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पश्चिम बंगाल WEST BENGAL

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new Reg. no. 68, 2014

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8-9-14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 23rd day of August in the year Two Thousand and Fourteen (2014) of the Christian Era.

BETWEEN

1) SMT. PROJAPATI PATRA, daughter of Late Bijoy Kumar Patra, holder of P.A.N.-CEYPP0816B, 2) SMT. MINATI MANDAL, wife of Shri Palash Mondal and daughter of Late Bijoy Kumar Patra, holder of P.A.N.-CCAPM3728H, 3) SMT. TAPATI MONDAL, wife of Shri Bhuvanath Mondal and daughter of Late Bijoy Kumar Patra, holder of P.A.N.-CCAPM3729G, all are by faith-Hinduism, all are by occupation-House Wife, SI No-1 is residing at Ramchandrapur, Joka, P.S.-Haridevpur, Kolkata-700 104, District-24 Parganas (South), SI No-2 is residing at Ramchandrapur Prumanikpara, Joka, P.S.-Haridevpur, Kolkata-700 104, District-24

EDEN RECORDS PRIVATE LTD

[Signature]

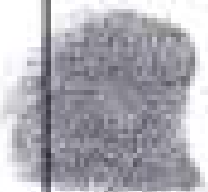
3/2014

ना. BANLAL KUMAR JAIN *सुप्रीम कोर्ट*
 एफ.ए. STREETSIDE REALTY
 सोलारि टिडर

श्री. वि. जय. का. जे.एस. बाबासाहेब
 कृष्ण लॉ फर्म
 शेखर : आनासुर इमरान

दि. 10 JUL 2014 *10/1*

Authy. Signature



10/1

- 180 Property Pvt. Ltd. 180ed Complex Pvt. Ltd.
- 180ed Financial & Service Pvt. Ltd. 180ed Housing Pvt. Ltd.
- 180ed Marketing Pvt. Ltd. 180ed Dynasty Realty Pvt. Ltd.
- 180ed Systems Pvt. Ltd. 180ed Security Solutions Pvt. Ltd.
- 180ed Services Pvt. Ltd. 180ed Other Services Pvt. Ltd.
- 180ed Connect Pvt. Ltd. 180ed Ladder Technology Pvt. Ltd.
- 180ed Group Trading Company Pvt. Ltd. 180ed Finance Group Pvt. Ltd.
- 180ed Apps Pvt. Ltd. 180ed Pkg Dealer Pvt. Ltd.
- 180ed Services Pvt. Ltd. 180ed Construction Pvt. Ltd.
- 180ed Menzies Pvt. Ltd. 180ed Services Pvt. Ltd.
- 180ed Distributor Pvt. Ltd.

Authy. Signature
 Authorized Signatory

IDENTIFIED BY ME

[Signature]

MD. MAHFUZ TARRIM
 B.Sc. in Banking, M.A. LL.B. CIVIL
 Advocate & Property Valuer
 Calcutta High Court.

2-1 AUG 2014

EDEN RICHMOND PARK LLP

[Signature]
 Authorized Signatory

Parganas (South), SI No-3 is residing at 1899, Dakshin Para, P.S.-Regent Park, Kolkata-700 093, District-24 Parganas (South), 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 assigns etc) of the ONE PART.

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 1880A, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 6) **DYNASTY VANIYA 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.-AAACD 7383F, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 11) **ENTURA COMPLEX PRIVATE**

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IDENTIFIED BY ME

[Signature]
MR. MANNING TARTAGLIA
Advocate & Property Valuer
Quebec High Court

EDEN RICHMOND PARK LLP

[Signature]
Designated Professional Registrar

28 AUG 2014

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 5342P, 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 8581M, 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)BRJBHUMI 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.-AACS0021L, 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 Authorized 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**,

EDEN RICHMOND PART LLP

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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 258sqft 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 khatiana in District-24 Parganas (South).

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 258sqft 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 1994 & Provisional L.R.

MEMORANDUM FOR THE BOARD OF DIRECTORS

DATE: 8/28/2014

TO: BOARD OF DIRECTORS

FROM: [Name]

SUBJECT: [Subject]

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ADC
OF ASSOCIATES
28 AUG 2014

EDEN RICHMOND PARK LLP
[Signature]
Designated Partner/Authorized Signatory

Dag No-550, District-24 Parganas (South), sold, conveyed and transferred 16.5 Decimal i.e. 10Kattaha 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-1, Volume Number-12, Pages in written 264 to 267, Deed Number-138 and for the year 1973.

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. 70Kattaha 12Chittaks 25Sqft lying in Mouza-Ranchandrapur, 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), 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-1, 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. 35Kattaha 6Chittaks 12.5Sqft lying in Mouza-Ranchandrapur, 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

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EDEN RICHMOND PARK LLP

Designated Farm Automated Registry

31 AUG 2024

EDITH RICHMOND PART LLP

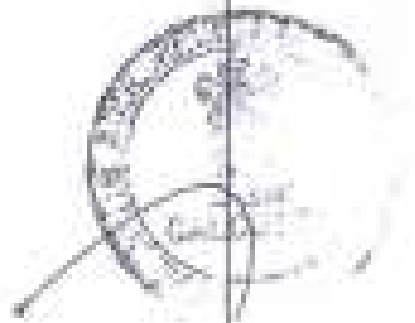
Financial Planning, Personal Services

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. 2Kattaha 2Chittaka 25Sqft merged with local road which is lying in and around of the aforesaid property for its development work and thus physically said property became 68Kattaha 10Chittaka 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 68Kattaha 10Chittaka 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 68Kattaha 10Chittaka.

AND FURTHER WHEREAS therefore SHRI BIJAY KUMAR PATRA became absolute owner of undivided land measuring more or less 34Kattaha 05Chittaka 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 34Kattaha 05Chittaka 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 when SHRI BIJAY KUMAR PATRA, son of Late Dukhiram Patra had been enjoying the right, title, interest and possession in respect of his 34Kattaha 05Chittaka of land lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then



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ELLEN RICHMOND PINK LLP
Registered Patent Attorneys

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

AND FURTHER WHEREAS whole legal heirs of Radha Krishna patra since deceased i.e. SMT. CHADI @ 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, SHRI. SITANATH PATRA, SHRI. TARAKNATH PATRA, SMT. DRAUPADI JELE, SMT. PROJAPATI PATRA (vendor herein), SMT. MINATI MONDAL (vendor herein), SMT. TAPATI MONDAL (vendor herein) had been jointly enjoying the right, title, interest and possession in respect of their entire land 68Kattaha 10Chittaka lying in Mouza-Rambhandrapur, Pargana-Magara, 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), 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 3Kattaha i.e. altogether 6Kattaha 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 6Kattaha accordingly.

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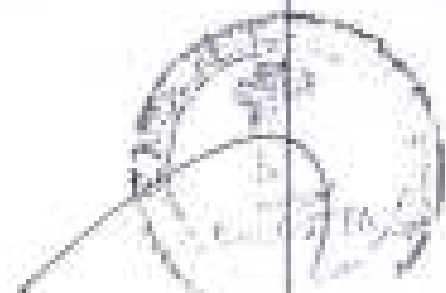
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20 AUG 2014

AND FURTHER WHEREAS while the present owners i.e. vendors **SMT. PROJAPATI PATRA, SMT. MINATI MONDAL** and **SMT. TAPATI MONDAL** have been enjoying the right, title, interest and possession in respect of their 3/7th undivided share in 34Kattaha 05Chittaks i.e. 14Kattaha 11Chittaks 128sqft of land lying in Mousa-Ramchandrapur, Pargana-Magura, P.S-Formerly Bahala, then Thakurpukur and now Haridevpur, R.S. No-334, Touzi 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. 14Kattaha 11Chittaks 128sqft 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 Mousa- 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 14Kattaha 11Chittaks 128sqft 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 Mousa-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.41,68,715/- (Rupees Forty One Lakhs Sixty Eight Thousand Seven Hundred and Fifteen only)** which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquiantina, 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 said / 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

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without any restriction, dispute, denial, claim or obligation from any body else.

2) The said undivided land i.e. schedule property is free from all encumbrances, charges, mortgages, disputes, dependences, 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 dependences.

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".

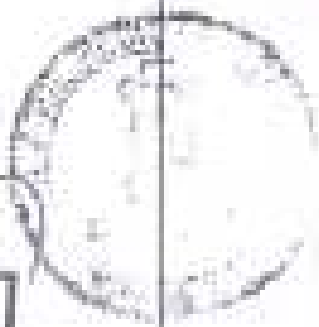
7) That the schedule property is ~~is~~ in nature.

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.41,68,715/- (Rupees Forty One Lakhs Sixty Eight Thousand Seven Hundred and Fifteen only) paid by the Purchasers to the Vendors at the time of

EVERICHANDRA PART II
Dated: 15/08/2018

AGENCI KOTIRAE
OF ASSURANCE, JAKARTA
28 AUG 2014



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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, liabilities 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.

II) After purchasing the said land, the Purchasers will have absolute authority to sell, transfer, assign, mortgage and /or let out the said

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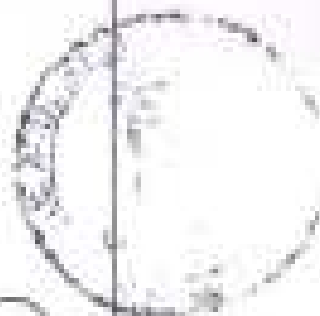
EDEN RICHMOND PARK LLP

Eden Richmond Park LLP
Registered Professional Accounting Corporation

ADDITIONAL SECRETAR

OF THE STATE OF TEXAS

8-15 AUG 2014



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.

EDEN RICHMOND PARE LLP


Solely Authorized Signatory

RECEIVED

RENTAL RECEIPT
OF ASSESSMENT NO. DATA
28 AUG 2014

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided land measuring more or less 14Kattaba 11Chittaka 12sqft together with 100 Sqft tile shed structure situated within Mouza-Romchandrapur, Pargana-Magura, appertaining to R.S. Dag No. 312 under R.S. Khatian No-122 corresponding to L.R. Dag no- 800 under L.R. Khatian No-808, Touni no- 416B1, J.L. No. 31, R.S. No- 354, Police Station- Haridevpur, District- 24 Parganas (S), under 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-109 & 200.

SOUTH— Land of R.S. Dag No-317, land of Kashinath Patra & Sinnath 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


Corporate Financial Consultant

EDEL RICHMOND BANK LLP



21 8 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 Das
Vice-Chairman (Executive)
P.O. Rajabhat, P.S. - Bishnupur
Pin - 700109

[Handwritten signature]

2. Satish Dhar
Ranchhandapur,
P.O. - R.E. Thakurani
P.S. - Haridaspur,
M.A. Road
KOL - 104.

[Handwritten signature]

[Handwritten signature]

SIGNATURE OF VENDORS

LOCAL INSPECTOR, P.W.D. (L.I.)
[Signature]
P.W.D. (L.I.)

[Faint, illegible text]

ACTING REGISTRAR
OF INSURANCES - KOLKATA
21.08.2014



112
A.A.T.A.
28 AUG 2014

EDEN RICHMOND PARK LLP


Director Park & Recreation Services

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.41,68,715/- (Rupees Forty One Lakh Sixty Eight Thousand Seven Hundred and Fifteen 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-570533 dated 26/08/14 issued by CITI Bank N.A.	PROJAPATI PATEA	Rs.12,09,063/-
2.	Bank Draft vide No-570534 dated 26/08/14 issued by CITI Bank N.A.	MOHATI MANDAL	Rs.12,09,063/-
3.	Bank Draft vide No-570852 dated 27/08/14 issued by CITI Bank N.A.	TAPATI MANDAL	Rs.17,50,590/-
TOTAL=			Rs.41,68,715/-

TOTAL FORTY ONE LAKHS SIXTY EIGHT THOUSAND SEVEN HUNDRED AND FIFTEEN ONLY.

WITNESSES:

1. Gagan Kumar Bah
VILL - HAWALDA (Mandla)
P.O - Rabatwala, P.S. B.S. Sarda
Pin - 70104

[Signature]
Arun De Raj Bah

2. Satal Dhat
Ranchhandra pur
P.O R.C Thakurani
P.S - Haridaspur,
M.A Road
Kod - 104

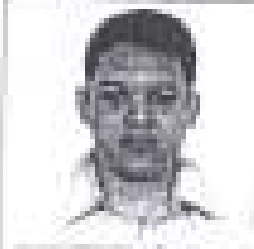
[Signature]
SIGNATURE OF VENDORS

IDENTIFICATION MARK

[Signature]

Photo & Signatures of the Examiners / Prosecutors

SPECIMENS FOR TEN FINGER PRINTS



Thumb Index Middle Ring Little
(Left Hand)

Abhishek Aggarwal



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(Right Hand)



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(Left Hand)

Madhu Singh



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(Right Hand)



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(Left Hand)

Prachi Kishor



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(Right Hand)



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(Left Hand)

Pratik Singh



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(Right Hand)

EDEN POLYTECHNIC LLP



Signature Center & Forensic Agency

EDEN RICHMOND PARK LLP
Residential Development Services

25.01.14

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

Endorsement For Case Number 11 - 2014 of 2014
(Serial No. 97892 of 2014 and Query No. 18771 10015404 of 2014)

On 28/08/2014

Presentation(Under Section 52 & Rule 11A(3)-46(1) W.B. Registration Rules,1962)

Presented for registration at 18.01 hrs on 28/08/2014, at the office of the S.I.A. by Aditya Agarwal
Claimant.

Admission of Execution(Under Section 52, W.B.Registration Rules,1962)

Execution is admitted on 28/08/2014 as

1. Protpati Patra, daughter of Lt. Biju Kumar Patra, Ramchandrapur, Joka, Kolkata.
Thana-Thakurpukur, District-South 24-Parganas, WEST BENGAL, India. Pin-700104. By Caste
Hindu, By Profession : House wife
2. Binod Mondal, wife of Mahan Mondal, Ramchandrapur, Ramchandrapur, Joka, Kolkata.
Thana-Thakurpukur, District-South 24-Parganas, WEST BENGAL, India. Pin-700104. By Caste
Hindu, By Profession : House wife
3. Tapati Mondal, wife of Binwahan Mondal, 1800 Dahanu Park, Kolkata, Thana-Rogant Park,
District-South 24-Parganas, WEST BENGAL, India. Pin-700104. By Caste Hindu, By Profession :
House wife

EDWIN RICHMOND PARK LLP


Sole Proprietorship Firm



REGISTRAR
OF ASSURANCES
KOLKATA
28/08/2014

[Dibabanshu Roy]

REGISTRAR OF ASSURANCES OF KOLKATA

**Government of West Bengal
Office of the A.R.A. - PROLIMA
District - Kolkata**

**Endorsement For Case Number 11-08124 of 2014
(Serial No. 07692 of 2014 and Copy No. 19012-00019404 of 2014)**

1. **Aditya Agarwal**
Authorized Signatory, Mitra Property Pvt. Ltd. 5 C, Egan Road Lane, Lajpat Rai Sarani, Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, Mitra Complex Pvt. Ltd. 5 C, Egan Road Lane, Lajpat Rai Sarani, Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, Nayika Financial & Services Pvt. Ltd. 5 C, Egan Road Lane, Lajpat Rai Sarani, Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, Maitra Housing Pvt. Ltd. 5 C, Egan Road Lane, Lajpat Rai Sarani, Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, Galvi Housing Pvt. Ltd. 5 C, Egan Road Lane, Lajpat Rai Sarani, Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, Dynasty Housing Pvt. Ltd. 5 C, Egan Road Lane, Lajpat Rai Sarani, Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, Madhu Shrivastava Pvt. Ltd. 5 C, Egan Road Lane, Lajpat Rai Sarani, Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, Manoj Estate Pvt. Ltd. 5 C, Egan Road Lane, Lajpat Rai Sarani, Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, Purnima Promoters Pvt. Ltd. 5 C, Egan Road Lane, Lajpat Rai Sarani, Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, Ovel Estate Pvt. Ltd. 5 C, Egan Road Lane, Lajpat Rai Sarani, Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, Rana Complex Pvt. Ltd. 5 C, Egan Road Lane, Lajpat Rai Sarani, Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, Lanka Transport Pvt. Ltd. 5 C, O.C. Chakrabarti Lane, Kankana, Thana-Hare Bazar, District-Kolkata, WEST BENGAL, India, Pin -700001.
- Authorized Signatory, Jewarhills Trading Company Pvt. Ltd. 19/12, Sand Gulley Lane, Kolkata, Thana-Buroobazar, District-Kolkata, WEST BENGAL, India, Pin -700075.
- Authorized Signatory, Raincon Dwell Pvt. Ltd. 19/12, Sand Gulley Lane, Kankana, Thana-Buroobazar, District-Kolkata, WEST BENGAL, India, Pin -700075.
- Authorized Signatory, Azad Dwellers Pvt. Ltd. 5 C, Egan Road Lane, Lajpat Rai Sarani, Kolkata, Thana-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, Nari Dwellers Pvt. Ltd. 25D B, Mohan Road, Sand Gulley Lane, Thana-Lohn

**ADJ. CHIEF REGISTRAR
OFFICE OF THE A.R.A. - PROLIMA
KOLKATA**
Date: 01/06/2014
Signature: *(Signature)*
Name: **Chandrabhaga Roy**
ADJ. REGISTRAR OF ASSURANCE OF KOLKATA
Endorsement Page 2 of 4

01/06/2014 13:48:50

RODRIQUEZ
(Signature)

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

**Endorsement For Deed Number : 1-04514 of 2014
(Serial No. 07692 of 2014 and Survey No. 38012004010404 of 2014)**

District-South 24-Parganas, WEST BENGAL, India Pin-700026

Authorized Signatory, Brindavan Enclave Pvt. Ltd., 5 C, Dighi Road/Lake Left of Rai Sankar, Kolkata, Thana-Shawanspore, District-South 24-Parganas, WEST BENGAL, India Pin-700026

Authorized Signatory, Brindavan Corporation Pvt. Ltd., 2202 B, New Park Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India Pin-700026

Authorized Signatory, Rastogi Properties Pvt. Ltd., 2202 B, New Park Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India Pin-700026

Authorized Signatory, Barang Marrow Pvt. Ltd., 2202 B, New Park Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India Pin-700026

Authorized Signatory, Swagaran Distributor Pvt. Ltd., 2000 B, New Park Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India Pin-700026

By Profession : Others

Identified By: Mr. Nandya TANTU, son of _____ High Court, CALCUTTA, Thana-Hare Street, District-Kolkata, WEST BENGAL, India. Hg Court, Hare Street, B. P. Chowdhury, Kolkata.

11/06/2014
OFFICE OF THE A.M.A. - I OF KOLKATA

On 01/09/2014

Certificate of Admissibility (Rule 43, W.B. Registration Rules-1957)

Admissible under rule 21 of West Bengal Registration Rules, 1957 and entered under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899

Payment of Fees:

Amount by Draft

Rs. 45848/- is paid, by the draft number 187704 dated 01/09/2014, Bank Name State Bank of India, LA MARTINIERE, received on 01/09/2014

(Under Article : A(1) = 45848/- E = 140/- J = 200/- K = 250/- L = 40/- M = 21000/2014)

Certificate of Market Value (W.B. PUVI Rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs. 41,88,715/-

Certified that the required stamp duty of the instrument is Rs. 21,438/- and the stamp duty paid as excessive Rs. - 100/-

Deficit stamp duty

Deficit stamp duty Rs. 29100/- is paid, by the draft number 187704 dated 01/09/2014, Bank Name State Bank of India, LA MARTINIERE, received on 01/09/2014

OFFICE OF THE A.M.A. - I
OF KOLKATA

(Platibanshu Roy)

OFFICE OF THE A.M.A. - I OF KOLKATA

Endorsement PAGE 3 of 4

01/09/2014 13:00:00

EDEN HILLS PARK LLP

Authorized/Official Signatory

Government of West Bengal
Office of the A.P.A. - I KOLKATA
District Kolkata

Endorsement For Deed number 11-2014 of 2014
(Serial No. 37001 of 2014 and Query No. 19071/2001/2014 of 2014)

1. Draftsman No. 1
A.P.A. REGISTRATION OFFICE OF ASSISTANCE-I OF KOLKATA

ASSTANT REGISTRAR
OFFICE OF ASSISTANCE-I KOLKATA
- 1401/19071 -

(Ilashan Roy)

A.P.A. REGISTRATION OFFICE OF ASSISTANCE-I OF KOLKATA

Endorsement Page 4 of 4

01/08/2014 13:40:00

ESAN RECORDS PVT. LTD.


Digitally signed by Esan Records Pvt. Ltd.

DEED PLAN OF UNDIVIDED LAND MEASURING MORE OR LESS THAN 1000 SQ. FT. CHITTAKS 12 SQ. FT. APPERTAINING TO R.L. DAG NO. 111 UNDER R.S. KHATTAN NO. -121 CORRESPONDING TO L.R. DAG NO. - 534 UNDER L.R. KHATTAN NO. - 808 UNDER MOUZA - RAMCHANDRAPUR, PARGANA - MADURA, P.S. - FORMERLY BEHALA & NOW HARIDEVPUR, TOWNG. - 418 BI, R.S. NO. - 354, P.L. NO. - 11, DISTRICT - 24 PARGANAS (S), WITH THE E.M.C. WARD NO. - 142



EENRICHMOND PARK LLP

[Signature]
 Authorized Signatory

[Signature]

TAMAL KANTI ROY
Tamal Kanti Roy
 Director of Surveyor

[Signature]

- 1. A.P. Group 1 Pvt. Ltd. (Himal Complex Pvt. Ltd.)
- 2. Royal Palms Pvt. Ltd. (Mehar Housing Pvt. Ltd.)
- 3. S.K. Housing Pvt. Ltd. (Dyasty Heights Pvt. Ltd.)
- 4. Royal Estate Pvt. Ltd. (Greeny Estate Pvt. Ltd.)
- 5. Royal Promoters Pvt. Ltd. (Over Estate Pvt. Ltd.)
- 6. Royal Builders Pvt. Ltd. (Laxmi Towers Pvt. Ltd.)
- 7. Royal Builders Pvt. Ltd. (Royal Builders Pvt. Ltd.)
- 8. Royal Builders Pvt. Ltd. (Royal Builders Pvt. Ltd.)
- 9. Royal Builders Pvt. Ltd. (Royal Builders Pvt. Ltd.)
- 10. Royal Builders Pvt. Ltd. (Royal Builders Pvt. Ltd.)

[Signature]
 Authorized Signatory

EDEN RICHMOND PARK LLP

Designated Professional Secretary

2014 APR 28 11:00 AM
28 APR 2014

Condition of Registration under sections 12 and 13(1), 14

Registered in Book - I
CD Volume number 18
Page from 7091 to 7098
being No 68574 for the year 2014.



MR

Uttamendra Roy, 14-September-2014
100, REGISTRAR OF ASSURANCES OF KOLKATA
2-Top of the P.A.A. - KOLKATA
West Bengal