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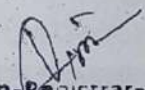
D-02241/2015-2



2015/12/27
पश्चिम बंगाल WEST BENGAL

U 064737

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


District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
12 MAR 2015

THIS DEED OF CONVEYANCE made this 12th day
of March Two Thousand Fifteen (2015) BETWEEN

Contd.P/2



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

Endorsement For Deed Number : I - 02241 of 2015
(Serial No. 02389 of 2015 and Query No. 1604L000003043 of 2015)

On 12/03/2015

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

Presented for registration at 20.08 hrs on :12/03/2015, at the Private residence by Alok Kumar Datta, Executant.

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

Execution is admitted on 12/03/2015 by

1. Alok Kumar Datta, son of Late Kamal Kumar Dutta , 1a/3a/2 Hazra Bagan Lane, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : Others

Identified By Mihir Nandi, son of Rajmohan Nandy, 78 Thana Rd Khardah, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 13/03/2015

Certificate of Market Value(WB PUVT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-24,72,725/-

Certified that the required stamp duty of this document is Rs.- 148374 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 16/03/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules,1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 27240/- is paid , by the draft number 232431, Draft Date 13/03/2015, Bank Name State Bank of India, BEPIN BEHARI GANGULY St, received on 16/03/2015

(Under Article : A(1) = 27192/- ,E = 7/- ,H = 28/- ,M(b) = 4/- Excess amount paid on 16/03/2015)

Deficit stamp duty

Deficit stamp duty



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

16/03/2015 13:47:00

Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 02241 of 2015
(Serial No. 02389 of 2015 and Query No. 1604L000003043 of 2015)

1. Rs. 4280/- is paid , by the draft number 232430, Draft Date 13/03/2015, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/03/2015
2. Rs. 46000/- is paid , by the draft number 232432, Draft Date 13/03/2015, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/03/2015
3. Rs. 49000/- is paid , by the draft number 885759, Draft Date 13/03/2015, Bank : State Bank of India, ESPLANADE, received on 16/03/2015
4. Rs. 49000/- is paid , by the draft number 885758, Draft Date 13/03/2015, Bank : State Bank of India, ESPLANADE, received on 16/03/2015

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

16/03/2015, 13:47:00

Endorsement Page 2 of 2

ALOK KUMAR DATTA (PAN : ACOPD 9595 M) son of Late Kamal Kumar Dutta residing at 1A/3A/2, Hazra Bagan Lane, P.S. - Entaly, Kolkata - 700 015, 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) of the **ONE PART**.

AND

(1) **SUMPTOUS BUILDERS PRIVATE LIMITED**, (PAN : AAUCS 0244 H) a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC199205) having its registered office at Phase - II, Block-GA6, 3rd Floor Flat type - A, Ganges Garden, 106, K. C. Singha Road, P.S. - Shibpur, Howrah - 711 102, Represented by its Director **PRABHU DAYAL GUPTA** (PAN : ADOPG 5449 E) son of Baduram Gupta, residing at Phase - II, Block-GA6, 3rd Floor, Flat type - A, Ganges Garden, 106, K. C. Singha Road, P.S. - Shibpur, Howrah - 711 102 and

(2) **HEDONISTIC HOMES PRIVATE LIMITED** , (PAN : AADCH 3281 L) a company incorporated under the Companies Act, 1956, (CIN : U70102WB2014PTC 199314) having its registered office at Ganges Garden, Phase - II, Block GA-6, 3rd Floor, 106, K.C. Singha Road, P.S. - Shibpur, Howrah - 711 102 Represented by its Director **SMT. SARABATI GUPTA** (PAN : ADYPG 0796 Q) wife of Sri Prabhu Dayal Gupta, residing at Ganges Garden, Phase - II, Block GA-6, 3rd Floor, 106, K.C. Singha Road, P.S. - Shibpur, Howrah - 711 102 and hereinafter referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office, representatives and assigns) of the **OTHER PART**

WHEREAS Rupjan Bibi was the Owner of ALL THAT the Sali land measuring 12 Decimal, situate lying at Mouza Manikpur, J.L. No. 77, R.S. No. 226, Touzi No. 412 comprised in Dag No. 678, recorded in Khatian No. 104, Police Station Sonarpur, District - 24 Parganas.

AND WHEREAS by a Bengali Kobala dated 28th August 1968 made between the said Rupjan Bibi therein referred to as the Vendor and Sefali Majumdar therein referred to as the Purchaser and registered at the office of the Sub-Registrar Baruipur 24-Parganas and recorded in Book No. I, Volume No. 102, Pages 121 to 123, Being Deed No. 9213 for the year 1968, the Vendor therein for the consideration therein mentioned granted transferred sold conveyed assigned and assured unto and in favour of the Purchaser therein **ALL THAT** the piece and parcel of Sali land measuring 12 (Twelve) Decimals more or less comprised in R.S. & L.R. Dag No. 678, recorded in Khatian No. 104 lying and situate at Mouza Manikpur, J.L. No. 77, R.S. No. 226, Touzi No. 412, Police Station Sonarpur, District – 24 Pgs.

AND WHEREAS by a Bengali Kobala dated 6th July 2001 made between the said Sefali Majumder therein referred to as the Vendor and Alok Kumar Dutta the Vendor herein therein referred to as the Purchaser and registered at the office of the A.D.S.R. Sonarpur, 24-Parganas (South) and recorded in Book No. I, Volume No. 156, Pages 322 to 328, Being Deed No. 9196 for the year 2002, the Vendor therein for the consideration therein mentioned granted transferred sold conveyed assigned and assured unto and in favour of the Purchaser therein **ALL THAT** the piece and parcel of Sali land measuring 12 (Twelve) Decimals more or less comprised in R.S. & L.R. Dag No. 678, recorded in Khatian No. 104 lying and situate at Mouza Manikpur, J.L. No. 77, R.S. No. 226, Touzi No. 412, Police Station Sonarpur, District – 24 Pgs South and thereafter the Vendor herein got his name mutated in the records of B.L. & L.R.O. under L.R. Khatian No. 1475 and hereinafter referred to as the **“said 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 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 Property or any part thereof adversely to the Vendor;
- ii. That no part or portion of the said 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 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 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 Property;
- iv. That the said 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 Property;
- vi. That the said 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 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 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 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 Property or in any way concerning the said 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 Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor is 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 Property or any portion thereof;
- x. That the said 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 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 judgment 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 court decree or order including any injunction or prohibitory order;

- xii. That there is no defect in the Vendor's title to the said Property or any part thereof which could expose the Purchasers to any risk nor is there any material or latent defect in the said 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 Property or any part thereof nor is the said 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 Property or any part thereof could have been encumbered impeached challenged or disputed in any way;

A. 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 has agreed to purchase and the Vendor has agreed to sell ALL THAT the piece and parcel of Sali land containing an aggregate area of 12 Decimals more or less out of which Purchaser No. 1 herein **Sumptous Builders Private Limited** has agreed to purchase Sali Land measuring 10 Decimals more or less (out of total Dag area 12 Decimal) comprised in R.S. & L.R. Dag No. 678, recorded in L.R. Khatian Nos. 1475 more particularly described in the First Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered RED for a consideration of Rs. 20,50,000/- (Rupees Twenty Lacs Fifty Thousand Only) AND the Purchaser No. 2 herein **Hedonistic Homes Private limited** has agreed to purchase Sali Land measuring 2 Decimals more or less (out of total Dag area 12 Decimal) comprised in R.S. & L.R. Dag No. 678, recorded in L.R. Khatian Nos. 1475 more particularly described in the Second Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered GREEN for a consideration of Rs. 4,10,000/- (Rupees Four Lacs Ten Thousand Only) lying and situate at Mouza Manikpur, J.L. No. 77, R.S. No. 226, Touzi No. 412, within the jurisdiction of the Rajpur Sonarpur Municipality, Police Station Sonarpur, District - 24 Pgs (S) 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 w. and hereinafter referred to as the '**said Property**' at or for aggregate total consideration of Rs. 24,60,000/- (Rupees Twenty Four Lacs Sixty Thousand) only absolutely and forever free from all encumbrances and liabilities whatsoever.

B. 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. 24,60,000/- (Rupees Twenty Four Lacs Sixty 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 No. 1 herein **M/s Sumptuous Builders Pvt. Ltd.** ALL THAT the piece and parcel of Sali Land measuring 10 Decimals more or less (out of total Dag area 12 Decimal) comprised in R.S. & L.R. Dag No. 678, more particularly described in the First Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered RED **AND** in favour of the Purchaser No. 2 herein M/s **Hedonistic Homes Pvt. Ltd.** ALL THAT the piece and parcel of Sali Land measuring 2 Decimals more or less (out of total Dag area 12 Decimal) comprised in R.S. & L.R. Dag No. 678, more particularly described in the Second Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered GREEN aggregating to total area of 12 Decimals more or less recorded in L.R. Khatian Nos. 1475 lying and situate at Mouza Manikpur, J.L. No. 77, R.S. No. 226, Touzi No. 412, within the jurisdiction of the Rajpur Sonarpur Municipality, Police Station Sonarpur, District 24-Parganas (S) and hereinbefore as well as hereinafter for the sake of brevity referred to as the **"said Property"** togetherwith all other easements and/or facilities attached thereto including the right of access to the said land 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, lispendens, encumbrances and liabilities whatsoever.

THE VENDOR DOTH 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 : : : 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 affected 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 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 and/or its 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 DOTH 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 declares that the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorney 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 co-operate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regards the Vendor shall sign all documents and papers as required by the Purchasers.

THE FIRST SCHEDULE ABOVE REFERRED TO

(the land sold to Sumptuous Builders Pvt. Ltd.)

ALL THAT the piece and parcel of Sali land measuring 10 Decimals more or less (out of total dag area 12 Decimals) comprised in R.S. & L.R. Dag No. 678, recorded in L.R. Khatian Nos. 1475 lying and situate at Mouza Manikpur, J.L. No. 77, R.S. No. 226, Touzi No. 412, within the jurisdiction of the Rajpur Sonarpur Municipality, Police Station -

Sonarpur, District - 24 Pgs (S) and delineated in the map or plan hereto annexed and thereon bordered RED with all other easements and/or facilities attached thereto including the right of access to the said land and butted and bounded in the manner as follows:

ON THE NORTH : By Dag Nos. 675 and 676

ON THE SOUTH : By Dag No. 680

ON THE EAST : By Part of Dag No. 678

ON THE WEST : By Dag No. 677

THE SECOND SCHEDULE ABOVE REFERRED TO

(the land sold to Hedonistic Homes Pvt. Ltd.)

ALL THAT the piece and parcel of Sali land measuring 2 Decimals more or less (out of total dag area 12 Decimals) comprised in R.S. & L.R. Dag No. 678, recorded in L.R. Khatian Nos. 1475 lying and situate at Mouza Manikpur, J.L. No. 77, R.S. No. 226, Touzi No. 412, within the jurisdiction of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, District - 24 Pgs (S) and delineated in the map or plan hereto annexed and thereon bordered GREEN with all other easements and/or facilities attached thereto including the right of access to the said land and butted and bounded in the manner as follows:

ON THE NORTH : By Dag No. 675

ON THE SOUTH : By Dag No. 680

ON THE EAST : By Dag No. 679

ON THE WEST : By Part of Dag No. 678

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

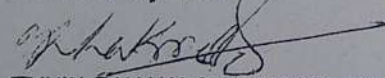
SIGNED SEALED AND DELIVERED by the
VENDOR at Kolkata in the presence of :-

1. Kajal Banerjee Alok
8/1, Omrao 2nd Lane
Calcutta - 14

Alok Kumar Datta
(V E N D O R)

2. Mihir Nandi
78, Thana Road, Beharlah
24 Pgs (A)

Drafted by me


(TUHIN RANJAN CHAKRABORTY)
Advocate, High Court, Calcutta

WB/1319/1999

RECEIVED of and from the withinnamed Purchasers the within mentioned sum of Rs. 24,60,000/- (Rupees Twenty Four Lacs Sixty Thousand only) being full consideration money 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>	<u>Received from</u>
06.05.2014	341241	Tamilnad Mercantile Bank Ltd., Kolkata Branch	5,00,000/-	Sumptuous Builders Pvt. Ltd.
14.06.2014	341242	- do -	5,00,000/-	- do -
12.03.2015	341247	- do -	10,50,000/-	- do -
12.03.2015	477771	- do -	4,10,000/-	Hedonistic Homes Pvt. Ltd.

TOTAL

24,60,000/-

(Rupees Twenty Four Lacs Sixty Thousand Only)

WITNESSES :

1. Kajal Boraen *Alok Kumar Datta*
Sonali



2. Mihir Nandi

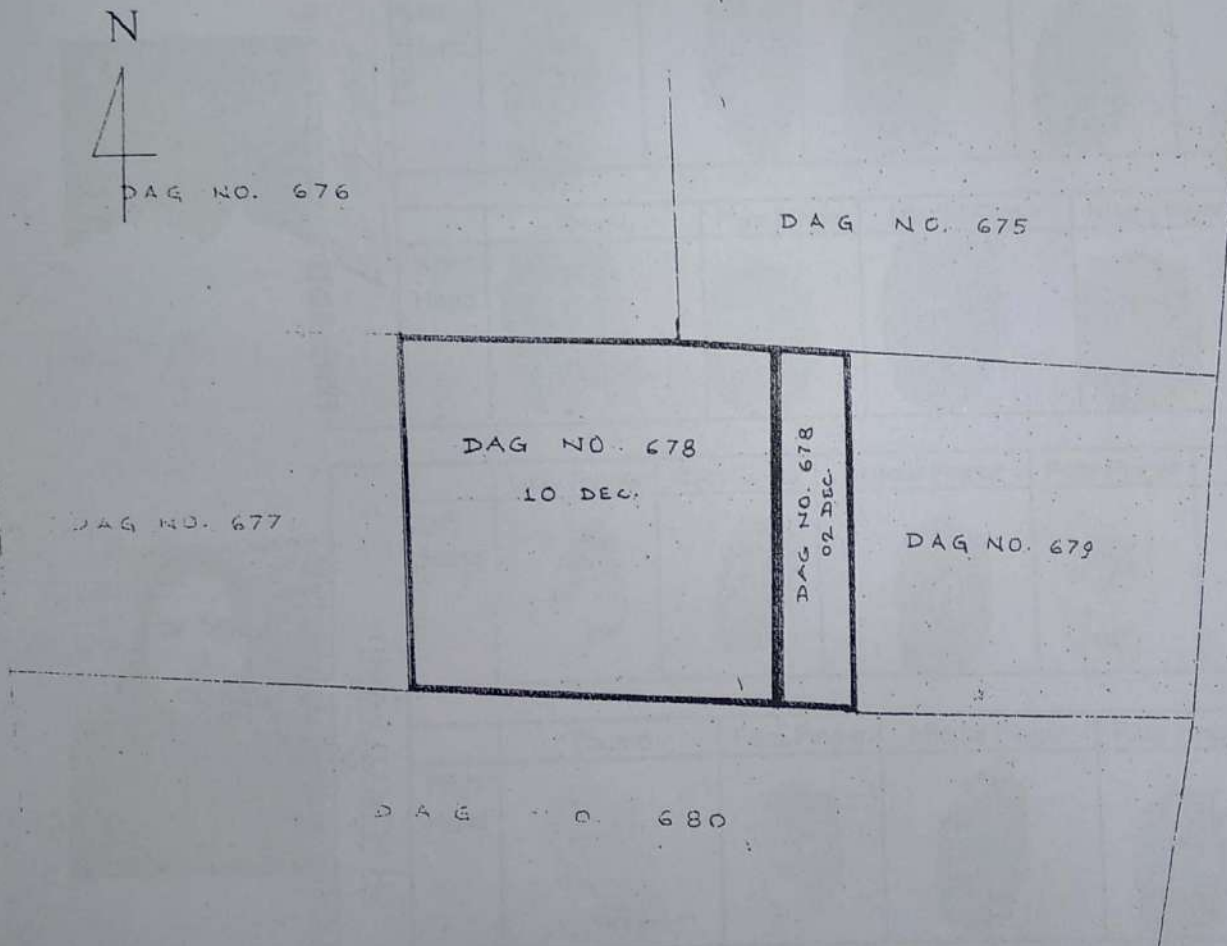
Alok Kumar Datta
(VENDOR)

SALE DEED PLAN

BUZA - MANIKPUR, J.L. NO. 77, L.R. KHATIAN NO. 1475, R.S. & L.R. DAG NO. 678, P.S. - SONARPUR, DIST. - 24 PARGANAS (S)

TOTAL SOLD AREA OF LAND 12 DECIMAL

<u>PURCHASERS' NAME</u>	<u>DAG NO.</u>	<u>AREA SOLD (DEC.)</u>	
SUMPTUOUS BUILDERS PVT. LTD.	678	10	SHOWN IN RED BORDER 
HEDONISTIC HOMES PVT. LTD.	678	02	SHOWN IN GREEN BORDER 



Atish Kumar Datta

SPECIMEN FORM FOR TEN FINGERPRINTS



Abhikumar Datta

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



PD Gupta

SUMPTUOUS

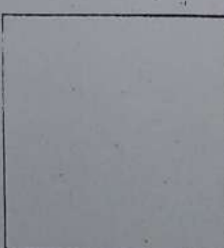
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Arati Bhat

HEDONISTIC HOMES PVT. LTD.

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

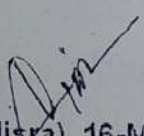


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2574 to 2595
being No 02241 for the year 2015.




(Tridip Misra) 16-March-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal