

04908/15

I-5181/15

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयोते

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 699906

Q.No. 1613/000276252/15

V. G. M
28/9/15

236, 33, 360
1420, 4136
260, 113
Free V. G. M 183

The endorsement sheets attached to this document are the part of this document

ADD. DIST. JUDGE Registrar
Bhennur South 24 Pgs

01/10/2015

CONVEYANCE

1. Date: 28th day of September, 2015
2. Place: Kolkata
3. Parties:



ATTESTED
Md. Ahsan Ali Laskar
Notary, Govt. of W.B., 1992001
Alipore Judges Court
- 22/1 A, Samshul Huda Bldg
Kolkata- 700 017

03 OCT 2015

V. G. M 28/9/15
28/9/15

For Amite Developers

Authorised Signatory

27 JUL 2015

33260

No. _____ Rs. 100/- Date _____

Name: One Ad Display Private Limited.

Address: 10/19, Diamond Harbour Road, Kol-27

Vendor: _____
Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol - 27



Subhankar Das



V.C.T.1
2449

Subhankar Das

Coj. 187.

KANJIT K. GHOSH

S/o, Kanjit K. Ghosh

89/28, A.D.C. Bazaar Road,

Flat - 2, Kallakurthy



[Signature]
Sub-Registrar
Alipur 24 Pgs. (S)

SEP 2015

For Amity Developers LLP

[Signature]

- 3.1 **Roos Electrical Works Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U31909WB1988PTC045000), having its registered office at 'Krishna', Suite No. 1001 & 1002, 224 AJC Bose Road, Post Office: Circus Avenue, Kolkata - 700 017, Police Station: Karaya (PAN AABCR2135C), represented by its Director, Mr. Tushar Jhunjhunwala, son of Gopal Jhunjhunwala, by faith Hindu, by occupation Business, residing at 2/2 Bright Street, Post Office: Ballygunge, Kolkata - 700019, Police Station: Karaya (PAN ACVPJ4487H)

(Vendor, includes successors-in-interest)

And

- 3.2 **One Ad Display Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70102WB2006PTC109584), having its registered office at 10/1G Diamond Harbor Road, Post Office: Mominpur, Kolkata - 700027 Police Station: Alipore (PAN AAACO8390C), represented by its Director, Ms. Prochy Numazar Mehta, wife of Mr. Numazar Dorab Mehta, by faith Zoroastrian, by occupation Business, residing at 10/1B Diamond Harbor Road, Post Office: Mominpur, Kolkata - 700027, Police Station: Alipore (PAN AFEPM1490D)

(Purchaser, includes successors-in-interest)

"Vendor" and "Purchaser" are hereinafter individually referred to as such or as a "Party" and collectively as "Parties".

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:

4. **Subject Matter of Conveyance and Background thereof:** Each of the Parties agree, accept, acknowledge and confirm that by and under several registered deeds of conveyance executed on various dates ("Title Deeds"), the Vendor became entitled to various pieces and parcels of detached and/or non-contiguous land of diverse nature/classification and measurements, comprised amongst others in parts and portions of several R. S. Dag Nos., appertaining to several *Khatian* Nos. as detailed hereinbelow, all situate in Mouza Banagram, J.L. No. 16, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and more specifically described in **Parts - I to XII** of the **Schedule** hereunder written and bordered Red on the **Plan** annexed hereto (collectively "**Said Property**"):

(1) Demarcated portion of land classified as *sahi* measuring 15 (fifteen) decimals, more or less, comprised in a portion of R.S. Dag No. 358, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - I** of the **Schedule** below; and

(2) Demarcated portion of land classified as *Sahi* measuring 2.75 (two point seven five) decimals, more or less, comprised in a portion of R.S. Dag No. 359, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - II** of the **Schedule** below; and

(3) Demarcated portion of land classified as *Sahi* measuring 74.83 (seventy four point eight three) decimals, more or less, comprised in a portion of R.S. Dag No. 362, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - III** of the **Schedule** below; and

03 OCT 2015



ATTESTED
Md. Akbar Ali Laskar
Notary, Govt. of West Bengal
Alipore Judges Court
27/2, Sandhan Inside Road
KOL-27

For Authentication
Authenticated Signatory



Asstt. Dir. Sub Registrar
Bangalore / 4 Page (S)

7/8 - 08/2015

For Andhra Pradesh Ltd

[Handwritten signature]
Authorized Signatory

(4) Demarcated portion of land classified as *doba* measuring 19.92 (nineteen point nine two) decimals, more or less, comprised in a portion of R.S. *Dag* No. 363, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - IV** of the **Schedule** below; and

(5) Demarcated portion of land classified as *Sali* measuring 41 (forty one) decimals, more or less, comprised in a portion of R.S. *Dag* No. 364, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - V** of the **Schedule** below; and

(6) Demarcated portion of land classified as *Sali* measuring 21.87 (twenty one point eight seven) decimals, more or less, comprised in a portion of R.S. *Dag* No. 389, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - VI** of the **Schedule** below; and

(7) Demarcated portion of land classified as *Sali* measuring 24 (twenty four) decimals, more or less, comprised in a portion of R.S. *Dag* No. 392, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - VII** of the **Schedule** below; and

(8) Demarcated portion of land classified as *Sali* measuring 82 (eighty two) decimals, more or less, comprised in a portion of R.S. *Dag* No. 412, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - VIII** of the **Schedule** below; and

(9) Demarcated portion of land classified as *Sali* measuring 35 (thirty five) decimals, more or less, comprised in a portion of R.S. *Dag* No. 414, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - IX** of the **Schedule** below; and

(10) Demarcated portion of land classified as *Sali* measuring 66 (sixty six) decimals, more or less, comprised in a portion of R.S. *Dag* No. 415, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - X** of the **Schedule** below; and

(11) Demarcated portion of land classified as *Sali* measuring 36.67 (thirty six point six seven) decimals, more or less, comprised in a portion of R.S. *Dag* No. 421, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - XI** of the **Schedule** below; and

(12) Demarcated portion of land classified as *Sali* measuring 6.5 (six point five) decimals, more or less, comprised in a portion of R.S. *Dag* No. 422, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - XII** of the **Schedule** below.

5. **Mutual Covenants of the Parties:** Each Party agrees, accepts, acknowledges and confirms the following in respect of the Said Property:

5.1 **Mutation:** Each of the areas belonging to the Vendor in the respective *Dag* Nos. including those comprising the Said Property have been mutated in the name of the Vendor, in the records of the concerned Block Land & Land Reforms Office.

5.2 **Acquisition/Requisition:** No notice has been received from any authority for acquisition, requisition or vesting of the Said Property, and to the best of the knowledge of each of the Parties, the same is not affected by any scheme of any local authority or government or statutory body.

5.3 **Encumbrance:** No act, deed, matter or thing has at any time been done or executed or knowingly offered by the Vendor, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

03 OCT 2015



ATTESTED
 Md. Akbar Ali Laskar
 Notary, Govt. of Assam, KCL-21
 221 A, Sankar Bazar, New
 781017

For Amitis Developers Ltd
 Authorized Signatory



Aadil, Sr. Sub-Registrar
Bihar, Patna (24 Post-3)

28 Sep 2015

For Analia Developers LLP

Authorized Signatory

7.2 **Area of the Said Property:** The Purchaser accepts and confirms that:

- a) notwithstanding the measurement of each of the land parcels and the Dag Nos. comprising the Said Property as recorded in the concerned Title Deeds as also the areas stated herein, the Purchaser has verified and satisfied itself regarding the physical measurement of each of the land parcels, and shall not and undertakes not to raise/make/set up/initiate any manner/nature of claim, demand, action etc. contrary thereto and/or any objection thereto; and
- b) in the event the measurement of any of the land parcels comprising the Said Property as recorded in the respective concerned land records be lesser than the measurement of such land as recorded in the concerned Title Deeds and/or the area stated herein, the Purchaser shall not and undertakes not to raise/make/set up/initiate any manner/nature of claim, demand, action etc. in respect of such differential area.

7.3 **Negative Covenants:** In the event any discrepancy, issue, claim, demand, action, controversy etc. of any manner/nature whatsoever and/or on any ground whatsoever or howsoever arises in respect of any part or portion of the Said Property, the Purchaser shall not and undertakes not to make/raise/set up against the Vendor and/or the directors, shareholders and officers of the Vendor any claim, demand, action etc., monetary or otherwise, on any ground whatsoever, whether pertaining to the past or to the present or to the future including in respect of any issue/matter for the period prior to purchase of the Said Property by the Vendor and/or for the period during which the Vendor was the owner thereof.

8. **Sale and Transfer**

8.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser on 'as is where is'/'as is whatever there is basis' the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property comprising of various pieces and parcels of detached and/or non-contiguous land of diverse nature/classification and measurements, comprised in parts or portions of several R. S. Dag Nos., appertaining to several *Khatian* Nos. as detailed hereinbelow, all situate in Mouza Banagram, J.L. No. 16, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and more specifically described in **Parts - I to XII** of the **Schedule** hereunder written and bordered **Red** on the **Plan** annexed hereto:

(1) Demarcated portion of land classified as *Sali* measuring 15 (fifteen) decimals, more or less, comprised in a portion of R.S. *Dag* No. 358, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - I** of the **Schedule** below; and

(2) Demarcated portion of land classified as *Sali* measuring 2.75 (two point seven five) decimals, more or less, comprised in a portion of R.S. *Dag* No. 359, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - II** of the **Schedule** below; and

(3) Demarcated portion of land classified as *Sali* measuring 74.83 (seventy four point eight three) decimals, more or less, comprised in a portion of R.S. *Dag* No. 362, recorded in L.R. *Khatian* No. 1153, more fully described in **Part - III** of the **Schedule** below; and

For Amitis Developers LLr

Authorised Signatory




ATTESTED
 Md. Abed Ali Laskar
 Notary, Govt. of W.B., 902001
 All India Judges Court
 27/A, Samshul Trade Area
 Kolkata-700017



Asst. T. Sub Registrar
Bangalore 24 Post (SI)

For Amits Developers LLP


Authorized Signatory

28 SEP 2015

(4) Demarcated portion of land classified as *doba* measuring 19.92 (nineteen point nine two) decimals, more or less, comprised in a portion of R.S. *Dag* No. 363, recorded in L.R. *Khatian* No. 1153, more fully described in Part - IV of the Schedule below; and

(5) Demarcated portion of land classified as *Sali* measuring 41 (forty one) decimals, more or less, comprised in a portion of R.S. *Dag* No. 364, recorded in L.R. *Khatian* No. 1153, more fully described in Part - V of the Schedule below; and

(6) Demarcated portion of land classified as *Sali* measuring 21.87 (twenty one point eight seven) decimals, more or less, comprised in a portion of R.S. *Dag* No. 389, recorded in L.R. *Khatian* No. 1153, more fully described in Part - VI of the Schedule below; and

(7) Demarcated portion of land classified as *Sali* measuring 24 (twenty four) decimals, more or less, comprised in a portion of R.S. *Dag* No. 392, recorded in L.R. *Khatian* No. 1153, more fully described in Part - VII of the Schedule below; and

(8) Demarcated portion of land classified as *Sali* measuring 82 (eighty two) decimals, more or less, comprised in a portion of R.S. *Dag* No. 412, recorded in L.R. *Khatian* No. 1153, more fully described in Part - VIII of the Schedule below; and

(9) Demarcated portion of land classified as *Sali* measuring 35 (thirty five) decimals, more or less, comprised in a portion of R.S. *Dag* No. 414, recorded in L.R. *Khatian* No. 1153, more fully described in Part - IX of the Schedule below; and

(10) Demarcated portion of land classified as *Sali* measuring 66 (sixty six) decimals, more or less, comprised in a portion of R.S. *Dag* No. 415, recorded in L.R. *Khatian* No. 1153, more fully described in Part - X of the Schedule below; and

(11) Demarcated portion of land classified as *Sali* measuring 36.67 (thirty six point six seven) decimals, more or less, comprised in a portion of R.S. *Dag* No. 421, recorded in L.R. *Khatian* No. 1153, more fully described in Part - XI of the Schedule below; and

(12) Demarcated portion of land classified as *Sali* measuring 6.5 (six point five) decimals, more or less, comprised in a portion of R.S. *Dag* No. 422, recorded in L.R. *Khatian* No. 1153, more fully described in Part - XII of the Schedule below,

together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature if any of the Vendor in the Said Property and appurtenances and inheritances if any for access and user thereof.

8.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 236,73,760/- (Rupees Two Crores Thirty Six Lacs Seventy Three Thousand, Seven Hundred and Sixty Only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

9. **Terms of Transfer**

9.1. **Salient terms:** The transfer being effected by this Conveyance is:

9.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882;

03 OCT 2015



ATTESTED
 Mr. Ahmed Ali Laskar
 Notary, (Sole), of W.P. No. 100/2015
 Alipore Judges Court
 22/1A, Sankar Chandra Bose
 Kolkata - 700017

For Amitis Developers Ltd
 Authorised Signator



Appt. Dy. Sub Registrar
Badrinagar, P.O. (S)

For Amitis Developers LLP


Authorized Signatory

28 SEP 2015

On the West : By R.S. 363

Part - III

Demarcated portion of land classified as *Sali* measuring 74.83 (seventy four point eight three) decimals, more or less, comprised in a portion of R.S. Dag No. 362, recorded in L.R. *Khatian* No. 1153, *Mouza* Banagram, J.L. No. 16, Police Station Bishnupur, within the jurisdiction of Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 362
 On the East : By R.S. 363, 364
 On the South : By R.S. 361, 359
 On the West : Bakharahat Road

Part - IV

Demarcated portion of land classified as *doba* measuring 19.92 (nineteen point nine two) decimals, more or less, comprised in a portion of R.S. Dag No. 363, recorded in L.R. *Khatian* No. 1153, *Mouza* Banagram, J.L. No. 16, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 364
 On the East : By R.S. 364, 359
 On the South : By R.S. 359
 On the West : By R.S. 362

For Amitis Developers LLP

↓
 Authofised Signatory

Part - V

Demarcated portion of land classified as *Sali* measuring 41 (forty one) decimals, more or less, comprised in a portion of R.S. Dag No. 364, recorded in L.R. *Khatian* No. 1153, *Mouza* Banagram, J.L. No. 16, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 364, 365
 On the East : By R.S. 385, 389
 On the South : By R.S. 358
 On the West : By R.S. 364

Part - VI

Demarcated portion of land classified as *Sali* measuring 21.87 (twenty one point eight seven) decimals, more or less, comprised in a portion of R.S. Dag No. 389, recorded in L.R. *Khatian* No. 1153, *Mouza* Banagram, J.L. No. 16, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 385, 364
 On the East : By R.S. 389
 On the South : By R.S. 389
 On the West : By R.S. 389, 364




ATTESTED

Md. Ahd Ali Laskar
 Notary, Govt. of W.B., 49/2007
 Alipura Judges Court
 22/1A, Samshad Huda Road
 Kolkata-700017



Asstt. Dir. Sub Registrar For Amittis Developers LLP
Bangalore (24 Puz/IS)

8 SEP 2015


Authorised Signatory

Part - VII

Demarcated portion of land classified as *Sali* measuring 24 (twenty four) decimals, more or less, comprised in a portion of R.S. *Dag* No. 392, recorded in L.R. *Khatian* No. 1153, *Mouza* Banagram, J.L. No. 16, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 392
 On the East : By R.S. 412
 On the South : By R.S. 412
 On the West : By R.S. 391, 414

Part - VIII

Demarcated portion of land classified as *Sali* measuring 82 (eighty two) decimals, more or less, comprised in a portion of R.S. *Dag* No. 412, recorded in L.R. *Khatian* No. 1153, *Mouza* Banagram, J.L. No. 16, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 412, 392
 On the East : By R.S. 411
 On the South : By R.S. 413, 420
 On the West : By R.S. 391, 392, 413, 414

Part - IX

Demarcated portion of land classified as *Sali* measuring 35 (thirty five) decimals, more or less, comprised in a portion of R.S. *Dag* No. 414, recorded in L.R. *Khatian* No. 1153, *Mouza* Banagram, J.L. No. 16, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 391
 On the East : By R.S. 392, 412
 On the South : By R.S. 414
 On the West : By R.S. 415

For Amitis Developers LLP

Part - X

 Authorised Signatory

Demarcated portion of land classified as *Sali* measuring 66 (sixty six) decimals, more or less, comprised in a portion of R.S. *Dag* No. 415, recorded in L.R. *Khatian* No. 1153, *Mouza* Banagram, J.L. No. 16, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North : By R.S. 390, 415
 On the East : By R.S. 414, 415
 On the South : By R.S. 415, 416
 On the West : By R.S. 415, 355, 356




ATTESTED

 Md. Abid Ali Laskar
 Notary - Govt. of W.B. 942104
 Alipore Judges Court
 - 22/A, Sankari Huda Road
 Kolkata - 700 017



Advt. Dated 24/08/2015
Registrar
Bangalore (24/08/15)

For Amitis Developers LLP


Authorized Signatory

24/08/2015

Part - XI

Demarcated portion of land classified as *Sali* measuring 36.67 (thirty six point six seven) decimals, more or less, comprised in a portion of R.S. *Dag* No. 421, recorded in L.R. *Khatian* No. 1153, *Mouza* Banagram, J.L. No. 16, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, and butted and bounded as follows:

On the North	:	By R.S. 421
On the East	:	By R.S. 421, 422
On the South	:	By R.S. 421, 424
On the West	:	By R.S. 420, 421


Part - XII

Demarcated portion of land classified as *Sali* measuring 6.5 (six point five) decimals, more or less, comprised in a portion of R.S. *Dag* No. 422, recorded in L.R. *Khatian* No. 1153, *Mouza* Banagram, J.L. No. 16, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas.



Advt. No. 504 Registrar
Bangalore 24 Post (SI)

For Amitis Developers LLP


Authorised Signatory

78 SEP 2015

10. Execution and Delivery

10.1 In Witness Whereof the Parties have executed and delivered this Deed on the date mentioned above.

For ROOS ELECTRICALS WORKS PVT. LTD.

[Handwritten Signature]
Director

(Vendor)

For ONE AD DISPLAY PVT. LTD.

[Handwritten Signature]
Director

(Purchaser)

Witnesses:

Signature

[Handwritten Signature]

Name

[Handwritten Name]

Father's Name

[Handwritten Name]

Address

[Handwritten Address]
Flat - 2, Bellary - 70014.

Signature

[Handwritten Signature]

Name

[Handwritten Name] NIRMAL SHAH

Father's Name

[Handwritten Name] R. S. Shah

Address

[Handwritten Address]
121/2 M.L.N Road
Col - 29

Drafted by:

[Handwritten Name] Turner Jalee

Advocate

High Court at Calcutta

enrollment No. F/948/875 of 2009



ATTESTED

[Handwritten Signature]
M.A.A. LASKAR
Notary, Govt. of W.B., 99/2017
Alipore Judges Court
22/1A, Sanshodhan Road
Kolkata - 700017

For Amitis Developers LLP


Authorised Signatory

03 OCT 2015



Advt. Dir. Secy Registrar
Bhopal (S)

For Amitis Developers LLP


Authorised Signator

78 SEP 2015

Receipt and Memo of Consideration

Received by the within named Vendor from the within named Purchaser, the sum of Rs. 236,73,760/- (Rupees Two Crores Thirty Six Lacs Seventy Three Thousand, Seven Hundred and Sixty Only) being the entire consideration payable under these presents, in the following manner:

Sl. No.	Cheque No.	Cheque Date	Amount (Rs)	Drawn on Central Bank of India, New Road Alipore Branch
1	023402	28-09-2015	11,73,760	
2	023353	28-09-2015	25,00,000	
3	023354	28-09-2015	25,00,000	
4	023355	28-09-2015	25,00,000	
5	023356	28-09-2015	25,00,000	
6	023357	28-09-2015	25,00,000	
7	023358	28-09-2015	25,00,000	
8	023359	28-09-2015	25,00,000	
9	023360	28-09-2015	25,00,000	
10	023361	28-09-2015	25,00,000	
Total Consideration			2,36,73,760	

For ROOS ELECTRICALS WORKS PVT. LTD.*

[Handwritten Signature]
Director

[Vendor]

Witnesses:

Signature *[Handwritten Signature]*

Name RATIV CHANDH

Signature *[Handwritten Signature]*

Name NIRMAL SHAH

For Amitis Developers LLP

[Handwritten Signature]
Authorised Signatory




ATTESTED

[Handwritten Signature]
M.A. Akbar Ali Laskar
Notary, Govt. of W.B., 99/2007
Alipore Judges Court
12/A, Sambhal Hade Road
Kolkata-700017



Amal Das, Sr. Registrar
Bhubaneswar, Odisha (SI)

For Amaris Developers LLP


Authorized Signatory

8 SEP 2015





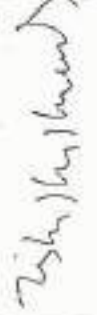
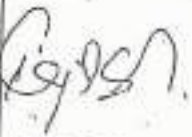
Government of West Bengal

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

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16131000276252/2015

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Tushar Jhunjhunwala 2/2 Bright Street, P.O:- Ballygunge, P.S:- Karaya, District:-Kolkata, West Bengal, India, PIN - 700019	Represent ative of Seller (ROOS ELECTRI CAL WORKS PVT LTD)			
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	RAJIV R GHOSH Son of RANJIT KR GHOSH 79/28 AJC BOSE Road, P.O:- Entally, P.S:- Taltola, District:- Kolkata, West Bengal, India, PIN - 700014	Tushar Jhunjhunwala, PROCHY NUMAZAR MEHTA		 20.9.15	

(Abu Hena Mobassir)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BISHNUPUR

South 24-Parganas, West
Bengal



03 OCT 2015

ATTESTED

Md. Akbar Ali Laskar
Notary, Govt. of W.B., 99/200
Alipore Judges Court
22/1A, Nimeshat Huda Road
Kolkata-700017


For Amitis Developers LLP

Authorised Signatory



Asst. Dir., Sub-Registrar
Bangalore 24 Post 31

For Amitis Developers LLP


Authorised Signatory

28 SEP 2015

Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 e-Challan

GRN: 19-201516-001950392-2

Payment Mode: Counter Payment

GRN Date: 28/09/2015 17:31:55

Bank: Central Bank of India

BRN: CBI2809150008190

BRN Date: 29/09/2015 08:02:02

DEPOSITORS DETAILS

Id No. : 16131000276252/4/2015

[Query No./Query Year]

Name : ADMOBILE PRIVATE LIMITED

Contact No. : Mobile No. : 91 9051 77723

E-mail :
 Address : 101G, DIAMOND HARBOUR ROAD, KOLKATA 700027

Applicant Name : Mr Jayanta Kumar Mondal

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale Sale Document Payment No 4

ITEM DETAIL

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16131000276252/4/2015	Property Registration- Stamp duty	0030-02-103-003-02	1420448
2	16131000276252/4/2015	Property Registration- Registration Fees	0030-03-104-001-16	260417

In Words: Rupees Sixteen Lakh Eighty Thousand Eight Hundred Sixty Three only **Total** 1680863



ATTESTED
 Md. Aben Ali Laskar
 Notary, Govt. of W.B., 89/2007
 Alipore Judges Court
 Kolkata-700017


For Amitis Developers LLP

Authorised Signatory



Asst. Dir. Sub Registrar For Amitis Developers LLP
Badrnagar, 24 Post (SI)

28 SEP 2015


Authorised Signator

Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 e-Challan Form

GRN: 19-201516-001950392-2

Payment Mode Counter Payment

GRN Date: 28/09/2015 17:31:55

Bank : Central Bank of India

DEPOSITOR'S DETAILS

Id No. : 16131000276252/4/2015
 [Query No./Query Year]

Name : ADMOBILE PRIVATE LIMITED
 Contact No. : Mobile No. : +91 9051277723
 E-mail :
 Address : 10/1G, DIAMOND HARBOUR ROAD, KOLKATA 700027
 Applicant Name : Mr Jayanta Kumar Mondal
 Office Name :
 Office Address :
 Status of Depositor : Others
 Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount
1	16131000276252/4/2015	Property Registration- Registration Fees	0030-03-104-001-18	290417
2	16131000276252/4/2015	Property Registration- Stamp duty	0030-02-103-003-02	1420446

Total

1680863

In Words : Rupees Sixteen Lakh Eighty Thousand Eight Hundred Sixty Three only

5
65572615

For Amitis Developers LLP

Authorized Signatory



28/9/15

03 OCT 2015



ATTESTED

Mr. Ahd Ali Laskar
 Notary, Govt. of W.B., 49/2007
 Attorney, Judge's Court
 - 22/1 A, Samabud Huda Rda
 Kolkata-700117

NOTE: Produce this challan to any branch of Central Bank of India. Please ensure, to make your payment within 05/10/2015 (banking hours). This challan form shall be invalid


05/10/2015



Asst. Dir. Sub Registrar
Bangalore 24 Post(S)

28 SEP 2015

For Amitis Developers LLP


Authorized Signatory

**SITE PLAN OF MOUZA BANAGRAM, J.L. NO.-16, R.S. DAG NO.-358,359,362,363
364,389,392,412,414,415,421,422, P.S.-BISHNUPUR, DIST. 24-PGS(S)**

SCALE 1" = 190'-0"

TOTAL AREA = 425.54 DEC. (MORE OR LESS)

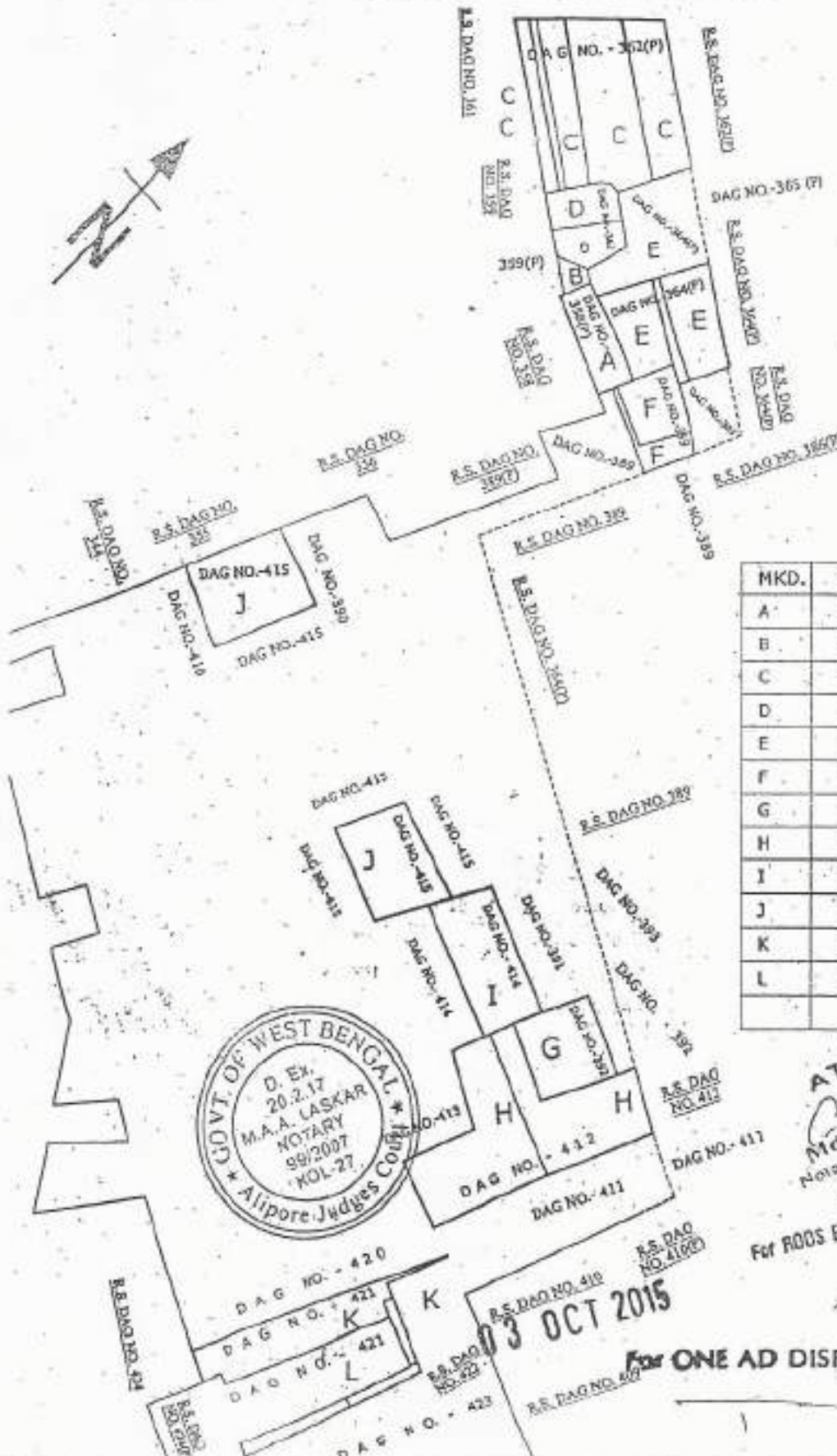
SHOWN BY RED LINE



← TO
BUDDH BUDGE

BAKHARA HAT ROAD

TO
BEHALA →



For Amitis Developers LLP

Authorized Signatory

MKD.	PART	DAG. NO.	AREA(DCM)
A	I	358	15.00
B	II	359	2.75
C	III	362	74.83
D	IV	363	19.92
E	V	364	41.00
F	VI	389	21.87
G	VII	392	24.00
H	VIII	412	82.00
I	IX	414	35.00
J	X	415	66.00
K	XI	421	36.67
L	XII	422	6.50
	TOTAL		425.54



ATTESTER

Md. Abed Ali Laskar
 Md. Abed Ali Laskar
 Notary, Govt. of W.B., 49/2007
 Alipore Judges Court
 - 22/1 A, Samskul House Kns
 Kolkata- 700 017

For ROOS ELECTRICALS WORKS PVT. LTD.

Zybilhy
 Director

For ONE AD DISPLAY PVT. LTD.

Director

03 OCT 2015



Asst. Dir. Sub-Registrar
Bhubaneswar-751015

A handwritten signature in blue ink, appearing to be "S.R.", located to the right of the typed name.

28/08/2015

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ROCHY MUNAZAR NEMTA

Signature *Rocho*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name TUSTAK JHUNJHUNWALA

Signature *Tustak Jhunjunwala*

For Amitis Developers LLr

[Signature]
Authorised Signatory

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name

Signature



03 OCT 2015

ATTESTED
[Signature]
Mr. Aben Ali Laskar
Notary, Govt. of W.B., 04/2007
Alipore Judges Court
20/3, Komoladevi Road
Kolkata - 700 017



Admit. Dev. Sub Registrar For Admitis Developers LLP
Beshwara 24 Post (S)

28 SEP 2015

Authorized Signatory

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Tushar Jhunjhunwala 2/2 Bright Street, P.O:- Ballygunge, P.S:- Karaya, District:-Kolkata, West Bengal, India, PIN - 700019

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	ROOS ELECTRICAL WORKS PVT LTD Krishna Suite 1001 And 1002, 224 AJC Bose Road, P.O:- Circus Avenue, P.S:- Karaya, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AABCR2135C, Status : Organization Represented by representative as given below:-
1(1)	Tushar Jhunjhunwala 2/2 Bright Street, P.O:- Ballygunge, P.S:- Karaya, District:-Kolkata, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACVPJ4487H, Status : Representative Date of Execution : 28/09/2015 Date of Admission : 28/09/2015 Place of Admission of Execution : Pyl. Residence

03 OCT 2019



ATTESTED
Md. Ahsan Ali I. Askar
Notary, Govt. of W.B., 99/2007
Alipore Judges Court
22/1 A, Samsad Place, Bore
Kolkata- 700 017


For Amits Developers LLP

[Signature]
Authorised Signatory



Amit (S) Sub-Registrar
Bangalore - 560001 (S)

For Amitis Developers LLP


Authorised Signatory

7 8 FEB 2015


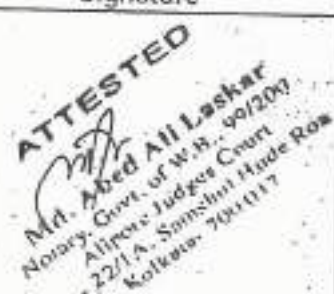
Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	ONE AD DISPALY PVT LTD 10/1B, Diamond Harbour Road, P.O:- Mominpur, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 PAN No. AAACO8390C, Status : Organization Represented by not executed as given below:-		
1(1)	PROCHY NUMAZAR MEHTA 10/1B, Diamond Harbour Road, P.O:- Mominpur, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFPEM1490D, Status : Representative Date of Execution : Date of Admission : Place of Admission of Execution :	Photo	Finger Print
		Signature	
		For Amitis Developers LLP	

Identifire Details

Authorised Signatory

Identifier Details

L No.	Identifier Name & Address	Identifier of	Signature
	RAJIV R.GHOSH Son of RANJIT KR GHOSH 79/28 AJC BOSE Road, P.O:- Entally, P.S:- Tallola, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizeh of: India,	Tushar Jhunjhunwala, PROCHY NUMAZAR MEHTA	 

Transacted Property Details

Land Details

sh No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mauza: Banagrham	RS Plot No:- 358 RS Khatian No:- 0	15 Dec	11,02,500/-	13,20,000/-	Proposed Use: Organisation, ROR: Shafi

3 OCT 2015



Asst. Dir. - Registrar
Bangalore (A Post (S))

28 MAR 2015

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram	RS Plot No:- 359 , RS Khatian No:- 0	2.75 Dec	2,02,125/-	2,42,000/-	Proposed Use: Organisation, ROR: Shali
L3	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram	RS Plot No:- 362 , RS Khatian No:- 0	74.83 Dec	39,28,575/-	65,85,040/-	Proposed Use: Organisation, ROR: Shali
L4	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram	RS Plot No:- 363 , RS Khatian No:- 0	19.92 Dec	10,45,800/-	17,52,960/-	Proposed Use: Organisation, ROR: Shali
L5	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram	RS Plot No:- 364 , RS Khatian No:- 0	41 Dec	14,06,300/-	18,04,000/-	Proposed Use: Organisation, ROR: Shali
L6	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram	RS Plot No:- 389 , RS Khatian No:- 0	21.87 Dec	7,50,141/-	9,62,280/-	Proposed Use: Organisation, ROR: Shali
L7	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram	RS Plot No:- 392 , RS Khatian No:- 0	24 Dec	8,23,200/-	10,56,000/-	Proposed Use: Organisation, ROR: Shali
L8	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram	RS Plot No:- 412 , RS Khatian No:- 0	82 Dec	28,12,800/-	36,08,000/-	Proposed Use: Organisation, ROR: Shali
L9	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram	RS Plot No:- 414 , RS Khatian No:- 0	35 Dec	12,00,500/-	15,40,000/-	Proposed Use: Organisation, ROR: Shali
L10	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram	RS Plot No:- 415 , RS Khatian No:- 0	22.53 Dec	22,53,800/-	29,04,000/-	Proposed Use: Organisation, ROR: Shali
L11	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram	RS Plot No:- 421 , RS Khatian No:- 0	36.87 Dec	12,57,780/-	16,13,480/-	Proposed Use: Organisation, ROR: Shali



ATTESTED
 M. Akbar Ali
 Notary Public, of West Bengal
 Alipore Judges Court
 99/2007, Chanchal Huda Road
 Kolkata-700017

For Amitis Developers LLP


23 OCT 2015



Asstt. Dir., Sub Registrar
Bachchan, 24 Poo (S)

For Amitis Developers LLP

28 SEP 2015


Authorised Signatory

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L12	District: South 24-Parganas, P.S.- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram	RS Plot No:- 422 RS Khatian No:- 0	6.5 Dec	2,22,950/-	2,86,000/-	Proposed Use: Organisation, ROR: Shafi

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPALY PVT LTD	15	100
L2	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPALY PVT LTD	2.75	100
L3	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPALY PVT LTD	74.83	100
L4	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPALY PVT LTD	19.92	100
L5	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPALY PVT LTD	41	100
L6	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPALY PVT LTD	21.87	100
L7	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPALY PVT LTD	24	100
L8	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPALY PVT LTD	82	100
L9	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPALY PVT LTD	35	100
L10	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPALY PVT LTD	66	100
L11	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPALY PVT LTD	36.67	100
L12	ROOS ELECTRICAL WORKS PVT LTD	ONE AD DISPALY PVT LTD	6.5	100

Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Jayanta Kumar Mondal
Address	Samali, Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Others



ATTESTED
 M. Abed Ali Laskar
 Govt. of W.B. 99/2007
 Judges Court
 Samchal Huda Usa
 700117

03 OCT 2015

For Amitis Developers LLP



Asst. Dir. - Sub Registrar
Bachchan / 4 Prad (IS)

For Amitis Developers LLP

28 SEP 2015


Authorised Signatory

Office of the A.D.S.R. BISHNUPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161305181 / 2015

Query No/Year	16131000276252/2015	Serial no/Year	1613004908 / 2015
Deed No/Year	I - 161305181 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Tushar Jhunjhunwala	Presented At	Private Residence
Date of Execution	28-09-2015	Date of Presentation	28-09-2015

Remarks

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,60,417/- (A(1) = Rs 2,60,403/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,60,417/-

Description of Online Payment

1. Rs 2,60,417/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: Central Bank of India (CBIN0280107)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,20,446/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 14,20,446/-

Description of Online Payment

1. Rs 14,20,446/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: Central Bank of India (CBIN0280107)

Payment of Stamp Duty

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 33260, Purchased on 27/07/2015, Vendor named Subhankar Das.



ATTESTED
Md. Ahd Ali Laskar
Notary Public of W.B. - 99/2011
Alipore Judges Court
22/1 A, Saranath Haste Road
Kolkata - 700017
03 OCT 2015

For Amitis Developers LLP

Authorised Signatory

(Abu Heria Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal


28/09/2015

Certificate of Market Value (WB RUV/Forms of 2001)



Asstt. Dir. Sub-Registrar For Amits Developers LLP
Bldg No. 24, Post (SI)

28/09/2015


Authorised Signatory

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,36,73,760/-

[Signature]

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

28/09/2015

Presentation Under Section 52 & Rule 22A(3) 45(H.W.B. Registration Rules, 1962)

Presented for registration at 19:39 hrs on : 28/09/2015, at the Private residence by Tushar Jhunjhunwala ,

Palms, 16/1, J. executed on 28/09/2015 Under Section 58, W.B. Registration Rules, 1962 (Representation)

Execution is admitted on 28/09/2015 by

Tushar Jhunjhunwala DIRECTOR, ROOS ELECTRICAL WORKS PVT LTD, Krishna Suite 1001 And 1002, 224-AJC Bose Road, P.O:- Circus Avenue, P.S:- Kāraya, District-Kolkata, West Bengal, India, PIN - 700017
Indetified by RAJIV R GHOSH, Son of RANJIT KR GHOSH, 79/28 AJC BOSE Road, P.O: Entally, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By Profession Service

[Signature]

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal



ATTESTED

[Signature]
Md. Apeed Ali Laskar
Notary, Govt. of W.B., 99/2007
Alipore Judges Court
22/1 A, Samshul Trade Bldg
Kolkata - 700017

For Amitie Developers

[Signature]
Authorised Signatory

08 OCT 2015



Amidh, Director, Registrar
Bangalore, 4 Post (SI)

28 FEB 2015

For Amidh Developers LLP

[Signature]
Authorised Signatory

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2015, Page from 44933 to 44957

Serial No 161305181 for the year 2015.



Digitally signed by ABU HENA
MOBASSIR
Date: 2015.10.01 19:53:14 +05:30
Reason: Digital Signing of Deed.

For Amitis Developers LLP

(U Hena Mobassir) 01-Oct-15 7:53:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

Authorised Signatory



ATTESTED

Md. Redwan Laskar
Notary, Govt. of W.B., 09/2007
Alipore Judges Court
-27/A, Simshaud Huda Row
Kolkata- 700 017

03 OCT

(This document is digitally signed.)

03 OCT 2015



Aditya K. Sub-Registrar
Bangalore 560004 (S)

For Amitis Developers LLP

28/08/2015


Authorized Signatory