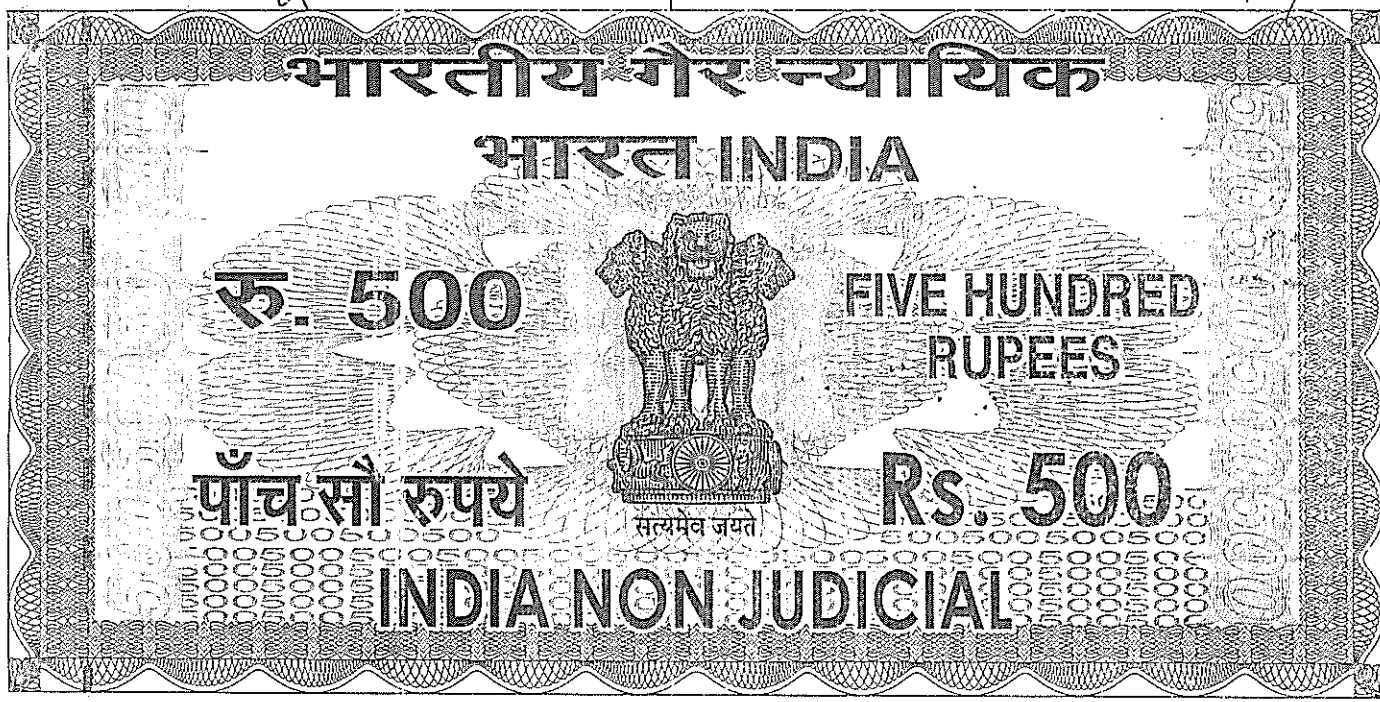


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Certified that the document is admitted to registration. The signature sheet/s and the enclosures, if any, attached with this document are the part of this document.

[Signature]
Amlal Das, Sub-Registrar
Alipore, South 24 Parganas

27 DEC 2016

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on
26th December
this ___ day of _____, 2016 of the Christian Era.

25/11/16
29/11/16

10 2 DEC 2016


787

5001

No.
Mr. Sd/Siml.
Address.
P. S.
Vendor.

Shek Ataur Rahaman, Advocate
Alipore Judges' Court, Kol-27

Santosh Kr. Dey
Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27

[Signature]


VCTG
8404

[Signature]



VCTG
8405

[Signature]



Signature.....

26 DEC 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Identified by
Shek. Ataur Rahaman,
S/O - SK Anisur Rahaman
34, Sodepur Busick field Road
P.O + P.S. - Hazidpur
Kolkata - 700082

BETWEEN

M/S DIVJOT REALTIES PRIVATE LIMITED (Income Tax PAN.- AADCD7493E), having its Registered office at 52/1, Sanatan Mistry Lane, Near Oriya Para Mandir, 2nd Floor, P.O.-Salkia, P.S.-Golabari, District-Howrah, PIN Code No.- 711106 (formerly at 9/12, Lal Bazar Street, P.O.- GPO at Kolkata, P.S.-Lal Bazar, Kolkata-700001, District- Kolkata), duly represented by one of its Directors namely Mr. Sharwan Kumar Sharda (PAN-ACBPS9524J), son of Late Kameswar Prasad Sharda, by Occupation-Business, by faith- Hindu, by Nationality-Indian, residing at 7C, Priyanath Mallick Road, Duke Manor, 7th Floor, P.O. +P.S.- Bhawanipore, Kolkata-700 025, District- South 24 Parganas, hereinafter called and referred to as the "VENDOR/OWNER", (which expression shall unless excluded by or repugnant to the context shall mean and be deemed to include its successor-in-interest and executors, administrators, legal representatives and assignors) of the FIRST PART;

AND

MERIDIAN DEVCON PVT. LTD. (Income Tax PAN- AAHCM1792M), having its registered office at Meridian Plaza, 209, C.R. Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata, duly represented by one of its Directors namely Sri Anil Gadia, (PAN-AFOPG3855L), son of Sri Ratan Lal Gadia, by Occupation-Business, by faith- Hindu, by Nationality- Indian, residing at CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake, P.S.- North Bidhannagar, Kolkata- 700 064, District- North 24 Parganas, hereinafter called and referred to as the "VENDEE /PURCHASER", (which expression shall unless excluded by or repugnant to the context shall mean and be deemed to include its successor-in-interest and executors, administrators, legal representatives and assignors) of the OTHER PART;



Signature.....

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WHEREAS all that piece and parcel of a plot of Bastu land measuring about 13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty one) Sq. ft. more or less, together with a two storied old dilapidated building erected in the year 1965, comprising in covered area of each floor 3340 Sq. ft. i.e. total covered area 6680(Six Thousand Six Hundred Eighty) Sq. ft.(Cementing floor), lying and situated at K.M.C. Premises No.- 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047 under Mouza- Khanpur, J. L. No. -46, Touzi No.-151 and 152, R.S.No.-7, Pargana- Khaspur, comprised in C.S.Dag.Nos-70, 71, 72 and 73, being Assessee Nos. 21-098-06-0319-2(For Ground Floor) and 21-098-06-3823-6 (For First Floor), District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, Present Police Station- Patuli (formerly Tollygunge, thereafter Jadavpur), now within the jurisdiction of Ward No.-98 of the Kolkata Municipal Corporation, in the District of 24 South Parganas, along with Sanctioned G+IV Storied Residential Building Plan being No. 2014100156, dated- 25-09-2014, issued by the Building Departments of the Kolkata Municipal Corporation, under Borough-X, together with all rights of easements and appurtenances, civil amenities and facilities in the said property, more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the SAID PREMISES, demarcated in annexed site Plan or Map, bordered with Red Colour which will be sold by this Deed of Conveyance by the above mentioned present Vendor.

AND WHEREAS one Hirendra Lal Sarkar, son of Shyamal Sarkar, was the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to ALL THAT several indentified plots of land comprised at and under C.S. Dag Nos. 70, 71, 72 and 73 containing and admeasuring an aggregate area of 25 (Twenty five) Bighas 10 (Ten) Cottahs and 8 (Eight) Chittacks, be the same and /or a little more or less, lying and situated at Mouza - Khanpur, Pargana-Kkhaspur, Touzi Nos. -151 & 152, District Sub-



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Registrar Office and Additional District Sub-Registrar Office at Alipur, Police Station- Patuli (formerly Tollygunge , thereafter Jadavpur), in the District of 24 South Parganas and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, lines lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS by and under two several Deeds of Conveyance, being No. 2370, for the year 1941 which was executed and registered on 20th day of June, 1941 , in the Office of the District Sub-Registrar at Alipore and recorded in Book No.- 1, Volume No. -67, Pages 119 to 131 and Deed No. 2371, for the year 1941, executed and registered on 20th day of June, 1941 , in the Office of the District Sub-Registrar at Alipore and recorded in Book No.- 1, Volume No. 67, Pages 132 to 143, the said Hirendra Lal Sarkar had sold , conveyed and transferred absolutely and forever against valuable consideration unto and in favour of one Lakmidas Muthur Das ALL THAT piece and parcel of indentified and demarcated plots being plot Nos. 25 and 26 forming out of the said plots of land and each plot containing an area of 1 (One) Bigha , be the same and/ or a little more or less, comprised in C.S. Dag Nos. 70 to 73 and Dag Nos. 73 and 74, lying and situated at Mouza -Khanpur, Pargana-Kkhaspur, Touzi Nos. -151 & 152, Police Station- Patuli (formerly Tollygunge , thereafter Jadavpur), in the District of 24 South Parganas , hereinafter collectively referred to as the said 2 Plots which were/are free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts and dues , acquisitions and requisitions whatsoever from any corner and had fair and good marketable title and since being the lawful owner by dint of purchase, the aforesaid Lakmidas Muthur Das was in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the



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competent authorities and had been enjoying the said property till date of her sale to others.

AND WHEREAS by virtue of another Deed of Conveyance being No. 2243 for the year 1946, which was executed and registered on 26th day of May, 1946, in the office of "District Sub - Registrar at Alipore, South 24 Parganas," and recorded in Book No.-1 ; Volume No.- 40, Pages Nos.- 156 to 164, the said Lakmidas Muthurdas had sold , conveyed and transferred absolutely and forever against valuable consideration unto and in favour of one Smt. Bai Manek, wife of Pranjvan Jaitha, ALL THAT piece and parcel of the said 2 plots of land admeasuring an area of 2 (Two) Bighas , be the same a little more or less, comprised in C.S. Dag Nos. 70, 71, 72, 73 and 74, lying and situated at Mouza - Khanpur, Pargana-Kkhaspur, Touzi Nos. -151 & 152, Police Station- Patuli (formerly Tollygunge , thereafter Jadavpur), in the District of 24 South Parganas which were/are free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts and dues , acquisitions and requisitions whatsoever from any corner and had fair and good marketable title and since being the lawful owner by dint of purchase, the aforesaid Smt. Bai Manek was in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and had been enjoying the said property till date of gift to her daughter -in-law namely Smt.Chandrvati Bidyachand.

AND WHEREAS due to the cause of love and affection for her daughter -in-law namely Smt.Chandrvati Bidyachand , the aforesaid Bai Manek had gifted , conveyed and transferred unto and in favour of her aforesaid daughter -in-law ALL THAT piece and parcel of the said 2 plots of land admeasuring an area of 2 (Two) Bighas , be the same a little more or less, comprised in C.S. Dag Nos. 70, 71, 72, 73 and 74, lying and situated at Mouza -Khanpur, Pargana-Kkhaspur, Touzi Nos. -151 & 152, Police Station- Patuli (formerly Tollygunge , thereafter Jadavpur), in the District of 24 South Parganas, by virtue of a Deed of Gift being No.- 529 for the year 1964 which was executed and registered on 3rd day



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of February 1964 in the office of "Registrar of Assurances at Calcutta" and recorded in Book No.-1, Volume No.-42, Pages-107 to 116 which were/are free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues, acquisitions and requisitions whatsoever from any corner and had fair and good marketable title and since being the lawful owner by dint of gift, the aforesaid Smt.Chandravati Bidyachand was in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and had been enjoying the said property till date of her sale to others.

AND WHEREAS by virtue of another Deed of Conveyance being No. 7079 for the year 1964, which was executed and registered on 9th day of December, 1964, in the office of "Sub-Registrar at Calcutta," and recorded in Book No.-1, Volume No.-199, at pages 139 to 153, the aforesaid Smt. Chandravati Bidyachand alias Chandravati Vidyachand, wife of Vidyachand Pranjivan Jetha, residing at 48, Ezra Street, Calcutta, had sold, conveyed and transferred absolutely and forever against valuable consideration unto and in favour of (1) Nishit Ranjan Mukherjee, son of Late Nikhil Ranjan Mukherjee and (2) Eila Mukherjee, wife of Nishit Ranjan Mukherjee, both are residing at 129, Rash Behari Avenue, Calcutta, ALL THAT demarcated and specified piece and parcel of partly Murashi Mukarari, partly Rayati Mukarari and partly Rayati Stihiband land hereditament and Premises containing and admeasuring an aggregate area of 13 (Thirteen) Cottahs 2 (Two) Chittacks and 21 (Twenty one) Sq.ft.be the same a little more or less, (forming out of the said plots of land being Scheme Plot No.-25) which has since been identified as portion of the Kolkata Municipal Premises No.-278, Netaji Subhas Chandra Bose Road, under Mouza- Khanpur, J. L. No. -46, Touzi No.-151 and 152, R.S. No.-7, Pargana- Khaspur, comprised in C.S.Dag.Nos-70, 71, 72 and 73, within the jurisdiction of then Police Station -Tollygunge Sadar(Present P.S.- Patuli, in the District of 24 South Parganas, presently within the limits of the Ward No.-98 of the Kolkata



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Municipal Corporation , having Pin code No. 700047 , which were/are free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues, acquisitions and requisitions whatsoever from any corner and had fair and good marketable title .

AND WHEREAS by and under a Deed of Rectification made on 16th day of March, 1956 duly registered with the Office of the Sub- Registrar at Calcutta and recorded in Book No. 1, Volume No. 61, at Pages 286 to 291, Being No.1773 for the year 1965 the typographical errors and/ or accidental slips in the above referred Deed of Conveyance made on 9th day of December, 1964 relating to the number of premises which was corrected there at by the said Smt. Chandravati Bidyachand and Nishit Ranjan Mukherjee and Eila Mukherjee.

AND WHEREAS since being the lawful joint owners by dint of purchase, the aforesaid Nishit Ranjan Mukherjee and Eila Mukherjee were in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and had been enjoying the said property till date of their further transfer by mutating their name as the Owners in the records of the Kolkata Municipal Corporation and after mutation the aforesaid Property (Scheme Plot No. 25) was known & identified as K.M.C.Premises No. 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047 , more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the SAID PREMISES , demarcated in annexed site Plan or Map , bordered with Red Colour.

AND WHEREAS the said Nishit Ranjan Mukherjee, since deceased, after obtaining requisite permissions sanctions and approval from the concerned authorities, erected and built in the year 1965 a two storied brick built building messuages and hereditaments together with outhouse and other structures at the said portion of the said Scheme Plot No. 25 which was known & identified as K.M.C.Premises No. 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047 and morefully and particularly mentioned, described, explained,

enumerated, provided and given in the Schedule hereunder written and/ or given and hereinafter referred to as the said Premises.

AND WHEREAS the said Nishit Ranjan Mukherjee died on 6th May, 1995 leaving behind him surviving his Last Will and Testament made on 16th day of April, 1995 appointing the aforesaid Eila Mukherjee as his sole Executrix and he also demised and bequeathed all his properties both movable and immovable of whatsoever nature and wherever situated including the said premises unto and in favour of the said Eila Mukherjee absolutely and forever and to the exclusion of other which were/are free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues, acquisitions and requisitions whatsoever from any corner and had fair and good marketable title.

AND WHEREAS the said Last Will and Testament of the said Nishit Ranjan Mukherjee (since deceased) dated 16th day of April, 1995 was duly probated on 4th day of January, 1996, by the Ld. High Court at Calcutta in Probate Case No. 264 of 1995.

AND WHEREAS the said Eila Mukherjee was the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu land measuring about 13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty one) Sq. ft. more or less together with a two storied old dilapidated Cementing floor building erected in the year 1965, lying and situated at K.M.C. Premises No.- 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047 under Mouza- Khanpur, J. L. No. -46, Touzi No.-151 and 152, R.S. No.-7, comprised in C.S.Dag.Nos-70, 71, 72 and 73, Additional District Sub-Registrar Office at Alipur, Present Police Station- Patuli (formerly Tollygunge, thereafter Jadavpur), now within the jurisdiction of Ward No.-98 of the Kolkata Municipal Corporation, in the District of 24 South Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said property together with all right of easements and appurtenances in the said premises, more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the SAID PREMISES, demarcated in annexed site Plan or Map, bordered with Red Colour which was/is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues, acquisitions and requisitions whatsoever from any corner and had fair and good marketable title.

AND WHEREAS by virtue of another Deed of Conveyance being No. 450 for the year 1997, which was executed and registered on 24th day of September, 1996, in the office of "Additional Registrar of Assurances, Kolkata" and recorded in Book No.- 1, Volume No. -19, Pages from 290 to 309, the said Eila Mukherjee sold, transferred, conveyed, assigned and granted against valuable



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consideration, her undivided 1/3rd share of Ground floor of the existing two storied building, lying and situated at Premises No. 278/1, Netaji Subhas Chandra Bose Road, Kolkata- 700 047 together with undivided proportionate share of land and all easementary rights thereto in favour of Rajkumar Sanganeria, since deceased, son of Dr. Nandalal Sanganeria, of 52, Zakaria Street, Kolkata-700 073.

AND WHEREAS by virtue of another Deed of Conveyance being No. 451 for the year 1997, which was executed and registered on 24th day of September, 1996, in the office of "Additional Registrar of Assurances, Kolkata" and recorded in Book No.- 1, Volume No. -19, Pages from 310 to 329, the said Eila Mukherjee as the Vendor therein mentioned, again sold, transferred, conveyed, assigned and granted against valuable consideration, the undivided 1/3rd share of Ground floor of the existing two storied building, lying and situated at Premises No. 278/1, Netaji Subhas Chandra Bose Road, Kolkata- 700 047 together with undivided proportionate share of land and all easementary rights thereto to Sri Umesh Kumar Sanganeria, son of Raj Kumar Sanganeria of 2A, Jogesh Mitra Road, Kolkata- 700 025 .

AND WHEREAS by virtue of another Deed of Conveyance being No. 452 for the year 1997, which was executed and registered on 24th day of September, 1996, in the office of "Additional Registrar of Assurances, Kolkata" and recorded in Book No.- 1, Volume No. -19, Pages from 330 to 349, the aforesaid Eila Mukherjee again sold, transferred, conveyed, assigned and granted for a valuable consideration as mentioned therein, the undivided 1/3rd share of Ground floor of the existing two storied building together with Car Parking Space and Terrace etc. together with undivided proportionate share of land and all easementary rights thereto, lying and situated at Premises No. 278/1, Netaji Subhash Chandra Bose Road, Kolkata- 700 047 in favour of Mrs. Vandana Sanganaria, wife of Mr. Umesh Kumar Sanganaria, of 2A, Jogesh Mitra Road, Kolkata- 700025.



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AND WHEREAS by virtue of another Deed of Conveyance being No. 806 for the year 1997, which was executed and registered on 26th day of March, 1997, in the office of "District Sub-Registrar at Alipore, South 24 Parganas " and recorded in Book No.- 1, Volume No. 24, at Pages 92 to 113, the said Eila Mukherjee, wife of Nishit Ranjan Mukherjee , previously resided at 129, Rash Behari Avenue, Calcutta, and thereafter at Premises No. 278/1, Netaji Subhash Chandra Bose Road, Tollygunge, Kolkata- 700 047 again sold, transferred and conveyed against a valuable consideration, the entire First Floor of said existing two storied building together with undivided proportionate share of land and all easementary rights thereto, lying and situated at Premises No. 278/1, Netaji Subhash Chandra Bose Road, Kolkata- 700 047 in favour of (1) Smt. Prema Devi Sanganeria, wife of Raj Kumar Sanganeria, (2) Sri Sanjeev Sanganeria, son of Raj Kumar Sangaria and (3) Smt. Sunita Sanganeria, wife of Sri Sanjeev Sanganeria, all of 2A, Jogesh Mitra Road, Kolkata- 700 025.

AND WHEREAS thereafter the Owners of Ground Floor namely Raj Kumar Sanganeria(since deceased), Mr. Umesh Kumar Sanganeria and Mrs. Vandana Sanganeria recorded their name as the Owners in the records of the Kolkata Municipal Corporation in respect of the entire Ground Floor of the existing two storied building , lying and situated at Premises No. 278/1, Netaji Subhas Chandra Bose Road, Kolkata- 700 047 and after mutation the Assessee No. of the aforesaid property has become 21-098-06-0319-2.

AND WHEREAS thus the Owners of entire First Floor of the said two storied building, lying and situated at Premises No. 278/1, Netaji Subhash Chandra Bose Road, Kolkata- 700 047, the aforesaid Smt. Prema Devi Sanganeria, Sri Sanjeev Sanganeria and Smt. Sunita Sanganeria recorded their name as the Owners in the records of the Kolkata Municipal Corporation in respect of the entire First Floor of the existing two storied building , lying and situated at Premises No. 278/1, Netaji Subhas Chandra Bose Road, Kolkata- 700 047 and



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after mutation the Assessee No. of the aforesaid property has become 21-098-06-3823-6.

AND WHEREAS due to the cause of love and affection, the aforesaid Umesh Kumar Sanganeria had gifted and/or donated, conveyed and transferred unto and in favour of his son namely Sri Mayank Sanganeria his undivided 1/3rd share of Ground floor of the existing two storied building, lying and situated at Premises No. 278/1, Netaji Subhas Chandra Bose Road, Kolkata- 700 047 together with undivided proportionate share of land and all easementary rights thereto, by virtue of a Deed of Gift being No.- 5949 for the year 2010 which was executed and registered on 18th day of June, 2010, in the office of "Additional Registrar of Assurances-1 at Calcutta" and recorded in Book No.-1, Volume No. 15, at Pages 2890 to 2903 which were/are free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts and dues, acquisitions and requisitions whatsoever from any corner and had fair and good marketable title and since being the lawful owner by dint of gift, the aforesaid Sri Mayank Sanganeria was in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and had been enjoying the said property till date of his sale to others.

AND WHEREAS thus the aforesaid Raj Kumar Sanganeria (since deceased), Mrs. Vandana Sanganeria and Sri Mayank Sanganeria had become the joint owners of the entire Ground Floor of the existing two storied building, lying and situated at Premises No. 278/1, Netaji Subhas Chandra Bose Road, Kolkata- 700 047, being Assessee No. -21-098-06-0319-2.

AND WHEREAS the said Raj Kumar Sanganeria, died intestate on 17.11.2011 leaving behind him surviving the legal heirs namely (1) Smt. Prema Devi Sanganeria (wife), (2) Sri Umesh Kumar Sanganeria (Son), (3) Sri Sanjeev Sanganeria (Son) and (4) Smt. Alpana Sanganeria nee Sethia (daughter) to



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inherit the property of Late Mr. Raj Kumar Sanganeria, i.e. undivided 1/3rd share of Ground Floor.

AND WHEREAS by virtue of a registered Deed of Gift dated 22.03.2012 duly registered in the office of "Additional Registrar of Assurances- 1, Kolkata" and entered into Book No. 1, Volume No. 6, at Pages 4672 to 4689, being Deed No. 2638 for the year 2012, the aforesaid Sri Umesh Kumar Sanganeria , Sri Sanjeev Sanganeria and Smt. Alpana Sanganeria nee Sethia transferred and donated their undivided 3/12th share i.e. 1/4th share of the entire Ground Floor of the existing two storied building, lying and situated at Premises No. 278/1, Netaji Subhas Chandra Bose Road, Kolkata- 700 047 together with undivided proportionate share of land and all easementary rights thereto in favour of their mother Prema Devi Sanganeria which were/are free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts and dues, acquisitions and requisitions whatsoever from any corner and had fair and good marketable title.

AND WHEREAS thus the aforesaid Smt. Prema Devi Sanganeria, Mrs. Vandana Sanganeria, Sri Sanjeev Sanganeria, Smt. Sunita Sanganeria and Sri Mayank Sanganeria had become the absolute joint owners and seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu land measuring about 13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty one) Sq. ft. more or less together with a two storied old dilapidated Cementing floor building erected in the year 1965 , lying and situated at K.M.C. Premises No.- 278/1 , Netaji Subhas Chandra Bose Road, Kolkata- 700047 under Mouza- Khanpur, J. L. No. -46, Touzi No.-151 and 152, R.S. No.-7, comprised in C.S.Dag.Nos-70, 71, 72 and 73, being Assessee Nos. 21-098-06-0319-2(For Ground Floor) and 21-098-06-3823-6 (For First Floor) , District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, Present Police Station- Patuli (formerly Tollygunge , thereafter Jadavpur), now within the jurisdiction of Ward No.-98 of the Kolkata Municipal Corporation, in



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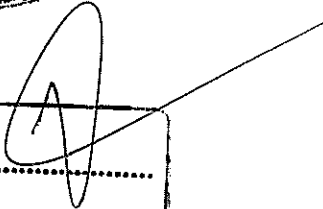
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the District of 24 South Parganas , together with all rights of easements and appurtenances, civil amenities and facilities in the said property, hereinafter called and referred to as the SAID PREMISES , demarcated in annexed site Plan or Map , bordered with Red Colour which was/is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues, acquisitions and requisitions whatsoever from any corner and had fair and good marketable title .

AND WHEREAS due to financial crisis and valid legal reason the aforesaid Smt. Prema Devi Sanganeria, Mrs. Vandana Sanganeria, Sri Sanjeev Sanganeria, Smt. Sunita Sanganeria and Sri Mayank Sanganeria jointly sold, transferred, conveyed, assigned and granted against valuable consideration, to the present Vendor Company namely M/S DIVJOT REALTIES PRIVATE LIMITED (Income Tax PAN.- AADCD7493E), having its Registered office at 52/1, Sanatan Mistry Lane, Near Oriya Para Mandir, 2nd Floor, P.O.-Salkia, P.S.- Golabari, District- Howrah, PIN Code No.- 711106 (formerly at 9/12, Lal Bazar Street, P.O.- GPO-Kolkata, P.S.-LalBazar, Kolkata-700001, District- Kolkata), duly represented by one of its Directors namely Mr. Sharwan Kumar Sharda(PAN-ACBFS9524J), son of Late Kameswar Prasad Sharda, by Occupation-Business, by faith- Hindu, by Nationality- Indian, residing at 7C, Priyanath Mallick Road, P.O.- Bhawanipore, P.S.- Bhawanipore, Kolkata- 700 025, District- South 24Parganas , all that piece and parcel of a plot of Bastu land measuring about 13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty one) Sq. ft. more or less together with a two storied old dilapidated building, erected in the year 1965 comprising in covered area of each floor 3340 Sq. ft. i.e. total covered area 6680(Six Thousand six Hundred Eighty) Sq. ft.(Cementing floor), lying and situated at K.M.C. Premises No.- 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047 under Mouza- Khanpur, J. L. No. -46, Touzi No.-151 and 152, R.S. No.-7, Pargana- Khaspur, comprised in C.S.Dag.Nos-70, 71, 72 and 73, being Assessee Nos. 21-098-06-0319-2(For Ground Floor) and 21-098-06-



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3823-6 (For First Floor), District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, Present Police Station- Patuli (formerly Tollygunge, thereafter Jadavpur), now within the jurisdiction of Ward No.-98 of the Kolkata Municipal Corporation, in the District of 24 South Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said property together with all right of easements and appurtenances in the said premises, more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the SAID PREMISES, demarcated in annexed site Plan or Map, bordered with Red Colour, by virtue of another Deed of Conveyance being No. 4799 for the year 2012, which was executed and registered on 13th day of June, 2012, in the office of "Additional District Registrar, Alipore" and recorded in Book No.- 1, CD Volume No. -21, Pages from 4148 to 4174.

AND WHEREAS since being the lawful owner by dint of purchase, the aforesaid Present Vendor was in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and has been enjoying the said property, mentioned in the Schedule written hereunder and hereinafter referred to as the SAID PREMISES, demarcated in annexed site Plan or Map, bordered with Red Colour, till date by mutating its name as the Owner in the records of the Kolkata Municipal Corporation which is free from all encumbrances, charges, liens, hispendences, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.

AND WHEREAS after mutation for further development of the aforesaid plot of land lying and situate at K.M.C.Premises No. 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047, the said Present Vendor has obtained Sanction of G+IV Storied Residential Building Plan being No. 2014100156, dated- 25-09-2014, from the Building Departments of the Kolkata Municipal Corporation, under Borough-X.



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AND WHEREAS since then the Vendor herein has peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and has been enjoying the said property by mutating its name as the Owner in the Records of the Kolkata Municipal Corporation in respect of the entire property, more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the SAID PREMISES, demarcated in annexed site Plan or Map, bordered with Red Colour.

AND WHEREAS the entire schedule land is in the khas possession of the Vendor.

AND WHEREAS there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

AND WHEREAS the Vendor has not received any notice of acquisition or requisition of the property described in the schedule below.

AND WHEREAS the said Vendor herein is well seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of a plot of Bastu land measuring about 13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty one) Sq. ft. more or less together with a two storied old dilapidated building, erected in the year 1965 comprising in covered area of each floor 3340 Sq. ft. i.e. total covered area 6680 (Six Thousand six Hundred Eighty) Sq. ft. (Cementing floor), lying and situated at K.M.C. Premises No.- 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047 under Mouza- Khanpur, J. L. No. -46, Touzi No.-151 and 152, R.S. No.-7, Pargana- Khaspur, comprised in C.S.Dag.Nos- 70, 71, 72 and 73, being Assessee Nos. 21-098-06-0319-2 (For Ground Floor) and 21-098-06-3823-6 (For First Floor), District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, Present Police Station- Patuli (formerly Tollygunge, thereafter Jadavpur), now within the jurisdiction of Ward No.-98 of the Kolkata Municipal Corporation, in the District of 24 South Parganas, along with Sanctioned G+IV Storied Residential Building Plan being



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No. 2014100156, dated- 25-09-2014, issued by the Building Departments of the Kolkata Municipal Corporation, under Borough-X, together with all rights of easements and appurtenances civil amenities and facilities in the said property together with all right of easements and appurtenances in the said premises, more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the SAID PREMISES, demarcated in annexed site Plan or Map, bordered with Red Colour.

AND WHEREAS due to valid legal reason the VENDOR has declared to sell the said land and existing two storied old building standing thereon along with all easement rights thereto known as K.M.C. Premises No.- 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047 at or for the price of Rs. 3,00,00,000/- (Rupees Three Crore) only and the Vendor is in search of an intending Purchaser/Purchasers. The Director of the Purchaser Company herein being informed from a reliable source and being interested in the same expressed its desire to purchase the under mentioned Scheduled land properties at or for a total consideration Rs. 3,00,00,000/- (Rupees Three Crore) only which is considered by both the parties as fair, reasonable and highest in view of the prevailing market rate and the Vendor will relinquish his rights, title and interests on the said land on or before the date of execution of this Deed of Conveyance. After necessary investigation the title of the property, the PURCHASER herein has satisfied with the title of the property which has good marketable title and thereafter the necessary negotiation and discussion have been made between the parties and both the parties herein, have mutually settled and decided to transfer the aforesaid Schedule property, together with all lawful right, title interest and khas vacant possession of the same against the aforesaid consideration and to purchase the said plot of land together with a two storied old dilapidated Cementing floor building standing thereon with all lawful interest and khas vacant possession of the same against the settled consideration. Accordingly, upon their mutual agreement, both the parties



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herein have agreed to sell and purchase the same under mutual agreed terms and conditions.

AND WHEREAS the Board of Directors of the Vendor Company has decided and passed a Board Resolutions on 01-12-2016 that the sale of the said property mentioned in the Schedule written hereunder, will be made to the intending Purchaser/Purchasers and the Director Mr. Sharwan Kumar Sharda(PAN-ACBPS9524J), son of Late Kameswar Prasad Sharda, by Occupation-Business, by faith- Hindu, by Nationality- Indian, residing at 7C, Priyanath Mallick Road, Duke Manor, 4th Floor, P.O. +P.S.- Bhawanipore, Kolkata-700 025, District- South 24Parganas , will represent on behalf of the Company for the completion of the said transaction.

AND WHEREAS the OWNER/VENDOR herein, declared that the said property measuring an area of 13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty one) Sq. ft. more or less together with a two storied old dilapidated Cementing floor building erected in the year 1965 , comprising in covered area of each floor 3340 Sq. ft. i.e. total covered area 6680(Six Thousand six Hundred Eighty) Sq. ft.(Cementing floor), lying and situated at K.M.C. Premises No.- 278/1 , Netaji Subhas Chandra Bose Road, Kolkata-700047, under Mouza- Khanpur, J. L. No. -46, Touzi No.-151 and 152, R.S. No.-7, comprised in C.S.DagNos-70, 71, 72 and 73, being Assessee Nos. 21-098-06-0319-2(For Ground Floor) and 21-098-06-3823-6 (For First Floor) , District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, Present Police Station- Patuli (formerly Tollygunge , thereafter Jadavpur), now within the jurisdiction of Ward No.-98 of the Kolkata Municipal Corporation, in the District of 24 South Parganas , along with Sanctioned G+IV Storied Residential Building Plan being No. 2014100156, dated- 25-09-2014, issued by the Building Departments of the Kolkata Municipal Corporation, under Borough-X ,together with all rights of easements and appurtenances, civil amenities and facilities in the said property, more fully and particularly described in the



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Schedule written hereunder and hereinafter called and referred to as the SAID PREMISES, demarcated in annexed site Plan or Map, bordered with Red Colour which is to be transferred vide these presents, is free from all encumbrances, lien, lispendens, attachment, mortgage, guarantee, security and/or charges and the same is not encumbered by any Title Suit or Money Suit against the VENDOR or the Premises, nor pending before any Court of Law or is not subject to any pending litigation and the said property is properly demarcated and bounded by a pucca boundary wall in all sides. The OWNER/VENDOR herein, further declare that, the said boundary of the premises was never disputed by any of the adjacent Neighbors and/or any Third Party whomsoever and the taxes in relation to the schedule mentioned property are paid upto date and there is no outstanding rents and taxes or any impositions in respect to the Schedule mentioned property known as K.M.C. Premises No.- 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047, up to the date on the part of the OWNER/VENDOR herein. If any liability in respect to the outstanding rents, rates and taxes of the Schedule mentioned premises corps up in the records of The Kolkata Municipal Corporation on the part of the OWNER/VENDOR herein, in future, the OWNER/VENDOR herein shall be solely responsible to meet all such liabilities in respect thereto.

AND WHEREAS the PURCHASER has paid the declared amount of consideration of Rs. 3,00,00,000/- (Rupees Three Crore) only to the OWNER/VENDOR who has acknowledged the receipt of the same as per memo below against their property known as K.M.C. Premises No.- 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047, under Mouza- Khanpur, J. L. No. -46, Touzi No.-151 and 152, R.S. No.-7, comprised in C.S.Dag.Nos-70, 71, 72 and 73, being Assessee Nos. 21-098-06-0319-2 (For Ground Floor) and 21-098-06-3823-6 (For First Floor), District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, Present Police Station- Patuli (formerly Tollygunge, thereafter Jadavpur), now within the jurisdiction of Ward No.-98



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of the Kolkata Municipal Corporation, in the District of 24 South Parganas, along with Sanctioned G+IV Storied Residential Building Plan being No. 2014100156, dated- 25-09-2014, issued by the Building Departments of the Kolkata Municipal Corporation, under Borough-X.

AND WHEREAS accordingly as per Board Resolutions passed by the Purchaser Company on 05-12-2016, the Board of Directors of the said company have decided that the purchase of the said property mentioned in the Schedule written hereunder, will be made in the name of the Company and Director namely Sri Anil Gadia, son of Sri Ratan Lal Gadia, by Occupation-Business, by faith-Hindu, by Nationality- Indian, residing at CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake , P.S.- North Bidhannagar, Kolkata- 700 064, will be represented for the completion of the said transaction.

NOW THIS INDENTURE WITNESSETH and it is hereby mutually agreed upon and declared by both the parties hereto as follows:

That in pursuance of the said mutual Agreement by and between the parties herein and in consideration of payment of total consideration of Rs. 3,00,00,000/- (Rupees Three Crore) only of the true and lawful money of the Union of India in hand well and truly paid by the PURCHASER to the OWNER/VENDOR on or before the execution of these presents the receipt whereof the OWNER/VENDOR do hereby as well as by the receipt hereunder written admits and acknowledges and of and from the payment of the same and every part thereof doth hereby release and forever discharge the PURCHASER and also the said landed property hereditaments and premises conveyed hereby and every part thereof the OWNER/VENDOR do hereby grant, transfer, convey, assign and assure unto the PURCHASER free from all encumbrances ALL THAT piece and parcel of a plot of Bastu land measuring about 13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty one) Sq. ft. more or less together with a two storied old dilapidated building erected in the year 1965, comprising in covered area of each floor 3340 Sq. ft. i.e. total covered area



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6680(Six Thousand six Hundred Eighty) Sq. ft.(Cementing floor), lying and situated at K.M.C. Premises No.- 278/1 , Netaji Subhas Chandra Bose Road, Kolkata-700047 under Mouza- Khanpur, J. L. No. -46, Touzi No.-151 and 152, R.S.No.-7, Pargana- Khaspur, comprised in C.S.Dag.Nos-70, 71, 72 and 73, being Assessee Nos. 21-098-06-0319-2(For Ground Floor) and 21-098-06-3823-6 (For First Floor) , District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, Present Police Station- Patuli (formerly Tollygunge , thereafter Jadavpur), now within the jurisdiction of Ward No.-98 of the Kolkata Municipal Corporation, in the District of 24 South Parganas , along with Sanctioned G+IV Storied Residential Building Plan being No. 2014100156, dated- 25-09-2014, issued by the Building Departments of the Kolkata Municipal Corporation, under Borough-X, together with all rights of easements and appurtenances civil amenities and facilities in the said property together with all right of easements and appurtenances in the said premises, more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the SAID PREMISES , demarcated in annexed site Plan or Map , bordered with Red Colour , hereinafter referred to as the "SAID PROPERTY" including the all easement rights or **HOWSOEVER OTHERWISE** they said land now is or at any time heretofore was situated butted and bounded, called, known, numbered, described or distinguished **TOGETHERWITH ALL** and edifices, erections, common walls, fixtures, courtyards, areas, compounds and soil thereof sewers, ways, paths, passages, light, rights, benefits of ancient or other common rights, liberties, easement, privileges, profits, and advantages whatsoever thereto belonging or in anywise appertaining to with the same or any part thereof now are or at any time heretofore held used occupied, enjoyed herewith or reputed to belong or deemed to be taken or known as part parcel thereof or appurtenant thereto with their and every of their appurtenances **AND THE REVERSION AND REVERSIONS REMAINDER AND REMAINDERS AND THE RENTS, ISSUES AND PROFITS** of and from the 'the



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said property' hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or intended so to be and every part thereof AND ALL THE ESTATE RIGHT, TITLE, INTEREST, INHERITANCE, USE, TRUST, POSSESSION, PROPERTY, CLAIM AND DEMAND whatsoever both at law and in equity of the Owners/Vendors of into and upon 'the said property' hereditaments and premises hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be AND ALSO DEEDS, PATTAS, MUNIMENTS, WRITINGS AND EVIDENCE OF TITLE whatsoever relating to or concerning the same or any part thereof which now are or is at any time heretofore were or was or hereafter shall or may be in the custody possession or power of the OWNER/VENDOR or of any person or persons from whom the OWNER/VENDOR can or may procure the same without any action or suit at law and equity to the PURCHASER TO HAVE AND TO HOLD the said property, hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or intended so to be unto and to the use of PURCHASER absolute and forever for a perfect and indefeasible estate of inheritance in free sample in possession without any manner of condition used trust or other thing whatsoever to alter defeat encumber or make void the same AND the OWNER/VENDOR and each of them doth hereby covenant with the PURCHASER that notwithstanding any act deed matter or thing what so ever by the OWNER/VENDOR made done, executed, occasioned or suffered to the contrary the OWNER/VENDOR are now lawfully, rightfully and absolutely seized, possessed or otherwise well and sufficiently entitled to ALL THAT the said property and hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of PURCHASER for a perfect and indefeasible estate of inheritance in free sample in possession without any manner of hindrance, eviction, interruption, claim or demand whatsoever from or by the OWNER/VENDOR or any person or persons lawfully or equitably clam from under or in trust for the



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OWNER/VENDOR and free and clear and freely and clearly, absolutely acquitted, exonerated or discharged or otherwise by the OWNER/VENDOR well and sufficiently saved, defended, kept harmless and indemnified of from and against all and all manner of former or other estates, encumbrances, claims, demands, charges, liens, lispendens, debts and attachments, what so ever had made, done executed, occasioned or suffered by the OWNER/VENDOR or any person or persons claiming or to claim from through under or in trust for the OWNER/VENDOR into and upon the said land hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of PURCHASER for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same AND that notwithstanding any such act deed, matter, or things whatsoever as aforesaid the OWNER/VENDOR have in himself good rightful power and absolute authority to grant, transfer, convey, assign and assure by these presents ALL THAT piece and parcel of a plot of Bastu land measuring about 13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty one) Sq. ft. more or less together with a two storied old dilapidated building erected in the year 1965, comprising in covered area of each floor 3340 Sq. ft. i.e. total covered area 6680 (Six Thousand six Hundred Eighty) Sq. ft. (Cementing floor), lying and situated at K.M.C. Premises No.- 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047 under Mouza- Khanpur, J. L. No. -46, Touzi No.-151 and 152, R.S.No.-7, Pargana- Khaspur, comprised in C.S.Dag.Nos-70, 71, 72 and 73, being Assessee Nos. 21-098-06-0319-2 (For Ground Floor) and 21-098-06-3823-6 (For First Floor), District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, Present Police Station- Patuli (formerly Tollygunge, thereafter Jadavpur), now within the jurisdiction of Ward No.-98 of the Kolkata Municipal Corporation, in the District of 24 South Parganas, along with Sanctioned G+IV Storied Residential Building Plan being No. 2014100156,



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dated- 25-09-2014, issued by the Building Departments of the Kolkata Municipal Corporation, under Borough-X, together with all rights of easements and appurtenances, civil amenities and facilities in the said property, more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the SAID PREMISES, demarcated in annexed site Plan or Map, bordered with Red Colour, hereby granted, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of PURCHASER in manner aforesaid AND that the PURCHASER shall and may from time to time and all times hereafter peaceably and quietly possessed and enjoy the said land and hereditaments and premises including all easement rights etc. hereby granted, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of PURCHASER in manner aforesaid and to received the rent, issues and profits thereof including any previous rents due from the tenants without any lawful eviction, interruption, claim or demand whatsoever from or by the OWNER/VENDOR or any person or persons lawfully or equitably claiming or to claim from under or in trust for the OWNER/VENDOR and shall do, act, perform, execute and shall have every lawful authority as the absolute owners of the same to mutate the same in its own name, construct any new building thereon, as per the new sanctioned Building plan and to enjoy the same and also to dispose off the same or any part of it as per his requirement from time to time at his own discretion And that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or otherwise by the OWNER/VENDOR well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of the OWNER/VENDORS or otherwise whatsoever made done, occasioned or suffered by the OWNER/VENDORS or any person or persons lawfully or equitably claiming or to claim from through under or in trust for the OWNER/VENDOR and further that the OWNER/VENDOR and their all persons having or lawfully claiming any estate right, title, interest whatsoever



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in the said land hereditaments and premises including all easement rights etc. hereby granted, transferred, conveyed, assigned and assured and confirmed or any part thereof from under or in trust for the OWNER/VENDOR shall and will from time to time and all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such acts, deeds, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said property and hereditaments and premises including easement rights etc. hereby granted, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of PURCHASER in manner aforesaid as shall or may be reasonably required.

The OWNER/VENDOR herein or hereby declare and assure the PURCHASER herein, that the OWNER/VENDOR have not executed any Agreement for sale/M.O.U. with any Third person/s against any part consideration in respect of the SCHEDULE mentioned property up to now and has not delivered any portion or part of the Schedule mentioned premises to any Third person/s and the said SCHEDULE mentioned property is free from all encumbrances whatsoever including any Third party claim, right, title and interest etc. or previous claim or free from any kind of Legal proceeding and not at all otherwise affected by any order of the Competent Court, Tribunal, Land Acquisition, Department or any Tax Tribunal or any other Govt. or Semi-Govt. Authorities etc. in respect of the aforesaid Property. If any kind of such encumbrances or any kind of claim, demand or any Legal proceedings is instituted against the present OWNER/VENDOR or Third ownership in respect of the aforesaid property or occurs takes place even after successful transfer of the schedule mentioned property, the OWNER/VENDOR herein shall be held responsible and to be liable to make good all such losses of the PURCHASER herein and shall clear pay off all such demands, claims or any interest of any Third party whatsoever at his own cost and expenses and/or



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otherwise the PURCHASER shall be at liberty to take necessary Legal actions/steps to save guard its interest against the OWNER/VENDOR herein. The OWNER/VENDOR herein, further declares that, They have paid all necessary rents, rates, taxes and charges to the Concerned Authorities up to date, if, subsequently any liability arise in regard to the non-payment of any outstanding rent, rates, taxes and charges in respect to the SCHEDULE mentioned property, up to the date of transfer, by virtue of these presents, the OWNER/VENDOR herein, shall be liable to pay off all such outstanding rent, rates, taxes and charges etc. along with interest and penalty (if any) on demand of the Concerned Authorities and upon request of the PURCHASER herein. The VENDORS further confirm that if any error is found in future, the VENDORS shall execute any deed of rectification or declaration at the cost of the purchaser without any delay for the interest of the PURCHASER in respect of the said property to make perfect to make perfect of the title of the PURCHASER.

SCHEDULE OF THE PROPERTY

ABOVE REFERRED TO

ALL THAT piece, and parcel of a plot of Bastu land measuring about 13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty one) Sq. ft. more or less together with a two storied old dilapidated building erected in the year 1965, comprising in covered area of each floor 3340 Sq. ft. i.e. total covered area 6680 (Six Thousand six Hundred Eighty) Sq. ft. (Cementing floor), lying and situated at K.M.C. Premises No.- 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047 under Mouza- Khanpur, J. L. No. -46, Touzi No.-151 and 152, R.S. No.-7, Pargana- Khaspur, comprised in C.S.Dag.Nos-70, 71, 72 and 73, being Assessee Nos. 21-098-06-0319-2 (For Ground Floor) and 21-098-06-3823-6 (For First Floor), District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, Present Police Station- Patuli (formerly Tollygunge,



Signature.....

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thereafter Jadavpur), now within the jurisdiction of Ward No.-98 of the Kolkata Municipal Corporation, in the District of 24 South Parganas, together with all rights of easements and appurtenances, civil amenities and facilities in the said property, hereinafter called and referred to as the SAID PREMISES, demarcated in annexed site Plan or Map, bordered with Red Colour which is butted and bounded as follows:-

ON THE NORTH :- 20 ft wide Netaji Subhas Chandra Bose By Road

ON THE SOUTH :- 20 ft wide Netaji Subhas Chandra Bose By Road and
Premises Nos. 300/3 & 300/4, Netaji Subhas Chandra
Bose Road.

ON THE EAST :- Premises No. 282T & 282J Netaji Subhas Chandra Bose Road

ON THE WEST :- Premises No. 278 & 278A Netaji Subhas Chandra Bose Road

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED BY THE
PARTIES AT KOLKATA IN THE
PRESENCE OF:

1) *Shri Atan Ramanan*
34, Sodapun Brick Field Road
Kolkata - 700082

DIVJOT REALITIES PVT. LTD.

S. Prasad
Director

2) *Panchu Gopal Sardar*
209, C. R. Avenue Kol-6

SIGNATURE OF THE VENDOR
/FIRST PART



4

Signature.....

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ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

SIGNED AND DELIVERED BY THE
PARTIES AT KOLKATA IN THE
PRESENCE OF:

1) *Shek Ataur Rahaman*

For Meridian Devcon Pvt. Ltd.

2) *Panabhu gopal Bordar*

[Signature]
Director

SIGNATURE OF THE PURCHASER
/SECOND PART

Drafted by me

[Signature]

(Shek Ataur Rahaman)
Advocate
Alipore Judges' Court,
Kolkata-27

(Regu.No.-WB/382/2000)

Typed by:

[Signature]
Alipore Judges' Court,
Kolkata-27

Note : Out of Total Stamp Duty payable, Rs.500/- is paid in one Non-Judicial stamp Paper and the rest amount is paid by Demand Draft.



Signature.....
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ADDL. DIST. SUB-REGISTRAR
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MEMO OF CONSIDERATION

Received today the consideration money with T.D.S. to the tune of Rs. 3,00,00,000/- (Rupees Three Crore) only from the Purchaser by different Cheques, as per MEMO mentioned hereunder as follows:-

MEMO

Cheque Nos.	Bank and Its Branches	Amount (Rs)	T.D.S. (In Rs.)	Total Amount of Payment (Rs.)	Date	Name of Receiver / Vendor
000590	HDFC Bank, C.R Avenue Branch	4950000	50000	50,00,000	10.07.2017	DIVJOT REALTIES PRIVATE LIMITED
000591		4950000	50000	50,00,000	10.08.2017	
000592		4950000	50000	50,00,000	11.09.2017	
000593		4950000	50000	50,00,000	10.10.2017	
000594		4950000	50000	50,00,000	10.11.2017	
000595		4950000	50000	50,00,000	11.12.2017	
	Total=	29700000	300000	3,00,00,000/-		

SIGNED AND DELIVERED
BY THE PARTIES AT KOLKATA
IN THE PRESENCE OF:

1) *Shen Atan Rahman*

2) *Panahu gopal Sardar*

DIVJOT REALTIES PVT. LTD.

S. Sardar
Director












SIGNATURE OF THE VENDOR
/FIRST PART



Signature.....
26 DEC 2016
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

DISTRICT - SOUTH 24 PARAGANAS

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR - ALIPORE












		Thumb	1st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name: SHARWAN KUMAR SHARDA

DIVJOT REALITIES PVT. LTD.

Signature :- _____


Director

	Left hand					
	Right hand					

Name: ANIL GADIA

For Meridian Devcon Pvt. Ltd.

Signature :- _____


Director

PHOTO	Left hand					
	Right hand					

Name: _____

Signature :- _____



Signature.....

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ADDL. DIST. SUB-REGISTRAR
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SITE PLAN OF LAND WITH TWO STORIED BUILDING LYING AND SITUATED AT K. M. C. PREMISES NO-278/1, N. S. C. BOSE ROAD, KOLKATA-700047, P. S.- PATULI (FORMER P. S.- JADAVPUR,) WITHIN THE JURISDICTION OF THE K. M. C. WARD NO-98, A. D. S. R. OFFICE- ALIPORE, DISTRICT- SOUTH 24 PARGANAS

SCALE :- 1 : 274

SALEABLE AREA OF LAND:- 13 K-2CH-21 SFT
 GROUND FLOOR COVERED AREA = 3340 SFT
 FIRST FLOOR COVERED AREA = 3340 SFT
 TOTAL COVERED AREA = 6680 SFT
 CONVEYED AREA SHOWN IN RED BORDER

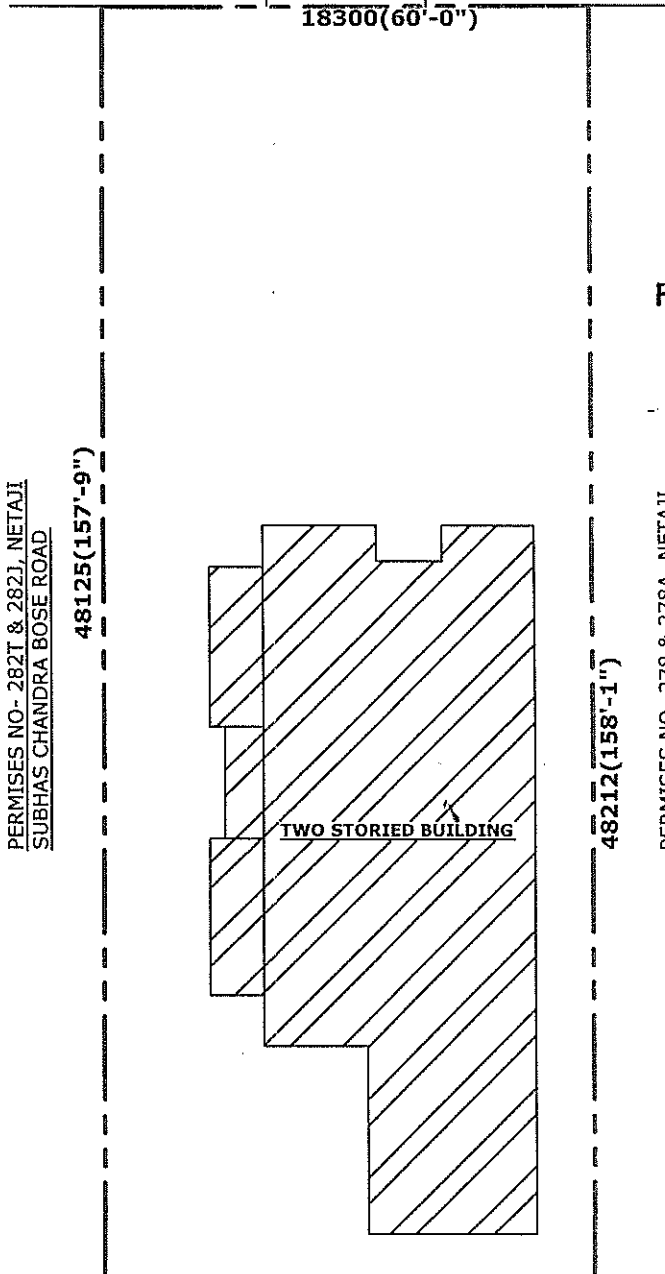


PERMISES NO- 300/3,
 N. S. C. BOSE ROAD

20'-0" (6096MM) WIDE
 N. S. C. BOSE BYROAD

NAME OF PURCHASER--- **MERIDIAN DEVCON PVT. LTD.**

PERMISES NO- 300/4,
 N. S. C. BOSE ROAD



For Meridian Devcon Pvt. Ltd.

[Signature]
 Director

Signature of purchaser

PERMISES NO- 282T & 282I, NETAJI
 SUBHAS CHANDRA BOSE ROAD

48125 (157'-9")

TWO STORIED BUILDING

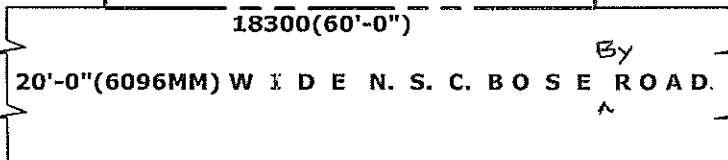
48212 (158'-1")

PERMISES NO- 278 & 278A, NETAJI
 SUBHAS CHANDRA BOSE ROAD

DIVJOT REALITIES PVT. LTD.

[Signature]
 Director

Signature of Vendor



[Signature]
Bishwanilkar Da
 (PLAN MAKER)
 Niveditapally, Barasat, 24Pgs (Group - 'C')
 BARASAT MUNICIPALITY
 RM/C - 018

SITE PLAN

DRAWN BY



Signature.....

26 DEC 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16051000430657/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SHARWAN KUMAR SHARDA 7C, PRIYANATH MULLICK ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Representative of Seller [DIVJOT REALTIES PRIVATE LIMITED]			 26/12/2016
2	Mr ANIL GADIA CF-71, SALT LAKE CITY, Block/Sector: I, P.O:- SALT LAKE, P.S:- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [MERIDIAN DEVCON PVT. LTD]			 26/12/2016
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Sk. ATAUR RAHAMAN Son of Sk. ANISUR RAHAMAN 34, SODEPUR BRICK FIELD ROAD, P.O:- HARIDEVPUR, P.S:- Thakurpukur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700082	Mr SHARWAN KUMAR SHARDA, Mr ANIL GADIA		 26/12/16	

(Amitava Chanda)

ADDITIONAL DISTRICT
SUB-REGISTRAR



OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIVJOT REALITIES PRIVATE LIMITED

03/02/2011

Permanent Account Number

AADCD7493E

DIVJOT REALITIES PVT. LTD.

Director

26/12/16

इस कार्ड को खोलने / फटने पर कृपया सूचित करें / नोट करें
आयकर विभाग सेवा केंद्र, एनएसडी, नई दिल्ली
सीकर / सीडीए, सहायक संचालक,
परिचय / एडमिशन सेल के संचालक,
दफ्तर सं. - 311094.

If this card is lost / someone's lost card is found
Please inform / contact
Income Tax PAN Services Unit, NSDI
1st Floor, Supreme Chambers,
New Delhi Telephone Exchange,
Phone No. 311094

मि. 20 2721 5099, फ़ै. 91 20 2721 5099
www.incometax.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHARWAN KUMAR SHARDA

KAMESWAR PRASAD SHARDA

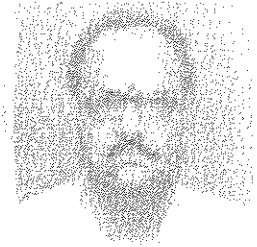
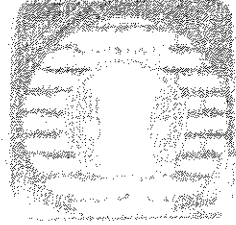
08/11/1973

Permanent Account Number

ACBPS9524J

Sharwan Kumar Sharda

SIGNATURE



SK Sharda
(Sharwan Kumar Sharda)

26/12/16

3494 6757 2201

Unique Identification Authority of India



Address
S/O Kamalwar Prasad Sharda NEAR FORT IN
GROUND, BARAJAMDA, Boksa Bazar, Jharkhand 833221



For Meridian Devcon Pvt. Ltd.

Director

26/12/16


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANIL GADIA
RATAN LAL GADIA
27/09/1977

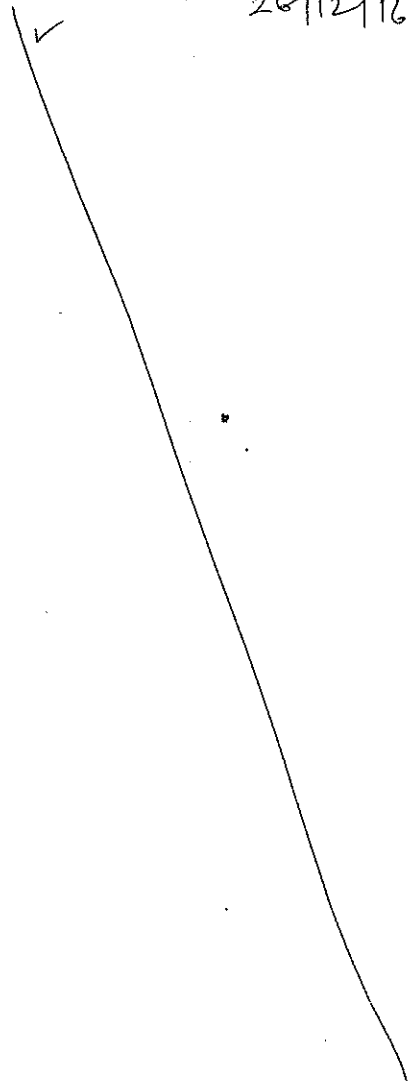
Permanent Account Number
AFOPG3855L

Signature



Anil Gadia

26/12/16



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

GRN: 19-201617-003703046-1 Payment Mode Online Payment
GRN Date: 23/12/2016 17:33:35 Bank: HDFC Bank
BRN: 281985010 BRN Date: 23/12/2016 17:35:53

DEPOSITOR'S DETAILS

Name : ANIL GADIA Id No. : 16051000430657/4/2016
[Query No./Query Year]
Contact No. : 22690626 Mobile No. : +91 9831425775
E-mail : info@meridiangrouprealty.in
Address : 209 C.R. AVENUE , KOLKATA-700006
Applicant Name : Sk. ATAUR RAHAMAN
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16051000430657/4/2016	Property Registration- Registration Fees	0030-03-104-001-16	330465
2	16051000430657/4/2016	Property Registration- Stamp duty	0030-02-103-003-02	2102443
Total				2432908

In Words : Rupees Twenty Four Lakh Thirty Two Thousand Nine Hundred Eight only

Major Information of the Deed

Deed No :	I-1605-08318/2016	Date of Registration	27/12/2016
Query No /Year	1605-1000430657/2016	Office where deed is registered	
Query Date	21/12/2016 4:17:17 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ATAUR RAHAMAN ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038841113, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,00,00,000/-	Rs. 3,00,41,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 21,02,943/- (Article:23)	Rs. 3,30,465/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , , Premises No. 278/1, Ward No: 98

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		13 Katha 2 Chatak 21 Sq Ft	2,66,60,000/-	2,66,60,000/-	Width of Approach Road: 20 Ft.,
Grand Total :						21.7044Dec	266,60,000 /-	266,60,000 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6680 Sq Ft.	33,40,000/-	33,81,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 3340 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 3340 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		6680 sq ft	33,40,000 /-	33,81,750 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DIVJOT REALTIES PRIVATE LIMITED 52/1, SANATAN MISTRY LANE, 2ND FLOOR, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106 PAN No. AADCD7493E, Status :Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MERIDIAN DEVCON PVT. LTD 209, C. R. AVENUE, 4TH FLOOR, P.O:- BEADON STREET, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AAHCM1792M, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SHARWAN KUMAR SHARDA Son of Late KAMESWAR PRASAD SHARDA 7C, PRIYANATH MULLICK ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACBPS9524J, Status : Representative, Representative of : DIVJOT REALTIES PRIVATE LIMITED (as DIRECTOR)
2	Mr ANIL GADIA Son of Mr RATAN LAL GADIA CF-71, SALT LAKE CITY, Block/Sector: I, P.O:- SALT LAKE, P.S:- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFOPG3855L, Status : Representative Representative of : MERIDIAN DEVCON PVT. LTD (as DIRECTOR)

Identifier Details :

Name & address	
Sk. ATAUR RAHAMAN Son of Sk. ANISUR RAHAMAN 34, SODEPUR BRICK FIELD ROAD, P.O:- HARIDEVPUR, P.S:- Thakurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, Identifier Of Mr SHARWAN KUMAR SHARDA, Mr ANIL GADIA	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DIVJOT REALTIES PRIVATE LIMITED	MERIDIAN DEVCON PVT. LTD-21.7044 Dec

Transfer of property for S1

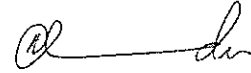
Sl.No	From	To. with area (Name-Area)
1	DIVJOT REALTIES PRIVATE LIMITED	MERIDIAN DEVCON PVT. LTD-6680 Sq Ft

Endorsement For Deed Number : I - 160508318 / 2016

On 21-12-2016

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 3,00,41,750/-



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

On 26-12-2016

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

Presented for registration at 18:25 hrs on 26-12-2016, at the Private residence by Mr ANIL GADIA ,

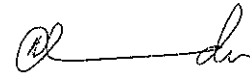
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 26-12-2016 by Mr SHARWAN KUMAR SHARDA, DIRECTOR, DIVJOT REALTIES PRIVATE LIMITED, 52/1, SANATAN MISTRY LANE, 2ND FLOOR, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106

Indetified by Sk. ATAUR RAHAMAN, , , Son of Sk. ANISUR RAHAMAN, 34, SODEPUR BRICK FIELD ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

Execution is admitted on 26-12-2016 by Mr ANIL GADIA, DIRECTOR, MERIDIAN DEVCON PVT. LTD, 209, C. R. AVENUE, 4TH FLOOR, P.O:- BEADON STREET, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Sk. ATAUR RAHAMAN, , , Son of Sk. ANISUR RAHAMAN, 34, SODEPUR BRICK FIELD ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate



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

On 27-12-2016

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 : 2 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,30,465/- (A(1) = Rs 3,30,451/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,30,465/-

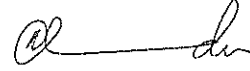
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2016 5:35PM with Govt. Ref. No: 192016170037030461 on 23-12-2016, Amount Rs: 3,30,465/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 281985010 on 23-12-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 21,02,943/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 21,02,443/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 787, Amount: Rs.500/-, Date of Purchase: 02/12/2016, Vendor name: S Kr Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/12/2016 5:35PM with Govt. Ref. No: 192016170037030461 on 23-12-2016, Amount Rs: 21,02,443/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 281985010 on 23-12-2016, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 225820 to 225862

being No 160508318 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.12.28 15:23:14 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 28-12-2016 15:23:13
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)
