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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

P 443738

Whereas this document is submitted for registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

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 1 NO. 129/13  
 2 NO. 108/13  
 12/6/13

*[Signature]*  
 Notary Public  
 Kolkata

12 JUN 2013

THIS DEED OF CONVEYANCE made this 12<sup>th</sup> day of JUNE Two Thousand Thirteen **BETWEEN AARBUR** (PAN AAFFA3584J), a registered Partnership Firm having its office at No.119, N.S.Road, Kalitala, Police Station-Sonarpur, South 24 Parganas, Kolkata 700149 represented by all its Partners namely

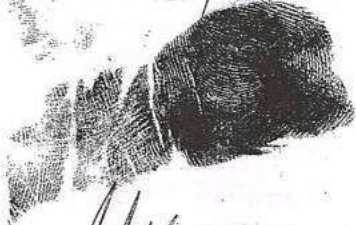
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A.C. 12911/13

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NAME.....  
 ADD.....  
 Re.....  
 29 APR 2013  
 SURANJAN B. SINGH  
 Licensed Stamp  
 C. C. Co.  
 2 & 3, K. S. Roy Road

Saraogi & Co., Advocates  
40, P. nwanji Chambers  
10, Kiran Shankar P. Y Road,  
Kolkata-700 001

FOR AARBUR

*[Handwritten signature]*

(SHEKHAR BURMAN)  
Partner



2073

FOR AARBUR

*[Handwritten signature]*  
Partner



2074

FOR AARBUR

*[Handwritten signature]*  
Partner



12 JUN 2013

*[Handwritten signature]*

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

(1) (Smt.) **Ava Burman** wife of Late Ratan Chand Burman, residing at Flat No.53C, Saptaparni Building, 58/3 Dallygunge Circular Road, Station-Ballygunge, , Kolkata-700019, (2) **Shekhar Burman** son of Late Ratan Chand Burman residing at Flat No.B4, Sunflower Court, 7 Love Lock Place, Police Station- Ballygunge, Kolkata-700019 and (3) **Satyajeet Burman** son of Late Ratan Chand Burman residing at Flat No.53C, Saptaparni Building, 58/3 Ballygunge Circular Road, Police Station-Ballygunge, Kolkata-700019, all carrying on business in partnership under the said name and style of "Aarbur" in terms of the Deed of Partnership dated 4<sup>th</sup> March 1987 and the subsequent Deed of Partnership dated 15<sup>th</sup> October 2003, hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include the partners for the time being of the said partnership firm Aarbur and their respective successors 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 1<sup>st</sup> floor, Room No.2, Police Station-Hare Street, Kolkata - 700 001
- (7) **LOK REALTORS PRIVATE LIMITED (PAN AABCL3417E)**, a Company incorporated under the Companies Act, 1956, having its registered office address at

*Satyajeet Burman*





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KEMENTERIAN KESEHATAN RI

12 JUN 2013

No.7, Rabindra Sarani, 1<sup>st</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> floor, Room No. 203, Police Station- Ballygunge, Kolkata - 700020

**(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, 8<sup>th</sup> 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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 AAOCS2272B)**, 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, 11<sup>th</sup> 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, 11<sup>th</sup> 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

*Atyajit Kumar*



~~SECRETARÍA DE ECONOMÍA~~  
~~Sub-Registro - IV, South 24 Pds. Alameda, Mexico~~  
~~SECRETARÍA DE ECONOMÍA~~

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address at Nos.8A& 8B, Satyam Towers, 3, Alipore Road, 1<sup>st</sup> Floor, Police Station- Alipore, Kolkata - 700027

**(18) SIDHISHREE HOUSING PRIVATE LIMITED (PAN AACSC7393F)**, a Company incorporated under the Companies Act, 1956, having its registered office at No.1,Sarojini Naidu Sarani, Police Station-Shakespeare Sarani, 7<sup>th</sup> 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, 7<sup>th</sup> Floor, Police Station-Shakespeare Sarani Kolkata - 700017

**(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,7<sup>th</sup> Floor, Police Station-Shakespeare Sarani Kolkata - 700017

- all hereinafter 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**:

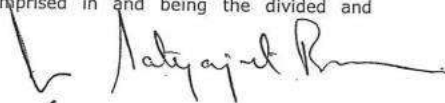
**WHEREAS:**

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 is seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owner to:

a) **Firstly All That** the piece or parcel of Bagan land containing an area of **41 Sataks** (equivalent to 1 (one) Bigha 4 (four) cottahs 13 (thirteen) Chittacks) more or less situate and lying at and being the entirety of **R.S. Dag No.185/1011**, recorded in **R.S Khalian No.1085**, in Mouza Rajpur, J.L No.55, under Police Station- Sonarpur in the District of 24-Parganas (South), and comprised in Holding No.70, Ward No.17 (formerly 16), within Rajpur Sonarpur Municipality, fully described in **Part-I of the First Schedule** hereunder written;

b) **And Secondly All That** the messuages tenements hereditaments buildings sheds and premises together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of **5 Cottahs** (equivalent to **8.26 Sataks**, out of total area of 42 Sataks comprised in the said Dag) more or less, situate lying at comprised in and being the divided and





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demarcated part and portion of **R.S. Dag No.178**, recorded in **R.S. Khatian No.10**, in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24 Parganas (South) and comprised in Holding No.235, Netaji Subhas Road, Ward No.17 (formerly 16), within Rajpur Sonarpur Municipality, fully described in **Part-II of the First Schedule** hereunder written; and

- c) **And Thirdly All Those** the messuages tenements hereditaments buildings sheds and premises together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of **73.20 Sataks** (equivalent to 2 Bighas 4 Cottahs 4 Chittacks 26 sft.) more or less situate and lying at and comprised in various Dags, recorded in various Khatians, details whereof are mentioned hereunder, all in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24 Parganas (South), within the municipal limits of the Rajpur Sonarpur Municipality, fully described in **Part-III of the First Schedule** hereunder written;

R.S. Dag No. / Nature	R.S. Khatian No.	Total Area in Dag (in Sataks)	Area Owned by Aarbur (in Sataks)
178 / Sali	19	42	08.40
186 / Danga	497	50	23.00
179 / Bastu	174	64	41.00
181 / Bastu	129	52	00.80
<b>Total:</b>			<b>73.20</b>

- all the above properties are hereinafter collectively for the sake of brevity referred to as "the **said Property**".

- ii) The devolution of title, whereby the Vendor herein became the owner of the said Property, is described in the **Second Schedule** hereunder written;
- iii) That the name of the Vendor herein is duly mutated as the owner of the said Property in the records of the B.L. & L.R.O., Sonarpur;
- iv) That the said Property is free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispensens attachments debutters trusts uses thika tenancies claims demands acquisitions requisitions alignments liabilities whatsoever or howsoever;
- v) That other than the Vendor, no other person has any right or claim of possession to the said Property or any part thereof either as tenant,

*By Netaji Subhas*



~~ALBANY, N.Y.~~  
U.S. POST OFFICE  
ALBANY, N.Y.

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lessee, licensee or otherwise whatsoever, and that the said Property is in khas peaceful vacant possession of the Vendor.

- vi) That the said 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;
- vii) That to the knowledge of the Vendor, the said 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.
- viii) That no declaration has been made or published for acquisition or requisition of the said 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 said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever.
- ix) That there is no suit or litigation filed by or pending against the Vendor in any court of law or tribunal concerning the said Property or any part thereof.
- x) 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.
- xi) That the Vendor never held nor hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 or any other act or statute applicable to the said 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;
- xi) That there is no impediment under the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendor to sell and convey the said Property.





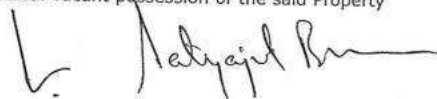
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ಅಧಿಕಾರಿಗಳಿಗೆ  
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ಅಧಿಕಾರಿಗಳಿಗೆ  
ಅರ್ಜಿ ಸಲ್ಲಿಸಿ

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- xii) That the Vendor has not transferred and/or entered into any agreement for transfer by way of sale, lease or otherwise the said Property or any part thereof or any undivided share therein.
- xiii) That the said Property 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 revseva, any attachment including attachment before judgment or 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.
- xiv) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any other property.
- xv) That except the common dividing wall running west to east across Dag Nos.181, 179 and 186 on the south of the said Property, the said Property or any part thereof is not affected by any common partition wall, common wall, drains, ways, paths or passages.
- xvi) That the said Property or any part thereof never ever vested in the Official Assignee or Official Liquidator save as mentioned in the clause iii(n) of the Second Schedule hereunder written or in the Receiver-in-Insolvency and there is no Receiver over the said Property.
- xvii) 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 said Property in favour of the Purchasers.

B. The Vendor has agreed to sell transfer convey assign and assure **All That** the said Property to the Purchasers and relying on 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





~~IN PURSUANCE OF THE PROVISIONS OF SECTION 10(1) OF THE INFORMATION ACT 2005~~

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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.7,53,48,000/= (Rupees seven crores fifty-three lacs forty-eight 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 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 encumbrances 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 **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title exclusively relating to the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **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 lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.





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**II. THE VENDOR DOETH 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 now are 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 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

*B. Satyajit*



স্বাক্ষরিত  
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12 JUN 2013

leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens 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 accigned and accrued 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 which are not exclusively relating to the said Property and not delivered by the Vendor to the Purchasers, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies 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' rights 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.





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**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)**

**PART-I**

**ALL THAT** the messuages tenements hereditaments buildings sheds and premises together with the piece or parcel of bagan land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of **41 Sataks** {equivalent to 1(one) Bigha 4 (four) cottahs 13 (thirteen) Chittacks} more or less situate and lying at and being the entirety of **R.S. Dag No.185/1011**, recorded in **R.S Khatian No.1085**, in Mouza Rajpur, J.L No.55, under Police Station Sonarpur in the District of 24 Parganas (South), and comprised in Holding No.70 K.C.Dutt Road, Ward No. 17 (formerly 16), within Rajpur Sonarpur Municipality.

**PART-II**

**ALL THAT** the messuages tenements hereditaments buildings sheds and premises together with the piece or parcel of sali land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of **5 Cottahs** (equivalent to **8.26 Sataks**, out of total area of 42 Sataks comprised in the said Dag) more or less, situate lying at comprised in and being the divided and demarcated part and portion of **R.S. Dag No.178**, recorded in **R.S. Khatian No.19**, in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24 Parganas (South) and comprised in Holding No.235, Netaji Subhas Road, Ward No.17 (formerly 16), within Rajpur Sonarpur Municipality.

**PART-III**

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~~State of Arizona~~  
~~Department of Agriculture~~  
~~Sub-Region - IV, South~~

12 JUN 2013

**ALL THOSE** the messuages tenements hereditaments buildings sheds and premises together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of **73.20 Sataks** (equivalent to 2 Bighas 4 Cottahs 4 Chittacks 26 sft.) more or less situate and lying at and comprised in various Dags, recorded in various Khatians, details whereof are mentioned hereunder, all in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24 Parganas (South), within the municipal limits of the Rajpur Sonarpur Municipality comprised in Holding No.178 Netaji Subhas Road, Ward No.17 (formerly 16), within Rajpur Sonarpur Municipality:

R.S. Dag No. / Nature	R.S. Khatian No.	Total Area in Dag (in Sataks)	Area Owned by Aarbur being hereby conveyed (in Sataks)
178 / Sali	19	42	08.40
186 / Danga	497	50	23.00
179 / Bastu	174	64	41.00
181 / Bastu	129	52	00.80
		Total:	<b>73.20</b>

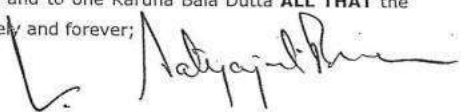
All the above properties are contiguous parcels of land and are collectively delineated in the plan annexed hereto duly bordered thereon in "BLUE".

**BE IT MENTIONED** that the constructed area on the said Property (including eight dwelling units) is 27,300 sft. more or less.

**THE SECOND SCHEDULE ABOVE REFERRED TO:  
(Devolution of Title)**

**I. Related to Dag No.185/1011**

- ia) That one Dulal Chand Dutta was seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owner to **All That** piece and parcel of **Bagan** land measuring 41 Sataks {equivalent to 1(one) Bigha 4 (four) cottahs 13 (thirteen) Chittacks} more or less situate and lying at and comprised in and being the entirety of Dag No.185/1011, recorded in R.S Khatian No.1085 (in the name of Dulal Chand Dutta) (Sabek Khatian No.745) in Mouza Rajpur, J.L No.55, under Police Station Sonarpur in the District of 24-Parganas (South), and comprised in Holding No.70 Ward No.16, within Rajpur Sonarpur Municipality, absolutely and forever and subsequently he recorded his name in the records of Revisional Settlement Record of rights as per W.B Estate Acquisition Act.
- ib) By a Saaf Bikray Kobala (Indenture of Conveyance) dated 25<sup>th</sup> July, 1958 and registered w.th the office of Sub-Registrar Baruipur and recorded in Book No.I, Volume no.77, Pages 3 to 4, Being No.6167 for the year 1958, the said Dulal Chand Dutta for the consideration therein mentioned granted, sold, conveyed and transferred unto and to one Karuna Bala Dutta **ALL THAT** the said 41 Sataks of land, absolutely and forever;





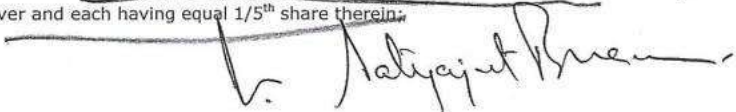
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12 JUN 2013

- ic) That the said Karuna Bala Dutta, a Hindu governed by Dayabhaga School of Hindu Law died intestate leaving behind him surviving her three sons namely, (1) Biswanath Dutta, (2) Mihir Lal Dutta, (3) Swapan Dutta and two daughters namely, (4) Smt. Sandhya Kundu and (5) Smt. Swapna Paul (Dutta) as her only heirs heiresses and legal representatives, who all upon her death inherited and became entitled to the said 41 Sataks of land in the said **Dag No.185/1011**, absolutely and forever, each having equal 1/5<sup>th</sup> share therein;
- id) That by a Deed of Conveyance dated 5<sup>th</sup> August, 2005 and registered in the office of Additional District Sub-Registrar, Sonarpur in Book No.I, Being No.6250 for the year 2005, the said Biswanath Dutta and 4 others for the consideration therein mentioned granted, sold, conveyed and transferred unto and to **Aarbur (the Vendor herein) All That the said 41 Sataks of land in the said R.S Dag No.185/1011**, recorded in **R.S Khatian No.1085** in Mouza Rajpur, J.L No.55, under Police Station- Sonarpur in the District of 24-Parganas (South), and comprised in Holding No.70 Ward No.16, within Rajpur Sonarpur Municipality, absolutely and forever.
- ie) That Aarbur (the Vendor herein) got its name mutated as the owner of the said **41 Sataks in the said Dag No.185/1011** at the office of the Block Land & Land Reforms Office, Sonarpur vide Mutation Case No.947/12.

**II. Related to Dag No.178**

- iiia) That by a Saaf Bikray Kobala (Indenture of Conveyance) dated 3<sup>rd</sup> 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 for the consideration therein mentioned, sold conveyed and transferred unto and to the said Hari Mohan Bhattacharya, along with other properties, **ALL THAT** the piece and parcel of land recorded as Sali, containing an area of **42 sataks** situate and lying at and comprised in and being the entirety of **Dag No.178**, recorded in **Khatian No.19** (in the name of Hari Mohan Bhattacharya), in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24 Parganas (South) and presently comprised in Holding No.235, Netaji Subhas Road, Ward No.16, within Rajpur Sonarpur Municipality;
- iiib) 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 the said 42 Sataks in **Dag No.178**, absolutely and forever and each having equal 1/5<sup>th</sup> share therein.







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- ii(c) That by a Saaf Bikray Kobala (Indenture of Conveyance) dated 13<sup>th</sup> July, 1962 and registered with the office of Sub-Registrar at Baruiপুর in Book No.I, Volume No.93, Pages 03 to 06, **Being No.7104** for the year 1962, 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 Basanta Lal Shah, **ALL THAT** a divided and demarcated portion of land containing an area of **5 Cottahs** (equivalent to **8.26 sataks**) more or less in the said **Dag No.178**, absolutely and forever;
- ii(d) That by an Indenture of Conveyance dated 2<sup>nd</sup> February, 1996 and registered with the office of Additional Registrar of Assurances-I, Kolkata in Book No.I, Volume No.22, Pages 217 to 224, **Being No.806** for the year 1996, the said Basanta Lal Shah for the consideration therein mentioned, sold conveyed and transferred unto and to **Aarbur (the Vendor herein) ALL THAT** the said divided and demarcated portion of land containing an area of **5 Cottahs** (equivalent to **8.26 sataks**) more or less in the said **Dag No.178**, absolutely and forever;
- ii(e) That Aarbur (the Vendor herein) got its name mutated as the owner of the said **5 Cottahs** (equivalent to **8.26 sataks**) in the said **Dag No.178** at the office of the Block Land & Land Reforms Office, Sonarpur vide Mutation Case No.1017/12.

**III. Related to Dag Nos.178, 179, 181 and 186:**

- iii(a) That by an Indenture of Conveyance dated 24/7/1959 and registered with the office of District Registrar 24 Parganas, in Book no.I, Volume No.62, Pages 06 to 14 Being No.2459 in the year 1959, one Hari Mohan Bhattachrya for the consideration therein mentioned, sold conveyed and transferred unto and to one **Industrial Service and Engineers P.Ltd ALL THAT** the piece or parcel of land containing an area of **8.40 Sataks** (equivalent to 5 Cottahs 1 Chittack 28 sft.) (out of total area of 42 Sataks comprised in the concerned Dag) more or less situate and lying at and comprised in and being the part and portion of **Dag No.178**, recorded in Khatian No.19 (recorded in the name of Hari Mohan Bhattachrya), in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24 Parganas (South) within Rajpur Sonarpur Municipality, absolutely and forever;
- iii(b) That by an Indenture of Conveyance dated 28/9/1959 and registered with the office of District Registrar 24 Parganas, in Book no.I, Volume No.70, Pages 122 to 126 Being No.2964 in the year 1959, one Jiban Krishna Dutta for the consideration therein mentioned, sold conveyed and transferred unto and to one **Industrial Service and Engineers P.Ltd ALL THAT** the piece or parcel of land containing an area of **71 Sataks** (equivalent to 2 Bighas 3 Cottahs) more or less situate and lying at and comprised in and being the entirety of **Dag Nos.180 & 186**, recorded in Khatian No.174 (recorded in the name of Jiban Krishna Dutta) & No.497 (recorded in the name of Jiban Krishna Dutta),

*L. Natyajit Bh...*



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District Sub-Registrar, Salem  
Tamil Nadu

12 JUN 2013

in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24 Parganas (South) within Rajpur Sonarpur Municipality, absolutely and forever;

- iii(c) That by an Indenture of Conveyance dated 5/10/1959 and registered with the office of Sub-Registrar of Baruipur 24 Parganas, in Book no.I, Volume No.103, Pages 03 to 10 Being No.8539 in the year 1959, one Luftanessa Bibi & Mussammat Golsehara Bibi for the consideration therein mentioned sold conveyed and transferred unto and to one **Industrial Service and Engineers P.Ltd ALL THAT** the piece or parcel of land containing an area of **64 Sataks** (equivalent to 1 Bighas 18 Cottahs 12 Chittacks 30 sft.) more or less situate and lying at and comprised in and being the entirety of **Dag No.179**, recorded in Khatian No.174, in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24 Parganas (South) within Rajpur Sonarpur Municipality, absolutely and forever;
- iii(d) That by an Indenture of Conveyance dated 8/7/1960 and registered with the office of District Registrar of Alipore 24 Parganas, in Book no.I, Volume No.40, Pages 195 to 198 Being No.2383 in the year 1960, one Sudhir Kumar Das for the consideration therein mentioned, sold conveyed and transferred unto and to one **Industrial Service and Engineers P.Ltd ALL THAT** the piece or parcel of land containing an area of **03 Sataks** (equivalent to 1 Cottahs 13 Chittacks 11 sft.) (out of total area of 52 Sataks comprised in the concerned Dag) more or less situate and lying at and comprised in and being the part and portion of **Dag No.181**, recorded in Khatian No.129 (recorded in the name of Sudhir Kumar Das), in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24 Parganas (South) within Rajpur Sonarpur Municipality, absolutely and forever;
- iii(e) In the event aforesaid, **Industrial Service and Engineers P.Ltd** became seized and possessed of, and/or otherwise well and sufficiently entitled as the sole and absolute owner, to **ALL THOSE** the various pieces and parcels of land containing a total area of **146.40 sataks** situate and lying at and comprised in various Dags, recorded in various Khatians, in Mouza Rajpur, which is hereinafter in this part of this **Schedule** referred to as "**the said Land**", details whereof are mentioned hereunder:

Dag No.	Khatian No.	Total Area (in Sataks)	Area Sold (in Sataks)
178/Sali	19	42	08.40
180/Bagan & 186/Danga	174 & 495 under Khatian 497	21 & 50	71.00
179/Bastu	174	64	64.00
181/Bastu	129	52	03.00
<b>Total</b>			<b>146.40</b>



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12 JUN 2013



- iii(f) Subsequently, the said Industrial Service and Engineers P.Ltd consolidated the said Land and got it separately assessed and numbered as Premises No.119 Netaji Subhash Road, Rajpur and thereafter it constructed / erected buildings and structures on portions of the said Land;
- iii(g) That by a Deed of Mortgage dated 24/4/1968 and registered with the office of Sub-Registrar of Alipore 24 Parganas, in Book no.I, Volume No.48, Pages 282 to 292 Being No.2601 for the year 1968, the said Industrial Service and Engineers P.Ltd created a mortgage in respect of the said Land etc., in favour of one Padma Kundu to secure loan given by the said Padma Kundu.
- iii(h) That by an Agreement for Sale dated 7/7/1977, made between the said Industrial Service and Engineers P.Ltd of the First Part and one Giri Finance and Trading Limited of the Second Part and the said Padma Kundu as the Confirming Party of the Third Part, the said Industrial Service and Engineers P.Ltd agreed to sell the said Land, building etc. on the terms & conditions mentioned therein to the said Giri Finance and Trading Limited and the said Padma Kundu confirmed that she would release & relinquish all her right title & interest (under the said Deed of Mortgage dated 24/4/1968) therein before the execution of the Deed of Conveyance by the said Industrial Service and Engineers P.Ltd in favour of Giri Finance and Trading Limited;
- iii(i) That the said Industrial Service and Engineers P.Ltd delivered possession of the said Land etc., to the said Giri Finance and Trading Limited;
- iii(j) That by a Deed of Release and Reconveyance dated 21/2/1980, the said Padma Kundu released & reconveyed the said Land etc., to the said Industrial Service and Engineers P.Ltd;
- iii(k) That under and by virtue of an Indenture of Conveyance dated 21<sup>st</sup> February, 1980 and registered with the office of Registrar of Assurances, Calcutta in Book no.I, Volume No.95, Pages 135 to 154 Being No.947 for the year 1980, the said Industrial Service and Engineers P.Ltd for the consideration therein mentioned, sold conveyed and transferred unto and to the said **Giri Finance and Trading Limited, ALL THAT** the said Land, being Premises No.119 Netaji Subhash Road, Rajpur having an area of **146.40 Sataks** more or less with brick built building and the structure and erections, absolutely and forever.
- iii(l): That by an Agreement dated 17<sup>th</sup> May 1982 made between Giri Finance and Trading Limited as the Vendor therein and Esneena Private Limited as the Purchaser therein and registered with the office of Registrar of Assurances, Calcutta in Book no.I, Volume No.165, Pages 99 to 112 Being No.4204 for the year 1982, the said Giri Finance and Trading Limited agreed to sell and the said Esneena Private Limited agreed to purchase **ALL THOSE** brick built messuages tenements hereditaments houses sheds structures and Premises No.119 Netaji Subhash Road, Rajpur together with the pieces and parcels of

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Signature of S.W. Rogers, IV, South 24 1/2° N. 102° 30' W. 1/4 Sec. 36, T. 36 N., R. 10 E., S. 10 E.

12 JUN 2013

land thereunto belonging whereon or on parts whereof the same are erected and built containing an area of **146.40 Sataks** (equivalent to 4 Bighas 8 Cottahs 10 Chittacks) more or less situate and lying at and comprised in **R.S. Dag Nos.178, 180, 186, 181, 179** and recorded in R.S. Khatian Nos.19 (under Khatian No.19/1), 174, 495 (under Khatian No.497), 129 & 174, all in Mouza Rajpur, J.L.No.55, under Police Station-Sonarpur, District 24 Parganas (South), within Rajpur Sonarpur Municipality, absolutely and forever;

- iii(m) That by an Indenture of Conveyance dated 15<sup>th</sup> January 1983 executed by Giri Finance and Trading Limited in favour of Esneena Private Limited, the said Giri Finance and Trading Limited sold conveyed and transferred to the said **Esneena Private Limited ALL THAT** the said Premises No.119 Netaji Subhash Road, Rajpur together with the pieces and parcels of land thereunto belonging whereon or on parts whereof the same are erected and built containing an area of **146.40 Sataks** (equivalent to 4 Bighas 8 Cottahs 10 Chittacks) more or less, absolutely and forever.
- iii(n) That the said Esneena Private Limited was directed to be wound up by the Hon'ble High Court at Calcutta, by an order dated 14<sup>th</sup> November 1991 in Company Petition No.252 of 1989. Subsequently Hon'ble High Court, Calcutta, interalia directed for sale of the movables and immovables assets of the said Esneena Private Limited and in pursuance thereof the official Liquidator of the High Court, Calcutta by the following two Indenture of Conveyance both dt.2<sup>nd</sup> June, 1995 (details whereof are mentioned hereinbelow) for the consideration respectively therein mentioned granted sold conveyed and transferred unto and to Aarbur (the Vendor herein) and Victor Auto Agency individually and severally **All That** the divided and demarcated portions of the said Premises No.119 Netaji Subhash Road, Rajpur, each portion containing an area of **73.20 Sataks**, absolutely and forever.
- iii(o) Accordingly, by virtue of the Indenture of Conveyance dated 2<sup>nd</sup> June 1995, made between Esneena Private Limited as the Vendor, M/s. Orchid Towers Private Limited as the Confirming Party and **Aarbur (the Vendor herein)** as the Purchaser and registered with the Additional Registrar of Assurances-I, Kolkata in Book no.I, Volume No.45, Pages 317 to 333 Being No.1803 for the year 1995, as clarified by the Declaration dt.15<sup>th</sup> March, 2013 made by Aarbur (the Vendor herein) and the said Victor Auto Agency and registered with the Additional Registrar of Assurances-I, Kolkata in Book no.I, CD Volume No.5, Pages 7287 to 7303 Being No.02475 for the year 2013, **M/s Aarbur (the Vendor herein)** purchased and acquired and became entitled as the sole exclusive and absolute owner of **All That** divided and demarcated **Northern Portion** of the said Premises No.119 Netaji Subhash Road (presently Holding No.178), Rajpur containing an area of **73.20 Sataks or 31,886 sq. ft.** (being **one-half divided part** or share of the said **146.40 Sataks**), details whereof are mentioned hereunder:



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12 JUN 2013

R.S. Dag No. / Nature	R.S. Khatian No.	Total Area in Dag (in Sataks)	Area Owned by Aarbur (in Sataks)
178 / Sali	19	42	08.40
186 / Danga	497	50	23.00
179 / Bastu	174	64	41.00
181 / Bastu	129	52	00.80
<b>Total:</b>			<b>73.20</b>

- iii(p) That Aarbur (the Vendor herein) got its name mutated as the owner of the said **73.20** at the office of the Block Land & Land Reforms Office, Sonarpur vide Mutation Case No.946/2012.
- iii(q) The remaining divided and demarcated **Southern Portion** of the said Premises No.119 Netaji Subhash Road, Rajpur containing an area of **73.20 Sataks or 31,886 sq. ft. (comprised in Dag No.179 - 23 satak; 180 - 21 satak; 181 - 2.2 satak; and 186 - 27 satak)** was purchased by **Victor Auto Agency** under and by virtue of the Indenture of Conveyance dated 2<sup>nd</sup> June 1995, made between the Esneena Private Limited as the Vendor, M/s. Orchid Towers Private Limited as the Confirming Party and **Victor Auto Agency** as the Purchaser and registered with the Additional Registrar of Assurances-I, in Book no.I, Being No.1802 In the year 1995, as clarified by the said Declaration dt.15<sup>th</sup> March, 2013 made by Aarbur (the Vendor herein) and the said Victor Auto Agency and registered with the Additional Registrar of Assurances-I, Kolkata in Book no.I, CD Volume No.5, Pages 7287 to 7303 Being No.02475 for the year 2013.

*Atyajit Ghose*





12 JUN 2012

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

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

*Anand Kumar*  
Advocate  
Pankaj Shroff & Co.  
4, Government Place (North)  
Kolkata - 700001.

*Satyajit Chandra*  
SATYAJIT CHANDRA  
14C Tower B Silver Spring  
5 JBS Maldena Avenue  
K-87, 105

Drafted by me

*Anand Kumar*  
Advocate  
High Court, Calcutta  
Regn No. 1925/2001

FOR AARBUR

*Ara Bhowman*  
Partner

FOR AARBUR

*(Sudhakar Guzman)*  
Partner  
(SUDHAKAR GUZMAN)

FOR AARBUR

*Satyajit Chandra*  
Partner  
(SATYAJEET BURMAN)



12 JUN 2013

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the withinnamed Purchasers the withinmentioned sum of **Rs.7,53,48,000/= (Rupees seven crores fifty-three lacs forty-eight 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	724095	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Indian Overseas Bank
2	SANKET VINCOM PRIVATE LIMITED	724096	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Indian Overseas Bank
3	PANCHAMUKHI TRADECOM PRIVATE LIMITED	724093	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Indian Overseas Bank
4	NIGAM HOUSING PRIVATE LIMITED	724092	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Indian Overseas Bank
5	NIGAM PROJECTS PRIVATE LIMITED	724094	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Indian Overseas Bank
6	LOK DEVELOPERS PRIVATE LIMITED	724097	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Indian Overseas Bank
7	LOK REALTORS PRIVATE LIMITED	724081	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Indian Overseas Bank
8	NIGAM REALTORS PRIVATE LIMITED	724099	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Indian Overseas Bank
9	SRISHTI CONSULTANTS PRIVATE LIMITED	724098	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Indian Overseas Bank
10	MEGACITY TRADERS PRIVATE LIMITED	724100	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Indian Overseas Bank
11	BANGABHUMI CONSTRUCTIONS PVT. LTD.	240608	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	ING Vysya Bank Ltd
12	BOLERO COMMERCIAL PRIVATE LIMITED	240606	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	ING Vysya Bank Ltd
13	BOLERO TRADELINK PRIVATE LIMITED	020697	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK 721600300000056	AXIS Bank Ltd
14	SANKET TRADECOM PRIVATE LIMITED	020695	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK 721600300000056	AXIS Bank Ltd
15	ANKUSH VINCOM PRIVATE LIMITED	240611	6/11/2013	3767400.00	AARBUR A/C VIJAYA BANK	ING Vysya Bank Ltd
16	OVERGROW NIRMAAN PRIVATE LIMITED	015747	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Karnataka Bank Ltd
17	BLUESNOW REALCON PRIVATE LIMITED	015755	6/11/2013	3767400.00	AARBUR A/C VIJAYA BANK	Karnataka Bank Ltd
18	SIDHISHREE HOUSING PRIVATE LIMITED	015745	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Karnataka Bank Ltd
19	ROSERISE CONSTRUCTION PRIVATE LIMITED	015751	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Karnataka Bank Ltd
20	LIFEMAKE CONSTRUCTION PRIVATE LIMITED	015749	6/10/2013	3767400.00	AARBUR A/C VIJAYA BANK	Karnataka Bank Ltd

For AARBUR

Ara Basimian  
Partner

For AARBUR

Partner

For AARBUR

Aditya H. Bhat  
Partner (Vendor)**WITNESSES:**

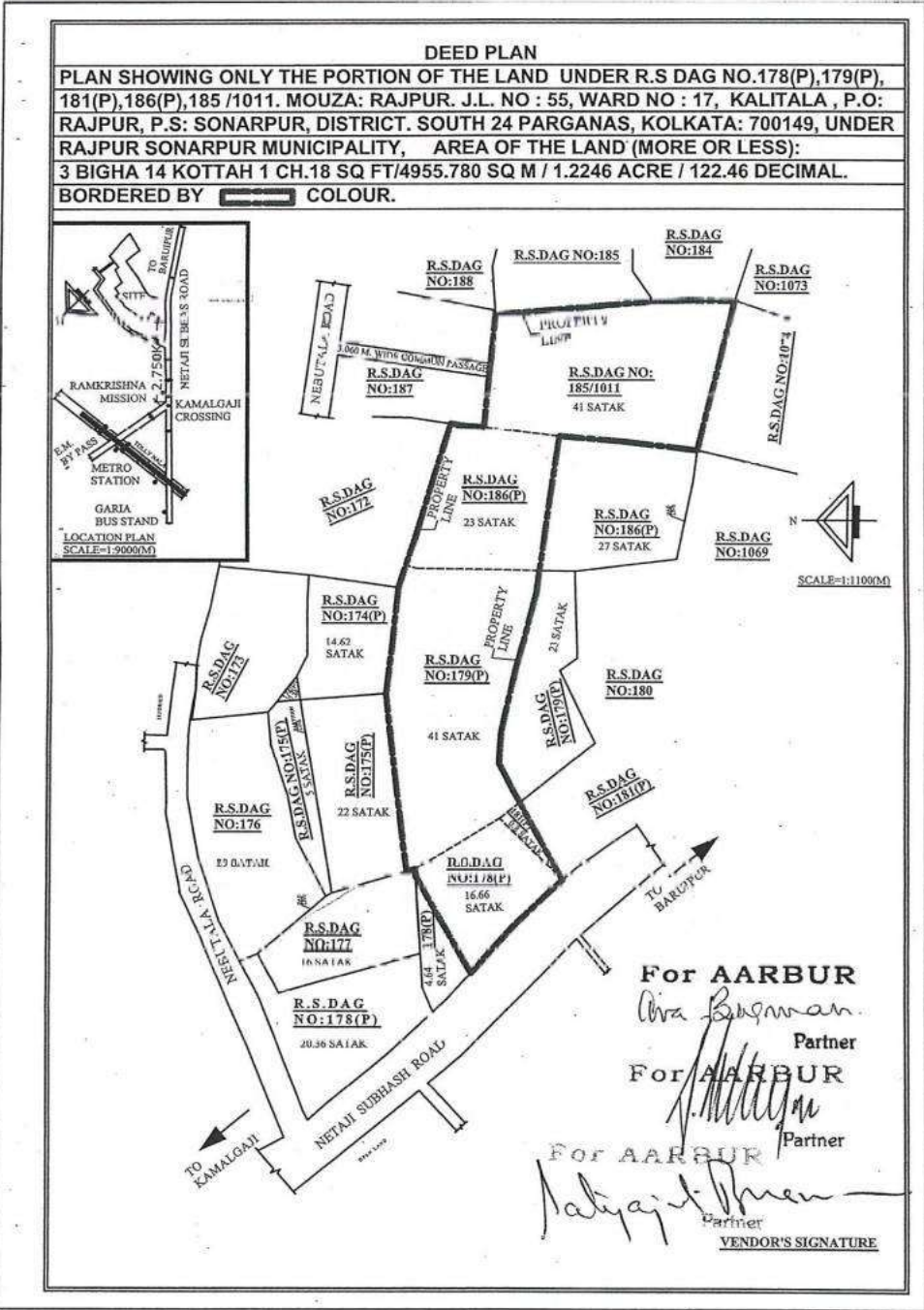
Adwade

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IN PURSUANCE OF  
SECTION 106 OF THE  
MILITARY ACT 1957

12 JUN 2013







Sub-Register - IV, South 24 P.W. District, Aligarh, Uttar Pradesh

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 - 05010 of 2013  
(Serial No. 05200 of 2013 and Query No. 1604L000010870 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 Shekhar Burman , one of the Executants.

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

Execution is admitted on 12/06/2013 by

1. Ava Burman  
Partner, Aarbur, 119 N S Rd Kalitala, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149.  
, By Profession : ----
2. Shekhar Burman  
Partner, Aarbur, 119 N S Rd Kalitala, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149.  
, By Profession : ----
3. Satyajeet Burman  
Partner, Aarbur, 119 N S Rd Kalitala, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149.  
, 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. 828803/- is paid , by the draft number 137840, Draft Date 13/06/2013, Bank Name State Bank of India, Alipore, received on 18/06/2013

( Under Article : A(1) = 828817/- ,E = 14/- H = 1000000/- ) = 4/- on 18/06/2013 )

**Certificate of Market Value(WB PUNJIB 1962)**

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs.-7,53,48,000/-



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

18/06/2013 17:48:00

EndorsementPage 1 of 2



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MICHIGAN LIBRARY  
ANN ARBOR, MICHIGAN  
48106-1000



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

Endorsement For Deed Number : I - 05010 of 2013  
(Serial No. 05200 of 2013 and Query No. 1604L000010870 of 2013)

Certified that the required stamp duty of this document is Rs.- 5274380 /- and the Stamp duty paid as:  
Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 5274380/- is paid , by the draft number 137839, Draft Date 13/06/2013, Bank :  
State Bank of India, Alipore, received on 18/06/2013

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



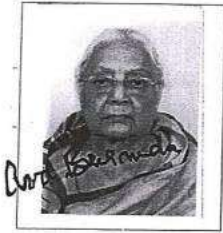
( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 2 of 2

18/06/2013 17:48:00





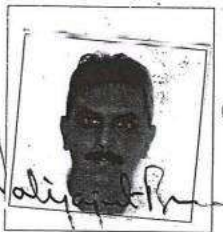
SPECIMEN FORM TEN FINGER PRINTS



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



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



~~Sub-Registrar, Alipore~~  
~~West Bengal~~  
~~12 JUN 2013~~

12 JUN 2013

SPECIMEN FORM TEN FINGER PRINTS



*Co*

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

*Co*



*Co*

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

*Co*



*Rameswaroop Raju*

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

*Rameswaroop Raju*



*Satyajit Mishra*

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

*Satyajit Mishra*

4/1/13



Department of Agriculture, Fisheries and Forestry  
Private Bag 112, Bloemfontein, 9400  
Tel: 051 406 1111 Fax: 051 406 1112  
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12 JUN 2013



SPECIMEN FORM TEN FINGER PRINTS



Ravi

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

Rajesh K. Jadhav



Ajay Kumar Kulkarni

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

Ajay Kumar Kulkarni



Abhishek Sharma

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

Abhishek Sharma



Rishabh Singhania

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

Rishabh Singhania



சென்னை  
பெரியபாளையம், அழகர்  
புத்தூர் 600 029  
தமிழ்நாடு

12 JUN 2013

SPECIMEN FORM TEN FINGER PRINTS



*Handwritten signature*

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



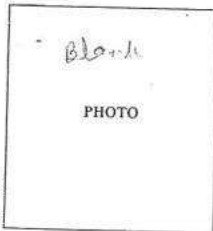
*Handwritten signature*

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



*Handwritten signature*

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

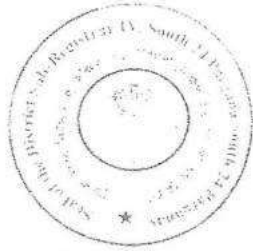






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 26  
Page from 4063 to 4091  
being No 05010 for the year 2013.



*(Signature)*  
(Ashoke Kumar Biswas) 19-10-2013  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal

*(Signature)*

*(Signature)*  
126  
Dattatraya Tithe  
Rajm. / Tendam.