtue of a Saaf Bikray Kobala (Indenture of Conveyance) dated 9th February, 1963 and registered with the office of Sub-Registrar of Baruipur in Book No.I, Volume No.23, Pages 223 to 234, **Being No.1120** for the year 1963, the said Dipak Kumar Bhattacharya, Minati Bhattacharya, Pranati Chakraborty and Jayanti Bhattacharya for the consideration therein mentioned, sold conveyed and transferred unto and to one Ram Krishna Fouzdar, amongst other properties, **ALL THAT** the part and portion of land containing an area of **41.6 Sataks** being their **4/5th share** in the said **52 Sataks** in the said **Dag Nos.178 & 175**, absolutely and forever;
- ie) That under and by virtue of a Saaf Bikray Kobala (Indenture of Conveyance) dated 1st October, 1963 and registered with the office of Sub-Registrar of Baruipur in Book No.I, **Being No.10966** for the year 1963, the said Pranati Chakraborty as a guardian on behalf of his minor brother Rupak Bhattacharya, for the consideration therein mentioned, sold conveyed and transferred unto and to Ram Krishna Fouzdar, amongst other properties, **ALL THAT** the part and portion of land containing an area of **10.4 Sataks** being his **1/5th share** in the said **52 Sataks** in the said **Dag Nos.178 & 175**, absolutely and forever;
- ii) That one Bechu Ram Das was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat, amongst other properties, to **ALL THAT** the piece and parcel of Danga land containing an area of **15 sataks** situate and lying at and comprised in and being the entirety of **Dag No.174**, recorded in Khatian No.2507 (Sabek Khatian No.42), in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24

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[Signature]
Sub-Registrar, South 24 Parganas, West Bengal

12 JUN 2013

Parganas (South) and presently comprised in portion of Holding No.130, Netaji Subhas Road, Ward No.16 (now 17), within Rajpur Sonarpur Municipality, absolutely and forever;


- ii) By a Saaf Bikray Kobala (Indenture of Conveyance) dated 3rd October, 1963 and registered with the office of Sub-Registrar of Baruipur, in Book No.I, **Being No.10631** for the year 1963, the said Bechu Ram Das for the consideration therein mentioned, sold conveyed and transferred unto and to the said Ram Krishna Fouzdar **ALL THAT** the said **15 Sataks** in **Dag No.174**, absolutely and forever;
- iii) In the events aforesaid, the said Ram Krishna Fouzdar became seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner to, amongst other properties, **ALL THOSE** the various pieces and parcels of land containing a total area of **67 sataks** (i.e. 0.67 Acres equivalent to 02 Bighas 00 Cottahs 8.56 Chittacks) more or less situate and lying at and comprised in various Dags, recorded in various Khatians, in Mouza Rajpur, J.L. No.55, Police Station Sonarpur, District South 24-Parganas, details whereof are mentioned hereunder, with various sheds and structures thereat, **being the Larger Property:**

R.S. Dag No.	Nature of Land	R.S. Khatian No.	Total Area in Dag (in Sataks)	Area Owned (in Sataks)
174 (full)	Danga	2507 (C.S. Khatian No.42)	15	15
175 (full)	Bagan	2510 (C.S. Khatian No.73)	27	27
178 (part)	Sali	19 (C.S. Khatian No.19)	42	25
Total			84	67

- v) That by an Indenture of Conveyance dated 5th August 1997 and registered with the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, Being No.1149 in the year 1997, the said Ram Krishna Fouzdar for the consideration therein mentioned, granted sold conveyed and transferred unto and to **Smt. Jyoti Burman (the Vendor herein) and the said Deepak Chowdhry**, amongst other properties, **ALL THAT** the **Larger Property** measuring 67 Sataks, absolutely and forever in equal shares.

J.B




স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত

12 JUN 2013

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

SIGNED SEALED AND DELIVERED by the withinnamed VENDOR at Kolkata in the presence of:

J Burman
(JYOTI BURMAN)

Amitesh
Advocate
Pankaj Shroff & Co.
4, Government Place (Westin)
Kolkata - 70001

Sanjay Chandra
14C Tower 6 Sikkim Sq.,
5 JBS Haldipia Avenue,
Kolkata 700105
SANJAY CHANDRA

Drafted by me

Amitesh
Advocate
High Court, Calcutta
Regn No. W-18/1975/2001



~~Registrar General of India, South Zone~~
~~Registrar General of India, South Zone~~

12 JUN 2013

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of **Rs.2,53,87,000/= (Rupees two crores fifty-three lacs eighty-seven thousand) only** being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

Sl. No	Name of the Purchaser	D D No.	Date	Amount (Rs.)	In favour of	Drawn On
1	MONOGRAM TRADELINK PRIVATE LIMITED	724089	6/10/2013	1269350.00	Jyoti Burman	Indian Overseas Bank
2	SANKET VINCOM PRIVATE LIMITED	724087	6/10/2013	1269350.00	Jyoti Burman	Indian Overseas Bank
3	PANCHAMUKHI TRADECOM PRIVATE LIMITED	724090	6/10/2013	1269350.00	Jyoti Burman	Indian Overseas Bank
4	NIGAM HOUSING PRIVATE LIMITED	724083	6/10/2013	1269350.00	Jyoti Burman	Indian Overseas Bank
5	NIGAM PROJECTS PRIVATE LIMITED	724082	6/10/2013	1269350.00	Jyoti Burman	Indian Overseas Bank
6	LOK DEVELOPERS PRIVATE LIMITED	724085	6/10/2013	1269350.00	Jyoti Burman	Indian Overseas Bank
7	LOK REALTORS PRIVATE LIMITED	724084	6/10/2013	1269350.00	Jyoti Burman	Indian Overseas Bank
8	NIGAM REALTORS PRIVATE LIMITED	724086	6/10/2013	1269350.00	Jyoti Burman	Indian Overseas Bank
9	SRISHTI CONSULTANTS PRIVATE LIMITED	724088	6/10/2013	1269350.00	Jyoti Burman	Indian Overseas Bank
10	MEGACITY TRADERS PRIVATE LIMITED	724091	6/10/2013	1269350.00	Jyoti Burman	Indian Overseas Bank
11	BANGABHUMI CONSTRUCTIONS PVT. LTD.	240607	6/10/2013	1269350.00	Jyoti Burman	ING Vysya Bank Ltd
12	BOLERO COMMERCIAL PRIVATE LIMITED	240605	6/10/2013	1269350.00	Jyoti Burman	ING Vysya Bank Ltd
13	BOLERO TRADELINK PRIVATE LIMITED	020698	6/10/2013	1269350.00	Jyoti Burman ICICI BANK SAVINGS A/C NO. 130101000581	AXIS Bank Ltd
14	SANKET TRADECOM PRIVATE LIMITED	020696	6/10/2013	1269350.00	Jyoti Burman ICICI BANK SAVINGS A/C NO. 130101000581	AXIS Bank Ltd
15	ANKUSH VINCOM PRIVATE LIMITED	240610	6/11/2013	1269350.00	Jyoti Burman	ING Vysya Bank Ltd
16	OVERGROW NIRMAAN PRIVATE LIMITED	015748	6/10/2013	1269350.00	Jyoti Burman	Karnataka Bank Ltd
17	BLUESNOW REALCON PRIVATE LIMITED	015756	6/12/2013	1269350.00	Jyoti Burman	Karnataka Bank Ltd
18	SIDHISHREE HOUSING PRIVATE LIMITED	015746	6/10/2013	1269350.00	Jyoti Burman	Karnataka Bank Ltd
19	ROSERISE CONSTRUCTION PRIVATE LIMITED	015752	6/10/2013	1269350.00	Jyoti Burman	Karnataka Bank Ltd
20	LIFEMAKE CONSTRUCTION PRIVATE LIMITED	015754	6/10/2013	1269350.00	Jyoti Burman	Karnataka Bank Ltd

Jyoti Burman
(JYOTI BURMAN)

(Vendor)

WITNESSES:

Amiteshwar
Jayraj Chy



12 JUN 2013
12 JUN 2013
12 JUN 2013

12 JUN 2013



~~Registrar of Companies, Alipore~~
South 24 P. S. of
West Bengal

12 JUN 2013



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

Endorsement For Deed Number : I - 05009 of 2013
(Serial No. 05166 of 2013 and Query No. 1604L000010869 of 2013)

On 12/06/2013

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

Presented for registration at 18.10 hrs on :12/06/2013, at the Private residence by Jyoti Burman ,Executant.

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

Execution is admitted on 12/06/2013 by

1. Jyoti Burman, son of Satyajeet Burman , 58/3 Ballygunge Circular Rd Saptaparni Building, Flat No:53c, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : ---

Identified By Ankit Shraff, son of Pankaj Shraff, 4 Govt Place North, District:-Kolkata, WEST BENGAL, India, Pin : 700001, By Caste: Hindu, By Profession: Advocate.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 18/06/2013

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

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

Payment of Fees:

Amount by Draft

Rs. 279285/- is paid , by the draft number 137842, Draft Date 13/06/2013, Bank Name State Bank of India, Alipore, received on 18/06/2013

(Under Article : A(1) = 279246/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 18/06/2013)

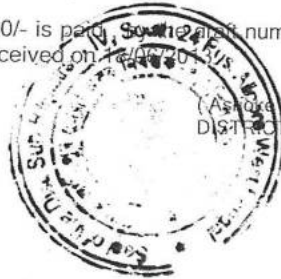
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2,53,87,000/-

Certified that the required stamp duty of this document is Rs.- 1777100 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 1777100/- is paid, Serial No. I - 05009 of 2013, Draft number 137841, Draft Date 13/06/2013, Bank : State Bank of India, Alipore, received on 18/06/2013

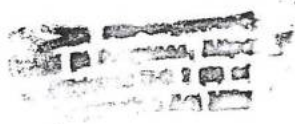


(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

18/06/2013 17:48:00

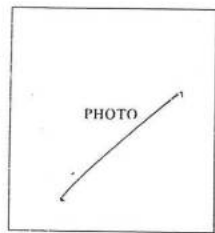
EndorsementPage 1 of 1



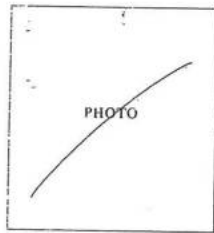
SPECIMEN FORM TEN FINGER PRINTS



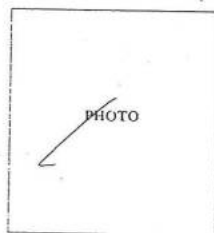
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RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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



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



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	/				
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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FOR INFORMATION
OF PERSONS, ALL
MATTERS ARE IN
COMPLIANCE WITH
THE PROVISIONS OF
THE FREEDOM OF INFORMATION ACT

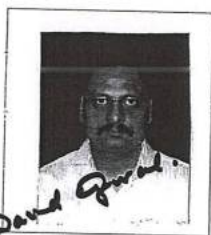
12 JUN 1983

SPECIMEN FORM TEN FINGER PRINTS



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R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

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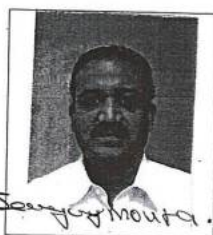
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R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

David G...



L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Rameswaroop...



L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Sangay Mouta

SPECIMEN FORM TEN FINGER PRINTS



L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Ranjit K. Thakur



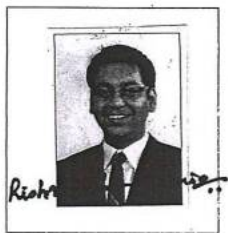
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R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Ranjit K. Thakur



L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Ranjit K. Thakur



L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Ranjit K. Thakur



[Signature]
Director, Bureau of Health Services
Department of Health, Education and Culture
Makati, Philippines

12 JUN 2013

SPECIMEN FORM TEN FINGER PRINTS



L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



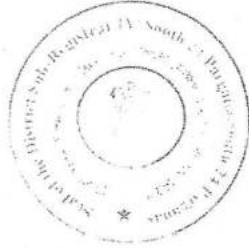
~~State of New Jersey
Department of Education
Division of Public Instruction~~

12 JUN 2012

2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 26
Page from 4008 to 4030
being No 05009 for the year 2013.



(Handwritten signature)

(Ashoke Kumar Biswas) 19-June-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal