07690/14 5(D) I-08075/14

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

VE-215711

पश्चिम बंगाल WEST BENGAL P 414210

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 28 day of August in the year Two Thousand and Fourteen (2014) of the Christian Era.

BETWEEN

1) **SMT. RADHARANI PATRA,** wife of Late Bijoy Kumar Patra, 2) **SHRI TARAKNATH PATRA,** son of Late Bijoy Kumar Patra, holder of P.A.N.-CEXPP2763Q, 3) **SMT. DRAUPADI JELE,** wife of Shri Pratap Jele and daughter of Late Bijoy Kumar Patra, holder of P.A.N.-AWEPJ6120C, all by faith-Hinduism, Sl No-1& 3 are by occupation-House Wife, Sl No-2 is by occupation-Business, **Sl No-1 & 2** are residing at Ramchandrapur Pramanikpara, Joka, P.S.-Haridevpur, Kolkata-700 104, District-24 Parganas (South), **Sl No-3** is residing at 48, P.K. Roychowdhury Lane, P.S.-Shibpur, Howrah-711103, District-Howrah, hereinafter jointly called and referred to as the **"VENDORS"** (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include their heirs, successors, executors, administrators, agents and assign etc) of the **ONE PART.**

SANJAY KUMAR JAIN
ADVOCATE
6 OLD CHINA BAZAR STREET
KOLKATA-700001

এ. বি. এম. আর. আহিল, আইনজীবী
দক্ষিণ ২৪ পরগনা
জেলার : আলিপুর মহকুমা

10 JUL 2014

4932

Unit Property Pvt. Ltd. Nirmal Complex Pvt. Ltd.
Kowtal Finance & Service Pvt. Ltd. Monk Housing Pvt. Ltd.
Cavin Marketing Pvt. Ltd. Dynasty Vanijya Pvt. Ltd.
Madhur Enclave Pvt. Ltd. Mercury Estate Pvt. Ltd.
Pumpkin Promoters Pvt. Ltd. Oliver Enclave Pvt. Ltd.
Ritesh Complex Pvt. Ltd. Leslie Tradecom Pvt. Ltd.
Jewelvalley Trading Company Pvt. Ltd. Rainwater Goods Pvt. Ltd.
Acme Dealer Pvt. Ltd. King Dealer Pvt. Ltd.
Gardenia Enclave Pvt. Ltd. Brightland Construction Pvt. Ltd.
Kookie Merchants Pvt. Ltd. Rahang Hanaber Pvt. Ltd.
Evergreen Distributor Pvt. Ltd.

Authorised Signatory/Director

IDENTIFIED BY ME

MD. MAHFUZ TAKRIM
B.Sc. M.Sc(Gold), MA, LL.B, EVA
Advocate & Property Valuer
Calcutta High Court

ADDITIONAL DISTRICT SUB REGISTRAR KOLKATA
29 AUG 2014

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

AND

1)MIRIK PROPERTY PVT. LTD. holder of P.A.N.- AAECM 1860B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **2)NIRMAL COMPLEX PRIVATE LIMITED,** holder of P.A.N.-AACCN 0832G, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **3)NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED,** holder of P.A.N.-AABCN 1220B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **4)MAINK HOUSING PRIVATE LIMITED,** holder of P.A.N.-AAECM 1850D, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20 **5)CALVIN MARKETING PRIVATE LIMITED,** holder of P.A.N.-AABCC 1886A, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **6) DYNASTY VANIJYA PRIVATE LIMITED,** holder of P.A.N.-AABCD 1171F, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **7) MADHUR ENCLAVE PRIVATE LIMITED,** holder of P.A.N.-AAECM 1851C, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **8) MEMORY ESTATE PRIVATE LIMITED,** holder of P.A.N.-AAECM 1852B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **9) PURNIMA PROMOTERS PRIVATE LIMITED,** holder of P.A.N.-AADCP 5434H, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **10) OLIVER ENCLAVE PRIVATE LIMITED,** holder of P.A.N.-AAACO 7383F, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **11) RITURAJ COMPLEX PRIVATE LIMITED,** holder of P.A.N.-AACCR 9742H, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **12) LARIKA TRADECOM PRIVATE LIMITED,** holder of P.A.N.-AAACL 5342F, having its office at 9, Old China Bazar Street, 3rd Floor, P.S-Hare Street, Kolkata- 700 001, **13) JEEVANDEEP TRADING COMPANY PRIVATE LIMITED,** holder of P.A.N.-AAACJ7744B, having its office at 10/1/2, Syed Salley Lane, 1st Floor, P.S-Burrabazar, Kolkata-700 073, **14) RAINCOM GOODS PRIVATE LIMITED,** holder of P.A.N.-AABCR

4920

Lt. I of Radhaboni Pally
by Mother of Apurbakumar Ray

4925

[illegible]

4926

[illegible]

IDENTIFIED BY ME

MD. MAHFUZ TAKRIM
S/o Md. SAFIULLA, MA, LL.B, CHA
Advocate & Property Valuer
Calcutta High Court

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
08 AUG 2024

3381M, having its office at 10/1/2, Syed Salley Lane, 1st Floor, P.S-Burrabazar, Kolkata-700 073, **15) AZAD DEALER PVT. LTD.** holder of P.A.N.-AACCA5415G, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **16)NIRAJ DEALER PVT. LTD.** holder of P.A.N.-AABCN0371M, having its office at 22/23B, Monoharpukur Road, P.S-Lake, Kolkata-700 029, **17)BRINDABAN ENCLAVE PVT. LTD.** holder of P.A.N.-AACCB7610C, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, **18)BRIJBHUMI CONSTRUCTION PVT. LTD.** having its office at holder of P.A.N.-AACCB7609K, having its office at 22/23B, Monoharpukur Road, P.S-Lake, Kolkata-700 029, **19)KASTURI MERCANTILE PVT. LTD.** holder of P.A.N.-AABCK9026G, having its office at 22/23B, Monoharpukur Road, P.S-Lake, Kolkata-700 029, **20) BAJRANG MANSION PVT. LTD.** holder of P.A.N.-AADCB4549B, having its office at 22/23B, Monoharpukur Road, P.S-Lake, Kolkata-700 029, **21)SWAGATAM DISTRIBUTOR PVT. LTD.** holder of P.A.N.-AAICS0021L, having its office at 22/23B, Monoharpukur Road, P.S-Lake, Kolkata-700 029, all are private limited companies incorporated under the provisions of the Companies Act, 1956, being represented by their Authorised Signatory **SHRI ADITYA AGARWAL,** son of Shri Sunil Agarwal, hereinafter jointly called and referred to as the **"PURCHASERS",** (which expression shall unless excluded by or repugnant to the context shall mean and include their successors, executors, administrators, legal representative, successors-in-interest, successors-in-office and assign etc) of the **OTHER PART.**

WHEREAS in all material times one **SHRI DUKHIRAM PATRA,** son of Late Akhyay Kumar Patra and his nephew **SHRI CHANDRA KUMAR PATRA,** son of Late Narayan Chandra Patra were the joint owners, occupiers, seized and possessed in respect of their land measuring more or less 2.67 Acres i.e. 161Kattahs 8Chittaks 25Sqft lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550 under L.R. Khatian No-808, 388, 1250, 245, 1446 & others

SOFTECHNING PVT LTD

2 - AUG 2018

WHEREAS while both of them had been jointly enjoying the right, title, interest and possession in respect of the aforesaid property measuring more or less 2.67 Acres i.e. 161Kattahs 8Chittaks 25Sqft lying in R.S. Dag no-312 under R.S. Khatian no-122, Mouza-Ramchandrapur in District-24 Parganas (South), they for their better use and enjoyment with separate demarcation and allotment, they mutually and amicably partitioned the said property where each of them obtained 50% demarcated share in the said R.S. Dag Number-312 in respect of total landed area 2.67 Acres. Thus **SHRI DUKHIRAM PATRA,** son of Late Akhyay Kumar Patra became the owner of 133.5 Decimal i.e. 80 Kattahs 12 Chittaks 12.5 Sqft which was physically lying on eastern portion of this dag and similarly **SHRI CHANDRA KUMAR PATRA,** son of Late Narayan Chandra Patra became the owner of 133.5 Decimal i.e. 80 Kattahs 12 Chittaks 12.5 Sqft which was physically lying on western portion of this dag.

WHEREAS while the said **SHRI DUKHIRAM PATRA,** son of Late Akhyay Kumar Patra had been enjoying the right, title, interest and possession in respect of his recorded land measuring more or less 133.5 Decimal i.e. 80 Kattahs 12 Chittaks 12.5 Sqft in R.S. R.O.R. lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), sold, conveyed and transferred 16.5 Decimal i.e. 10Kattahs demarcated land to one **SHRI ADHIR CHANDRA BISWAS,** son of Late Surendra Nath Biswas and **SMT. MONIKA GHOSH,** wife of Late Prem Chandra Ghosh by virtue of "Deed of Conveyance" which was registered in the office of D.S.R. at Alipur on 10/01/1973 and duly recorded in Book Number-I, Volume Number-12, Pages in written 264 to 267, Deed Number-138 and for the year 1973.

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

CALCUTTA

COCH KOMONO PARK LLP

2 0 AUG 2011

WHEREAS while the said **SHRI DUKHIRAM PATRA,** son of Late Akhyay Kumar Patra had been enjoying the right, title, interest and possession in respect of his remaining unsold land **measuring more or less 117 Decimals i.e. 70Kattahs 12Chittaks 25Sqft** lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, Districts-24 Parganas (South), freely and voluntarily granted, conveyed, transferred, given, assigned and assured the same unto and to his two sons namely **SHRI RADHA KRISHNA PATRA** and **SHRI BIJAY KUMAR PATRA** by virtue of "Deed of Gift" which was registered in the office of A.D.S.R. at Behala on 28/11/1974 and duly recorded in Book Number-I, Volume Number-81, Pages in written 185 to 188, Deed Number-4890 and for the year 1974.

AND WHEREAS thus both **SHRI RADHA KRISHNA PATRA** and **SHRI BIJAY KUMAR PATRA** each became the absolute owner of 58.5 Decimal i.e. 35Kattahs 6Chittaks 12.5Sqft lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South).

AND WHEREAS while **SHRI BIJAY KUMAR PATRA,** son of Late Dukhiram Patra had been enjoying the right, title, interest and possession in respect of his 58.5 Decimal i.e. 35Kattaha 6Chittaks 12.5Sqft of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), recorded his name in L.R. R.O.R in respect of 50 Decimal of land.

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

2 5 AUG 2014

AND FURTHER WHEREAS while **SHRI RADHA KRISHNA PATRA,** son of Late Dukhiram Patra had been enjoying the right, title, interest and possession in respect of his 58.5 Decimal i.e. 35Kattahs 6Chittaks 12.5Sqft of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), died on 11/04/1975 and leaving intestate behind his wife namely **SMT. CHABI @ CHABIRANI PATRA,** two sons namely **SHRI. SHYAMAL PATRA, SHRI. SASHINATH @ KASHINATH PATRA** and three daughters namely **SMT. SHEFALI MAKHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL,** as his only legal heirs and successors.

AND FURTHER WHEREAS while the legal heirs and successors of said Radha Krishna Patra i.e. **SMT. CHABI @ CHABIRANI PATRA, SHRI. SHYAMAL PATRA, SHRI. SASHINATH @ KASHINATH PATRA, SMT. SHEFALI MAKHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL,** had been jointly enjoying the right, title, interest and possession in respect of their 58.5 Decimal i.e. 35Kattahs 6Chittaks 12.5Sqft of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), recorded their names in L.R. R.O.R in respect of 58 Decimal of land.

AND WHEREAS while **SHRI BIJAY KUMAR PATRA** and aforesaid six legal heirs of **RADHA KRISHNA PATRA** since deceased had been jointly enjoying the right, title, interest and possession in respect of their 117 Decimal i.e. 70Kattahs 12Chittaks 28Sqft of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Thakurpukur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, District-24 Parganas (South), a portion of land measuring 1555 Sqft i.e. 2Kattahs 2Chittaks 25Sqft merged with local road which is

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

2 0 AUG 2014

lying in and around of the aforesaid property for its development work and thus physically said property became **68Kattahs 10Chittaks** in measurement.

AND FURTHER WHEREAS thus **SHRI BIJAY KUMAR PATRA** became owner of undivided 50% share of the total land which was physically found i.e. measuring more or less **68Kattahs 10Chittaks** and similarly aforesaid six legal heirs of **RADHA KRISHNA PATRA** since deceased i.e. **SMT. CHABI @ CHABI RANI PATRA, SHRI. SHYAMAL PATRA, SHRI. SASHINATH @ KASHINATH PATRA, SMT. SHEFALI MAKHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL,** became owner of undivided 50% share of the total land which was physically found i.e. measuring more or less **68Kattahs 10Chittaks.**

AND FURTHER WHEREAS therefore **SHRI BIJAY KUMAR PATRA** became absolute owner of undivided land measuring more or less **34Kattahs 05Chittaks** and similarly aforesaid six legal heirs of **RADHA KRISHNA PATRA** since deceased i.e. **SMT. CHABI @ CHABI RANI PATRA, SHRI. SHYAMAL PATRA, SHRI. SASHINATH @ KASHINATH PATRA, SMT. SHEFALI MAKHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL** became joint owners of undivided land measuring more or less **34Kattahs 05Chittaks** lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South).

AND FURTHER WHEREAS while **SHRI BIJAY KUMAR PATRA,** son of late Dukhiram Patra had been enjoying the right, title, interest and possession in respect of his 34Kattahs 05Chittaks of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550 under L.R. Khatian No.-808, District-24 Parganas (South), died on 14/12/1998 and leaving intestate behind his wife namely **SMT.**

DEBI PROPERTIES PVT. LTD.

CITY DIAMOND PARK LLP

Designated Partner/Authorised Signatory

2 3 AUG 2016

RADHARANI PATRA(vendor herein), two sons namely **SHRI. SITANATH PATRA, SHRI. TARAKNATH PATRA** (vendor herein) and four daughters namely **SMT. DRAUPADI JELE** (vendor herein), **SMT. PROJAPATI PATRA, SMT. MINATI MONDAL, SMT. TAPATI MONDAL** as his only legal heirs and successors.

AND FURTHER WHEREAS while legal heirs of Radha Krishna patra since deceased i.e. **SMT. CHABI @ CHABIRANI PATRA, SHRI. SHYAMAL PATRA, SHRI. SASHINATH @ KASHINATH PATRA, SMT. SHEFALI MAKHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL** and legal heirs of Bijay Kumar Patra since deceased i.e. **SMT. RADHARANI PATRA**(vendor herein), **SHRI. SITANATH PATRA, SHRI. TARAKNATH PATRA**(vendor herein), **SMT. DRAUPADI JELE**(vendor herein), **SMT. PROJAPATI PATRA, SMT. MINATI MONDAL, SMT. TAPATI MONDAL** had been jointly enjoying the right, title, interest and possession in respect of their entire land **68Kattahs 10Chittaks** lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416&1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), aforesaid two co-sharers or co-owners namely **SHRI. SASHINATH @ KASHINATH PATRA** and **SHRI. SITANATH PATRA** approached and requested their rest co-sharers or co-owners named above to demarcate two plots each measuring 3Kattahs i.e. altogether 6Kattahs for them out of their respective land areas on extreme south-western portion of total land areas and thus the rest eleven co-sharers or co-owners have agreed their demand and for the purpose of their said allotment, they have demarcated the said 6Kattahs accordingly.

AND FURTHER WHEREAS while the present owners i.e. vendors **SMT. RADHARANI PATRA, SHRI. TARAKNATH PATRA** and **SMT. DRAUPADI JELE** have been enjoying the right, title, interest and possession in respect of their 3/7th undivided share in 34Kattahs 05Chittaks i.e. **14Kattahs 11Chittaks 128sft** of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then

EDEL DYNAMONG PARK LLP

Designated Partner (Signatory)

OF ASSESSMENT

2 8 AUG 2014

Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550 under L.R. Khatian Numbers-388 & 1446, District-24 Parganas (South) decided to sell out and transfer their undivided said portion of land i.e. **14Kattahs 11Chittaks 12Sqft** appertaining to R.S. Dag No. 312 under R.S Khatian no. 122, corresponding to L.R. Dag No-550 under L.R. Khatian Numbers-388 & 1446 in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-416B1, R.S. No-334, J.L. No-31, District-24 Parganas (South).

The Vendors thus being in financial requirement have decided to sell out and transfer the schedule property measuring more or less **14Kattahs 11Chittaks 12Sqft** of land appertaining to R.S. Dag No. 312 under R.S Khatian no. 122 corresponding to L.R. Dag No-550 under L.R. Khatian Numbers-388 & 1446 in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-416B1, R.S. No-334, J.L. No-31 and thus Purchasers have agreed to purchase the same hereinafter called the said land at a price of **Rs.41,64,878/- (Rupees Forty One Lakhs Sixty Four Thousand Eight Hundred and Seventy Eight only)** which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions, alignments.

AND WHEREAS the Vendors have assured and represented unto the purchasers as follows:

1) The Vendors are having permanent heritable and transferable right in the schedule property and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said land and are entitled to deal with and transfer the said land i.e. schedule property without any restriction, dispute, denial, claim or obligation from any body else.

EDEN DICHONO PVT LTD

Designated Partner/Authorised Signatory

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
2 8 AUG 2024

2) The said undivided land i.e. schedule property is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisition, requisitions and alignments.

3) The Vendors have duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of their undivided land up to the date of execution of the "Deed of Conveyance".

4) The Vendors have not received and are not aware of any notice of acquisition or requisition or alignments of the schedule property or any part thereof and no suit or proceeding relating to the schedule property has been initiated and /or is pending in any court of law and the schedule property is free from any lispendences.

5) The Vendors have not entered into any agreement with any third party for sale or otherwise in respect of the schedule property or any portion thereof.

6) The schedule property has not been given for agriculture purpose to any "CHASI", "BHAGCHASI" and /or any "JOTEDAR".

7) That the schedule property is **Sali** in nature.

AND WHEREAS relying on the said assurances and representation of the Vendors and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the schedule property and pay the consideration money to the Vendors herein and have conveyance thereof.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.41,64,878/- (Rupees Forty One Lakhs Sixty Four Thousand Eight Hundred and Seventy Eight only)** paid by the Purchasers to the Vendors at the time

KOCH KOMATSU INDIA LLP

Designated Partner/Authorised Signatory

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 AUG 2014

of execution of these presents (the receipt of which the Vendors hereby admit and acknowledge).

The Vendors hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers in respect of the schedule property fully described in the schedule hereunder written and hereinafter and before called the "SCHEDULE PROPERTY" together with all the legal incidents thereof AND also all deeds, Pattas and porchas, title deeds exclusively relating thereto AND also with all rights, privileges, easements, rents, issues and profits and yield thereof AND all the estate right, title, interest, property claim and demand whatsoever of the Vendors into and upon the said premises AND all other benefits and rights appertaining thereto AND various rights in all approaches, paths, passages thereto TOGETHER WITH all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and unto the Purchaser TO HAVE AND TO HOLD the same absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, lispendences whatsoever but subject to payment of annual land revenue (Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS as follows:

i) The right, title and interest in the land of the said premises which the Vendors do hereby profess to transfer and that the Vendors have the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the Purchaser, ownership entitlements, rights, title and interest in the said undivided land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.

For RICHMOND PARK LLP

Designated Partner/Authorised Signatory

2 1 AUG 2014

II) After purchasing the said land, the Purchasers will have absolute authority to sell, transfer, assign, mortgage and /or let out the said undivided land or any part thereof and the Purchasers shall have the right to mutate their names in respect of the Schedule Property and to construct building or buildings with the prior sanction or approval of the concerned authority.

III) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold use and enjoy the schedule property and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendors and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendors and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

IV) The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid.

V) The Vendors have not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchaser hereunder may be prejudicially affected.

VI) That if any error or omission in the recital of the 'Deed of Conveyance', transpires at a later date, the Vendors at the cost and request of the purchasers shall do and execute or cause to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever in favour of the Purchasers.

GREEN DIAMOND PAINT LTD

Company Secretary/Authorised Signatory

2 - AUG 2016

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided land measuring more or less **14Kattahs 11Chittaks 128sqft** together with 100 Sqft tile shed structure situated within **Mouza-Ramchandrapur,** Pargana-Magura, appertaining to **R.S. Dag No. 312** under **R.S. Khatian No-122** corresponding to **L.R. Dag no- 550** under **L.R. Khatian No-808**, Touzi no- 416B1, J.L. No. 31, R.S. No- 334, **Police Station- Haridevpur,** District- 24 Parganas (S), **under K.M.C. Ward No.-142** together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath the soil thereto and more fully shown entire land in the copy of annexed plan delineated in the **"RED VERGE"** which is butted and bounded as follows:-

NORTH--- Land of R.S. Dag No-199 & 200.

SOUTH--- Land of R.S. Dag No-357, land of Kashinath Patra & Sitanath Patra and 23 ft wide road.

EAST--- Part land of R.S. Dag No-312, land of R.S. Dag No-357 & 313 and 23 ft wide road.

WEST--- Part land of R.S. Dag No-312 and land of Sitanath Patra.

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

2 9 AUG 2014

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED
at Kolkata in the presence of:

1. Goutam Kumar Bar
Vill- Haldabad (Kamarhati)
P.O- Rabindranagar P.S- Bidhannagar
Pin- 700104

2. Sutal Dhar
Ramchandrapur
P.O- R.E-Thakurani
P.S- Haribhanpur
Ma Road
Kol- 104.

LTI of Radhakant Bar
by the ben of Goutam Kumar Bar

SIGNATURE OF VENDORS

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

EDEN PULHAMOND PHORI LLP

Designated Partner Authorised Signatory

ADDITIONAL ... OF ASSURANCES, KOLKATA

2 8 AUG 2014

Kirti Property Pvt. Ltd. Himal Complex Pvt. Ltd.
Nawhal Financial & Service Pvt. Ltd. Mahi Housing Pvt. Ltd.
Calcite Marketing Pvt. Ltd. Dynasty Vanijya Pvt. Ltd.
Madhur Enclave Pvt. Ltd. Memory Estate Pvt. Ltd.
Purnima Promotors Pvt. Ltd. Other Enclave Pvt. Ltd.
Rituraj Complex Pvt. Ltd. Lucifia Tradecom Pvt. Ltd.
Jeevandeep Trading Company Pvt. Ltd. Pukhraj Goods Pvt. Ltd.
Acad Dealer Pvt. Ltd. Ding Dealer Pvt. Ltd.
Srinivasan Enclave Pvt. Ltd. Brilliant Construction Pvt. Ltd.
Kasturi Mercantile Pvt. Ltd. Bajrang Mandan Pvt. Ltd.
Energytech Distributor Pvt. Ltd.

Authorised Signatory/Director

SIGNATURE OF PURCHASERS

Drafted by me as per information And instruction furnished by the Parties.

ADVOCATE

MD. MAHFUZ TAKRIM
B.Sc. for M.Deshi, MA, LLB, CVA
Advocate & Property Valuer
Calcutta High Court

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

28 AUG 2014

EDEN RICHMOND PARK LLP

Designation (Partner/Authorised Signatory)

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs.41,64,878/-(Rupees Forty One Lakhs Sixty Four Thousand Eight Hundred and Seventy Eight only)**being the consideration in full and final payment as per memo below:

SL. NO	PARTICULARS	ISSUED IN THE NAME OF	AMOUNT IN RUPEES
1.	Bank Draft vide No-570529 dated 26/08/14 issued by CITI Bank N.A.	RADHARANI PATRA	Rs.12,09,063/-
2.	Bank Draft vide No-570530 dated 26/08/14 issued by CITI Bank N.A.	TARAKNATH PATRA	Rs.12,09,063/-
3.	Bank Draft vide No-570851 dated 27/08/14 issued by CITI Bank N.A.	DRAUPADI JELE	Rs.17,46,753/-
		TOTAL=	Rs.41,64,878/-

TOTAL FORTY ONE LAKHS SIXTY FOUR THOUSAND EIGHT HUNDRED AND SEVENTY EIGHT ONLY.

WITNESSES:

1. Gautam Kumar Seth
Vill.- Nagarbad (Kandgram)
P.S.- Bishnupur, P.O.- Rajbalhat
Pin.- 700104

2. Subal Dhali
Ramchandrapur
P.O.- R.C. Thakurani
P.S.- Haridevpur,
MA Road
K. P. 7

L.T.I. of Radharani Patra
by holder of Gautam Kumar Seth

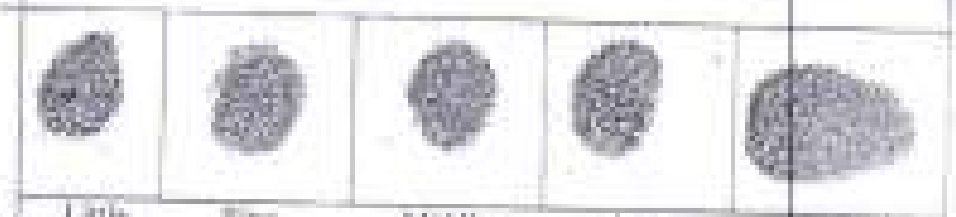
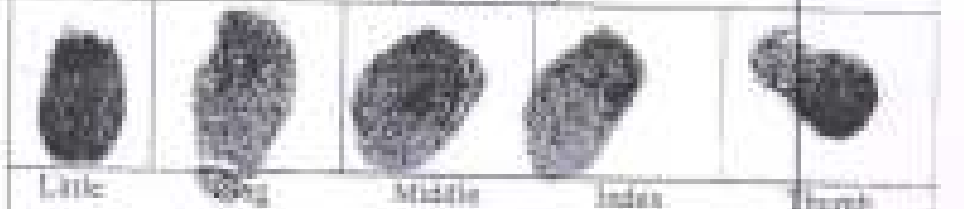
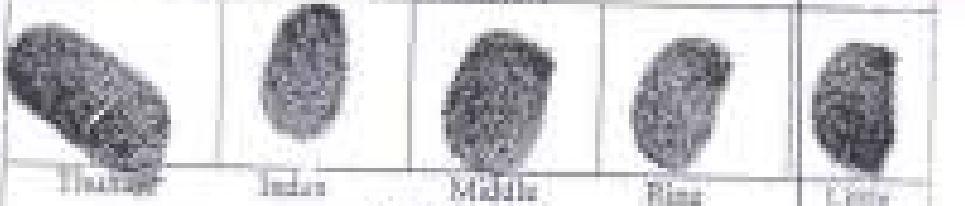
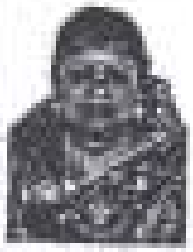
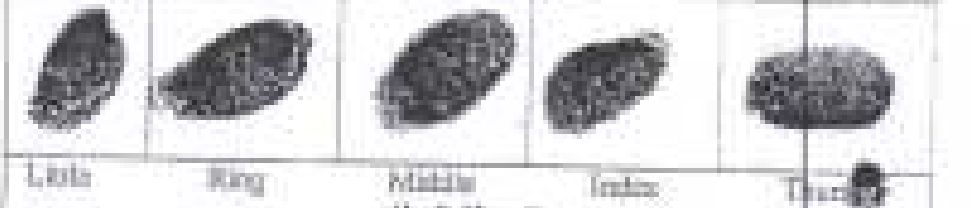
SIGNATURE OF VENDORS

EDEN RIYAMOND PARK LLP
Designated Partner/Authorised Signatory

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 8 AUG 2014

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

Photo & Signature of the Executants / Presentants	SPECIMEN FOR TEN FINGER PRINTS
	 Little Ring Middle Index Thumb (Left Hand)  Thumb Index Middle Ring Little (Right Hand)
 	 Little Ring Middle Index Thumb (Left Hand)  Thumb Index Middle Ring Little (Right Hand)
	 Little Ring Middle Index Thumb (Left Hand)  Thumb Index Middle Ring Little (Right Hand)
	 Little Ring Middle Index Thumb (Left Hand)  Thumb Index Middle Ring Little (Right Hand)

EDEN RICHMOND PARK LLP

Designated Person/Authorised Signatory

2 8 AUG 2014

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

Endorsement For Deed Number : I - 08073 of 2014
(Serial No. 07690 of 2014 and Query No. 1901L000019405 of 2014)

On 28/08/2014

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

Presented for registration at 18.20 hrs on 28/08/2014, at the Private residence by Aditya Agarwal Claimant.

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

Execution is admitted on 28/08/2014 by

1. Radharani Patra, wife of Lt. Bijoy Kumar Patra , Ramchandrapur Pramanikpara, Joka, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : House wife
2. Tarakath Patra, son of Lt. Bijoy Kumar Patra , Ramchandrapur Pramanikpara, Joka, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : Business
3. Draupadi Jala, wife of Pratap Jala , 48, P. K. Roy Choudhury Lane, Howrah, Thana:-Bhibpur, District:-Howrah, WEST BENGAL, India, Pin :-711103, By Caste Hindu, By Profession : House wife

EDEN RICHMOND PARK LLP
Designated Partner/Partner/Authorised Signatory

ADDITIONAL REGISTRAR
OF ASSURANCE KOLKATA
- 1 SEP 2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-1 OF KOLKATA

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

Endorsement For Deed Number : I - 08073 of 2014
(Serial No. 07590 of 2014 and Query No. 1901L000019455 of 2014)

4. Aditya Agarwal
Authorised Signatory, Mirki Property Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Nirmal Complex Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Rawhal Financial & Services Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Mahak Housing Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Calvin Marketing Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Dynasty Vanijya Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Madhur Enclave Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Memory Estate Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Purnima Promoters Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Oliver Enclave Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Riturej Complex Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Lanka Tradecom Pvt. Ltd., 9, Old China Bazar Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Authorised Signatory, Jeevandeep Trading Company Pvt. Ltd., 10/1/2, Syed Salley Lane, Kolkata, Thana:-Burrabazar, District:-Kolkata, WEST BENGAL, India, Pin :-700073.

Authorised Signatory, Raincom Goods Pvt. Ltd., 10/1/2, Syed Salley Lane, Kolkata, Thana:-Burrabazar, District:-Kolkata, WEST BENGAL, India, Pin :-700073.

Authorised Signatory, Azad Dealers Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Niraj Dealers Pvt. Ltd., 32/23 B, Motilal Nehru Road, Kolkata, Thana:-Lake,

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

ADDITIONAL REGISTRAR
OF ASSURANCE-I KOLKATA

ADDITIONAL REGISTRAR OF ASSURANCE-I OF KOLKATA

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

Endorsement For Deed Number : I - 05073 of 2014
(Serial No. 07598 of 2014 and Query No. 1901L000019405 of 2014)

District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Brindaban Enclave Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Brijbhumi Construction Pvt. Ltd., 22/23 B, More Pukur Road., Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Kasturi Mercantile Pvt. Ltd., 22/23 B, More Pukur Road., Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Bajrang Mansion Pvt. Ltd., 22/23 B, More Pukur Road., Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Swagatam Distributor Pvt. Ltd., 22/23 B, More Pukur Road., Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.
, By Profession : Others

Identified By Md. Mahfuz Takrim, son of ... , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, By Caste: Muslim, By Profession: Advocate.

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

On 30/08/2014

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.-41,64,878/-

Certified that the required stamp duty of this document is Rs.- 291502 /- and the Stamp duty paid as impressive Rs.- 100/-

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

On 01/09/2014

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.

Payment of Fees:

Amount by Draft

Rs. 45900/- is paid , by the draft number 567706, Draft Date 29/08/2014, Bank Name State Bank of India, LA MARTINIERE, received on 01/09/2014

(Under Article : A(1) = 45934/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- ,[illegible] on 01/09/2014)

ADDITIONAL REGISTRAR OF ASSURANCE-I KOLKATA
- 1 SEP 2014

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

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

Endorsement For Deed Number : I - 06073 of 2014
(Serial No. 07690 of 2014 and Query No. 1901L000019405 of 2014)

Deficit stamp duty

Deficit stamp duty Rs. 301552/- is paid , by the draft number 567705, Draft Date 29/08/2014, Bank : State Bank of India, LA MARTINIERE, received on 01/09/2014

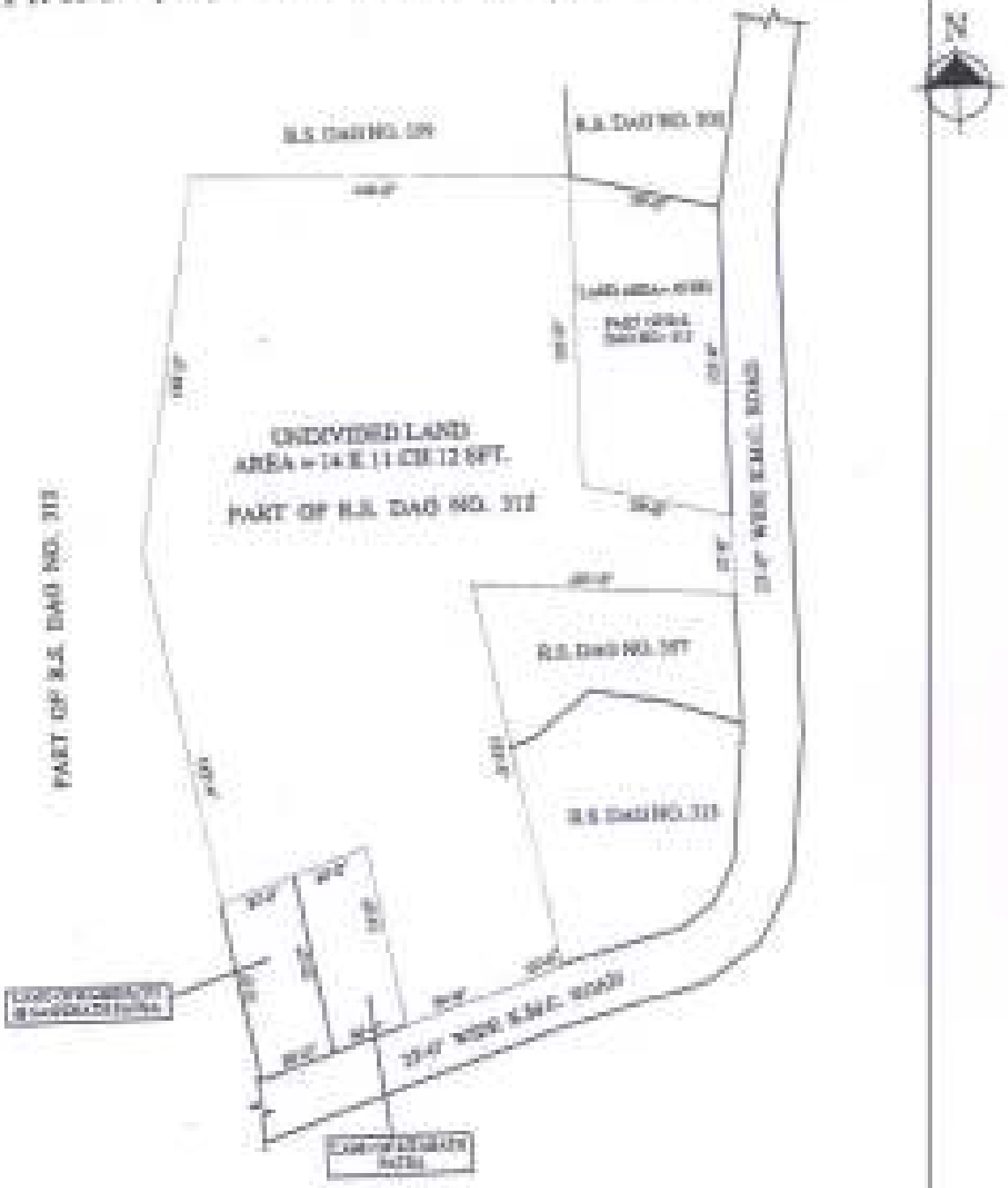
(Dhananjay Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

ADDITIONAL REGISTRAR
OF ASSURANCE-I KOLKATA
- 1 SEP 2014
(Dhananjay Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

DEED PLAN OF UNDIVIDED LAND MEASURING MORE OR LESS 14 KATHA 11 CHITTAKS 12 SQ.FT. APPERTAINING TO R.S. DAG NO. 312 UNDER R.S. KHATIAN NO. -122 CORRESPONDING TO L.R. DAG NO. - 550 UNDER L.R. KHATIAN NO. - 808 UNDER MOUZA - RAMCHANDRAPUR, PARGANA - MAGURA, P.S. - FORMERLY BEHALA & NOW HARIDEVPUR, TOUJI NO. - 416 B1, R.S. NO.- 334, J.L. NO. - 31, DISTRICT - 24 PARGANAS (S), WITHIN K.M.C WARD NO. - 142



EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory

Mink Property Pvt. Ltd. Nirmal Distrital Pvt. Ltd.
Hawkal Financial & Service Pvt. Ltd. Mack Housing Pvt. Ltd.
Calvin Marketing Pvt. Ltd. Dynasty Hardys Pvt. Ltd.
Madhur Enclave Pvt. Ltd. Mansoy Estate Pvt. Ltd.
Purbana Promotion Pvt. Ltd. Chief Enclave Pvt. Ltd.
Tilang Complex Pvt. Ltd. Lanka Tradecom Pvt. Ltd.
Jeevandeep Trading Company Pvt. Ltd. Falcoon Goods Pvt. Ltd.
Acad Dealer Pvt. Ltd. King Dealer Pvt. Ltd.
Brindaban Enclave Pvt. Ltd. Subhkamal Construction Pvt. Ltd.
Kasturi Mercantile Pvt. Ltd. Bajrang Marketer Pvt. Ltd.
Sangatan Distributor Pvt. Ltd.

Authorised Signatory/Director

TAMAL KANTI ROY

Tamal Kanti Roy

Signature of Surveyor

CALCUTTA

ADDITIONAL COMMISSIONER
OF ASSURANCE
28 AUG 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 7036 to 7060
being No 06073 for the year 2014.

(Dhibhasitha Ray) 04-September-2014
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

EDEN RICHMOND PARK LLP

Designated Partner/Authorised Signatory