

04764/2014

4963/14

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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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1390/14
 21/4/14
 21/4/14
 4872000



Certified that the document is a true and correct copy of the original as per the records of the Registrar of Assurances, Kolkata.

24.4.14
 Additional Registrar of Assurances-II, Kolkata

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

BETWEEN



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

Endorsement For Deed Number : I - 04963 of 2014
(Serial No. 04764 of 2014 and Query No. 1902L000008025 of 2014)

On 21/04/2014

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

Presented for registration at 15.02 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. Vijay Kumar Bajoria
Director, Shreedhan Investments And Trading Pvt Ltd, 125, S P Mukherjee Road, Kol,
Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026.
, By Profession : Business
2. Pawan Kumar Khemka
Proprietor, Balajee Steel Syndicate, Room / Flat No - 350,, 33/1, Netaji Sunhas Road, Kol,
Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business
3. Rajiv Himatsingka
Director, Greenview Hospitality Pvt Ltd, Room No 6, 222, A J C Bose Road, Kol, Thana:-Beniapukur,
District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Business

Identified By Amlan Saha, son of Late S N Saha, 50, J L Nehru Road, Kol, District:-Kolkata, WEST
BENGAL, India, Pin :-700071, By Caste. Hindu, By Profession: Service.

(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 -48.42,000/-

Certified that the required stamp duty of this document is Rs. - 338961 /- and the Stamp duty paid as
Impressive Rs. - 100/-

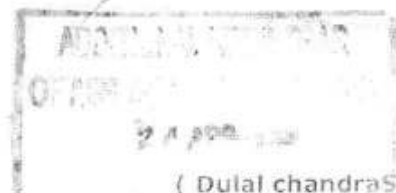
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 24/04/2014

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, 53 of Indian Stamp Act 1899.

Payment of Fees:



(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 - 04963 of 2014

(Serial No. 04764 of 2014 and Query No. 1902L000008025 of 2014)

Amount By Cash

Rs. 330.00/-, on 24/04/2014

Amount by Draft

Rs. 84270/- is paid , by the draft number 496645, Draft Date 17/04/2014, Bank Name State Bank of India, Samridhi Bhavan, 1, Strand Rd, received on 24/04/2014

(Under Article : A(1) = 53251/- B = 31251/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 24/04/2014)

Deficit stamp duty

Deficit stamp duty Rs. 338961/- is paid , by the draft number 496648, Draft Date 17/04/2014, Bank : State Bank of India, Samridhi Bhavan, 1, Strand Rd, received on 24/04/2014

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



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

SHREEDHAN INVESTMENTS AND TRADING PRIVATE LIMITED, a Company within the meaning of Companies Act, 1956 having its registered office at 125, S.P. Mukherjee Road, Police Station Tollygunge, Kolkata - 700 026, having Income Tax Permanent Account No. AAHCS3766K and represented by its Director **Vijay Bajoria**, son of Ganesh Narayan Bajoria, by religion Hindu, by occupation Business, Citizen of India, residing at 14/110, Golf Club Road, Kolkata - 700 033, 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 her heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART AND PAWAN KUMAR KHEMKA** son of Late Banwari Khemka, by religion Hindu, by occupation Business, Citizen of India, carrying on business under the name and style of "**BALAJEE STEEL SYNDICATE**" as the sole proprietor thereof having his office at Room/Flat No.350, 33/1, N.S. Road, Police Station ^{Barasat} ~~Barasat~~, Kolkata - 700 001, having Income Tax Permanent Account No. AGRPK9581F, hereinafter referred to as "the **CONFIRMING PARTY**" (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 **SECOND PART AND GREENVIEW HOSPITALITY PRIVATE LIMITED**, a Company within the meaning of Companies Act, 1956 having its registered office at 222, A.J.C. Bose Road, Room No. 6, Police Station Beniapur, Kolkata - 700 017, having Income Tax Permanent Account No. AAFCG4034N 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 Apartments, 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 **THIRD PART** -

WHEREAS :

I. The Vendor and the Confirming Party have represented to and assured the Purchaser as follows:

- A. By and under a Deed of Sale dated 24th August, 1995 registered at the office of District Registrar Barasat, North 24 Parganas, in Book No. I, Volume no. 98', at pages 185 to 193, Being No. 5375 for the year 1995, Shreedhan Investments and Trading Private Limited, the Vendor herein purchased from Soumen Pramanick, Gobinda Pramanick, Sailen Pramanick, Somnath Pramanick, Sambhu Pramanick, Abodh Chandra Pramanick, Sushil Kumar Pramanick, Anil Chandra Pramanick, Smt. Gita Pramanick, Shampa Pramanick, Smt. Narayani Mondal, Smt. Maya Mondal and Smt. Daya Pramanick for valuable consideration, inter alia, ALL THAT the piece or parcel of Sali land measuring about 4 cottahs 14 chittacks 26 square feet equivalent to about 8.117 decimals in R.S./L.R. Dag No. 852 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.

- 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. 522.
- C. Accordingly, the Vendor herein is the lawful absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of Sali land measuring about 4 cottahs 14 chittacks 26 square feet equivalent to about 8.117 decimals together with R.T. structure erected thereon in R.S./L.R. Dag No. 852 under Khatian no. 522 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, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lispensens 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 is pending in any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body or authority affecting the said property and/or any part thereof 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 whosoever 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. The Vendor has not entered into any understanding, agreement or arrangement, written or oral, of any nature whatsoever with anyone (other than with the Confirming Party as mentioned below) 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 has

been personally enjoying and using the same without any interruption/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. No mortgage, charge or lien has been created 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.
- O. The Vendor had agreed to sell the said property to the Confirming Party and/or the nominees of the Confirming Party for an agreed consideration of Rs. 20,00,000/- (Rupees twenty lacs only) and received a sum of Rs. 50,000/- (Rupees fifty thousand only) out of the agreed consideration of Rs. 20,00,000/- (Rupees twenty lacs only) as part consideration for the same from the Confirming Party. The Confirming Party has nominated the Purchaser herein in its place and stead to purchase the said property from the Vendor in consideration of (1) a sum of Rs. 28,42,000/- (Rupees twenty eight lacs forty two thousand rupees only) to be paid by the Purchaser to the Confirming Party as Nomination Charges, (2) Rs. 50,000/- (Rupees fifty thousand only) to be paid by the Purchaser to the Confirming Party as reimbursement of the part consideration paid by the Confirming Party to the Vendor and (3) Rs. 19,50,000/- (Rupees nineteen lacs and fifty thousand only) to be paid by Purchaser to the Vendor as balance of the total consideration payable to the Vendor and the Vendor has duly accepted such nomination and agreed to execute the Deed of Conveyance in respect of the said property in favour of the Purchaser herein.

- II. The Vendor has agreed to sell to the Purchaser and the Confirming Party has agreed to confirm and the Purchaser relying on the aforesaid representations and assurances of the Vendor and the Confirming Party 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. The Purchaser has already reimbursed to the Confirming Party the said sum of Rs. 50,000/- being the part consideration paid by the Confirming Party to the Vendor and has also paid the said Nomination Charges of Rs. 28,42,000/- in full to the Confirming Party. The Purchaser has also paid to the Vendor Rs. 19,50,000/- being the balance of the agreed consideration receivable by the Vendor for sale of the said property. Accordingly the total consideration of Rs. 48,42,000/- has been fully paid by the Purchaser. The Vendor and the Confirming Party have 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. 48,42,000/- (Rupees forty eight lacs forty two thousand only) paid by the Purchaser as aforesaid at or before the execution of these presents, being the total consideration money for the transfer of the said property (the receipt whereof the Vendor and the Confirming Party do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser as well as the said property hereby transferred and conveyed) the Vendor doth hereby indefeasibly grant, sell, transfer, convey, assign and assure unto the Purchaser absolutely and forever, and the Confirming Party doth hereby confirm and assure the same unto the Purchaser, free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, vesting, easements, liabilities and lis pendens whatsoever ALL THAT the piece and parcel of Sali land measuring about 4 cottahs 14 chittacks 26 square feet equivalent to about 8.117 decimals together with R.T. structure erected thereon in R.S./L.R. Dag No. 852 under L. R. Khatian No. 522 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 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 patahs 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, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens whatsoever AND the Vendor and the Confirming Party do 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 and the Confirming Party do hereby covenant with the Purchaser that neither the Vendor nor any of the Vendor's predecessors-in-title and/or the Confirming Party have 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 and/or the Confirming Party 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, transfer 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 interruption claim or demand whatsoever from or by the Vendor and/or the Confirming Party or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of the Vendor's predecessors in title and/or claiming from under or in trust for the Confirming Party AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendor and the Confirming Party 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 and all manner of former or other estates, encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis 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 and/or the Confirming Party 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 and/or the Confirming Party as aforesaid or otherwise AND THAT no mortgage and/or charge has been created in respect of the said property AND THAT all rates taxes 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 THAT the Vendor does not hold any excess land under the West Bengal Land Reforms Act, 1955 and/or 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 and/or 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, 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 by any Notice declaration Scheme order notification or proceeding relating to acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts 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 nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority 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 also appoints the Purchaser as the constituted attorney of the Vendor 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 it is specifically made clear that the entire right, title and interest of the Vendor herein 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 and the Confirming Party do 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/or in case of any act omission breach violation or default by the Vendor and/or Confirming Party or any of them AND FURTHER THAT the Vendor and the Confirming Party and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said property or any part thereof from through under or in trust for the Vendor and/or the Confirming Party shall and will from time to time and at all times hereafter at the request of the Purchaser make do acknowledge and execute at the costs of the Vendor and the Confirming Party 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.

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 pendency 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 to represent the Vendor before all concerned statutory bodies and/or authorities and notwithstanding the above the Vendor undertakes to co-operate with the Purchaser in all respects in this regard and to sign all documents and papers as required by the Purchaser from time to time.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece or parcel of Sali land measuring about 4 cottahs 14 chittacks 26 square feet equivalent to about 8.117 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 under L.R. Khatian No. 522 (previous Khatian No. 55), Polerait 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:

On the North by : By Mouza Mahisbathan;
 On the East by : By R.S./L.R. Dag Nos. 786-788, 850, 900 & Others;
 On the West by : By Mouza Mahisbathan; and

On the South by : By R.S./L.R. Dag No. 918.

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	522	Sali	309	8.117

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

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

SIGNED AND DELIVERED by the within-named Vendor at Kolkata in the presence of:

Swaraj Kumar Das
2 B Queen Park
Kolkata - 700018
Anjan Saha

SHREEDHAN INVESTMENTS & TRADING PVT. LTD.

[Signature]
DIRECTOR

SIGNED AND DELIVERED by the within-named Confirming Party at Kolkata in the presence of:

Swaraj Kumar Das
Anjan Saha
50, J.L. Nehru Rd.,
Kolkata - 71

Balajee Steel Syndicate

[Signature]
Proprietor

SIGNED AND DELIVERED by the within-named Purchaser at Kolkata in the presence of:

Swaraj Kumar Das
Anjan Saha

For GREENVIEW HOSPITALITY PRIVATE LIMITED

Rajiv Himatsingha
Director

Prepared by:

Neelanjana Bhattacharya
Neelanjana Bhattacharya, Advocate
Enrolment number: F/825/2003
Messrs. R. Ginodia & Co.,
7C, Kiran Shankar Roy Road,
Kolkata - 700 001.

RECEIVED of and from the within-named Purchaser the within mentioned sum of Rs. 20,00,000/- (Rupees twenty lacs only) being the consideration money in full under these presents as per the following –

MEMO OF CONSIDERATION

By cash paid by the Confirming Party to the Vendor (subsequently reimbursed by the Purchaser to the Confirming Party by Cheque no. 000022 dated 31.03.2014 drawn on HDFC Bank, U.N. Brahmachari Street Branch, Kolkata)	Rs. 50,000/-
Cheque No. 000021 dated 31.03.2014 drawn on HDFC Bank, U.N. Brahmachari Street Branch, Kolkata	Rs.50,000/-
By Cheque no. 000014 dated 21.04.2014 drawn on HDFC Bank, U.N. Brahmachari Street Branch, Kolkata	Rs. 19,00,000/-
Total :	Rs. 20,00,000/-

(Rupees twenty lacs only)

SHREEDHAN INVESTMENTS & TRADING PVT. LTD.


DIRECTOR

Vendor

Witnesses:




RECEIVED of and from the within-named Purchaser the within mentioned sum of Rs. 28,42,000/- (Rupees twenty eight lacs forty two thousand only) being the Nomination charges in full payable to the Confirming Party under these presents as per the following -

MEMO OF CONSIDERATION

By Cheque no. 000017 dated 31.03.2014 drawn on HDFC Bank, U. N. Brahmachari Street Branch	Rs.1,00,000/-
By Cheque no. 000016 dated 21.04.2014 drawn on HDFC Bank, U. N. Brahmachari Street Branch	Rs.27,42,000/-
Total :	Rs. 28,42,000/-

(Rupees twenty eight lacs forty two thousand only)

Balajee Steel Syndicate

Proprietor


































Confirming Party

Witnesses:

[Handwritten Signature]

[Handwritten Signature]

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
Rajiv Himatsingha	 Rajiv Himatsingha					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	 Gyan					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	 Anurag					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

Dated this ^{21st} day of April 2014

BETWEEN

SHREEDHAN INVESTMENTS AND
TRADING PRIVATE LIMITED

... Vendor

AND

BALAJEE STEEL SYNDICATE

... Confirming Party

AND

GREENVIEW HOSPITALITY PRIVATE
LIMITED

... Purchaser


DEED OF CONVEYANCE

R. Ginodia & Co.
Advocates
7C, Kiran Shankar Foy Road
Kolkata.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 3328 to 3343
being No 04963 for the year 2014.




(Dulal chandra Saha) 26-April-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal