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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE HUNDRED RUPEES

भारत INDIA

INDIAN NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

T 638146

Mo. 1464 70 BOW
157 Sataks

e-pat
29/9/14
Kolkata
27/9/14
Addl. Registrar of Assurances II



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to the document are the part of this Document.

Additional Registrar of Assurances-II, Kolkata
30/9/14

THIS INDENTURE OF CONVEYANCE made this 27 day of SEPTEMBER

Two Thousand and Fourteen BETWEEN JERAMBHAI SEVA TRUST, a Public Charitable Trust having its office at 25 Princep Street, Police Station

BK
Amal Kumar Bose

349/14

27/9/14

27/9/14

C

82981

DSP LAW ASSOCIATES
4D N... House
15 &... Street,
Kolkata... 70001

NAME.....
ADD.....
Rs.....
- 9 SEP 2014
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Ray Road, Kolkata

- 9 SEP 2014
- 9 SEP 2014

1 Lalit Kumar Ghosh



c-7546

For Prajapati Commodities Pvt. Ltd.

Lalit Kumar Ghosh

Director / Authorised Signatory

For Croton Distributors Pvt. Ltd.

Lalit Kumar Ghosh

Director / Authorised Signatory



c-7545

JERAMBHAI BEVA TRUST

For Jerambhai Management Services Pvt. Ltd.

[Signature]
Director

For WADHWA ENDOWMENT MANAGEMENT PVT. LTD.

[Signature]
Director

Trustees

(DAMODAR DAS JERAMBHAI WADHWA)

[Signature]

(MRINAL KANTI RAY)



Additional Registrar
Assurances-II, Kolkata
7 SEP 2014

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 AACCCJ4805F 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) PRAJAPATI COMMODITIES 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 AAACP2927L, having CIN :U51109WB2007PTC116563 and represented by its Director Mr. Lalit Kumar Giria son of Late Sumer Mal Giria, having PAN ACXPG0942L, (2) **JUNIPER COMMERCIAL 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 AADCJ3657N, having CIN :U51909WB2014PTC203142 and represented by its Director Mr. Navin Banthia son of Mr. Babulalji Banthia, having PAN AXRPB3109M, (3) **ANGELIQUE HIGHRISE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at 7/1A, Grant Lane, 4th Floor, Police Station - Bowbazar, Kolkata - 700012 having PAN AAMCA8414F, having CIN U70102WB2014PTC203226 and represented by its Director Mr. Samir Sarkar son of Mr. Mahesh Chandra Sarkar, having PAN AVOPS7153D, (4) **CONFITECH ABASAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at 7/1A, Grant Lane, 4th Floor, Police Station - Bowbazar, Kolkata - 700012 having PAN AAFCC7525A, having CIN :U70102WB2014PTC203234 and represented by its Director Mr. Rajeev Kumar Nahata son of Mr. Chain Roop Nahata, having PAN ABHPN4950A, (5) **AKSARA BUILDERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at 7/1A, Grant Lane, 4th Floor, Police Station -Bowbazar, Kolkata - 700012 having PAN AAMCA8413C, having CIN :U70102WB2014PTC203225 and represented by its Director Mr. Bijay Karmakar son of Late Kundupada Karmakar, having PAN BSDPK5802N, (6) **CAMERTON REAL ESTATE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at 7/1A, Grant Lane, 4th Floor, Police Station - Bowbazar, Kolkata - 700012 having PAN AAFCC7523G, having CIN : U70102WB2014PTC203235 and represented by its Director Mr. Rajeev Kumar Nahata son of Mr. Chain Roop Nahata, having PAN ABHPN4950A, (7) **GENIL COMMODITIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 2013 having its Registered Office at 7/1A, Grant Lane, 4th Floor, Police

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 Anurag Kumar Prasad



c-7547

JUNIPER COMMERCIAL PVT. LTD.

N. Banthia

Director/Authorised Signatory

For Genial Promoters Pvt. Ltd.

N. Banthia

Director / Authorised Signatory

(NAVIN BANTHIA)



c-7548

For Angellique Highrise Pvt. Ltd.

Sanjay Shankar

Director / Authorised Signatory

For Gorgeous Properties Pvt. Ltd.

Sanjay Shankar

Director / Authorised Signatory

For



c-7549

For

For Confilech Abasan Pvt. Ltd.

K. Nahata

Director / Authorised Signatory

For Camerton Real Estate Pvt. Ltd.

K. Nahata

Director / Authorised Signatory

For Genil Commodities Pvt. Ltd.

K. Nahata

Director / Authorised Signatory

For Pansy Infrastructure Pvt. Ltd.

K. Nahata

Director / Authorised Signatory -

(RATEEV K. NAHATA)



Additional Registrar of
Assurances-II, Kolkata
7 SEP 2014

Station - Bowbazar , Kolkata - 700012 having PAN AAFCG6332B, having CIN U51909WB2014PTC202155 and represented by its Director Mr. Rajeev Kumar Nahata son of Mr. Chain Roop Nahata, having PAN ABHPN4950A, **(8) DAWKINS 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 - Sintehe, Kolkata - 700050 having PAN AAFCD1023J, having CIN : U51909WB2014PTC203140 and represented by its Director Mr. Bijay Karmakar son of Late Kundupada Karmakar, having PAN BSDPK5802N, **(9) GORGEOUS PROPERTIES 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 AAFCG7239K, having CIN U70102WB2014PTC203425 and represented by its Director Mr. Samir Sarkar son of Mr. Mahesh Chandra Sarkar, having PAN AVOPS7153D, **(10) JUNIPER MARKETING 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 - Sintehe, Kolkata - 700050 having PAN AADCJ3658D, having CIN U51909WB2014PTC203143 and represented by its Director Mr. Amit Singh son of Mr. Lalit Mohan Singh, having PAN BFYPS3622C, **(11) PANSY INFRASTRUCTURE 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 AAHCP8118L, having CIN : U70102WB2014PTC203427 and represented by its Director Mr. Rajeev Kumar Nahata son of Mr. Chain Roop Nahata, having PAN ABHPN4950A, , **(12) REWARD PROJECTS 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 AAHCR0222R, having CIN : U70102WB2014PTC203428 and represented by its Director Mr. Amit Singh son of Mr. Lalit Mohan Singh, having PAN BFYPS3622C, **(13) CAMERTON CONSTRUCTIONS 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 AAFCC7649P, having CIN :U70102WB2014PTC203429 and represented by its Director Mr. Amar Kumar Prasad son of Late Sarjoo Prasad, having PAN AWGPP3661A, **(14) GENIAL PROMOTERS 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 AAFCG7238J, having CIN :U70102WB2014PTC203423 and represented by its Director Mr. Navin Banthia son of Mr. Babulalji Banthia, having PAN AXRPB3109M, **(15) CROTON DISTRIBUTORS 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 AAFCC7650N, having CIN U51909WB2014PTC203420 and represented by its Director Mr. Lalit Kumar Giria son of Late Sumer Mal Giria, having PAN ACXPG0942L, and **(16) MANINAGAR 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 AAJCM3177E, having CIN : U51909WB2014PTC202908 and represented by its Director Mr. Mahabir Kumar Dugar, son of Mr. Ratan Lal Dugar, having PAN AGHPD6715G hereinafter

(Signature)

(Signature)

Amar Kumar Prasad



e-7550

For Aksara Builders Pvt. Ltd.
Bijay Karmakar
Director / Authorised Signatory

DAWKINS TRADERS PVT. LTD.
Bijay Karmakar
Director / Authorised Signatory



e-7551

For Juniper Marketing Pvt. Ltd.
Amit Singh
Director / Authorised Signatory

For Reward Projects Pvt. Ltd.
Amit Singh
Director / Authorised Signatory

For

For



e-7552

For Cameron Constructions Pvt. Ltd.
Anand Kumar Bhowal
Director / Authorised Signatory



MMA

Additional Register of
ACQUISITIONS-II, Eastern
3 7 SEP 2014

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 1.57 acre or 157 sataks more or less comprised in (i) a portion containing an area of 0.71 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 0.16 acre or 16 sataks 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. 3676 containing an area of 0.62 acre or 62 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 8th 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 Aksboy 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 21st 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,

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 Anur Kumar Prasad



e-7559

MANINAGAR COMMOSALES PVT. LTD.

Mahabir K. Dugar
Director/Authorized Signatory

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For



MR
(MRINAL KANTI RAY)
87/2/10, Hazra Ch. Roy
25 Princep Street
Kolkata-700
(Sanyal)

Additional Registrar
Kolkata-2, India
17 SEP 2014

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 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 27th June 1960 and registered with Registrar of Assurances, Calcutta in Book No. 1, 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 9th 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 10th 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 16th 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.

for Bunkin
By
Anwar Hussain Prasad

- 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.
- 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. 983 of 2014-15 dated 20th 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.14,44,70,684.04 (Rupees fourteen crores forty four laes seventy thousand six hundred eighty-four and paise four) 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;

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 Anand Kumar Prasad

- (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.
- (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. 14,44,70,684.04 (Rupees fourteen crores forty four lacs seventy thousand six hundred eighty-four and paise four) 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 157 sataks or 1.57 acre more or less situate lying at and being (i) a portion containing an area of 0.71 acre or 71 sataks more or less of R.S. and L.R. Dag No. 3678, (ii) a portion containing an area of 0.08 acre or 8 sataks more or less of R.S. and L.R. Dag No. 3679 (iii) a portion containing an area of 0.16 acre or 16 sataks more or less of R.S. and L.R. Dag No. 3680 and (iv) the entire R.S. and L.R. Dag No. 3676 containing an area of 0.62 acre or 62 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

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 Anurag Kumar Prasad

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 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, 983 of 2014-15 dated 20th 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, hargadar, 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;

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 Anand Kumar Prasad
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- (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 DOTTH HEREBY DECLARE AND ASSURE THE PURCHASERS as follows:-

 
 Anwar Hussain Prasad

- 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 outgoings 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 157 sataks or 1.57 acre or 94 Cottahs 15 Chittaeks 34 Square Feet more or less situate lying at and being undivided part of L.R. Dag No. 3676, 3678, 3679 and 3680 (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. 5448, recorded in	Dag No. 3676, recorded in Khatian	Dag No. 3676, recorded in	0.62 acre	0.62 acre


 Anwarul Karim Prasad

Khatian No. 1532	No. 1610	Khatian No. 1900		
Dag No. 5450, recorded in Khatian No. 703	Dag No. 3678, recorded in Khatian No. 640	Dag No. 3678, recorded in Khatian No. 1900	1.63 acre	0.71 acre
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	0.16 acre
			Total	1.57 acre

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 remaining portion of R.S. Dag Nos. 3678, 3679 and 3680;
 On the South : Partly by each of R.S. Dag Nos. 3674, 3675, 3668 and 3669;
 On the East : Partly by Road and partly by each of R.S. Dag Nos. 3677 and 3561/3986 and;
 On the West : Partly by each of R.S. Dag Nos. 3673, 3674, 3675 and 3678.

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 47900 square feet more or less comprising of single storey rooms aggregating to 8800 square feet more or less and C.I on brick wall measuring 39100 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:

Shanku Mishra
Narayan Narandrom
Dilip Karmakar
Nagendra

Mrinal Kanti Ray
 (M) MRINALKANTI (RAY)

JERAMBHAI SEVA TRUST

For Jerambhai Management Services Pvt. Ltd.

Director

For WADHWA ENDOWMENT MANAGEMENT PVT. LTD.

Director

DAMODARDAS JERAMBHAI WADHWA

Trustees

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

Pradeep Kumar
Advocate
C/o DSP Law Associates
1B and 2 Hare Street
Kolkata 700001

Samyukta Samanta
(Advocate)
C/o DSP LAW ASSOCIATES
1B & 2 Hare Street
Kolkata 700001

For Reward Projects Pvt. Ltd.
Amit Singh
Director / Authorized Signatory

For Camerton Constructions Pvt. Ltd.
Ames Kumar Prasad
Director / Authorized Signatory

For Genial Promoters Pvt. Ltd.
P. Sankar
Director / Authorized Signatory

For Croton Distributors Pvt. Ltd.
Lalit Kumar Girdh
Director / Authorized Signatory

MANINAGAR COMMOALES PVT. LTD.
Mahabir K. Dugar
Director / Authorized Signatory

For Prajapati Commodities Pvt. Ltd.
Lalit Kumar Girdh
Director / Authorized Signatory

JUNIPER COMMERCIAL PVT. LTD.
Navin Santhia
Director / Authorized Signatory
NAVIN SANTHIA
For Angelique Highrise Pvt. Ltd.
Sanjay Kumar
Director / Authorized Signatory

For Confitech Abasan Pvt. Ltd.
Rajeev K. Nahata
Director / Authorized Signatory
(RAJEEV K. NAHATA)
For Aksara Builders Pvt. Ltd.
Bijay Kumar Rao
Director / Authorized Signatory

For Camerton Real Estate Pvt. Ltd.
Rajeev K. Nahata
Director / Authorized Signatory

For Genil Commodities Pvt. Ltd.
Rajeev K. Nahata
Director / Authorized Signatory

DAWKINS TRADERS PVT. LTD.
Bijay Kumar Rao
Director / Authorized Signatory

For Gorgeous Properties Pvt. Ltd.
Sanjay Kumar
Director / Authorized Signatory

For Juniper Marketing Pvt. Ltd.
Amit Singh
Director / Authorized Signatory

For Pansy Infrastructure Pvt. Ltd.
Rajeev K. Nahata
Director / Authorized Signatory

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the withinnamed Purchaser the withinmentioned sum of Rs.14,44,70,684.04 /- (Rupees fourteen crores forty-four lacs seventy thousand six hundred eighty-four and paise four) only towards part payment of the total consideration payable by the Purchaser to the Vendor as per memo written hereinafter:-

Sl. No.	By or out of Pay order/TDS	Date	Bank, Branch	Amount (in Rs. P.)
1.	241629	30/04/14	HDFC BANK LIMITED, STEPHEN HOUSE	Rs.1,00,00,000.00
2.	TDS			Rs.1,01,011.00
3.	241644	22/05/14	HDFC BANK LIMITED, STEPHEN HOUSE	Rs.50,00,000.00
4.	241646	22/05/14	HDFC BANK LIMITED, STEPHEN HOUSE	Rs.50,00,000.00
5.	241647	22/05/14	HDFC BANK LIMITED, STEPHEN HOUSE	Rs.50,00,000.00
6.	241648	22/05/14	HDFC BANK LIMITED, STEPHEN HOUSE	Rs.40,00,000.00
7.	TDS			Rs.1,91,920.00
8.	000155	18/08/14	HDFC BANK LIMITED, STEPHEN HOUSE	Rs.50,00,000.00
9.	TDS			Rs.50,507.00
10.	000162	25/08/14	HDFC BANK LIMITED, STEPHEN HOUSE	Rs.46,09,998.00
11.	TDS			Rs.46,566.00
12.	220011 219999	24/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	Rs.69,30,000.00
13.	TDS			Rs.70,000.00
14.	220000	24/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27
15.	TDS			65,648.00
16.	220001	24/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27
17.	TDS			65,648.00
18.	220002	24/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27
19.	TDS			65,648.00
20.	220003	24/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27
21.	TDS			65,648.00
22.	220004	24/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27
23.	TDS			65,648.00
24.	220005	24/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27
25.	TDS			65,648.00
26.	220007	24/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27
27.	TDS			65,648.00

28	220008	24/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27	✓
29	TDS			65,648.00	
30	220009	24/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27	✓
31	TDS			65,648.00	
32	220010	24/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27	✓
33	TDS			65,648.00	
34	219999 220011	24/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27	✓
35	TDS			65,648.00	
36	220051	25/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27	✓
37	TDS			65,648.00	
38	220052	25/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27	✓
39	TDS			65,648.00	
40	220053	25/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27	✓
41	TDS			65,648.00	
42	220054	25/09/14	HDFC BANK LIMITED, STEPHEN HOUSE	64,99,064.27	✓
43	TDS			65,648.00	
			Total	Rs.14,44,70,684.04	

(Rupees fourteen crores forty-four lacs seventy thousand six hundred eighty-four and paise four) only

WITNESSES:

Shankar Majumdar
Dilip Kumar Das,

Mrs
C MRINAL KANTI RAY
25 Prinap Street
Kolkata-700072

Shri Goutam
CARSHWIT GUPTA RAY
7, Old Post Office Street
Kolkata-700011

JERAMBHA SEVA TRUST

For Jerambha Management Services Pvt. Ltd.

Director

For WADHWA ENDOWMENT MANAGEMENT PVT. LTD.

Director

Trustee

Drafted by me:

Advocate

For, DSP Law Associates

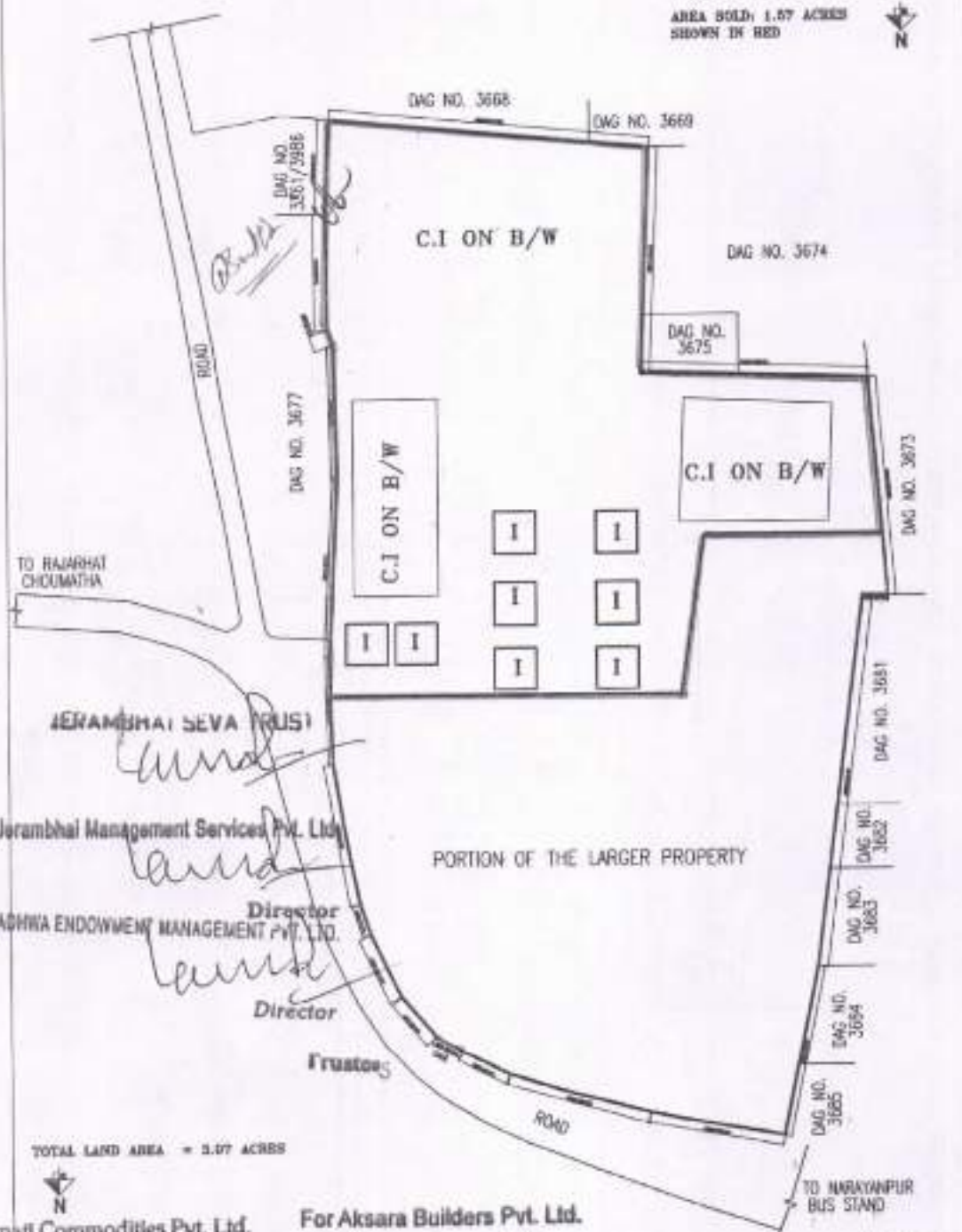
4D, Nicco House

1B & 2, Hare Street

Kolkata-700001

PLAN FORMING PART OF THE FOREGOING DEED SHOWING R.S.AND L.R.DAG NOS. 3676, 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: 1.57 ACRES SHOWN IN RED



TOTAL LAND AREA = 3.07 ACRES



NOT TO SCALE

For Prajapati Commodities Pvt. Ltd.

Director / *[Signature]*
 JUNIPER COMMERCIAL PVT. LTD.

Director / *[Signature]*
 For Angelique Highrise Pvt. Ltd.

Director / *[Signature]*
 For Confitech Abasan Pvt. Ltd.

Director / *[Signature]*

Director / *[Signature]*

Director / *[Signature]*

For Aksara Builders Pvt. Ltd.

Director / *[Signature]*
 For Camerton Real Estate Pvt. Ltd.

Director / *[Signature]*
 For Genil Commodities Pvt. Ltd.

Director / *[Signature]*
 DAWKINS TRADERS PVT. LTD.

Director / *[Signature]*

Director / *[Signature]*

Director / *[Signature]*

Director / *[Signature]*

For Gorgeous Properties Pvt. Ltd.

Director / *[Signature]*

For Juniper Marketing Pvt. Ltd.

Director / *[Signature]*

For Pansy Infrastructure Pvt. Ltd.

Director / *[Signature]*

Director / *[Signature]*

For Croton Distributors Pvt. Ltd.

Director / *[Signature]*

For Genial Promoters Pvt. Ltd.

Director / *[Signature]*

For Camerton Constructions Pvt. Ltd.

Director / *[Signature]*

MANINAGAR COMMO SALES PVT. LTD.

Director / *[Signature]*

Director / *[Signature]*

Director / *[Signature]*

Director / *[Signature]*

Director / *[Signature]*

For Reward Projects Pvt. Ltd.

Director / *[Signature]*

Director / *[Signature]*

Director / *[Signature]*












Director / *[Signature]*












Director / *[Signature]*







Let in 500 sq ft












Ames Kumar Prasad












Ankit Singh












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












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












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






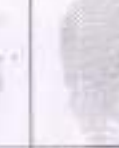




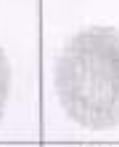
<i>Finger prints of the executant</i>					
 <i>Sanjay Shankar</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

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

<i>Finger prints of the executant</i>					
 <i>Bijay Karmakar</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p>Amit Singh</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p>Anand Kumar Paswal</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

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



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

Endorsement For Deed Number : I - 12407 of 2014
(Serial No. 12269 of 2014 and Query No. 1902L000029167 of 2014)

On 27/09/2014

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

Presented for registration at 17.28 hrs on :27/09/2014, at the Private residence by Lalit Kumar Giria ,
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, Dawkins Traders Pvt Ltd, 87/1, P C Lahiri Sarani , 24, Barahanagar, Kol, Thana:-Sinthi,
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050.

Director, Aksara Builders Pvt Ltd, 7/1 A, Grant Lane , 4th Floor, Kol, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, Pin :-700012.
, By Profession : Others

3. Lalit Kumar Giria
Director, Prajapati Commodities Pvt Ltd, Gate No 4, Room No 703-704, , 7th Floor Podder Court, Kol,
Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

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

4. Amar Kumar Prasad
Director, Camerton Constructions Pvt Ltd, 4 A, Council House Street, Kol, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Others

5. Mr Mahavir Kumar Dugar
Director, Maninagar Commosales Pvt Ltd, P- 113, Senhati Colony, Kol, Thana:-New Alipore,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034.
, By Profession : Others



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

30/09/2014 15:02:00



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

Endorsement For Deed Number : I - 12407 of 2014
(Serial No. 12269 of 2014 and Query No. 1902L000029167 of 2014)

6. Samir Sarkar
Director, Angelique Highrise Pvt Ltd, 7/1 A, Grant Lane, 4th Floor, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700012.

Director, Gorgeous Properties Pvt Ltd, 4 A, Council House Street, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
. By Profession : Others
7. Navin Banthia
Director, Juniper Commercial Pvt Ltd, 87/1, Prabodh Chandra Lahiri Sarani, 24 Barahanagar, Kol, Thana:-Sinthi, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050.

Director, Genil Promoters Pvt Ltd, 4 A, Council House Street, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
. By Profession : Others
8. Rajeev Kumar Nahata
Director, Confltech Abasan Pvt Ltd, 7/1 A, Grant Lane, 4th Floor, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700012.

Director, Camerton Real Estate Pvt Ltd, 7/1 A, Grant Lane, 4th Floor, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700012.

Director, Genil Commodities Pvt Ltd, 7/1 A, Grant Lane, 4th Floor, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700012.

Director, Pansy Infrastructure Pvt Ltd, 4 A, Council House Street, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
. By Profession : Others
9. Amit Singh
Director, Juniper Marketing Pvt Ltd, 87/1, P C Lahiri Sarani, 24 Barahanagar, Kol, Thana:-Sinthi, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700006.

Director, Reward Projects 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.

(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



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCES-II

30/09/2014 15:02:00

EndorsementPage 2 of 3



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

Endorsement For Deed Number : I - 12407 of 2014
(Serial No. 12269 of 2014 and Query No. 1902L000029167 of 2014)

Registration Fees Rs 15,89,268/- paid online on 26/09/2014 4:15PM with Govt. Ref. No. 192014150007886431 on 26/09/2014 4:03PM, Bank: HDFC Bank, Bank Ref. No. 121424658 on 26/09/2014 4:15PM, Head of Account: 0030-03-104-001-16, Query No:1902L000029167/2014

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.-14,44,70,684/-

Certified that the required stamp duty of this document is Rs.- 10112968 /- 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. 1,01,12,968/- paid online on 26/09/2014 4:15PM with Govt. Ref. No. 192014150007886431 on 26/09/2014 4:03PM, Bank: HDFC Bank, Bank Ref. No. 121424658 on 26/09/2014 4:15PM, Head of Account: 0030-02-103-003-02, Query No:1902L000029167/2014

(Dulal chandra Seha)
 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



(Dinabandhu Roy)
 ADDL. REGISTRAR OF ASSURANCES-II

30/09/2014 15:02:00

EndorsementPage 3 of 3

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

GRN: 19-201415-000788643-1
GRN Date: 26/09/2014 16:03:54
BRN : 121424658

Payment Mode : Online Payment
Bank : HDFC Bank
BRN Date: 26/09/2014 16:15:29

DEPOSITOR'S DETAILS

Id No. : 1902L000029167/2/2014
(Query No / Query Year)

Name : PRAJAPATI COMMODITIES PRIVATE LIMITED
Contact No. : 40307000 Mobile No. : +91 9830580328
E-mail : harish@idealstockbroking.com
Address : PODDAR COURT, 18, RABINDRA SARANI, KOL-1
Applicant Name : Prajapati Commodities 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	1902L000029167/2/2014	Property Registration- Stamp duty	0030-02-103-003-02	10112966
2	1902L000029167/2/2014	Property Registration- Registration Fee	0030-03-104-001-16	1589266
Total				11702236

In Words : Rupees One Crore Seventeen Lakh Two Thousand Two Hundred Thirty Six only

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 61
Page from 1939 to 1965
being No 12407 for the year 2014.




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

Additional Registrar II
Assurances-II, Kolkata
27 SEP 2014

DATED THIS 27th DAY OF September 2014

BETWEEN

JERAMBHAI SEVA TRUST

... VENDOR

AND

PRAJAPATI COMMODITIES PRIVATE
LIMITED & ORS.

... PURCHASERS

CONVEYANCE

DSP LAW ASSOCIATES
Advocates
4D NICCO HOUSE
1B & 2, HARE STREET,
KOLKATA - 700 001