2159

I-02078/2014

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

H 913833

certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

Mayank Todi

20 MAR 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 20th day of march, Two Thousand Fourteen (2014) A.D BETWEEN MTM DEVELOPERS, having it's Office at 187/14/6, Raipur Road,

15596 1000/-

No.....Rs.....Date.....

Name:-.....

Address:-.....

Vendor:-...Subhankar Das

Alipur Collectorate, 24Pgs (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court Kol - 27

14 MAR 2014

Subrakash Dhar

Advocate

ALIPORE POLICE COURT

Kolkata - 700 027

Sub-Registrar - IV, South 24 Pgs, Alipore, West Bengal

20 MAR 2014

Bikash Roy

Alipore police court

Kolkata - 27

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 02159 / 2014, Deed No. (Book - I , 02078/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Mayank Todi 67 Gobindopur Rd., Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045	 20/03/2014	 LTI 20/03/2014	Mayank Todi 20/3/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Manash Das Address -108 Ananda Pally, , Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032	Self	 20/03/2014	 LTI 20/03/2014	Manash Das
2	Tapash Das Address -108 Ananda Pally, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032	Self	 20/03/2014	 LTI 20/03/2014	Tapash Das.
3	Mili Sarkar Address -176/14/10 Raipur Rd., Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092	Self	 20/03/2014	 LTI 20/03/2014	Mili Sarkar
4	Mayank Todi Address -67 Gobindopur Rd., Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045	Self	 20/03/2014	 LTI 20/03/2014	Mayank Todi

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 02159 / 2014, Deed No. (Book - I , 02078/2014)

gnature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Aditya Todi Address -49/51 Prince Gulam Md. Shah Rd., Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033	Self	 20/03/2014	 LTI 20/03/2014	Aditya Todi

Name of Identifier of above Person(s)
Bikash Roy
Alipore Police Court, District:-South 24-Parganas,
WEST BENGAL, India, Pin :-700027

Signature of Identifier with Date
Bikash Roy 20/3/14

(Tridip Misra)

Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02078 of 2014
(Serial No. 02159 of 2014 and Query No. 1604L000004584 of 2014)

---

1. Sri Manash Das
   Partner, M T M Developer, 187/14/6 Raipur Rd., Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092.
   , By Profession : Business

2. Sri Tapash Das
   Partner, M T M Developers, 187/14/6 Raipur Rd., Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092.
   , By Profession : Business

3. Smt. Mili Sarkar
   Partner, M T M Developers, 176/14/10 Raipur Rd., Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092.
   , By Profession : Business

4. Sri Mayank Todi
   Director, Radical Nirman Pvt. Ltd., 78 Bentick Street, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
   , By Profession : Business

5. Sri Aditya Todi
   Director, Todi Infrastruture Pvt. Ltd., 78 Bentick St., Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
   , By Profession : Business

Identified By Bikash Roy, son of R Roy, Alipore Police Court, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Business.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

Government Of West Bengal

Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02078 of 2014
(Serial No. 02159 of 2014 and Query No. 1604L000004584 of 2014)

On 20/03/2014

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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 33330/- is paid , by the draft number 295281, Draft Date 18/03/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 20/03/2014

(Under Article : A(1) = 33286/- ,E = 7/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 5/- on 20/03/2014)

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.-30,26,916/-

Certified that the required stamp duty of this document is Rs.- 181625 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 33630/- is paid , by the draft number 295282, Draft Date 18/03/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 20/03/2014
2. Rs. 49000/- is paid , by the draft number 295274, Draft Date 18/03/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 20/03/2014
3. Rs. 49000/- is paid , by the draft number 295275, Draft Date 18/03/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 20/03/2014
4. Rs. 49000/- is paid , by the draft number 295276, Draft Date 18/03/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 20/03/2014

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

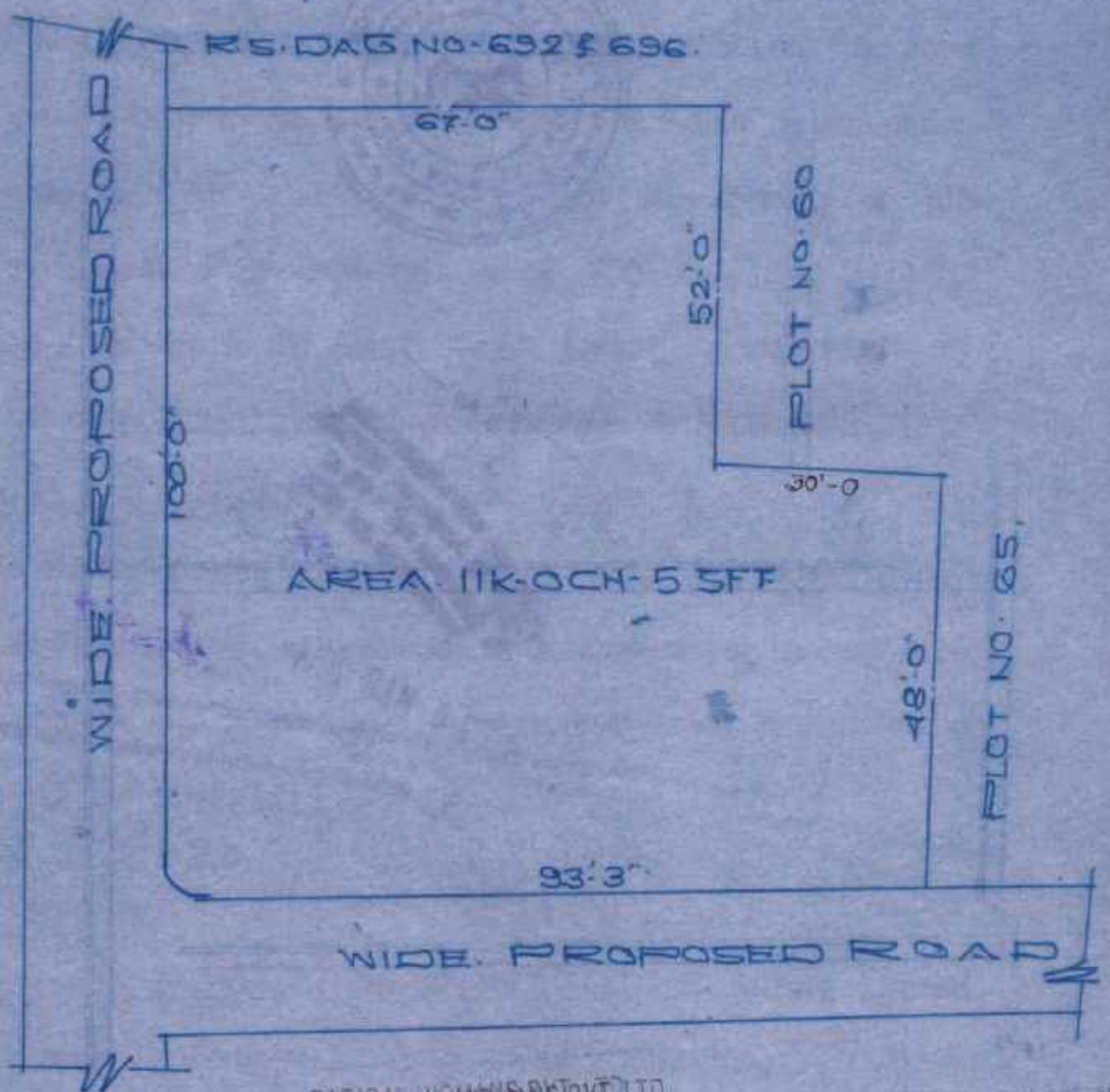
Presented for registration at 13.30 hrs on :20/03/2014, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Sri Mayank Todi , one of the Claimants.

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

Execution is admitted on 20/03/2014 by

SITE PLAN OF LAND AT MOUZA- RAMCHANDRAPUR, J.L. NO- 58, R.S-NO- 196, TOUZI NO- 110, R.S. DAG NO- 692 & 696, R.S. KHATIAN NO- 54 & 85, L.R. DAG NO- 783 & 787, L.R. KHATIAN NO- 642, P.S- SONARPUR, UNDER BONHOOGLY I GRAM PANCHAYET, DIST- SOUTH- 24 PGS.

AREA OF LAND- 11K-0CH- 5SFT (m/l). SHOWN IN RED BORDER



MTM DEVELOPERS
Manas Das
Partner

MTM DEVELOPERS
Tapash Das
Partner

MTM DEVELOPERS
Mili Sarkar

RADICAL NIRMANS PVT. LTD.
Mayank Todi
Director

RADICAL NIRMANS PVT. LTD.
Mayank Todi
Director

TODI INFRASTRUCTURE PVT. LTD.
Director

20 MAR 2014

P.S. Patuli, Kolkata 700 092, PAN AARFM 8958L, represented by it's Partners (1) SRI MANASH DAS son of Late Gouranga Chandra Das, by faith Hindu, by Nationality Indian, by occupation Business, PAN ADFPD 1397K (2) SRI TAPASH DAS son of Late Gouranga Chandra Das, by faith Hindu, by Nationality Indian, by occupation Business, PAN ACTPD 4762H, both are residing at 108 Anandapally, P.S. Jadavpur, Kolkata 700 032, (3) SMT MILI SARKAR wife of Sri Ashok Kumar Sarkar, by faith Hindu, by Nationality Indian, by occupation Business, PAN BUOPS 2181K residing at 176/14/10, Raipur Road, P.S. Patuli, Kolkata 700 092, hereinafter referred to and called for as "VENDORS" (which term or expression shall unless excluded by or repugnant to the context be mean and include their heirs, legal representatives, executors and assigns) of the FIRST PART:

-A N D-

(1) RADICAL NIRMAN PVT. LTD, a Private Limited Company, incorporated under Indian Companies Act, 1956, AADCR 5694P, having it's Office at 78, Bentick Street, P.S. Bowbazar, Kolkata 700 001, represented by it's Director SRI MAYANK TODI son of Sri Bimal Kumar Todi, by faith Hindu, by occupation Business, by Nationality Indian, residing at 67,

Sub-Registrar (Level 2) Tiljala - IV, South 24 Pgs. Alipore West Bengal

20 MAR 2014

Private Limited Company, incorporated under Indian Companies Act, 1956, PAN – AACCT 8548F, having it's Office at 78, Bentick Street, P.S. Bowbazar, Kolkata 700 001, represented by it's Director SRI ADITYA TODI son of Late Satya Pal Todi, by faith Hindu, by occupation Business, by Nationality Indian, residing at 49/51, Prince Gulam Md. Shah Road, Kolkata 700 033, P.S. Jadavpur, hereinafter referred to and called for as the "PURCHASERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's heirs, executors, administrators, legal representatives and assigns) of the SECOND PART;

WHEREAS in the Year 1974 dated 9.10.1974 one Sri Satya Kinkar Biswas purchased ALL THAT piece and parcel of 20 Decimals of land lying and situated in R.S. Khatian No. 54, R.S. Dag No. 696, from it's predecessor Owner Smt Basanti Biswas by virtue of a registered Deed of Sale at or for consideration price written therein duly registered in the Office of SR at Sonarpur and incorporated therein in Book No. 1, Volume No. 66, Pages 139 to 141, Being No. 4176 for the Year 1974.

AND WHEREAS due course of time the then Owner Satya Kinkar Biswas transferred the said land unto in favour of his son Sri Biswajit Biswas by virtue of registered Deed of Gift duly registered in the Office of ADSR at Sonarpur dated 1.6.1981 and incorporated

Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

20 MAR 2014

therein in Book No. 1, Volume No. 42, Pages 277 to 281, Being No. 2798 for the Year 1981.

AND WHEREAS thereafter the aforesaid Biswajit Biswas for his urgent need of money transferred a portion of the said land being the Land Measuring 2 Cottahs lying in R.S. Dag No. 696, Being Plot No. 64, unto in favour of one Rup Kumar Bose by virtue of a Registered Deed of Sale duly registered in the Office of ADSR at Sonarpur dated 5.4.1994 being Deed No. 1011 for the Year 1994.

AND WHEREAS it is also more fully stated that an area of land measuring 25 Decimals lying in R.S. Khatian No. 85, R.S. Dag No. 692, was owned by aforesaid Satya Kinkar Biswas by succession from it's predecessor and while enjoying the same after paying relevant taxes outgoings the said Satya Kinkar Biswas transferred the said land unto in favour of its son Sri Biswajit Biswas by virtue of registered Deed of Gift duly registered in the Office of ADSR at Sonarpur dated 1.6.1981, and recorded therein in Book No. 1, Volume No. 42, Pages 277 to 281, Being No. 2798 for the Year 1981. Thereby said Biswajit Biswas entitled to the said Land lying in Dag No. 692 along with the land measuring 20 Decimals and other lands lying in Dag No. 696, thereby in the Year 1994 dated 5.4.1994. The said Biswajit Biswas transferred an area of 1 Cottah 8 Chittacks 25 sq.ft. of land lying in R.S. Dag No. 692

20 MAR 2014

and transferred 1 Cottah 10 Chittack of land lying in R.S. Dag No. 696, in total land measuring 3 Cottah 2 Chittacks 25 sq.ft. being Plot No. 63 unto in favour of Smt Sadhana Ghosh Dostidar, by virtue of registered Deed of Sale recorded in the Office of ADSR at Sonarpur, being No. 1013 for the Year 1994.

AND WHEREAS in the aforesaid manner said Rup Kumar Bose and said Smt Sadhana Ghosh Dostidhar jointly entitled to ALL THAT landed property measuring more or less 5 Cottahs 2 Chittack 25 sq.ft. in total being Scheme Plot No. 63 & 64, lying in Mouza Ramchandrapur, R.S. Khatian No. 54 and 85, R.S. Dag No. 692 & 696, within P.S. Sonarpur, District 24 Parganas South.

AND WHEREAS in due course of time two separate Owners namely Rup Kumar Bose and Smt Sadhana Dostidhar entitled their respective measurement and separate Plot Numbers of the land lying side by side as per their mutual understanding their benefits jointly and individually sold, transferred their respective land making into a single land measuring more or less 5 Cottahs 2 Chittacks 25 sq.ft. (3 Cottahs 10 Chittacks plus 1 Cottah 8 Chittacks 25 sq.ft.) unto in favour of the Vendors herein at or for consideration price written therein by virtue of registered Deed of Sale duly registered in the Office of ADSR at Sonarpur and incorporated in book No. 1, C.D. Volume No. 13, Pages 3569 to 3586, Being No. 04503 for the Year 2010 of the said Office.

20 MAR 2014

AND WHEREAS as aforesaid the son of Satya Kinkar Biswas namely Biswajit Biswas entitled to 20 Decimals of land along with other land got from his father by virtue of Gift further more it is pertinent to mentioned here that one Atul Chandra Biswas during his life time entitled to vast area of landed property lying in R.S. Khatian No. 85, 86 and 54, and after his death his two sons, two daughters and only wife namely Satya Kinkar Biswas, Amar Chandra Biswas, Bimala Koyal, Nirmala Naskar and Ananda Moyee Biswas entitled to the said property left by deceased Atul Chandra Biswas.

AND WHEREAS said Amar Chandra Biswas died intestated un-married and issueless as such the mother of deceased Amar Chandra Biswas entitled to the property left by her son their by said Anandamoyee Biswas, Bimala Koyal, Nirmala Naskar transferred their respective share of the undivided property unto their favour son and brother namely said Satya Kinkar Biswas who after becoming the sole Owner of the property transferred the entire land unto in favour of his son Sri Biswajit Biswas in the Year 1981 by virtue of registered Deed of Gift recorded in the Office of Sonarpur, being No. 2798 for the Year 1981.

AND WHEREAS the said Biswajit Biswas improved the total land after making proper arrangement for common path and passage and other facilities in respect of the land lying in R.S.

Sub Registrar -IV, South 24 Pgs. Alipore West Bengal

20 MAR 2014

Dag No. 692 and 696, it is also pertinent to mentioned herein that one Jayanta Banerjee was registered Agreement Holder of the property, which agreement was registered in the Office of S.R. Sonarpur, vide No. 5607 dated 21.7.1993 as such the said Jayanta Banerjee and Owner of the property Biswajit Biswas transferred and sold ALL THAT total 5 Cottahs 13 Chittacks 25 sq.ft. of land out of which 1 Cottah 4 Chittacks lying in R.S. Dag No. 696, being Plot No. 61, and 1 Cottah 7 Chittacks lying in the Plot No. 62, duly registered in the Office of ADSR at Sonarpur, Being No. 51 for the Year 1995 and also transferred 1 Cottahs 8 Chittacks and 1 Cottah 10 Chittacks 25 sq.ft. by virtue of a registered Deed of Sale, being No. 1009 for the Year 1994 in such manner the then Owner Anita Chatterjee became the absolute sole Owner in respect of total land measuring more or less 5 Cottah 13 Chittacks 25 sq.ft.

AND WHEREAS duly said predecessor Owner Smt Anita Chatterjee for her urgent need of money sold, transferred and conveyed the total land 5 Cottahs 13 Chittacks 25 sq.ft. being Scheme Plot No. 61 and 62, lying Dag No. 692 and 696, unto in favour of present Vendors by virtue of a registered Deed of Sale duly registered in the Office of ADSR at Sonarpur and recorded therein in Book No. 1, C.D. Volume No. 26, Pages 1977 to 1991, Being No. 10333 for the Year 2010.

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

20 MAR 2014

AND WHEREAS that be it expressly stated here in lapse of time for the reason of official records of the land with BL&LRO the Khatian and Dag No of the land hereby owned by the present Vendors has been recorded as L.R. Khatian No. 642 and L.R. Dag No. 783 and 787, J.L. No. 58, Mouza Ramchandrapur, P.S. Sonarpur under present Bonhoogly -1, Gram Panchayat within District 24 Parganas (S) further it is stated herein the Present Vendors retain 11 Cottahs 5 sq.ft. of Danga and Sali nature land purchased by themselves in the aforesaid manner and retain the absolute right title possession over the same to sale, transfer and conveyed unto their sole discretion having the benefit that the total land purchased by themselves from the respective then Vendors is situated side by side and can be make boundary from all sides without any disturbance or disputes.

AND WHEREAS in view to the above facts and circumstances the Vendors agreed to sale ALL THAT piece and parcel of total 11 Cottahs 5 sq.ft. of land Danga and Sali in nature lying and situated within P.S. Sonarpur, R.S. Dag No. 696 and 692, R.S. Khatian No. 54 and 85 corresponding to L.R. Khatian No. 642 and L.R. Dag No. 783 and 787, J.L. No.58, R.S. No. 196, Touzi No. 110, within Mouza Ramchandrapur under Bonhooghly -1, Gram Panchayat unto in favour of the Purchasers at or for Rs. 30,00,000/- (Rupees Thirty Lakhs)only as a full and final

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

20 MAR 2014

consideration price along with all easement and common rights togetherwith right to use the road adjacent to the said land free from all encumbrances and charges and such offer is accepted by the Purchasers to purchase the said land at the offered price and on receipt of the full consideration price as per memo of consideration written hereunder the Vendors do hereby jointly and severally and on behalf of the firm sale transfer and convey the said land more fully written in the Schedule hereunder unto in favour of the Purchasers absolutely and forever in the following manner.

NOW THIS INDENTURE WITNESSETH THAT pursuant to the agreement and in consideration of a sum of Rs. 30,00,000/- (Rupees Thirty Lakhs)only. being the total of cost of the land which has been more fully and particularly described in SCHEDULE paid by the Purchasers to the Vendors and the receipt whereof the Vendors hereby and the receipt hereunder written admits and acknowledges, the Vendors doth hereby grant, convey, transfer and assign unto the Purchasers ALL THAT piece and parcel of total 11 Cottahs 5 sq.ft. of land Danga and Sali in nature lying and situated within P.S. Sonarpur, R.S. Dag No. 696 and 692, R.S. Khatian No. 54 and 85 corresponding to L.R. Khatian No. 642 and L.R. Dag No. 783 and 787, J.L. No. 58, R.S. No. 196, Touzi No. 110, within Mouza Ramchandrapur under Bonhooghly -1, Gram

20 MAR 2014

and amenities attached to the said land more fully describe under Schedule hereunder written togetherwith all other rights, benefits and advantages and all estate, right title, interest property demand except the right of committing waste TO HAVE AND TO HOLD the said land hereby conveyed to the Purchasers absolutely and forever togetherwith all right to construct building thereupon with facilities of water, electricity, gas connection, telephone line underneath the land of the said property with right to use the road adjacent to the said land and using the same to bring such amenities and facilities OR HOWSOEVER OTHERWISE of any part thereof now are is or was or hereinbefore were situated butted bounded called known numbered described or distinguished, together with the proportionate right of all sewers, drains, ways, path, passages, water course, light liberties, privileges easement and appurtenances whatsoever to the said land in any wise appertaining or usually held or enjoy there with or reputed so to belong to or be appurtenant thereto and all the state right title interest claim and demands whatsoever of the said Vendors into or upon the said land hereditaments and premises or any part thereof and all deeds pattas and muniments of title whatsoever in any wise relating to or concerning the said land hereditaments and premises or any part thereof which now are or hereafter shall or may be in possession power or control of the said Vendors their heirs, executors, administrators, representatives and assigns THAT NOT

Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

20 MAR 2014

WITHSTANDING any act deed or things by the Vendors done executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land messuage proportionate undivided impartible share in the land hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance or other thing whatsoever to alter defeat encumber or make void the same and THAT NOT WITHSTANDING any such act deeds or things whatsoever as aforesaid the Vendors has now in himself good right and full power to grant the said land messuage land and hereditaments is hereby granted and expressed so to be unto and to the use of the said Purchasers it's heirs, executors, administrators, legal representatives and assigns in manner aforesaid and the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land messuage land hereditaments and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim and demands whatsoever from or by the said Vendors or any person or persons lawfully or equitably claiming from under or in trust for him AND THAT free and clear and freely and clearly and absolutely discharged save harmless and kept indemnified against all estates and encumbrances created by the Vendors or persons lawfully or equitably claiming under or in trust for him AND THAT the Vendors

Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

20 MAR 2014

and all persons and person having lawfully claiming any estate or interest in the said land, messuage land and hereditaments and premises or any part thereof from under or in trust for the Vendors shall and will from time to time and all time hereafter at the costs of the Purchasers, it's heirs, executors, administrators, representatives and assigns do and execute or caused to be done executed all such acts deeds or things whatsoever for further and more perfectly assure the said land , hereditaments and premises and every part thereof unto and to the use of the said Purchasers as per the true intent of this subject Deed.

THE SCHEDULE ABOVE REFERRED TO:-

(Entire Land)

ALL THAT piece and parcel of total 11 Cottahs 5 sq.ft. of land Danga and Sali in nature lying and situated within P.S. Sonarpur under R.S. Dag No. 696 and 692, R.S. Khatian No. 54 and 85 corresponding to L.R. Khatian No. 642 and L.R. Dag No. 787 and 783, J.L.no. 58, R.S. No. 196, Touzi No. 110, within Mouza Ramchandrapur under Bonhooghly -1, Gram Panchayat, District 24 Parganas (S),

Sub-Registrar - IV, South 24 Pgs, Alipore, West Bengal

20 MAR 2014

togetherwith right to use the road adjacent of the said land within District South 24 Parganas, the sold land is delineated with the RED border line and attached in the annexed site plan which is to be treated as Part and Parcel of this Indenture.

ON THE NORTH:	By Plot No.60 & 65;
ON THE SOUTH:	By Proposed Road;
ON THE EAST:	By Proposed Road;
ON THE WEST:	By Part of R.S. Dag No. 692 & 696.

Sub-Registrar, N. South 24 Pgs. Alipore, West Bengal

20 MAR 2014

IN WITNESS WHEREOF the parties hereto have hereunto executed these presents on the day month and year first above written.

SIGNED AND DELIVERED

by the "PARTIES" AT

Kolkata in the presence of: -

1. Suprakash Dhar.
Alipore police court
Kol- 27.

MTM DEVELOPERS
Partner

MTM DEVELOPERS
Tapash Das.
Partner

MTM DEVELOPERS
Partner

2. Bikash Roy
Alipore police court
Kol- 27

==========

VENDORS

RADICAL NIRMANS PVT. LTD.
Mayank Todi
Director

TODI INFRASTRUCTURE PVT. LTD.
Director

==========

PURCHASERS

Drafted by me: -

SUPRKASH DHAR
Advocate
Alipore Judges Court & Police Court,
Kol-27

Typed by me: -

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

20 MAR 2014

MEMO OF CONSIDERATION

RECEIVED from withinnamed Purchasers by the withinnamed Vendor a sum of Rs. 30,00,000/- (Rupees Thirty Lakhs) only towards the final consideration of the above mentioned land as per following:-

Date	Cheque No.	Bank & Branch	Amount
18.3.2014	317024	ICICI	10,00,000/-
18.3.2014	022402	Kotak Mahindra	5,00,000/-
19.3.2014	007222	HDFC	15,00,000/-
		Rs.	30,00,000/-

(Rupees Thirty Lakhs) only

WITNESSES: -

1. Supratkash Dhar.

2. Bikash Roy.

MTM DEVELOPERS
Manash Das
Partner

MTM DEVELOPERS
Tapash Das
Partner

MTM DEVELOPERS
Mili Saukar
Partner

MTM DEVELOPERS
Manash Das
Tapash Das
Mili Saukar
Partner

==========

SIGNATURE OF VENDORS

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

20 MAR 2014

PHOTO						
	left hand					
	right hand					

Name .....

Signature .....

PHOTO		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Manash Das.

Signature Manash Das

PHOTO		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Tapash Das.

Signature Tapash Das.

PHOTO		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs, Alipore, West Bengal

20 MAR 2014

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name ADITYA TODI

Signature .....

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name Mayank Todi

Signature Mayank Todi

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right					

Sub-Registrar - IV, South 24 Pgs, Alipore West Bengal

20 MAR 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 288 to 311
being No 02078 for the year 2014.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

(Tridip Misra) 25-March-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal