

[Handwritten signature]

BETWEEN

and fourteen

THIS DEED OF CONVEYANCE made this 21st day of April two thousand

[Handwritten initials]

21/04

21/4/14

1

1389/14

21/4/14
3-05
8024/14

23/4/14
M. V. 4932, W. R.
S 009302



পশ্চিমবঙ্গ রাজস্ব বিভাগ WEST BENGAL

S 009302



04762/014

4915/14

79



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 04915 of 2014

(Serial No. 04762 of 2014 and Query No. 1902L000008024 of 2014)

On 21/04/2014

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

Presented for registration at 15.05 hrs. on :21/04/2014, at the Private residence by Rajiv Himatsingka
Claimant

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

Execution is admitted on 21/04/2014 by

1. Om Prakash Bhakkar, son of Dip Narayan Bhakkar , 193/2, Mahatma Gandhi Road, Kol.
District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Business

2. Rajiv Himatsingka
Director, Greenview Awast Pyi Ltd, 222, A J C Bose Road, Kol, Thana:-Bentlapukur, District:-Kolkata,
WEST BENGAL, India, Pin :-700017
, By Profession : Business

Identified By S Saha, son of Late S N Saha, 50, Jawahar Lal Nehru Road, Kol, District:-Kolkata,
WEST BENGAL, India, Pin :-700071, By Caste: Hindu, By Profession: Others.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 22/04/2014

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs.-49,30,000/-

Certified that the required stamp duty of this document is Rs. - 345120/- and the Stamp duty paid as:
Impressive Rs.- 100/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 23/04/2014

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 54317/- is paid, by the draft number 496643 Draft Date 17/04/2014, Bank Name: State Bank of
India, Samiddhi Bhavan, 1, Strand Rd, received on 23/04/2014
(Under Article : A(1) = 54219/-, E = 14/-, I = 55/-, M(D) = 25/-, (M(S) = 4/- on 23/04/2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number: I - 04915 of 2014

(Serial No. 04762 of 2014 and Query No. 1902L000008024 of 2014)

Deficit stamp duty

Deficit stamp duty Rs. 345120/- is paid, by the draft number 496646, Draft Date 17/04/2014, Bank : State Bank of India, Samriddhi Bhavan, 1, Strand Rd, received on 23/04/2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



23 APR 2014
KOLKATA

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

C. Accordingly, the Vendor herein is now the absolute lawful owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of Sali land measuring about 5 cottahs equivalent to about 8.264 decimals together with R.T. structure erected thereon in R.S./L.R. Dag No. 852 under L. R. Khatian no. 504 (R. S. Khatian No. 70) in Mouza Thakdari J. L. No. 19, Police Station Bidhannagar (East), District North 24-Parganas and hereinafter referred to as "**the said property**" and morefully described in the Schedule hereunder written free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debentures, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions,

B. The Vendor applied for and got the above land mutated in the Vendor's name with the authorities under the West Bengal Land Reforms Act, 1955 under L. R. Khatian no. 504.

A. By and under an Indenture of Conveyance dated 2nd December, 1995 registered at the office of the District Registrar, Barrasat, North 24 Parganas in Book no. 1 Volume no. 143, Pages 177 to 183 Being no. 7933 for the year 1995, the Vendor herein purchased from Soumen Pramanick, Gobinda Pramanick, Sallen Pramanick, Somnath Pramanick, Sambhu Pramanick, Aboth Chandra Pramanick, Sushil Kumar Pramanick, Anil Chandra Pramanick, Smt. Gita Pramanick, Shampa Pramanick, Smt. Narayan Mphdal, Smt. Maya Mondal and Smt. Daya Pramanick for valuable consideration ALL THAT the piece or parcel of agricultural (Sali) land measuring about 5 cottahs equivalent to about 8.264 decimals in R.S./L.R. Dag No. 852 under R. S. Khatian No. 70, in Mouza Thakdari, J. L. No. 19, Police Station Bidhannagar (East), District North 24-Parganas. An R.T. structure has been erected on the above land.

I. The Vendor has represented to and assured the Purchaser as follows:

WHEREAS :

OM PRAKASH BHAKKAR, son of Dip Narayan Bhakkar, by religion Hindu, by occupation Business, Citizen of India, residing at 193/2, Mahatma Gandhi Road, Kolkata - 700 007, having Income Tax Permanent Account No. ADBPB2847C, hereinafter referred to as "**the VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **ONE PART AND GREENVIEW AWAS PRIVATE LIMITED**, a Company within the meaning of Companies Act, 1956 having its registered office at 222, A.J.C. Bose Road, Police Station Beniapukur, Kolkata - 700 017, having Income Tax Permanent Account No. AAFCG4033M and represented by its Director Rajiv Himatsingka, son of Om Prakash Himatsingka, by religion Hindu, by occupation business, Citizen of India, residing at 19B, Mandeville Gardens, Rajiv Himatsingka, Police Station Gariahat, Kolkata - 700 019, hereinafter referred to as "**the PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **OTHER PART** -

attachments, vesting, alignment, easements, liabilities, court orders and its pends whatsoever.

D. There is no restriction on transfer or any subsisting order, proceeding, declaration or notice affecting the said Property and no part of the same has been vested, acquired, requisitioned and/or affected by the Land Acquisition Department and/or any other body or authority.

E. The said Property is within the respective ceiling limits under the West Bengal Land Reforms Act, 1955 and the Urban Land (Ceiling and Regulation) Act 1976 and no part of the said Property is either excess land or excess vacant land and/or is liable to be vested under either of the said Acts or any other law.

F. No suit or other proceeding has been filed or is pending in any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body or authority affecting the said Property and/or the right title and interest of the Vendor or the Vendor's predecessors-in-title. No injunction or attachment or other order has been passed or is subsisting in relation to the said Property.

G. No person other than the Vendor has any right, title, interest, claim or demand whatsoever in respect of the said Property. No person or persons whosever has or have claimed to have any right of preemption over and/or in respect of the said Property or any part thereof. The said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

H. There is no subsisting understanding, agreement or arrangement, written or oral, of any nature whatsoever with anyone (other than the Purchaser) for sale and/or for otherwise dealing with, relating to and/or concerning the said Property.

I. The Vendor has been and is in actual peaceful, physical, vacant, khas possession of the said Property and every portion thereof absolutely and is personally enjoying and using the same without any interference or hindrance whatsoever and there is no encroachment whatsoever in respect of any portion of the said Property.

J. The Vendor and/or the Vendor's predecessors-in-title have not in any way dealt with the said Property or any part or portion thereof whereby the right, title and/or interest of the Vendor and/or the Vendor's predecessors-in-title as to the ownership, use, enjoyment and/or sale of the said Property or any part or portion thereof is or may be affected in any manner whatsoever. The Vendor and/or the Vendor's predecessors-in-title have not used the said Property or any part thereof for any purpose other than that for which the same was meant and have not committed default of and/or contravened any provision of law applicable to the said Property or any part thereof.

K. The said Property or any part thereof is not affected by any Bargadar, Bhagchasi, occupancy or any other rights and no such rights have been claimed by anyone and no Bargadar or Bhagchasi is recorded in the relevant records in respect of the said Property or any part thereof.

L. There is no mortgage, charge or lien in respect of the said Property by way of deposit of title deeds or otherwise.

M. The Vendor's predecessors-in-title were and the Vendor is lawfully entitled to own and transfer the said Property under the relevant laws governing the same and there is no restriction or bar, legal or otherwise, to the Vendor selling the said Property to the Purchaser in the manner herein.

N. The Vendor does not belong to any Scheduled Tribe and has a good and marketable title to the said Property, free from all encumbrances and liabilities whatsoever.

II. The Vendor has agreed to sell to the Purchaser and the Purchaser, relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof, has agreed to purchase the said Property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs. 49,30,000/- (Rupees forty nine lacs thirty thousand only). The Purchaser has at or before the execution hereof already made payment of the agreed total consideration of Rs. 49,30,000/- to the Vendor as per details mentioned in the Memo of Consideration. The Vendor admits and acknowledges receipt of the aforesaid agreed total consideration of Rs. 49,30,000/- (Rupees forty nine lacs thirty thousand only) paid by the Purchaser as aforesaid and confirms that now no amount is due or payable by the Purchaser in respect of the said Property. The Vendor has already put the Purchaser in vacant, peaceful and physical khas possession of the said Property in its entirety.

NOW THIS DEED WITNESSES that in pursuance of the said agreement

and in consideration of the said sum of Rs. 49,30,000/- (Rupees forty nine lacs thirty thousand only) paid by the Purchaser to the Vendor as aforesaid at or before the execution of these presents, being the agreed total consideration money for the sale and transfer of the said Property (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby forever acquit release and discharge the Purchaser as well as the said Property hereby transferred and conveyed) the Vendor doth hereby irrevocably grant sell transfer convey assign and assure unto the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, easements, liabilities, court orders and his pendens whatsoever **ALL THAT** the piece or parcel of Sali land measuring about 5 cottahs equivalent to about 8.264 decimals together with R.T. structure erected thereon in R.S./L.R. Dag No. 852 under L. R. Khatian no. 504 (R. S. Khatian No. 70) in Mouza Thakdari J. L. No. 19, Police Station Salt Lake Electronics Complex (earlier Bidhannagar East), District North 24-Parganas and morefully described in the **Schedule** hereunder written and hereinafter collectively referred to as "the said Property" **OR HOWSOEVER OTHERWISE** the said Property or any part of portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **Together With** all benefits and advantages of

ancient and other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Property and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor in to and upon and in respect of the said Property or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds patents muniments and evidences of title which in anywise exclusively relate to or concern the said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and for ever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debentures, prohibitions, restrictions, restrictive, covenants, easements, court orders and his pendens attachments, alignment, easements, liabilities, court orders and his pendens whatsoever **AND** the Vendor doth hereby covenant with the Purchaser that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said Property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchaser that neither the Vendor nor any of the Vendor's predecessors-in-title has at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said Property or any part thereof in the manner aforesaid **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor and/or any of the Vendor's predecessors-in-title done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor has now good right and full and absolute power to grant sell convey and assure the said Property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said Property

and receive and take the rents issues and profits thereof without any lawful eviction under or in trust for any of the Vendor's predecessors in title or any of them AND THAT the Purchaser shall be free and clear and freely and absolutely acquitted exonerated and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against any latent or patent defect in title of the Vendor in respect of the said Property including in any former Deed or record of rights or mutation relating to the said Property and all manner of former or other estates, encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debentures, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, alignments, easements, liabilities, court orders and his pendens whatsoever suffered or made or created in respect of the said Property by the Vendor and/or the Vendor's predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or the Vendor's predecessors in title or any of them as aforesaid or otherwise AND THAT there is no mortgage charge and/or lien in respect of the said Property AND THAT all rates taxes and all other impositions and/or outgoings payable in respect of the said Property have been paid in full upto the date of these presents and in the event of any amount being outstanding and/or being assessed and/or demanded subsequently relating to the period up to the date of this Deed then the same shall be the sole liability and obligation of the Vendor and the Vendor agrees and undertakes to make payment of the same forthwith upon demand AND THAT the Vendor never held and does not hold any excess land under the Urban Land (Ceiling and Regulation) Act, 1976 and the said Property or any part thereof has not been affected or vested under the said Acts and/or under the West Bengal Estates Acquisition Act, 1953 and/or under any other law AND THAT the said Property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever AND THAT there is no certificate case or proceeding instituted or pending against the Vendor concerning the said Property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force AND THAT the said Property is not affected by any declaration notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority AND THAT no notice, declaration, order, notification or proceeding has been issued published initiated or instituted relating to acquisition of the said Property or any part thereof under the Land Acquisition Act, 1894 or any other law or Acts for the time being in force and/or the rules made or framed thereunder and that the said Property or any part thereof is not affected in any manner by any Notice declaration under the Defence of India Act or Rules framed thereunder or any other law or Enactments whatsoever AND THAT no suit and/or proceeding is pending in any Court of law and no order has been passed or is subsisting affecting the said Property and/or any part thereof

AND THIS DEED FURTHER WITNESSETH and it is hereby agreed and declared that to enable the Purchaser to use enjoy and deal with the said Property in any manner whatsoever irrespective of mutation in the name of the Purchaser the Vendor doth hereby empower and authorize the Purchaser to do all acts, deeds, matters and things and to sign all deeds, documents, papers, plans, applications, declarations, affidavits, representations, pleadings etc. in the name of the Vendor in respect of the said Property and represent the Vendor before all concerned statutory bodies and/or authorities and notwithstanding the above the Vendor undertakes to co-operate with the Purchaser

nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority **AND THAT** the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the said Property and the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof **AND THAT** in the event there being any defect in title or in the event of the right title and interest of the Purchaser being in any way affected or the Purchaser's possession being in any way invaded or affected then in that event, the Vendor shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the Vendor hereby indemnifies and agrees to keep indemnified the Purchaser against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and/or put to including that the Purchaser may suffer and/or incur and/or be liable for or put to including costs of litigation and other proceedings **AND THAT** the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly consents to the same and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and notwithstanding such grant of powers and authorities the Vendor undertakes to co-operate with the Purchaser in all respects to cause mutation of the said Property in the name of the Purchaser and in this regard the Vendor shall sign all documents and papers as required by the Purchaser from time to time **AND THAT NOTWITHSTANDING** anything to the contrary contained elsewhere it is specifically made clear that the entire right, title and interest of the Vendor in the said Property is being transferred absolutely in favour of the Purchaser herein by this Deed and that upon execution of this Deed the Vendor shall not have any right, title or interest whatsoever in respect of any portion of the said Property **AND THAT** the Vendor doth hereby indemnify the Purchaser of from and against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever that the Purchaser may suffer and/or incur and/or be liable for or put to in the event of there being any defect in title in respect of the said Property or any portion thereof and at all times hereafter at the request of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

Prepared by: Neelanjana Bhattacharya
 Enrolment Number: F/825/2003
 C/o. Messrs. R. Gindia & Co.,
 7C, Kiran Shankar Roy Road,
 Kolkata - 700001.

For GREENVIEW AKAS PRIVATE LIMITED
 Director
 Rajes Hindustan

SIGNED AND DELIVERED by the within-named Purchaser at Kolkata in the presence of:
 50, 51, L. New Road,
 50, 51, L. New Road,
 Kolkata - 700001.

SIGNED AND DELIVERED by the within-named Vendor at Kolkata in the presence of:
 50, 51, L. New Road,
 50, 51, L. New Road,
 Kolkata - 700001.

(COM PRKASH BHAKAR)

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

Mouza	R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Area of Dag (in decimal)	Area sold by this Deed (in decimal)
Thakdari	852	504	Sali	309	8.264

On the North	: By Mouza Mahisbathan;
On the East	: By R.S./L.R. Dag Nos. 786-788, 850, 900 & Others;
On the West	: By Mouza Mahisbathan; and
On the South	: By R.S./L.R. Dag No. 918.

ALL THAT the piece or parcel of Sali land measuring about 5 cottas equivalent to about 8.264 decimals together with one R.T. structure measuring about 100 square feet erected thereon in R.S./L.R. Dag No. 852 in Mouza Thakdari, J.L. No. 19 L.R. Khatian No. 504 (previous Khatian No. 70), Polerati Road, Mouza Thakdari, Police Station Salt Lake Electronics Complex (earlier Bidhan Nagar East) under Bidhan Nagar Municipality in the District of North 24 Parganas. The entire R.S./L.R. Dag No. 852 (of which a portion is sold by this Deed of Conveyance) is butted and bounded as follows:

THE SCHEDULE ABOVE REFERRED TO:

in all respects in this regard and shall sign all documents and papers as required by the Purchaser from time to time.

RECEIVED of and from the within-named Purchaser the within-mentioned sum of 49,30,000/- (Rupees forty nine lacs thirty thousand only) being the agreed total consideration money in full payable to the Vendor under these presents as per the following -

MEMO OF CONSIDERATION

By Cheque no. 000009 dated 27.02.2014 drawn on HDFC Bank	U. N. Brahmachari Street Branch	Rs. 10,00,000/-
By Cheque no. 000019 dated 19.04.2014 drawn on HDFC Bank,	U. N. Brahmachari Street Branch	Rs. 21,79,000/-
By Cheque no. 000020 dated 21.04.2014 drawn on HDFC Bank,	U. N. Brahmachari Street Branch	Rs. 17,51,000/-
Total :		Rs. 49,30,000/-

(Rupees forty nine lacs thirty thousand only)

Purchaser
Vendor

Witnesses:
Shri. S. K. Saha
Shri. S. K. Saha

R. Gindia & Co.
Advocates
7C, Kiran Shankar Roy Road
Kolkata - 700001.

DEED OF CONVEYANCE

GREENVIEW AWAS PRIVATE LIMITED
... Purchase

AND

OM PRAKASH BHAKKAR
... Vendor

BETWEEN

Dated this 21st day of April 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1
CD Volume number 23
Page from 2604 to 2617
being No 04915 for the year 2014.



(Dulal Chandrasaha) 28-April-2014
ADDL REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal