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J. 12573



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

21,75,000/-

D 915630

ADD. District Sub-Registrar  
Mahanagar (Salt Lake City)

1-6 OCT 2008

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 15<sup>th</sup> day of OCTOBER, TWO THOUSAND EIGHT (2008);

BETWEEN

MRS. ANJU CHHAWCHHARIA, (PAN No.ACDPC5465G), wife of Sri Manoj Chhawchharia, both by faith Hindu and residing at 1A, Nando Mullick Lane, Kolkata - 700 006, hereinafter referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART;

Anju Chhawchharia AND

101 East Apartments Pvt. Ltd

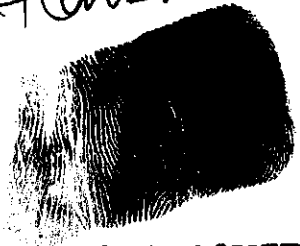
Harshvardhan Saraf  
Director

94165

SOLE TO.....	Mahendra Muskara (ADV)
Address.....	
Value 91	13 OCT 2008
	A
	Sub Court Ad

GA K.S. Roy Rd  
Kolkata-1

Hanswardhan Saraf



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FOR MORE APPOINTMENTS PVI. 018

Hanswardhan Saraf  
Directo.



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Ajay Chawchhara.



Identified by me.

Muskan  
Mahendra Muskara  
6A, K.S. Roy Road  
P.S. Hare Street  
Kolkata - 700 001

Muskan Saraf (Salt Lake City)  
15 OCT 2008

M/s. LORD APARTMENTS PRIVATE LIMITED, (PAN No.AAACL4507C), a Private Limited Company, within the meaning of the Companies Act, 1956, having its Registered Office at no.5, Kabir Road, Kolkata - 700 026, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its directors present or future, executors, administrators, representatives and assigns), hereinafter referred to as the 'PURCHASER' of the OTHER PART;

WHEREAS:

- A. Avanti Paul and Jibanti Paul were jointly the owners in respect of land measuring about 10 (Ten) Bighas and 6 (Six) Cottahs situate lying at and being R. S. Dag No. 140 J. L. No.10 Mouza - Atghara, P. S. Rajarhat, 24-Parganas (North).
- B. The said Avanti Paul and Jibanti Paul made a plan by dividing a portion of the said plot of land measuring about 10 Bighas into 26 separate and independent plots and the same were numbered and marked as Plots Nos. 4 to 29 in the manner as shown in the Plan annexed hereto and therein bordered with Yellow colour further making a common road/passage measuring about 37 Cottahs for the use and enjoyment of the same by the owners/occupiers of the said several 26 plots and the said common road / passages is shown in Green borders in the Plan annexed hereto. The remaining portion of the said plot of land measuring about 5 Cottahs and 7 Chittacks was sold by the said Avanti Paul and Jibanti Paul in favour of different buyers.
- C. In or about the year 1965 the said Avanti Paul and Jibanti Paul with the consent and concurrence of the heirs of Late Jiten Paul namely Smt. Charusila Paul, Kali Krishna Paul, Radha Charan Paul and Golak Paul duly sold all the said 26 plots together with proportionate ownership right in the said common road/passage measuring about 37 Cottahs in favour of different buyers.
- D. By a Bengali Kobala dated 10<sup>th</sup> August, 1965 registered in Book No.1, Being Deed No.7428 for the year 1965 at the office of the Sub-Registrar, Cossipore, Dum Dum, the said Avanti Paul and Jibanti Paul with the consent of the abovenamed heirs, heiress and legal representatives of Late Jiten Paul, duly sold transferred and conveyed unto and in favour of one Sri Kalyan Mullick ALL THAT the land in aggregate measuring about 7 (Seven) Cottahs being Plot No.7 comprised in portion of R. S. Dag No.140, J. L. No.10, P. S. Rajarhat, Mouza Atghara, 24-Parganas (North) and the same is marked as Plot No.7 in the plan annexed thereto Together with proportionate ownership right title or interest in respect of the said Road/passage (equivalent to 1 Cottah 9 Chittacks 23 Sq. Ft.) shown in Green borders in the Plan annexed thereto, more fully described in Part-I of the First Schedule hereto (hereinafter referred to as "the Said Plot") free from all encumbrances whatsoever, at or for the consideration therein mentioned.
- E. By a Bengal Kobala (Sale Deed) dated 13<sup>th</sup> August, 1965 registered at the Office of the Sub-Registrar- Cossipore, Dum Dum and recorded in Book No.1, Being Deed No.7430, Pages 96 to 105, for the year 1965 the said Avanti Paul and Jibanti Paul with the consent of the abovenamed heirs, heiresses and legal

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ADDL. District Sub-Registrar  
Salt Lake City (Salt Lake City)

16 OCT 2008

representatives of Late Jiten Paul duly sold transferred and conveyed unto and in favour of the said Sri Kalyan Mullick and 16 others All that the land in aggregate measuring about 27 Cottahs and 25 Sq. ft. being Plot Nos.13 and 29 comprised in portion of R. S. Dag No.140, J. L. No. 10, P. S. Rajarhat, Mouja Atghara, Dist.24 Parganas North shown and delineated in Black borders in the Plan "X" annexed thereto and therein also marked as Plot Nos. 13 and 29 together with proportionate ownership right title or interest in respect of the said Road/passage shown in green borders in the Plan "X" annexed thereto, (hereinafter referred to as "the Plot Nos. 13 and 29").

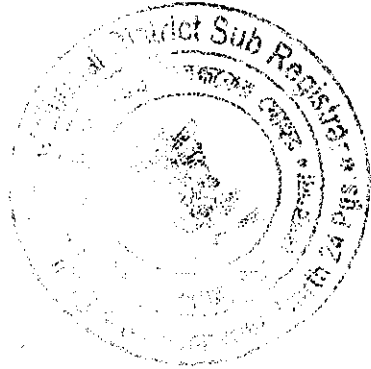
- F. As far as the ownership of Sri Kalyan Mullick in the said plots No.13 and 29 is concerned, Sri Kalyan Mullick became entitled to ALL THAT an undivided share or interest in the said Plot No.13 and 29 (equivalent to 14 Chittacks and 19 Sq. Ft.) Together with undivided proportionate ownership right in the road/passage (equivalent to 3 Chittacks and 12 Sq. Ft.), more fully described in Part-II of the First Schedule hereunder written (hereinafter referred to as the "Said Undivided Share or interest in the said Plot Nos.13 and 29").
- G. In the premises aforesaid, Sri Kalyan Mullick became the absolute owner in respect of Firstly All That piece or parcel of agricultural land measuring about 7 (seven) Cottahs being the said Plot No.7 Together with proportionate ownership rights in the said road/passage equivalent to 1 Cottah 9 Chittacks and 23 Sq. Ft. (out of total land measuring about 37 Cottahs shown and delineated in GREEN borders in the Plan annexed hereto) comprised in portion of R.S. Dag No. 140, J.L. No. 10, P.S. Rajarhat, Mouja Atghara, Dist. 24-Parganas (North), more fully described in Part-I of the First Schedule hereunder written AND SECONDLY the "Said Undivided Share or interest in the Said Plot Nos. 13 and 29 being All That the undivided share or interest in the said Plot Nos. 13 and 29 being land equivalent to 14 Chittacks and 19 Sq. Ft. Together with undivided proportionate ownership right in the said road/passage equivalent to 3 Chittacks and 12 Sq. ft. (out of total land measuring about 37 Cottahs shown and delineated in GREEN borders in the Plan annexed hereto) situated at portion of R. S. Dag Nos. 140, J. L. No. 10 P.S. Rajarhat, Mouja Atghara, Dist. 24- Parganas (North) more fully described in Part-II of the First Schedule hereunder written (hereinafter collectively referred to as "the Said Premises").
- H. By an Indenture of Conveyance dated 4<sup>th</sup> June, 2002, registered at the office of the Additional District Sub-Registrar-II, Barasat, North 24 Parganas and recorded in Book No.1, Volume No.61, Pages 55 to 71, Being Deed No.01741 for the year 2004, the aforesaid owner Sri Kalyan Mullick sold transferred and conveyed portion of his share or interest in "the Said Premises" i.e. All THAT the piece or parcel of plot of agricultural land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks be the same little more or less situate lying at and being Southern portion of the Plot No. 7 shown and delineated in RED borders in the plan annexed hereto TOGETHER WITH undivided proportionate ownership right in the road/passage measuring 37 Cottahs (equivalent to 12 Chittacks and 34 Sq. ft.) shown and delineated in green borders in the plan annexed hereto, TOGETHER WITH undivided proportionate share or interest in the said Plot Nos. 13 and 29 (equivalent to 7 (Seven) Chittacks and 9 (Nine) Sq. ft.) shown and delineated in BLACK borders in the Plan annexed hereto

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A.S.E. District Sub-Registrar  
Salt Lake City (Salt Lake City)

16 OCT 2008

**TOGETHER WITH** undivided proportionate ownership right in the said passage/road (equivalent to 1 (One) Chittack 29 (Twenty-Nine) Sq. Ft.) shown and delineated in Green Borders in the plan annexed hereto, in aggregate measuring 4 (Four) Cottahs 13 (Thirteen) Chittacks and 27 (Twenty-Seven) Sq. Ft., comprised in portion of R. S. Dag No.140, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24 Parganas (North), more fully described in the Second Schedule hereunder written (hereinafter referred to as "**the SAID PROPERTY**") unto and in favour of the Vendor herein free from all encumbrances, mortgages, charges, liens, lispens, claims, demands, liabilities, acquisitions, requisitions, Barga, attachment, alignment and trusts whatsoever, at or for the agreed consideration mentioned therein.

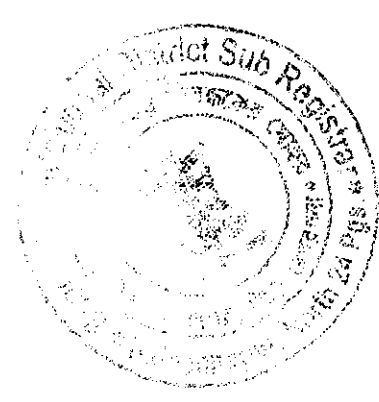
- I. In the premises aforesaid, Mrs. Anju Chhawchharia, the Vendor herein, became the absolute owner of the Said Property free from all encumbrances whatsoever and howsoever.
- J. The Vendor herein applied for and got the mutation certificate from the Rajarhat Gopalpur Municipality in her favour recording the Said Property in her name under Mutation Certificate no.16616 dated 24<sup>th</sup> May, 2004 and the Said Property has been recorded as Holding No.AS/10/1557/2004.
- K. That the Vendor while in absolute possession and enjoyment of the Said Property also recorded her name in L.R. record of rights (Parcha) bearing L. R. Khatian No.1634 and is paying the revenues and Khajanas in respect of the Said Property to the concerned authorities and holding the same uninterruptedly and peacefully.
- L. By virtue of Deed of Conveyance dated 19<sup>th</sup> June, 2008, duly registered at the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas and recorded in Book No.1, CD Volume No.8, Pages 576 to 591, Being Deed No.07970 for the year 2008, the aforesaid Vendor sold transferred and conveyed portion of her share or interest in "**the Said Property**" i.e. **All THAT** the piece or parcel of plot of agricultural land measuring 1 (One) Cottah 27 (Twenty-Seven) Sq. Ft. be the same a little more or less situate lying at and being portion of the Southern portion of the Plot No. 7 shown and delineated in **PINK** borders in the plan annexed therein **TOGETHER WITH** undivided proportionate ownership right in the road/passage measuring 37 Cottahs (equivalent to 3 (Three) Chittacks and 35 (Thirty-Five) Sq. ft.) **TOGETHER WITH** undivided proportionate share or interest in the said Plot Nos.13 and 29 (equivalent to 2 (Two) Chittacks and 6 (Six) Sq. ft.) **TOGETHER WITH** undivided proportionate ownership right in the said passage/road (equivalent to 22 (Twenty-Two) Sq. Ft.), in aggregate measuring 1 (One) Cottah and 7 (Seven) Chittacks, comprised in portion of R. S. Dag No.140, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24 Parganas (North) unto and in favour of Mr. Harshvardhan Saraf, son of Mr. Sanjay Saraf, free from all encumbrances, mortgages, charges, liens, lispens, claims, demands, liabilities, acquisitions, requisitions, Barga, attachment, alignment and trusts whatsoever, at or for the agreed consideration mentioned therein.
- M. By virtue of another Deed of Conveyance dated 19<sup>th</sup> June, 2008, duly registered at the office of the Additional District Sub-Registrar, Bidhannagar,

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ADD. District Sub-Registrar  
Salt Lake City (Salt Lake City)

16 OCT 2008



Salt Lake City, North 24 Parganas and recorded in Book No.1, CD Volume No.8, Pages 685 to 701, Being Deed No.07973 for the year 2008, the aforesaid Vendor sold transferred and conveyed portion of her share or interest in "the Said Property" i.e. All THAT the piece or parcel of plot of agricultural land measuring 1 (One) Cottah 2 (Two) Chittacks and 21 (Twenty-One) Sq. Ft. be the same a little more or less situate lying at and being portion of the Southern portion of the Plot No. 7 shown and delineated in PINK borders in the plan annexed therein TOGETHER WITH undivided proportionate ownership right in the road/passage measuring 37 Cottahs (equivalent to 4 (Four) Chittacks and 10 (Ten) Sq. ft.) TOGETHER WITH undivided proportionate share or interest in the said Plot Nos.13 and 29 (equivalent to 2 (Two) Chittacks and 17 (Seventeen) Sq. ft.) TOGETHER WITH undivided proportionate ownership right in the said passage/road (equivalent to 24 (Twenty-Four) Sq. Ft.), in aggregate measuring 1 (One) Cottah 9 (Nine) Chittacks and 27 (Twenty-Seven) Sq. Ft., comprised in portion of R. S. Dag No.140, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24 Parganas (North) unto and in favour of M/s. Snow White Enterprises Private Limited, having its registered office at 5, Kabir Road, Kolkata - 700 026, free from all encumbrances, mortgages, charges, liens, lispensens, claims, demands, liabilities, acquisitions, requisitions, Barga, attachment, alignment and trusts whatsoever, at or for the agreed consideration mentioned therein.

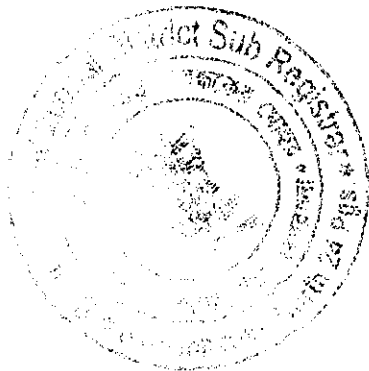
N. In the premises aforesaid, Mrs. Anju Chhawchharia, the Vendor herein, became the absolute owner of the balance portion of the Said Property, i.e. All THAT the piece or parcel of plot of agricultural land measuring 1 (One) Cottah 4 (Four) Chittacks and 42 (Forty-Two) Sq. Ft. be the same a little more or less situate lying at and being portion of the Southern portion of the Plot No. 7 shown and delineated in PINK borders in the plan annexed herein TOGETHER WITH undivided proportionate ownership right in the road/passage measuring 37 Cottahs (equivalent to 4 (Four) Chittacks and 34 (Thirty-Four) Sq. ft.) TOGETHER WITH undivided proportionate share or interest in the said Plot Nos.13 and 29 (equivalent to 2 (Two) Chittacks and 31 (Thirty-One) Sq. ft.) TOGETHER WITH undivided proportionate ownership right in the said passage/road (equivalent to 28 (Twenty-Eight) Sq. Ft.), in aggregate measuring 1 (One) Cottah and 13 (Thirteen) Chittacks, comprised in portion of R. S. Dag No.140, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24 Parganas (North) morefully described in the Third Schedule hereunder written (hereinafter referred to as "the Demised Property") free from all encumbrances whatsoever and howsoever.

O. The Vendor abovenamed doth hereby represented and assured the Purchaser as follows:

- i) That the Vendor is the sole and absolute owner of the Demised Property;
- ii) That "the Demised Property" is free from all encumbrances, mortgages, charges, liens, lispensens, claims, demands, liabilities, acquisitions, requisitions, alignments, Barga, attachment and trust whatsoever;



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**A.S.E. District Sub-Registrar  
Mahanagar (Salt Lake City)**

**16 OCT 2008**

- iii) That "the Demised Property" is not adversely affected by the West Bengal Land Reforms Act, 1956 and/or the Urban Land (Ceiling & Regulation) Act, 1976:
  - iv) That neither "the Demised Property" is affected by any Barga whatsoever and that the Vendor abovenamed at all times have been and still is in physical possession and occupation of the Demised Property;
  - v) That the Vendor abovenamed has undivided proportionate ownership right in respect of the said road/passage and in Plot Nos.13 and 29 as shown in green borders and Black borders respectively in the plan annexed hereto;
  - vi) That there is no restrain order passed by any court of law nor there is any impediment of any nature whatsoever for the Vendor to sell and/or transfer the Demised Property or portion thereof including her undivided proportionate ownership right and/or share in the said road/passage and Plot Nos.13 and 29 in favour of the Purchaser abovenamed;
  - vii) That in the event the Purchaser abovenamed agrees to purchase and/or acquire "the Demised Property" in entirety or portion thereof as per this Deed, the Vendor abovenamed shall make over the vacant and peaceful possession of the same in favour of the Purchaser;
  - viii) That the Vendor herein and/or her predecessors in title have not deposited the title deeds or documents in respect of "the Demised Property" with any person or party with an intention to create equitable mortgage or as security for performance of any act or payment of any money or otherwise;
  - ix) The Vendor has not entered into any agreement and/or arrangement with any person or party either for sale or for development of the Demised Property nor any such agreement is subsisting;
- P. The Purchaser herein relying on the abovementioned various representations and assurances and further believing the same to be true, approached the Vendor to purchase the Demised Property being demarcated portion of the Plot No.7 (South) and proportionate undivided ownership right in the road/passage together with undivided proportionate share or interest in the Plot No.13 and 29 and proportionate undivided ownership right in the road/passage, morefully described in the Third Schedule hereunder written, in favour of the Purchaser herein.
- Q. The Vendor has agreed to sell and the Purchaser herein has agreed to purchase the Portion of the Demised Property free from all encumbrances, mortgages, charges, liens, lispens, claims, demands, liabilities, acquisitions, requisitions, Barga, attachment and trusts whatsoever, at or for the agreed consideration and on the agreed terms mentioned hereinafter.

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A.S.E. District Sub-Registrar  
Salt Lake City (Salt Lake City)

16 OCT 2008

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of **Rs.21,75,000/= (Rupees Twenty-One Lacs Seventy-Five Thousand)** only duly paid to the Vendor herein by M/s. Lord Apartments Private Limited, the Purchaser herein, at or before the execution of these presents (the receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof acquits releases and discharges the Purchaser as also "the Demised Property" hereby sold transferred and conveyed) the Vendor doth hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser abovenamed **All THAT** the piece or parcel of plot of agricultural land measuring 1 (One) Cottah 4 (Four) Chittacks and 42 (Forty-Two) Sq. Ft. be the same a little more or less situate lying at and being portion of the Southern portion of the Plot No. 7 shown and delineated in **PINK** borders in the plan annexed hereto **TOGETHER WITH** undivided proportionate ownership right in the road/passage measuring 37 Cottahs (equivalent to land measuring 4 (Four) Chittacks and 34 (Thirty-Four) Sq. Ft.) shown and delineated in **GREEN** borders in the plan annexed hereto **TOGETHER WITH** undivided proportionate share or interest in the said Plot Nos. 13 and 29 (equivalent to 2 (Two) Chittacks and 31 (Thirty-One) Sq. Ft. shown and delineated in Black Borders in the plan annexed hereto **TOGETHER WITH** proportionate undivided ownership right in the said passage/road measuring 37 Cottahs (equivalent to 28 (Twenty-Eight) Sq. Ft.) shown and delineated in **GREEN** borders in the plan annexed hereto comprised in portion of R. S. Dag No.140, R. S. Khatian No.90, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24 Parganas (North), more fully described in the Third Schedule hereunder written (hereinafter referred to as "**the Demised Property**") free from all encumbrances, mortgages charges, liens, lispens, claims, demands, liabilities, acquisitions, requisitions, Bargas, attachments, alignments and trust whatsoever;

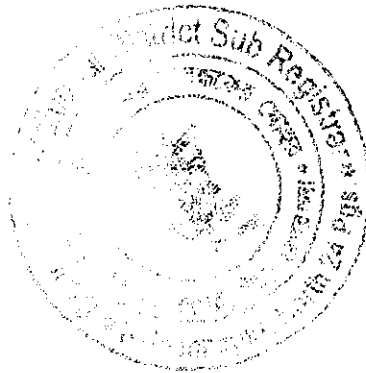
**OR HOWSOEVER OTHERWISE** "the Demised Property" or any part thereof now are or is or heretofore were or was situated butted bounded called known numbered described and distinguished;

**TOGETHER WITH** all compounds, areas, ways, paths, passages, sewers, drains and all or every manner of connections and all other rights of land comprised therein **AND ALL** rights, liberties, privileges, easements, profits, appendages and appurtenances whatsoever thereunto belonging or held or enjoyed or occupied therewith or reputed to belong or appurtenant thereto **A N D** the reversion or reversions, remainder or remainders **AND THE** rents issues and profits of "the Demised Property" and all the estates, right, title, interest, property, claim and demands whatsoever both at law and in equity of the Vendor into, upon and in any manner concerning "the Demised Property" and every part thereof hereby conveyed or expressed or intended so to be **TOGETHER WITH** all rights of ingress to and egress from "the Demised Property" at all times with all rights to lay drains, water pipes, sewerages, electric and telephone cables and pipes **TOGETHER WITH** all deeds, pattahs, muniments writings and evidences of title and other documents exclusively relating to or concerning "the Demised Property" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any other person or persons from whom the Vendor can or may procure the same, without any action or suit at law or in equity;

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*Anju*

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A.C. District Sub-Registrar  
Salt Lake City (Salt Lake City)

16 OCT 2008

**TO HAVE AND TO HOLD** "the Demised Property", more fully described in the Third Schedule hereunder written hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and for ever as and for an absolute indefeasible and perfect estate of inheritance thereof in fee simple or an estate equivalent thereto, without any manner of condition use trust and other things whatsoever to alter defeat encumber or make void the same **A N D** free from all encumbrances, charges, mortgages, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, barga, attachments, alignments and trusts whatsoever;

**AND THE VENDOR** doth hereby covenant with the Purchaser as follows:

**THAT** notwithstanding any act deed matter or thing whatsoever by the Vendor or any of the predecessors in title of the Vendor made, committed or knowingly suffered to the contrary, the Vendor is lawfully rightfully and absolutely seized and possessed or otherwise well and sufficiently entitled to "the Demised Property" hereby granted sold, conveyed and transferred or intended so to be in perfect and indefeasible estate of inheritance, without any manner of condition use trust or thing whatsoever to alter, defeat, encumber or make void the same ;

**THAT** notwithstanding any such act deed matter or thing whatsoever as aforesaid, the Vendor now has good right, full power and absolute authority and indefeasible title to grant, sell, convey and transfer "the Demised Property" hereby granted sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;

**AND THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy "the Demised Property" hereby granted sold conveyed and transferred and receive the rents issues and profits of "the Demised Property", without any lawful eviction interruption hindrance claim or demand whatsoever from or by the Vendor or any other person or persons having or lawfully or equitably claiming from under or in trust for the Vendor;

**AND THAT** free and clear and freely and clearly and absolutely acquired exonerated released and discharged by and at the costs and expenses of the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all manner of encumbrances whatsoever made, suffered, created, done executed or occasioned by the Vendor or any other person or persons whosoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

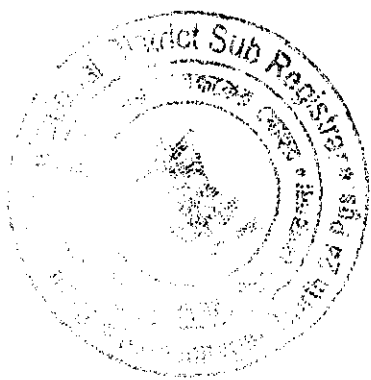
**AND THAT** "the Demised Property" is not affected by any barga or any attachment including attached under any certificate case or any proceedings started at the instance of the Income Tax authorities or the Estate Duty authorities or other Government authorities under the Public Demand Recovery Act or any other acts or otherwise whatsoever;

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ADDL. District Sub-Registrar  
Salt Lake City (Salt Lake City)

16 OCT 2008



**AND THAT** no declaration has been made or published for acquisition or requisition of "the Demised Property" or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force **AND THAT** "the Demised Property" or any part thereof is not affected by any notice or proceeding for acquisition or requisition under the Defence of India Act or Rules framed there under or any other Acts or enactments whatsoever;

**AND THAT** "the Demised Property" being agricultural land, there is no impediment under the provisions of the Urban Land (Ceiling & Registration) Act, 1976 for the Vendor to grant, transfer, convey, sell, assign and assure "the Demised Property" in favour of the Purchaser in the manner aforesaid;

**AND THAT** the Vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right title or interest or trust property claim and demand whatsoever in "the Demised Property" hereby sold, conveyed, granted and transferred or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do execute and perfect or cause to be made, done, executed and perfected all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring conveying and confirming "the Demised Property" and every part thereof unto and to the use and benefit of the Purchaser for ever in the manner aforesaid, as shall or may be reasonably required.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**("The Said Premises")**

**Part-I**

**("the Said Plot")**

**All That** piece or parcel of agricultural plot of land measuring 7 (Seven) Cottahs be the same a little more or less situate lying at and being Plot No.7 comprised in portion of R. S. Dag No.140, R. S. Khatian No.90, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24-Parganas (North) within the jurisdiction of Additional Sub-Registry Office of Bidhannagar, Salt Lake City, District North 24 Parganas, shown and delineated in **BLUE** border in the plan annexed hereto and marked as **Plot No.7;**

**TOGETHER WITH** an undivided proportionate ownership right in the road/passage measuring about 37 Cottahs (equivalent to 1 (One) Cottahs 9 (Nine) Chittacks and 23 (Twenty-Three) Sq. Ft.) shown and delineated in **GREEN** borders in the plan annexed hereto;

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**A.S.E. District Sub-Registrar  
Mirzapur (Salt Lake City)**

**16 OCT 2008**

Part-II

(Said Undivided Share or interest in the Said Plot nos.13 and 29)

**ALL THAT** an undivided share or interest in the agricultural land measuring 1 (One) Bighas 7 (Seven) Cottahs and 25 (Twenty-five) Sq. Ft. being plot Nos.13 and 29 (equivalent to 14 Chittacks and 19 Sq. Ft.) comprised in portion of R. S. Dag No. 140, R. S. Khatian No.90, J. L. No.10, P. S. Rajarhat, Mouja Atghara, 24 Parganas (North) within the jurisdiction of Additional Sub-Registry Office of Bidhannagar, Salt Lake City, District North 24 Parganas, shown and delineated in **BLACK** border in the plan annexed hereto and marked as Plot nos.13 and 29;

**TOGETHER WITH** an undivided proportionate ownership right in the road/passage measuring about 37 Cottahs (equivalent to 3 (Three) Chittacks and 12 (Twelve) Sq. Ft.) shown and delineated in **GREEN** borders in the plan annexed hereto.

THE SECOND SCHEDULE ABOVE REFERRED TO

("THE SAID PROPERTY")

**All That** portion of piece or parcel of agricultural land measuring 3 (Three) Cottahs and 8 (Eight) Chittacks be the same a little more or less situate lying at and being the Southern portion of Plot No.7 shown and delineated in **RED** borders in the plan annexed hereto **TOGETHER WITH** undivided proportionate ownership right in the road/passage measuring about 37 Cottahs (equivalent to 12 (Twelve) Chittacks and 34 (Thirty-Four) Sq. Ft.); both being the portion of the Said Plot, morefully described in Part-I of the First Schedule hereinabove **TOGETHER WITH** undivided proportionate share or interest in the said Plot Nos. 13 and 29 (equivalent to 7 (Seven) Chittacks and 9 (Nine) Sq. ft. be the same a little more or less) shown and delineated in Black border **TOGETHER WITH** undivided proportionate ownership right in the said road/passage measuring about 37 Cottahs (equivalent to 1 (One) Chittack and 29 (Twenty-Nine) Sq. ft.); both being the portion of the Said Undivided share or interest in the Said Plot Nos.13 and 29 morefully described in Part-II of the First Schedule hereinabove, in aggregate measuring 4 (Four) Cottahs 13 (Thirteen) Chittacks and 27 (Twenty-Seven) Sq. Ft. stands recorded under the Municipal Holding No.AS/10/1557/2004 in Ward No.6 within the municipality of Rajarhat Gopalpur Municipality in the District of North 24 Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO

("THE DEMISED PROPERTY")

**All THAT** portion of piece or parcel of agricultural land measuring 1 (One) Cottah 4 (Four) Chittacks and 42 (Forty-Two) Sq. Ft. be the same a little more or less situate lying at and being portion of the Southern portion of Plot No.7 shown and delineated in **PINK** border in the Plan annexed hereto **TOGETHER WITH**

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**District Sub-Registrar  
Salt Lake City (Salt Lake City)**

**16 OCT 2008**

undivided proportionate ownership right in the road/passage (equivalent to 4 (Four) Chittacks and 34 (Thirty-Four) Sq. Ft.) **TOGETHER WITH** undivided proportionate share or interest in the said Plot Nos.13 and 29 equivalent to 2 (Two) Chittacks and 31 (Thirty-One) Sq. Ft. **TOGETHER WITH** undivided proportionate ownership right in the said passage/road equivalent to 28 (Twenty-Eight) Sq. Ft., **in aggregate measuring 1 (One) Cottah and 13 (Thirteen) Chittacks** being the portion of the Said Property, morefully described in the Second Schedule hereinabove written.

**IN WITNESS WEREOF** the Vendor and the Purchaser hereto have put their respective hands and seal on the day month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By **ANJU CHHAWCHHARIA**  
the Vendor abovenamed at Kolkata  
in the Presence of:

*Anju Chhawchharia*

*manoj chhawchharia*  
(**MANOJ CHHAWCHHARIA**)  
1A NANDA HULLICK LANE  
KOLKATA - 700006

**SIGNED, SEALED AND DELIVERED**

By **HARSHVARDHAN SARAF**, Director  
of M/s. **LORD APARTMENTS PRIVATE  
LIMITED**, the Purchaser abovenamed at  
Kolkata in the Presence of:

**LORD APARTMENTS PVT. LTD**

*Harshvardhan Saraf*  
**Director**

*Mahendra*  
Mahendra Muskara  
6A, K. S. Roy Road  
Kolkata - 700001

Drafted by:  
Mahendra Muskara  
Advocate, High Court, Kolkata

H



*[Handwritten Signature]*  
A.S. District Sub-Registrar  
Malwa Nagar (Salt Lake City)

16 OCT 2008

**MEMO OF CONSIDERATION**

RECEIVED of and from the within named  
Purchaser the within mentioned amounts  
Towards payment of consideration in full  
And as per Memo hereunder written .....

**Rs.21,75,000/=**

**MEMO**

1. By Cheque no.000837 dated 29<sup>th</sup> March, 2008  
drawn on American Express Bank Limited,  
Kolkata on behalf of the Purchaser in favour  
of Mrs. Anju Chhawchharia, the Vendor for **Rs.2,00,000/=**
  
2. By Cheque no.296376 dated 5<sup>th</sup> September, 2008  
drawn on Oriental Bank of Commerce, Park  
Street, Kolkata on behalf of the Purchaser in  
favour of Mrs. Anju Chhawchharia, the Vendor for **Rs.5,00,000/=**
  
3. By Cheque no.993884 dated 24<sup>th</sup> September, 2008  
drawn on Citi Bank, Kolkata, on behalf of the  
Purchaser in favour of Mrs. Anju Chhawchharia,  
the Vendor for **Rs.8,87,500/=**
  
4. By Cheque no.296394 dated 13<sup>th</sup> October, 2008  
drawn on Oriental Bank of Commerce, Park  
Street, Kolkata on behalf of the Purchaser in  
favour of Mrs. Anju Chhawchharia, the Vendor for **Rs.5,87,500/=**

**Total: Rs.21,75,000/=**

**(Rupees Twenty-One Lacs Seventy-Five Thousand Only)**

Witness:

*.....*

*Anju Chhawchharia*  
**(ANJU CHHAWCHHARIA)**

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SENT  
REC  
BU

H



*[Handwritten Signature]*  
A.M. District Sub-Registrar  
Salt Lake City (Salt Lake City)

16 OCT 2008














SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/ SELLER/  
BUYER/ CAIMENT  
WITH PHOTO

**UNDER RULE 44 A OF THE I. R. ACT 1908**












L.H. BOX- SMALL TO THUMB PRINTS

N.B.:-

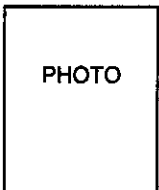
R. H. BOX- THUMB TO SMALL PRINTS

 <i>An</i>	LH.					
	RH.					

ATTESTED :-

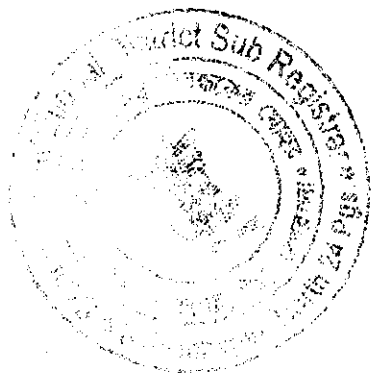
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	RH.					

ATTESTED :-

 PHOTO	LH.					
	RH.					

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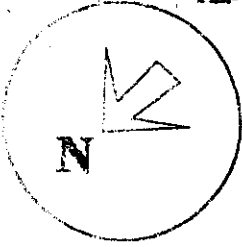
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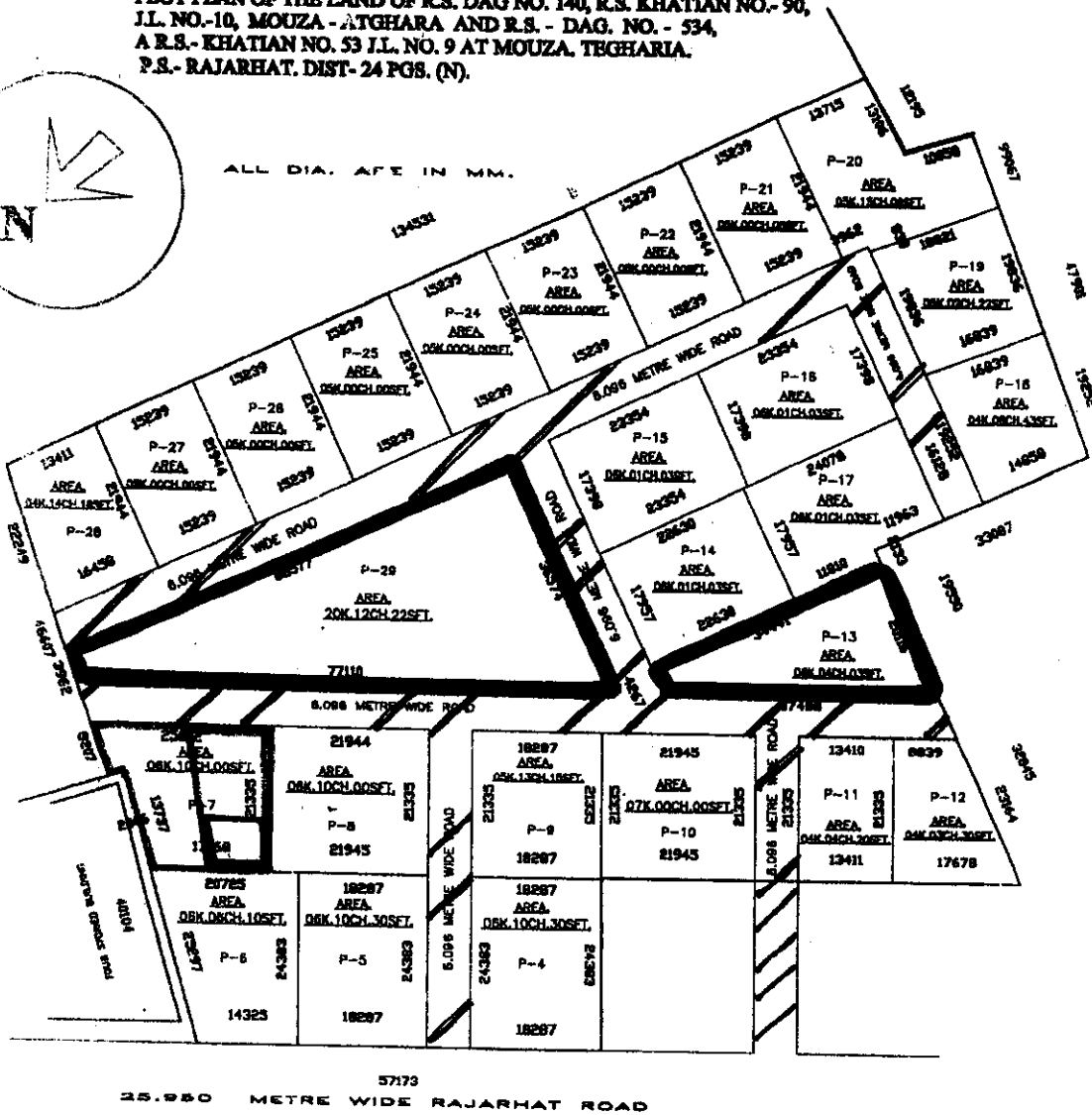
*[Handwritten Signature]*  
Adm. District Sub-Registrar  
Salt Lake City (Salt Lake City)

16 OCT 2008

**PLOT PLAN OF THE LAND OF R.S. DAG NO. 140, R.S. KHATIAN NO.- 90,  
J.L. NO.-10, MOUZA - ATGHARA AND R.S. - DAG. NO. - 534,  
A R.S.- KHATIAN NO. 53 J.L. NO. 9 AT MOUZA, TEGHARIA,  
P.S.- RAJARHAT, DIST.- 24 PGS. (N).**



ALL DIA. ARE IN MM.



57173  
25.950 METRE WIDE RAJARHAT ROAD

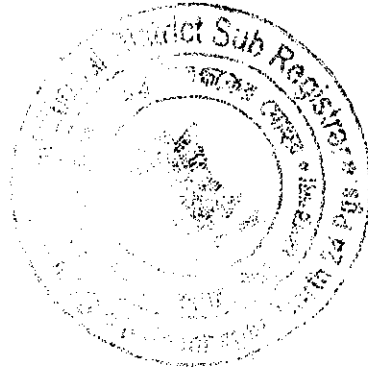
for 2076 Apartments PPL. 516  
Shashvardhan  
Sirota

*Sanaf*

*Anju Chhawichharia*

SIGNATURE OF THE VENDOR/VENDORS

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**District Sub-Registrar  
Salt Lake City (Salt Lake City)**

16 OCT 2008

**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
Endorsement For deed Number :I-12573 of :2008  
(Serial No. 10252, 2008)

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**On 15/10/2008**

**Presentation(Under Section 52 & Rule 22A(3), 46(1))**

Presented for registration at 11.17 hrs on :15/10/2008, at the Private residence by Harshavardhan Saraf, Claimant.

**Admission of Execution(Under Section 58)**

Execution is admitted on 15/10/2008 by

1. Anju Chhawchharia, wife of Manoj Chhawchharia, 1 A Nando Mullick Lane Kol-6, Thana .., By caste Hindu, by Profession :House wife
2. Harshavardhan Saraf, Director, Lord Apartment Pvt Ltd, 5 Kabir Rd, profession :Service  
Identified By Mahendra Muskara, son of ... High Court Thana: .., by caste Hindu, By Profession :Advocate.

Name of the Registering officer :**Abhijit Kumar Das**  
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**

**On 16/10/2008**

**Certificate of Admissibility(Rule 43)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 23914/- on:16/10/2008

**Certificate of Market Value(WB PUVI rules 1999)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 2175000/-

Certified that the required stamp duty of this document is Rs 130500 /- and the Stamp duty paid as: Impressive Rs- 50

**Deficit stamp duty**

Deficit stamp duty 1.Rs 43500/- is paid, by the draft number 385149, Draft Date 15/10/2008 Bank Name STATE BANK OF INDIA, Kalighat, received on :16/10/2008. 2.Rs 43500/- is paid, by the draft number 385150, Draft Date 15/10/2008 Bank Name STATE BANK OF INDIA, Kalighat, received on :16/10/2008. 3.Rs 43500/- is paid, by the draft number 385151

  
[Abhijit Kumar Das]  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN**  
**NAGAR**

Govt. of West Bengal

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*[Handwritten Signature]*  
ASST. District Sub-Registrar  
Mirzapur (Salt Lake City)

16 OCT 2008

**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
**Endorsement For deed Number :I-12573 of :2008**  
**(Serial No. 10252, 2008)**

---

Draft Date 15/10/2008 Bank Name STATE BANK OF INDIA, Kalighat, received on :16/10/2008.

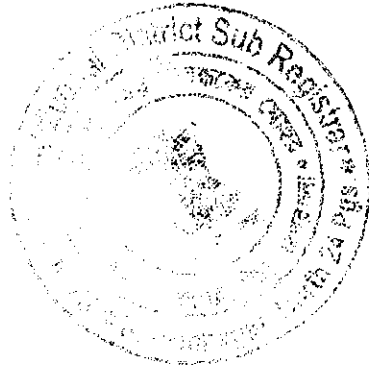
Name of the Registering officer :**Abhijit Kumar Das**  
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**



[Abhijit Kumar Das]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal

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*[Handwritten signature]*

**Adm. District Sub-Registrar  
Mirzapur (Salt Lake City)**

**16 OCT 2008**














SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/ SELLER/  
BUYER/ CAIMENT  
WITH PHOTO

**UNDER RULE 44 A OF THE I. R. ACT 1908**












L.H. BOX- SMALL TO THUMB PRINTS

N.B.:-


R. H. BOX- THUMB TO SMALL PRINTS

 <i>An</i>	LH.					
	RH.					

ATTESTED :-

 <i>How</i>	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

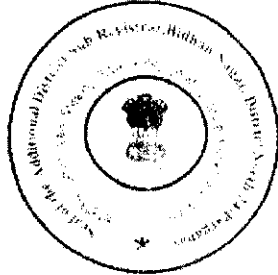
ATTESTED :-





**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 12  
Page from 3227 to 3244  
being No 12573 for the year 2008.



*(Handwritten signature)*

(Abhijit Kumar Das) 17-October-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal