(2)

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमवंग पश्चिम बंगाल WEST BENGAL

JAN 2015

THIS DEED OF CONVEYANCE made this

Contd.

[illegible] PAN : AAGFR [illegible] Limited Liability Partnership [illegible] (LLP) [illegible] Limited Liability Partnership Act, 2008, having its registered office at 27, Brabourne Road, Ramyani Building, 1st floor, P.S. Dharmatala, Kolkata – 700 001, represented by its designated partner SRI PAWAN KUMAR AGARWAL, son of Sri Radhyam Agarwal, by occupation business, residing at 108, Kiran Shankar Roy Road, Everest Gardens II, Block – G, Flat no. 3C, District – 24 PGS (S) 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-in-office representatives and assigns) of the OTHER PART.

AND

[1] ARGHAKATI PROMOTERS PRIVATE LIMITED, PAN : AAICA [illegible] F, a company incorporated under the Companies Act, 1956, [illegible] having its registered office at 30, Dilkhush Park, P.S. – Kasba, Kolkata – 700 078, represented by its Director ARUNASH SAGNIK son of Sri Rajesh Prasad Agrawal residing at 16A, Kachari Road, P.S. Kasba, Kolkata – 700 017 & [2] ADVIKA DEALERS PRIVATE LIMITED, PAN : AAJCA [illegible] a company incorporated under the Companies Act, 1956 [illegible], having its registered office at 7/6, Kiafal Road, P.S. – Kasba, Kolkata – 700 019, represented by its Director BIJOY KUMAR AGARWAL son of Late Ram [illegible] Agarwal residing at 35A, Dilkhush Park, P.S. Kasba, Kolkata – 700 019 AND (3) ARGHAQUE PROMOTERS PRIVATE LIMITED, PAN : AAKCA [illegible] a company incorporated under the Companies Act, 1956 [illegible], having its registered office at [illegible], Salt Lake Sector – [illegible], P.S. – Bidhan Nagar, Kolkata – 700 [illegible], represented by its Director AJAY KUMAR PRASAD son of Sri [illegible] Mangal Prasad residing at 62/E/F, [illegible] Acharya Road, P.S. Dhakuria, Kolkata – 700 [illegible], hereinafter jointly referred to as the "PURCHASERS", (which expression shall unless

[illegible] subject to [illegible] and be liable to [illegible] and assigns [illegible]

AND WHEREAS by and through a registered Deed of Conveyance dated [illegible] 2012 and registered in the Office of the [illegible] Sub Registrar Howrah and recorded in Book No. 1, CD Volume No. [illegible], Pages 1511 to 1555, Being Deed No. 8513 for the year 2012 one Bikash Pal and [illegible] Roy Mukherjee & Ors. sold to the Vendor herein ALL THAT the piece and parcel of [illegible] land measuring [illegible] (twenty three) decimals approximately [illegible] of total Dag area [illegible] (twenty four) decimals [illegible] C.S./R.S. Dag No. [illegible] corresponding to L.R. Dag No. [illegible], recorded in L.R. Khatian Nos. [illegible], 3030, 3000, [illegible], [illegible], [illegible] and 21[illegible] (iii) Bali land measuring [illegible] (twenty two) decimals approximately part of total Dag area [illegible] (8 Decimal) comprised in C.S./R.S. Dag No. 47 corresponding to L.R. Dag No. 46, recorded in L.R. Khatian No. 45 corresponding to L.R. Khatian Nos. 1117, 1230, 1209, [illegible], [illegible], [illegible], [illegible], [illegible], [illegible] and [illegible] and corresponding to L.R. Khatian No. 3088 (iv) [illegible] Bali land measuring [illegible] (fourteen) decimals approximately part of total Dag area 120 Decimal comprised in C.S./R.S. Dag No. 48, corresponding to L.R. Dag No. 48, recorded in L.R. Khatian Nos. [illegible] and [illegible] amounting to a total area of [illegible] measuring [illegible] decimals all lying and situate at Mouza Dakshin [illegible] No. 15, Police Station Domjur, District Howrah for the valuable consideration mentioned therein.

AND WHEREAS by and through another registered Deed of Conveyance dated 15th August, 2013 and registered in the office of the Additional District Sub Registrar, Domjur, Howrah and recorded in Book No. 1, CD Volume No. 13, Pages 4532 to 4558, Being Deed No. 04213 for the year 2013 one Bikash Pal sold to Aya Vanijyo Infra LLP, the Vendor herein ALL THAT the piece or parcel of (i) Bali land measuring 35 (fifty three) decimals approximately part of total Dag area 70 decimal comprised in C.S./R.S. Dag No. [illegible] corresponding to L.R. Dag No. 47, recorded in L.R.

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Khatoni Nos. 2545, 2553, 2580, 1562, 2735, 2122 and 2144 (Sixteen and [illegible] five) decimals approximately [illegible] of local Dag [illegible] 33 [illegible] comprised in G.S. (R.2) Dag No. [illegible] corresponding to L.R. Dag No. 48, [illegible] L.R. Khatoni No. 45 corresponding to L.R. Khatoni Nos. [illegible], 1250, 1265, 2777, 1363, 2175, 4250, 4542, 4656 and 4[illegible] corresponding to L.R. Khatoni No. 46[illegible] and Ind (Eight) Bigha and [illegible] Biswa of land measuring [illegible] decimals approximately [illegible] Dag No. [illegible] comprised in G.S. (R.2) Dag No. 48, corresponding to L.R. Dag No. 48 corresponding to L.R. Khatoni Nos. 2580, [illegible] 2804 appertaining to a local area of land measuring 157.11 (One hundred fifty seven point one one) decimal of [illegible] and situated at [illegible] Village Bhandaliya, J.L. No. 15, Pchar Sadar, Dowra, District Bilaspur for the consideration mentioned therein.

AND WHEREAS by virtue of the aforesaid sale deed of Sale-cum-Gift dated [illegible] Manohar Lalbo [illegible] Vaidya sold the land [illegible] the vendor and [illegible] assets and possessed of and or otherwise and [illegible] sufficiently entitled to the property [illegible] of (Eight) Bigha [illegible] measuring 70 (Seventy) decimals approximately comprised in G.S. (R.2) Dag No. 48, corresponding to L.R. Dag No. 47 situated at [illegible] Khatoni Nos. 2545, 2553, 2580, 1562, 2735, 2122 and 2144 (Eight) Bigha [illegible] measuring 70 (Seventy) decimals approximately comprised in G.S. (R.2) Dag No. 48, corresponding to L.R. Dag No. 48 situated at [illegible] Khatoni No. 45 corresponding to L.R. Khatoni Nos. [illegible], 1250, 1265, 2777, 1363, 2175, 4250, 4542, 4656 and 4[illegible] corresponding to L.R. Khatoni No. 46[illegible] and [illegible] (Eight) Bigha and [illegible] Biswa of land measuring 46.33 (Forty six point three three) decimals more or less (Being the vendor herein purchased 37.11 Decimal more or less) was entitled to sale 46.33 (Forty six point three three) decimal more or less of total Dag area 157.11 (One hundred fifty seven point one one) decimal [illegible] comprised in G.S. (R.2) Dag No. 48, corresponding to L.R. Dag No. 48 recorded in L.R. Khatoni Nos. 2736 and 2738 appertaining to a local area of land measuring 157.11 (One hundred fifty seven point one one) decimal more or less all being and situated at [illegible] Village [illegible]

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Incorporated, [illegible] Kolar Gold Fields, Bangalore, [illegible] Road in the Town of West Bengal and [illegible] the Vendor [illegible] in [illegible] in respect of [illegible] and [illegible] K.G.F. Estate, No. [illegible] and [illegible] collectively referred to as the "said Estate Property" shall be and [illegible] all encumbrances.

A. The Vendor [illegible] has [illegible] and [illegible] the [illegible] as follows:

i. That the said Entire Property is in [illegible] and exclusive possession of the Vendor without any [illegible] whatsoever from any person or persons and that no person or persons have ever [illegible] or possession to the said Entire Property or any part thereof except the Vendor;

ii. That no part of property in the said Entire Property has ever been acquired in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or Statutory application to the said Entire Property nor is there any case pending under such Acts or Statutes;

iii. That the Vendor never held an holding in excess and 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 part thereof are not affected by any action or [illegible] of the Vendor

Metropolitan Development Authority or the Government or any other Public Bodies or Authority.

v. That no [illegible] or any person [illegible] or encumbrance in respect of the said Entire Property.

vi. That the said Entire Property or any portion thereof is [illegible] under any other Act or any other law [illegible] and that the said Entire Property or any portion thereof or any interest therein is not affected by any [illegible] or acquisition or [illegible] under any Act or any otherwise.

vii. That the said Entire Property or any portion thereof is not affected by any scheme including the amendment under any notification or any proceeding thereof in the exercise of the Income Tax Authorities or other Government Agencies or under the Urban Land Ceiling Act or any other Act or Order or under any other Act or Order.

viii. That there is no impediment or restriction under any law or rule [illegible] Ceiling or [illegible] or under any other law or rule for the vendors selling, conveying and transferring the said Entire Property or any portion thereof unto and in favour of the Purchasers.

ix. That no notice and appeal or litigation in respect of the said Entire Property or in any way concerning the said Entire Property or any portion thereof is pending and that no person has any claim whatsoever. That interest or possession [illegible] every nature whatsoever in or in respect of the said Entire Property or any part thereof and that no notice in respect thereof has been received [illegible]

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subject thereof or are the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor no other person has or has claim any right title or interest in any and every nature whatsoever in the said Bank Property or any portion thereof.

x. That the said Bank 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 Bank Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or memorandum mortgage under the Transfer of Property Act or any other act (b) any charge lien dependency or liability to any right of maintenance or maintenance under any statute by dispensation adjustment or other determination under any law, (c) any trust resulting or constructive arising, under any whether force behind transaction or otherwise, (d) any lease sub or tenancy, (e) any attachment decree attachment before judgment of any Court or authority, (f) any right of way water light support drainage or any other easement with any person or properties or any of them (g) any right of any person under any agreement or otherwise, (h) any burden or obligation other than payment of Income Tax, (i) 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 Bank Property or any part thereof which could expose the Purchasers to any risk nor is there any material or wilful

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defect in the said Entire Property or any part thereof or in the Vendor's title thereto.

xiii. That no attachment, judgment or any other order is in force or is liable 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 right, title or interest of the vendor in the said Entire Property or the FMT Quarter could have been encumbered, impeached, challenged or disturbed in any way.

II. That the Purchasers acting 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 THAT the piece and parcel of Bali land containing an aggregate area of 70 Decimal more or less being the portion of the said Property, out of which Purchaser No. 1 namely M/s. Schwalkit Developers Pvt. Ltd. has agreed to purchase Sub Land measuring 10 Decimal more or less out of total dag area 70 Decimal, comprised in C.S./R.S. Dag No. 46, corresponding to L.R. Dag No. 49, recorded in L.R. Khatian No. 7922 more particularly described in the First Schedule hereunder written and coloured in the map or plan hereto annexed and thereon bordered RED for a consideration of Rs. 6,30,000/- (Rupees Six Lakh Thirty Thousand only) AND the Purchaser No. 2 namely M/s. Aviska Vanijya Pvt. Ltd. has agreed to purchase Sub Land measuring 10 Decimal more or less out of total dag area 70 Decimal comprised in C.S./R.S. Dag No. 92, corresponding to L.R. Dag No. 46, recorded in L.R. Khatian No. 7922 more particularly described in the Second Schedule hereunder written and

[illegible] and [illegible] for a consideration of Rs. [illegible] (Rupees [illegible] Lakhs Thousand only) and [illegible] Rs. [illegible] (Rupees [illegible] Thousand only) and agreed to purchase [illegible] land measuring [illegible] or less out of total land area of [illegible] situated in C.S. [illegible] Dag No. [illegible] corresponding to L.P. Dag No. [illegible] and [illegible] land measuring [illegible] out of total land area of [illegible] situated in C.S. [illegible] Dag No. [illegible] corresponding to L.P. Dag No. [illegible] of [illegible] mentioned in sale deed No. [illegible] more particularly described in the Third Schedule hereunder written and delineated in the map or plan annexed and thereon marked [illegible] for a consideration of Rs. 7,27,000/- (Rupees Seven Lakh Twenty Seven Thousand only) [illegible] Bindu Bhushan Bhattacharjee [illegible] Bindu Bhushan Bhattacharjee, [illegible] Bindu Bhushan Bhattacharjee [illegible] (First Party) TOGETHER WITH all the rights, hereditaments, appurtenances and/or [illegible] authorities, claims, demands, interests and liabilities [illegible] tangible and intangible rights or benefits or whatsoever appertaining to the above property including the right of access to the said land from [illegible] as mentioned hereinafter in Schedule hereunder written and [illegible] exclusively appertaining to the said Property) at or for aggregate sum consideration of Rs. [illegible] (Rupees Twenty Four Lakh Seven Thousand only) absolutely and [illegible] free from all encumbrances and [illegible] whatsoever.

c. The Purchaser have [illegible] execution of this deed of sale [illegible] the full consideration amount [illegible] the Vendor has got [illegible] possession [illegible] 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. 7,27,000/- (Rupees Twenty Four Lakh Seven Thousand only) duly paid by the

Purchasers at the Vendor's request for execution of these presents [illegible] the Vendor hereby as and by the receipt [illegible] admits and acknowledges [illegible] of and from the same and every part thereof do hereby acquit, release and discharge the Purchasers as well as the said Property hereby sold, conveyed and transferred and every part thereof [illegible] [illegible] soil, [illegible], [illegible], water, and access [illegible] of the Purchasers No. 1 herein M/s Abhishek Promoters Pvt. Ltd. ALL THAT the piece and parcel of Bari Land measuring 10 Decimal more or less (out of total land area 78 Decimal) comprised in C.S./R.S. Dag No. 46, corresponding to L.R. Dag No. 47, recorded in L.R. Khatian No. 7032 more particularly described in the First Schedule hereunder written and delineated in the map or plan hereto annexed and thereon coloured RED AND in favour of the Purchaser no. 2 herein M/s Adi Dev Dealers Pvt. Ltd. ALL THAT the piece and parcel of Bari Land measuring 10 Decimal more or less (out of total Dag area 78 Decimal) comprised in C.S./R.S. Dag No. 46, corresponding to L.R. Dag No. 48, recorded in L.R. Khatian No. 7032 more particularly described in the Second Schedule hereunder written and delineated in the map or plan hereto annexed and thereon coloured GREEN AND in favour of the Purchaser no. 3 herein M/s Angelique [illegible] Pvt. Ltd. ALL THAT the piece and parcel of Bari Land measuring 8 Decimal more or less (out of total Dag area 78 Decimal) comprised in C.S./R.S. Dag No. 46, corresponding to L.R. Dag No. 47 and (ii) Bari Land measuring 8 Decimal more or less (out of total Dag area 78 Decimal) comprised in C.S./R.S. Dag No. 47, corresponding to L.R. Dag No. 48, respectively in L.R. Khatian No. 7032 more particularly described in the Third Schedule hereunder written and delineated in the map or plan hereto annexed and thereon coloured YELLOW aggregating a total area of land of 26 Decimal more or less recorded in L.R. Khatian No. [illegible] lying and situate at Mouza – Dakshin Jhapardaha, J.L. No. 15, under Dakshin Jhapardaha Gram Panchayat, P.S. – Dumjor, 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"

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[illegible] thereto [illegible] paths and/or [illegible] including the right of access to the said land TOGETHER WITH all the easement rights including the right of ingress and egress and all the [illegible] and appurtenances belonging thereto OR THEREUNTO [illegible] the said Property or any part thereof [illegible] or any [illegible] hereditaments [illegible] situate, lying, being, known, [illegible], described or distinguished together with all paths, passages, ways, water courses, sewers, drains and [illegible] of water and other lights, rights, liberties, easements, privileges, [illegible] advantages, privileges 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 the rents, issues and profits thereof AND all and every part thereof AND all the legal incidents 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, pattas, muniments, writings and evidences of title which in anywise relate 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 and conveyed, transferred, assured 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 [illegible] and to the use of the Purchasers absolutely and forever free from all mortgages, charges, liens, lispendens, attachments 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 an absolute fee free from all encumbrances and transfer of a nature.

b) That the Vendor has good right full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and convey the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be now and in future 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 consideration being offered 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 executed by the Purchasers on such express indemnification by the Vendor, which if found defective in future 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 costs, taxes, cesses 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 times 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 all times hereafter peaceably and quietly enter into hold, possess

and enjoy the said Property hereby granted with, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful eviction, interruption, claims and demand whatsoever from or by the Vendor or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendor.

3) That the said Property, benefits advantages and rights hereby granted, conveyed, transferred assigned and assured or expressed or intended so to be now are free from all encumbrances, mortgages, charges, liens, lispendens, attachments, [illegible] [illegible], easements, [illegible], acquisitions, requisitions, alignments [illegible] [illegible] whatsoever or howsoever made or suffered by the Vendor or any person or persons 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.

4) That the said [illegible] and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendor [illegible] and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against [illegible] charges, [illegible] mortgages, [illegible], lispendens, attachments [illegible] encumbrances and liabilities whatsoever made or suffered by the Vendor.

5) That the Vendor doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendor [illegible] acquisition or requisition of the said Property or any part thereof [illegible]

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[illegible] and that the said Property or any part thereof is not affected or any statutory notification or by [illegible] [illegible] and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or [illegible] the said Property or any part thereof or any [illegible] [illegible].

[illegible] The Vendor hereby further covenant with the Purchasers that the Vendor has [illegible] not at any time done, executed or suffered [illegible] in the premises to [illegible] or any [illegible] 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 [illegible], charged encumbered or [illegible] in which event the Vendor may be prevented from conveying the said Property in the manner intended.

[illegible] Further the Vendor and all persons having or lawfully or equitably claiming estate, rights, title, interest, property claim and demand whatsoever into or upon the said Property hereby agreed to be conveyed, unencumbered, unexpired, and free of [illegible] or [illegible] and free from [illegible] under or in trust for the Vendor and will from time to time and at all times hereafter at the request and costs of the Purchasers or their or any of their respective successors or assigns executors, administrators and legal representatives and/or assigns [illegible] do, acknowledge and execute or cause to be done, [illegible] acknowledged and executed all such acts, deeds, matters and things whatsoever for further, better and more perfectly effectually [illegible] perfecting, transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchasers or as all or may be reasonably required.

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

4. THAT the Vendor is now and shall have at the time of the execution of these presents, clear, absolute, land revenue and other rights and marketable title in respect to the property hereby sold free from all encumbrances and contract, mortgages, charges, liens, attachments, lease, tenancy, licence, easement, trust, acquisition, requisition, lis pendens, claim or demand or lien of any kind whatsoever and all such wrongful act, omission or default on the Vendor or a decree being made by the purchaser and the vendor shall indemnify and keep them harmless against all losses, costs, charges and expenses which the purchasers may incur by reason of any such claim or demand or proceedings or may be sustained by the purchasers due to non-compliance or breach in material respects.

5. AND THAT the Vendor shall sign, execute and deliver all papers, documents and writings and do all acts and things as may be required by the Purchasers from time to time for having the name of the Purchasers entered in respect of the said property hereby sold and conveyed.

6. AND THAT the Vendor undertakes that the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby approves the mutation to the name and (if applicable) the Purchasers as the constituted attorney of the Vendor and undertakes and undertakes the obligation to sign all papers and documents and to do all steps whatsoever or necessary in this regard. Notwithstanding such grant of consent and authorisation, the Vendor undertakes to be equally liable and responsible in all respects to assist the Purchasers in the Suit Proceedings.

[illegible] of the Parties hereto shall execute the Sale Deed and sign all documents and papers as required in the business.

THE FIRST SCHEDULE ABOVE REFERRED TO

(The land of [illegible] Promoters Pvt. Ltd.)

ALL THAT the piece and parcel of Bastu land measuring [illegible] decimals, [illegible] of total Dag area 70 Decimals included in C.S. Khata No. [illegible], corresponding to L.R. Dag No. 47, recorded in L.R. Khatian No. 7932 situate at Mouza Dakshin [illegible], J.L. No. 15, under Dakshin Chaporchala Gram Panchayat, Police Station Tarakeswar, District Hooghly in the State of West Bengal and enjoyment in common of the easements mentioned and hereinafter bordered RED with all other rights and facilities appertaining thereto in the manner and the extent more fully described and hereinafter in the manner as follows:-

ON THE NORTH	By Part of L.R. Dag No. [illegible]
ON THE SOUTH	By L.R. Dag No. [illegible]
ON THE EAST	By Part of L.R. Dag No. [illegible]
ON THE WEST	By L.R. Dag No. [illegible]

THE SECOND SCHEDULE ABOVE REFERRED TO

(The land sold to M/s Silver Dreams Pvt. Ltd.)

ALL THAT the piece and parcel of Bastu land measuring 10 (ten) Decimals more or less, part of total Dag area [illegible] Decimals, comprised in L.R. Khatian No. [illegible], corresponding to L.R. Dag No. [illegible], recorded in L.R. Khatian No. 7932 situate at Mouza Dakshin Chaporchala, J.L. No. 15, under Dakshin Chaporchala Gram Panchayat, Police Station Tarakeswar, District Hooghly in the State of West Bengal and demarcated in the map or plan hereto annexed and thereon bordered GREEN with all other rights

[illegible]

ON THE NORTH	[illegible]
ON THE SOUTH	[illegible]
ON THE EAST	[illegible]
ON THE WEST	[illegible]

THE THIRD SCHEDULE ABOVE REFERRED TO

[illegible] sold to M/s Angel Infe Promoters Pvt. Ltd.

ALL THAT [illegible] Bastu land [illegible] Dhanmati [illegible] Dag No. [illegible], corresponding to L.R. [illegible], [illegible] and [illegible] Dag No. [illegible] Dhanmati [illegible] out of total [illegible] Dhanmati [illegible] Dag No. [illegible] corresponding to L.R. Dag No. [illegible], [illegible] Dhanmati [illegible] L.R. Khatian No. [illegible] situate at Mouza [illegible], J.L. No. [illegible], within [illegible] Chowkidar Chak Panchayat, Police Station [illegible], District Howrah in the State of West Bengal and demarcated in the map or plan hereto annexed and thereon coloured Yellow with all the easements and facilities appurtenant thereto including the right of access to the said land and said Bastu land bounded in the manner as follows,

	L.R. DAG NO. 52	L.R. DAG NO. 46
ON THE NORTH	By Part of L.R. Dag No. 47	By Part of L.R. Dag No. 48
ON THE SOUTH	By L.R. Dag No. 54	By L.R. Dag No. 51
ON THE EAST	By L.R. Dag No. 44	By Part of L.R. Dag No. 46
ON THE WEST	By Part of L.R. Dag No. 47	By L.R. Dag No. 47

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IN WITNESS WHEREOF the Vendor hereto has set and subscribed his
[illegible] and the Purchaser hereto has set and subscribed his
[illegible] and seal the day and year first hereinbefore written.

SIGNED, SEALED AND DELIVERED by the
VENDOR [illegible] in the presence of:

1. [illegible]

[illegible]

2. [illegible]

[illegible]

SIGNED BY THE WITHIN NAMED VENDOR

[illegible]

[illegible]

VENDOR

Drafted by me

[illegible]

[illegible]
Advocate, High Court, Colombo
[illegible]

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RECEIVED of and from the [illegible] Residents Co. [illegible] amount of Rs. 38,27,000/- (Rupees Twenty Four Lacs Seven Thousand only) being full and [illegible] as per Memorandum.

MEMO OF CONSIDERATION

Date	Cheque No.	Bank Name & Branch	Amount (Rs.)	Towards Flat No.
[illegible]	[illegible]	HDFC Bank Ltd. Bhaghe Mozie Branch	[illegible]	Associate Premises Pvt. Ltd.
[illegible]	[illegible]	-do-	[illegible]	Kavita Dealers Pvt. Ltd.
08.01.2015	[illegible]	ICICI Bank Ltd. Portuguese Church Street Branch	[illegible]	Sugandhar Premises Pvt. Ltd.
		Total	38,27,000/-	

(Rupees Twenty Four Lacs Seven Thousand Only)

WITNESSES:

1. [illegible]

2. [illegible]

M/S. SITA MAHAVIR HOTELS LLP

PARTNER

(DESIGNATED PARTNER/PARTNER)

(VENDOR)

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SALE DEED PLAN

MOUZA - [illegible] JHAPARDAHA, [illegible] KH. [illegible] SITATAN NO. 7052, R.S. DAG NOS. 46 & 47, [illegible] R. DAG NOS. 47 & 48, P. S. - DOMJUR, DISTRICT - HOWRAH

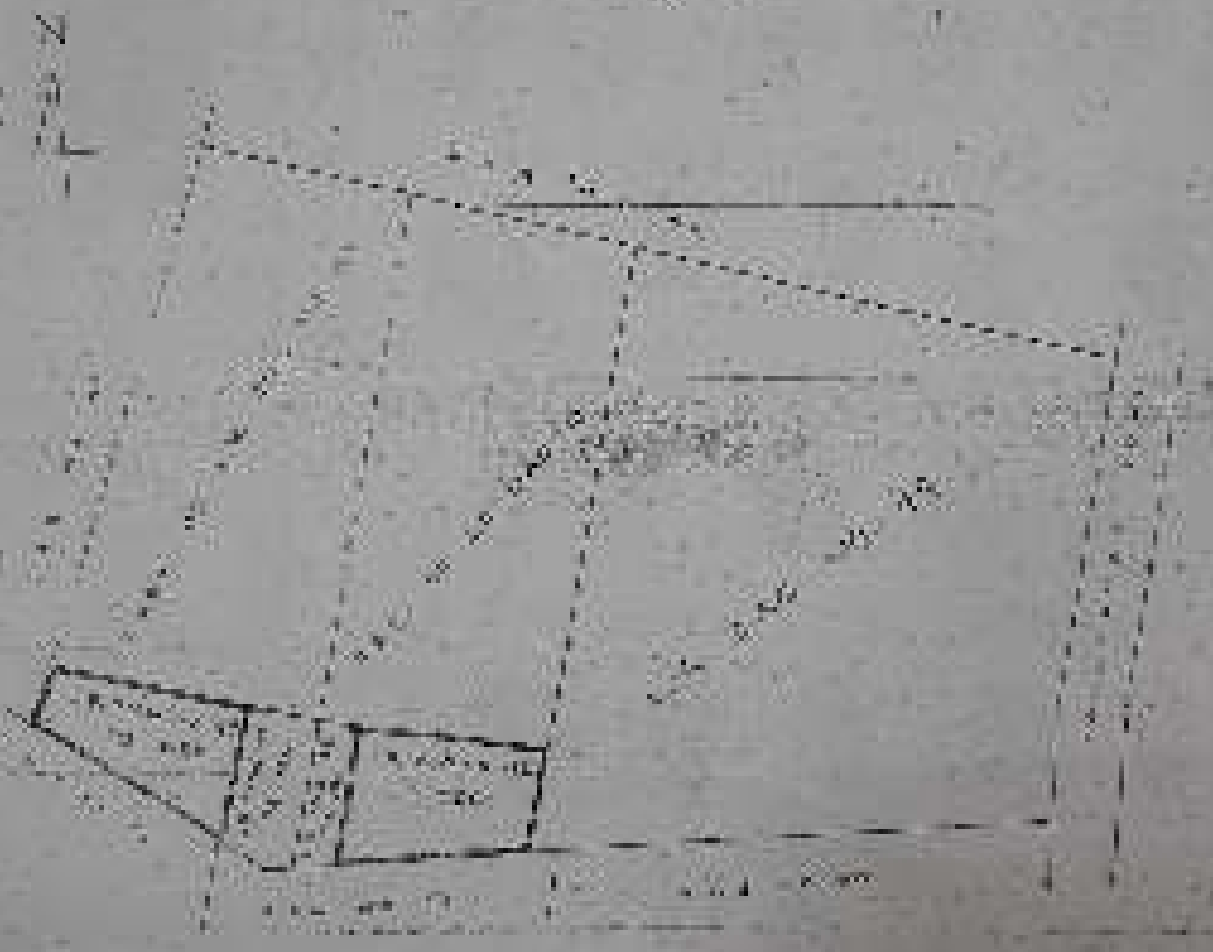
TOTAL SOLD AREA OF LAND 29 DEC

PURCHASER'S NAME	TAKEN		ARE SOLD
	[illegible]	[illegible]	[illegible]
[illegible] PROMOTERS PVT. LTD.	46	47	10
[illegible] PVT. LTD.	47	48	10
[illegible] PVT. LTD.	46	47	48
	47	48	49
			29

SHOWN IN RED INK

SHOWN IN BLUE INK

SHOWN IN YELLOW INK

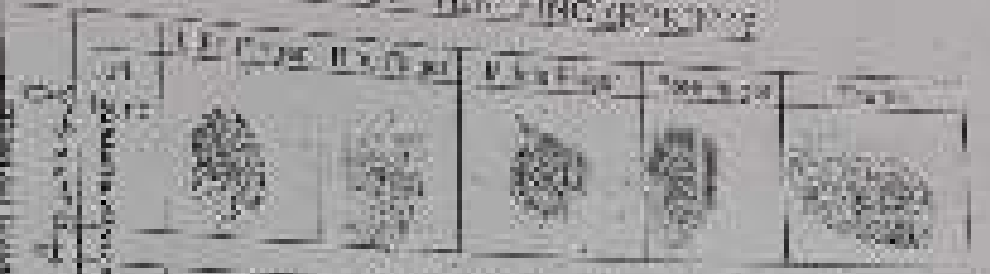


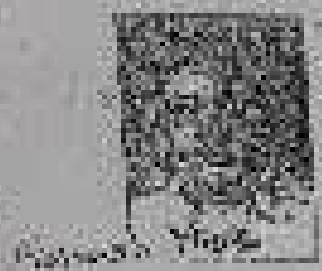
[illegible]

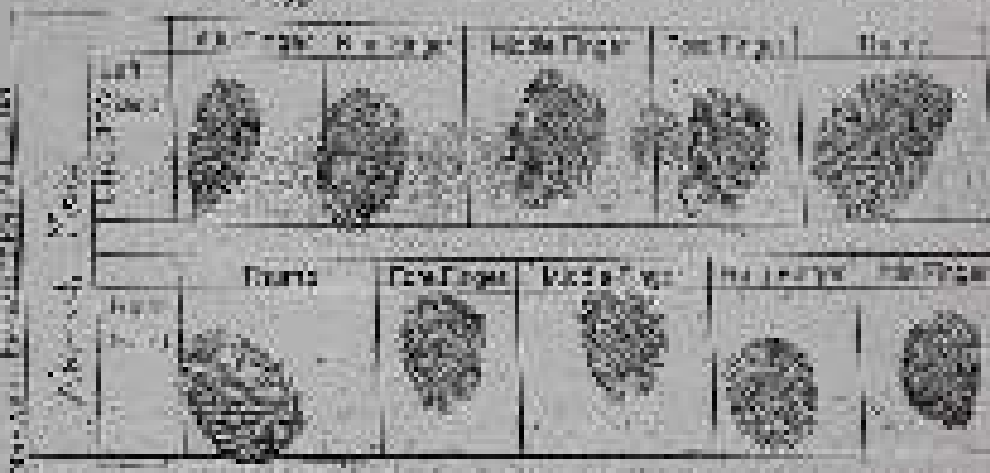
[illegible]

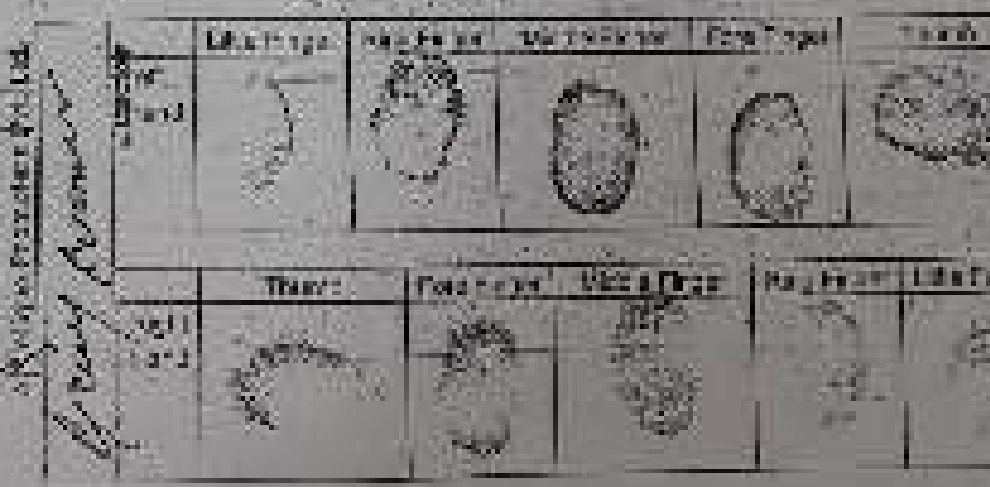
[illegible]

SPECIMEN FORM FOR FINGERPRINTS









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Additional District Sub Registrar
Sonipur, Howrah

19 JUL 2025

Additional District Sub Registrar
Sonipur, Howrah

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

[illegible] Book number - 1, 3390 of 2015
Deed No: [illegible] of 2015, and Deed No: 1504,[illegible] of 2015

[illegible]

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

[illegible]

Endorsement of Fees:

[illegible]

Certificate of Market Value(WB Govt Order of 2001)

[illegible]

Certificate for the purpose of [illegible] Rs. [illegible] [illegible] Income Tax [illegible]

Political stamp duty

[illegible]

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

[illegible]

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

[illegible]

[illegible]

District Howrah

[illegible]

Halder [illegible]
A HISTORICAL DISTRICT [illegible] REGISTRAR OF DOMJUR
[illegible]

[illegible]

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Government Of West Bengal
Office Of the A.D.S.R. [illegible]
District- [illegible]

Endorsement For Deed Number : I - [illegible] of 2015

(Serial No. 70137 of 2015 and Query No. [illegible] of 2015)

[illegible]

[illegible]

[illegible]

(Asit [illegible])
Additional District Sub-Registrar
[illegible]

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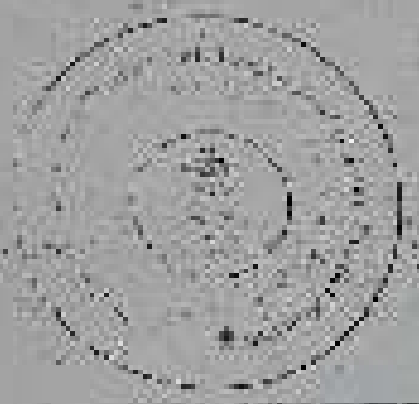
Certificate of Registration under section 66 and Rule 66.

Registered in Book - 1
Volume number
Page from 1837 to 1852
Reg No 3012 dated [illegible] 2015



Date
Registration No. [illegible]
Additional District Sub-Registrar of Domjur
Office of the D.S.R. Domjur
Rule 66: 1