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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is limited to registration in ... and the ... with this document.

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Addl. Dist. Sub-Registrar  
Domjur, Howrah  
09 JAN 2016

THIS DEED OF CONVEYANCE made this 9<sup>th</sup> day of January Two Thousand-Fifteen (2015) BETWEEN

Contd. ....P/2

RIYA MANBHARI INFRA LLP (PAN : AAPFR 8188 M) a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 27, Brabourne Road, Narayani Building, 1<sup>st</sup> floor, P.S. Hare Street, Kolkata - 700 001, represented by its designated partner SRI PAWAN KUMAR AGARWAL, son of Sri Boduram Agarwal by faith Hindu, by occupation business, residing at 106, Kiran Chandra Singha Road, Ganesh Gardens II, Block - GA 6, Flat no. 3C, Howrah - 711 102 hereinafter referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the ONE PART.

AND

(1) BARBRIK VILLA PVT. LTD., (PAN : AAECB 7763 L) a company incorporated under the Companies Act, 1956 (CIN : U70109WB2011 PTC170295), having its registered office at 27, Brabourne Road, Narayani Building, Room No. 301, 3<sup>rd</sup> Floor, Kolkata - 700 001 Represented by its Director SARABATI GUPTA wife of Sri Prabhu Dayal Gupta, residing at Ganges Garden, Phase II, Block - GA 6, 106, K.C. Singha Road, P.S. - Shibpur, Howrah - 711 102, (2) JAYDITYA INFRASTRUCTURE PVT. LTD., (PAN : AAC CJ 7385 A) a company incorporated under the Companies Act, 1956 (CIN : U70109WB2012PTC171515), having its registered office at Ganges Garden, Phase II, Block - GA 6, 106, K.C. Singha Road, P.S. - Shibpur, Howrah - 711 102, Represented by its Director NARESH AGARWAL son of Sri Shankar Lal Agarwal, residing at Ganges Garden, Phase II, Block - GA 6, 106, K.C. Singha Road, P.S. - Shibpur, Howrah - 711 102 AND (3) ASTOUNDING ESTATES PVT. LTD., (PAN : AALCA 9668 G) a company incorporated under the Companies Act, 1956 (CIN : U70102WB2013PTC197156), having its registered office at Ganges Garden, Phase II, Block - GA 6, 106, K.C. Singha Road, P.S. - Shibpur, Howrah - 711 102, Represented by its Director RATAN AGARWAL son of Sri Shankar Lal Agarwal residing at Ganges Garden, Phase II, Block - GA 6, 106, K.C. Singha Road, P.S. - Shibpur, Howrah - 711 102 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** by and through a registered Deed of Conveyance dated 05<sup>th</sup> July, 2013 and registered at the office of the District Sub-Registrar Howrah and recorded in Book No. 1, CD Volume No. 22, Pages 1541 to 1568, Being Deed No. 6510 for the year 2013 one Bikash Pal sold to Riya Manbhari Infra LLP, the Vendor herein ALL THAT the piece and parcel of (i) Sali land measuring 23 (twenty three) decimals approximately (out of total Dag area 76 Decimal) comprised in C.S./R.S. Dag No. 46, corresponding to L.R. Dag No. 47, recorded in L.R. Khatian Nos. 2045, 3332, 2080, 1563, 3735, 2123 and 2144 (ii) Sali land measuring 22 (twenty two) decimals approximately (out of total Dag area 73 Decimal) comprised in C.S./R.S. Dag No. 47, corresponding to L.R. Dag No. 48, recorded in L.R. Khatian No. 45 corresponding to L.R. Khatian Nos. 1187, 1200, 1208, 1877, 2353, 3478, 4230, 4343, 4435 and 484 and corresponding to L.R. Khatian No. 5682 and (iii) Sali land measuring 14 (fourteen) decimals approximately (out of total Dag area 139 Decimal) comprised in C.S./R.S. Dag No. 48, corresponding to L.R. Dag No. 49, recorded in L.R. Khatian Nos. 5786 and 1204 aggregating to a total area of land measuring 59 decimal all lying and situate at Mouza Dakshin Jhapardaha, J.L. No. 15, Police Station Domjur, District Howrah for the valuable consideration mentioned therein.

**AND WHEREAS** by and through another registered Deed of Conveyance dated 16<sup>th</sup> August, 2013 and registered at the office of the Additional District Sub-Registrar, Domjur, Howrah and recorded in Book No. 1, CD Volume No. 12, Pages 4602 to 4628, Being Deed No. 04211 for the year 2013 one Bikash Pal sold to Riya Manbhari Infra LLP, the Vendor herein ALL THAT the piece and parcel of (i) Sali land measuring 53 (fifty three) decimals approximately (out of total Dag area 76 Decimal) comprised in C.S./R.S. Dag No. 46, corresponding to L.R. Dag No. 47, recorded in L.R. Khatian Nos. 2045, 3332, 2080, 1563, 3735, 2123 and 2144 (ii) Sali land measuring 51 (fifty one) decimals approximately (out of total Dag area 73 Decimal) comprised in C.S./R.S. Dag No. 47, corresponding to L.R. Dag

No. 48, recorded in L.R. Khatian No. 45 corresponding to L.R. Khatian Nos. 1187, 1200, 1208, 1877, 2353, 3478, 4230, 4343, 4435 and 484 corresponding to L.R. Khatian No. 5682 and (iii) Sali land measuring 33.11 (Thirty three point one one) Decimals approximately (out of total Dag area 139 Decimal) comprised in C.S./R.S. Dag No. 48, corresponding to L.R. Dag No. 49, recorded in L.R. Khatian Nos. 5786 and 1204 aggregating to a total area of land measuring 137.11 (One hundred thirty seven point one one) decimal all lying and situate at Mouza Dakshin Jhapardaha, J.L. No. 15, Police Station Domjur, District Howrah for the consideration mentioned therein.

**AND WHEREAS** by virtue of the aforesaid two Deeds of Conveyance the said Riya Manbhari Infra LLP the Vendor herein has become the absolute owner and is seized and possessed of and or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of (i) Sali land measuring 76 (seventy six) Decimals approximately comprised in C.S./R.S. Dag No. 46, corresponding to L.R. Dag No. 47, recorded in L.R. Khatian Nos. 2045, 3332, 2080, 1563, 3735, 2123 and 2144 (ii) Sali land measuring 73 (seventy three) decimals approximately comprised in C.S./R.S. Dag No. 47, corresponding to L.R. Dag No. 48, recorded in L.R. Khatian No. 45 corresponding to L.R. Khatian Nos. 1187, 1200, 1208, 1877, 2353, 3478, 4230, 4343, 4435 and 484 corresponding to L.R. Khatian No. 5682 and (iii) Sali land measuring 46.33 (forty six point three three ) Decimals more or less (though the Vendor herein purchased 47.11 Decimal from Bikash Pal, who was entitled to sale 46.33 Decimal only instead of 47.11 Decimal) (out of total Dag area 139 Decimal) comprised in C.S./R.S. Dag No. 48, corresponding to L.R. Dag No. 49, recorded in L.R. Khatian Nos. 5786 and 1204 aggregating to a total area of land measuring 195.33 (one hundred ninety five point three three) Decimal more or less all lying and situate at Mouza Dakshin Jhapardaha, J.L. No. 15, Police Station Domjur, District Howrah in the State of West Bengal and thereafter the Vendor herein mutated its name in the record of B.L. & L.R.O. in respect of the said entire land in L.R. Khatian No. 7932 and hereinafter collectively referred to as the "**said Entire Property**" absolutely and forever, free from all encumbrances.

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

- i. That the said Entire Property is in uninterrupted and exclusive "Khas" peaceful vacant and physical possession of the Vendor without any disturbance obstruction claim or objection of any and every nature whatsoever from any person or persons and that no person or persons has/have ever claimed title or possession to the said Entire Property or any part thereof adversely to the Vendor;
- ii. That no part or portion of the said Entire Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or Statute applicable to the said Entire Property nor is there any case pending under such Acts or Statutes;
- iii. That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Entire Property and that the Vendor has not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Entire Property;
- iv. That the said Entire Property or any portion thereof are not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- v. That no declaration has been made or notification published for acquisition or requisition of the said Entire Property;

- vi. That the said Entire Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Entire Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;
- vii. That the said Entire Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;
- viii. That there is no impediment or restriction under any law for the time being in force on the Vendor which prevent or restrict the Vendor from selling conveying and transferring the said Entire Property or any portion thereof unto and in favour of the Purchasers;
- ix. That no action, suit, appeal or litigation in respect of the said Entire Property or in any way concerning the said Entire Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said Entire Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Entire Property or any portion thereof;

- x. That the said Entire Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xi. That the said Entire Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien 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 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 decree or order including any injunction or prohibitory order;
- xii. That there is no defect in the Vendor's title to the said Entire Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Entire Property or any part thereof or in the Vendor's title thereto;
- xiii. That no document judgment or any other order is in force as on date affecting the said Entire Property or any part thereof nor is the said Entire Property or any part thereof vested in

the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

xiv. That the Vendor has not done anything whereby the rights title or interest of the Vendor in the said Entire Property or any part thereof could have been encumbered impeached challenged or disputed in any way;

B. That the Purchasers relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof have agreed to purchase and the Vendor has agreed to sell ALL THAT the piece and parcel of Sali Land measuring 30 Decimal (each Purchaser has agreed to purchase demarcated 10 Decimal) comprised in C.S./R.S. Dag No. 46, corresponding to L.R. Dag No. 47, recorded in L.R. Khatian No. 7932, lying and situate at Mouza Dakshin Jhapardaha, J.L. No. 15, Police Station Domjur, District Howrah in the State of West Bengal TOGETHERWITH all title, benefits, easements and/or facilities, authorities, claims, demands, usufructs and tangible and intangible rights or however or whatsoever nature in the above property including the right of access to the said land more particularly described in Schedule hereunder written and hereinafter collectively referred to as the 'said Property' at or for the price or a total consideration of Rs. 24,90,000/- (Rupees Twenty Four Lacs Ninety Thousand) only absolutely and forever free from all encumbrances and liabilities whatsoever.

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

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 24,90,000/- (Rupees Twenty Four Lacs Ninety 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 Purchaser No. 1 herein Barbrik Villa Pvt. Ltd. ALL THAT the piece and parcel of Sali Land measuring 10 Decimal be the same a little more or less out of total area 76 Decimal comprised in C.S/R.S. Dag No. 46 corresponding to L.R. Dag No. 47 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 Jayditya Infrastructure Pvt. Ltd. ALL THAT the piece and parcel of Sali Land measuring 10 Decimal be the same a little more or less out of total area 76 Decimal comprised in C.S/R.S. Dag No. 46 corresponding to L.R. Dag No. 47 more particularly described in the Second Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered GREEN **AND** in favour of the Purchaser no. 3 herein Astounding Estates Pvt. Ltd. ALL THAT the piece and parcel of Sali Land measuring 10 Decimal be the same a little more or less out of total area 76 Decimal comprised in C.S/R.S. Dag No. 46 corresponding to L.R. Dag No. 47 more particularly described in the Third Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered YELLOW, aggregating to total area of land of 30 Decimal more or less recorded in L.R. Khatian No. 7932 lying and situate at Mouza Dakshin Jhapardaha, J.L. No. 15, under Dakshin Jhapardaha Gram Panchayat, P.S. - Domjur, District Howrah in the State of West Bengal 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 remainders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchasers absolutely and forever free from all mortgages, charges, liens, dispendens, encumbrances and liabilities whatsoever.

**THE VENDOR 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 in its entirety free from all encumbrances and liabilities whatsoever.

- b) That the Vendor has good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the transfer being 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 up to the date of these presents and the Vendor shall at all time keep the Purchasers saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.
- e) That the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendor or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendor.

- f) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.
- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendor and at the cost and expenses of the Vendor well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendor.
- h) That the Vendor doth hereby further covenant with the Purchasers and declare that no notice has been served upon the Vendor for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.
- i) The Vendor doth hereby further covenant with the Purchasers that the Vendor has or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means

whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendor may be prevented from conveying the said Property in the manner aforesaid.

- j) Further the Vendor and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers individually and/or their respective successor or successors, executors, administrators, legal representative and/or assigns, make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchasers as shall or may be reasonably required:

**AND THE VENDOR 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 Purchaser 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 names 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 Barbrik Villa Pvt. Ltd.)

ALL THAT the piece and parcel of Sali Land measuring 10 (ten) Decimals, more or less, (out of total Dag area 76 Decimal) comprised in C.S./R.S. Dag No. 46, corresponding to L.R. Dag No. 47, recorded in L.R. Khatian Nos. 7932 situate at Mouza Dakshin Jhapardaha, J.L. No. 15, under Dakshin Jhapardaha Gram Panchayat, Police Station Domjur, District Howrah in the State of West Bengal 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 L.R. Dag No. 46  
ON THE SOUTH : By Part of L.R. Dag No. 47  
ON THE EAST : By L.R. Dag No. 48  
ON THE WEST : By L.R. Dag No. 43

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
(the land sold to Jayditya Infrastructure Pvt. Ltd.)

ALL THAT the piece and parcel of Sali Land measuring 10 (ten) Decimals, more or less, (out of total Dag area 76 Decimal) comprised in C.S./R.S. Dag No. 46, corresponding to L.R. Dag No. 47, recorded in L.R. Khatian Nos. 7932 situate at Mouza Dakshin Jhapardaha, J.L. No. 15, under Dakshin Jhapardaha Gram Panchayat, Police Station Domjur, District Howrah in the State of West Bengal 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 Part of L.R. Dag No. 47  
ON THE SOUTH : By Part of L.R. Dag No. 47  
ON THE EAST : By L.R. Dag No. 48  
ON THE WEST : By L.R. Dag No. 43

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(the land sold to Astounding Estates Pvt. Ltd.)

ALL THAT the piece and parcel of Sali Land measuring 10 (ten) Decimals, more or less, (out of total Dag area 76 Decimal) comprised in C.S./R.S. Dag No. 46, corresponding to L.R. Dag No. 47, recorded in L.R. Khatian Nos. 7932 situate at Mouza Dakshin Jhapardaha, J.L. No. 15, under Dakshin Jhapardaha Gram Panchayat, Police Station Domjur, District Howrah in the State of West Bengal and delineated in the map or plan hereto annexed and thereon bordered YELLOW 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 Part of L.R. Dag No. 47  
ON THE SOUTH : By Part of L.R. Dag No. 47  
ON THE EAST : By L.R. Dag No. 48  
ON THE WEST : By L.R. Dag No. 43

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

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

1. Arindam Mukherjee  
RB-35, Rabindranagar,  
Madhyamgram, Kol-13

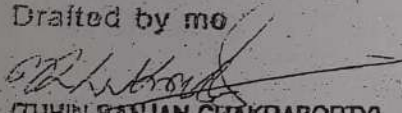
2. Milin Nandi  
78, Thana Road, Khurdah  
24 Pgs (N)

For BIYA MANBHARI INFRA LLP

Pawan Agarwal  
DESIGNATED PARTNER/PARTNER

( VENDOR )

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. 24,90,000/- (Rupees Twenty Four Lacs Ninety Thousand only) being full consideration money as per Memo below :

**MEMO OF CONSIDERATION**

<u>Date</u>	<u>Chq. No.</u>	<u>Bank Name &amp; Branch</u>	<u>Amount (Rs.)</u>	<u>Received from</u>
08.01.2015	076068	Tamilnad Mercantile Bank Ltd. Kolkata Branch	8,30,000/-	Barbrik Villa Pvt. Ltd
08.01.2015	076319	- do -	8,30,000/-	Jayditya Infrastructure Pvt. Ltd
08.01.2015	352332	- do -	8,30,000/-	Astounding Estates Pvt. Ltd
TOTAL			<u>24,90,000/-</u>	

(Rupees Twenty Four Lacs Ninety Thousand Only)

WITNESSES :

1. *Arindam Mukherjee*

2. *Mihir Nanda*

FOR RIYA MANBHARI INFRA LLP

*Pawan Agarwal*

DESIGNATED PARTNER/PARTNER

( VENDOR )

# SALE DEED PLAN

MOUZA - DAKSHIN JHAPARDAHA, J.L. NO. 15, L.R. KHATIYA  
 NO. 7932, R.S. DAG NO. 46 & L.R. DAG NO. 47, P.S. - DOMJUR  
 DIST. - HOWRAH

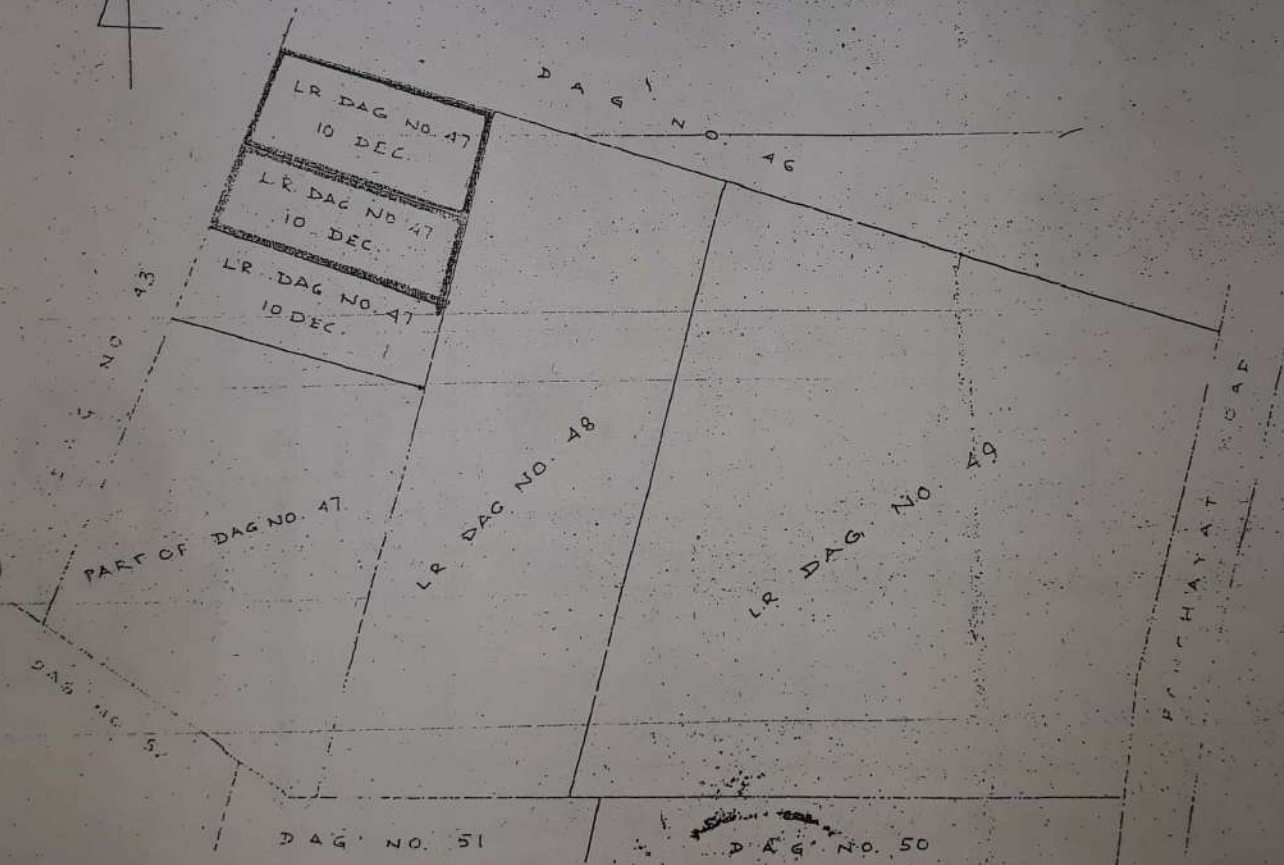
TOTAL SOLD AREA OF LAND **30 DEC.**

PURCHASERS' NAME

BARBRIK VILLA PVT. LTD.  
 JAYDITYA INFRASTRUCTURE PVT. LTD.  
 ASTOUNDING ESTATES PVT. LTD.

AREA SOLD  
(DEC.)

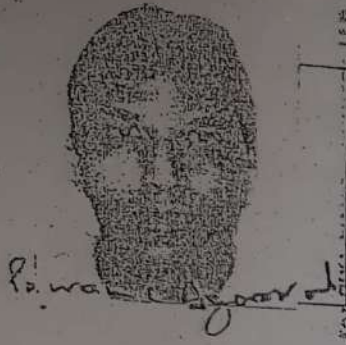
- 10 SHOWN IN RED BORDER
- 10 SHOWN IN GREEN BORDER
- 10 SHOWN IN YELLOW BORDER
- 30 NOT TO SCALE



Drawn by :  
 A. Mukherjee

FOR RITA MANENARI INFRA LLP  
*Pawan - Agarwal*  
 DESIGNATED PARTNER/PARTNER  
**(VENDOR)**

# SPECIMEN FORM FOR TEN FINGERPRINTS



Pawan Agarwal

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



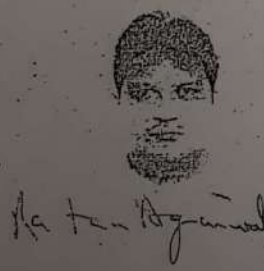
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Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Director

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




Pawan Agarwal

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



ASTOUNDING ESTATES PVT LTD

Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A.D.S.R. DOMJUR, District- Howrah  
 Signature / LTI Sheet of Serial No. 00131 / 2015, Deed No. (Book - I , 001.26/2015)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Pawan Kumar Agarwal 106, Kiran Chandra Singha Road, Gangesh Gardens II, Block - G A 5, Flat No. 3 C, District - Howrah, WEST BENGAL, India, Pin - 711102	 09/01/2015	 LTI 09/01/2015	Pawan + Agarwal 09.01.15

Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
	Pawan Kumar Agarwal, Address: 106, Kiran Chandra Singha Road, Gangesh Gardens II, Block - G A 5, Flat No. 3 C, District - Howrah, WEST BENGAL, India, Pin - 711102	Self	 09/01/2015	 LTI 09/01/2015	Pawan + Agarwal 09.01.15

Name of Identifier of above Person(s)

Signature of Identifier with date

Mr. K. Indranagar, Madhanganagar, Thana:-Barasat,  
North 24 Parganas, WEST BENGAL, India, Pin  
740113.

K. Indranagar  
09/01/15



19  
 Addl. Dist. Sub. Registrar  
 Domjur, Howrah  
 09 JAN 2015

(Maitreyee Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR  
 Office of the A.D.S.R. DOMJUR

09/01/2015



**Government Of West Bengal**  
Office Of the A.D.S.R. DOMJUR  
District:-Howrah

Endorsement For Deed Number : I - 00126 of 2015  
(Serial No. 00131 of 2015 and Query No. 0504L000000110 of 2015)

On 09/01/2015

**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, also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 10/-

**Payment of Fees:**

Amount by Draft

Rs. 27437/- is paid, by the draft number 881504, Draft Date 09/01/2015, Bank Name State Bank of India, ESPI ANADE, received on 09/01/2015

( Under Article A(1) = 27423/- , E = 14/- on 09/01/2015 )

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-24,93,514/-

Confirms that the required stamp duty of this document is Rs.- 124696 /- and the Stamp duty, paid is Rs - 100/-

**Deficit stamp duty**

Deficit stamp duty

Rs. 40000/- is paid, by the draft number 881513, Draft Date 09/01/2015, Bank : State Bank of India, ESPI ANADE, received on 09/01/2015

Rs. 40000/- is paid, by the draft number 881514, Draft Date 09/01/2015, Bank : State Bank of India, ESPI ANADE, received on 09/01/2015

Rs. 26800/- is paid, by the draft number 881507, Draft Date 09/01/2015, Bank : State Bank of India, ESPI ANADE, received on 09/01/2015

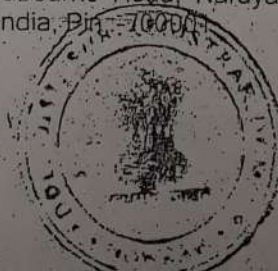
**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 13.44 hrs on 09/01/2015, at the Office of the A.D.S.R. DOMJUR by Sri Pawan Kumar Agarwal, Executant.

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

Execution is admitted on 09/01/2015 by

1. Sri Pawan Kumar Agarwal,  
Partner, Riya Manbhari Infra Llp, 27, Brabourne Road, Narayani Building, 1st Floor, Thana, Howrah, District-Kolkata, WEST-BENGAL, India, Pin - 700011  
Profession: Business



12  
Addl. Dist. Sub-Registrar  
Domjur, Howrah

09 JAN

( Maitreyee Ghosh )

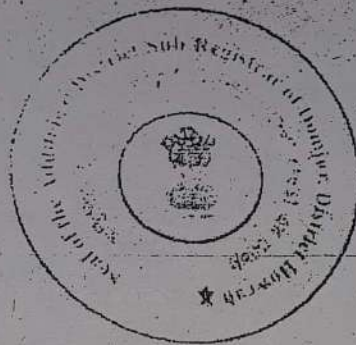
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR


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Endorsement Page 1 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 1767 to 1790  
being No 00426 for the year 2015.



 14 January 2015  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR  
Office of the A.D.S.R. DOMJUR  
West Bengal