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the Court, the Court shall be
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22-7-14

THIS DEED OF CONVEYANCE made this the 22nd day of
July, TWO THOUSAND AND FOURTEEN (2014)

BETWEEN

- (1) CENT PERCENT VALUE REALTY PRIVATE LIMITED, a company
incorporated under the Companies Act, 1956 having its registered office at 333,
Mahamayatala, Garia Main Road, Kolkata-700084, Police Station Sonarpur,
being represented by its Authorised Signatory Akhilesh Bagaria, son of Rajesh
Bagaria [INCOME TAX PAN AAFCC4551Q]

[Authorised vide Board Resolution dated 14th day of June, 2014] hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **FIRST PART**

AND

- (ii) **EMAMI NIRMAN PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 97A, Southern Avenue, Kolkata 700029, Police Station Tollygunge [**INCOME TAX PAN AABCE7525L**], represented by its Authorised Signatory Shashank Arora, s/o Pradeep Arora hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **SECOND PART**.

WHEREAS

- A) By a Deed of Partition dated 19th January, 2014, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, CD Volume No.1, at Pages 4455 to 4530, being Deed No.00296 for the year 2014 (hereinafter referred as **Said Deed of Partition**), Shaila Bala Mani *alias* Moni, Debkanta Sanfui *alias* Debu Sanpui, Anita Sanfui, Gita Mondal, Shailbya Mondal, Archana Sanfui, Lakshmikanta Sanfui, Sabita Sanfui *alias* Sabita Sanpui, Panchugopal Sanpui, Gautam Sanpui *alias* Gautam Sanphui, Mohinibala Sanpui, Shikha Pramanick, Rekha Mondal, Sulekh Adhikari *alias* Sulekha Adhikari, Purnima Mondal, Lakshman Sanpui, Rampada Sanpui *alias* Ramapada Sanpui, Shyamapada Sanpui, Bimal Sanpui *alias* Bimal Sanfui, Amal Sanpui *alias* Amal Sanfui, Asit Sanfui *alias* Asit Sanpui *alias* Asit Baran Sanphui and Hemangini Sanfui (hereinafter collectively referred as **Shaila Bala Mani *alias* Moni And**

Others) have become the absolute owners of **ALL THAT** land measuring 47.615 (forty seven point six one five) decimal, more or less, comprised in R.S. *Dag* No. 1843, corresponding to L.R. *Dag* No. 1253 recorded in L.R. *Khatian* Nos. 466, 1341, 1467, 1479, 1653, 1764, 2615, 2663, 3970 and 4022, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas (hereinafter referred as **First Schedule Property**), morefully described in the **First Schedule** below.

- B) By a Deed of Conveyance dated 19th January, 2014, registered in the Office of the Additional District Sub-Registrar, Bishnupur, in Book No. 1, CD Volume No. 1, at Pages 4976 to 5014, being Deed No.00340 for the year 2014, Shaila Bala Mani *alias* Moni And Others jointly sold to Vendor the entirety of the First Schedule Property.
- C) By virtue of the Said Deed of Partition, Subal Chandra Sanpui *alias* Subal Sanfui, Archana Sanfui and Lakshmikanta Sanfui (hereinafter collectively referred as **Subal Chandra Sanpui *alias* Subal Sanfui And Others**) became the owners of **ALL THAT** land measuring 21 (twenty one) decimal, more or less, comprised in R.S. *Dag* No. 1842, corresponding to L.R. *Dag* No. 1251, recorded in L.R. *Khatian* Nos. 3125 and 4086, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas (hereinafter referred as **Second Schedule Property**), morefully described in the **Second Schedule** below.
- D) By a Deed of Conveyance dated 19th January, 2014, registered in the Office of the Additional District Sub-Registrar, Bishnupur, in Book No. 1, CD Volume No. 1, at Pages 4890 to 4913, being Deed No.00341 for the year 2014, Subal Chandra Sanpui *alias* Subal Sanfui And Others jointly sold to Vendor the entirety of the Second Schedule Property.

- E) By a Deed of Gift dated 21st April, 1972, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 43, at Pages 123 to 125, being Deed No. 3893 for the year 1972, Dilip Ray Barman became the absolute owner of (i) **ALL THAT** land measuring 52 (fifty two) decimal, more or less, comprised in R.S. *Dag* No. 1844, corresponding to L.R. *Dag* No. 1254, recorded in R.S. *Khatian* No. 811, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas (hereinafter referred as **Third Schedule Property**), morefully described in the **Third Schedule** below **And** (ii) **ALL THAT** land measuring 94 (ninety four) decimal, more or less, comprised in R.S. *Dag* No. 1898, corresponding to L.R. *Dag* No. 1309, recorded in R.S. *Khatian* No. 1269, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas (hereinafter referred as **Fourth Schedule Property**), morefully described in the **Fourth Schedule** below.
- F) By a Deed of Conveyance dated 27th February, 2014, registered in the Office of the Additional District Sub-Registrar, Bishnupur, in Book No. I, CD Volume No.3, at Pages 5048 to 5062, being Deed No.01128 for the year 2014, Dilip Ray Barman sold to Vendor the entirety of the Third Schedule Property and Fourth Schedule Property.
- G) The Vendor has recorded its name in the records of the Land Reforms Settlements, vide L.R. *Khatian* No. 4416 with respect to the First Schedule Property, the Second Schedule Property, the Third Schedule Property and the Fourth Schedule Property.
- H) In the aforesaid circumstances, by virtue of the aforesaid purchases and records of rights, the Vendor has become absolute owner of:
- (i) **Firstly, the First Schedule Property**, being **ALL THAT** *sali* land measuring 47.615 (forty seven point six one five) decimal, more or less, comprised in R.S.

Dag No. 1843, corresponding to L.R. *Dag* No. 1253 recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas, more fully described in the **First Schedule** below. The said *Dag* is delineated in **Plan** annexed herewith demarcated in colour **Green** thereon.

- (ii) **Secondly**, the **Second Schedule Property**, being **ALL THAT** *sali* land measuring 21 (twenty one) decimal, more or less, comprised in R.S. *Dag* No. 1842, corresponding to L.R. *Dag* No. 1251, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas, more fully described in the **Second Schedule** below. The said *Dag* is delineated in **Plan** annexed herewith demarcated in colour **Green** thereon.
- (iii) **Thirdly**, the **Third Schedule Property**, being **ALL THAT** *sali* land measuring 52 (fifty two) decimal, more or less, comprised in R.S. *Dag* No. 1844, corresponding to L.R. *Dag* No. 1254, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas, more fully described in the **Third Schedule** below. The said *Dag* is delineated in **Plan** annexed herewith demarcated in colour **Green** thereon.
- (iv) **Fourthly**, the **Fourth Schedule Property**, being **ALL THAT** *sali* land measuring 94 (ninety four) decimal, more or less, comprised in R.S. *Dag* No. 1898, corresponding to L.R. *Dag* No. 1309, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas, more fully described in the **Fourth Schedule** below. The said *Dag* is delineated in **Plan** annexed herewith demarcated in colour **Green** thereon.

- I) Out of the First Schedule Property, the Second Schedule Property, the Third Schedule Property and the Fourth Schedule Property, the Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire, free from all encumbrances and charges.
- i) **Firstly, All That** the undivided 1/23rd (one-twenty third) share or right, title and interest in the First Schedule Property entitling to undivided land classified as *sali* but presently lying vacant measuring 2.07 (two point zero seven) decimal, more or less, comprised in R.S. *Dag* No. 1843, corresponding to L.R. *Dag* No. 1253 recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas, (hereinafter referred as **First Property**), morefully described in the **Part I** of the **Fifth Schedule** below.
- ii) **Secondly, All That** the undivided 1/23rd (one-twenty third) share or right, title and interest in the Second Schedule Property entitling to undivided land classified as *sali* but presently lying vacant measuring *sali* but presently lying vacant measuring 0.913 (zero point nine one three) decimal, more or less, comprised in R.S. *Dag* No 1842 corresponding to L.R. *Dag* No. 1251, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas (hereinafter referred as **Second Property**), morefully described in the **Part II** of the **Fifth Schedule** below.
- iii) **Thirdly, All That** the undivided 1/23rd (one-twenty third) share or right, title and interest in the Third Schedule Property entitling to undivided land classified as *sali* but presently lying vacant measuring 2.26 (two point two six) decimal, more or less, comprised in R.S. *Dag* No. 1844, corresponding to L.R. *Dag* No. 1254, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas

(hereinafter referred as **Third Property**), morefully described in the **Part III** of the **Fifth Schedule** below.

- iv) **Fourthly, All That** the undivided 1/23rd (one-twenty third) share or right, title and interest in the Fourth Mother Property entitling to undivided land classified as *sali* but presently lying vacant measuring 4.086 (four point zero eight six) decimal, more or less, comprised in R.S. *Dag* No. 1898, corresponding to L.R. *Dag* No. 1309, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas (hereinafter referred as **Fourth Property**), morefully described in the **Part IV** of the **Fifth Schedule** below.

- J) Upon sale of the First Property, Second Property, Third Property and Fourth Property (hereinafter collectively referred as **Said Properties**), the entitlement of the Purchaser **land measuring 9.329 (nine point three two nine) decimal, more or less. Together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Properties or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing.

- K) At or before execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:

- i) **That** the Vendor alone is entitled to the Said Properties, more fully described in the **Fifth Schedule** below.

- ii) **That** the Vendor has not entered into any agreement for sale and transfer nor has created any interest of any third party into or upon the Said Properties.
- iii) The Purchaser herein being fully satisfied about the marketable title of the Vendor and relying upon the above representations has agreed to execute this Deed and to make payment of the amount of consideration as hereinafter appearing or enjoyed therewith or reputed to belong or appertain thereto.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

- I) **That** in consideration of a sum of Rs. 19,05,937/- (Rupees Nineteen lac five thousand nine hundred and thirty seven) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor, receipt of which the Vendor doth hereby and also by the receipt hereunder written, admits and acknowledges to have been received and of and from the payment of the same and every part thereof doth hereby acquits, releases and discharges the Purchaser and the Said Properties, being the **ALL THAT the undivided 1/23rd (one-twenty third) share or right, title and interest in the First Schedule Property, being the First Property herein, more fully described in the Part I of the Fifth Schedule below And ALL THAT the undivided 1/23rd (one-twenty third) share or right, title and interest in the Second Schedule Property, being the Second Property herein, more fully described in the Part II of the Fifth Schedule below And ALL THAT the undivided 1/23rd (one-twenty third) share or right, title and interest in the Third Schedule Property, being the Third Property herein, more fully described in the Part III of the Fifth Schedule below And ALL THAT the undivided 1/23rd (one-twenty third) share or right, title and interest in the Fourth Schedule Property, being the Fourth Property herein, more fully described in the Part IV of the Fifth Schedule below, and/or the entirety of the right title**

interest of the Vendor into or upon the Said Properties [comprising of the First Property, the Second Property, the Third Property and the Fourth Property] hereby intended to be sold, transferred and conveyed and the Vendor hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and to the Purchaser:

- (i) **Firstly, All That** the undivided 1/23rd (one-twenty third) share or right, title and interest in the First Schedule Property entitling to undivided land classified as *sali* but presently lying vacant measuring 2.07 (two point zero seven) decimal, more or less, comprised in R.S. *Dag No. 1843*, corresponding to L.R. *Dag No. 1253* recorded in L.R. *Khatian No. 4416*, *Mouza Rasputja*, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas, (hereinafter referred as **First Property**), morefully described in the **Part I** of the **Fifth Schedule** below.
- (ii) **Secondly, All That** the undivided 1/23rd (one-twenty third) share or right, title and interest in the Second Schedule Property entitling to undivided land classified as *sali* but presently lying vacant measuring 0.913 (zero point nine one three) decimal, more or less, comprised in R.S. *Dag No 1842* corresponding to L.R. *Dag No. 1251*, recorded in L.R. *Khatian No. 4416*, *Mouza Rasputja*, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas (hereinafter referred as **Second Property**), morefully described in the **Part II** of the **Fifth Schedule** below.
- (iii) **Thirdly, All That** the undivided 1/23rd (one-twenty third) share or right, title and interest in the Third Schedule Property entitling to undivided land classified as *sali* but presently lying vacant measuring 2.26 (two point two six) decimal, more or less, comprised in R.S. *Dag No. 1844*, corresponding to L.R. *Dag No. 1254*, recorded in L.R. *Khatian No. 4416*, *Mouza Rasputja*, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas

(hereinafter referred as **Third Property**), morefully described in the **Part III** of the **Fifth Schedule** below.

- (iv) **Fourthly, All That** the undivided 1/23rd (one-twenty third) share or right, title and interest in the Fourth Mother Property entitling to undivided land classified as *sali* but presently lying vacant measuring 4.086 (four point zero eight six) decimal, more or less, comprised in R.S. *Dag* No. 1898, corresponding to L.R. *Dag* No. 1309, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas (hereinafter referred as **Fourth Property**), morefully described in the **Part IV** of the **Fifth Schedule** below.

The entitlement of the Purchaser in the land comprising in the Said Properties works out to **9.329 (nine point three two nine) decimal**, more or less.

Together With all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Properties or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing or enjoyed therewith or reputed to belong or appertain thereto **And** the reversion or reversions remainder or remainders and the rents issues and profits of the Said Properties and every part or portion thereof **And** all the legal incidences thereof **And** all the estate right, title, interest, inheritance, possession, use, trust, property, claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the Said Properties or any and every part thereof herein comprised and hereby sold,

granted and transferred **Together With** all deeds, pattahs, muniments and evidences of title which are anyways exclusively relates to or concerns the Said Properties or any part or parcel thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **To Have And To Hold** the Said Properties hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trust, attachments, acquisitions, requisitions, prohibitions, restrictions, easements and dispendences whatsoever.

- II) **And** the Vendor doth hereby further covenants with the Purchaser that the Vendor is the absolute and lawful owner of the Said Properties and every part thereof and entitled each and every part or portions comprised therein and forming part thereof free from all encumbrances, charges and liabilities of whatsoever nature **And** the Vendor doth hereby covenants with the Purchaser that it has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by the reason whereof the Said Properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so intended to be was or is encumbered in title, estate or otherwise or by reason whereof the Vendor may or can be prevented from granting, selling, conveying, assigning and assuring the Said Properties or any part thereof in the manner as aforesaid.
- III) **And That Notwithstanding** any acts, deeds, matters or things by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently entitled to and absolutely seized and possessed of and or entitled to the Said Properties **And** the Said Properties hereby granted, sold,

conveyed, transferred, assigned, assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **And That Notwithstanding** any such acts, deeds, matters or things whatsoever as aforesaid the Vendor now has good right, full and absolute power and authority to grant sell, convey, transfer, assure and assign the Said Properties hereby granted sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid and on the terms and conditions as aforesaid **And That** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold, possess and enjoy the same and receive and take all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of its predecessors in title or any one of them.

- IV) **And That** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements and lispendense whatsoever suffered or made or liabilities created in respect of the Said Properties by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or its predecessors in title or any of them as aforesaid or otherwise **And That** all rates, taxes and other impositions and/or outgoings payable in respect of the Said Properties upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents in respect of the Said Properties shall be payable by the Purchaser **And That** the Vendor never

held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Properties or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **And That** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **And That** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the Said Properties or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Properties or any part thereof **And That** no suit and/or proceeding is pending in any Court of law affecting the Said Properties and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **And Further That** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Properties or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute all such further and lawful acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Properties and every part thereof unto and to the use the Purchaser as shall or may be reasonably required.

- V) **And This Deed Further Witnesseth** that herein after the Purchaser shall be entitled to hold, possess and enjoy the Said Properties in common with the other co-owners of the said *dags* without any interruption or hindrance by the Vendor or any person and/or persons claiming through or under the Vendor.
- VI) **AND THIS DEED** supersedes all previous deeds, documents, arrangements, agreements and understanding in respect of the Said Properties. *

First Schedule Above Referred To**(First Schedule Property)**

ALL THAT *sali* land measuring 47.615 (forty seven point six one five) decimal, more or less, comprised in R.S. *Dag* No. 1843, corresponding to L.R. *Dag* No. 1253 recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas, the said *dag* is delineated in **Plan** annexed herewith demarcated in colour **Green** thereon and butted and bounded as follows:

- On the North** : Partly by R.S. *Dag* No. 1843
- On the East** : By R.S. *Dag* No. 1842
- On the South** : Partly by R.S. *Dag* Nos. 1843 and 1900
- On the West** : Partly by R.S. *Dag* Nos. 1844 and 1898

Second Schedule Above Referred To**(Second Schedule Property)**

ALL THAT *sali* land measuring 21 (twenty one) decimal, more or less, comprised in R.S. *Dag* No. 1842, corresponding to L.R. *Dag* No. 1251, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas, the said *Dag* is delineated in **Plan** annexed herewith demarcated in colour **Green** thereon and butted and bounded as follows:

- On the North** : Partly by R.S. *Dag* No. 1842
- On the East** : By Road
- On the South** : By R.S. *Dag* No. 1842
- On the West** : By R.S. *Dag* No. 1843

Third Schedule Above Referred To
(Third Schedule Property)

ALL THAT *sali* land measuring 52 (fifty two) decimal, more or less, comprised in R.S. *Dag* No. 1844, corresponding to L.R. *Dag* No. 1254, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas, the said *Dag* is delineated in **Plan** annexed herewith demarcated in colour **Green** thereon and butted and bounded as follows:

- On the North** : By R.S. *Dag* Nos.1846 and 1845
- On the East** : By R.S. *Dag* No.1843
- On the South** : By R.S. *Dag* No.1898
- On the West** : By R.S. *Dag* No.1898

Fourth Schedule Above Referred To
(Fourth Schedule Property)

ALL THAT *sali* land measuring 94 (ninety four) decimal, more or less, comprised in R.S. *Dag* No. 1898, corresponding to L.R. *Dag* No. 1309, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas, the said *Dag* is delineated in **Plan** annexed herewith demarcated in colour **Green** thereon and butted and bounded as follows:

- On the North** : By R.S. *Dag* No.1847
- On the East** : By R.S. *Dag* Nos. 1844 and 1843 (P) and 1900 (P)
- On the South** : By R.S. *Dag* No.1899
- On the West** : By R.S. *Dag* No.1897

Fifth Schedule Above Referred To
[Subject matter of Sale]

Part I

(First Property)

All That the undivided 1/23rd (one-twenty third) share or right, title and interest in the First Schedule Property entitling to undivided land classified as *sali* but presently lying vacant measuring 2.07 (two point zero seven) decimal, more or less, comprised in R.S. *Dag* No. 1843, corresponding to L.R. *Dag* No. 1253 recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas.

Part II

(Second Property)

All That the undivided 1/23rd (one-twenty third) share or right, title and interest in the Second Schedule Property entitling to undivided land classified as *sali* but presently lying vacant measuring 0.913 (zero point nine one three) decimal, more or less, comprised in R.S. *Dag* No 1842 corresponding to L.R. *Dag* No. 1251, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas.

Part III

(Third Property)

All That the undivided 1/23rd (one-twenty third) share or right, title and interest in the Third Schedule Property entitling to undivided land classified as *sali* but presently lying vacant measuring 2.26 (two point two six) decimal, more or less, comprised in R.S. *Dag* No. 1844, corresponding to L.R. *Dag* No. 1254, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas.

Part IV

(Fourth Property)

All That the undivided 1/23rd (one-twenty third) share or right, title and interest in the Fourth Mother Property entitling to undivided land classified as *sali* but presently lying vacant measuring 4.086 (four point zero eight six) decimal, more

or less, comprised in R.S. *Dag* No. 1898, corresponding to L.R. *Dag* No. 1309, recorded in L.R. *Khatian* No. 4416, *Mouza* Rasputja, J.L. No.15, Police Station Bishnupur, Rasputja *Gram Panchayat*, District South 24 Parganas.

ALL THAT the undivided 1/23rd (one-twenty third) share or right, title and interest in the First Schedule Property, being The First Property herein, **AND** the undivided 1/23rd (one-twenty third) share or right, title and interest in the Second Schedule Property, being The Second Property herein, **AND** the undivided 1/23rd (one-twenty third) share or right, title and interest in the Third Schedule Property, being The Third Property herein, **AND** the 1/23rd (one-twenty third) share or right, title and interest in the Fourth Schedule Property, being The Fourth Property herein [collectively **Said Properties**, being the subject matter of sale] works out to **land measuring 9.329 (nine point three two nine) decimal, more or less.**

Together with 1 (one) RT shed structures measuring 200 (two) hundred square feet.

And Together With all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Properties or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto.

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 Vendor at Kolkata

In the presence of:

1. *Sujata Ghosh Advocate*



(Akhilesh Bagaria)

[Authorised Signatory]

CENT PERCENT VALUE REALTY
PRIVATE LIMITED

2. *Amit Choudhary*

Drafted By:



Sujata Ghosh, Advocate
High Court at Calcutta

RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of Rs.Rs. 19,05,937/- (Rupees Nineteen lac five thousand nine hundred and thirty seven) towards full and final payment of the Consideration of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Cheque no. 874606	18.07.2014	ICICI	19,05,937/-	Cent Percent Value Realty Private Limited
		Total	19,05,937/-	


 (Akhilesh Bagaria)
 (Authorised Signatory)
 [Cent Percent Value Realty Private Limited]
 [Vendor]

Witnesses:

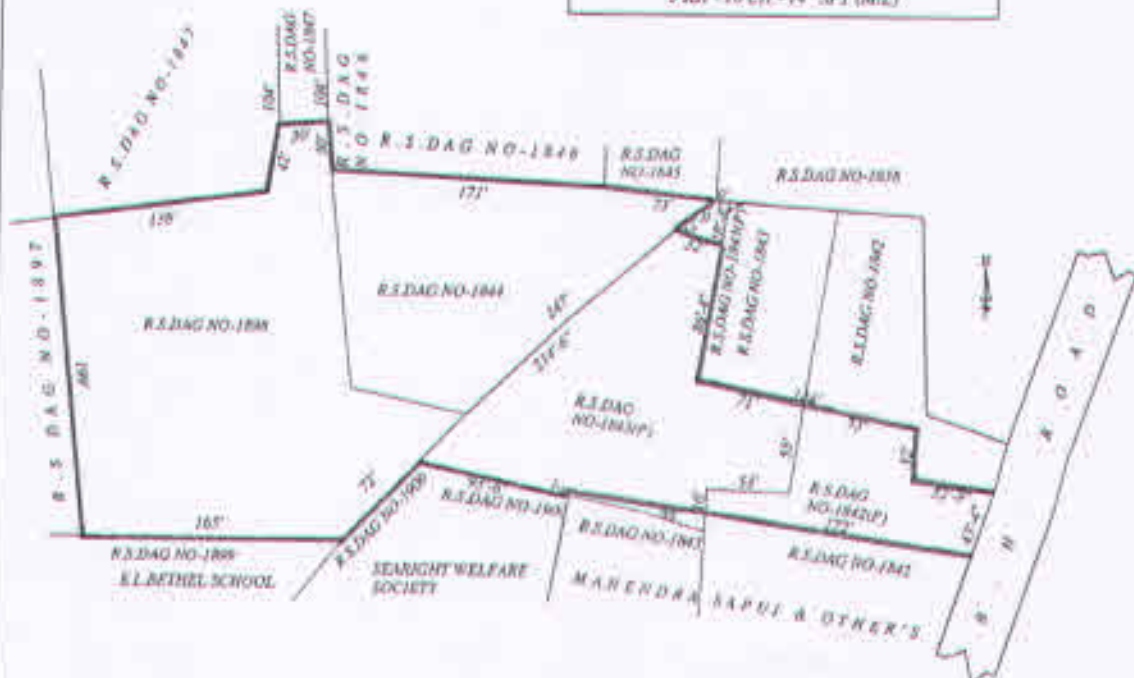
Signature 
 Name 

Signature 
 Name 

SITE PLAN

AT-MOUZA-RASAPUNJA, J.L.NO-15, R.S.NO-92 L.R.KH.NO-4416 R.S.DAG NOS- 1842(P), 1843(P), 1844(P) & 1898(P), L.R.DAG NOS- 1251(P), 1253(P), 1254(P) & 1309(P), OF AREA- $0.913+2.07+2.26+4.086=9.329$ DEC.(M/L), P.S-BISHNUPUR, DIST-24 PGS(SOUTH), UNDER-RASAPUNJA G.P. SCALE-1"=100'-0" SHOWN IN GREEN.

AREA OF SCHEDULE IN DECIMAL	
L.R.DAG NO-1251(P)	0.913 DEC(M/L)
L.R.DAG NO-1253(P)	2.07 DEC(M/L)
L.R.DAG NO-1254(P)	2.26 DEC(M/L)
L.R.DAG NO-1309(P)	4.086 DEC(M/L)
TOTAL =	9.329 DEC(M/L)
5 KH - 10 CH - 14' 5PT (M/L)	



CENT PERCENT VALUE REALTY PVT. LTD.

K. B. B. B.

Authorized Signatory

SIGN OF VENDOR'S

SIGN OF PURCHASER'S

DRAWN BY
N.A.MOLLA

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 06286 / 2014, Deed No. (Book - 1 , 00000 / 2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Akhilesh Bagaria Garia Main Road, 333, Mahamayatala, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	 22/07/2014	 LTI 22/07/2014	 22/7/14

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Akhilesh Bagaria Address -Garia Main Road, 333, Mahamayatala, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 22/07/2014	 LTI 22/07/2014	

Name of Identifier of above Person(s)

Subhadip Saha
189 E /5, Kasba Road, Kolkata, Thana:-Kasba,
District:-South 24-Parganas, WEST BENGAL, India, Pin
:-700042

Signature of Identifier with Date


22/07/2014



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA



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

Endorsement For Deed Number : I - 08021 of 2014
(Serial No. 06286 of 2014 and Query No. 1901L000015809 of 2014)

On 22/07/2014

Payment of Fees:

Amount by Draft

Rs. 21053/- is paid, by the draft number 991700, Draft Date 21/07/2014, Bank Name State Bank of India, GOLPARK, received on 22/07/2014

(Under Article : A(1) = 20955/- .E = 14/- .I = 55/- .M(a) = 25/- .M(b) = 4/- on 22/07/2014)

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. 19,05,937/-

Certified that the required stamp duty of this document is Rs.- 95317 /- and the Stamp duty paid as Impressive Rs - 100/-

Deficit stamp duty

Deficit stamp duty Rs. 95337/- is paid, by the draft number 991699, Draft Date 21/07/2014, Bank State Bank of India, GOLPARK, received on 22/07/2014

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

Presented for registration at 13.30 hrs on 22/07/2014, at the Office of the A.R.A. - I KOLKATA by Akhilesh Bagaria, Executant

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

Execution is admitted on 22/07/2014 by

1. Akhilesh Bagaria

Authorised Signatory, Cent Percent Value Realty Pvt Ltd, Garia Main Road, 333, Mahamayatala, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin -700084

By Profession : Others

Identified By Subhadip Saha, son of Biresh Chandra Saha, 189 E /5, Kasba Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin -700042, By Caste: Hindu, By Profession: Service

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 29/08/2014

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

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

29 AUG 2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser/representants					
	AKHILESH BAGARIA					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
		(Right Hand)				
	SHASHANK ARORA					
		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)				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 259 to 283
being No 08021 for the year 2014.



MD
(Dinabandhu Roy) 29-August-2014
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal