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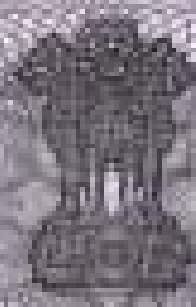
2-07848/09

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

E 687953

2677693

24/7/09

5100

**DEED OF CONVEYANCE**

20150/09

(The Property Valued at Rs.25,71,727/-)

THIS DEED OF CONVEYANCE is made this 23<sup>rd</sup> day of July, Two Thousand and Nine (2009 A.D.)

**BETWEEN**

SMT. SARMILA MUKHERJEE, wife of Shri Subhendu Mukherjee by faith - Hindu, by occupation- House Wife, residing at 1272, Jessore Road, P.S- Laketown Kolkata-700 055, hereinafter called and 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, Legal representatives, executors, administrators and/or assigns etc.) of the **FIRST PART**,

MORTECH PROPERTY PRIVATE LIM

31745  
175

20250

24500

Authorised Signat

At 2-39  
24-7-09  
20-7-09  
10858/09

51922

28 MAY 2009

9304

Kol

No.                                                                 
Name Bar 1st Lt. Jai Advait

Address 60, 1st Floor, Kol-20

Vendor Subhankar Das

Allpur Collectory  
24 Parganas (South)

SUBHANKAR DAS  
STAMP - VENDOR  
ALLPUR POLICE COURT  
Kolkata-700027

[Signature]  
(KISHAN MOY)  
3107  
KISHAN MOYAN PVT. LTD  
SANDHAN NINISE PVT. LTD.

[Signature]  
Authorized Signatory

[Signature]  
3108  
Samita Mukherjee

Identified by me

[Signature]  
MD MANFUZ TARIQ  
6, 2nd Flr, N.A. Chowdhury Hall, C.A.R.  
Address: 1st Floor, 1st Lane, 1st Stage  
So. Lane Office  
ECHO GROUP

Additional Registrar of  
Assurances - I, Kolkata  
28 JUN 2009

AND

1) **M/S BHAGWATI NIKETAN PRIVATE LIMITED**, a private limited Company incorporated under the provisions of the Companies Act-1956, having its registered office at 6C, Elgin Road, Kolkata: 700020, 2) **M/S BANDHAN NIRISE PRIVATE LIMITED**, a private limited Company incorporated under the provisions of the Companies Act-1956, having its registered office at 6C, Elgin Road, Kolkata: 700020, hereinafter jointly called and referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors-in-interest, Legal representatives, administrators and/or assigns etc.) of the **OTHER PART**.

**WHEREAS** one Debendra Nath Dey Sarkar and others had established a Company under the name and style of "**SUBURBAN AGRICULTURAL DIARY & FISHERY**" under the provision of the Companies Act, 1956 and transferred their said entire property in the name of the said Company by virtue of a registered 'Deed of Conveyance' which was registered in the office of Alipur Joint Sub Registrar on 01/06/1939 and duly recorded in Book No- 1, Volume No- 9, Pages in written- 68 to 83, Deed No- 440 and for the year 1939.

**AND WHEREAS** in the records of the Cadastral Settlement it was inserted that the said Company namely the "**SUBURBAN AGRICULTURAL DIARY & FISHERY**" was the owner and / or the occupier of 8 Annas 17 Gundas 3 Kara 1 Kranti and in order to get its said share of property, the said Company filed a Suit for Partition and Declaration being the T. S. No- 16 of 1941 before the Ld. Court of the 3<sup>rd</sup> Sub Judge at Alipore against the other 15 Co. Sharees in respect of the said entire property



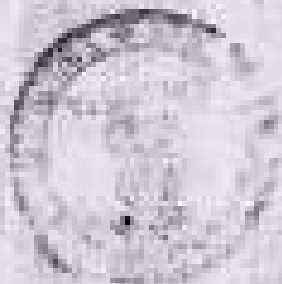
Admissional Register  
Assurances - Limited  
23 JUL 2009

**AND WHEREAS** by virtue of the said "Suit for Partition and Declaration" was disposed by the said Learned Court and the said Company i.e. the '**SUBURBAN AGRICULTURAL DIARY & FISHERY**' was entitled to get a share of 8 Annas 17 Gandas 3 Kars 1 Kranti as demanded by them and the other 16 Co-sharers of the said entire property being the Respondents therein were entitled with the rest part and as such the said Company and the other 16 Co- Sharers became the joint owners in respect of the said property.

**AND WHEREAS** the said Learned Court of 3<sup>rd</sup> Sub Judge at Alipore being satisfied with the application filed by the Parties in the said P.S. No- 16 of 1941 and according to the reports submitted by the Id. Pleader Commissioner passed the Final Decree being the Order No- 548 dated 14<sup>th</sup> July 1971 and as such the said property was amicably divided. As a result thereof '**SUBURBAN AGRICULTURAL DIARY & FISHERY**' was entitled to get a share of 8 Annas 17 Gandas 3 Kars 1 Kranti as demanded by them and finally became the owner in respect of their landed property.

**AND WHEREAS** while enjoying the said property, the said '**SUBURBAN AGRICULTURAL DIARY & FISHERY**' with a view to sell out the same portion of land out of the said total landed property

**AND WHEREAS** while the said '**SUBURBAN AGRICULTURAL DIARY & FISHERY**' was enjoying the right, title, interest and possession in respect of their 8 Annas 17 Gandas 3 Kars 1 Kranti share in total landed property was sold, conveyed and transferred in two sale deeds measuring more or less 13.02 acres appertaining to R.S. Dag No- 90 under R.S. Khattan No- 103 & 104 in Mouza- Nayabat to one **SHRI KANTI RANJAN**



Additional Register of  
Assurances - T. K. Kishin  
23.08.2000

**CHAKROBORTY**, son of Late Malini Mohan Chakraborty and **SHRI KALI NARAYAN BHATTYACHARYA**, son of Late Girish Chandra Bhattacharjee by way of two Deed of Conveyances' which was registered in the office of the S.R. Alipore on 23/05/1975 and duly recorded in Book No- 1, Volume No- 89, Pages in written 206 to 223, Deed No- 4533 and for the Year 1975 and Book No- 1, Volume No- 129, Pages in written 58 to 71, Deed No- 4534 and for the Year 1975 respectively.

**AND WHEREAS** while the said one **SHRI KALI NARAYAN BHATTYACHARYA** and one **SHRI KANTI RANJAN CHAKROBORTY** were enjoying the right, title, interest and possession in respect of their aforesaid property appertaining to R.S. Dag No-90 under R.S. Khatian No-103 & 104 in Mouza- Nayabad was sold, conveyed and transferred a land measuring more or less 1 Bigha 1 Kattah 8 Chittaka as per map or plan annexed therein to one **SHRI PRAN BALLAV ROY**, son of Late Radha Ballav Roy by way of 'Deed of Conveyance' which was registered in the office of the S.R. Alipore on 27/06/1975 and duly recorded in Book No- 1, Volume No- 84, Pages in written 48 to 53, Deed No- 3235 and for the Year 1975.

**AND WHEREAS** while the said one **SHRI PRAN BALLAV ROY**, son of Late Radha Ballav Roy was enjoying the right, title, interest and possession in respect of his 1Bigha 1Kattah 8 Chittaka appertaining to R.S. Dag No-90 under R.S. Khatian No- 103 & 104 in Mouza- Nayabad was sold, conveyed and transferred measuring more or less 1Kattah 8 Chittaka out of 1 Bigha 1 Kattah 8 Chittaka as per map or plan annexed therein to one **SHRI DHIRENDRA NATH MAITRA**, son of Shri Bhuban Mohan Maitra and **SHRI NANTU PAUL ROY**, son of Late Hem Chandra Paul Roy by way of a Deed of



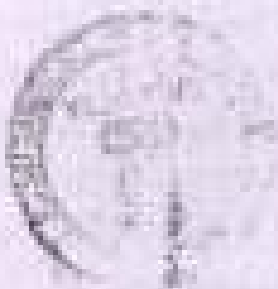
Additional Receiver  
Associates - 1, Fulton  
2 9 JUL 2009



Conveyance' which was registered in the office of the D.R. Alipore on 29/11/1990 and duly recorded in Book No- 1, Volume No.- 404, Pages in written 171 to 179, Deed No- 16275 and for the Year 1990.

**AND WHEREAS** while the said one **SHRI DHIRENDRA NATH MAITRA**, son of Shri Bhuvan Mohan Maitra and **SHRI NANTU PAUL ROY**, son of Late Hem Chandra Paul Roy had been enjoying the right, title, interest and possession in respect of their 11Kattah 8 Chittaka of landed property, and the said owners for the sake of their convenience to transfer the said property including the schedule property executed a registered 'Power of Attorney' on 27/03/1992 through which they duly nominated, constituted and appointed **SHRI ARUN KUMAR CHAKRABORTY**, son of Late Harendra Lal Chakraborty which was registered in the office of S.R. Alipur and duly recorded in the Book No - IV, Deed No - 3369 and for the year 1992.

**AND WHEREAS** while the said **SHRI DHIRENDRA NATH MAITRA**, son of Shri Bhuvan Mohan Maitra and **SHRI NANTU PAUL ROY**, son of Late Hem Chandra Paul Roy had been enjoying the right, title, interest and possession in respect of the aforesaid land i.e. measuring more or less 11Kattah 8 Chittaka appertaining to R.S. Dag No-90 under R.S. Khatian No- 103 & 104 in Mouza- Nayabadi was sold, conveyed and transferred measuring more or less 5 Kattah 2 Chittaka 15 Sqft gross land to one **SMT. SARMILA MUKHERJEE**, wife of Shri Subhendu Mukherjee which was executed by **SHRI ARUN KUMAR CHAKRABORTY**, son of Late Harendra Lal Chakraborty as "Lawful Attorney" of the said owners **SHRI DHIRENDRA NATH MAITRA**, and **SHRI NANTU PAUL ROY** and it was delineated in the plan annexed



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Additional Register of  
Amsterdam - L. Heijman  
23 JUL 2008

therein in "RED" colour and was registered in the office of the D.R. Alipore on 26/05/1993 and duly recorded in Book No- 1, Volume No- 118, pages in written- 181 to 193, Being no- 7191 and for the Year 1995.

**AND WHEREAS** while the said **SMT. SARMILA MUKHERJEE**, wife of Shri Subhendu Mukherjee has been enjoying the right, title, interest and possession in respect of the said land i.e. 5 Kattah 2 Chittaks 15 Sqft of landed property comprising in R.S. Dag No. 90 under R.S. Khatian No. 103 & 104 in Mouza - Nayabad, some portion of land i.e. 6 Chittaks 25 Sqft of land merged with the development of K.M.C. road work and as such the net land of the said **SMT. SARMILA MUKHERJEE**, wife of Shri Subhendu Mukherjee became 4 Kattaha 11 Chittaks 25 Sqft.

**AND WHEREAS** while the said **SMT. SARMILA MUKHERJEE**, wife of Shri Subhendu Mukherjee was enjoying her right, title, interest and possession in respect of aforesaid 4 Kattaha 11 Chittaks 25 Sqft of landed property comprising in R.S. Dag No. 90 under R.S. Khatian No. 103 & 104 in Mouza - Nayabad mutated her name in respect of aforesaid property before the authority of "Kolkata Municipal Corporation" vide Assessment No- 31-109-08-1732-6 and Premises No-1732, Nayabad, Kolkata- 700 094 and she has been paying taxes regularly thereon.

**AND FURTHER WHEREAS** while the said **SHRI DHIRENDRA NATH MAITRA**, son of Shri Bhuban Mohan Maitra and **SHRI NANTU PAUL ROY**, son of Late Hem Chandra Paul Roy had been enjoying the right, title, interest and possession in respect of the rest land i.e. measuring more or less 6 Kattah 5 Chittaks 30 Sqft appertaining to R.S. Dag No-90 under R.S.



*2010*

Additional Programs of  
Associates - 1. Housing  
2. 3. 2008



Khatian No- 103 & 104 in Mouza- Nayabad was sold, conveyed and transferred measuring more or less 2 Kattahs 10 Chittaks net land to one **SMT. SARMILA MUKHERJEE**, wife of Shri Subhendu Mukherjee which was executed by **SHRI ARUN KUMAR CHAKRABORTY**, son of Late Harindra Lal Chakraborty as "Lawful Attorney" of the said owners **SHRI DIURENDRA NATH MAITRA**, and **SHRI NANTU PAUL ROY** and it was delineated in the plan annexed therein in "RED" colour and was registered in the office of the D.S.R-III, Alipore on 31/01/2008 and duly recorded in Book No- 1, Volume No- 16, pages in written- 310 to 325, Being no- 514 and for the Year 2001.

**AND WHEREAS** while the said **SMT. SARMILA MUKHERJEE**, wife of Shri Subhendu Mukherjee was enjoying her right, title, interest and possession in respect of aforesaid 4 Kattahs 11 Chittaks 25 Sqft of landed property vide purchase Deed No- 7191/1995 and aforesaid 2 Kattahs 10 Chittaks of landed property vide purchase Deed No-514/2001, altogether while the said **SMT. SARMILA MUKHERJEE**, wife of Shri Subhendu Mukherjee has been enjoying her right, title, interest and possession in respect of schedule 7 Kattahs 5 Chittaks 25 Sqft of landed property comprising in R.S. Dag No. 90 under R.S. Khatian No. 103 & 104 in Mouza - Nayabad.

**AND WHEREAS** the Vendor being the present owner and still enjoying her right, title, interest and possession in respect of the schedule land i.e. measuring more or less 7 Kattahs 5 Chittaks 25 Sqft of landed property comprising in R.S. Dag No. 90 under R.S. Khatian No. 103 & 104 in Mouza- Nayabad and the said Vendor has been enjoying, possessing and holding the



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Additional Register of  
Assurances - L. Koffner.  
15 JUL 1900

*[Handwritten signature]*

same as demarcated share with absolute rights of ownership and transfer.

**AND FURTHER WHEREAS** the present owner, being in financial requirement, has decided to sell and transfer her demarcated scheduled land i.e. measuring more or less 7 Kattals 5 Chittaks 25 Sqft of landed property comprising in R.S. Dag No. 90 under R.S. Khastan No. 103 & 104 in Mousa-Nayabad, more fully mentioned in the schedule below and on negotiations with the Purchasers herein, the Vendor has agreed to sell and the Purchasers have agreed to purchase the said land fully described in the schedule hereunder written and herein after called the said land at a price of Rs. Rs. 25,71,727 (Twenty Five Lakhs Seventy One Thousand Seven Hundred and Twenty Seven) only which is free from all encumbrances, charges, mortgages, disputes, Ependences, acquisitions, requisitions, alignments but subject to the obligation to pay and contribute annual land revenue, as hereinafter stated.

**AND FURTHER WHEREAS** the Vendor has assured and represented unto the purchasers as follows:

1) The Vendor having her permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land and are entitled to deal with transfer the said demarcated land without any restriction, dispute, denial, claim or obligation from any body else.

2) The said demarcated land is free from all encumbrances, charges, mortgages, disputes, Ependences, acquisitions, requisitions and alignments.



Additional Register of  
Mutuals - 1. April  
2000



3) The Vendor has not received and is not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof and no suit or proceedings relating to the said land has been initiated and /or is pending in any court of law and the said land is free from any encumbrances.

4) The Vendor has not entered into any agreement with any third party for sale or otherwise in respect of the Schedule land or any portion thereof.

5) That the Schedule land is **Sale** in nature.

**AND FURTHER WHEREAS** relying on the said assurances and representation of the Vendor and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the Schedule land and pay the consideration money to the Vendor as per her share herein and have conveyed thereof.

**NOW THIS INDENTURE WITNESSES** that in pursuance of the said agreement and in consideration of the said sum of **Rs.25,71,727 (Twenty Five Lakhs Seventy One Thousand Seven Hundred and Twenty Seven)** only paid by the Purchasers to the Vendor at the time of execution of these presents (the receipt of which the Vendor hereby admit and acknowledged). The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers the **SAID LAND** fully described in the schedule hereunder written and hereinafter and before called the "**SCHEDULE LAND**" **TOGETHER WITH** all the legal incidents thereof **AND** also all deeds, Pattas and parchas, title deeds exclusively relating thereto **AND** also with all rights, privileges, easements, rents, issues and profits and yield thereof **AND** all the estate right, title, interest, property claim and demand whatsoever of the Vendor into and upon the said premises **AND** all other



Additional Register of  
Assessments - J. Kollata  
13 JUL 2008

benefits and rights appertaining thereto AND various rights in all approaches, paths, passages thereto **TOGETHER WITH** all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and **UNTO** the Purchasers **TO HAVE AND TO HOLD** the same jointly in equal shares absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, dependences whatsoever but subject to payment of annual land revenue (Khajna) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS as follows:**

I] The right, title and interest in the land of the said premises which the Vendor do hereby profess to transfer and that the Vendor has the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the Purchasers, ownership entitlements, rights, title and interest in the said demarcated land together with the benefits and rights in the manner aforesaid including rights to easements thereon in the manner aforesaid.

II] The Purchasers shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said land or any part thereof and the Purchasers shall have the right to mutate its name in respect of the said land and to construct building or buildings with the prior sanction or approval of the concerned authority or authorities.

III] It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold, use and enjoy the said land and every part thereof and to receive



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Additional Register of  
Auctions - J. Roberts  
1-8 JUL 2009

rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendor and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendor and free and clear from and against all manner of encumbrances, mortgages, charges, trusts, liens and attachments whatsoever.

IV) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid.

V) The Vendor has not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchasers hereunder may be prejudicially affected.

VI) That the Vendor to the best of her knowledge hereby further state that the Schedule mentioned property or any part thereof was / is not effected by any provisions of West Bengal Land Reforms Act or West Bengal Land Acquisition Act or West Bengal Land Regulation Act or if any other provision or any other Act or Acts.

VII) That if any error or omission in the recital of the 'Deed of Conveyance', transpires at a later date, by the Vendor at the cost and request of the purchaser and shall do and execute or cause to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever require in favour of the Purchasers.



Additional Requirements of  
Antennas - L. Radford  
23 JUL 2008

## SCHEDULE PROPERTY

**ALL THAT** piece and parcel of land containing an area more or less 7 Kattals 5 Chittaks 25 Sqft with 100 Sqft tile shed structure situated within Mouza- Nayabad, Pargana- Khaspur, comprising in R.S. Dag no- 90 under R.S. Khatian no - 103 & 104, J.L. no - 25, R.S. No-3, Collectorate Touzi no- 56, under K.M.C. Ward No- 109, Police Station- Parba Jadavpur, District- 24 Pargana (S), partly being the Premises No-1732, Nayabad, Kolkata-700 094 under the jurisdiction of the Kolkata Municipal Corporation, Jadavpur Unit, Borough no- XII, together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto and more fully shown in the copy of annexed plan delineated in the "RED VERGE" which is butted and bounded as follows:-

**ON THE NORTH** : Canal

**ON THE SOUTH** : 33'0" Wide Road.

**ON THE EAST** : Land of Sasanka Sekhar Chowdhury.

**ON THE WEST** : Land of R.S. Dag no- 90 (P)

NORTECH PROPERTY PRIVATE LIMITED

  
 Authorized Signature



*[Signature]*

Additional Registrar of  
Assurances - E. Kolkata  
13 JUL 2009



IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

at Kolkata in the presence of:

1. *Ram Prasad Dasgupta*  
*Att. Law to above mentioned*  
*Sd/- at Pat. 10/1/2014 91*

2. *Biswajit Kumar Das,*  
*ITB, Bagp Nagar*  
*Chandernagar, Kolkata 700092*

*Saimila Mukherjee*  
(Signature of Vendor)  
(P.A.N - AEZPM 4994E)

*P.A.N*  
SANGHVI INVESTOR PVT. LTD (AECB 20081)  
SANGHVI INVESTOR PVT. LTD (AECB 20081)

*[Signature]*  
Authorized Signatory

.....  
(Signature of Purchasers)

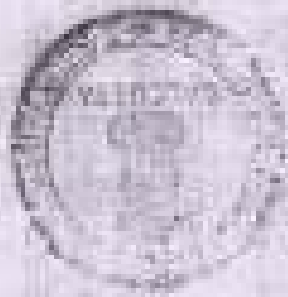
Drafted by me as per documents and information furnished by the Vendors.

*[Signature]*

ADVOCATE

MR MANMOHAN TANKER  
B-10, PLOT 11, CHANDERNAGAR  
ADVOCATE (General) (Civil and Criminal) (Writs)  
Kolkata-700092

NORTON PROPERTY PRIVATE LIMITED  
*[Signature]*  
Authorized Signatory



*ONE*

Additional Register of  
Appearance - I. W. Katz  
13 JUL 2009



### MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, the vendor hereby receive the within mentioned sum of Rs. 25, 71,727/- (Rupees Twenty Five Lakh Seventy One Thousand Seven Hundred and Twenty Seven only) being the consideration money in full and final payment as per memo below:-

Sl. NO	PARTICULAR :	ISSUED IN THE NAME OF	AMOUNT IN RUPEES :
1.	Banker's Cheque vide No- 141058 dated: 22/07/2009 issued by State Bank of India, Commercial Branch, Kolkata,	SARMILA MURHERJEE	Rs. 25,71,727/-
<b>TOTAL</b>			<b>Rs. 25,71,727/-</b>

TOTAL RUPEES TWENTY FIVE LAKH SEVENTY ONE THOUSAND SEVEN HUNDRED AND TWENTY SEVEN only.

WITNESSES:

1. *Ranjan Dasgupta*  
97/1, Kankarbagicha, Kolkata-700016

2. *Satish Kumar Das*  
17B, Rajpur Nagar, Jadavpur, Kolkata-700032

*Smita Dasgupta*  
[SIGNATURE OF THE VENDOR]

NORTCH PROPERTY PRIVATE LIMITED

*[Signature]*  
Authorized Signatory



Additional Request of  
Assurances - 1, Kalkala  
19 JUL 2009

NOTED PROPERTY PRIVATE LIMITED

Authorized Signatory

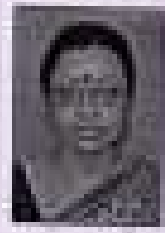
Place the signatures of the persons in the box

SPECIMEN FOR TEN FINGERPRINTS



*Adhish*

Thumb	Index	Middle (Left Hand)	Ring	Little
Thumb	Index	Middle (Right Hand)	Ring	Little



*Savitri*  
*Madhuf*

Thumb	Index	Middle (Left Hand)	Ring	Little
Thumb	Index	Middle (Right Hand)	Ring	Little

Thumb	Index	Middle (Left Hand)	Ring	Little
Thumb	Index	Middle (Right Hand)	Ring	Little

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NOTICE

Advertisement of Registrar of Assurances - I, Kolkata  
2-1-2008

Government Of West Bengal  
Office of the A.R.A. - KOLKATA  
5, Govt Place ( North ) , KOLKATA - 700001  
Endorsement For deed Number :1-07148 of :2009  
(Serial No. 53251, 2009)

**Deficit stamp duty**

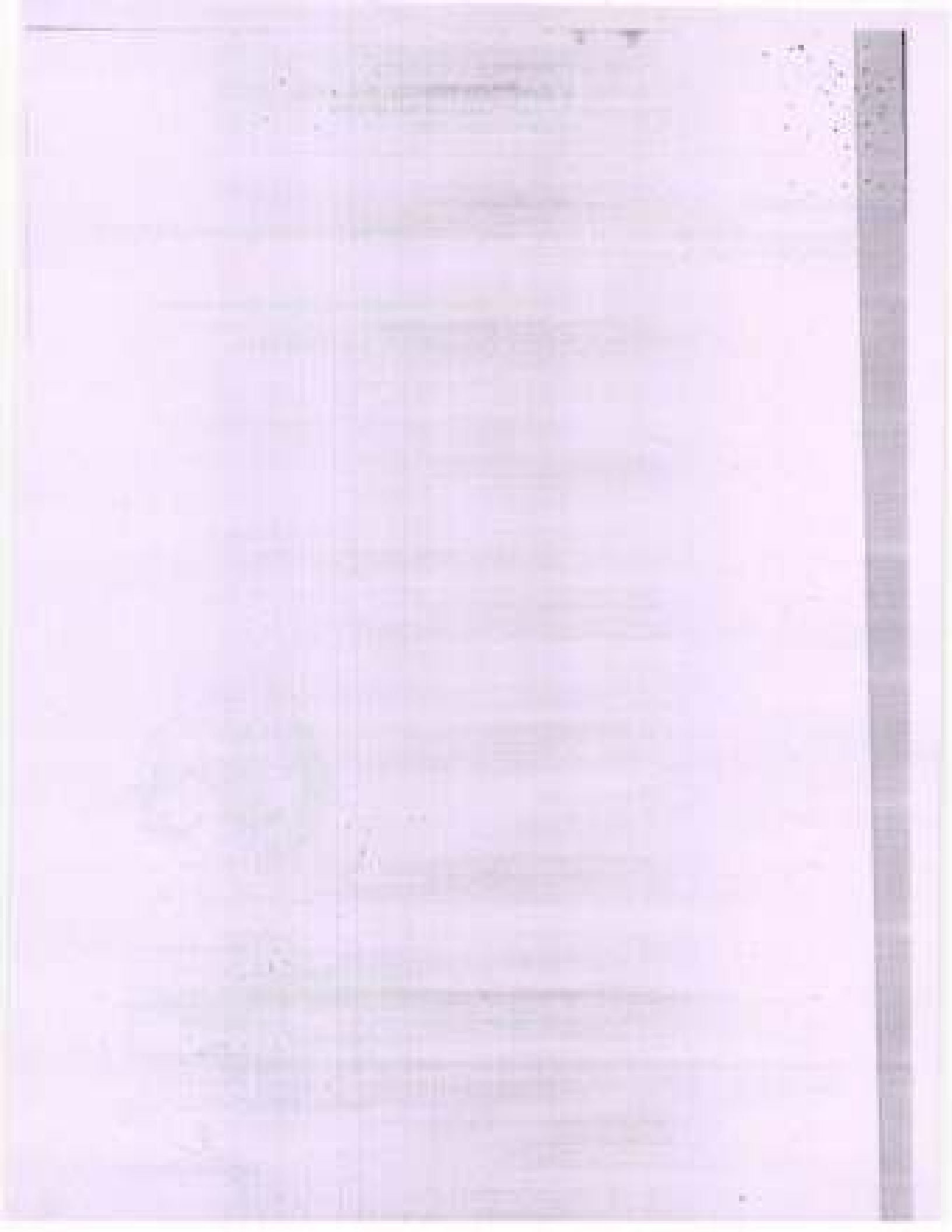
Deficit stamp duty -Rs 251500/- is paid, by the draft number 141057, Draft Date 22/07/2009 Bank Name STATE BANK OF INDIA, Cover Br Kolkata, received on 24/07/2009

Name of the Registering officer : Dines Kumar  
Mukhopadhyay  
Designation :A. R. A. - KOLKATA



Dines Kumar Mukhopadhyay, Registrar of  
A. R. A. - KOLKATA - 5, Kolkata  
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES OF  
KOLKATA  
24 JUL 2009  
Govt. of West Bengal

  
Authorized Signatory





Government Of West Bengal  
Office of the A.R.A. - I KOLKATA  
5, Govt Place (North), KOLKATA - 700001  
Endorsement for deed Number (1-67348 of -2008  
(Serial No. 05261, 2008)

On 23/07/2008

Presentation Under Section 83 & Rule 22A(1) 48(10)

Presented for registration at 21.30 hrs on 23/07/2008 at the Private residence by Krishna Mod, one of the Claimants

Admissibility of Execution Under Section 50

Execution is admitted on 23/07/2008 by

1. Sarmita Mukherjee, wife of Subhendu Mukherjee, 1272, Jessore Road, Calcutta-55, Thane Lake Town, By caste Hindu by Profession - House wife
2. Krishna Mod, Authorized Signatory M/S, Droopad Nilam Pvt. Ltd, 8 C, Egin Road, Calcutta-20, profession - Others
3. Krishna Mod, Authorized Signatory M/S, Sarthak Nilam Pvt. Ltd, 8 C, Egin Road, Calcutta-20, profession - Others

Verified by Md. Mahid Tahir, son of ... 8 C, Egin Road Calcutta-20 Thane ... by caste Muslim. By Professor Advocate.

Name of the Registering officer - Binay Kumar Mukhopadhyay  
Designation - A. R. A. - I KOLKATA

On 24/07/2008

Certificate of Admissibility (Rule 43)

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A Article number 23.3 of Indian Stamp Act 1889

Payment of Fees

Fee Paid in rupees under article - A(1) = 31647/- E = 14/- J = 55/- M(a) = 25/- M(b) = 5/- on 24/07/2008

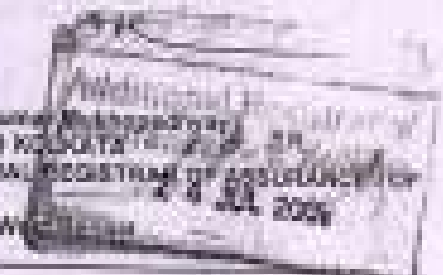
Certificate of Market Value (WS PUV) (rule 188B)

Certified that the market value of the property which is the subject matter of the deed is Rs. 2377983/-

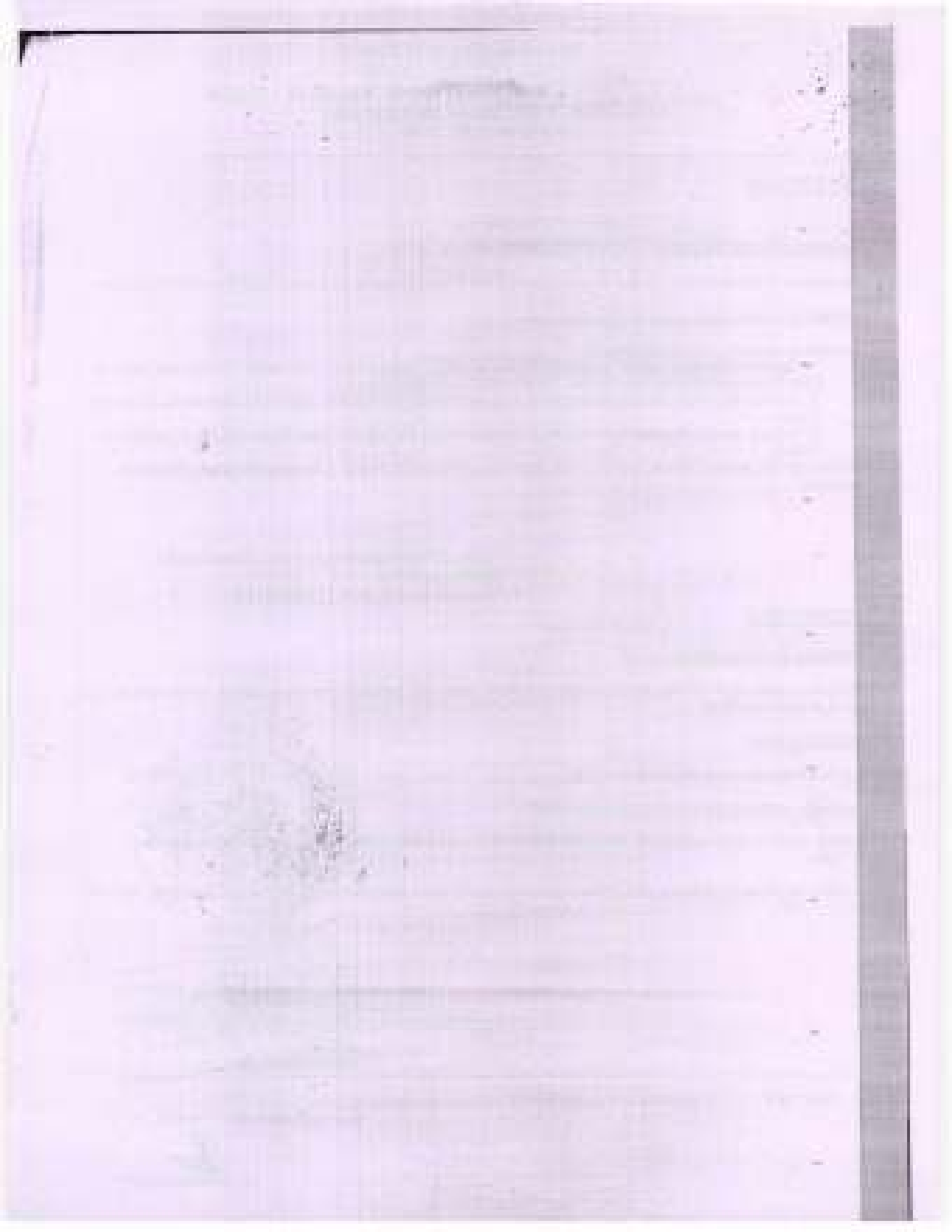
Certified that the required stamp duty of this document is Rs 201400/- and the Stamp Duty paid is Rs. 14/- and the fee is Rs. 100/-

(Binay Kumar Mukhopadhyay)  
A. R. A. - I KOLKATA  
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE  
KOLKATA

Govt. of West Bengal



*[Signature]*  
Authorized Signatory



SITE PLAN SHOWS THE PLOT OF LAND APPERTAINING TO R.S. DAG NO.- 90,  
 UNDER P.S. KHATAH NO. 103 & 104, MOUZA - HAYABAD, T.L. NO. 25,  
 WITHIN C.M.C. WARD NO. 109, P.S. PURBA JADAVPUR,  
 KOLKATA-700 084, SOLD TO 1) M/S BHAGWATI NIKETAN PVT. LTD.  
 AND 2) M/S SANDHAN HIRISE PVT. LTD.

AREA OF LAND - 176,100 SQ. FT.  
 SHOWS THREE BORDERS (LR)

SCALE 1" = 20'



NAME OF ROAD  
 1) WEST BANGALIA HIGHWAY

BHAGWATI NIKETAN PVT. LTD.  
 SANDHAN HIRISE PVT. LTD.

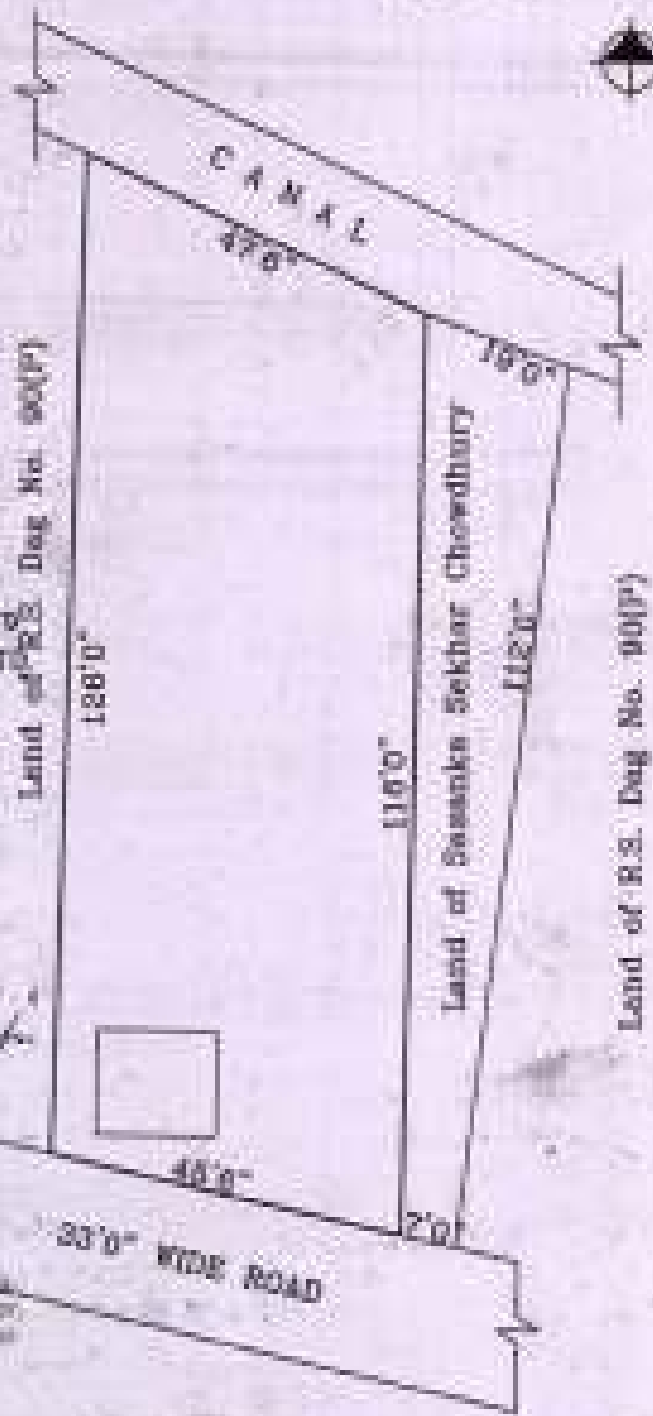
*[Signature]*  
 Authorized Signatory

Sg. Of Purchasers

*[Signature]*  
 Sg. Of Vendor

Byget Swaha

NOT BANGALIA HIGHWAY  
 AUTHORIZED SIGNATORY  
 LOCALITY: HAYABAD, PURBA JADAVPUR  
 M.O. L.S. No. 100001  
 Sg. Of L.R.S.





Registrar of  
Companies - Kolkata  
23 JUL 2009

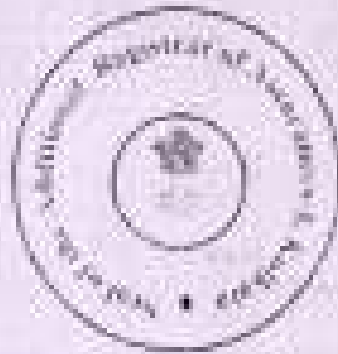
HORTON PROPERTY PRIVATE LIMITED



Authorized Signatory

Certificate of Registration under section 60 and Rule 60

Registered in Book - I  
CD/Volume number 17  
Page from 7432 to 7441  
Using No 97248 for the year 2009.



*[Handwritten signature]*

(Dinesh Kumar Mahalingappa) 25-July-2009  
S. B. A. KODKATA  
Office of the AREA KODKATA  
Bent Sargal

WORTCH PROPERTY PRIVATE LIMITED

*[Handwritten signature]*  
Authorized Signatory