

06513/013

6652/2013



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

P 444215

21/13/13
 14588/13
 7.07
 Additional Registrar of Assurances
 Kolkata
 Mr. 1068951d



Central Assurances Office, 106, Park Street and the
 Registrar of Assurances, Kolkata, are the parties to this document

Additional Registrar
 of Assurances-II, Kolkata

15/5/13

THIS DEED OF CONVEYANCE made this 10th day
 of May Two Thousand Thirteen BETWEEN

Contd.P/2

26
 12
 320

10/05



SNEHASISH GHOSH son of Sri Amal Kumar Ghosh residing at 6322-22nd Avenue, N,E, Seattle, WA98115, Washington, U.S.A., (hereinafter referred to as "the **VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, legal representatives, administrators and assigns) whereas the Vendor is represented by his constituted attorney SMT. RITA GHOSH wife of Sri Amal Kumar Ghosh, residing at 40/5, Ballygunge Circular Road, P.S. Ballygunj, Kolkata - 700 019 by virtue of power of attorney executed at Washington, U.S.A. and duly adjudicated by Calcutta Collectorate and the Power of Attorney is still valid and subsisting and has not been revoked and or cancelled by Snehasish Ghosh of the **ONE PART**.

AND

(1) **DURABLE INFRA PROJECTS PVT. LTD.** a company incorporated under the Companies Act, 1956 having its registered office at 84/A, C. R. Avenue, P.S.- Bowbazar, Kolkata - 700 012, represented by its Director Sri Saroj Kumar Agarwal son of Sri Mamraj Agarwala of P-10, New Howrah Bridge Approach Road, P.S. - Burrabazar, Kolkata - 700 001,

(2) **PANCHDHAN DEALER PVT. LTD.** a company incorporated under the Companies Act, 1956 having its registered office at 27, Biplabi Trailakya Maharaj Sarani, P.S. - Hare Street, Kolkata - 700 001, represented by its Director Sri Naresh Kumar Ladha son of Sri Radha Shyam Ladha of Flat No. 402 4th Floor, 1/A, Kundan By Lane, Howrah - 711 204,

(3) **CAMPAIGN DEVELOPERS PVT. LTD.** a company incorporated under the Companies Act, 1956 having its registered office at 84/A, C. R. Avenue, P.S.- Bowbazar, Kolkata - 700 012, represented by its Director Sri Siddhartha Bhalotia son of Sri Ramgopal Bhalotia of 32/A, Beadon Row, Kolkata - 700 006

(4) **AFORETIME INFRAPROPERTIES PVT. LTD.** a company incorporated under the Companies Act, 1956 having its registered office at 27, Brabourne Road, P.S. - Harestreet, Kolkata - 700 001, represented by its Director Sri Sanjeev Kumar Bansal son of Sri Ram Saran Gupta of 36C, B. T. Road, P.S. - Cossipore, Kolkata - 700 002

(5) **ZINNIA CONSTRUCTIONS PVT. LTD.** a company incorporated under the Companies Act, 1956 having its registered office at 53/4, P.N. Middya Road, P.S. - Belgharia, Kolkata - 700 056, represented by its Director Sri Sourav Bansal son of Sri Sanjeev Kumar Bansal of 36/C, B. T. Road, P.S. - Cossipore, Kolkata - 700 002

(6) **SANWARASETH VINIMAY PVT. LTD.** a company incorporated under the Companies Act, 1956 having its registered office at 27, Biplabi Trailakya Maharaj Sarani, P.S. - Hare Street, Kolkata - 700 001, represented by its Director Sri Akash Agarwal son of Sri Saroj Kumar Agarwal of P-10, New Howrah Bridge Approach Road, P.S. - Burrabazar, Kolkata - 700 001 and

(7) **ALLNEW ENTERPRISES PVT. LTD.** a company incorporated under the Companies Act, 1956 having its registered office at 27, Biplabi Trailakya Maharaj Sarani, P.S. - Hare Street, Kolkata - 700 001, represented by its Director Sri Pradip Kumar Kedia son of Late Nand Kishor Kedia of 28, B. T. Road, P.S. - Cossipore, Kolkata - 700 002, hereinafter referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective successor and/or successors-in-interest representatives and assigns) of the OTHER PART.

WHEREAS by a Bengali Kobala dated the 28.12.1981 and registered at the office of A.D.S.R. Barasat, recorded in Book No. 1, Volume No. 133, Pages 294 to 298, Being No. 10974 for the year 1981, Smt. Nandabala Das granted, sold, conveyed, transferred, assigned and assured unto and in favour of Snehasish Ghosh, the Vendor herein ALL THAT the piece and parcel of (i) Sali Land measuring 7 Decimal more or less comprised in R.S. Dag No. 405 (ii) Sali Land measuring 8 Decimal more or less comprised in R.S. Dag No. 406 both recorded in Khatian No. 250 and land in other Dag recorded in Khatian No. 347 lying and situate at Mouza - Berunanpukhuria, J.L. No. 18, P.S. - Barasat, District 24 Parganas North in the State of West Bengal.

AND WHEREAS by another Bengali Kobala dated the 28.12.1981 and registered at the office of A.D.S.R. Barasat, recorded in Book No. 1, Volume No. 152, Pages 204 to 207, Being No. 10975 for the year 1981, Smt. Nandabala Das granted, sold, conveyed, transferred, assigned and assured unto and in favour of Snehasish Ghosh, the Vendor herein **ALL THAT** the piece and parcel of (i) Danga Land measuring 16.50 Decimal more or less comprised in R.S. Dag No. 403 (ii) Danga Land measuring 18.50 Decimal more or less comprised in R.S. Dag No. 404 Aggregating to total area of land measuring 35 Decimal both recorded in Khatian No. 250 lying and situate at Mouza - Berunanpukhuria, J.L. No. 18, P.S. - Barasat, District 24 Parganas North in the State of West Bengal.

AND WHEREAS by virtue of aforesaid two Bengali Kobalas the said Snehasish Ghosh the Vendor herein has become the absolute owner and is seized and possessed of and or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of (i) Danga Land measuring 16.50 Decimal comprised in R.S. Dag No. 403, (ii) Danga Land measuring 18.50 Decimal comprised in R.S. Dag No. 404, (iii) Sali Land measuring 7 Decimal comprised in R.S. Dag No. 405, (iv) Sali Land measuring 8 Decimal comprised in R.S. Dag No. 406, aggregating to total area of land measuring 50 Decimal situate lying at and being in Mouza - Berunanpukhuria, J.L. No. 18, P.S. - Barasat District 24 Parganas North in the State of West Bengal and after purchase mutated his name in the record of B.L. & L.R.O. in Khatian No. 955 and hereinafter collectively referred to as the "**said Entire Property**" absolutely and forever free from all encumbrances.

A. The Vendor herein has held out, represented before, warranted and assured the Purchasers, as follows:-

- i. That the said Entire Property is in uninterrupted and exclusive "Khas" peaceful vacant and physical possession of the Vendor without any disturbance obstruction claim or

objection of any and every nature whatsoever from any person or persons and that no person or persons has/have ever claimed title or possession to the said Entire Property or any part thereof adversely to the Vendor;

- ii. That no part or portion of the said Entire Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or Statute applicable to the said Entire Property nor is there any case pending under such Acts or Statutes;
- iii. That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Entire Property and that the Vendor has not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Entire Property;
- iv. That the said Entire Property or any portion thereof are not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- v. That no declaration has been made or notification published for acquisition or requisition of the said Entire Property;
- vi. That the said Entire Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Entire Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;

- vii. That the said Entire Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;
- viii. That there is no impediment or restriction under any law for the time being in force on the Vendor which prevent or restrict the Vendor from selling conveying and transferring the said Entire Property or any portion thereof unto and in favour of the Purchasers;
- ix. That no action, suit, appeal or litigation in respect of the said Entire Property or in any way concerning the said Entire Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said Entire Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Entire Property or any portion thereof;
- x. That the said Entire Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xi. That the said Entire Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage

by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

- xii. That there is no defect in the Vendor's title to the said Entire Property or any part thereof which could expose the Purchasers to any risk nor is there any material or latent defect in the said Entire Property or any part thereof or in the Vendor's title thereto;
- xiii. That no document judgment or any other order is in force as on date affecting the said Entire Property or any part thereof nor is the said Entire Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
- xiv. That the Vendor has not done anything whereby the rights title or interest of the Vendor in the said Entire Property or any part thereof could have been encumbered impeached challenged or disputed in any way;

B. That the Purchasers relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof have agreed to purchase and the Vendor has agreed to sell to each of the Purchaser ALL THAT the 1/14th undivided share out of the said Entire Property i.e. 3.572 Decimal (Comprising (i) 1.179 Decimal in Dag No. 403, (ii) 1.321 Decimal in Dag No. 404, (iii) 0.50 Decimal in Dag No. 405 and (iv) 0.572 Decimal in Dag No. 406). Thus the Vendor herein is conveying the total area of land to aforesaid 7 Purchasers measuring 25 Decimal lying and situate at Mouza - Berunanpukhuria, J.L. No. 18, P.S. Berasat, Dist 24 Parganas North TOGETHERWITH all title, benefits, easements and/or facilities, authorities, claims, demands, usufructs and tangible and intangible rights or however or whatsoever nature in the above property including the right of access to the said land more particularly described in Schedule hereunder written and hereinafter referred to as the 'said Property' at or for the price or a total consideration of Rs. 10,50,000/- (Rupees Ten Lacs Fifty Thousand) only absolutely and forever free from all encumbrances and liabilities whatsoever.

C. The Purchasers have at or before execution of this deed of sale paid the full consideration amount to the Vendor and the Vendor has put the Purchasers in Khas, peaceful, vacant and physical possession of the said Property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 10,50,000/- (Rupees Ten Lacs Fifty Thousand) only duly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchasers as well as the said Property hereby sold, conveyed and

transferred and every part thereof] the Vendor doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchasers ALL THAT the 25 Decimal undivided share of the said Entire Property situate lying at and being in Mouza - Berunanpukhuria, J.L. No. 18, P.S. - Barasat District 24 Parganas North in the State of West Bengal more particularly described in the Schedule hereunder written and the said Entire Property delineated in the map or plan hereto annexed and thereon bordered RED togetherwith all other easements and/or facilities attached thereto including the right of access to the said land and hereinbefore as well as hereinafter for the sake of brevity referred to as the "said Property" TOGETHERWITH all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property or any part thereof now are or is, or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and

assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchasers absolutely and forever free from all mortgages, charges, liens, dispendens, encumbrances and liabilities whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly or willingly suffered to the contrary, the Vendor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.
- b) That the Vendor has good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendor about the correctness of Vendor's title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at his own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendor shall remain liable for all rents, rates, taxes and all other outgoings and impositions payable in respect of the said

Property upto the date of these presents and the Vendor shall at all time keep the Purchasers saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.

- e) That the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendor or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendor.
- f) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.
- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendor and at the cost and expenses of the Vendor well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or

proceedings, executions, encumbrances and liabilities whatsoever made or suffered by the Vendor.

- h) That the Vendor doth hereby further covenant with the Purchasers and declare that no notice has been served upon the Vendor for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.
- i) The Vendor doth hereby further covenant with the Purchasers that the Vendor has or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendor may be prevented from conveying the said Property in the manner aforesaid.
- j) Further the Vendor and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers individually and/or their respective successor or successors, executors, administrators, legal representative and/or assigns, make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually

or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchasers as shall or may be reasonably required.

AND THE VENDOR DOETH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

1. THAT the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khazna, land revenue and other outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchasers and the Vendor shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;
2. **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time for having the name of the Purchasers mutated in respect of the said Property hereby sold and conveyed;
3. **AND THAT** the Vendor declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps

whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the names of the Purchasers and in this regards the Vendor shall sign all documents and papers as required by the Purchasers.

THE SCHEDULE ABOVE REFERRED TO
(land sold herewith)

ALL THAT the piece and parcel of land measuring 25 Decimal more or less comprised in R.S. Dag Nos. 403, 404, 405 and 406, all recorded in Khatian No. 955 lying and situate at Mouza - Berunanpukhuria, J.L. No. 18, P.S. - Barasat under Ichapur Nilgunj Gram Panchayat, District 24 Parganas North in the State of West Bengal with all other easements and/or facilities attached thereto including the right of access to the said land and the said Entire Property delineated in the map or plan hereto annexed and thereon bordered RED, full details of the sold property mentioned hereinbelow :-

R.S. Dag No.	Nature of Land	Total Area In Dag (Decimal)	Area owned By Vendor (Decimal)	Area sold to each Purchaser (Decimal)	Area of seven Purchasers (Decimal)
403	Danga	33	16.5	1.179	8.25
404	Danga	37	18.5	1.321	9.25
405	Sali	14	7	0.50	3.50
406	Sali	16	8	0.572	4.00
	Total	100	50	3.572	25.00

Be it mentioned that by these presents, the Vendor is conveying 25 Decimal more or less (undivided equal share to each Purchaser i.e. 3.572 Decimal more or less) to the Purchasers.

IN WITNESS WHEREOF the Vendor hereto has hereto set and subscribed his hands the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the
VENDOR At Kolkata in the presence of :-

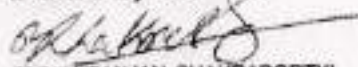
1. Snehasish Ghosh
40/5 BELURVADEE CIRCULAR RD
KOLKATA - 700 079.
2. Mihir Nanda
78, Thana Road, Khandaha
24 pgs (N)

Rita Ghosh.

(VENDOR)

As Constituted Attorney
of Snehasish Ghosh

Drafted by me



(TUHIN RANJAN CHAKRABORTY)
Advocate, High Court, Calcutta

RECEIVED of and from the withinnamed Purchasers the within mentioned sum of Rs. 10,50,000/- (Rupees Ten Lacs Fifty Thousand) only being the full amount of the consideration money under this Indenture as per Memo below :

MEMO OF CONSIDERATION

<u>Date</u>	<u>Chq. No.</u>	<u>Bank Name & Branch</u>	<u>Amount</u> <u>(Rs.)</u>
10.05.2013	011424	ICICI Bank Ltd. Portuguese Church Street Branch	1,20,000/-
10.05.2013	011425	- Do -	1,20,000/-
10.05.2013	011458	- Do -	1,20,000/-
10.05.2013	011459	- Do -	1,20,000/-
10.05.2013	011456	- Do -	1,20,000/-
10.05.2013	011457	- Do -	1,20,000/-
10.05.2013	011455	- Do -	1,20,000/-
Paid by way of TDS			2,10,000/-
TOTAL			<u>10,50,000/-</u>

(Rupees Ten Lacs Fifty Thousand only)

WITNESSES :

1. Debasish Ghosh
W/o S. BALUDEV SEC PURCHASER
KARAKATA - 700 019.

2. Mihir Naridi

Rite Ghosh

(VENDOR)

As constituted Attorney
of Snehash Ghosh.



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

Endorsement For Deed Number : I - 06652 of 2013
(Serial No. 06513 of 2013 and Query No. L000014588 of 2013)

On 10/05/2013

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

Presented for registration at 21.31 hrs on 10/05/2013, at the Private residence by Smt Rita Ghosh
Executant

Executed by Attorney

Execution by

1. Smt Rita Ghosh, wife of Sri Amal Kumar Ghosh, 40/5, Ballygunge Circular Road, Kol.
Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India. Pin :-700019 By Caste Hindu
By Profession: Others, as the constituted attorney of Snehasish Ghosh is admitted by him.
Identified By Mihir Nandi, son of Rajmohan Nandi, 78, Thana Road, Khardaha, Thana:-Khardaha,
District :-North 24-Parganas, WEST BENGAL, India. , By Caste: Hindu, By Profession: Service.

(Dulal chandra Saha)
ADDL REGISTRAR OF ASSURANCES-II

On 13/05/2013

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 Cash

Rs. 11846.00/- on 13/05/2013

(Under Article : A(1) = 11748/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 13/05/2013)

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. -10,68,751/-

Certified that the required stamp duty of this document is Rs. - 53458 /- and the Stamp duty paid as
impressive Rs. - 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 23360/- is paid, by the chall number 548591, Dated Date 10/05/2013, Bank : State Bank of India,
ESPLANADE, received on 13/05/2013



(Dulal chandra Saha)
ADDL REGISTRAR OF ASSURANCES-II

Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 06652 of 2013
(Serial No. 06513 of 2013 and Query No. L000014588 of 2013)

Rs. 30000/- is paid , by the draft number 548594, Draft Date 10/05/2013, Bank : State Bank of India,
KISPLANADE, received on 13/05/2013

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

13/05/2013 13:44:00

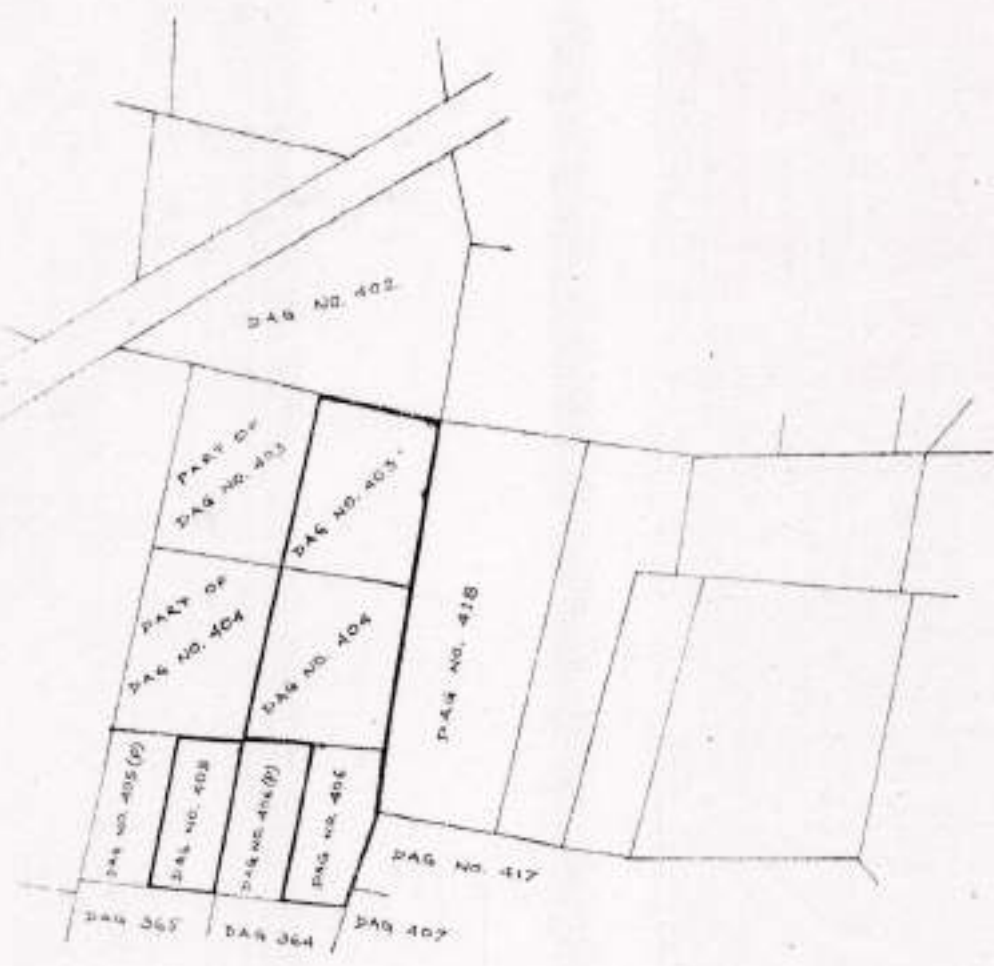
Endorsement Page 2 of 2

SALE DEED PLAN

OF MOUZA - BERUNANPUKHURJA, J.L. NO. 18, L.R. KHATIAN
NO. 955, P.S. - BARASAT, DIST. - 24 PARGANAS (NORTH),

AREA OWNED BY VENDOR 50 DECIMAL SHOWN IN RED BORDER
SOLD AREA : 25 DECIMAL OUT OF 50 DECIMAL NOT TO SCALE

DAG NO.	TOTAL AREA IN DAG (Dec)	AREA OWNED BY VENDOR (Dec)	SOLD AREA (Dec)
403	33	16.5	8.25 ✓
404	37	18.5	9.25 ✓
405	14	7	3.50 ✓
406	16	8	4.00 ✓
TOTAL	<u>100</u>	<u>50</u>	<u>25.00</u>



Rita Ghosh

V E N D O R
As constituted attorney
of Snehkish Ghosh

SPECIMEN FORM FOR TEN FINGERPRINTS



As constituted Attorney of Shekhar Ghosh

Ruler Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Durable Infra Projects Pvt. Ltd.

Durable Infra Projects Pvt. Ltd.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Navchhan Deyler Private Limited

Navchhan Deyler Private Limited

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					





Siddhanta Ghosh


Siddhanta Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS

 Mforetime Infrastructures Pvt. Ltd. <i>Singhvi D. D.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

 Zinnia Constructions Pvt. Ltd. <i>Saurav Bansal</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

 Sunway Self Financy Private Limited <i>Akash Aggarwal</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

 Adnew Enterprises Private Limited <i>Pradip Kumar Kedia</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Singhvi D. D.

Saurav

Akash

Pradip

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
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(Data change) 16-May-2013
ADDL REGISTRAR OF ASSURANCES-II
Office of the A.R.A - II KOLKATA
West Bengal

NO. 15025
Address: R. Chakraborty (Adv)
High Court.
Calcutta.
3 MAY 2013
Licensed Agent

Rita Ghosh.



C-3766

Rita Ghosh,
As Constituted Attorney
of Snehasish Ghosh



Mihir Nandi
c/o. Rajmahal Nandi
72, Thana Road, Khardaha
P.S - Khardaha
24 Pgs (N)
Occupation - Service

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
10 MAY 2013