

04748/013

KDH/154

6064/2013

Saha & Ray

भारतीय गैर न्यायिक

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रुपये

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

65AA 517133

108545
10-17Additional Registrar of Assurances-II
Kolkata

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

Additional Registrar
of Assurances-II, Kolkata

2/5/13

1602

CONVEYANCE

1. Date: 5th April 2013

2. Place: Kolkata

3. Parties:

3.1 **Chandra Kala Singh**, wife of Late Kamal Deo Singh, resident of PBM Brickfield, Shanti Pally, Post Office Patulia, Police Station Khardah, District North 24 Parganas, presently residing at Ramlal Niwas, Mahendru, Police Station Sultangange, Patna-800006, Bihar [PAN CMWPS1701A]

(Vendor, includes successors-in-interest)

Chandra Kala Singh.

Chandra Kala Singh.

88539
SL. No. DATE 30 MAR 2013
NAME
ADD
AMT. 107



Ravi Kant Kedia,



c-2775

Crossway Enclave Pvt. LD
Ravi Kant Kedia.
Authorised Signatory

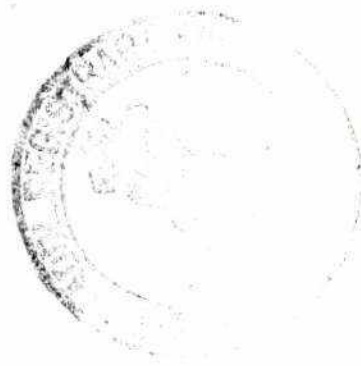


c-2779

Chandrea Kala Singh.

Mousumi Ghosh
MOUSUMI GHOSH
LICENSED EMPLOYEE
KOLKATA REGISTRATION OFFICE

Samin Kr. Karmakar
Jiban Karmakar
Dangapara Rahara
P.O. Khardaha, Kat 118
Business



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ADDITIONAL REGISTRAR
OF ASSURANCES-II, Kolkata
= 5 APR 2013



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

Endorsement For Deed Number : I - 06064 of 2013
(Serial No. 04740 of 2013 and Query No. L000010852 of 2013)

On 05/04/2013

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

Presented for registration at 22.17 hrs on :05/04/2013, at the Private residence by Ravi Kant Kedia
Claimant.

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

Execution is admitted on 05/04/2013 by

1. Chandra Kala Singh, wife of Late Kamal Deo Singh , At. Pt. Ramlal Niwas, Mahendru,
Thana:-SULTANGANJ, P.O. :-Patulia, District:-Patna, BIHAR, India, Pin :-800006, By Caste Hindu, By
Profession : Others
2. Ravi Kant Kedia
Authorised Signatory, Crossway Enclave Pvt Ltd, Flat No:4 B, Surya Homes, 376 A, S N Roy Road,
Kol, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038.
By Profession : Others
Identified By Samir Kumar Karmakar, son of Jiban Karmakar, Dangapara, Rahara, Kol,
Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700118, By Caste: Hindu,
By Profession: Business.

On 08/04/2013

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.-7,01,724/-

Certified that the required stamp duty of this document is Rs.- 35106 /- and the Stamp duty paid as:
Impresive Rs.- 10/-

On 02/05/2013

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

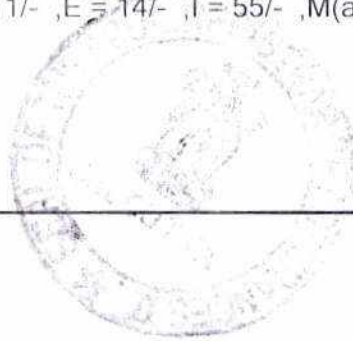
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 7809/- is paid , by the draft number 756323, Draft Date 18/04/2013, Bank Name State Bank of
India, DALHOUSIE SQUARE, received on 02/05/2013

(Under Article : A(1) = 7711/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 02/05/2013)



Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

02/05/2013 15:18:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 06064 of 2013
(Serial No. 04740 of 2013 and Query No. L000010852 of 2013)

Deficit stamp duty

Deficit stamp duty Rs. 35106/- is paid , by the draft number 756322, Draft Date 18/04/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 02/05/2013

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



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

02/05/2013 15:18:00

EndorsementPage 2 of 2

And

- 3.2 **Crossway Enclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Flat No. 4B, Surya Homes, 376A, S. N. Roy Road, Police Station Behala, Kolkata-700038, represented by its authorized signatory, **Ravi Kant Kedia**, son Jagdish Prasad Kedia, of Flat No. 4B, Surya Homes, 376A, S. N. Roy Road, Police Station Behala, Kolkata-700038 (**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:** Land classified as *sali* (agricultural) measuring 12 (twelve) decimal equivalent to 7.2727 (seven point two seven two seven) *cottah*, being a share of the Vendor in an undivided portion of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 883, out of the total land measuring 80 (eighty) decimal contained in the said *Dag*, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet* (PGP), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below (**Said Property**) and such *Dag* 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.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Mother Property:** Saiyad Ali Mondal was the recorded owner of land classified as *sali* (agricultural) measuring 80 (eighty) decimal [equivalent to 48.4848 (forty eight point four eight four eight) *cottah*], more or less, out of 80 (eighty) decimal, being entirety of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 883, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Mother Property**). The Said Property is a portion of the Mother Property and is also the subject matter of this conveyance.
- 5.1.2 **Sale to Ramkrishna Mission:** By Deed of Conveyance in Bengali Language dated 2nd February, 1965, registered in the Office of the Sub-Registrar, Barackpore, in Book No. I, being Deed No. 503 for the year 1965, Saiyad Ali Mondal sold, conveyed and transferred the entirety of the Mother Property to Ramkrishna Mission, free from all encumbrances and for the consideration mentioned therein.
- 5.1.3 **Deed of Exchange:** By a Deed of Exchange in Bengali Language (*binimoy patra*) dated 24th July, 1973, registered in the Office of the Sub-Registrar, Barackpore, in Book No. I, Volume No. 47, at Pages 253 to 254, being Deed No. 2980 for the year 1973, Ramkrishna Mission as the owner of the Mother Property and Singaro Devi as

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ADDITIONAL REGISTRAR
CHIEF REGISTRAR, KOLKATA
= 5 APR 2013



the owner of other properties *inter alia* exchange and transfer the each others property and subsequently Singaro Devi became the absolute owner of entirety of the Mother Property, free from all encumbrances.

- 5.1.4 **Demise of Singaro Devi:** On or about 18th September, 2004, Singaro Devi, a Hindu, died *intestate* leaving behind her surviving, her 3 (three) daughters, namely, (1) Chandra Lekha Singh (2) Chandra Kanti Singh and (3) Chandra Kala Singh (Vendor hereinabove), as her only legal heiresses who jointly and in equal shares inherited the right, title and interest of Late Singaro Devi in the Mother Property, free from all encumbrances.
- 5.1.5 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the undisputed and absolute owner of the Said Property out of the Mother Property, free from all encumbrances.
- 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 the *Panchayet* Authority or Government or any 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 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, *debttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *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

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OF ASHOK NAGRI KOLKATA
- 5 APR 2013



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.
- 5.2.11 **Release of Further Claims:** By executing this Deed of Conveyance in favour of the Purchaser the Vendor has released and relinquished all her right, title and interest over R.S. *Dag* No. 777 and the Vendor shall not make any further claims to the Purchaser in respect of R.S. *Dag* No. 777.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will 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** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender/Transfer of Rights:** Maa Amba Infrastructure Private Limited having its office at B-401, 4th Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata - 700007 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendor and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

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 described in the **Schedule** below, being, Land classified as *sali* (agricultural) measuring 12 (twelve) decimal equivalent to 7.2727 (seven point two seven two seven) *cottah*, being a share of the Vendor in an undivided portion of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 883, out of the total land measuring 80 (eighty) decimal contained in the said *Dag*, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, such *Dag* being

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delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, 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 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.5,68,160/- (Rupees five lac sixty eight thousand one hundred and sixty) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as 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, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *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, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendor under this Conveyance and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue or not complied with 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 and/or assigns, 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 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.



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ADDITIONAL REGISTRAR
OFFICE OF THE REGISTRAR
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- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have 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, 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 Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's 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 exclusively 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 and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **Indemnity:** 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 and assigns, 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 and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) 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 conversion



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ADDITIONAL REGISTRAR
- 5 APR 2013



of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under them, 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 and 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 *sali* (agricultural) measuring 12 (twelve) decimal equivalent to 7.2727 (seven point two seven two seven) *cottah*, being a share of the Vendor in an undivided portion of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 883, out of the total land measuring 80 (eighty) decimal contained in the said *Dag*, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barackpore, District North 24 Parganas, such *Dag* being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. *Dag* Nos. 774 and 773
- On the East** : By R.S. *Dag* Nos. 849 and 777/1254
- On the South** : By R.S. *Dag* Nos. 784 and 780
- On the West** : By R.S. *Dag* No. 776

Together with all title, benefits, easements, 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.

<i>Mouza</i>	R.S. <i>Dag</i> No.	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	777	1824	883	80	12.00	Saiyad Ali Mondal
				Total	12.00	

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ADDITIONAL REGISTRAR
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9. Execution and Delivery

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

Chandra Kala Singh
[Chandra Kala Singh]
[Vendor]

Crossway Enclave Private Limited

Ravi Kant Kedia
[Authorized Signatory]
[Purchaser]

Witnesses:

Signature: Basudeb Das

Name: Basudeb Das

Father's Name: Late Biswanath Das

Address: Patulia Bazar, Brahmin Para, Post
Office Patulia, Police Station Khardah,
Kolkata-700119, District North 24 Parganas

Signature: Samir Kr. Karmakar

Name: Samir Kr Karmakar

Father's Name: Jibon Karmakar

Address: Dangapara Rahara
PS Khardaha. Kal - 118

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ADDITIONAL REGISTRAR
OF ASSURANCE
- 5 APR 2019



Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.5,68,160/-** (**Rupees five lac sixty eight thousand one hundred and sixty**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Demand Draft vide No. 100527 (part)	04.04.2013	AXIS Bank Ltd.	5,68,160/-
		Total	5,68,160/-

Chandra Kala Singh.

[Chandra Kala Singh]

[Vendor]

Witnesses:

Signature Basudeb Das

Name: Basudeb Das



Signature Samir Kr Karmakar

Name: Samir Kr. Karmakar

ADDITIONAL REGISTRAR
OF ASSURANCE CO. KOLKATA
- 5 APR 2013



SPECIMEN FORM TEN FINGER PRINTS

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

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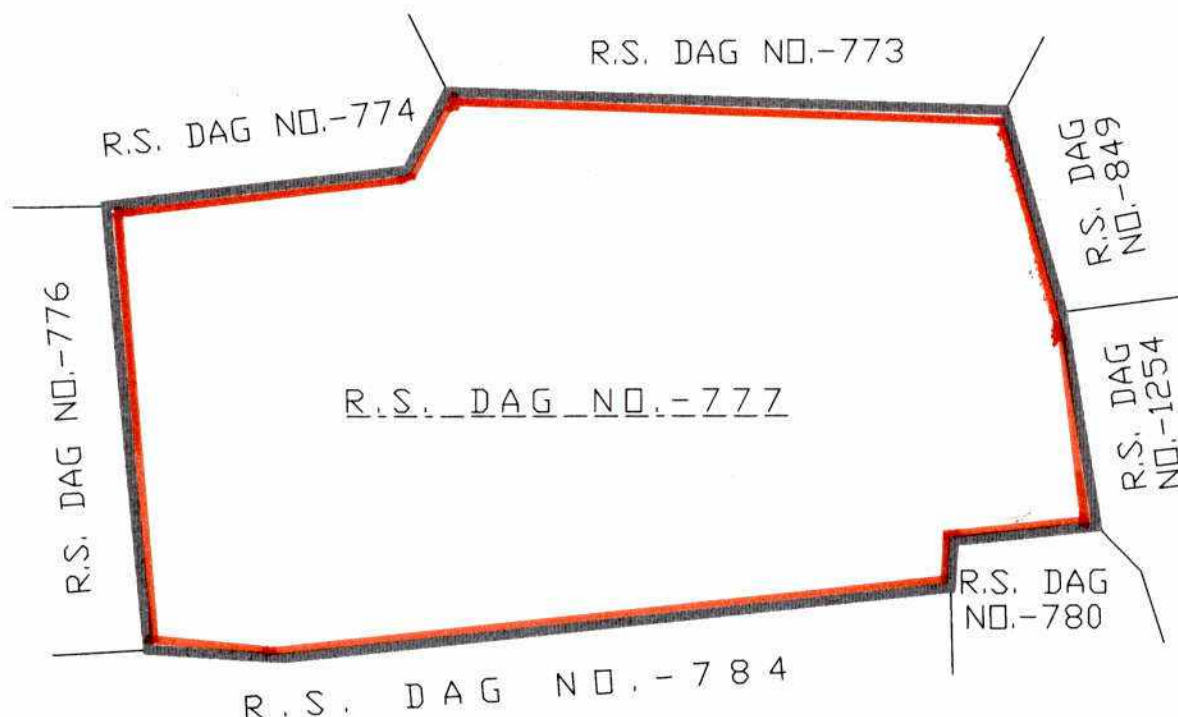


ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
- 5 APR 2013

SITE PLAN OF R.S. DAG NO. 777 CORRESPONDING L.R. DAG NO.1824,
L.R. KHATIAN NO. 883, MOUZA- PATULIA, J.L. NO. 4, P.S. KHARDAHA,
UNDER PATULIA GRAM PANCHAYET, DIST. NORTH 24 PARGANAS



Total Area in Dag No.777 is 80 Decimal



Chandrakala Sinsh

Chandrakala Sinsh

SIGNATURE OF THE VENDOR/S. :

Crossway Enclave Private Limited

Ravi Kant Kedia

Authorised Signatory

SIGNATURE OF THE PURCHASER :

LEGEND : 12.0000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 80
DECIMAL IN R.S. DAG NO. 777 L.R. DAG NO.1824.

SHOWN THUS :



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ADDITIONAL REGISTRAR
OF ASSURANCES II KOLKATA
= 5 APR 2013



Dated this 5th day of April, 2013

Between

Chandra Kala Singh
... Vendor

And

Crossway Enclave Private Limited
... Purchaser

CONVEYANCE

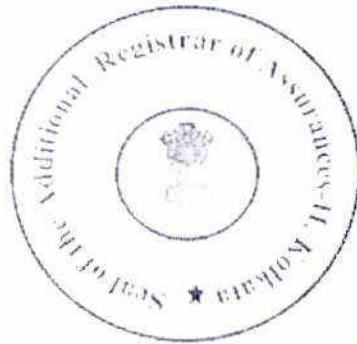
Portion of
R.S. Dag No. 777
L.R. Dag No. 1824
Mouza Patulia
Police Station Khardah
District North 24 Parganas

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 20
Page from 3501 to 3515
being No 06064 for the year 2013.



(Dulal chandra Saha) 08-May-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal