

7723/18

(1) MANU 8057/18



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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 694855

NO. 1569211/2018.

MV = Rs. 32,20,553/-

It is hereby certified that the Deed of Conveyance is admitted to Register and the same is registered in the name of the person mentioned in the Deed of Conveyance and the same is valid and enforceable in law.

*[Signature]*  
Additional Registrar  
of Assurances, Kolkata

6 OCT 2018

THIS DEED OF CONVEYANCE made this 10<sup>th</sup> day of October Two Thousand Eighteen BETWEEN BETOXY ORGANICS (INDIA) PRIVATE LIMITED

v/e - 1158/18

91-250  
92-100  
350/-

40713

SARAOGI & COMPANY  
ADVOCATES  
7B, K. S. ROY ROAD,  
KOLKATA-700 001

NAME.....  
ADD.....  
RS. 87) 27 JUN 2018  
SUPANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1



27 JUN 2018  
27 JUN 2018

8  
APPROVAL REGISTRAR  
OFFICE OF THE REGISTRAR, KOLKATA  
10 OCT 2018



(PAN AACB7788G), a Company incorporated under the Companies Act, 1956, having its Registered Office at Village Ramchandrapur, P.O.Narendrapur, Police Station Sonarpur, Kolkata-700103, and represented by its Director, **(1) Rabindra Srimal** (PAN-ALKPS3516N) (Aadhaar No.201701665610), son of Late Kantilal Srimal, by occupation-Business, by Nationality Indian, residing at PS Magnum, Flat 1B, Block 4, VIP Road, Kaikhali, P.O. Kaikhali, Police Station Rajarhat, Kolkata 700052, and **(2) Anup Bhura** (PAN AELPB6967J) (Aadhaar No.578634863789), son of Late Gambhir Chand Bhura residing at No.48A, Badridas Temple Street, P.O.& Police Station Manicktala, Kolkata 700004, both by Nationality Indian, hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors in office and/or assigns) of the **ONE PART AND MANI ENCLAVE BUILDER PRIVATE LIMITED** (PAN AAHCM3911C), a Company incorporated under the Companies Act, 1956 having its Registered Office at No.11/1 Sunny Park, 1<sup>st</sup> Floor, P.O. & Police Station Ballygunge, Kolkata 700019 and represented by its Director, Sameer Agarwal (PAN ADYPA4896M) son of Mr. Vikram Chand Agarwal, by occupation Business, by Nationality Indian, residing at Maniam, 3/2A, Garcha 1<sup>st</sup> Lane, Flat No.4B, P.O.Gariahat, Police Station Ballygunge, Kolkata 700019, hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors in office and/or assigns) of the **OTHER PART**:

**WHEREAS:**

- A. The Vendor herein has held out, represented before and assured the Purchaser and warrant in favour of the Purchaser, inter alia, as follows:
- i) That one Sambhunath Chattopadhyay, was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner amongst other properties to **All That** the piece or parcel of land containing an area of **2 (two) Bighas 10(ten) Cottahs 8(eight) Chittacks** more or less situate lying at and being a divided and demarcated portion of **Dag No.585**, recorded under **Khatian No.763** in Mouza Ramchandrapore, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur, fully described in the **First Schedule** hereunder written (and hereinafter referred to as "the **LARGER PROPERTY**"), absolutely and forever.
  - ii) That the said Sambhunath Chattopadhyay, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate in the year 1996 leaving him surviving his four daughters namely, (Smt.) Kalpana Banerjee, (Smt.) Alpana Banerjee, (Smt.) Aruna Banerjee and (Smt.) Eti Bhattacharya and his only son namely, Prasanta Chatterjee as his only heirs and legal representatives, who all upon his death inherited and became entitled to the said Larger Property in equal shares, absolutely and forever.
  - iii) That by a Deed of Sale dated 28<sup>th</sup> June 1999 made between the said (1) (Smt.) Kalpana Banerjee, (2) (Smt.) Alpana Banerjee, (3) (Smt.) Aruna Banerjee, (4) (Smt.) Eti Bhattacharya and (5) Prasanta Chatterjee as the Vendors and the Vendor herein, Betoxy Organics (India) Private Limited, as the Purchaser and registered in the office of District Sub- Registrar-IV Alipur, South 24 Parganas and recorded in Book No.I Volume No.74 Pages 137 to 150 Being No.2767 for the year 1999, the said (1) (Smt.) Kalpana Banerjee, (2) (Smt.) Alpana Banerjee, (3) (Smt.) Aruna Banerjee, (4)

(Smt.) Eti Bhattacharya and (5) Prasanta Chatterjee for the consideration mentioned therein sold transferred, granted and conveyed unto and to the said Betoxy Organics (India) Private Limited (being the Vendor herein), **All That** the said Larger Property, absolutely and forever;

- iv) Subsequently, the said Dag No.585 was renumbered as L.R Dag No.664 and the said **Betoxy Organics (India) Private Limited** got its name mutated as the owner of the said Larger Property in the L.R. Records of Rights under **L.R.Khatian No.1181**.
- v) That by two Sale Deeds both dated 27<sup>th</sup> June 2018 the Vendor herein, Betoxy Organics (India) Private Limited for the consideration mentioned therein sold transferred, granted and conveyed (i) an **undivided 11% (eleven percent) share** in the said Larger Property to Cloudzone Builders Private Limited (vide Deed No.190105008/2018) and (i) an **undivided 11% (eleven percent) share** in the said Larger Property to Subhlife Promoter Private Limited (vide Deed No.190105009/2018) and both registered in the office of Additional Registrar of Assurances-I, Kolkata, absolutely and forever;
- vi) In the event aforesaid, the Vendor herein, Betoxy Organics (India) Private Limited is now seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner amongst other properties to **ALL THAT an undivided 78% (seventy eight percent) share** in the said Larger Property (in short "**Betoxy's Property**").
- vii) That the said Betoxy's Property is free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debutters tenancies leases thika tenancies occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- viii) That the Vendor is in uninterrupted and exclusive "Khas" peaceful vacant possession of the said Betoxy's Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendor has been using the same for their personal use;
- ix) That the Vendor has duly made payment of the Khajana in respect of the said Betoxy's Property;
- x) That no part or portion of the said Betoxy's Property has ever 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 nor is there any case pending under such Acts or Statutes;
- xi) That the Vendor never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Betoxy's Property, nor did the predecessors-in-title or interest of the Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Betoxy's Property;

- xii) That the said Betoxy's Property or any portion thereof is 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;
- xiii) That no declaration has been made or published for acquisition or requisition of the said Betoxy's Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Betoxy's Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- xiv) That the said Betoxy's 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 and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xv) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Betoxy's Property.
- xvi) That no action, suit, appeal or litigation in respect of the said Betoxy's Property or in any way concerning the said Betoxy's Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Betoxy's 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 can claim any right title or interest whatsoever in the said Betoxy's Property or any part thereof.
- xvii) That the said Betoxy's Property or any part 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, (b) any charge lien lispensens 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 property, (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;

B. By a Development Agreement dated 8<sup>th</sup> June 2018 made between the Vendor herein therein referred to as the Land Owner and Mani Enclave Private Limited therein referred to as the Developer and registered in the office of District Sub-

Registrar-IV, South 24 Parganas and recorded in Book No.I Volume No.1604-2018 Pages 132107 to 132151 Being No.160404545 for the year 2018 (hereinafter also for the sake of brevity referred to as "the said Developer"), the Vendor did thereby grant exclusive right of development of the said Larger Property to the said Developer for mutual benefit and for the consideration and on the terms and conditions therein contained (hereinafter for the sake of brevity referred to as "the said Development Agreement").

- C. Under the said Development Agreement, the Vendor was entitled to 50% of the Net Revenues (as therein defined). The said entitlement of the Vendor is hereinafter called "the Vendor's Entitlement Under the Development Agreement".
- D. The Vendor, being in urgent need of money, approached the Purchaser and offered to sell transfer convey assign and assure to the Purchaser **ALL THAT an undivided 11% (eleven percent) share** in the said Larger Property (equivalent to 5 (five) Cottahs 8(eight) Chittacks 40 (forty) Square feet of land) comprised in the said **L.R.Dag No.664** corresponding to R.S. **Dag No.585**, recorded in **L.R.Khatian No.1181** in Mouza Ramchandrapore, J.L. No.58, under Police Station-Sonarpur, Touzi No.114 in the District South 24 Parganas, Under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur (which is morefully described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "the **SAID PROPERTY**") **Together With** like **undivided 11% (eleven percent) share** of all benefits and entitlements of the Vendor under the said Development Agreement, and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendor and believing the same to be true and correct and acting on faith thereof, the Purchaser agreed to purchase and acquire the same from the Vendor absolutely and forever free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters tenancies leases thika tenancies occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Property, for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.
- E. The Purchaser has at or before execution of this deed of sale paid to the Vendor the entire amount of the said mutually agreed consideration and has called upon the Vendor to grant this conveyance in favour of the Purchaser.

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs.31,00,000/= (Rupees Thirty one Lakhs)** only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchaser **ALL THAT** the said Property described in the **SECOND SCHEDULE** hereunder written, **and** all ownership share rights title and interest of the Vendor and/or its predecessors in title in the said Property **WITH** all rights benefits privileges appurtenances whatsoever, attributable and/or appurtenant to the said Property, including all benefits of contract and all other benefits and entitlements available to the Vendor under and out of the said Development Agreement

and attached and/or appertaining to the Said Property [including the right to claim and receive directly from the said Developer the **11% share** of the Vendor's Entitlement Under the Development Agreement (hereinafter called "the Purchaser's Entitlement Under the Development Agreement") **TOGETHER WITH** proportionate ownership share rights title and interest whatsoever or howsoever of the Vendor in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Larger Property and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases thika tenancies occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

**II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- (i) Notwithstanding anything elsewhere to the contrary herein contained, the Vendor hereby covenants with the Purchaser that all rights title interest entitlements etc. of the Vendor in the said Property shall be and/or be deemed to have been transferred in favour of the Purchaser and the Purchaser is and shall be entitled to claim and/or receive directly from the said Developer the Purchaser's Entitlement Under the Development Agreement and the Vendor shall have no claim or objection nor shall raise or make any claim or objection with regard thereto and the consent of the Vendor to the same shall be deemed to have been given by these presents itself.
- (ii) Further, with effect from the date hereof, the Purchaser shall be at liberty to exercise and enforce all rights advantages and privileges available to and/or conferred upon the Vendor under the said Development Agreement, to the extent of the said Property.
- (iii) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits

and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

- (iv) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (v) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (vi) **AND THAT** the properties 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 lispens attachments trusts uses debutters tenancies leases thika tenancies 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.
- (vii) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies thika tenancies encumbrances restrictions restrictive covenants liens attachments lispens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.
- (viii) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or the Vendor's predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser



do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

- (ix) **AND THAT** the Vendor shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser produce or cause to be produced to the Purchaser or its agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, which shall not have been expressly found to be delivered by the Vendor to the Purchaser, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.
- (x) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the Purchaser's successors or successors in title or interest by reason of any defect in the title of the Vendor to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchaser being found to be untrue, incorrect, false or misleading.

**III. AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER** as follows:

- i) **THAT** the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khajana, 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 Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
- ii) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be are under the Vendor's own khas vacant peaceful Possession and that there is no Bargadar or Bhag Chasi therein or in any part thereof;

- iii) **AND THAT** the Vendor has duly complied with all provisions of law prior to sale of the said Properties to the Purchaser and the Vendor doth hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchaser herein against all claims, demands, injury, loss or any other harmful action against the Purchaser by any person claiming any right on the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be.;
- iv) **AND THAT** the Vendor has on this day delivered to the Purchaser peaceful vacant physical possession of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be;
- v) **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 Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**(Larger Property)**

**All That** the piece or parcel of land containing an area of **2 (two) Bighas 10(ten) Cottahs 8(eight) Chittacks** more or less with sheds and structures thereat (having an area of 5,000 square feet more or less) situate lying at and being a divided and demarcated part or portion of **L.R.Dag No.664** corresponding to **R.S. Dag No.585**, recorded under **L.R.Khatian No.1181** [in the name of Betoxy Organics (India) Private Limited] corresponding to **Khatian No.763** in Mouza Ramchandrapore, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur, as delineated in the plan annexed hereto duly bordered thereon in "**Red**" and butted and bounded as follows:

on the **North** : partly by Dag No.1560 (P) & partly by Dag No.1531 (P);  
 on the **South** : by Kancha Road;  
 on the **East** : by Dag No. 585 (P);  
 on the **West** : by Kancha Road

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
**[said Property]**

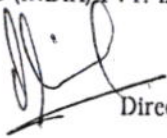
**ALL THAT** an **undivided 11% (eleven percent) share** in the said Larger Property {equivalent to 5 (five) Cottahs 8(eight) Chittacks 40 (forty) Square feet of land and 550 square feet of sheds and structures} in the said Larger Property, described in the First Schedule hereinabove written, comprised in **L.R Dag No.664** corresponding to **R.S. Dag No.585**, recorded in **L.R. Khatian No.1181** (in the name of Betoxy Organics (India) Private Limited), in **Mouza Ramchandrapore**, J.L. No.58, under Police Station-Sonarpur, Touzi No.114, in the District South 24 Parganas, Under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur.  
 The land is proposed to be used as "**Bastu**"

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

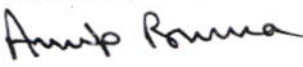
**SIGNED SEALED AND DELIVERED** by the withinnamed **VENDOR** at **Kolkata** in the presence of:

- 1) Manoj Mahesh.
- 2) Swapam Maity

For **BETOXY ORGANICS (INDIA) PVT. LTD.**

  
Director

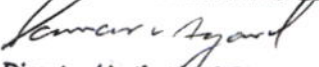
For **BETOXY ORGANICS (INDIA) PVT. LTD.**

  
Director

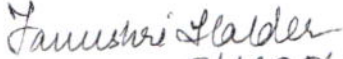
**SIGNED SEALED AND DELIVERED** by the withinnamed **PURCHASER** at **Kolkata** in the presence of:

- 1) Manoj Mahesh.
- 2) Swapam Maity

**Mani Enclave Builders Pvt. Ltd.**

  
Director/Authorised Signatory

Drafted by me

  
F11628/2009

Advocate  
High Court, Calcutta

**RECEIPT AND MEMO OF CONSIDERATION:**


**RECEIVED** of and from the withinnamed Purchaser the withinmentioned sum of **Rs.31,00,000/= (Rupees Thirty one Lakhs)** only being the consideration in full payable to the Vendor under these presents in favour of the Vendor, as per memo written hereinbelow:

**MEMO OF CONSIDERATION:**

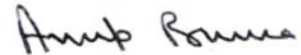
By Cheque No.054311 dated 4<sup>th</sup> October  
2018 drawn on Axis Bank Limited, Sealdah  
Branch favouring the Vendor herein.....

Rs.31,00,000.00

For BETOXY ORGANICS (INDIA) PVT. LTD.

  
Director

For BETOXY ORGANICS (INDIA) PVT. LTD.



Director

(Vendor)

**WITNESSES:**

- 1) Manoj Mahesh.  
7B, K.S. Roy Road  
Kolkata-700001
- 2) Swapan Manoj  
7B, K.S. Roy Road,  
Kolkata-700001

MAP OR PLAN FORMING PART OF THE FORGOING DOCUMENT  
CONCERNING THE BOUNDARIES OF L.R.DAG NO. 664 (P),  
L.R. KHATIAN NO 1181 IN MOUZA - RAMCHANDRAPUR,  
J.L. NO 58, P.S. SONARPUR DIST. SOUTH 24PGS.  
UNDER BAN HOOGHLY GRAM-PANCHAYAT, KOLKATA 700103.



SCALE: N.T.S.

**NOTE:**

1. This plan is concerning the boundaries only and do not depict any details about the structure within.
2. Undivided 11%(eleven percent) share in larger property (equivalent to 5 Cottah 8 Chittacks 40 Sqft) being the subject matter of the foregoing document shown thus within RED Borders.

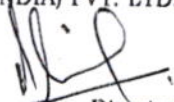
DAG. NO. 1561 (P)

DAG. NO. 1560 (P)

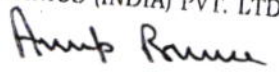
KANCHA ROAD

PART OF L.R. DAG. NO. 664 (P)

For BETOXY ORGANICS (INDIA) PVT. LTD.

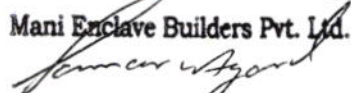
  
Director

For BETOXY ORGANICS (INDIA) PVT. LTD.

  
Director

PART OF R.S. DAG. NO. 585 (P)

KANCHA ROAD

Mani Enclave Builders Pvt. Ltd.  
  
Director/Authorised Signatory

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*M. J. C.*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



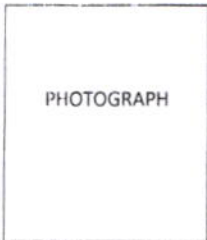
*Anup Kumar*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



*Suman K. Singh*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Government of West Bengal


Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010001569211/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rabindra Srimal PS Magnum, Flat 1B, Block 4, VIP Road, P.O:- Kaikhali, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700052	Represent ative of Seller [BETOXY ORGANIC S INDIA PRIVATE LIMITED ]		2669 	 8/10/18
2	Mr Anup Bhura 48A, Badridas Temple Street, P.O:- Manicktala, P.S:- Manicktala, District:-South 24-Parganas, West Bengal, India, PIN - 700004	Represent ative of Seller [BETOXY ORGANIC S INDIA PRIVATE LIMITED ]		2680 	 10/10/18
3	Mr Sameer Agarwal Maniam, 3/2A, Garcha 1st Lane, Flat No: 4B, P.O:- Gariahat, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Buyer [MANI ENCLAVE BUILDER PRIVATE LIMITED ]		2681 	 8/10/18

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Vivek Jhunjunwala Son of Mr Dipak Jhunjunwala 21, Harish Mukherjee Road, P.O:- Elgin, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Mr Rabindra Srimal, Mr Anup Bhura, Mr Sameer Agarwal	 10/10/18

(Debasis Patra)

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 340421 to 340452

being No 190108057 for the year 2018.



Digitally signed by DEBASIS PATRA  
Date: 2018.11.01 15:18:23 +05:30  
Reason: Digital Signing of Deed.

*Debasis*

(Debasis Patra) 11/1/2018 3:18:13 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)

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