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150 Sabaks  
 Mr. 13 to 29/9/14

Certified that the Document is admitted to Registration, the Stamp Duty and the endorsement duty attached to this document are the part of this Document.

*[Signature]*  
 Additional Registrar  
 of Assurances-II, Kolkata  
 30/9/14

THIS INDENTURE OF CONVEYANCE made this 27<sup>th</sup> day of September  
 Two Thousand and Fourteen BETWEEN JERAMBHAI SEVA TRUST, a Public  
 Charitable Trust having its office at 25 Princep Street, Police Station

*[Signature]* *[Signature]* *[Signature]*

29/9/14  
 5.00  
 Addl. Registrar of Assurances II  
 Kolkata  
 27/9/14

3401/14

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29/09

C

82982

Bijay Karmakar.



c-7550

ALMOST REALTORS PVT. LTD.

Bijay Karmakar.  
Director.



BSP LAW ASSOCIATES  
4D Nirco House  
1B, Park Lane Street,  
Kolkata - 700001

- 9 SEP 2014

- 9 SEP 2014

c-7545

JERAMBHAI SEVA TRUST

*[Signature]*

For Jerambhai Management Services Pvt. Ltd.

*[Signature]*

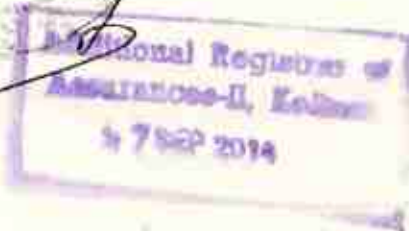
Director

For WADHWA ENDOWMENT MANAGEMENT PVT. LTD.

*[Signature]*

Director

(DAMODARDAS JERAMBHAI WADHWA)  
Trustee



c-7546

RANDHIR VINTRADE PRIVATE LIMITED

*[Signature]*

Director

*[Signature]*  
(MRINAL KANTI RAY)



Bowbazar, Kolkata-700072 having PAN AAATJ2027L represented by all its Trustees (1) Mr. Damodardas Jerambhai Wadhwa, son of Late Jerambhai Bhoolchand residing at 220/2 A.J.C Bose Road, Police Station Beniapukur, Kolkata-700017, having PAN AAHPW3977B, (2) Jerambhai Management Services Private Limited, a Company incorporated under the Companies Act, 1956 having its registered office at 25, Princep Street, Police Station Bowbazar, Kolkata-700072 having PAN AACCJ4805F and represented by its Director Mr. Damodardas Jerambhai Wadhwa son of Late Jerambhai Bhoolchand and (3) Wadhwa Endowment Management Private Limited, a Company incorporated under the Companies Act, 1956 having its registered office at 25, Princep Street, Police Station Bowbazar, Kolkata-700072 having PAN AABCW0336K and represented by its Director Mr. Damodardas Jerambhai Wadhwa son of Late Jerambhai Bhoolchand hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its trustees for the time being and their respective heirs executors administrators legal representatives successors or successors-in-office and/or successors-in-interest and/or assigns) of the **ONE PART AND (1) ALLMOST REALTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Gate No.4, Room No.703-704, 7th Floor, Poddar Court, 18, Rabindra Sarani, Police Station- Bowbazar, Kolkata - 700001 having PAN AAKCA8668F, having CIN :- U45400WB2012PTC184401 and represented by its Director Mr. Bijay Karmakar son of Late Kundupada Karmakar, having PAN BSDPK5802N, (2) **RANDHIR VINTRADE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at C/o Dinesh Mishra 24, Baguiati Road, Dum Dum, North 24 Parganas, Police Station: Dum Dum, Kolkata - 700028, having PAN AAFCR0465C, having CIN U51909WB2010PTC154333 and represented by its Director Mr. Lalit Kumar Giria son of Late Sumer Mal Giria, having PAN ACXPG0942L, (3) **VERONICA DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Sarada Pally, Sodepur, P.O.: Panshila, Police Station: Ghola, Kolkata - 700 112, having PAN AADCV6356J, having CIN U51909WB2011PTC162104 and represented by its Director Mr. Amar Kumar Prasad son of Late Sarjoo Prasad, having PAN AWGPP3661A, (4) **KOTIRATAN BUILDTECH PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at CD-35, Sector-I, Salt Lake City, Police Station: Bidhannagar (North), Kolkata - 700064, having PAN AAECK8840R, having CIN U45400WB2012PTC183728 and represented by its Director Mr. Lalit Kumar Giria son of Late Sumer Mal Giria, having PAN ACXPG0942L, (5) **MAKELIFE PROPERTIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at CD-35, Sector-I, Salt Lake City, Police Station: Bidhannagar (North), Kolkata - 700064 having PAN AAICM1216D having CIN U45400WB2012PTC183753 and represented by its Director Mr. Amar Kumar Prasad son of Late Sarjoo Prasad, having PAN AWGPP3661A, (6) **MAKELIFE PROJECTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Gate No.4, Room No.703-704, 7th Floor, Poddar Court, 18, Rabindra Sarani, Police Station: Bowbazar, Kolkata - 700001, having PAN AAICM1215A, having CIN U45400WB2012PTC183732 and represented by its Director Mr. Mahabir Kumar Dugar, son of Mr. Ratan Lal Dugar, having PAN AGHPD6715G, (7) **BLUESNOE AGENCIES PRIVATE LIMITED**, a



Company incorporated under the Companies Act, 2013 having its Registered Office at P-113, Senhati Colony, Police Station: New Alipore, Kolkata – 700034, having PAN AAFCB9914L, having CIN U51909WB2014PTC202903 and represented by its Director Mr. Samir Sarkar, son of Mr. Mahesh Chandra Sarkar, having PAN AVOPS7153D, **(8) LAUREEN TRADERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at 87/1, Prabodh Chandra Lahiri Sarani, 24 Barahanagar, North 24 Parganas, Police Station - Sinthee, Kolkata – 700050 having PAN AACCL7280J, having CIN : U51909WB2014PTC203146 and represented by its Director Mr. Navneet Kothari son of Mr. Ashok Kumar Kothari, having PAN AEWPK3877K, **(9) LUXURIANT INFRAPROJECTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at 4A, Council House Street, Police Station - Hare Street, Kolkata – 700001, having PAN AACCL7358K, having CIN : U70102WB2014PTC203426 and represented by its Director Mr. Navin Banthia son of Mr. Babulaji Banthia, having PAN AXRPB3109M, **(10) FLORIN PROPERTIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at 28/1/1A Tagore Castle Street, 24 Jorabagan, Police Station: Jorabagan, Kolkata – 700006, having PAN AACCF4197Q, having CIN : U70102WB2014PTC202474 and represented by its Director Mr. Bijay Karmakar son of Late Kundupada Karmakar, having PAN BSDPK5802N, **(11) PRADYUMNA ADVISORY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at P-113, Senhati Colony, Police Station: New Alipore, Kolkata – 700034, having PAN AAHCP7741B, having CIN : U51909WB2014PTC202910 and represented by its Director Mr. Amar Kumar Prasad, son of Late Sarjoo Prasad, having PAN AWGPP3661A, **(12) PRADYUMNA COMMOTRADE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at P-113, Senhati Colony, Police Station: New Alipore, Kolkata – 700034, having PAN AAHCP7742C, having CIN : U51909WB2014PTC202911 and represented by its Director Mr. Rajeev Kumar Nahata son of Mr. Chain Roop Nahata, having PAN ABHPN4950A, **(13) WAXFLOWER INFRASTRUCTURE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at 28/1/1A Tagore Castle Street, 24 Jorabagan, Police Station: Jorabagan, Kolkata – 700006, having PAN AABCW5374K, having CIN U70102WB2014PTC202478 and represented by its Director Mr. Harish Kumar Giria, son of Mr. Lalit Kumar Giria, having PAN AIRPG3901B, **(14) FLAX TRADERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at 4A, Council House Street, Police Station: Hare Street, Kolkata – 700001 having PAN AACCF4438Q, having CIN : U51909WB2014PTC203422 and represented by its Director Mr. Harish Kumar Giria son of Mr. Lalit Kumar Giria, having PAN AIRPG3901B and **(15) BRAVO COMMOALES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at P-113, Senhati Colony, Police Station –New Alipore, Kolkata – 700034 having PAN AAFCB9913P, having CIN U51909WB2014PTC202904 and represented by its Director Mr. Amar Kumar Prasad son of Late Sarjoo Prasad, having PAN AWGPP3661A hereinafter collectively referred to as “the **PURCHASERS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office and successors-in-interest and/or assigns) of the **OTHER PART**:



**WHEREAS:-**

A. The Vendor is the sole and absolute owner of, amongst other properties, **ALL THAT** messuages tenements hereditaments and structures together with the piece and parcel of land thereunto belonging whereon and on parts whereof the same are erected and built containing an area of 1.50 acre or 150 sataks more or less comprised in (i) a portion containing an area of 0.92 acre more or less of R.S. and L.R. Dag No. 3678 (measuring 1.63 acre), (ii) a portion containing an area of 0.08 acre more or less of R.S. and L.R. Dag No. 3679 (measuring 0.16 acre) (iii) a portion containing an area of 0.15 acre more or less of R.S. and L.R. Dag No. 3680 (measuring 0.31 acre) and (iv) the entire R.S. and L.R. Dag No. 3678/4016 containing an area of 0.35 acre or 35 sataks more or less all recorded in L.R. Khatian No. 1900 in Mouza Gopalpur, J.L. No. 2, Police Station Airport (formerly Rajarhat), in the District of North 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**". The facts about the Vendor deriving title to the said Property as represented by the Vendor to the Purchasers is as follow:

- a. By a Sale Deed dated 8<sup>th</sup> August 1949 and registered with Sub Registrar, Cossipore Dum Dum in Book I Volume No. 46 Pages 28 to 35 Being No. 3012 for the year 1949, one Akshoy Kumar Dutta, Sailendra Kumar Dutta, Subol Kumar Dutta, Khodan Chandra Dutta, Hiranmoyee Dutta and Smriti Bala Dutta for the consideration therein mentioned sold conveyed and transferred unto and to one Snehlata Bera All That pieces and parcels of land containing an area of 2.45 acre or 245 sataks more or less comprised in entire (i) C.S. Dag No. 5450 recorded in C.S. Khatian No. 703 containing an area of 1.98 acre or 198 sataks more or less (subsequently recorded in R.S. Dag No. 3678 containing an area of 1.63 acre or 163 sataks and R.S. Dag No. 3678/4016 containing an area of 0.35 acre or 35 sataks both recorded in R.S. Khatian No. 640), (ii) C.S. Dag No. 5451 recorded in C.S. Khatian No. 703 containing an area of 0.16 acre or 16 sataks more or less (subsequently recorded in R.S. Dag No. 3679 recorded in R.S. Khatian No. 640) and (iii) C.S. Dag No. 5452 recorded in C.S. Khatian No. 703 containing an area of 0.31 acre or 31 sataks more or less (subsequently recorded in R.S. Dag No. 3680 recorded in R.S. Khatian No. 640) in Mouza Gopalpur, J.L. No. 2, Police Station Rajarhat, in the District of 24 Parganas (now North 24 Parganas), absolutely and forever.
- b. By a sale deed dated 21<sup>st</sup> July 1955 and registered with Sub Registrar, Cossipore Dum Dum in Book I Volume No. 88 Pages 168 to 176 Being No. 6206 for the year 1955, one Binapani Chandra for the consideration therein mentioned sold conveyed and transferred unto and to one Snehlata Bera All That pieces and parcels of land containing an area of 0.62 acre or 62 sataks more or less comprised in C.S. Dag No. 5448 recorded in C.S. Khatian No. 1532 (subsequently recorded in R.S. Dag No. 3676 recorded in R.S. Khatian

*[Handwritten signatures]*



No. 1610) in Mouza Gopalpur, J.L. No. 2, Police Station Rajarhat, in the District of 24 Parganas (now North 24 Parganas), absolutely and forever.

- c. The said Snehlata Bera, by virtue of the aforesaid two Sale deeds, became the sole and absolute owner of the All That piece and parcel of land containing an area of 3.07 acre or 307 sataks more or less comprised in the entire R.S. Dag Nos. 3676, 3678, 3679, 3680 and 3678/4016 in Mouza Gopalpur, J.L. No. 2, Police Station Rajarhat, in the District of North 24 Parganas (hereinafter referred to as "the **Larger Property**"). The name of the said Snehlata Bera appeared in the Records of Right published under the Revisional Settlement in respect of the Larger Property and her name was also recorded as Raiyat in the Records of Rights published under the West Bengal Land Reforms Act, 1955 in respect of the Larger Property under L.R. Khatian No. 3130.
- d. By a Deed of Gift dated 27<sup>th</sup> June 1960 and registered with Registrar of Assurances, Calcutta in Book No. I, Volume No. 82 Pages 196 to 208 Being No. 3188 for the year 1960, the said Snehalata Bera out of her love and affection towards her three sons namely Monotosh Bera, Pranotosh Bera and Sarbatosh Bera granted conveyed and transferred by way of Gift unto and to them, amongst other properties, **All That** the Larger Property, absolutely and forever.
- e. By virtue of a Deed of Partition dated 9<sup>th</sup> July 1960 and registered with the Registrar of Assurances, Calcutta in Book I Volume No. 100 Pages 20 to 39 Being No. 3394 for the year 1960, the said Monotosh Bera was, amongst other properties, exclusively allotted by metes and bounds and became the sole and absolute owner of All That the said Larger Property, absolutely.
- f. By a Sale Deed dated 10<sup>th</sup> December 1966 and registered with Registrar of Assurances, Calcutta in Book I Volume No. 179 Pages 145 to 154 Being No. 6459 for the year 1966 the said Monotosh Bera for the consideration therein mentioned sold conveyed and transferred unto and to one Messrs. Gojer Brothers Private Limited All That the Larger Property, absolutely and forever.
- g. By a Sale Deed dated 16<sup>th</sup> July 1971 and registered with Registrar of Assurances, Calcutta in Book I Volume No. 128 Pages 104 to 114 Being No. 2844 for the year 1971, the said Messrs. Gojer Brothers Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor hereto All That the Larger Property, absolutely and forever.
- h. The name of the Vendor is recorded as Raiyat in the Records of Rights published under the said Act of 1955 in respect of the Larger Property under L.R. Khatian No. 1900.

6/6 H BB



- i. The Vendor is paying Khajana/land revenue to the Government of West Bengal and is in Khas open and exclusive possession thereof since purchase as recited above.
- B. Plans for construction of new buildings at the said Property have been caused to be sanctioned from Rajarhat Gopalpur Municipality vide building permit No. 984 of 2014-15 dated 20<sup>th</sup> July 2014 in the name of Vendors by the Purchasers.
- C. The Board of Trustees of the Vendor unanimously decided that it would be in the best interest of the Trust to sell and transfer, amongst other properties, the said Property forming part of the Larger Property, for meeting the objects and purposes of the Trust and its various necessities. The Deed of Trust inter alia empower the Trustees in their absolute discretion to sell convey and transfer the trust properties including the said property on such terms and conditions as they may think proper and to execute all necessary conveyances, and other assurances and to pass give and execute all necessary receipts, releases and discharges for the consideration moneys or otherwise relating to the documents and assurances.
- D. The Vendor agreed to sell and transfer to the Purchasers and the Purchasers have agreed to purchase from the Vendor All That the said Property and all properties benefits and rights thereunto belonging and appertaining thereto free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession at and for a total consideration of Rs. 13,80,29,315.96 (Rupees thirteen crores eighty lacs twenty nine thousand three hundred and fifteen and paise ninety six) only
- E. In connection with the sale of the said Property, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-
- (i) That the Vendor is the sole and absolute owner of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispensens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
  - (ii) That the Vendor shall have no objection in mutation of the name of the Purchasers as owners with various authorities and shall co-operate for the same;
  - (iii) That there is no dispute among the trustees inter-se and further there is no action claim demand by or against the Trustee in any way relating to the said Property.

Wd H. Bk



- (iv) That save and except the Vendor no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (v) That the said Property has at all times during the ownership of the Vendor and its predecessors-in-title been free from all encumbrances whatsoever and the Vendor has not held nor has any knowledge of there being any land in the said property in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (viii) That save those relating to sale of the said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (ix) That the consideration being paid by the Purchasers represents the current market value and available price for sale of the said Property

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 13,80,29,315.96 (Rupees thirteen crores eighty lacs twenty nine thousand three hundred and fifteen and paise ninety six) only of the lawful money of the Union of India in hand and well and truly paid by the Purchasers to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers herein **ALL THAT** messuages tenements hereditaments and structures together with the piece and parcel of land thereunto belonging whereon and on parts whereof the same are erected and built containing an area of 150 sataks or 1.50 acre more or less situate lying at and being (i) a portion containing an area of 0.92 acre more or less of R.S. and L.R. Dag No. 3678, (ii) a portion containing an area of 0.08 acre more or less of R.S. and L.R. Dag No. 3679 (iii) a portion containing an area of 0.15 acre more or less of R.S. and L.R. Dag No. 3680 and (iv) the entire R.S. and L.R. Dag No. 3678/4016 containing an area of 0.35 acre or 35 sataks more or less all recorded in L.R. Khatian No. 1900 in Mouza Gopalpur, J.L. No.2, Police Station Airport (formerly Rajarhat), District North 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said property**" **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, boundary walls, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights

*W. H.*      *B. B.*



constructions as is where is thereat at present and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all and every benefits of and/or arising out of the building permit No. 984 of 2014-15 dated 20<sup>th</sup> July 2014, sanction plans, specifications and all permissions and clearances obtained by the Vendor from the Rajarhat Gopalpur Municipality and other authorities **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

**II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor and its predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;



- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in itself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions 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 and its predecessors-in-title.
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or its predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

**III. AND THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS** as follows:-

*W.H.* *B.K.*



- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in itself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions 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 and its predecessors-in-title.
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or its predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

**III. AND THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS** as follows:-



- a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or any other Laws for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid.
- e) **AND THAT** all rates, taxes, Khajana/land revenue and other outgoing and impositions payable in respect of the said Property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SAID PROPERTY)**

**ALL THAT** messuages tenements hereditaments and structures together with the piece and parcel of 'Bastu' land thereunto belonging whereon and on parts whereof the same are erected and built containing an area 150 sataks or 1.50 acre or 90 Cottahs 12 Chittacks more or less situate lying at and being undivided part of L.R. Dag No. 3678, 3679, 3680 and 3678/4016 (as described below) and comprised in Mouza Gopalpur, J.L. No.2, within ward No. 4 of Rajarhat Gopalpur Municipality under Holding No. AS/103/BL-N/14-15, Police Station Airport (formerly Rajarhat), in the District of North 24 Parganas:-

| C.S. Dag and Khatian Number | R.S. Dag and Khatian Number       | L.R. Dag and Khatian Number | Total Area in Dag | Area of Dag being subject matter of sale |
|-----------------------------|-----------------------------------|-----------------------------|-------------------|--|
| Dag No. 5450, recorded in   | Dag No. 3678, recorded in Khatian | Dag No. 3678, recorded in   | 1.63 acre         | 0.92 acre                                |

*ti* *BA* *BA*



|  |   |  |              |                  |
|--|---|--|--------------|------------------|
| Khatian No. 703                          | No. 640                                       | Khatian No. 1900                               |              |                  |
| Dag No. 5451 recorded in Khatian No. 703 | Dag No. 3679 recorded in Khatian No. 640      | Dag No. 3679 recorded in Khatian No. 1900      | 0.16 acre    | 0.08 acre        |
| Dag No. 5452 recorded in Khatian No. 703 | Dag No. 3680 recorded in Khatian No. 640      | Dag No. 3680 recorded in Khatian No. 1900      | 0.31 acre    | 0.15 acre        |
| Dag No. 5450 recorded in Khatian No. 703 | Dag No. 3678/4016 recorded in Khatian No. 640 | Dag No. 3678/4016 recorded in Khatian No. 1900 | 0.35 acre    | 0.35 acre        |
|  |   |  | <b>Total</b> | <b>1.50 acre</b> |

The said Property is delineated in the plan annexed hereto duly bordered thereon in RED and the same is butted and bounded as follows

- On the **North** : Partly by Road and partly by R.S. Dag No. 3681;  
On the **South** : Partly by remaining portion of R.S. Dag Nos. 3678, 3679 and 3680 ;  
On the **East** : Partly by Road and Partly by R.S. Dag No. 3678 and;  
On the **West**: Partly by each of R.S. Dag No. 3678, 3673, 3681, 3682, 3683, 3684 and 3685.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that total constructed area at the said Property is about 46400 square feet more or less comprising of single storey rooms and a ground plus three storied building aggregating to 7600 square feet more or less and C.I on brick wall measuring 38800 square feet more or less

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

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

*Shri G. S. Sanyal*  
*Shambhu Majumdar*  
*Narayanpur Narayana Majumdar*  
*Dilip Kumar Das*  
*Wazgan Pur.*  
*Mr. Mrinal Kanti (P.V.)*

**JERAMBHAI SEVA TRUST**

For Jerambhai Management Services Pvt. Ltd.

**Director**

For WADHWA ENDOWMENT MANAGEMENT PVT. LTD.

*LADAMADAR DAS*  
**WADHWA**  
**Director**

\* rustos



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

*Basu Bagan's*  
Advocate  
c/o DSP Law Associates  
Advocates  
1B and 2 Hare Street  
Kolkata - 700001

*Soumya Samanta*  
(Advocate)  
c/o DSP LAW ASSOCIATES  
1B & 2 Hare Street  
Kolkata - 700001

WAXFLOWER INFRASTRUCTURE PVT. LTD.  
*Hausa Ginn*  
Director/ ~~Authorized Signatory~~

For Flax Traders Pvt. Ltd.  
*Hausa Ginn*  
Director/ ~~Authorized Signatory~~

BRAVO COMMOSALES PVT. LTD.  
Ames Kumar Prasad  
Director/ ~~Authorized Signatory~~

ALLMOST REALTORS PVT. LTD.  
*Bijay Karmakar*  
Director

RANDHIR VINTRADE PRIVATE LIMITED  
*Leet Gu'g'a*  
Director

VERONICA DEALERS PVT. LTD.  
Ames Kumar Prasad  
Director/ ~~Authorized Signatory~~

NOTIHATAN BUILTECH PVT. LTD.  
*Leet Gu'g'a*  
Director

MAKELIFE PROPERTIES PVT. LTD.  
Ames Kumar Prasad  
Director

MAKELIFE PROJECTS PVT. LTD.  
Mahabir Kc. Dugate  
DIRECTOR

BLUESNOE AGENCIES PVT. LTD.  
*Bani Bani*  
Director/ ~~Authorized Signatory~~

LAUREN TRADERS PVT. LTD.  
*Naucet Katar*  
Director/ ~~Authorized Signatory~~

For Luxuriant Infraprojects Pvt. Ltd.  
*B. B. B.*  
Director / ~~Authorized Signatory~~

FLORIN PROPERTIES PVT. LTD.  
*Bijay Karmakar*  
Director/ ~~Authorized Signatory~~

PRADYUMNA ADVISORY PVT. LTD.  
Ames Kumar Prasad  
Director/ ~~Authorized Signatory~~

PRADYUMNA COMMOTRADE PVT. LTD.  
*Rajeev Kr. Nahata*  
Director/ ~~Authorized Signatory~~  
(RAJEEV KR. NAHATA)



**RECEIPT AND MEMO OF CONSIDERATION**

RECEIVED from the withinnamed Purchaser the withinmentioned sum of Rs.13,80,29,315.96/- (Rupees thirteen crores eighty lacs twenty nine thousand three hundred fifteen and paise ninety-six) only towards part payment of the total consideration payable by the Purchaser to the Vendor as per memo written hereinbelow:-

| Sl. No. | By or out of Pay order/TDS | Date     | Bank, Branch                     | Amount (in Rs. P.) |
|---------|----------------------------|----------|----------------------------------|--------------------|
| 1       | 220012                     | 24/09/14 | HDFC BANK LIMITED, STEPHEN HOUSE | 89,10,000.00       |
| 2       | 219881                     | 22/09/14 | HDFC BANK LIMITED, STEPHEN HOUSE | 1,99,934.40        |
| 3       | TDS                        |          |                                  | 92,020.00          |
| 4       | 220013                     | 24/09/14 | HDFC BANK LIMITED, STEPHEN HOUSE | 89,10,000.00       |
| 5       | 219882                     | 22/09/14 | HDFC BANK LIMITED, STEPHEN HOUSE | 1,99,934.40        |
| 6       | TDS                        |          |                                  | 92,020.00          |
| 7       | 220014                     | 24/09/14 | HDFC BANK LIMITED, STEPHEN HOUSE | 89,10,000.00       |
| 8       | 219883                     | 22/09/14 | HDFC BANK LIMITED, STEPHEN HOUSE | 1,99,934.40        |
| 9       | TDS                        |          |                                  | 92,020.00          |
| 10      | 220015                     | 24/09/14 | HDFC BANK LIMITED, STEPHEN HOUSE | 89,10,000.00       |
| 11      | 219884                     | 22/09/14 | HDFC BANK LIMITED, STEPHEN HOUSE | 1,99,934.40        |
| 12      | TDS                        |          |                                  | 92,020.00          |
| 13      | 220016                     | 24/09/14 | HDFC BANK LIMITED, STEPHEN HOUSE | 89,10,000.00       |
| 14      | 219885                     | 22/09/14 | HDFC BANK LIMITED, STEPHEN HOUSE | 1,99,934.40        |
| 15      | TDS                        |          |                                  | 92,020.00          |
| 16      | 220017                     | 24/09/14 | HDFC BANK LIMITED, STEPHEN HOUSE | 89,10,000.00       |
| 17      | 219886                     | 22/09/14 | HDFC BANK LIMITED, STEPHEN HOUSE | 1,99,934.40        |
| 18      | TDS                        |          |                                  | 92,020.00          |
| 19      | 222630                     | 22/09/14 | ICICI BANK LIMITED, BHOWANIPORE  | 91,09,934.40       |
| 20      | TDS                        |          |                                  | 92,020.00          |
| 21      | 222631                     | 22/09/14 | ICICI BANK LIMITED, BHOWANIPORE  | 91,09,934.40       |
| 22      | TDS                        |          |                                  | 92,020.00          |
| 23      | 222632                     | 22/09/14 | ICICI BANK LIMITED, BHOWANIPORE  | 91,09,934.40       |
| 24      | TDS                        |          |                                  | 92,020.00          |
| 25      | 223428                     | 24/09/14 | ICICI BANK LIMITED, BHOWANIPORE  | 91,09,934.40       |
| 26      | TDS                        |          |                                  | 92,020.00          |
| 27      | 223429                     | 24/09/14 | ICICI BANK LIMITED,              | 91,09,934.40       |



| BHOWANIPORE  |        |          |                                    |
|--------------|--------|----------|------------------------------------|
| 28           | TDS    |          |                                    |
| 29           |        |          | 92,020.00                          |
|              | 223430 | 24/09/14 | ICICI BANK LIMITED,<br>BHOWANIPORE |
| 30           | TDS    |          | 91,09,934.40                       |
| 31           |        |          | 92,020.00                          |
|              | 223431 | 24/09/14 | ICICI BANK LIMITED,<br>BHOWANIPORE |
| 32           | TDS    |          | 91,09,934.40                       |
| 33           |        |          | 92,020.00                          |
|              | 223433 | 24/09/14 | ICICI BANK LIMITED,<br>BHOWANIPORE |
| 34           | TDS    |          | 91,09,934.40                       |
| 35           |        |          | 92,020.00                          |
|              | 223434 | 24/09/14 | ICICI BANK LIMITED,<br>BHOWANIPORE |
| 36           | TDS    |          | 91,09,934.40                       |
|              |        |          | 92,020.00                          |
| <b>TOTAL</b> |        |          | <b>Rs.13,80,29,315.96</b>          |

(Rupees thirteen crores eighty lacs twenty nine thousand three hundred fifteen and paise ninety-six) only

WITNESSES:

Shambhu Majumdar

Dilip Karmakar

Murari

(MRINAL KANTI RAY)

25 Prinsep Street

Kolkata-700 072

Anu Anu

(ASHWIT GUPTA RAY)

7, Old Post Office Street

Kolkata-70001

**JERAMBHAI SEVA TRUST**

*[Signature]*

For Jerambhai Management Services Pvt. Ltd.

*[Signature]*

Director

For WADHWA ENDOWMENT MANAGEMENT PVT. LTD.

*[Signature]*

Director

Trustee

Drafted by me:

*[Signature]*, Advocate

For, DSP Law Associates

4D, Nicco House

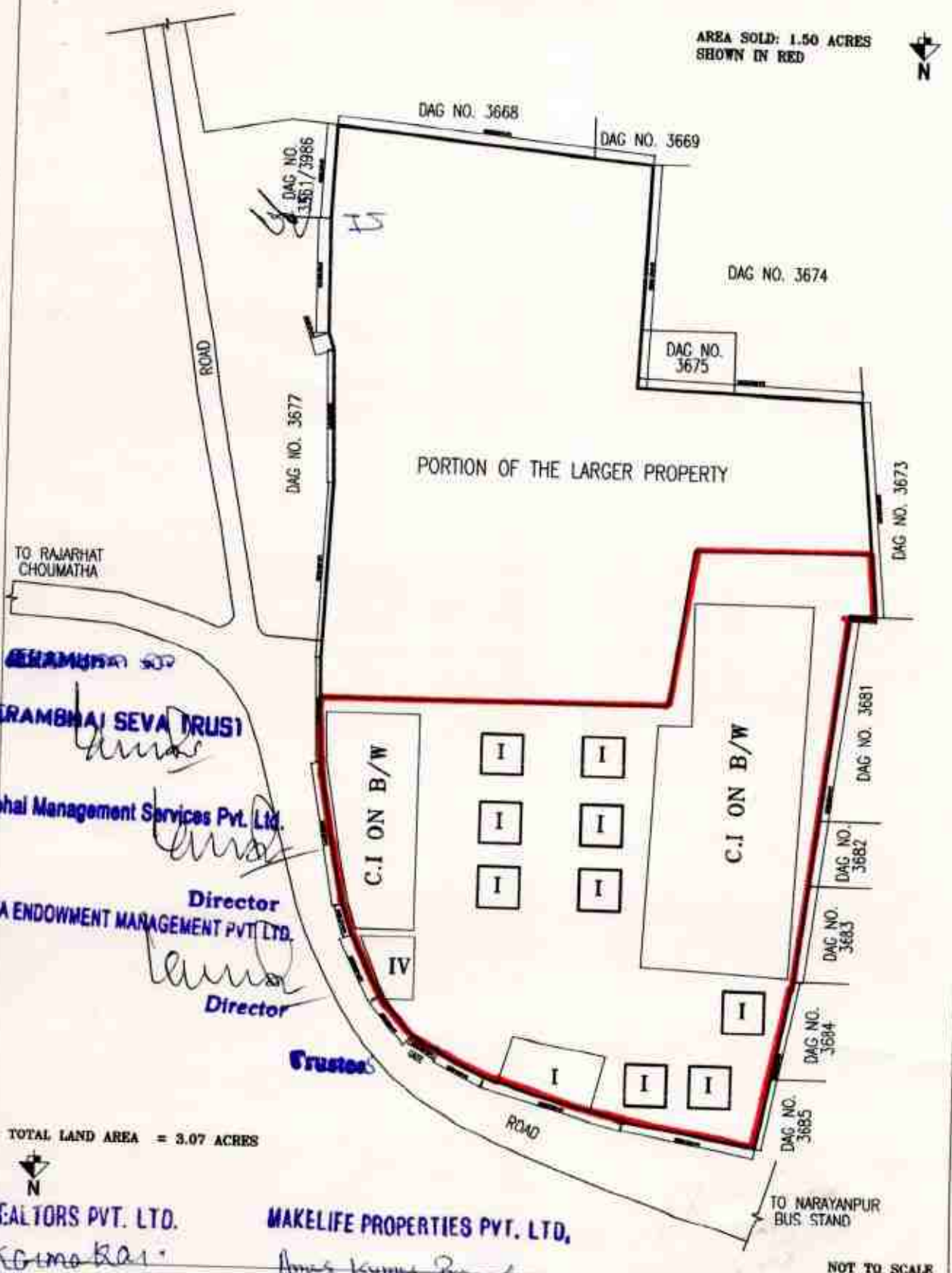
1B & 2, Hare Street

Kolkata-700001



**PLAN FORMING PART OF THE FOREGOING DEED SHOWING R.S. AND L.R. DAG NOS. 3678/4016, 3678(P), 3679(P) AND 3680(P) IN MOUZA GOPALPUR, J.L. NO. 2, POLICE STATION - AIRPORT (FORMERLY RAJARHAT), DISTRICT 24 PARGANAS (NORTH).**

AREA SOLD: 1.50 ACRES  
SHOWN IN RED



**BRavo COMMOALES PVT. LTD.**  
Ames Kumar Prasad  
Director/Authorized Signatory

**For Flax Traders Pvt. Ltd.**  
Hanshan  
Director / Authorized Signatory

**WAYFLOWER INFRASTRUCTURE PVT. LTD.**  
Hanshan  
Director/Authorized Signatory

**PRADYUMNA COMMO TRADE PVT. LTD.**  
Kudrat  
Director/Authorized Signatory

**JERAMBHAI SEVA TRUST**  
For Jerambhai Management Services Pvt. Ltd.  
Director  
For WADHWA ENDOWMENT MANAGEMENT PVT LTD.  
Director  
Trustees

**ALLMOST REALTORS PVT. LTD.**  
Bijay Kumar  
Director

**RANDHIR VINTRADE PRIVATE LIMITED**  
Lalit Kumar  
Director

**VERONICA DEALERS PVT. LTD.**  
Ames Kumar Prasad  
Director/Authorized Signatory

**OTIRATAN BUILDTECH PVT. LTD.**  
Lalit Kumar  
Director

**MAKELIFE PROPERTIES PVT. LTD.**  
Ames Kumar Prasad  
Director

**MAKELIFE PROJECTS PVT. LTD.**  
Mahabir Kr. Dugar  
Director/Authorized Signatory

**BLUESNOE AGENCIES PVT. LTD.**  
Amir Jankar  
Director/Authorized Signatory

**LAUREEN TRADERS PVT. LTD.**  
Naveen Kumar  
Director/Authorized Signatory












**For Luxuriant Infraprojects Pvt. Ltd.**  
D. Bhatia  
Director/Authorized Signatory

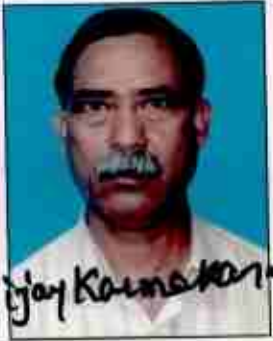










**FLORIN PROPERTIES PVT. LTD.**  
Bijay Kumar  
Director/Authorized Signatory












**PRADYUMNA ADVISORY PVT. LTD.**  
Ames Kumar Prasad  
Director/Authorized Signatory

NOT TO SCALE

























| <i>Finger prints of the executant</i>   |   |   |  |   |   |
|---|---|---|--|---|---|
|  |  |  |  |  |  |
|   | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>Hand)   | Thumb   |
|   |  |  |  |  |  |
|   | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring<br>Hand)   | Little  |










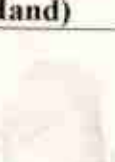

| <i>Finger prints of the executant</i>   |   |   |  |   |   |
|---|---|---|--|---|---|
|  |  |  |  |  |  |
|   | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>Hand)   | Thumb   |
|   |  |  |  |  |  |
|   | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring<br>Hand)   | Little  |

| <i>Finger prints of the executant</i>   |   |   |  |   |   |
|---|---|---|--|---|---|
|  |  |  |  |  |  |
|   | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>Hand)   | Thumb   |
|   |  |  |  |  |  |
|   | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring<br>Hand)   | Little  |

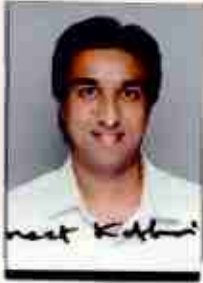















| <i>Finger prints of the executant</i>   |   |   |  |   |   |
|---|---|---|--|---|---|
|  <p><i>Amar Kumar Prasad</i></p> |  |  |  |  |  |
|   | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>Hand)   | Thumb   |
|   |  |  |  |  |  |
| Thumb   | Fore  | Middle<br>(Right Hand)  | Ring<br>Hand)  | Little  |   |












| <i>Finger prints of the executant</i>  |   |   |  |   |   |
|--|---|---|--|---|---|
|  <p><i>Mahabir K. Dugar</i></p> |  |  |  |  |  |
|  | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>Hand)   | Thumb   |
|  |  |  |  |  |  |
| Thumb  | Fore  | Middle<br>(Right Hand)  | Ring<br>Hand)  | Little  |   |

| <i>Finger prints of the executant</i>  |   |   |  |   |   |
|--|---|---|--|---|---|
|  <p><i>Sanjiv Sanjivkar</i></p> |  |  |  |  |  |
|  | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>Hand)   | Thumb   |
|  |  |  |  |  |  |
| Thumb  | Fore  | Middle<br>(Right Hand)  | Ring<br>Hand)  | Little  |   |



| <i>Finger prints of the executant</i>   |   |   |  |   |   |
|---|---|---|--|---|---|
|  <p>Navneet Kishor</p> |  |  |  |  |  |
|   | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>Hand)   | Thumb   |
|   |  |  |  |  |  |
|   | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring<br>Hand)   | Little  |

| <i>Finger prints of the executant</i>   |   |   |  |   |   |
|---|---|---|--|---|---|
|  <p>Navneet Kishor</p> |  |  |  |  |  |
|   | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>Hand)   | Thumb   |
|   |  |  |  |  |  |
|   | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring<br>Hand)   | Little  |

| <i>Finger prints of the executant</i>   |   |   |  |   |   |
|---|---|---|--|---|---|
|  <p>Navneet Kishor</p> |  |  |  |  |  |
|   | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>Hand)   | Thumb   |
|   |  |  |  |  |  |
|   | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring<br>Hand)   | Little  |



*Finger prints of the executant*



**Little**

**Ring**

**Middle**

**Fore**

**Thumb**

**(Left Hand)**



**Thumb**

**Fore**

**Middle**

**Ring**

**Little**

**(Right Hand)**





Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 12408 of 2014  
(Serial No. 12270 of 2014 and Query No. 1902L000029168 of 2014)

On 27/09/2014

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

Presented for registration at 17.30 hrs on :27/09/2014, at the Private residence by Mr Bijay Karmakar, one of the Claimants.

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

Execution is admitted on 27/09/2014 by

1. Mr Damodardas Jerambhai Wadhwa  
Director, Jerambhai Seva Trust, 25, Princep Street, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700072.  
Director, Jerambhai Management Services Pvt Ltd, 25, Princep Street, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700072.  
Director, Wadhwa Endowment Management Pvt Ltd, 25, Princep Street, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700072.  
. By Profession : Others
2. Mr Bijay Karmakar  
Director, Almost Realtors Pvt Ltd, Gate No 4, Room No 703- 704, 7th Floor, Poddar Court, 18, Rabindra Sarani, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
Director, Florin Properties Pvt Ltd, 28/1/1 A, Tagore Castle Street 24 Jorabagan, Kol, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.  
. By Profession : Others
3. Lalit Kumar Giria  
Director, Randhir Vintrade Pvt Ltd, 24, Baguiati Road, Dum Dum, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028.  
Director, Kotiratan Buildtech Pvt Ltd, C D - 35, Sector - I, Salt Lake City, Kol, Thana:-Bidhannagar North, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064.  
. By Profession : Others



30/09/2014 15:03:00

( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCES-II  
EndorsementPage 1 of 3





**Government Of West Bengal**  
**Office Of the A.R.A. - II KOLKATA**  
**District:-Kolkata**

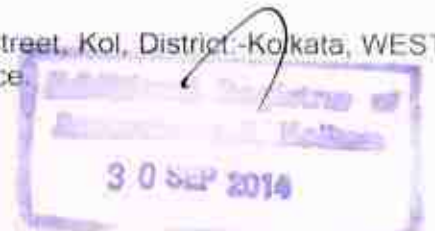
**Endorsement For Deed Number : I - 12408 of 2014**

**(Serial No. 12270 of 2014 and Query No. 1902L000029168 of 2014)**

4. Amar Kumar Prasad  
Director, Veronica Dealers Pvt Ltd, Sarada Pally, Sodepur, Kol, Thana:-Ghola, P.O. :-Panshila,  
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700112.  
  
Director, Makelife Properties Pvt Ltd, C D - 35, Sector - I, Salt Lake City, Kol, Thana:-Bidhannagar  
North, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064.  
  
Director, Pradyumna Advisory Pvt Ltd, P- 113, Senhati Colony, Kol, Thana:-New Alipore, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700034.  
  
Director, Bravo Commosales Pvt Ltd, P- 113, Senhati Colony, Kol, Thana:-New Alipore, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700034.  
, By Profession : Others
5. Mr Mahavir Kumar Dugar  
Director, Makelife Projects Pvt Ltd, Room No 703-704, 7th Floor Poddar Court, 18, Rabindra Sarani,  
Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others
6. Samir Sarkar  
Director, Blueshoe Agencies Pvt Ltd, P- 113, Senhati Colony, Kol, Thana:-New Alipore, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700034.  
, By Profession : Others
7. Mr Navneet Kothari  
Director, Laureen Traders Pvt Ltd, 87/1, P C Lahiri Sarani , 24 Barahanagar, Kol, Thana:-Sirtni,  
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050.  
, By Profession : Others
8. Navin Banthia  
Director, Luxuriant Infraprojects Pvt Ltd, 4 A, Council House Street, Kol, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others
9. Rajeev Kumar Nahata  
Director, Pradyumna Commotrade Pvt Ltd, P- 113, Senhati Colony, Kol, Thana:-New Alipore,  
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034.  
, By Profession : Others
10. Harish Kumar Giria  
Director, Waxflower Infrastructure Pvt Ltd, 28/1/1 A, Tagore Castle Street , 24 Jorabagan, Kol,  
Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.

Director, Flax Traders Pvt Ltd, 4 A, Council House Street, Kol, Thana:-Hare Street, District:-Kolkata,  
WEST BENGAL, India, Pin :-700001.  
, By Profession : Others

Identified By Mrinal Kanti Roy, son of Late H C Roy, 25, Princep Street, Kol, District:-Kolkata, WEST  
BENGAL, India, Pin :-700072, By Caste: Hindu, By Profession: Service.



( Dinabandhu Roy )

**ADDL. REGISTRAR OF ASSURANCES-II**

EndorsementPage 2 of 3

30/09/2014 15:03:00





Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 12408 of 2014  
(Serial No. 12270 of 2014 and Query No. 1902L000029168 of 2014)

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

On 29/09/2014

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
Finance Department, Govt. of WB**

- Registration Fees Rs. 15,18,417/- paid online on 26/09/2014 4:47PM with Govt. Ref. No. 192014150007888751 on 26/09/2014 4:36PM, Bank: HDFC Bank, Bank Ref. No. 121430057 on 26/09/2014 4:47PM, Head of Account: 0030-03-104-001-16, Query No: 1902L000029168/2014

**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.-13,80,29,316/-

Certified that the required stamp duty of this document is Rs.- 9662072 /- and the Stamp duty paid as:  
Impresive Rs.- 100/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance  
Department, Govt. of WB**

- Stamp duty Rs. 96,62,072/- paid online on 26/09/2014 4:47PM with Govt. Ref. No. 192014150007888751 on 26/09/2014 4:36PM, Bank: HDFC Bank, Bank Ref. No. 121430057 on 26/09/2014 4:47PM, Head of Account: 0030-02-103-003-02, Query No: 1902L000029168/2014

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

On 30/09/2014

**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, 5 of Indian Stamp Act 1899.

( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCES-II



30/09/2014 15:03:00

ADDL. REGISTRAR OF ASSURANCES-II  
EndorsementPage 3 of 3

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

GRN: 19-201415-000788875-1 Payment Mode: Online Payment  
GRN Date: 26/09/2014 16:36:48 Bank: HDFC Bank  
BRN: 121430057 BRN Date: 26/09/2014 16:47:31

DEPOSITOR'S DETAILS

Id No. : 1902L000029168/3/2014  
[Query No./Query Year]

Name : ALLMOST REALTORS PRIVATE LIMITED  
Contact No. : 40307000 Mobile No. : +91 9830580328  
E-mail : harish@idealstockbroking.com  
Address : PODDAR COURT, 18, RABINDRA SARANI, KOL-1  
Applicant Name : Allmost Realtors Pvt Ltd  
Office Name : A.R.A. - II KOLKATA, Kolkata  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹ ] |
|---------|-----------------------|--|--------------------|-------------|
| 1       | 1902L000029168/3/2014 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 9652072     |
| 2       | 1902L000029168/3/2014 | Property Registration- Registration Fees | 0030-03-104-001-16 | 1518417     |


In Words : Rupees One Crore Eleven Lakh Eighty Thousand Four Hundred Eighty Nine only  
Total 11180489



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 61  
Page from 1966 to 1993  
being No 12408 for the year 2014.



  
(Dulal chandraSaha) 13-October-2014  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal