

04906/15

J. 5179/15

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

699907

क्र. नं. 16131000276473/15

Handwritten notes on the left margin, including dates like 11/10/15 and 19/9/15.

Handwritten notes in the middle-left area, including 'CONVEYANCE' and various numbers like '275535' and '292125'.

The endorsement areas attached to this document are the part of this document

Adv. (Not. sub-Registral)  
Bachchan South-24 Pgs

01/10/2015

- 1. Date: 28<sup>th</sup> day of September, 2015
- 2. Place: Kolkata
- 3. Parties:



TRUE COPY ATTESTED

Md. Moed Ali Laskar  
Notary Govt. of W.B. (50/1037)  
Alipore Judges' Court  
Alipore Sub. Div.

02 OCT 2015



27 JUL 2015

33259

No. .... Rs. 100/- Data....

Name: Ans. Ad. Display Services Limited,

Address: 10/11 G. Diamond Harbour Road, Kol-27

Vendor: .....

Allpur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Allpur Police Court, Kol - 27

*Handwritten signature*

*Handwritten signature*



V.C.T. 1

2449

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

*Handwritten notes:*  
70 ...  
75/ ...  
Flat - 2, Rel. Kolu - 70014



TRUE COPY ATTESTED

Md. Abed Ali Laskar  
Herny Govt. of W. B. 99/2007  
Allpur Judges' Court  
Allpur Sub. Div.

02 OCT 2015

Asstt. Dist. Sub-Registrar  
Burdwan 24 Pgs. (S)

28 SEP 2015

*Vertical text on the right side of the page*

0A906/15

28/9/15

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

अधिकृत पश्चिम बंगाल WEST BENGAL

699907

सं. 1613/000276973/15

Handwritten notes on the left margin:  
11/9/15  
20/9/15  
19/9/15

Handwritten signature on the right margin.

Handwritten notes in the middle-left area:  
255535  
292103  
149924  
11/9/15

The endorsement sheets attached to this document are the full of this document

Add. Dist. Sub-Registrar  
Bhadrakul South-24 Pgt

01/10/2015

- 1. Date: 28<sup>th</sup> day of September, 2015
- 2. Place: Kolkata
- 3. Parties:

TRUE COPY ATTESTED

Md. Akbar Ali Laskar  
Notary, Govt. of W.B. 692007  
Alipore Judges' Court  
Alipore-Sub. Div.

03 OCT 2015



27 JUL 2015

33259

No. .... Rs. 100/- Date....

Name: M/s. A. D. D. Display Private Limited,

Address: 10/11 G. Diamond Harbour Road, Kol-27

VENDOR: .....

Allpur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Allpur Police Court, Kol - 27

*[Handwritten signature]*

*[Handwritten signature]*



V.C.T. 1

2749

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*  
to *[Handwritten signature]*  
to *[Handwritten signature]*  
Flat. 2, Raj Ketur - 70014



TRUE COPY ATTESTED

MD. ABED ALI LASKAR  
Notary Govt. of W.B. 99/2001  
Allpur Judges' Court  
Allpur-Sub. Dist.

03 OCT 2015



*[Handwritten signature]*

Asstt. Dist. Sub-Registrar  
Bhubaneswar 24 Pgs. 155

28 SEP 2015

3.1 **Roos Electrical Works Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U31909WB1988PTC045000), having its registered office at 'Krishna', Suite No. 1001 & 1002, 224 AJC Bose Road, Post Office: Circus Avenue, Kolkata - 700 017, Police Station Karaya (PAN AABGR2135C), represented by its Director, Mr. Tushar Jhunjhunwala, son of Gopal Jhunjhunwala, by faith Hindu, by occupation Business, residing at 2/2 Bright Street, Post Office: Ballygunge, Kolkata - 700019, Police Station: Karaya (PAN AGVPJ4487H)

(Vendor, includes successors-in-interest)

And

3.2 **One Ad Display Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70102WB2006PTC109584), having its registered office at 10/1G Diamond Harbor Road, Post Office: Mominpur, Kolkata - 700027, Police Station: Alipore (PAN AAACOB390C), represented by its Director, Mr. Prachy Numazar Mehta, wife of Mr. Numazar Dorah Mehta, by faith Zoroastrian, by occupation Business, residing at 10/1B Diamond Harbor Road, Post Office: Mominpur, Kolkata - 700027, Police Station: Alipore (PAN AFEPM1490D)

(Purchaser, includes successors-in-interest).

"Vendor" and "Purchaser" are hereinafter individually referred to as such or as a "Party" and collectively as "Parties".

**NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:**

4. **Subject Matter of Conveyance and Background thereof:** Each of the Parties agree, accept, acknowledge and confirm that by and under several registered deeds of conveyance executed on various dates ("Title Deeds"), the Vendor became entitled to various pieces and parcels of detached and/or non-contiguous land of diverse nature/classification and measurements, comprised amongst others, in parts and portions of several R. S. Dag Nos., appertaining to several Khaitan Nos. as detailed hereinbelow, all situate in Mouza Sarmasterehak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapurnya Gram Panchayat, District South 24 Parganas, and more specifically described in **Parts - I to VIII of the Schedule** hereunder written and bordered Red on the Plan annexed hereto (collectively "**Said Property**");

(1) Demarcated portion of land classified as *sali* measuring 10 (ten) decimals, more or less, comprised in a portion of R.S. Dag No. 11, recorded in L.R. *Khatan* No. 344, more fully described in **Part - I** of the **Schedule** below; and

(2) Demarcated portion of land classified as *sali* measuring 17 (seventeen) decimals, more or less, comprised in a portion of R.S. Dag No. 13, recorded in L.R. *Khatan* No. 344, more fully described in **Part - II** of the **Schedule** below; and

(3) Demarcated portion of land classified as *sali* measuring 8.5 (eight point five) decimals more or less, comprised in a portion of R.S. Dag No. 14, recorded in L.R. *Khatan* No. 344, more fully described in **Part - III** of the **Schedule** below; and

(4) Demarcated portion of land classified as *sali* measuring 1.54 (one positive four) decimals, more or less, comprised in a portion of R.S. Dag No. 15, recorded in L.R. *Khatan* No. 344, more fully described in **Part - IV** of the **Schedule** below; and

For Authorised Signatory of LLP  
Authorised Signatory



Md. Abov...  
15/10/2015  
Alipore...  
15/10/2015

03 OCT 2015



Antel. Dir. Sula-Registries  
Bastrikawar 24 Pus.ISI

28 SEP 2015

(5) Demarcated portion of land classified as *sab* measuring 2 (two) decimals, more or less, comprised in a portion of R.S. *Dag* No. 15/162, recorded in L.R. *Khatian* No. 344, more fully described in Part - V of the Schedule below; and

(6) Demarcated portion of land classified as *sab* measuring 7.96 (seven point nine six) decimals, more or less, comprised in a portion of R.S. *Dag* No. 15/163, recorded in L.R. *Khatian* No. 344, more fully described in Part - VI of the Schedule below; and

(7) Demarcated portion of land classified as *sab* measuring 14.37 (fourteen point three seven) decimals, more or less, comprised in a portion of R.S. *Dag* No. 23, recorded in L.R. *Khatian* No. 344, more fully described in Part - VII of the Schedule below; and

(8) Demarcated portion of land classified as *sab* measuring 2.63 (two point six three) decimals, more or less, comprised in a portion of R.S. *Dag* No. 23/165, recorded in L.R. *Khatian* No. 344, more fully described in Part - VIII of the Schedule below

5. **Mutual Covenants of the Parties:** Each Party agrees, accepts, acknowledges and confirms the following in respect of the Said Property:

5.1 **Mutation:** Each of the areas belonging to the Vendor in the respective *Dag* Nos. including those comprising the Said Property have been mutated in the name of the Vendor, in the records of the concerned Block Land & Land Reforms Office.

5.2 **Acquisition/Requisition:** No notice has been received from any authority for acquisition, requisition or vesting of the Said Property, and to the best of the knowledge of each of the Parties, the same is not affected by any scheme of any local authority or government or statutory body.

5.3 **Encumbrance:** No act, deed, matter or thing has at any time been done or executed or knowingly suffered by the Vendor, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.4 **Dues:** No taxes, land revenue, rents and other outgoings in respect of the Said Property, in terms of the demands/notices received by the Vendor are due and payable, to the local authority and/or to any other concerned authority or authorities.

5.5 **Bar by Court Order or Statutory Authority:** To the best of the knowledge of each of the Parties, there is no order of Court or any other statutory authority prohibiting the transfer and/or alienation of the Said Property or any part thereof.

6. **Representations of the Vendor:** The Vendor represents, confirms and covenants to/with the Purchaser as follows:

6.1 **Right, Power and Authority to Sell:** To the best of the knowledge of the Vendor, the Vendor has good right, full power and absolute authority to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser in the manner recorded in these presents.

6.2 **No Mortgage:** The Vendor has created no mortgage or charge in respect of the Said Property by depositing the Title Deeds or otherwise.

For Justice Developers LLP

Authorized Signatory



NOT ATTESTED  
[Signature]

03 OCT 2015



✓  
Aentel. Chai. Sub-Registrar  
Bathnagar 74 Post. IS)

28 SEP 2015



7. **Representations of the Purchaser:** The Purchaser represents, confirms and covenants to/with the Vendor as follows:

7.1 **Due Diligence etc.:** The Purchaser has:

- a) conducted and completed an independent and a thorough due diligence in respect of each of the land parcels and each of the Dag Nos. comprising the Said Property and has searched, inspected and verified each and every aspect of each of the land parcels and each of the Dag Nos. comprising the Said Property including but not limited to the title (including the history and devolution thereof), and has complete notice and knowledge of the several land parcels held by the Vendor including amongst others the Said Property as also of the ceiling limit/s prescribed under the several land laws, and
- b) perused each of the original deeds, documents, record of rights etc. pertaining to each of the land parcels comprising the Said Property including but not limited to the Title Deeds and *inter alia* the manner of devolution of the title thereof; and
- c) verified each of the representations made by the Vendor herein, and satisfied itself in respect thereof; and
- d) carried out a physical inspection of the Said Property including in respect of the area, nature, character, boundaries, feasibility, viability, location, access etc. thereof; and
- e) ascertained the status of the rents, rates, taxes, land revenue and all other outgoings payable or paid in respect of the Said Property and the status of the mutation and/or the absence/lack of mutation thereof,

and only after being completely satisfied in all respects, the Purchaser has agreed to purchase the Said Property, and the Purchaser covenants and undertakes not to make/raise/set up/initiate any manner/nature of claim, demand, action etc. contrary thereto and/or any objection to the same and/or raise any requisitions in respect thereof.

7.2 **Area of the Said Property:** The Purchaser accepts and confirms that:

- a) notwithstanding the measurement of each of the land parcels and the Dag Nos. comprising the Said Property as recorded in the concerned Title Deeds as also the areas stated herein, the Purchaser has verified and satisfied itself regarding the physical measurement of each of the land parcels, and shall not and undertakes not to raise/make/set up/initiate any manner/nature of claim, demand, action etc. contrary thereto and/or any objection thereto; and
- b) in the event the measurement of any of the land parcels comprising the Said Property as recorded in the respective concerned land records be lesser than the measurement of such land as recorded in the concerned Title Deeds and/or the area stated herein, the Purchaser shall not and undertakes not to raise/make/set up/initiate any manner/nature of claim, demand, action etc. in respect of such differential area.

7.3 **Negative Covenants:** In the event any discrepancy, issue, claim, demand, action, controversy etc. of any manner/nature whatsoever and/or on any ground whatsoever or howsoever arises in respect of any part or portion of the Said

For Amrits Developers LLP

Authorised Signatory



TRUE COPY ATTACHED

03 OCT 2015



Arctic Devt. Sub-Registrar  
Bangalore 24 Pps.ISI

28 SEP 2015

Property, the Purchaser shall not and undertakes not to make/raise/set up against the Vendor and/or the directors, shareholders and officers of the Vendor any claim, demand, action etc., monetary or otherwise, on any ground whatsoever, whether pertaining to the past or to the present or to the future including in respect of any issue/matter for the period prior to purchase of the Said Property by the Vendor and/or for the period during which the Vendor was the owner thereof.

## 8. Sale and Transfer

8.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser on 'as is where is'/'as is whatever there is basis' the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property comprising of various pieces and parcels of detached and/or non-contiguous land of diverse nature/classification and measurements, comprised in parts or portions of several R. S. Dag Nos., appertaining to several Khatian Nos as detailed hereinbelow, all situate in Mouza Sarmasterehak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and more specifically described in **Parts - I to VIII** of the **Schedule** hereunder written and bordered **Red** on the **Plan** annexed hereto:

- (1) Demarcated portion of land classified as *sahi* measuring 10 (ten) decimals, more or less, comprised in a portion of R.S. Dag No. 11, recorded in L.R. Khatian No. 344, more fully described in **Part - I** of the **Schedule** below; and
- (2) Demarcated portion of land classified as *sahi* measuring 17 (seventeen) decimals, more or less, comprised in a portion of R.S. Dag No. 13, recorded in L.R. Khatian No. 344, more fully described in **Part - II** of the **Schedule** below; and
- (3) Demarcated portion of land classified as *sahi* measuring 8.5 (eight point five) decimals more or less, comprised in a portion of R.S. Dag No. 14, recorded in L.R. Khatian No. 344, more fully described in **Part - III** of the **Schedule** below; and
- (4) Demarcated portion of land classified as *sahi* measuring 1.54 (one point five four) decimals, more or less, comprised in a portion of R.S. Dag No. 15, recorded in L.R. Khatian No. 344, more fully described in **Part - IV** of the **Schedule** below; and
- (5) Demarcated portion of land classified as *sahi* measuring 2 (two) decimals, more or less, comprised in a portion of R.S. Dag No. 15/162, recorded in L.R. Khatian No. 344, more fully described in **Part - V** of the **Schedule** below; and
- (6) Demarcated portion of land classified as *sahi* measuring 7.96 (seven point nine six) decimals, more or less, comprised in a portion of R.S. Dag No. 15/163, recorded in L.R. Khatian No. 344, more fully described in **Part - VI** of the **Schedule** below; and
- (7) Demarcated portion of land classified as *sahi* measuring 14.37 (fourteen point three seven) decimals, more or less, comprised in a portion of R.S. Dag No. 29, recorded in L.R. Khatian No. 344, more fully described in **Part - VII** of the **Schedule** below; and
- (8) Demarcated portion of land classified as *sahi* measuring 2.63 (two point six three) decimals, more or less, comprised in a portion of R.S. Dag No. 23/165, recorded in L.R. Khatian No. 344, more fully described in **Part - VIII** of the **Schedule** below;

For Amrits Developers LLP

Authorised Signatory



TRUE COPY ATTESTED

03 OCT 2015

Attested by  
Public Judge  
KOL-91



Asstt. Dir., Sub-Registrar  
Bahraich 24 P.S. (SI)

28 SEP 2015

together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature if any of the Vendor in the Said Property and appurtenances and inheritances if any for access and user thereof.

8.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 265,54,505/- (Rupees Two Crores Sixty Five Lacs Fifty Four Thousand Five Hundred and Eighty Five Only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

9. **Terms of Transfer**

9.1 **Salient terms:** The transfer being effected by this Conveyance is

9.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882;

9.1.2 **Absolute:** absolute, irreversible and perpetual;

9.1.3 **Together with All Other Appurtenances, if any:** together with all other rights, if any and all other appurtenances if any including but not limited to customary and other rights of easements if any for the beneficial use of the Said Property, each as the Vendor may have as on the date of execution of these presents.

9.2 **Possession:** The Vendor has handed over to the Purchaser *has*, vacant, peaceful and physical possession of the Said Property as available with the Vendor, which has been received by the Purchaser to its satisfaction. The Vendor hereby covenants that the Purchaser and the successors-in-interest and/or assigns of the Purchaser shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive the rents, issues and profits thereof, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

9.3 **Stamp Duty and Registration:** The stamp duty, registration fees and all ancillary and/or incidental expenses pertaining to this deed, shall be borne and paid by the Vendor.

9.4 **Further acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every reasonable request and at the cost of the Purchaser, do and execute or cause to be done and executed all such reasonable acts, deeds and things for farther or more perfectly assuring the transfer of the Said Property in favour of the Purchaser in the manner stated in these presents.

**Schedule  
Part - I**

Demarcated portion of land classified as *soli* measuring 10 (ten) decimals, more or less, comprised in a portion of R.S. 11, recorded in L.R. Khatian No. 344, Mauza Sagmaserchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Raipurja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 11, BLUE COPY & TESTED

03 OCT 2015

NOTARIAL COPY  
MADE AT RAIPURJA  
ON 03 OCT 2015  
BY NOTARY  
SUNNY  
KUL-27



For Amiths Developers LLP  
Authorized Signatory



Account. Dis. i. Sub-Registered  
Bahrainiwar 24 Post. (S)

28 SEP 2015

On the East : By R.S. 11  
On the South : By R.S. 3, 11  
On the West : By R.S. 3

#### Part - II

Demarcated portion of land classified as *sab* measuring 17 (seventeen) decimals, more or less, in a portion of R.S. *Dag* No. 13, recorded in L.R. *Khatian* No. 344, *Mauza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 13  
On the East : By R.S. 14  
On the South : By R.S. 13  
On the West : By R.S. 12

#### Part - III

Demarcated portion of land classified as *sab* measuring 8.5 (eight point five) decimals, more or less, comprised in a portion of R.S. *Dag* No. 14, recorded in L.R. *Khatian* No. 344, *Mauza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 14  
On the East : By R.S. 15  
On the South : By R.S. 14  
On the West : By R.S. 13

#### Part - IV

Demarcated portion of land classified as *sab* measuring 1.54 (one point five four) decimals, more or less, comprised in a portion of R.S. *Dag* No. 15, recorded in L.R. *Khatian* No. 344, *Mauza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 15  
On the East : By R.S. 15/162  
On the South : By R.S. 15  
On the West : By R.S. 14

#### Part - V

Demarcated portion of land classified as *sab* measuring 2 (two) decimals, more or less, comprised in a portion of R.S. *Dag* No. 15/162, recorded in L.R. *Khatian* No. 344, *Mauza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 15

TRUE COPY ATTESTED  
MD. ABED ALI LISKM  
Notary, Court No. 13, 402/30,  
Allipore Judges' Court  
Allipore, South 24 Parganas

07 OCT 2015

For Amicus Developers LLP

Authorized Signatory





Asstt. Dir., Sub-Registrar  
Bhadravar 24 Pps. (S)

28 SEP 2015



On the East : By R.S. 15/163  
 On the South : By R.S. 15/162  
 On the West : By R.S. 15

**Part - VI**

Demarcated portion of land classified as *sahi* measuring 7.96 (seven point nine six) decimals, more or less, comprised in a portion of R.S. *Dag* No. 15/163, recorded in L.R. *Khatian* No. 344, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 15/163  
 On the East : By R.S. 23/165  
 On the South : By R.S. 15/163  
 On the West : By R.S. 15/162

**Part - VII**

Demarcated portion of land classified as *sahi* measuring 14.37 (fourteen point three seven) decimals, more or less, comprised in a portion of R.S. *Dag* No. 25, recorded in L.R. *Khatian* No. 344, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 23  
 On the East : D.H. Road  
 On the South : By R.S. 23  
 On the West : By R.S. 23/165

**Part - VIII**

Demarcated portion of land classified as *sahi* measuring 2.63 (two point six three) decimals, more or less, comprised in a portion of R.S. *Dag* No. 25/165, recorded in L.R. *Khatian* No. 344, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 23/165  
 On the East : By R.S. 23  
 On the South : By R.S. 23/165  
 On the West : By R.S. 15/163

For Amicus Developers LLP  
 Authorized Signatory



TRUE COPY ATTESTED

Md. Abed Ali Laskar  
 Notary, Govt. of W.B. 98/230/  
 Allipore Judges' Court  
 Allipore, S.W. Div.

03 OCT 2015



Amrita Developers LLP  
24 PUS.151

28 SEP 2015

10. Execution and Delivery

10.1 In Witness Whereof the Parties have executed and delivered this Deed on the date mentioned above.

For ROUS ELECTRICALS WORKS PVT. LTD.

*[Handwritten Signature]*  
Director

(Vendor)

For ONE AD DISPLAY PVT. LTD.

*[Handwritten Signature]*  
Director

Director

(Purchaser)

Witnesses:

Signature *[Handwritten Signature]*

Name *[Handwritten Name]*

Father's Name *[Handwritten Name]*

Address *[Handwritten Address]*

*[Handwritten Address]*

Signature *[Handwritten Signature]*

Name *[Handwritten Name]*

Father's Name *[Handwritten Name]*

Address *[Handwritten Address]*

*[Handwritten Address]*

For Amicus Developers LLP  
Authorized Signatory

Drafted by: *[Handwritten Name]*  
enrollment no *[Handwritten No]* of 2009

Advocate  
High Court at Calcutta

TRUE COPY ATTESTED

*[Handwritten Signature]*  
Md. Abed Ali Laskar  
Notary, Court of W.H. 99/2007  
Allipore Judges' Court  
Alipur-Sub. Div.





Asstt. Dist. Sub-Registrar  
Bijayanur 24 Post. 154

28 SEP 2015

**Receipt and Memo of Consideration**

Received by the withinnamed Vendor from the withinnamed Purchaser, the sum of Rs. 265,54,585/- (Rupees Two Crores Sixty Five Lacs Fifty Four Thousand Five Hundred and Eighty Five Only) being the entire consideration payable under these presents, in the following manner:

Sl. No.	Cheque No.	Cheque Date	Amount (Rs)	
1	023339	28-09-2015	25,00,000	Drawn on Central Bank of India, New Road Alipore Branch
2	023340	28-09-2015	25,00,000	
3	023341	28-09-2015	25,00,000	
4	023342	28-09-2015	25,00,000	
5	023343	28-09-2015	25,00,000	
6	023344	28-09-2015	25,00,000	
7	023345	28-09-2015	25,00,000	
8	023346	28-09-2015	25,00,000	
9	023347	28-09-2015	25,00,000	
10	023348	28-09-2015	25,00,000	
11	023401	28-09-2015	15,54,585	
Total Consideration			2,65,54,585	

For ROUS ELECTRICALS WORKS PVT. LTD.

*[Signature]*  
Director

[Vendor]

For Anritus Developers LLP

Authorised Signatory

Witnesses:

Signature

Name

*[Signature]*  
*[Name]*

Signature

Name

*[Signature]*  
*[Name]*



TRUE COPY ATTESTED

*[Signature]*  
Md. Abdul Ali Laskar  
Notary, C.O. No. 10/W.A. 24/2007  
Alipore Subordinate Court  
Alipore - 700 014



03 OCT 2015



Asstt. Dir. Sub-Registrar  
Bangalore 24 Post. (S)

28 SEP 2015

15/163,23,23/165 P.S.-BISHNUPUR, DIST. 24-PGS(S)

SCALE 1" = 130'-0"

TOTAL AREA = 64 DEC. (MORE OR LESS)

SHOWN BY RED LINE



MKD.	PART	DAG. NO.	AREA(DCM)
A	I	11	10.00
B	II	13	17.00
C	III	14	8.50
D	IV	15	1.54
E	V	15/162	2.00
F	VI	15/163	7.96
G	VII	23	14.37
H	VIII	23/165	2.63
	TOTAL		54.00



TRUE COPY ATTESTED

Md. Ali Laskar  
Notary, C.No. of W.B. 99/2007  
Aizawl Judges' Club  
Aizawl-2nd. Div.

For ONE AD DISPLAY PVT.

03 OCT 2015

Director

R.S. DAG NO. 2  
DAG NO. - 12(P)  
DAG NO. - 11

DAG NO. - 13(P)  
DAG NO. - 13(P)  
DAG NO. - 13(P)  
R.S. DAG NO. 140  
DAG NO. - 14(P)  
DAG NO. - 15(P)

Ref EDUS ELECTRICALS INDUSTRIES PVT. LTD.  
Director



For Anitis Developers LLP

Authorised Signatory



*[Handwritten Signature]*  
Asstt. Dist. Sub-Registrar  
Bangalore 24 Pns. (S)

28 SEP 2015





Government of West Bengal

Department of Finance (Revenue) ; Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 15131000276473/2015

I, Signature of the Person(s) admitting the Execution of Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Tushar Jhurjhurwala 2/2 Bright Street, P.O.- Ballygunge, P.S.- Karaya, District-Kolkata, West Bengal, India, PIN 700019	Representative of Seller (ROOS ELECTRI CAL WORKS PVT LTD)			
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	RAJIV R GHOSH Son of RANJIT KR GHOSH 79/28 AJC BOSE ROAD, P.O.- ENTALLY, P.S.- Tallola, District:- Kolkata, West Bengal, India, PIN - 700014	Tushar Jhurjhurwala, PROCHY NUMAZAR MEHTA		 28.9.15.	

(Abu Hana Mobassir)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BISHNUPUR  
South 24-Parganas, West  
Bengal

For Amitis Developers LLP  
Authorized Signatory

TRUE COPY ATTESTED

Md. Abed Ali Laskar  
Notary, Govt. of W.B. 99/2067  
Alipore Judges' Court  
Alipur-Sub. Dev.





*[Handwritten Signature]*  
Assistant, Dist. Sub-Registrar  
Bangalore 24 Puz. ISB

28 SEP 2015

GOVT. OF WEST BENGAL  
**Directorate of Registration & Stamp Revenue**  
**e-Challan**

GRN: 19-201516-001950419-2  
 GRN Date: 28/09/2015 17:34:48  
 BRN: CBI2809150008188

Payment Mode: Counter Payment  
 Bank: Central Bank of India  
 BRN Date: 29/09/2015 08:02:02

**DEPOSITOR'S DETAILS**

Id No. : 16131000276473/2/2015

(Query No./Query Year)

Name : ADMOBILE PRIVATE LIMITED  
 Contact No. : Mobile No. : 91 905 277723  
 E-mail :  
 Address : 101G, DIAMOND HARBOUR ROAD, KOLKATA 700027  
 Applicant Name : Mr Jayanta Kumar Mondal  
 Office Name :  
 Office Address :  
 Status of Depositor : Others  
 Purpose of payment / Remarks : Sale of Document Payment No 2

**ITEMS DETAILS**

Sr No.	Identification No.	Head of WC Description	Head of WC	Amount (₹)
1	16131000276473/2/2015	Property Registration- Stamp duty	0030-02-103-003-02	1593295
2	16131000276473/2/2015	Property Registration- Registration Fees	0030-03-104-001-16	292108

**Total**

**1885403**

In Words : Rupees Eighteen Lakh Eighty Five Thousand Four Hundred Three only

For Amitis Developers LLP

Authorized Signatory



**TRUE COPY ATTESTED**

Md. Abed Ali Haquekar  
 Notary, Court of W.D. No. 04/2007  
 Computer Institute, Court  
 Kolkata-700 007



02 OCT 2015



*[Handwritten Signature]*  
Asstt. Dir. Sub-Registrar  
Bangalore 24 Post. (S)

28 SEP 2015

Govt. of West Bengal  
 Directorate of Registration & Stamp Revenue  
 e-Challan Form

GRN: 12-201516-001950410-2

Payment Mode: Counter Payment

GRN Date: 23/09/2015 17:34:48

Bank: Central Bank of India

**DEPOSITOR'S DETAILS:**

Id No. : 16131000276473/2/2015

(Query No./Query Year)

Name : ADMOBILE PRIVATE LIMITED  
 Contact No. : Mobile No. : +91 9051277723  
 E-mail :  
 Address : 10/1G, DIAMOND HARBOUR ROAD, KOLKATA 700027  
 Applicant Name : Mr. Jayanta Kumar Mondal  
 Office Name :  
 Office Address :  
 Status of Depositor : Others



Purpose of payment / Remarks: Sale, Sale Document Payment No 2

**ITEMS DETAILS:**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16131000276473/2/2015	Property Registration- Registration Fees	0030-03-104-001-16	232108
2	16131000276473/2/2015	Property Registration- Stamp duty	0030-02-103-008-02	1513225
<b>Total</b>				<b>1685403</b>

In Words : Rupees Eighteen Lakh Eighty Five Thousand Four Hundred Three only



9  
 6558239/1

*(Handwritten signature)*  
 28/10/15

**TRUE COPY ATTESTED**

*(Handwritten signature)*  
 Md. Abul Ali Chakraborty  
 Notary, Govt. of W.B. 99/2007  
 Alipore Sub. Div.

For Anubis Developers LLP

Authorized Signatory



**03 OCT 2015**



Note: Produce this challan to any Branch of Central Bank of India. Please ensure, to make our payment within 05/10/2015 (banking hours). This challan form shall be invalid




Assttd. Dist. Sub-Registrar  
Bahraich 24 Pcs. (S)


28 SEP 2015

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

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

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ..... ROSELY NUNNAR NEMTA  
Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ..... TUSIAE THUNTHUNWATH  
Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

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

For Amicus Developers LLP

Authorized Signatory



TRUE COPY ATTESTED

Md. Ahd Ali Laskar  
Notary, Date: 03/10/2015 08/7/2017  
Alipore Judges' Court  
Alipur-Cum-1200



03 OCT 2015



*[Handwritten signature]*

Asstt. Dir., Sub-Registrar  
Bhubaneswar 74 Post. IS

28 SEP 2015



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name .....

Signature .....

*Pragya Kumar Mehta*

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name .....

Signature .....

*Tishar Jhon Jhonward*

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



03 OCT 2015

TRUE COPY ATTESTED

*Md. ...*  
 Md. ...  
 Md. ...  
 Md. ...

For Amicus Developers LLP

Authorised Signatory :





Asst. Dir. Sek. Registrasi  
Batangas 24 Pst. ISI

28 SEP 2015

**Seller, Buyer and Property Details**

**A. Seller & Buyer Details**

Presentant Details	
SL No.	Name and Address of Presentant
1	Tushar Jhunjhunwala 2/2 Bright Street, P.O.- Ballygunge, P.S.- Karaya, District-Kolkata, West Bengal, India, PIN - 700019

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	RODS ELECTRICAL WORKS PVT LTD Krishna Suite No 1001 And 1002, 224 A/C Bose Road, P.O:- Circus Avenue, P.S:- Karaya, District Kolkata, West Bengal, India, PIN - 700017 PAN No. AABCR2135C, Status : Organization Represented by representative as given below:-
1(1)	Tushar Jhunjhunwala 2/2 Bright Street, P.O:- Ballygunge, P.S:- Karaya, District-Kolkata, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACVPP4487H, Status: Representative Date of Execution : 26/09/2015 Date of Admission : 28/09/2015 Place of Admission of Execution : Pvt. Residence

For Amitis Developers LLP

Authorized Signatory



TRUE COPY ATTESTED

Md. Abed Ali Laskar  
Notary, Govt. of W.B. 29/2007  
Alipore Sub. Div. 03 OCT 2015





*Handwritten signature or initials in blue ink.*

*Handwritten signature in black ink.*  
Asstt. Dir., State Registrar  
Patna-24 Puz.(SI)



28 SEP 2015

**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature		
1	ONE AD DISPLAY PVT LTD 10/1G, Diamond Harbour Road, P.O:- Mominpur, P.S:- Alipore, District: South 24-Parganas, West Bengal, India, PIN - 700027 PAN No. AAAC083900, Status: Organization Represented by: not executed as given below:-		
1(1)	PROCHY NUMAZAR MEHTA 10/1B, Diamond Harbour Road, P.O:- Mominpur, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, PAN No. AFEPM14900, Status : Representative Date of Execution : Date of Admission : Place of Admission of Execution :	Photo	Finger Print
		Signature	

**Identifire Details**

**Identifier Details**

Sl No	Identifier Name & Address	Identifier of	Signature
1	RAJIV R GHOSH Son of RANJIT KR GHOSH 79/28 AJC BOSE ROAD, P.O:- ENTALLY, P.S:- Tallola, District:- Kolkata, West Bengal, India, PIN - 700014. Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Tushar Jhunjhunwala, PROCHY NUMAZAR MEHTA	 

**Transacted Property Details**

**Land Details**

Slch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Sellforth Value(In Rs.)	Market Value(In Rs.)	Other Details
1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 11 RS Khatian	10 Dec	3,43,000/-		Proposed Use: Organisation: ROR Shall

**TRUE COPY ATTESTED**  
 Md. Akbar Ali Laskar  
 Notary, Govt. of W.B., 98/2007  
 Alipore, West Bengal, India.

For Amrita Developers LLP  
 Authorised Signatory



*[Handwritten signature]*

Asstt. Dir. Sub-Registrar  
Bachchanpur 24 Puz. (S)

28 SEP 2015

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 13 RS Khatian No:- 0	17 Dec	5,83,100/-	55,73,184/-	Proposed Use: Organisation, ROR: Shall
3	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 14 RS Khatian No:- 0	8.5 Dec	2,91,550/-	27,06,592/-	Proposed Use: Organisation, ROR: Shall
4	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 23 RS Khatian No:- 0	14.37 Dec	23,27,940/-	94,21,960/-	Proposed Use: Organisation, ROR: Shall
5	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 15/183 RS Khatian No:- 0	7.56 Dec	2,73,028/-	25,09,562/-	Proposed Use: Organisation, ROR: Shall
6	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 15 RS Khatian No:- 0	1.54 Dec	52,022/-	5,04,865/-	Proposed Use: Organisation, ROR: Shall
7	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 15/162 RS Khatian No:- 0	2 Dec	68,600/-	6,55,689/-	Proposed Use: Organisation, ROR: Shall
1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 23/185 RS Khatian No:- 0	2.63 Dec	4,26,060/-	17,24,409/-	Proposed Use: Organisation, ROR: Shall

For: Amritus Developers LLP

Authorized Signatory

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in (%)
L1	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	10	
L2	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	17	
L3	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	8.5	
L4	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	14.37	

TRUE COPY ATTESTED

Md. Abedul Ali Laskar  
Notary, Govt. of W.B. 99/2007  
Alipur Jagat Court  
Alipur Jagat, Dist.





Amit. Div. Sub-Registrar  
Bangalore 24 Post. (S)

28 SEP 2015



Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L5	ROOS ELECTRICAL WORKS PVT.LTD	ONE AD DISPLAY PVT LTD	7.96	100
L6	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	1.54	100
L7	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	2	100
L8	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPLAY PVT LTD	2.63	100

3. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Jayanta Kumar Mondal
Address	Sarnal, Thana : Bishrupur, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Others

For Amittis Developers LLP

Authorized Signatory



TRUE COPY  
 NO. 100/2015  
 03 OCT 2015





Asstt. Dist. Sub-Registrar  
District 24 Puz. (S)

28 SEP 2015

Office of the A.D.S.R. BISHNUPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161305177 / 2015

Query No/Year	16131000276473/2015	Serial no/Year	1613004906 / 2015
Deed No/Year	I - 161305177 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Tushar Jhunjhunwala	Presented At	Private Residence
Date of Execution	28-09-2015	Date of Presentation	28-09-2015

Remarks

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962) - Admissible under rule 21 of West Bengal Registration Rule, 1962 only stamp on under schedule 1A, Article number ; 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,92,100/- ( A(1) = Rs 2,92,094/- . E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,92,100/-

Description of Online Payment

1. Rs 2,92,100/- is paid, by online using Head of Account 0030-03-104-001-10, Bank: Central Bank of India ( CBIN0280107)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,93,295/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 15,93,295/-

Description of Online Payment

1. Rs 15,93,295/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: Central Bank of India ( CBIN0280107)

Payment of Stamp Duty

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 33259, Purchased on 27/07/2015, Vendor named Subhankar Das.



(Abu Hena Mobassir)

TRUE COPY AT THE ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
South 24-Parganas, West Bengal

Md. Abed Ali  
Notary, West of W. 3, 28/09/15

On 23/09/2015

Certificate of Market Value (WB.FUV/Inces of 2001)



For Amalis Developers LLP

Authorized Signatory



Asstt. Dir. Sub-Registrar  
Bachchanur 24 Post. ISI

28 SEP 2015

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,65,54,585/-

(Abu Hena Mobassir)  
ADDITIONAL DISTRICT SUB REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
South 24-Parganas, West Bengal

On 28/09/2015

Presentation Under Section 52 & Rule 22A(3) & 26(1) W.B. Registration Rules, 1962

Presented for registration at 19:17 hrs on : 28/09/2015, at the Private residence by Tushar Jhunjhunwala ,

Admission of Execution Under Section 58, 59B, Registration Rules, 1962 (Representative)

Execution is admitted on 28/09/2015 by

Tushar Jhunjhunwala DIRECTOR, ROOS ELECTRICAL WORKS PVT LTD, Krishna Suite No 1001 And 1002,  
224 AJC Bose Road, P.O:- Circus Avenue, P.S:- Karaya, District-Kolkata, West Bengal, India, PIN - 700017  
Identified by RAJIV R GHOSH, Son of RANJIT KR GHOSH, 79/28 AJC BOSE ROAD, P.O: ENTALLY, Thana:  
Talbala, , Kolkata, WEST BENGAL, , India, PIN - 700014, By caste Hindu, By Profession Service

(Abu Hena Mobassir)  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
South 24-Parganas, West Bengal

For Amifis Developers LLP

Authorized Signatory

03 OCT 2015



TRUE COPY ATTESTED

Md. Abed Ali Laskar  
Notary, Govt. of W.B. 99/2007  
Alipore Judges' Court  
Alipore-Sub. Dev.





Acad. Dis. Sub-Registrar  
Bachchanur 24 Puz. ISY

28 SEP 2015

erificate of Registration under section 60 and Rule 69.  
egistered in Book - I  
olume number 1613-2015, Page from 44818 to 44840  
eing No 161305177 for the year 2015.



Digitally signed by ABU HENA  
MOBASSIR  
Date: 2015.10.01 19:38:23 +05:30  
Reason: Digital Signing of Deed.

(Abu Hena Mobassir) 01-Oct-15 7:38:22 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

For Amatis Developers LLP  
Authorized Signatory

Amatis Developers LLP  
Kolkata  
TRUE COPY ATTESTED  
Md. Abed Ali Laskar  
Notary, Court of W.D. 99/2007  
Alipur-Sub. Div.

03 OCT 2015

(This document is digitally signed.)





Arise Developers LLP  
Patna

Asstt. Dir. Sub-Registrar  
Bachraipur 24 Post. (SI)

28 SEP 2015