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पश्चिम बंगाल WEST BENGAL

59AA 640356

Additional Registrar of Assurances II
Kolkata
14/8/12



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

Additional Registrar of Assurances-II, Kolkata

[Handwritten signature]

CONVEYANCE

1. Date: 14th August 2012 अगु १४/८/१२
2. Place: Kolkata
3. Parties
- 3.1 **Lutfar Rahaman**, son of Late Ajjur Rahaman, residing at Village Raigachi, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**Vendor**, includes successors-in-interest)

[Handwritten signature]

VARSH VENTURES PVT. LTD.
Godrej Properties Ltd.
Siddhanta Aashra PVT. LTD.
ENLOGSE NISHAN PVT. LTD.
ACANTUS ESTATES PVT. LTD.

Director

Abinash More



C-5681

BADIBERI MARKETING PVT. LTD.
BADIBERI TRADING PVT. LTD.
Abinash More

66263

Sold to.....
Address.....
Value.....

8 AUG 2012

L. V.
High Court A.S.

SAHA & RAY
Advocates
341, 3rd Floor, Hindustani Chambers
7C, Kiran Shankar Roy Road
Kolkata - 700017.



C-5682

अबिनाश मोरे



C-5679

YADUVIR TRADES
VRAJESH VENTURES PVT. LTD.
Copenhagen Dealers Pvt Ltd
Baladeva Awasan Pvt. Ltd
BUGLOSSE NIRMAN PVT. LTD.
ACANTHUS ESTATES PVT. LTD.

Jiddharta Rahman
Director/Authorised Signatory

Habibur Rahman,

PTO

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
14 AUG 2012



And

- 3.2 **Acanthus Estates Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 53/4, P.N. Middy Road, Kolkata-700056, Police Station Belghoria, represented by its authorized signatory Siddhartha Bhalotia, son of Ramgopal Bhalotia, of 32A, Beadon Row, Kolkata-700006, Police Station Beadon Street
- 3.3 **Baladeva Awasan Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 53/4, P.N. Middy Road, Kolkata-700056, Police Station Belghoria, represented by its authorized signatory Siddhartha Bhalotia, son of Ramgopal Bhalotia, of 32A, Beadon Row, Kolkata-700006, Police Station Beadon Street
- 3.4 **Vrajesh Ventures Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Brabourne Road, Kolkata-700 001, Police Station Brabourne Road, represented by its authorized signatory Siddhartha Bhalotia, son of Ramgopal Bhalotia, of 32A, Beadon Row, Kolkata-700006, Police Station Beadon Street
- 3.5 **Copenhagen Dealers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Brabourne Road, Kolkata-700 001, Police Station Brabourne Road, represented by its authorized signatory Siddhartha Bhalotia, son of Ramgopal Bhalotia, of 32A, Beadon Row, Kolkata-700006, Police Station Beadon Street
- 3.6 **Yaduvir Traders Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar, represented by its authorized signatory Siddhartha Bhalotia, son of Ramgopal Bhalotia, of 32A, Beadon Row, Kolkata-700006, Police Station Beadon Street
- 3.7 **Buglosse Nirman Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar (PAN AAFCB0022M), represented by its authorized signatory Siddhartha Bhalotia, son of Ramgopal Bhalotia, of 32A, Beadon Row, Kolkata-700006, Police Station Beadon Street
- 3.8 **Badiberi Trading Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 14, Netaji Subhas Road, Kolkata-700001, Police Station Hare Street, represented by its authorized signatory Abinash More, son of Rajendra Prasad Agarwala, of 18A, Mayfair Road, Kolkata-700020, Police Station Kareya
- 3.9 **Badiberi Marketing Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 14, Netaji Subhas Road Kolkata-700001, Police Station Hare Street, represented by its authorized signatory Abinash More, son of Rajendra Prasad Agarwala, of 18A, Mayfair Road, Kolkata-700020, Police Station Kareya
(collectively **Purchasers**, includes successors-in-interest).

Vendor and Purchasers, collectively **Parties** and individually **Party**.

2/2/2019.0

Habibur Rahman
do- Lutfan Rahman.
viii- Raigachi, P.O + P.S. Rajarhat
KOL-135
Occupation → Student



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
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NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**4. Subject Matter of Conveyance**

4.1 **Said Property:** Land classified as *sahi* (agricultural) measuring 77 (seventy seven) decimal equivalent to 2 (two) *bigha* 6 (six) *cottah* 10 (ten) *chittack* and 30 (thirty) square feet, more or less [out of 77 (seventy seven) decimal equivalent to 2 (two) *bigha* 6 (six) *cottah* 10 (ten) *chittack* and 30 (thirty) square feet, more or less], comprised in R.S./L.R. *Dag* No.641, recorded in L.R. *Khatian* Nos. 487 and 1270, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayat* (RBGP No.I), Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Schedule** below and the said *Dag* No. 641 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

5.1.1 **Ownership of Said Property:** Lutfar Rahaman and Golam Hossain were the owners of the entirety of the Said Property and they got their names mutated in the records of the Block Land & Land Reforms Office, Rajarhat in L.R. *Khatian* No. 1270 in respect of 39 (thirty nine) decimal, more or less, comprised in the Said Property and in L.R. *Khatian* No. 487 in respect of 38 (thirty eight) decimal, more or less, respectively, in respect of the entirety of the Said Property.

5.1.2 **Demise of Golam Hossain:** Golam Hossain, a Muslim governed by the Mohammedan Law, died *intestate* and as a bachelor leaving behind surviving his only brother Lutfar Rahaman, as his only legal heir who inherited the right, title and interest of Late Golam Hossain in the Said Property.

5.1.3 **Ownership of Vendor:** In the abovementioned circumstances the Vendor has become the sole and absolute owner of the Said Property.

5.2 **Representations, Warranties and Covenants by Vendor:** The Vendor represents, warrants and covenants as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** 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,

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including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* 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 the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khass*, vacant, peaceful and physical possession and the Purchasers shall purchase the same from the Vendor.
- 6.2 **Surrender of Rights by Pioneer Prodev Private Limited:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3rd floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender/release such claims in favour of the Purchasers. The Vendor shall have no responsibility or obligation in this regard.

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OF ASSURANCES, KOLKATA
14 AUG 2012



7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, comprising of land classified as *sali* (agricultural) measuring 77 (seventy seven) decimal equivalent to 2 (two) *bigha* 6 (six) *cottah* 10 (ten) *chittack* and 30 (thirty) square feet, more or less [out of 77 (seventy seven) decimal equivalent to 2 (two) *bigha* 6 (six) *cottah* 10 (ten) *chittack* and 30 (thirty) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 641, recorded in L.R. *Khatian* Nos. 487 and 1270, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Schedule** below and the said *Dag* No. 641 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.1,40,00,000/- (Rupees one crore and forty lac) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* 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 the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and/or assigns, of, from and

ADDITIONAL MEMBER
OF ASSURANCE SOCIETY, KOLKATA
14 AUG 2012



against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and/or assigns by reason of the aforesaid.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882; save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and/or assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)

Land classified as *sahi* (agricultural) measuring 77 (seventy seven) decimal equivalent to 2 (two) *bigha* 6 (six) *cottah* 10 (ten) *chittack* and 30 (thirty) square feet, more or less [out of 77 (seventy seven) decimal equivalent to 2 (two) *bigha* 6 (six) *cottah* 10 (ten) *chittack* and 30 (thirty) square feet, more or less], being a portion of R.S./L.R. Dag No. 641, recorded in L.R. *Khatian* Nos. 487 and 1270, *Mouza Raigachi*, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 641 being

ADDITIONAL REGISTRAR
OF ... KOLKATA
14 AUG 2012



delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 629 and 630
On the East : By R.S./L.R. *Dag* Nos. 639 and 640
On the South : By R.S./L.R. *Dag* Nos. 639 and 643
On the West : By R.S./L.R. *Dag* No. 642

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

<i>Mouza</i>	<i>R.S./ L.R. DagNo.</i>	<i>R.S./ L.R. Khatia n No.</i>	<i>Nature of Land</i>	<i>Total Area of Dag (In Decimal)</i>	<i>Total Area Sold (In Decimal)</i>	<i>Name of Recorded Owner</i>
Raigachi	641	487	<i>Sali</i>	77	39	Golan Hossain
Raigachi	641	1270	<i>Sali</i>	77	38	Lutfar Rahaman
Total Area of Land Sold:					77	

9. Execution and Delivery

- 9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

লুৎফার রহমান

[Vendor]

Read over and explained the contents of this document by me to Lutfar Rahaman in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence:

Signature _____

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OF ASSURANCES, KATA
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Acanthus Estates Private Limited
Baladeva Awasan Private Limited
Vrajesh Ventures Private Limited
Copenhagen Dealers Private Limited
Yaduvir Traders Private Limited
Buglosse Nirman Private Limited

Badiberi Trading Private Limited
Badiberi Marketing Private Limited

Siddhartha Bhalotia

Siddhartha Bhalotia
Authorized Signatory

Abinash More

Abhinash More
Authorized Signatory

[Purchasers]

Witnesses:

Signature Habibur Rahman

Name HABIBUR RAHAMAN

Father's Name LUTFAR RAHAMAN

Address RAISACHA, RAJARHAT

KOL - 135

Signature Md. A Sarkar

Name Named Ahmed Sarkar

Father's Name F. A Sarkar

Address 7C, K.S. Ray Road

Kal - 700001

ADDITIONAL REGISTRAR
OF ASSURANCES-II KOLKATA
14 AUG 2012



Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.1,40,00,000/- (Rupees one crore and forty lac) towards full and final payment of the Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No. 192610	14.08.2012	HDFC Bank Limited, Stephen House Branch, Kolkata	17,50,000/-
Pay Order No. 192611	14.08.2012	HDFC Bank Limited, Stephen House Branch, Kolkata	17,50,000/-
Pay Order No. 192633	14.08.2012	HDFC Bank Limited, Stephen House Branch, Kolkata	17,50,000/-
Pay Order No. 192649	14.08.2012	HDFC Bank Limited, Stephen House Branch, Kolkata	17,50,000/-
Pay Order No. 192678	14.08.2012	HDFC Bank Limited, Stephen House Branch, Kolkata	17,50,000/-
Pay Order No. 192679	14.08.2012	HDFC Bank Limited, Stephen House Branch, Kolkata	17,50,000/-
Pay Order No. 192680	14.08.2012	HDFC Bank Limited, Stephen House Branch, Kolkata	17,50,000/-
Pay Order No. 192687	14.08.2012	HDFC Bank Limited, Stephen House Branch, Kolkata	17,50,000/-
		Total:	1,40,00,000/-

১৭/০৮/১২ তারিখে

(Lutfar Rahaman)

[Vendor]

PMN - BH2PR8754D

Read over and explained the contents of this document by me to Lutfar Rahaman in Bengali language, who after understanding the meaning and purport of this document, put their LTI/signature in my presence.

Signature Habibur Rahaman.

Witnesses:

Signature Habibur Rahaman

Name HABIBUR RAHAMAN

Signature Nawed Ahmed Saha

Name Nawed Ahmed Saha

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
14 AUG 2012



SITE PLAN OF R.S./L.R. DAG NO.- 641, L.R. KHATIAN NO.- 487 & 1270, MOUZA-RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 641 is 77 DECIMAL



BUGLOSSE NIRMAN PVT. LTD.
VRAJESH VENTURES PVT. LTD.
YADUVIR TRADERS PVT. LTD.
Copenhagen Dealers Pvt. Ltd.
Baladeva Awasan Pvt. Ltd.
ACANTHUS ESTATES PVT. LTD.
Siddhartha Bhattacharya
Director/Authorised Signatory

BADIBERI TRADING PVT. LTD.
BADIBERI MARKETING PVT. LTD.
Abinash More
Director/Authorised Signatory

০২/০২/১৩ র মত

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 77.0000 DECIMAL OF SALI LAND OUT OF 77 DECIMAL OF R.S./L.R. DAG NO.- 641 .






























SHOWN THUS :- 

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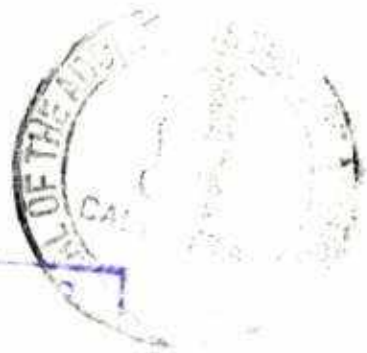
ADDITIONAL REGISTRAR
OF ASSURANCE KATA
14 AUG 2012



SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser. Presentants						
	 श्री २१२०१३ श्री ३१३						
		Little Ring Middle Fore Thumb (Left Hand)					
							
		Thumb Fore Middle Ring Little (Right Hand)					
	 <u>Siddharth</u> <u>Sharma</u>						
		Little Ring Middle Fore Thumb (Left Hand)					
							
		Thumb Fore Middle Ring Little (Right Hand)					
	 <u>Abinash</u> <u>Mishra</u>						
		Little Ring Middle Fore Thumb (Left Hand)					
							
		Thumb Fore Middle Ring Little (Right Hand)					

ADDITIONAL
OFFICE
14 AUG 2012





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

Endorsement For Deed Number : I - 14936 of 2012
(Serial No. 09875 of 2012)

On 14/08/2012

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

Presented for registration at 19.53 hrs on :14/08/2012, at the Private residence by Abinash More , one of the Claimants.

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

Execution is admitted on 14/08/2012 by

1. Lutfar Rahaman Alias Sk Nurul Amine, son of Late Ajjar Rahaman , Raigachi, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Siddhartha Bhalotia
Director/ Authorised Signatory, Acanthus Estates Pvt Ltd, 53/4, P N Middy Road, , Kol, Thana:-Belgharia, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056.
Director/ Authorised Signatory, Baladeva Awasan Pvt Ltd, 53/4, P N Middy Road, , Kol, Thana:-Belgharia, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056.
Director/ Authorised Signatory, Vrajesh Ventures Pvt Ltd, 27, Brabourne Road, P S - Brabourne Road, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
Director/ Authorised Signatory, Copenhagen Dealers Pvt Ltd, 27, Brabourne Road, P S - Brabourne Road, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
Director/ Authorised Signatory, Yaduvir Traders Pvt Ltd, 84 A, Chittaranjan Avenue, Kol, Thana:-Bowbazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012.
Director/ Authorised Signatory, Buglosse Nirman Pvt Ltd, 84 A, Chittaranjan Avenue, Kol, Thana:-Bowbazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012.
, By Profession : Others
3. Abinash More
Authorised Signatory, Badiberi Trading Pvt Ltd, 1st Floor, 14, Netaji Subhas Road, Kol, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
Authorised Signatory, Badiberi Marketing Pvt Ltd, 1st Floor, 14, Netaji Subhas Road, Kol, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Others
Identified By Habibur Rahaman, son of Lutfar Rahaman, Raigachi, Kol, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Student.



(Dulal chandraSaha)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 2

05/12/2012 17:00:00



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

Endorsement For Deed Number : I - 14936 of 2012
(Serial No. 09875 of 2012)

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

On 18/08/2012

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.-2,79,05,246/-

Certified that the required stamp duty of this document is Rs.- 1674334 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

On 08/09/2012

Payment of Fees:

Amount by Draft

Rs. 307053/- is paid , by the draft number 037514, Draft Date 05/09/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 08/09/2012

(Under Article : A(1) = 306955/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 08/09/2012)

Deficit stamp duty

Deficit stamp duty Rs. 1674334/- is paid , by the draft number 037513, Draft Date 05/09/2012, Bank : State Bank of India, DALHOUSIE SQUARE, received on 08/09/2012

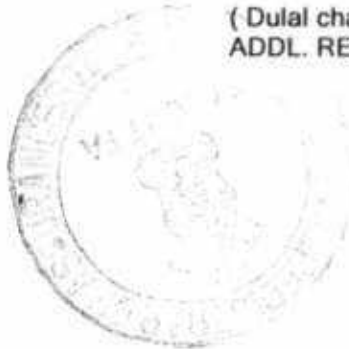
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 05/12/2012

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

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



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

Dated this 14th day of August, 2012

Between

Lutfar Rahaman
... Vendor

And

Acanthus Estates Private Limited & Ors.
... Purchasers

CONVEYANCE

R.S./L.R. *Dag* No. 641
Mouza Raigachi
District North 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road,
Kolkata-700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 59
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being No 14936 for the year 2012.



(Dulal chandraSaha) 07-December-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal