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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Notarized that the Document is an original
equivalent to the original. The
notarization is attached to this document
and is the part of this document.

Additional Registrar
Assurances, Kolkata

CONVEYANCE

THIS DEED OF CONVEYANCE made this the 2nd day of June Two
Thousand Nine BETWEEN (1) MR. ANANTA MUKHERJEE by occupation
Business, (2) MISS SONA RANI MUKHERJEE, both son & daughter
respectively of Late Pankaj Kumar Mukherjee, both residing at 13, Thakur
Nityagopal Road, Ghosh Para, Panihati, P.S. Khardah, Kolkata 700 114, Dist.
North 24-Parganas, (3) MRS. SIMA CHATTERJEE w/o Mr. Chinmoy
Chatterjee, by occupation Housewife, residing at Harisava 1st Bye Lane, Nona-
Chandanpukur, P.S. Barackpore, Kolkata - 700 112, (4) MRS. RINKU GUPTA

24/7/16

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নং-3007 29/5/09

মূল্য 500

ক্রেতার নাম

সং

চাক্ষুণ্য ডেভার স্বাক্ষর

বিধান নগর (সেন্ট্রাল সিটি) এ ডি. এস. আর. ও.

মোট স্ট্যাম্প ক্রয় তাং

চালান নং

মোট কত টাকা খরিদ

M/s G.M. Enclave P. Ltd

49 A. N. Sarker Rd

Vol - 48

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টেক্সাসি বারাকপুর ডেভার মিতা দত্ত

Sayed Anis

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G.M. ENCLAVE PVT. LTD.

Sayed Anis

Director

1647

1 Ananta Suben

1648



1 Sona Rani Mukherjee

Handwritten signature/initials.

Rana Das

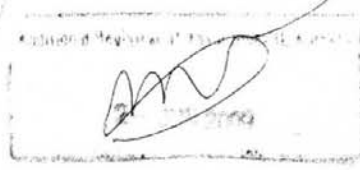
S/O Ajun Das

T. N. S. Road

P.O. Panikhat (24 P.S. (N))

Kd-114

Panikhat



w/o Mr. Pradip Gupta, by occupation Service, residing at Flat No. 307, 3rd Floor, Block - 'B', Maya Dudama Apartment, Ram Sita Ghat Lane, P.S. Uttarpara, Dist. Hooghly, both (3) & (4) are married daughters of Late Pankaj Kr. Mukherjee all (1) to (4) are collectively hereinafter referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

AND

M/S. G. M. ENCLAVE PRIVATE LIMITED a Company incorporated under Indian Companies Act, 1956 having its registered office at 49, A.N. Saha Road, P.S. Lake Town, Kolkata - 700048 and local Corporate Office at AB - 9, Salt Lake City, Sector - 1, Kolkata - 700064, hereinafter referred to as the **PURCHASER** (which expression unless excluded by or repugnant to the context be deemed to mean and includes its successor successors at office administrators, executors, legal representatives and assigns) of the **SECOND PART**;

WHEREAS THE VENDORS HAVE REPRESENTED THE PURCHASER THAT: -

(a) Pankaj Kr. Mukherjee and Mr. Mantu Ranjan Das were the owners of All That 'Said Land' measuring 0.15 acre be the same a little more or less togetherwith Old R.T. Shaded Structures thereat in part of R.S. Dag No.1115, under R.S. Khanda Khatian No. 2113, thereafter Kh.No.1446 at present under new Khatian Nos.2177 & 2178, Mouza Panihati, J.L. No. 10, P.S. Khardan, District 24-Parganas(N), B.L.& L.R.O. BKP-II, Sodepur, ~~part of~~ Municipal Holding Nos.175F & ~~176F~~ under Panihati Municipality, Ward No. 13, Premises No.143, B.T. Road, Kolkata-700 114, and rent payable to the Collectorate 24-Parganas (N), morefully described in the First Schedule hereunder written hereinafter referred to as the 'SAID PROPERTY' alongwith some adjacent property by virtue of two respective Sale Deeds both registered with S.R. Barrackpore and one recorded in Book No.1, Volume No.55, Pages 71 to 75, Being No.3208 of 1973 and another recorded in Book No.1, Volume No.28, Pages 127 to 131, Being No.1437 of 1974 and their names were subsequently recorded in the Panihati Municipality as the Owners thereof.

(b) The said Pankaj Kumar Mukherjee died intestate on 06.02.07 leaving behind him his one son and three daughters all the Vendors herein as his only and absolute heir and heiresses regarding the half share in the Said Property under the First Schedule left by him and as prior to his death his wife Annadamoyee Mukherjee pre-deceased on 24.02.1999, after expiry of their said father, under the Indian Succession Act the Vendors herein became absolutely entitle thereto and the names of the Vendors herein have been subsequently recorded in the present record of the B.L. & L.R.O., BKP - II, Sodepur.

Sd/-
Sonamukherjee
S. Chatterjee
Pr.

North 24-Parganas, under present Khatian No. 2177 as the Owners of 0.07 acre equivalent to **4 cottahs, 3 chittaks, 43 sq. ft.** be the same a little more or less togetherwith old R.T. Shaded Structure measuring 500 sq. ft. a little more or less in part of R.S. Dag No.1115, lying and situates at Mouza Panihati, J.L. No. 10, under P.S. Khardah, District 24-Parganas(N), and being the ~~part of~~ Municipal Holding Nos.175F & ~~176F~~ within the Municipal Limits of Panihati Municipality, Ward No. 13, Premises No. 143, Barrackpore Trunk Road, Kolkata - 700 114, and rent payable to the Collectorate 24-Parganas (N), morefully described in the Second Schedule written hereunder and hereinafter referred to as the "SAID PORTION" and which is being the Vendor's share out of the said property described in the First Schedule hereunder written;

(c) The name of the said **Mantu Kanjan Das** has been also recorded in the present record of the B.L. & L.R.O., BKP -II, under present Khatian No. 2178 as the Owner of 0.08 acre equivalent to **4 cottahs, 13 chittaks, 25 sq. ft.** be the same a little more or less being a portion of land measuring 0.15 acre equivalent to **9(nine) cottahs 1(one) chittaks 20(twenty) sq. ft.** in part of R.S. Dag No.1115 togetherwith old R.T. Shaded Structure measuring 500 sq. ft. a little more or less out of the total R.T. Shaded Structure measuring 1000 sq. ft. be the same a little more or less thereon and lying and situates at Mouza Panihati, J.L. No.10, under P.S. Khardah, District 24-Parganas(N), and being the ~~part of~~ Municipal Holding Nos.175F & ~~176F~~ within the Municipal Limits of Panihati Municipality, Ward No. 13, Premises No. 143, Barrackpore Trunk Road, Kolkata - 700 114, and rent payable to the Collectorate 24-Parganas (N).

d) The Vendors herein are absolutely seized and possessed of the said Portion described in the Second Schedule out of the Said Property under the First Schedule herein as the only and exclusive owner thereof under the State Government and none other than Vendors herein has/have any rights, title & interest in the Said Portion under the Second Schedule out of the Said Property and or any part or portions thereof and the Vendors herein have clear and marketable title on and over the Said Portion under the Second Schedule herein free from any mortgage, claims, demands, suits, injunctions viz.a.viz. free from any or all encumbrances and the Vendors herein are free to deal with their share described in the Second Schedule out of the said property under the First Schedule in any such manner as the vendors deem fit and proper and the said property is free from any acquisition or alignment under any development scheme whatsoever of Government, semi-Government or Local Body.

AND WHEREAS the Vendors are in need of money and as such jointly decided to sell out of their aforesaid share measuring 0.08 acre equivalent to **4 cottahs,**

*Some Beni Mukherjee
S. Chatterjee
Ami Singh
Ananta Subbar.
P.*

3 chittaks, 40 sq. ft. be the same a little more or less **togetherwith old R.T. Shaded structure measuring 500 sq. ft.** in part of R.S. Dag No.1115 under the present or modified Khatian No. 2177 Mouza Panihati and as **described in the Second Schedule** being a portion out of the said property total measuring 0.15 acre equivalent to 9(nine) cottahs 1(one) chittaks 20(twenty) sq. ft. in part of R.S. Dag No.1115 togetherwith total R.T. Shaded Structure measuring 1000 sq. ft. as morefully described hereunder the First Schedule free from all encumbrances, and having knowledge of such intention of the Vendor, the Purchaser have offered him a price of **Rs.20,65,771/- (Rupees Twenty Lac Sixty-Five Thousand Seven Hundred Seventy-One) only** as a lump sum or whole for the Vendors' share or Said Portion hereunder the Second Schedule measuring **4 cottahs 3 Chittaks 40 Sq. ft.** a little more or less with said old existing **R.T. Shaded structure measuring 500 sq. ft.** free from and of any or all encumbrances of whatsoever nature which offer have been accepted by the Vendors and upon which the Vendors have agreed to sell and the Purchaser have agreed to purchase the Said Portion of the land with said old R.T. Shaded Structure hereunder the Second Schedule out of the Said Property hereunder the First Schedule free from all encumbrances at or for the price of **Rs.20,65,771/- (Rupees Twenty Lac Sixty-Five Thousand Seven Hundred Seventy-One) only** as a whole;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of a sum of **Rs.20,65,771/- (Rupees Twenty Lac Sixty-Five Thousand Seven Hundred Seventy-One) only** of the lawful money paid by the Purchaser to the Vendors on or before execution of these presents (the receipt whereof the Vendors doth hereby through Memo of Consideration hereunder written admit, acknowledge and of and from the same and every part thereof acquit release and forever discharged the Purchaser its executors, administrators, legal representatives and or nominees and the Vendors doth hereby sell, transfer, convey, assign and assure unto and to the purchaser herein **ALL THAT the 'Said Portion of Land' measuring 0.07 acre equivalent to 4 cottahs, 3 chittaks, 40 sq. ft. be the same a little more or less togetherwith old R.T. Shaded structure measuring 500 sq. ft. in part of R.S. Dag No. 1115 under the present or modified Khatian No. 2177 Mouza Panihati under P.S. Khardah, District North 24-Parganas viz. a viz. the Said Portion morefully described in the Second Schedule hereunder** out of the entire property described in the First Schedule hereunder written, along with rights of common passages, drains, swears, water pipes and all other fixtures and equipments thereto AND THE REVERSION OR REVERSIONS, REMAINDER OR REMAINDERS AND THE RENTS ISSUES AND PROFITS thereof in connection with the Said Land and the Said Structures and other fixtures appurtenant

thereto AND TO HAVE AND TO HOLD the Said Land and the properties appurtenant thereto hereby granted, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in free simple possession without any condition of use or trust or other things whatsoever in alter, defect, encumbrances or make void the same AND NOTWITHSTANDING any such act, deed, matter or things whatsoever as aforesaid the Vendors have good right, full power and absolute authority to grant, sell, transfer, convey, assign and assure his share in the 'Said Land' or the "Said Property" hereby granted, sold, transferred, conveyed, assigned, and assured or expressed or intended so to be unto and to the use of the purchaser in the manner aforesaid and that the purchaser, shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the Said Portion hereunder the Second Schedule and hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manners aforesaid and receive the rents issues and profits thereof without lawful eviction, interruption, claims or demands whatsoever from or by the Vendors herein or by any person or lawfully or equitably claiming or to claim from under or in trust for the Vendors AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or otherwise by the Vendors well and sufficiently have defended kept harmless and indemnified or from and against all and all manners of former or other estate, rights, title interest mortgage, charges, trusts, wages, debutters, attachments, executions, lispendens, claims, demands and encumbrances made or done, occasioned or suffered by the Vendors or any person or persons lawfully or equitably claiming or to claim by or from through under or in trust for the Vendors.

And the Vendors herein hereby assure and indemnify and further shall caused to make indemnified the Purchaser saved and harmless from all claims, demands, charges, liens, lispendences, suits, injunctions and or of and from all encumbrances whatsoever.

AND the Vendors further covenant that they and or each of them and each of their legal successors, co-sharer shall at the request and costs of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further more perfectly conveying and assuring the said property and every part thereof in the manners aforesaid according to the true intent and meaning of this Deed and the Vendors declare that the said property is beyond Urban Agglomerating and there is no bar to transfer the said Land and the Vendors also declare that there is no legal impediment in the matter of

RECEIVED with thanks from the abovenamed purchaser a sum of **Rs.20,65,771/- (Rupees Twenty Lac Sixty-Five Thousand Seven Hundred Seventy-One) only** towards the total consideration of the property described in the Second Schedule out of the First Schedule written hereinabove in the following manner :-

MODE OF CONSIDERATION:-

By Ch.No.320473 dt-.28.04.2009 Drawn on UCO Bank, Salt Lake, Kolkata,	Rs.4,00,000/-
By Ch.No.465537 dt-.02.06.2009 Drawn on State Bank of India, Salt Lake Br.,	Rs.1,16,445/-
By Ch.No.465538 dt-.02.06.2009 Drawn on State Bank of India, Salt Lake Br.,	Rs.5,16,442/-
By Ch.No. 465539 dt-.02.06.2009 Drawn on State Bank of India, Salt Lake Br.,	Rs.5,16,442/-
By Ch.No. 465540 dt-.02.06.2009 Drawn on State Bank of India, Salt Lake Br.,	Rs.5,16,442/-

Rs.20,65,771/-

(Rupees Twenty Lac Sixty-Five Thousand Seven Hundred Seventy-One)

WITNESSES:-

1. *Palitka br. Mitra*

2. *Rana Das*

Ananta Dubey





Sona Rani Mukherjee

Sima Chatterjee












Rinzu Gupta

THE VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants.	LEFT HAND									
		Little	Ring	Middle	Fore	Thumb					
Ananya Subbar		LEFT HAND					RIGHT HAND				
Sona Ramesh Nithya		LEFT HAND					RIGHT HAND				
Sona Chatterjee		LEFT HAND					RIGHT HAND				
Pinkie Gubtee.		LEFT HAND					RIGHT HAND				

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No	Signature of the Executants/Presentants.	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
Sayed Asad						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-05413 of :2009
(Serial No. 03718, 2009)

On 02/06/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 15.40 hrs on :02/06/2009, at the Private residence by Sajal Gupta, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 02/06/2009 by

1. Ananta Mukherjee, son of Late Pankaj Kumar Mukherjee ,13, Thakur Nityagopal Road Ghosh Para, Panihati Kolkata - 114, North 24 Pgs ,Thana Khardah, By caste hindu, by Profession :Others
2. Sona Rani Mukherjee, daughter of Late Pankaj Kumar Mukherjee , 13, Thakur Nityagopal Road Ghosh Para, Panihati Kolkata - 114, North 24 Pgs ,Thana Khardah, By caste hindu, by Profession :Others
3. Sima Chatterjee, wife of Chinmoy Chatterjee ,Harisava, 1st Bye Lane Nona Chandanpukur Kolkata - 112 ,Thana Barrackpore, By caste hindu, by Profession :Others
4. Rinku Gupta, wife of Pradip Gupta ,Flat- 307, 3rd Floor, Block - B Maya Dudama Apartment, Ram Sita Ghat Lane Hooghly ,Thana Uttarpara, By caste hindu, by Profession :Service
5. Sajal Gupta, Director, M/s. G. M. Enclave Pvt. Ltd, 49, A. N. Saha Road, P, S- Lake Town, Kolkata - 48, profession :Business

Identified By Rana Das, son of A. Das T. N. G. Road North 24 Pgs Kolkata - 114 Thana : , by caste hindu, By Profession :Business.

Name of the Registering officer :Tarak Baran Mukherjee
Designation :ADDITIONAL REGISTRAR OF
ASSURANCES-II OF KOLKATA

On 03/06/2009

Certificate of Admissibility(Rule 43)

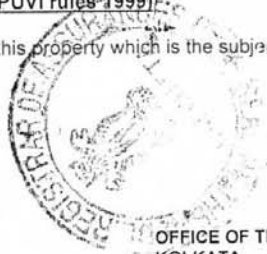
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23.5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 34705/- , E = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on:03/06/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 3155688/-



[Tarak Baran Mukherjee]
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

Govt. of West Bengal

216109

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-05413 of :2009
(Serial No. 03718, 2009)

Certified that the required stamp duty of this document is Rs 220908 /- and the Stamp duty paid as: Impresive Rs- 500

Deficit stamp duty

Deficit stamp duty Rs 220460/- is paid, by the draft number 763981, Draft Date 01/06/2009 Bank Name State Bank Of India, KOLKATA, received on :03/06/2009.

Name of the Registering officer :Tarak Baran Mukherjee
Designation :ADDITIONAL REGISTRAR OF
ASSURANCES-II OF KOLKATA



[Tarak Baran Mukherjee]
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA


OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

Govt. of West Bengal 316109

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 4018 to 4032
being No 05413 for the year 2009.




(Tarak Baran Mukherjee) 06-June-2009
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA
Office of the A. R. A. - II KOLKATA
West Bengal