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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

MC-1297/16

W 258024

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

[Signature]
 Additional Registrar
 of Assurances-I, Kolkata

4 JUN 2016

Amit Todi P.B.

QNO. 77890/16
MV-6567811

THIS DEED OF CONVEYANCE made this 1st day of June. Two Thousand and Sixteen BETWEEN AMIT TODI son of Shri Kanhaiyalal Todi residing at 2, Narayan Chandra Sen Lane, Police Station Golabari, Post Office Salkia, Howrah-

Amit Todi

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90/200/2016/300

21089

DSP LAW ASSOCIATES
Advocates
4D Nicco House
1B & 2 Hare Street,
Kolkata - 700001

NAME.....
ADD.....
Rs.....
13 MAY 2016
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
243 S. Road, Kolkata

13 MAY 2016

13 MAY 2016



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ADDITIONAL REGISTRAR
OFFICE OF THE REGISTRAR
KOLKATA
01 JUN 2016

Raj Kumar Agarwal

Son of Mr. Suresh Chandra Agarwal
30/1, Konnala, Salt Lake
PO Bhadrakali - P.S. DTTARPPA
Hoogly
PIN - 712232

711106 having PAN AMAPT1152A, hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **ONE PART AND (1) SIDDHIVINAYAK REALCON LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN ACWFS1807P and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata - 700071 represented by its Designated Partner, Piyush Beriwal son of Sanjay Beriwal of CD-205, Sector - I, Salt Lake City, Kolkata-700064, Police Station Bidhan Nagar Post Office Salt Lake CC Block, having PAN:ALUPB4075D **(2) JAIVIN REALTORS LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN AALFJ2694N and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata - 700071 represented by its Designated Partner the said Piyush Beriwal, **(3) JAIVIN BUILDERS LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN AALFJ2693M and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata - 700071 represented by its Designated Partner, the said Piyush Beriwal, **(4) ORCHID ABASAN LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN AAEFO4683P and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata - 700071 represented by its Designated Partner, the said Piyush Beriwal, **(5) SKYLIMIT COMMERCE LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN ACWFS1344M and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata - 700071 represented by its Designated Partner, the said Piyush Beriwal and **(6) RAYLON VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having PAN AACCR1800L and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata-700071 and represented by its Director, the said Piyush Beriwal all hereinafter collectively referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include insofar as the Company amongst them are concerned its successors or successors-in-office, successors-in-interest and/or assigns and insofar as the Limited Liability Partnerships amongst them are concerned their partners for the time being and also their respective successors or successors-in-office, successors-in-interest and/or assigns) of the **OTHER PART**:

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ADDITIONAL REGISTRAR
OFFICE OF THE REGISTRAR, CALCUTTA
1 JUN 2016

WHEREAS:

- A. One Seth Madan Gopal Bagla for self and as Karta of his Hindu Undivided Family was seized and possessed of and/or sufficiently entitled to **ALL THAT** messuages tenements hereditaments buildings and premises **TOGETHER WITH** piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 51 Cottahs 13 Chittacks 22 Square feet more or less situate lying at and being the whole of municipal holding/premises no. 160 J. N. Mukherjee Road, Howrah comprised in the entire R.S Dag Nos. 297, 298 and 299 recorded in R.S. Khatian No.148 in Mouza Malipanchghara, J.L. No.1, Police Station Malipanchghara, District Howrah) hereinafter referred to as "**the Larger Property**". The name of the said Madan Gopal Bagla was duly recorded in the Records of Rights published under the Revisional Settlement in respect of the Larger Property.
- B. The said Hindu Undivided Family of Seth Madan Gopal Bagla consisting of himself as Karta, his wife Sm. Shakuntala Devi Bagla and his son Pradeep Kumar Bagla was dissolved and the several joint family properties, assets, and business owned or held by it in Howrah, Hathras (Uttar Pradesh) and elsewhere (which, inter alia, included the Larger Property) were distributed amongst the Seth Madan Gopal Bagla, Shakuntala Devi Bagla and Pradeep Kumar Bagla by their mutual consent by way of family settlement on or about 23rd October 1965.
- C. While thus being seized and possessed of their respective allotments as exclusive owners of their respective allotted properties, the said Pradeep Kumar Bagla and Shakuntala Devi Bagla filed a suit being Suit No. 54 of 1966 before the Ld. Court of Civil Judge at Aligarh against Madan Gopal Bagla, inter alia, praying for declaration of their absolute ownership in the their respective properties out of the joint family properties so partitioned (which inter alia included the Larger Property) and for other relief.
- D. By Judgment dated 1st October 1966 and Decree dated 12th October 1966 passed in the said Suit No. 54 of 1966 by the Ld. Civil Judge at Aligarh, it was decreed on compromise between the parties to the said Suit that the said Shakuntala Devi Bagla acquired and was the sole and absolute owner of the Larger property in its entirety.
- E. The said Sm. Shakuntala Devi Bagla mutated her name in the records of the Howrah Municipal Corporation wherein the Larger Property was split into and assessed as several municipal numbers being municipal holding/premises Nos. 160, 160/1, 160/2, 160/3, 160/4, 160/5, 160/6 and 160/7, J.N Mukherjee Road, Howrah.

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- F. The said Sm. Shakuntala Devi Bagla a Hindu governed by the Mitakshara School of Hindu Law died on 13th February 2005 after making and publishing her Last Will and Testament dated 7th November 2001 whereby and whereunder she appointed her said son Pradeep Kumar Bagla as the Sole Executor and gave devised and bequeathed the Larger Property to her grand daughter-in-law namely Praneeta Bagla absolutely and forever.
- G. The said Pradeep Kumar Bagla as Sole Executor appointed by the said Will of Shakuntala Devi Bagla applied for Probate in respect of the said Will before the District Delegate at Howrah wherein the said Will was proved and Probate was granted to him in Probate Case No.14 of 2008 by the District Delegate at Howrah on 4th August, 2009.
- H. The said Pradeep Kumar Bagla, as such Sole Executor by his acts assented and consented to the bequests made in the said Last Will and Testament dated 7th November 2001 and made over and delivered the Larger Property to the said Praneeta Bagla who became the sole and absolute owner thereof.
- I. The said Praneeta Bagla from time to time for valuable consideration sold and transferred the Larger Property in different parts and portions to different persons by 19 several sale deeds as follows:-

Sl no.	Particulars of sale deed	Property sold	Municipal holding/premises number	Area of land	Area in Satak
1	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 5442 to 5460 Being No.2201 for the year 2011 between Praneeta Bagla as Vendor and one Amit Todi as	Portion of land and building/structures	160	1 Cottah 6 Chittack 10 Square feet more or less	2.29

Amit Todi
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OF ASSAM
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	Purchaser.				
2.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 1815 to 1833 Being No.2194 for the year 2011 between Praneeta Bagla as Vendor and one Samir Kumar Gupta as Purchaser.	Portion of land and building/ structures	160 (part) now 160/A	1 Cottah 5 Chittack 35 Square feet	2.25
3	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages 3165 to 3183 Being No.2186 for the year 2011 between Praneeta Bagla as Vendor and one Kalpana Gupta as Purchaser.	Portion of land and building/ structures	160/1	3 Cottah 8 Chittack 4 Square feet	5.79
4.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3311 to 3331 Being No.2197 for the year 2011 between Praneeta Bagla as Vendor and one Kalpana Gupta as Purchaser.	Portion of land and building/ structures	160/2	2 Cottah 12 Chittack 34 Square feet	4.62
5.	Sale Deed dated 8 th April 2011 registered with the Additional	Portion of land	160/3	2 Cottah 8	4.23

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	District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 4342 to 4360 Being No.2182 for the year 2011 between Praneeta Bagla as Vendor and one Devendra Kumar Drolia as Purchaser.	and building/ structures		Chittack 43 Square feet	
6.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 4285 to 4303 Being No.2191 for the year 2011 between Praneeta Bagla as Vendor and one Devendra Kumar Sharma as Purchaser.	Portion of land and building/ structures	160/3 (part) now 160/3 /1	2 Cottah 10 Chittack 44 Square feet	4.44
7.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3941 to 3959 Being No.2188 for the year 2011 between Praneeta Bagla as Vendor and one Binay Chaudhary as Purchaser.	Portion of land and building/ structures	Undivided one-half share in 160/4	Undivided 3 Cottah out of 6 Cottahs	4.96
8.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3922 to 3940 Being No.2189 for the year 2011 between Praneeta Bagla as Vendor and one Binay	Portion of land and building/ structures	Undivided one-half share in 160/4	Undivided 3 Cottah out of 6 Cottahs	4.96

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	Chaudhary as Purchaser.				
9.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3146 to 3164 Being No.2181 for the year 2011 between Praneeta Bagla as Vendor and one Ramesh Kumar Gupta as Purchaser.	Portion of land and building/ structures	Undivided one-half share in 160/5	Undivided 3 Cottah 10 Chittack 39 Square feet out of 7 Cottah 5 Chittack 32 Square feet	6.1
10.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3291 to 3310 Being No.2196 for the year 2011 between Praneeta Bagla as Vendor and one Ramesh Kumar Gupta as Purchaser.	Portion of land and building/ structures	Undivided one-half share in 160/5	Undivided 3 Cottah 10 Chittack 38 Square feet out of 7 Cottah 5 Chittack 32 Square feet	6.1
11.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 2154 to 2172 Being No.2199 for the year 2011 between Praneeta Bagla as Vendor and one Samir Kumar Gupta as Purchaser.	Portion of land and building/ structures	Undivided one-half share in 160/6	Undivided 1 Cottah 14 Chittack 38 Square feet out of 3 Cottah 13 Chittack 31 Square feet	3.19

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OF ASSURANCES, KOLKATA
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12.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 2234 to 2252 Being No.2200 for the year 2011 between Praneeta Bagla as Vendor and one Samir Kumar Gupta as Purchaser.	Portion of land and building/ structures	Undivided one-half share in 160/6	Undivided 1 Cottah 14 Chittack 38 Square feet out of 3 Cottah 13 Chittack 31 Square feet	3.19
13.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 2215 to 2233 Being No.2184 for the year 2011 between Praneeta Bagla as Vendor and one Samir Kumar Gupta as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Divided and demarcated 2 Cottah	3.3
14.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 8 Pages. 5292 to 5310 Being No.2183 for the year 2011 between Praneeta Bagla as Vendor and one Krishan Gopal Chaudhary as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Divided and demarcated 2 Cottah 15 Chittacks 23 Square feet	4.91
15.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 8 Pages. 5182 to 5200 Being No.2198 for	Portion of land and building/	160/7 (part)	Divided and demarcated 3 Cottah 7	4.97

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	the year 2011 between Praneeta Bagla as Vendor and one Amit Todi as Purchaser.	structures		Square feet	
16.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 4304 to 4322 Being No.2192 for the year 2011 between Praneeta Bagla as Vendor and one Sangita Todi as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Undivided 3 Cottah 8 Square feet (subsequently divided as recited herein after)	4.98
17.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 5461 to 5479 Being No.2190 for the year 2011 between Praneeta Bagla as Vendor and one Dinesh Kumar Choudhary and Ramesh Kumar Choudhary as Purchasers.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Undivided 2 Cottah 15 Chittacks 22 Square feet	4.90
18.	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 5934 to 5952 Being No.2193 for the year 2011 between Praneeta Bagla as Vendor and one Raman Todi as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Undivided 2 Cottah 13 Chittacks 22 Square feet	4.70

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OF ASSURANCE & MUTUALITY
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19	Sale Deed dated 8 th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 5915 to 5933 Being No.2195 for the year 2011 between Praneeta Bagla as Vendor and one Mina Todi as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Undivided 2 Cottah 13 Chittack 22 Square feet	4.70
	Total			51 Cottah 2 Chittack 22 Square feet	84.58

- J. The Vendor and abovenamed other purchasers under the said 19 Sale Deeds mutated their name in the records of the Howrah Municipal Corporation in respect of the Larger Property which now comprises of municipal holding/premises Nos. 160, 160/A, 160/1, 160/2, 160/3, 160/3/1 160/4, 160/5, 160/6, 160/7 and 160/7/1, J.N Mukherjee Road, Howrah. The area of the Larger Property was subsequently found upon survey and measurement to be 51 Cottah 13 Chittack 22 Square feet more or less.
- K. By an amicable partition between the said Sangita Todi and the remaining co-owners of Premises/Holding No. 160/7 (presently known as Premises/Holding No. 160/7/1), J.N Mukherjee Road, Howrah, the said Sangita Todi has been allocated a divided and demarcated portion thereof measuring 3 Cottah 8 Square feet which is delineated in the plan annexed hereto and marked Sangita Plot.
- L. As stipulated in Serial No. 15 of the above table under Recital I above, by the Sale Deed mentioned therein, the Vendor hereto for the consideration therein mentioned purchased **ALL THAT** messuages tenements hereditaments buildings and premises **TOGETHER WITH** piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 3 Cottah 7 Square feet more or less situate lying at and being the entirety of municipal holding/premises no. 160/7 J. N. Mukherjee Road, Howrah

Amit Todi

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ADDITIONAL REGISTRAR
OF ASSAM, KOLKATA
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morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the said Property**" together with all easements, appendages and appurtenances thereof absolutely and forever.

- M. The Vendor is seized and possessed of and well and sufficiently entitled to, as the sole and absolute owner of the said Property and the name of the Vendor has been accepted as Raiyat and Certification of Mutation has been issued to the Vendor under the West Bengal Land Reforms Act, 1955 and the Vendor is paying Khajana to the Government of West Bengal and is also paying tax to the Howrah Municipal Corporation in respect of the said Property.
- N. The name of the Vendor herein has been mutated in the Records of the Howrah Municipal Corporation in respect of the said Property;
- O. The said Property is occupied by one Tanumoy Roy and Joseph Gomes as monthly premises tenants at a monthly rental of Rs.400/- and 300/- respectively.
- P. The Vendor has approached the Purchasers to purchase **ALL THAT** the said Property (containing a land area of 3 Cottah 7 Square feet more or less) and all easements, appendages and appurtenances thereof free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever save and except the tenancies of the said Tenants and with peaceful possession subject to occupation of the said Tenants and in connection with the same, the Vendor has made the following representations and assurances to the Purchasers which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-

- (i) That the Vendor is the sole and absolute owner of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispensens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever save and except the tenancies of the said Tenants and with peaceful possession subject to occupation of the said Tenants. There are however no rent control proceeding or litigation with the tenants at present;
- (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or

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ADDITIONAL REGISTRAR
OF ASSURANCE & POLICY
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property and no material suppression has been made by the Vendor to the Purchasers;

- (iii) That there shall be no difficulty in mutation of the name of the Purchasers as owner of the said Property in the records of the Howrah Municipal Corporation and/or in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;
- (iv) That save and except the Vendor no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (v) That neither the Vendor nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the Urban Land (Ceiling & Regulation) Act, 1976 or West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore.
- (viii) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof.
- (ix) That save those relating to sale of the said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

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ADDITIONAL REGISTRAR
OF ASTROLOGICAL COLLEGE
21 JUN 2016

Q. The Vendor has contracted with the Purchasers for sale of the said Property and all easements, appendages and appurtenances thereof free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever save and except the tenancies of the said Tenants and with peaceful possession subject to occupation of the said Tenants at or for a total consideration of Rs.65,50,000/- (Rupees sixty-five lacs fifty thousand) only.

I. **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.65,50,000/- (Rupees sixty-five lacs fifty thousand) only by the Purchasers to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured by the Vendor or expressed or intended so to be unto and to the Purchasers) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT** the messuages tenements hereditaments building structures and premises together with the piece or parcel of land thereunto belonging whereon the same is erected and built containing an area of 3 Cottah 7 Square feet more or less situate lying at and being entirety of municipal holding/premises No. 160/7 J.N Mukherjee Road, Howrah -711106, under Ward No. 4 of Howrah Municipal Corporation comprised in R.S Dag No. 298 recorded in R.S. Khatian No.148 in Mouza Malipanchghara, J.L. No.1, Police Station Malipanchghara morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the said Property**" **TOGETHER WITH** all and singular the tangible and intangible assets gates, staircase, roof, compounds, boundary walls, areas, sewers, ways, paths, passages, pathways, water tanks, trees, water including municipal water, water courses, lights, electricity, water, drainage, sewerage and all other connections and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof **AND** all the estate right title interest use trust property claim easements quasi easements privileges and demand whatsoever both at law or in equity of the Vendor and each of them into out of or upon the said premises and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be

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ADMITTED REGISTRAR
OF COMPANIES, KOLKATA
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TOGETHER WITH common ownership and enjoyment of any passage at or for the said Property and all share, right, title and interest of the Vendor in the same **AND TOGETHER WITH** the benefit of all arrear rent, security deposit and other charges for any period prior to the date of execution hereof paid or payable by the Tenants or recoverable or realizable from any controller or other authority with full free and unfettered authority and right to enforce exercise or continue all actions or proceedings against any Tenant and to take any steps in respect of any past, present or future act or omission or default on breach of the Tenants **AND TOGETHER WITH** all legal incidence thereof **AND TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said premises or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same and all properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lis pendens attachments debuttars trusts claims demands acquisition requisition alignment claims demands and liabilities whatsoever or howsoever save and except the tenancies of the said Tenants and with peaceful possession subject to occupation of the said Tenants.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS
as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done omitted executed or knowingly permitted or suffered to the contrary the Vendor has been lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned

Amit Tochi

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and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights liens attachments restrictive covenants lispendens uses debutters trusts prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or his predecessors-in-title.
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever save and except the tenancies of the said Tenants and with peaceful possession subject to occupation of the said Tenants.
- (vi) **AND THAT** the Vendor and his all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed

Amit Tochi

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OF ASSIGNMENT, CALCUTTA
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or intended so to be through under or in trust for her or her predecessors in title shall from time to time at all requests of the Purchasers do and execute or cause to be done and executed all such further acts deeds and things as may reasonably be required by the Purchasers for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid.

III. AND THE VENDOR DOETH HEREBY DECLARE AND ASSURE THE PURCHASERS as follows:-

- a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against them for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any Acts for the time being in force.
- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of alignment of the Howrah Municipal Corporation, the Howrah Improvement Trust or Kolkata Metropolitan Development Authority or Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said premises or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Premises or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under any other Act or Legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid.

Amit Toali P.B



[Handwritten signature]
ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
01 JUN 2016

- e) **AND THAT** the Vendor has clarified that there are and/or may be defaults on the part of the Tenants giving rise to claims against them and the mentioning of their names hereto is not intended to be recognition or acceptance of the tenancy right or waiver of any default or breach by the tenants and the Purchasers shall be fully entitled to all rights in respect of all defaults and breaches committed by any tenant as the same may be allowed under law..

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT messuages tenements hereditaments building shed structure and premises **Together With** piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 3 Cottah 7 Square feet be the same a little more or less situate lying at and being entirety of municipal premises/holding No. 160/7 J.N Mukherjee Road, Howrah -711106, under Ward No. 4 of Howrah Municipal Corporation comprised in R.S Dag No. 298 recorded in R.S. Khatian No.148 in Mouza Malipanchghara, J.L. No.1, Police Station Malipanchghara, Additional District Sub Registrar Howrah and delineated in the plan annexed hereto, being Annexure 'A' duly bordered thereon in "**RED**" and butted and bounded as follows:

- On the NORTH** : By remaining portion of Municipal Holding/Premises No. 160/7/1 J. N. Mukherjee Road;
- On the SOUTH** : By Municipal Holding/Premises No. 160/4 J. N. Mukherjee Road;
- On the EAST** : By remaining portion of Municipal Holding/Premises Nos. 160/7/1 J. N. Mukherjee Road and;
- On the WEST** : Partly by Municipal Holding/Premises Nos. 160/5 and 160/6 J. N. Mukherjee Road;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the area of the constructions and/or old dilapidated structure on the said Property is about 1450 Square feet out of which about 300 Square in rooms and about 1150 Square feet in CI on brick wall and such structures are about 40 years old.

Amit Toeli

P.B



3
ADDITIONAL REGISTRAR
OF ASSURANCE, BANGALORE
21 JUN 2016

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

SIGNED SEALED AND DELIVERED by the withinnamed **VENDOR**, at Kolkata in the presence of:

- 1) Binay Chandra
BINAY CHAUDHARY
40, NIMTALLA Ghat St.,
4TH FLOOR
KOLKATA - 700 078 .
- 2) Anup
2 A.C. Sen San
Section

Amit Toeli
(AMIT TODI)

SIGNED SEALED AND DELIVERED by the **PURCHASERS** at Kolkata in the presence of:

- 1) Pratim Majumder,
Advocate.
for DSP Law Associates.
1882 Hare Street
Kolkata - 700001 .
- 2) Sushanta Guha
1/1 Middleton Street
Kolkata - 700071
- 3) Anup Toeli

Drafted by me:

Pratim Majumder
Advocate

C/o DSP Law Associates
4D, Nicco House,
1B & 2 Hare Street
Kolkata-700001

F/763/2012 .

For BITOHVIVAHAN DEVELOPER LLP

Piyush Beriwal
Partner

For JAVIN REALTORS LLP

Piyush Beriwal
Partner

For JAVIN BUILDERS LLP

Piyush Beriwal
Partner

For ORCHID ABASAN LLP

Piyush Beriwal
Partner

For SKY LIMIT COMMERCE LLP

Piyush Beriwal
Partner

For RAYLON VINIMAY PVT. LTD.

Piyush Beriwal
Partner

(PIYUSH BERIWAL)



ADDITIONAL REGISTRAR
OF ASSISTANT REGISTRAR
= 1 JUN 2016

RECEIPT AND MEMO OF CONSIDERATION

Received of and from the within named Purchasers the within mentioned sum of Rs.65,50,000/- (Rupees sixty-five lacs fifty thousand) only being the consideration in full payable under these presents to the Vendor as per the memo written hereinbelow:

MEMO OF CONSIDERATION

Sl. No.	By or out of Cash/Demand Draft/Cheque Number/RTGS	Date	Bank, Branch	Amount (in Rs. P.)
1.	KKBKR52016053000606691	30.05.2016	Kotak Mahindra Bank, Middleton Street Branch	10,00,000/-
2.	KKBKR52016053000606403	30.05.2016	Kotak Mahindra Bank, Middleton Street Branch	10,00,000/-
3.	KKBKR52016053000390815	30.05.2016	Kotak Mahindra Bank, Middleton Street Branch	10,00,000/-
4.	KKBKR52016053100664309	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	9,90,000/-
5.	KKBKR52016053100664694	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	9,90,000/-
6.	KKBKR52016053100681408	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	9,90,000/-
7.	074940	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	94,020/-
8.	074951	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	94,020/-
9.	074949	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	84,020/-
10.	074939	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	84,020/-
11.	074953	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	84,010/-
12.	074955	01.06.2016	Kotak Mahindra Bank, Middleton Street Branch	74,408/-
13.	TDS			65,500/-
TOTAL				65,50,000/-

WITNESSES

(Rupees sixty-five lacs fifty thousand) only

1. Anurag Chandra

2. Anup Singh

3. Pratin Majumdar

Amit Tooli




Amit Tooli



3

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
= 1 JUN 2010

DEED PLAN :-
SHOWING THE MUNICIPAL HOLDING NO 160/7, J.N. MUKHERJEE ROAD, WARD NO -4 UNDER HOWRAH MUNICIPAL CORPORATION, P.S.- MALIPANCHGHORA, DISTRICT - HOWRAH. (SCALE : 1 : 960)

AREA OF LAND : 201'320 *Amit Tochi*
~~201'320~~ SQM.(03KH-~~000~~ SFT.) *P.S.*
 AREA SHOWN IN RED BORDER - 



159, J. N. MUKHERJEE ROAD



Piyush Beriwal
Piyush Beriwal *Piyush Beriwal* *Piyush Beriwal*
Amit Tochi *Piyush Beriwal* *Piyush Beriwal*

DRAWN BY
PANKAJ DAS
 KOL-41.

SIGNATURE OF OWNER  SIGN. OF  PURCHASER



Handwritten signature or initials.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
= 1 JUN 2016

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

GRN: 19-201617-000703447-1 Payment Mode Online Payment
GRN Date: 31/05/2016 18:29:27 Bank : State Bank of India
BRN : IKB3958919 BRN Date: 31/05/2016 18:41:59

DEPOSITOR'S DETAILS

Id No. : 19010000717890/9/2016
(Query No./Query Year)

Name : Siddhivinayak Realcon LLP
Contact No. : Mobile No. : +91 9831094546
E-mail :
Address : 4/1, Middleton Street, 4th Floor, Kolkata- 700071
Applicant Name : Ms Sushmita Karmakar
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000717890/9/2016	Property Registration- Registration Fees	0030-03-104-001-16	72357
2	19010000717890/9/2016	Property Registration- Stamp duty	0030-02-103-003-02	459907

Total

532264

In Words : Rupees Five Lakh Thirty Two Thousand Two Hundred Sixty Four only







Government of West Bengal

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

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












Signature / LTI Sheet of Query No/Year 19010000717890/2016







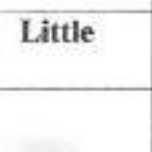
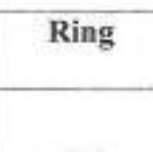
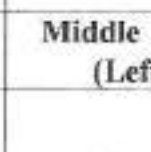
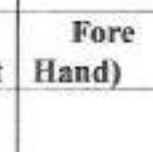
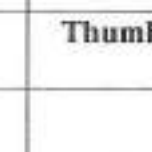
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr AMIT TODI 2, NARAYAN CHANDRA SEN LANE, P.O:- SALKIA, P.S:- Golabari, Howrah, District:- Howrah, West Bengal, India, PIN - 711106	Seller		2876 	Amit Todi 01/06/16
2.0	Mr Piyush Beriwal CD- 205, Sector - I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Represent ative of Buyer [JAIVIN BUILDER S LLP]		2884 	Piyush Beriwal 01/06/16
2.1	Mr Piyush Beriwal CD- 205, Sector - I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Represent ative of Buyer [JAIVIN REALTOR S LLP]			Piyush Beriwal 01/06/16



30
REGISTRAR
KOLKATA
01 JUN 2016

<i>Finger prints of the executant</i>					
 <p>Amit Toeli</p>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p>Divyanshu Desai</p>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little



Handwritten signature

ADDITIONAL REGISTRAR
OF ASSurances, CALCUTTA
= 1 JUN 2016


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD
পরিচয় পত্র
CHX3227014



Elector's Name	Amit Todi
নির্বাচকের নাম	অমিত টোডি
Father's Name	Kanhaiyalal Todi
পিতার নাম	কানাইলাল টোডি
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2006	29
১.১.২০০৬ এ বয়স	২৯

Amit Todi

01/06/2016

Address
2, Narayan Chandra Ben Lane 10 Gollabari Howrah
71106

Name:
[Illegible]

[Illegible Signature]

Facsimile Signature
Electoral Registration Officer
[Illegible]

Assembly Constituency: 162-Howrah North

[Illegible]

District: Howrah

Date: 09.03.2006

[Illegible]

Amit Tochi

01/06/2016

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PIYUSH BERIWAL

SANJAY KUMAR BERIWAL

14/11/1988

Permanent Account Number
ALUP64075D

Piyush Berawal
Signature



Piyush Berawal



ভারত সরকার
Government of India

পিনুখ বেইওয়াল
Pinukh Bherwal
পিতা: সঞ্জয় বেইওয়াল
Father: Sanjay Bherwal



জন্ম তারিখ / DOB: 14/11/1983
লিঙ্গ / Male



5984 4856 1375

স্বাস্থ্য - সাধারণ মানুষের অধিকার

Pinukh Bherwal

Unique Identification Authority of India

विकास, बिहार, लोक
संश्लेष, बिहारना (का)
बिहारना संश्लेष, बिहार 24 पारगना
बिहार का

Address: UniqueIdg.apl
CD-205, Street/Road/Lane
SECTOR-1, Landmark:
SALT LAKE, Village/Town/
City: Bidhannagar(M),
District: North 24 Parganas,
P.O. Bidhannagar CC Block,
State: West Bengal
PinCode: 700064

5984 4856 1375

1947
1500 300 1947

help@uidai.gov.in

www.uidai.gov.in

Piyush Borkar

आयकर विभाग
INCOMETAX DEPARTMENT
AMIT TODI
KANYAIYALAL TODI

भारत सरकार
GOVT. OF INDIA

27/08/1976

Permanent Account Number

AMAPT1152A

Amit Todi
Signature



Amit Todi

01/06/2016

In case this card is sent / found, kindly inform / contact
Income Tax PAN Services Unit, UTITSI
Plot No. 3, Sector 11, CBD Indraprastha
New Mumbai - 400 014

यदि यह कार्ड पाया जाये या खोजा जाये तो कृपया
आवक के सेवा यूनिट, UTITSI
प्लॉट नं. 3, सेक्टर 11, सीडी इन्द्रप्रस्था
नयी मुंबई - 400 014

Amit Tochi
01/06/2016

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIDDHIVINAYAK REALCON LLP

28/07/2015

Permanent Account Number

ACWFS1807P

15082015

For SIDDHIVINAYAK REALCON LLP
Riyesh Buiwal
Partner

इस कार्ड के खोने / काले पर कृपया सूचित करें। (Lost Card)
आयकर सेवा सेवा इकाई, एन एसडी यूएल
5-थी फ्लोर, मॉडल स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/9,
मॉडल कॉलोनी, नजदीक डीप बंगला चौक, पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL,
5th floor, Model Sterling,
Plot No. 341, Survey No. 997/9,
Model Colony, Near Deep Bangaloo Chowk,
Pune - 411 016.

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



FOR JAIVIN REALTORS LLP
Piyush Bedwal
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
JAIVIN BUILDERS LLP



भारत सरकार
GOVT. OF INDIA



23/07/2015

Permanent Account Number
AALFJ2693M

91030301

इस कार्ड के खोने, चले पर कृपया सूचित करें। सौभाग्य
आयकर देय सेवा इकाई, एनएसडी
501 मॉडल, गवडी स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मिडल कोव, नया देहली बंगला चौक के पास,
पुणे - 411 016

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL,
501 Model, Gaudin Studyng,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalow Chowk,
Pune - 411 016.

Tel: 91 20 2721 8801 / 91 20 2721 8081
e-mail: mail@nsdl.co.in

FOR JAIVIN BUILDERS LLP

Piyush Desai

Partner

आयकर विभाग
INCOME TAX DEPARTMENT
ORCHID ABASAN LLP



भारत सरकार
GOVT. OF INDIA



28/07/2015

Permanent Account Number
AAEFO4683P

14032015

आयकर विभाग (आयकर प्रणाली) / आयकर विभाग (आयकर प्रणाली) / आयकर विभाग (आयकर प्रणाली)
आयकर विभाग (आयकर प्रणाली) / आयकर विभाग (आयकर प्रणाली) / आयकर विभाग (आयकर प्रणाली)
आयकर विभाग (आयकर प्रणाली) / आयकर विभाग (आयकर प्रणाली) / आयकर विभाग (आयकर प्रणाली)
पुणे - 411 016.

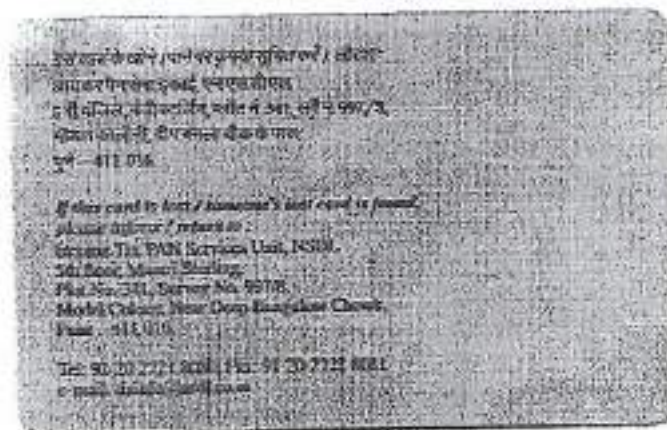
If this card is lost / someone's card is found
please inform / return to
Income Tax PAN Services Unit, NSDL
5th Floor, 2nd Stage, Survey No. 40711,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 2021 Fax: 91-20-2721 0161
e-mail: nsdl@nsdl.com

For ORCHID ABASAN LLP

Piyush Bedwal

Partner



For SKY LIMIT COMMERCE LLP

Piyush Bhatnagar
Partner


भारतका निर्वाचन आयोग
परिचय पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
SVG1257294

निर्वाचकका नाम : राजकुमार आगरवाल
Elector's Name : Rajkumar Agarwal

पिताका नाम : श्यामसुन्दर आगरवाल
Father's Name : Shyamsundar Agarwal

लिंग / Sex : पुरु / M
जनम तारीख / Date of Birth : 14/01/1960

R. Agarwal

SVG1257294

ठिकाना:-

30/1 रामलाल दत्त रोड-12 भाद्रकाली उत्तारपारा
दुर्ग 712232

Address:

30/1 RAMLAL DUTTA ROADWARD-12
BHADRAKALI UTTARPARA HOOGHLY
712232

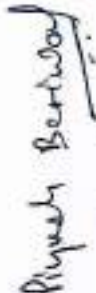


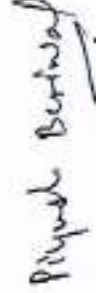
Date: 22/02/2003

185-दुर्गपारा निर्वाचन क्षेत्र निर्वाचन अधिकारी
प्रतिपक्षीयता प्रमाण पत्र

Facsimile Signature of the Electoral
Registration Officer for
185-Uttarpara Constituency

दिनांक परिवर्तन होने बहुत दिनों बाद भी इसे नया
फॉर्म में भरने का प्रयत्न नहीं करना चाहिए।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

L. Agarwal

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.2	Mr Piyush Beriwal CD-205, Sector - I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [ORCHID ABASAN LLP]			 01/06/16
2.3	Mr Piyush Beriwal CD-205, Sector - I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [RAYLON VINIMAY PRIVATE LIMITED]			 01/06/16
2.4	Mr Piyush Beriwal CD-205, Sector - I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [SIDDHIVINAYAK REALCO N LLP]			 01/06/16
2.5	Mr Piyush Beriwal CD-205, Sector - I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [SKYLIMIT COMMERCE LLP]			 01/06/16

[Faint, illegible handwritten text]



[Handwritten signature]
ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
e-1 JUN 2016

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr Raj Kumar Agarwal Son of Mr Shyam Sundar Agarwal 30/1, Ramlal Dutta Road, Bhadrakali, P.O:- BHADRAKALI, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232	Mr AMIT TODI, Mr Piyush Beriwal	<i>Raj Kumar</i> <i>Agarwal</i> 01-06-2016


(Sujan Kumar Maity)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal



[Handwritten Signature]
ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
= 1 JUN 2016

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Piyush Beriwal CD-205, Sector – I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700084

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr AMIT TODI Son of Shri Kanhaiyalal Todi 2, NARAYAN CHANDRA SEN LANE, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AMAPT1152A.; Status : Individual; Date of Execution : 01/06/2016; Date of Admission : 01/06/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SIDDHIVINAYAK REALCON LLP 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. ACWFS1807P,; Status : Organization
2	JAIVIN REALTORS LLP 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AALFJ2694N,; Status : Organization
3	JAIVIN BUILDERS LLP 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AALFJ2693M,; Status : Organization
4	ORCHID ABASAN LLP 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AAEOF04683P,; Status : Organization
5	SKYLIMIT COMMERCE LLP 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. ACWFS1344M,; Status : Organization
6	RAYLON VINIMAY PRIVATE LIMITED 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AACCR1800L,; Status : Organization; Represented by their (1-6) representative as given below:-
1-6 (1)	Mr Piyush Beriwal CD-205, Sector – I, Salt Lake City, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALUPB4075D,; Status : Representative; Date of Execution : 01/06/2016; Date of Admission : 01/06/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Raj Kumar Agarwal Son of Mr Shyam Sundar Agarwal 30/1, Ramlal Dutta Road, Bhadrakali, P.O:- BHADRAKALI, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr AMIT TODI, Mr Plyush Beriwal	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Howrah, P.S:- Malpanchghara, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: J. N. Mukherjee Rd., , Premises No. 160/7, Ward No: 4		3 Katha 7 Sq Ft	60,68,856/-	60,88,667/-	Proposed Use: Bastu, Width of Approach Road: 5 Ft., Encumbered by Tenant,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	300 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	300 Sq Ft.	1,48,219/-	1,48,219/-	Structure Type: Structure Tenanted,
F0	Gr. Floor	1150 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Tin Shed, Extent of Completion: Complete
S2	On Land L1	1150 Sq Ft.	3,32,925/-	3,32,925/-	Structure Type: Structure

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr AMIT TODI	SIDDHIVINAYAK REALCON LLP	0.827674	16.6667
	Mr AMIT TODI	JAIVIN REALTORS LLP	0.827674	16.6667
	Mr AMIT TODI	JAIVIN BUILDERS LLP	0.827674	16.6667
	Mr AMIT TODI	ORCHID ABASAN LLP	0.827674	16.6667
	Mr AMIT TODI	SKYLIMIT COMMERCE LLP	0.827674	16.6667
	Mr AMIT TODI	RAYLON VINIMAY PRIVATE LIMITED	0.827674	16.6667

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Mr AMIT TODI	JAIVIN BUILDERS LLP	50 Sq Ft	16.6667
	Mr AMIT TODI	JAIVIN REALTORS LLP	50 Sq Ft	16.6667
	Mr AMIT TODI	ORCHID ABASAN LLP	50 Sq Ft	16.6667
	Mr AMIT TODI	RAYLON VINIMAY PRIVATE LIMITED	50 Sq Ft	16.6667
	Mr AMIT TODI	SIDDHIVINAYAK REALCON LLP	50 Sq Ft	16.6667
	Mr AMIT TODI	SKYLIMIT COMMERCE LLP	50 Sq Ft	16.6667
S2	Mr AMIT TODI	JAIVIN BUILDERS LLP	191.667 Sq Ft	16.6667
	Mr AMIT TODI	JAIVIN REALTORS LLP	191.667 Sq Ft	16.6667
	Mr AMIT TODI	ORCHID ABASAN LLP	191.667 Sq Ft	16.6667
	Mr AMIT TODI	RAYLON VINIMAY PRIVATE LIMITED	191.667 Sq Ft	16.6667
	Mr AMIT TODI	SIDDHIVINAYAK REALCON LLP	191.667 Sq Ft	16.6667
	Mr AMIT TODI	SKYLIMIT COMMERCE LLP	191.667 Sq Ft	16.6667

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Sushmita Karmakar
Address	4/1, Middleton Street, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700071
Applicant's Status	Buyer/Claimant

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190104340 / 2016

Query No/Year	19010000717890/2016	Serial no/Year	1901004066 / 2016
Deed No/Year	I - 190104340 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Piyush Beriwal	Presented At	Private Residence
Date of Execution	01-06-2016	Date of Presentation	01-06-2016

Remarks

On 28/05/2016

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 65,69,811/-



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 01/06/2016

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

Presented for registration at 15:16 hrs on : 01/06/2016, at the Private residence by Mr Piyush Beriwal .

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

Execution is admitted on 01/06/2016 by

Mr AMIT TODI, Son of Shri Kanhaiyalal Todl, 2, NARAYAN CHANDRA SEN LANE, P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, By caste Hindu, By Profession Others

Indetified by Mr Raj Kumar Agarwal, Son of Mr Shyam Sundar Agarwal, 30/1, Ramlal Dutta Road, Bhadrakali, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, By caste Hindu, By Profession Service

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

Execution is admitted on 01/06/2016 by

1. Mr Piyush Beriwal DESIGNATED PARTNER, SIDDHIVINAYAK REALCON LLP, 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Mr Piyush Beriwal, Son of Mr Sanjay Beriwal, CD-205, Sector - I, Salt Lake City, P.O: Salt Lake CC Block, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Business

2. Mr Piyush Beriwal DESIGNATED PARTNER, JAIVIN REALTORS LLP, 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Mr Piyush

Beriwal, Son of Mr Sanjay Beriwal, CD-205, Sector – I, Salt Lake City, P.O: Salt Lake CC Block, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Business

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4. Mr Piyush Beriwal DESIGNATED PARTNER, ORCHID ABASAN LLP, 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Mr Piyush Beriwal, Son of Mr Sanjay Beriwal, CD-205, Sector – I, Salt Lake City, P.O: Salt Lake CC Block, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Business

5. Mr Piyush Beriwal DESIGNATED PARTNER, SKYLIMIT COMMERCE LLP, 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Mr Piyush Beriwal, Son of Mr Sanjay Beriwal, CD-205, Sector – I, Salt Lake City, P.O: Salt Lake CC Block, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Business

6. Mr Piyush Beriwal DIRECTOR., RAYLON VINIMAY PRIVATE LIMITED, 4/1, Middleton Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Mr Piyush Beriwal, Son of Mr Sanjay Beriwal, CD-205, Sector – I, Salt Lake City, P.O: Salt Lake CC Block, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Business

Indetified by Mr Raj Kumar Agarwal, Son of Mr Shyam Sundar Agarwal, 30/1, Ramlal Dutta Road, Bhadrakali, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, By caste Hindu, By Profession Service



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 02/06/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 72,357/- (A(1) = Rs 72,259/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

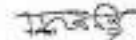
1. Rs. 72,357/- is paid, by online on 31/05/2016 6:41PM with Govt. Ref. No. 192016170007034471 on 31-05-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB3958919 on 31/05/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,59,907/- and Stamp Duty paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 4,59,907/- is paid, by online on 31/05/2016 6:41PM with Govt. Ref. No. 192016170007034471 on 31-05-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB3958919 on 31/05/2016, Head of Account 0030-02-103-003-02



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 04/06/2016

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,59,907/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 21014, Purchased on 13/05/2016, Vendor named S Mukherjee.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 147398 to 147445
being No 190104340 for the year 2016.



(Handwritten signature)

Digitally signed by SUJAN KUMAR
MAITY
Date: 2016.06.06 16:08:30 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 06/06/2016 16:08:29
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 1st DAY OF June 2016

BETWEEN

AMIT TODI

... VENDOR

AND

SIDDHIVINAYAK REALCON LLP & ORS.

... PURCHASERS

CONVEYANCE

DSP LAW ASSOCIATES
ADVOCATES
4D, NICCO HOUSE
1B & 2 HARE STREET
KOLKATA-700001