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2903/17

9 3072/2017



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Y 323684



Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheets attached to the document
are the part this Document.

[Signature]
Additional Registrar
of Assurances-IV, Kolkata

3 APR 2017

THIS DEED OF CONVEYANCE made this 31st day of March two thousand and seventeen *Au*

BETWEEN

Au

53003
31.03/17

31.03/17

visit
NO-444088/17
MV2-12,61,395
Additional Registrar of
Assurances-IV, Kolkata

c.No-848/17
50/880-
57
200-
31/3/17








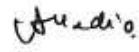
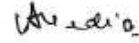
Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000444088/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rajiv Himatsingka Rajiv Apartment, 19B Mandeville Garden, Flat No: 18, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Attorney of Seller [Mr Revant Himatsing ka]		 1764	 31.3.17
2	Mr Arun Kedia 30/A/128, Dr. P.T. Laha Street, Bangur Park, P.O:- Rishra, P.S:- Rishra, Rishra, District:- Hooghly, West Bengal, India, PIN - 712248	Represent ative of Buyer [Emperor Hirise Private Limited]		 1760	 31.03.17
3	Mr Arun Kedia 30/A/128, Dr. P.T. Laha Street, Bangur Park, P.O:- Rishra, P.S:- Rishra, Rishra, District:- Hooghly, West Bengal, India, PIN - 712248	Represent ative of Seller [Ideal Real Estates Private Limited]			 31.03.17

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Amlan Saha Son of Late S.N. Saha 50, Jawahar Lal Nehru Road, P.O:- Little Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071	Mr Rajiv Himatsingka, Mr Arun Kedia, Mr Arun Kedia	<i>Amlan Saha</i> 31/03/17

(Asit Kumar Joarder)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal

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

GRN: 19-201617-005620774-1

Payment Mode Online Payment

GRN Date: 31/03/2017 14:34:53

Bank : BANK OF INDIA

BRN : 400031032017500188

BRN Date: 31/03/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19040000444088/1/2017

[Query No./Query Year]

Name : EMPEROR HIRISE PRIVATE LIMITED
Contact No. : Mobile No. : +91 9830071626
E-mail :
Address : 50 J L NEHRU ROAD
KOLKATA- 700071
Applicant Name : Mr Gouri Sankar Rana
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000444088/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	26352
2	19040000444088/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	75705

Total

102057

In Words : Rupees One Lakh Two Thousand Fifty Seven only

8



Acknowledgement Receipt for Online Payment to West Bangal Commercial Tax

Name of The Depositor	EMPEROR HIRISE PRIVATE LIMITED
Challan Amount	102057 (Rupees One lakh Two thousand Fifty Seven only.)
Government Reference No.	192016170056207741
Bank Reference Number (Net Banking)	45167232
Transaction Date and Time	31/03/2017 14:35:37

Note:

This is computer generated receipt and does not required any signature/stamp
Please enclose this e-Receipt with e-Challan at the time of challan submission to the department

REVANT HIMATSINGKA, son of Rajiv Himatsingka, by religion Hindu, by occupation Business, Citizen of India, residing at "Rajiv Apartment", Flat No. 18, 19B, Mandeville Gardens, Police Station Gariahat, Post Office Ballygunge, Kolkata-700019, having Income Tax Permanent Account No. AESPH5374J and represented by his Constituted Attorney **Rajiv Himatsingka**, son of Om Prakash Himatsingka, by religion Hindu, by occupation Business, Citizen of India, residing at "Rajiv Apartment", Flat No. 18, 19B, Mandeville Gardens, Police Station Gariahat, Post Office Ballygunge, Kolkata - 700019 having his Income Tax Permanent Account No. AASPH0193F 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 his heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**

AND

IDEAL REAL ESTATES PRIVATE LIMITED, a Company within the meaning of Companies Act, 2013 having its registered office at 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Post Office Little Russel Street, Kolkata - 700 071, having Income Tax Permanent Account No. AAACD9025H and represented by its Authorised Signatory **Arun Kedia**, son of Pannalal Kedia, by religion Hindu, by occupation Service, Citizen of India, residing at 30/A/128, Dr. P.T. Laha Street, Bangur Park, Police Station and Post Office Rishra, Hooghly - 712 248 having his Income Tax Permanent Account No. AMAPK7667B, 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

EMPEROR HIRISE PRIVATE LIMITED, a Company within the meaning of Companies Act, 2013 having its registered office at 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Post Office Little Russel Street, Kolkata - 700 071, having Income Tax Permanent Account No. AADCE2924M and represented by its Authorised Signatory **Arun Kedia**, son of Pannalal Kedia, by religion Hindu, by occupation Service, Citizen of India, residing at 30/A/128, Dr. P.T. Laha Street, Bangur Park, Police Station and Post Office Rishra, Hooghly - 712 248 having his Income Tax Permanent Account No. AMAPK7667B, 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 Conveyance dated 6th December, 2013 registered at the office of the Additional District Sub-Registrar, Bidhan Nagar in Book no. I CD Volume no. 11, Pages 16 to 30 Being no. 3546 for the year 2013, the Vendor herein purchased from Rauli Trees Merchants Private Limited for valuable consideration, inter alia, ALL THAT the piece or parcel of Bastu land measuring about 0.95 cottahs equivalent to about 1.55 decimals in R.S./L.R. Dag No. 490 in Mouza Mahishbathan together with an R.T. structure and dwelling unit and hereinafter referred to as "**the said Land**".

B. The said Land is still recorded in the name of Rauli Trees Merchants Private Limited with the authorities under the West Bengal Land Reforms Act, 1955 under L.R. Khatian no. 1197.

C. A Building Plan has been approved and sanctioned by Bidhan Nagar Municipality for construction on the said Land alongwith several other adjoining lands belonging to other land owners and all such lands in respect of which sanction has been granted have now been allotted Provisional Holding no. 001 by the Bidhan Nagar Municipality.

D. 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 Bastu land measuring about 0.95 cottahs equivalent to about 1.55 decimals together with R.T. structure and dwelling unit erected thereon in R.S./L.R. Dag No. 490 under L.R. Khatian no. 1197 in Mouza Mahishbathan, District North 24 Parganas and being part of Provisional Holding no. 001 of Bidhan Nagar Municipality and fully described in the **Schedule** hereunder written and hereinafter collectively referred to as "**the said Property**" free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutters, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, liabilities, court orders and lis pendens whatsoever together with the benefits and advantages of the sanctioned plan and the permissions, approvals etc. granted and/or issued in respect of the said Holding (which includes the said Property) to the extent of the Vendor's entitlement in respect thereof.

E. 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.

F. The said Property is within the ceiling limits under the applicable laws and no part of the said Property is either excess land or excess vacant land and/or is liable to be vested under any law.

G. No suit or other proceeding has been filed or is pending in any Court of law 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.

H. 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 whatsoever 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.

I. There is no subsisting 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.

J. The Vendor 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.

K. 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.

L. 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.

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

N. 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.

O. The Vendor has a good and marketable title to the said Property, free from all encumbrances and liabilities whatsoever.

P. 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. 12,40,741/- (Rupees twelve lacs forty thousand seven hundred forty one only) and received the same as consideration 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 the abovementioned sum of Rs. 12,40,741/- (Rupees twelve lacs forty thousand seven hundred forty one only) to be paid by the Purchaser to the Confirming Party as reimbursement of the agreed consideration paid by the Confirming Party 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 together with the benefits and advantages of the sanctioned plan and the permissions, approvals etc. granted and/or issued in respect of the said Holding (which includes the said Property) to the extent of the Vendor's entitlement in respect thereof at and for a total consideration of Rs. 12,40,741/- (Rupees twelve lacs forty thousand seven hundred forty one only). The Purchaser has already reimbursed to the Confirming Party the said sum of Rs. 12,40,741/- being the agreed consideration originally paid by the Confirming Party to the Vendor for sale of the said Property. Accordingly the total consideration of Rs. 12,40,741/- 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. 12,40,741/- (Rupees twelve lacs forty thousand seven hundred forty one only) paid by the Purchaser as aforesaid at or before the execution of these presents, being the agreed 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 doth 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, vestings, easements, liabilities, court orders and lis pendens whatsoever **ALL THAT** the piece or parcel of Bastu land measuring about 0.95 cottahs equivalent to about 1.55 decimals together with R.T. structure and dwelling unit erected thereon in R.S./L.R. Dag No. 490 under L.R. Khatian no. 1197 in Mouza Mahishbathan, District North 24 Parganas and fully 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 pattahs muniments and evidences of title which in anyways 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, court orders 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 or any of them **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, court orders 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** 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 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 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 Scheme order notification or proceeding relating to acquisition or requisition 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 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** the Purchaser shall be entitled to the benefits and advantages of the sanctioned plan and the permissions, approvals etc. granted and/or issued in respect of the said Holding (which includes the said Property) to the extent of the Vendor's entitlement in respect thereof and shall be entitled to make construction as per the sanctioned plan and deal with and dispose off the same in any manner whatsoever **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 consequences whatsoever 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 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 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 the 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/or the construction thereon as may be required from time to time including for applying and obtaining any revised, modified or fresh map or plan as also all necessary permissions approvals consents and/or sanctions 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 in all respects in this regard and shall 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 Bastu land measuring about 0.95 cottahs equivalent to about 1.55 decimals together with one R.T. structure and dwelling unit measuring about 40 square feet erected thereon in R.S./L.R. Dag No. 490 in Mouza Mahishbathan, J.L. No. 18, L.R. Khatian No. 1197 (previous Khatian Nos. 392, 393, 5, 6 and 180), Polerait Road, Mouza Mahishbathan, Police Station Rajarhat under Bidhan Nagar Municipality being part of Provisional Holding no. 001 in the District of North 24 Paraganas. The entire R.S./L.R. Dag No. 490 (of which a portion is sold by this Deed of Conveyance) is butted and bounded as follows:

On the North	:	By R.S./L.R. Dag No. 344;
On the East	:	By land in Mouza Thakdari;
On the West	:	By Part of R.S./L.R. Dag Nos. 411, 489 and 491; and
On the South	:	By Part of R.S./L.R. Dag No. 555.

<i>Mouza</i>	<i>R.S. Dag No.</i>	<i>L.R. Khatian No.</i>	<i>Nature of Land</i>	<i>Total Area of Dag (in decimal)</i>	<i>Area sold by this Deed (in decimal)</i>
Mahishbathan	490	1197	Bastu	730	1.55

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:

Anam Saha
50, J.L. Ncher Road,
Kolkata-71
[Signature]

Rajiv Himatsingha
as constituted attorney
of Ravant Himatsingha

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

Anam Saha
Vishwanath Kedia
Profession
671 Prock'o
New Alipura
Kolkata - 53

For IDEAL REAL ESTATES PVT. LTD.

[Signature]
Authorised Signatory

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

Anam Saha
[Signature]


For EMPEROR HIRISE PRIVATE LIMITED

[Signature]
AUTHORISED SIGNATORY

Prepared by: *Soumya Ghosh*
Soumya Ghosh
Enrolment Number: F/744/2013
C/o. Messrs. R. Ginodia & Co.,
7C, Kiran Shankar Roy Road,
Kolkata - 700001.


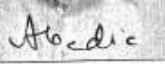






















RECEIVED the within mentioned sum of Rs. 12,40,741/- (Rupees twelve lacs forty thousand seven hundred forty one only) being the agreed consideration money in full payable to the Vendor under these presents which was originally paid by the Confirming Party to the Vendor and has been subsequently re-imbursed by the Purchaser to the Confirming Party in full

Witnesses:


Jula Jula

Rajiv Himatsingha
as constituted attorney
of Kesant Himatsingha

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Aodis					
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
	 Raju Hwatsingha					
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)

आयकर विभाग
INCOME TAX DEPARTMENT
REVANT HIMATSINGKA



भारत सरकार
GOVT. OF INDIA

RAJIV HIMATSINGKA

29/02/1992
Permanent Account Number
AESP5374J

Revant Himatsingka
Signature



10032010

Rajiv Himatsingka

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

IDEAL REAL ESTATES PRIVATE LIMITED



07/10/1988

Permanent Account Number

AAACD9025H

10122015

इस कार्ड के साथ ही आप का आयकर सॉल्यूशंस का कार्ड
आयकर सेवा सेवा केंद्र, प्लॉट नं. 10/1
डी.ए.ए. मार्ग, अकबर रोड,
पानेज, दिल्ली-110045 के कार्ड को
संभालें। प्लॉट नं. - 411045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
New Market Telephone Exchange,
Basant, Pune - 411 045

Tel: 91-20-2721-8080, Fax: 91-20-2721-8081
e-mail: paneto@nsdl.co.in

For IDEAL REAL ESTATES PVT. LTD.

A. Ando

Authorised Signatory

<p>आयकर विभाग INCOME TAX DEPARTMENT EMPEROR HIRISE PRIVATE LIMITED</p>	<p>भारत सरकार GOVT. OF INDIA</p>	<p>इस कार्ड को खोने / खाने पर कृपया सूचित करें / संतुष्ट करें: आयकर सेवा सेवा इकाई, एन एल सी एल सैफरो चैंबर्स, साफरो चैंबर्स, बानेर टेलिफोन एक्सचेंज के नजदीक, बानेर, पुणे - 411 045</p>
<p>12/02/2013 Permanent Account Number AADCE2924M</p>		<p>If this card is lost / someone's lost card is found, please inform / return to: Income Tax PAN Services Unit, NSDL 3rd Floor, Sapphire Chambers, Near Baner Telephone Exchange, Baner, Pune - 411 045 Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>

For EMPEROR HIRISE PRIVATE LIMITED

Atendra
AUTHORISED SIGNATORY





सत्यमेव जयते



आधार

भारतीय विनिर्दिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

ভাষিকাত্তির আই ডি / Enrollment No.: 1040/20537/03377

To

অরুণ কেডিয়া

Arun Kedia

30/A/128 INDRA LAXMI APARTMENT DR. P.T. LAHA

STREET

Rohra

Rohra

Serampur Uttarpara Hooghly

West Bengal 712248

9903114044

24/09/2013

39200624



MN392006243FT



আপনার आधार সংখ্যা / Your Aadhaar No. :

3903 1785 4311

आधार - साधारण मानुषेर अधिकार



ভারত সরকার

Government of India



অরুণ কেডিয়া

Arun Kedia

পিতা : পান্নাল কেডিয়া

Father : Pannal Kedia

জন্মতারিখ / DOB : 18-05-1979

পুরুষ / Male



3903 1785 4311

आधार - साधारण मानुषेर अधिकार

Arun Kedia



सत्यमेव जयते



आधार

भारतीय विशिष्ट परिचय प्राधिकरण

ভারত সরকার

Unique Identification Authority of India
Government of India

অনন্যায়মুক্তির আইডি/Enrollment No. : 1040/20025/19472

To
Amlan Saha
অমল সাহা
06/01/2013 B. R. S-10 B-2 F-32
17 NO. BAGMARI LANE
Kankurgachi S.O
Kankurgachi, Kolkata
West Bengal - 700054



KL193880537DF

19388053



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9724 0567 5653

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অমল সাহা
Amlan Saha
পিতা : সদানন্দ সাহা
Father : SADANANDA SAHA

জন্ম তারিখ/Year of Birth: 1970
পুংস্ব/ Male

9724 0567 5653



আধার - সাধারণ মানুষের অধিকার

Amlan Saha

Major Information of the Deed

Deed No :	I-1904-03072/2017	Date of Registration	03/04/2017
Query No / Year	1904-0000444088/2017	Office where deed is registered	
Query Date	31/03/2017 12:40:35 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Gouri Sankar Rana 7C, Kiran Shankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874363905, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,40,741/-]		
Set Forth value	Market Value		
Rs. 12,40,741/-	Rs. 12,61,395/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,805/- (Article:23)	Rs. 26,352/- (Article:A(1), E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Polerait Road(Mahishbathan), Mouza: Mahisbathan

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-490	LR-1197	Bastu	Bastu	1.55 Dec	12,28,741/-	12,49,395/-	Width of Approach Road: 4 Ft.,
Grand Total :					1.55Dec	12,28,741 /-	12,49,395 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	40 Sq Ft.	12,000/-	12,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 40 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		40 sq ft	12,000 /-	12,000 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr Revant Himatsingka Son of Mr Rajiv Himatsingka Rajiv Apartment, 19B, Mandeville Garden, Flat No: 18, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AESPH5374J Status :Individual, Executed by: Attorney
2	Ideal Real Estates Private Limited 50, Jawahar Lal Nehru Road, P.O:- Little Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No.:AAACD9025H Status :Organization as Confirming Party, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Emperor Hirise Private Limited (Private Limited Company) 50, Jawahar Lal Nehru Road, P.O:- Little Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No.:AADCE2924M Status :Organization

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Rajiv Himatsingka Son of Mr Om Prakash Himatsingka Rajiv Apartment, 19B Mandeville Garden, Flat No: 18, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AASPH0193F Status : Attorney, Attorney of : Mr Revant Himatsingka

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Arun Kedia (Presentant) Son of Mr Pannalal Kedia 30/A/128, Dr. P.T. Laha Street, Bangur Park, P.O:- Rishra, P.S:- Rishra, Rishra, District:-Hooghly, West Bengal, India, PIN - 712248, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:AMAPK7667B Status : Representative, Representative of : Emperor Hirise Private Limited (as Authorised Signatory)
2	Mr Arun Kedia Son of Mr Pannalal Kedia 30/A/128, Dr. P.T. Laha Street, Bangur Park, P.O:- Rishra, P.S:- Rishra, Rishra, District:-Hooghly, West Bengal, India, PIN - 712248, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:AMAPK7667B Status : Representative, Representative of : Ideal Real Estates Private Limited

Identifier Details :

Name & address	
Mr Amlan Saha Son of Late S.N. Saha 50, Jawahar Lal Nehru Road, P.O:- Little Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Rajiv Himatsingka, Mr Arun Kedia, Mr Arun Kedia	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Revant Himatsingka	Emperor Hirise Private Limited-1.55 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Revant Himatsingka	Emperor Hirise Private Limited-40 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Polerait Road(Mahishbathan), Mouza: Mahisbathan

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 490(Corresponding RS Plot No:- 490), LR Khatian No:- 1197	Owner:রাউলি ডিজ মার্চেন্টস, Gurdian:প্রাঃ লিঃ, Address:কন্যাপাড়া, উত্তরশাড়া, হুগলি, পিন - 712235, Classification:শালি, Area:0.11000000 Acre,

Endorsement For Deed Number : I - 190403072 / 2017

On 31-03-2017

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

Presented for registration at 17:30 hrs on 31-03-2017, at the Private residence by Mr Arun Kedia .,

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 12,61,395/-

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

Execution is admitted on 31-03-2017 by Mr Arun Kedia, Authorised Signatory, Emperor Hirise Private Limited (Private Limited Company), 50, Jawahar Lal Nehru Road, P.O:- Little Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr Amlan Saha, , Son of Late S.N. Saha, 50, Jawahar Lal Nehru Road, P.O: Little Russel Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by profession Service

Execution is admitted on 31-03-2017 by Mr Arun Kedia, Authorised Signatory, Ideal Real Estates Private Limited (Private Limited Company), 50, Jawahar Lal Nehru Road, P.O:- Little Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr Amlan Saha, , Son of Late S.N. Saha, 50, Jawahar Lal Nehru Road, P.O: Little Russel Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr Rajiv Himatsingka, , Son of Mr Om Prakash Himatsingka, Rajiv Apartment, 19B Mandeville Garden, Flat No: 18, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Business as the constituted attorney of Mr Revant Himatsingka Rajiv Apartment, 19B, Mandeville Garden, Flat No: 18, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019 is admitted by him

Indetified by Mr Amlan Saha, , Son of Late S.N. Saha, 50, Jawahar Lal Nehru Road, P.O: Little Russel Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by profession Service

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 03-04-2017

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 26,352/- (A(1) = Rs 12,614/- ,B = Rs 13,640/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 26,352/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2017 12:00AM with Govt. Ref. No: 192016170056207741 on 31-03-2017, Amount Rs: 26,352/-, Bank: BANK Of INDIA (BKID0004000), Ref. No. 400031032017500188 on 31-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,705/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,705/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 276749, Amount: Rs.100/-, Date of Purchase: 30/03/2017, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2017 12:00AM with Govt. Ref. No: 192016170056207741 on 31-03-2017, Amount Rs: 75,705/-, Bank: BANK Of INDIA (BKID0004000), Ref. No. 400031032017500188 on 31-03-2017, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Dated this 31st day of March 2017

BETWEEN

REVANT HIMATSINGKA

... Vendor

AND

IDEAL REAL ESTATES PRIVATE
LIMITED

... Confirming Par

AND

EMPEROR HIRISE PRIVATE LIMITED

... Purchaser

DEED OF CONVEYANCE

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 116162 to 116191
being No 190403072 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.04.12 18:39:46 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 12-04-2017 18:39:45
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)