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RG/12

I-4750/11



1068

9105/4

पश्चिम बंगाल WEST BENGAL

44AA 975378

Handwritten signature and date: 12/4/11

34,00,000/-



Certified that the Document is admitted to Registration. The Registrar's Sheet and the endorser's initials furnished to the document are the part of this document.

Handwritten signature of the Registrar.

Additional Registrar of Assurances, Kolkata

14.04.11

9/4/11

VIC SD SB for Rued
A.R.A. Registrar of Assurances & Kolkata

CONVEYANCE

1. **Date:** 12th April 2011
2. **Place:** Kolkata
3. **Parties:**
 - 3.1 **Smart Goods Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 12C, Chakrabaria Road, Kolkata-700020, Police Station Ballygunge (PAN AAKCS3068F), represented by its authorized signatory Arun Kumar Sancheti, son of Sumernall Sancheti, of 12C, Chakrabaria Road, Kolkata-700020, , Police Station Ballygunge
(Vendor, includes successors-in-interest)

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112037

Serial No.....
Name.....
Address.....
71, Park Road, (1st Floor)
Kolkata-700016



25 FEB 2011

Date.....
Accepted by Vendor
S. SARKAR

Srinivas Kumar Agarwala



2812 ✓

For RIYA PROJECTS PVT. LTD.

Director

Srinivas Kumar Agarwala

Director

~~For RIYA PROJECTS PVT. LTD.~~



2813 ✓

For Smart Goods Pvt. Ltd.

Anurag Kumar Sarkar

Authorised Signatory



Sriapan Kar
S/o R.N. Kar
70, K.S. Roy Road
Kolkata-700007
Service

And

- 3.2 **Riya Projects Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 27, Brabourne Road, Kolkata-700001, Police Station Hare Street (**PAN AAECR8645R**), represented by its authorized signatory Nirmal Kumar Agarwala, son of Mamraj Agarwala, of Narayani Building, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street (**Purchaser**, includes successors-in-interest).

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** *Sali* land measuring (I) 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.620, recorded in L.R. *Khatian* No. 2021, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part I** of the **1st Schedule** below (**First Property**) **And** (2) 3 (three) decimal, more or less, comprised in R.S./L.R. *Dag* No.621, recorded in L.R. *Khatian* No. 2021, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part II** of the **1st Schedule** below (**Second Property**) **And** (3) 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.622, recorded in L.R. *Khatian* No. 2021, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part III** of the **1st Schedule** below (**Third Property**) **And** (4) 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.623, recorded in L.R. *Khatian* No. 2021, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part IV** of the **1st Schedule** below (**Fourth Property**) **totaling to** land measuring 9 (nine) decimal, more or less, more fully and collectively described in the **2nd Schedule** below and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (the First Property, the Second Property, the Third Property and the Fourth Property, collectively **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 **Mobarak Hussain's Property:** By a Deed of Conveyance dated 30th October, 1957, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 79, at Pages 133 to 134, being Deed No. 5885 for the year 1957, Mobarak Hussain Mondal purchased from Motaleb Mollah land in C.S. *Dag* No. 591 which was subsequently recorded in the Revisional Settlement in his name in respect of 13 (thirteen) decimal in R.S. *Dag* No. 620, in R.S. *Khatian* No. 621 (**Mobarak Hussain's Property**).

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12 APR 2011

- 5.1.2 **Sale to Kamala Santra:** By a Deed of Conveyance dated 15th July, 1981, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 243, at Pages 65 to 76, being Deed No. 9071 for the year 1981, Mobarak Hussain Mondal sold land measuring 7 (seven) decimal, more or less, out of Mobarak Hussain's Property, to Kamala Santra.
- 5.1.3 **Sale to Rumpa Santra:** By a Deed of Conveyance dated 15th July, 1981, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 243, at Pages 72 to 88, being Deed No. 9072 for the year 1981, Mobarak Hussain Mondal sold the balance land measuring 6 (six) decimal, more or less, out of Mobarak Hussain's Property, to Rumpa Santra.
- 5.1.4 **Ownership of Kamala Santra & Rumpa Santra:** In the abovementioned circumstances, Kamala Santra and Rumpa Santra jointly became the owners of Mobarak Hussain's Property, to the extent of their respective shares.
- 5.1.5 **Pintu And Asis's Property:** By a Deed of Conveyance dated 22nd November, 1969, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 110, at Pages 224 to 227, being Deed No. 7483 for the year 1969, Jan Mohammad Mollah and Lal Mohammad Mollah sold land measuring 27 (twenty seven) decimal, more or less, comprised in C.S. *Dag* Nos. 592, 593 and 594 corresponding R.S./L.R. *Dag* Nos. 621, 622 and 623, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. 1 *Gram Panchayat*, District North 24 Parganas (**Pintu And Asis's Property**) jointly and equally to Pintu Santra and Asis Santra (collectively **Pintu and Asis**),
- 5.1.6 **Ownership of Pintu and Asis:** In the abovementioned circumstances, Pintu and Asis jointly became the owners of Pintu And Asis's Property, each of them having equal shares therein.
- 5.1.7 **Ownership of Uma Mukherjee:** Uma Mukherjee was the recorded owner of land measuring 14 (fourteen) decimal, more or less, comprised in R.S./L.R. *Dag* Nos.621, 622 and 623, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. 1 *Gram Panchayat*, District North 24 Parganas (**Uma Mukherjee's Property**).
- 5.1.8 **Sale to Ruby Santra:** By a Deed of Conveyance dated 24th February, 2006, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 431, at Pages 148 to 167, being Deed No.07151 for the year 2006, Uma Mukherjee sold the entirety of Uma Mukherjee's Property to Ruby Santra.
- 5.1.9 **Ownership of Ruby Santra:** In the abovementioned circumstances, Ruby Santra became the sole owner of Uma Mukherjee's Property.
- 5.1.10 **Sale to Smart Goods Private Limited & Ors.:** By a Deed of Conveyance dated 11th August, 2006, registered in the Office of the District Registrar-II, North 24 Parganas, in Book No. I, CD Volume No. 1, at Pages 33 , being Deed No. 08389, for the year 2006, Kamala Santra, Rumpa Santra, Pintu Santra, Asis Santra and Ruby Santra sold, conveyed and transferred the entirety of the Mobarak Hussain's Property, Pintu And Asis's Property and Uma Mukherjee's Property, being land measuring 54 (fifty four) decimal, comprised in R.S. *Dag* Nos. 620, 621, 622 and 623,



Mouza Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I Gram Panchayat, District North 24 Parganas (collectively **Larger Property**) to (1) Star Plaza Private Limited (2) Smart Goods Private Limited (the Vendor herein) (3) Wonder Vyapaar Private Limited (4) Digvijay Tie Up Private Limited (5) Tropex Vanijya Private Limited and (6) Unnati Sales Private Limited, jointly and in equal shares.

- 5.1.11 **Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the absolute owner of 1/6th (one sixth) share and/or interest in (1) Mobarak Hussain's Property, being the First Property described in **Part I** of the **1st Schedule** below and (2) Pintu And Asis's Property as well as Uma Mukherjee's Property, being the Second Property described in **Part II** of the **1st Schedule**, the Third Property described in **Part III** of the **1st Schedule** below and the Fourth Property described in **Part IV** of the **1st Schedule** below, collectively being the Said Property described in the **2nd Schedule** below.
- 5.1.12 **Mutation:** The Vendor has mutated its name in the records of Land Revenue Settlement vide L.R. *Khatian* No. 2021 with respect to the Said Property, being 1/6th (one-sixth) share of the Larger Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:**
The Vendor represents, warrants and covenants regarding encumbrances 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 Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or 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, 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 Purchaser.
- 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 Preemption:** No person or persons whatsoever have/had/has any right of preemption 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:** Based on the information available with the Vendor till the execution of these presents, the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debotters*, trusts,



prohibitions, Income Tax attachment, 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 Corporate Guarantee:** The Said Property is not affected by or subject to any corporate 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 Purchaser is that the Vendor shall sell the Said Property to the Purchaser, 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 Purchaser shall purchase the same from the Vendor.

6.2 **Purchaser's Satisfaction:** The Purchaser has received all documents, title deeds and papers relating to the Said Property as were available with the Vendor and has independently examined, understood and fully satisfied itself regarding the right title and ownership of the Said Property.

6.3 **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 such claims in favour of the Purchaser. The Vendor shall have no responsibility or obligation in this regard.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully and collectively described in the **2nd Schedule** below, comprising of **(1)** the First Property being *sali* land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.620, recorded in L.R. *Khatian* No. 2021, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part I** of the **1st Schedule** below **And (2)** the Second Property, being *sali* land measuring 3 (three) decimal, more or less, comprised in R.S./L.R. *Dag* No.621, recorded in L.R. *Khatian* No. 2021, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part II** of the **1st Schedule** below **And (3)** the Third Property, being *sali* land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.622, recorded in L.R. *Khatian* No. 2021, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part III** of the **1st Schedule** below **And (4)**

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the Fourth Property, being *sali* land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.623, recorded in L.R. *Khatian* No. 2021, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part IV** of the **1st Schedule** below, **totaling to** land measuring 9 (nine) decimal, more or less demarcated 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.34,00,000/- (Rupees thirty four lac) paid by the Purchaser 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 Purchaser 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 Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest 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 Purchaser.
- 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, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's 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 Purchaser, 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 Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 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 Purchaser and/or its successors-in-interest, 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.

1st Schedule
Part I
(First Property)

Sali land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.620, recorded in L.R. *Khatian* No. 2021, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No.I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas

Part II
(Second Property)

Sali land measuring 3 (three) decimal, more or less, comprised in R.S./L.R. *Dag* No.621, recorded in L.R. *Khatian* No. 2021, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No.I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas





Part III
(Third Property)

Sali land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.622, recorded in L.R. *Khatian* No. 2021, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No.I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas

Part IV
(Fourth Property)

Sali land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.623, recorded in L.R. *Khatian* No. 2021, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No.I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas

2nd Schedule
(Said Property)
[Subject Matter of Sale]

Sali land measuring **(1)** 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.620, recorded in L.R. *Khatian* No. 2021, more fully described in the **Part I** of the **1st Schedule** above **And (2)** 3 (three) decimal, more or less, comprised in R.S./L.R. *Dag* No.621, recorded in L.R. *Khatian* No. 2021, more fully described in the **Part II** of the **1st Schedule** above **And (3)** 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.622, recorded in L.R. *Khatian* No. 2021, more fully described in the **Part III** of the **1st Schedule** above **And (4)** 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.623, recorded in L.R. *Khatian* No. 2021, more fully described in the **Part IV** of the **1st Schedule** above; all in *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No.I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, **totaling to** land measuring 9 (nine) decimal, more or less, demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	: By Public Road
On the East	: By R.S. <i>Dag</i> No. 624
On the South	: By R.S. <i>Dag</i> No. 624
On the West	: By <i>Mouza</i> Raigachi, J.L. No. 2, Sheet 2

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:

Mouza	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Area of Dag (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	620	2021	Sali	13.00	2.00	Smart Goods Pvt. Ltd.
Raigachi	621	2021	Sali	14.00	3.00	Smart Goods Pvt. Ltd.
Raigachi	622	2021	Sali	13.00	2.00	Smart Goods Pvt. Ltd.
Raigachi	623	2021	Sali	14.00	2.00	Smart Goods Pvt. Ltd.
Total Area of Land Sold					9.00	

[Handwritten Signature]

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12 APR 2019

9. Execution and Delivery

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

For Smart Goods Pvt. Ltd.



Authorised Signatory

(Smart Goods Private Limited)
Authorized Signatory
(Arun Kumar Sancheti)
[Vendor]

For RIYA PROJECTS PVT. LTD.



Director

(Riya Projects Private Limited)
Authorised Signatory
(Nirmal Kumar Agarwala)
[Purchaser]

Witnesses:

Signature 

Name Swapan Kar

Father's Name R.N. Kar

Address 70, K.S. Roy Road
Kolkata-700001.

Signature 

Name ABHISHEK DATTA

Father's Name A.K. DATTA

Address 70, K.S. Roy Road
Kolkata-700001

13

13-11-1999

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.34,00,000/- (Rupees thirty four lac) towards full and final payment of the consideration for sale of the Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No.764185	18.02.11	HDFC Bank	10,00,000/-
RTGS	29.03.11	HDFC Bank	14,00,000/-
RTGS	30.03.11	HDFC Bank	10,00,000/-
		Total	34,00,000/-

For Smart Goods Pvt. Ltd.

Arun Kumar Sancheti
---tory

(Smart Goods Private Limited)
(Arun Kumar Sancheti)
[Vendor]

Witnesses:

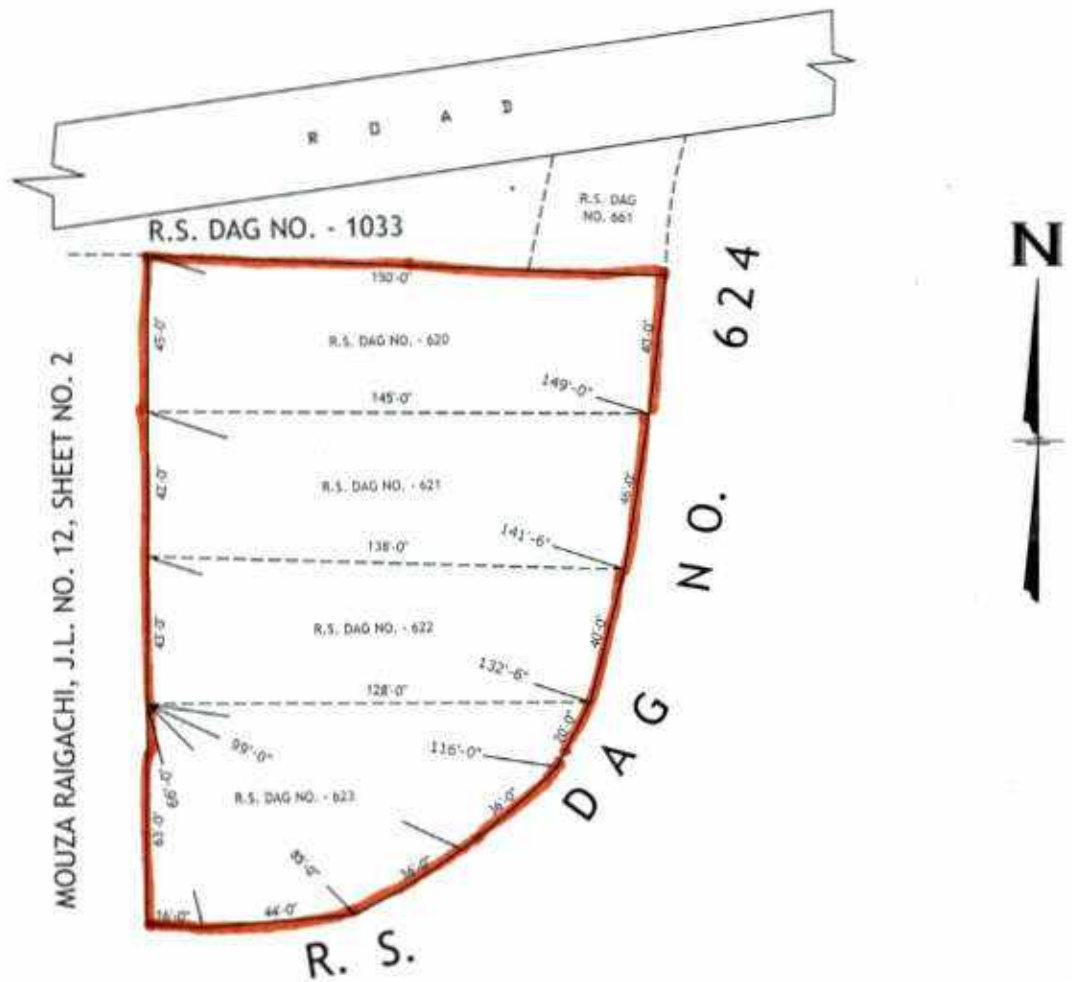
Signature *Swapan*
Name Swapan Kar

Signature *Abhishek*
Name ABHISHEK DATTA

✓



SITE PLAN OF R.S./L.R. DAG NO. 620, 621, 622 & 623 L.R. KHATIAN NO.- 2021, R.S. NO. - 194, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR NO. 1 GRAM PANCHAYET.



For RIYA PROJECTS PVT. LTD.
Rohini Kumar Agarwal
 Director

For Smart Goods Pvt. Ltd.
Asw Kumar Sankh
 Laboratory

NAME & SIGNATURE OF THE VENDOR :

LEGEND :

R. S. DAG NO.	AREA
620(P)	2 DECIMAL
621(P)	3 DECIMAL
622(P)	2 DECIMAL
623(P)	2 DECIMAL
TOTAL	9 DECIMAL

SHOWN THUS : -














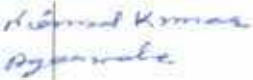












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Additional Registrar
12 APR 2011

SPECIMEN FORM TEN FINGER PRINTS

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



General Registrar
12 APR 2011



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

Endorsement For Deed Number : I - 04750 of 2011
(Serial No. 04313 of 2011)

On

Payment of Fees:

On 12/04/2011

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

Presented for registration at 17.18 hrs on :12/04/2011, at the Private residence by Nirmal Kumar Agarwala ,Claimant.

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

Execution is admitted on 12/04/2011 by

1. Arun Kumar Sancheti
Authorised Signatory, Smart Goods Pvt Ltd, 12 C, Chakraberia Road, Kol, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : Others
 2. Nirmal Kumar Agarwala
Director, Riya Projects Pvt Ltd, 27, Brabourne Road, Kol, Thana:-Hare Street, District:-Kolkata, WEST
BENGAL, India, P.O. :- Pin :-700001 .
, By Profession : Others
- Identified By Swapan Kar, son of R N Kar, 7 C, Kiron Sankar Roy Road(Hastings Street), Kol,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession:
Service.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 13/04/2011

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.-3400000/-

Certified that the required stamp duty of this document is Rs.- 204010 /- and the Stamp duty paid as:
Impressive Rs.- 10/-

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 14/04/2011

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

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : I - 04750 of 2011
(Serial No. 04313 of 2011)

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

Payment of Fees:

Amount By Cash

Rs. 0/-, on 14/04/2011

Amount by Draft

Rs. 37480/- is paid, by the draft number 227537, Draft Date 06/04/2011, Bank Name State Bank of
India, DALHOUSIE SQUARE, received on 14/04/2011

(Under Article : A(1) = 37389/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 14/04/2011)

Deficit stamp duty

Deficit stamp duty Rs. 204010/- is paid 22756306/04/2011 State Bank of India, DALHOUSIE SQUARE,
received on 14/04/2011

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 2 of 2

DATED 12th DAY OF April, 2011

Between

**Smart Goods Private Limited
... Vendor**

And

**Riya Projects Private Limited
... Purchaser**

CONVEYANCE

9 Decimal
Portion of
R.S./L.R Dag Nos. 620, 621, 622 & 623
Mouza Raigachi
District North 24 Parganas

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 6025 to 6040
being No 04750 for the year 2011.



(Sudhakar Sahu) 19-April-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal