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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

भारत
सत्यमेव जयते
INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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5000

11/48
31/08/08



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

[Signature]
Additional Registrar
of Assurances-1, Kolkata
18-2-12

8/1/77

m.v.-98,60,000/-

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THIS INDENTURE is made this 23rd day of Oct 2008 BETWEEN SMT. SHUKLA AGARWAL alias GUPTA, wife of Shri Swaroop Lal Agarwal alias Gupta, by religion Hindu, by occupation Housewife, residing at 127, Lake Terrace, Kolkata - 700 029, hereinafter referred to as the VENDOR (which term or

...2

Sale + Agmt
25,00,000

2499
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27489

53995

5 AUG 2008

To ...
Sold to *M/S. Granapati Niwas Pvt Ltd*
Address *11, Crooked Lane Kol 69*
5000

L. S. P. ...

Presented For Registration
at Kolkata Registration Office
on ... days of ... 20

**ADDITIONAL REGISTRAR OF
ASSURANCES - KOLKATA**

Pawan Kumar Kujar



19925



Granapati Niwas Private Limited

Pawan Kumar Kujar
Director



19928

Yogesh Aggarwal

YOGESH AGGARWAL

as Constituted attorney
of Shukle Aggarwal
alias Gubka.



Identified by me

Dilip Roy
8/0 - Lali 4th Fl. Roy
11, Crooked Lane
Kolkata

**ADDITIONAL REGISTRAR OF
ASSURANCES - KOLKATA**

expression unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND M/S. GANAPATI NIWAS PVT. LTD.**, a company registered under the Companies Act, having its registered office at 11, Crooked Lane, Kolkata – 700 069, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and assigns) of the **OTHER PART**.

WHEREAS one (1) Sisir Kumar Mitra, (2) Sushil Kumar Mitra, (3) Sunil Kumar Mitra and (4) Saroj Kumar Mitra jointly owned seized and possessed several plots of land comprised in several dags No. in Mouzas Ramchandrapur and Bonhooghly containing an area of 10.95 5/8th acres in equal share having 1/4th share each;

AND WHEREAS by a Deed of Conveyance bearing date 16th day of August, 1962 made between (1) Sushil Kumar Mitra, (2) Sunil Kumar Mitra and (3) Saroj Kumar Mitra therein mentioned as the Vendors and (1) Smt. Parul Rani Bosu, (2) Pradyut Kumar Bose, (3) Smt. Sita Devi, (4) Smt. Rukmini Devi, (5) Smt. Kamla Devi and (6) Dubari Singh therein mentioned as the Purchasers, registered in Book No. 1, Volume No. 91, pages 72 to 98, being No. 8033 for the year 1962 at the office of Sub-Registrar Baruipur in the District of 24-Parganas (South) for the consideration mentioned therein the said Sushil Kumar Mitra and others absolutely sold transferred and conveyed undivided 1/4th share jointly unto and in favour of (1) Smt. Parul Rani Bose and (2) Pradyut Kumar Bose and 2/4th undivided share to (1) Smt. Sita Devi, (2) Smt. Rukmini Devi, (3) Smt. Kamla Devi and (4) Shri Dubari Singh All That the piece and parcel of land out of the

total area of 10.95 5/8th acres comprised in several dags in Mouzas Ramchandrapur and Bonhooghly in the District of 24-Parghanas (South) more fully and particularly described in the Schedule written thereunder;

WHEREAS by a Bengali Deed of Conveance bearing date 19th day of May, 1972 corresponding with 5th Jaistha, 1379 BS made between (1) Shri Sisir Kumar Mitra, (2) Smt. Parul Rani Bose and (3) Shri Pradyut Kumar Bosu therein mentioned as the Vendors and (1) Smt. Shukla Agarwal and (2) Smt. Usha Gupta therein mentioned as the Purchasers, registered in Book No. 1, Volume No. 23, pages 143 to 163 being No. 1656 for the year 1972 at the office of the Sub-Registrar, Sonarpur, the said Sisir Kumar Mitra & others the Vendors therein jointly, for the consideration therein mentioned, absolutely sold transferred and conveyed unto and in favour of said Smt. Shukla Agarwal and Usha Gupta their undivided ½ share in All That the piece and parcel of land situate lying in the District of 24-Parganas (South), Sub-Registry Office and P.S. Sonarpur, Pargana Magura, Touji No. 114, Revenue Survey No. 228, J.L. No. 58 Moujas Ramchandrapur and Bonhooghly containing an area of 5.48 acres fully described in the schedule 'Ka' to 'Ma' mentioned thereunder out of 10.95 5/8th acres land under the following Khatians and Dags No.

Sl. No.	Mouza	R. S. Khatian.	R. S Dag No.	Schedule	Total land	Land purchased
1.	Ramchandrapur	383	1371	'Ka'	.18 acre) Half of the total land i.e. 20 1/2 acre
			1372		.02 "	
			1374		.02 "	
			1376		.19 "	
					.41 acre	

Sl. No.	Mouza	R. S. Khatian.	R. S. Dag No.	Schedule	Total land B/F	Land purchased
2.	Ramchandra-pur	390	1369	'Ka'	.20 acre) Half of the total land i.e .12 1/2 acres
			1375		.03 "	
			1373		.02 "	
					----- .25 acre	
Total of .20 1/2 acre + .12 1/2 acre = .33 acre						
3.	-Do-	257	1364	'Kha'	.30 acre	.15 acre
4.	-Do-	383	1379	'Ga'	.38 ") Half of the total land i.e. 40 1/2 acre
			1381		.12 "	
			1382		.14 "	
			1400		.17 "	
					----- .81 acres	
5.	-Do-	386	1399	'Gha-1'	.14 acre) Half of the total land i.e. .13 1/2 acre
			1380		.13 "	
					----- .27 acre	
	-Do-	391	1370	'Gha-2'	.16 acre) Half of the total land i.e. 16 1/2 acre
			1377		.17 "	
					----- .33 acre	
6.	-Do-	598	1384	'Una'	.18 acre	.09 acre
7.	-Do-	311	1383	'Cha'	.35 acre	.17 1/2 acre
8.	-Do-	658	1363	'Chha'	.51 acre	.25 1/2 acre
9.	-Do-	743	1401	'Ja'	.20 acre	.10 acre
10.	-Do-	475	1397	'Jha'	.21 acre	.10 1/2 acre
11.	-Do-	392	1368	'Eno'	.61 acre	.30 1/2 acre

Sl. No.	Mouza	R. S. Khatian.	R. S. Dag No.	Schedule	Total land B/F	Land purchased
2.	Ramchandra-pur	390	1369	'Ka'	.20 acre) Half of the total land i.e .12 1/2 acres
			1375		.03 "	
			1373		.02 "	
					<hr style="width: 50%; margin-left: auto; margin-right: 0;"/> .25 acre	
Total of .20 1/2 acre + .12 1/2 acre = .33 acre						
3.	-Do-	257	1364	'Kha'	.30 acre	.15 acre
4.	-Do-	383	1379	'Ga'	.38 ") Half of the total land i.e. 40 1/2 acre
			1381		.12 "	
			1382		.14 "	
			1400		.17 "	
					<hr style="width: 50%; margin-left: auto; margin-right: 0;"/> .81 acres	
5.	-Do-	386	1399	'Gha-1'	.14 acre) Half of the total land i.e. .13 1/2 acre
			1380		.13 "	
					<hr style="width: 50%; margin-left: auto; margin-right: 0;"/> .27 acre	
	-Do-	391	1370	'Gha-2'	.16 acre) Half of the total land i.e. 16 1/2 acre
			1377		.17 "	
					<hr style="width: 50%; margin-left: auto; margin-right: 0;"/> .33 acre	
6.	-Do-	598	1384	'Una'	.18 acre	.09 acre
7.	-Do-	311	1383	'Cha'	.35 acre	.17 1/2 acre
8.	-Do-	658	1363	'Chha'	.51 acre	.25 1/2 acre
9.	-Do-	743	1401	'Ja'	.20 acre	.10 acre
10.	-Do-	475	1397	'Jha'	.21 acre	.10 1/2 acre
11.	-Do-	392	1368	'Eno'	.61 acre	.30 1/2 acre

Sl. No.	Mouza	R. S. Khatian.	R. S. Dag No.	Schedule	Total land	Land purchased
					B/F	
12.	-Do-	257	1366	'Ta'	.13 acre	.06½ acre
13.	-Do-	476	1392/ 1558	'Tha'	.39 acre	.19½ acre
14.	-Do-	744	1398	'Da'	.18 acre	.09 acre
15.	-Do-	303	1367	'Dha'	.27 acre	.13½ acre
16.	-Do-	497	1358	'Na'	.13 acre	.06½ acre
17.	-Do-	362	1393	'Ta'	.30 acre	.15 acre
18.	-Do-	241	1395	'Tha'	.38 acre	.19 acre
19.	-Do-	387	1378	'Da'	.82 acre	.41 acre
20.	-Do-	288	1357	'Dha-1'	.43 acre	.21½ acre
21.	-Do-	241	1350	'Dha-2'	.37 acre	.18½ acre
22.	-Do-	541	1408	'Na'	.65 acre	.32½ acre
23.	-Do-	380	1362	'Pa-1'	.44 acre	.22 acre
24.	-Do-	373	1409	'Pa-2'	.21 acre	.10½ acre
25.	-Do-	466	1406	'Pa-3'	.25 acre	.12½ acre
26.	-Do-	308	1396	'Pha'	.38 acre	.19 acre
27.	-Do-	505	1407	'Ba'	.49 acr	.24½ acre
28.	-Do-	88	2564	'Bha'	.90 acre	.25½ acre
29.	-Do-	228	1402	'Ma'	.20 acre	.10 acre
						5.48 acres

AND WHEREAS by a Bengali Deed of Conveyance bearing date 20th day of May, 1972 corresponding with 6th Jaistha, 1379 BS made between Shri Sisir Kumar Mitra, therein mentioned as the Vendor and (1) Smt. Shukla Agarwal and

(2) Smt. Usha Gupta therein mentioned as the Purchasers, registered in Book No. 1, Volume No. 25, pages 124 to 126 being No. 1657 for the year 1972 at the office of the Sub-Registrar, Sonarpur, the said Sisir Kumar Mitra the Vendor therein, for the consideration therein mentioned, absolutely sold transferred and conveyed unto and in favour of said Smt. Shukla Agarwal and another All That the piece and parcel of land containing an area of $.08 \frac{1}{4}$ acre out of $.33$ acre comprised within R.S. Dag No. 1392, Khatian No. 364, Pargana Magura, Touji No. 114, Revenue Survey No. 228, J.L. No. 58, Mouza Ramchandrapur, P.S. Sonarpur, Sub-Registry Office Sonarpur, District Registry Office Alipore in the District of 24-Parganas (South) more fully and particularly described in the Schedule written thereunder;

AND WHEREAS by a Bengali Deed of Conveyance bearing date 20th day of May, 1972 corresponding with 6th Jaistha, 1379 BS made between Shri Sisir Kumar Mitra, therein mentioned as the Vendor and (1) Smt. Shukla Agarwal and (2) Smt. Usha Gupta, therein mentioned as the Purchasers, registered in Book No. 1, Volume No. 25, pages 127 to 129 being No. 1658 for the year 1972 at the office of the Sub-Registrar, Sonarpur, the said Sisir Kumar Mitra, the Vendor therein, for the consideration therein mentioned, absolutely sold transferred and conveyed unto and in favour of said Smt. Shukla Agarwal and another All That the piece and parcel of land containing an area of $.9\frac{3}{4}$ acre comprised within two R.S. Dags No. 2555 and 2556 out of $.12$ acre and $.27$ acre respectively and further $.10\frac{1}{2}$ acre of land comprised in two R.S. Dags No. 2557 and 2558 out of $.30$ acre and $.12$ acre all under Khatian No. 322, Pargana Magura, Touji No. 117, Revenue Survey No. 209, J.L. No. 65, Mouza Bonhooghly, P.S. Sonarpur, Sub-Registry Office Sonarpur, District Registry Office Alipore in the District of 24-Parganas (South) more fully and particularly described in the Schedule thereunder written;

(2) Smt. Usha Gupta therein mentioned as the Purchasers, registered in Book No. 1, Volume No. 25, pages 124 to 126 being No. 1657 for the year 1972 at the office of the Sub-Registrar, Sonarpur, the said Sisir Kumar Mitra the Vendor therein, for the consideration therein mentioned, absolutely sold transferred and conveyed unto and in favour of said Smt. Shukla Agarwal and another All That the piece and parcel of land containing an area of $.08 \frac{1}{4}$ acre out of $.33$ acre comprised within R.S. Dag No. 1392, Khatian No. 364, Pargana Magura, Touji No. 114, Revenue Survey No. 228, J.L. No. 58, Mouza Ramchandrapur, P.S. Sonarpur, Sub-Registry Office Sonarpur, District Registry Office Alipore in the District of 24-Parganas (South) more fully and particularly described in the Schedule written thereunder;

AND WHEREAS by a Bengali Deed of Conveyance bearing date 20th day of May, 1972 corresponding with 6th Jaistha, 1379 BS made between Shri Sisir Kumar Mitra, therein mentioned as the Vendor and (1) Smt. Shukla Agarwal and (2) Smt. Usha Gupta, therein mentioned as the Purchasers, registered in Book No. 1, Volume No. 25, pages 127 to 129 being No. 1658 for the year 1972 at the office of the Sub-Registrar, Sonarpur, the said Sisir Kumar Mitra, the Vendor therein, for the consideration therein mentioned, absolutely sold transferred and conveyed unto and in favour of said Smt. Shukla Agarwal and another All That the piece and parcel of land containing an area of $.9\frac{3}{4}$ acre comprised within two R.S. Dags No. 2555 and 2556 out of $.12$ acre and $.27$ acre respectively and further $.10\frac{1}{2}$ acre of land comprised in two R.S. Dags No. 2557 and 2558 out of $.30$ acre and $.12$ acre all under Khatian No. 322, Pargana Magura, Touji No. 117, Revenue Survey No. 209, J.L. No. 65, Mouza Bonhooghly, P.S. Sonarpur, Sub-Registry Office Sonarpur, District Registry Office Alipore in the District of 24-Parganas (South) more fully and particularly described in the Schedule thereunder written;

AND WHEREAS by a Bengali Deed of Conveyance bearing date 22nd day of October, 1975 corresponding with 4th Kartick, 1382 BS made between Nurul Haque, therein mentioned as the Vendor and (1) Smt. Shukla Agarwal and (2) Smt. Usha Gupta, therein mentioned as the Purchasers, registered in Book No. 1, Volume No. 65, pages 47 to 50 being No. 4337 for the year 1975 at the office of the Additional Sub-Registrar, Sonarpur, the said Nurul Haque, the Vendor therein, for the consideration therein mentioned absolutely sold transferred and conveyed unto and in favour of said (1) Smt. Shukla Gupta and (2) Smt. Usha Gupta All That the piece and parcel of land partly comprised in Dag No. 2555 containing an area of .06 acre out of .12 acre and in Dag No. 2556 containing an area of .13 ½ acre out of .27 acre all under Khatian No. 307, Pargana Magura, Touji No. 117, Revenue Survey No. 209, J. L. No. 65, Mouza Bon Hooghly, P.S. Sonarpur, Sub-Registry Office Sonarpur, District Registry Office Alipore in the District of 24-Parganas (South) more fully and particularly described in the Schedule thereunder written;

AND WHEREAS the said Smt. Rukmini Devi, Kamla Devi and others faced problems in respect of joint possession of the land with Smt. Shukla Gupta and Smt. Usha Gupta and (1) Smt. Rukmini Devi, (2) Smt. Kamla Devi, (3) Shri Ram Babu Singh, (4) Smt. Manki Devi, (5) Narendra Prosad Singh and (6) Smt. Urmila Devi instituted a Title Suit being No. 134 of 1994 in the Court of Assistant District Judge at Baruipur in the District of 24-Parganas (South) for partition of the land against (1) Smt. Shukla Agarwal and (2) Smt. Usha Gupta claiming partition in respect of 10.95 5/8th acres land and other lands;

AND WHEREAS with the intervention of well-wishers of both the aforesaid parties the said Smt. Rukmini Devi and others, the plaintiffs and Smt. Shukla Agarwala & another, the defendants in Title Suit No. 134 of 1994 appointed

a Surveyor for measurement of all the plots and filed a joint compromise petition, after measurement, inter alia, praying for compromise final decree in respect of the following Schedule "A" and Schedule "B" properties :

SCHEDULE - A

i) In Mouza Ramchandrapur, J.L. No. 58, Sub-Registrar Office Sonarpur, Police Station Sonarpur, District South 24-Pargahas.

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area (acre)</u>
383	1371	.16
	1372	.0275
	1374	.02
	1376	.17
390	1369	.1975
	1373	.02
	1375	.03
257	1364	.30
283	1379	.3775
	1381	.13
	1382	.13
	1400	.18
386	1399	.14
	1380	.11
391	1370	.16
	1377	.17
593	1384	.20

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area (acre)</u>
311	1383	.35
658	1363	.51
743	1401	.20
475	1397	.21
392	1368	.6050
257	1366	.1175
476	1392/1558	.37
744	1398	.18
303	1367	.2550
497	1358	.13
364	1393	.3050
241	1395	.38
387	1378	.82
288	1357	.43
241	1350	.37
541	1408	.64
380	1362	.4450
373	1409	.2030
466	1406	.25
308	1396	.3750
505	1407	.46
421	1402	.20

10.3280 acres

- ii) In mouza Bon-Hooghly, J.L.No. 65, Sub-Registration office Sonarpur,
Police Station Sonarpur, District South 24-Parganas.

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area</u>
88	2564	.5062

- i) In Mouza Ramchandrapur .. 10.3290 acres
ii) In Mouza Bonhooghly .. .5062 "
-
- Total .. 10.1342 acres

SCHEDULE - B

- i) In Mouza Ramchandrapur, J.L.No. 58, Sub-Registration Office Sonarpur,
Police Station Sonarpur, District South 24-Parganas :

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area</u>
364	1392	.1650 (northern portion)

- ii) In Mouza Bonhooghly, J.O.No.65, Sub-Registration Office Sonarpur,
Police station Sonarpur, District South 24-Parganas :

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area</u>
307	2555	.06
	2556	.1350
322	2557	.15
	2558	.12
354	2566	.14
		<hr/>
		.6050 acres

- i) In Mouza Ramchandrapur .. .1650 acres
ii) In Mouza Bonhooghly .. .6050 acres

AND WHEREAS by an Order No. 9 dated 24th day of February, 1995, the Learned Assistant District Judge at Baruipur was pleased to pass final Decree in terms of solenama (compromise petition) inter alia, allotted the Schedule "D" property mentioned in the said compromise petition to defendants No. 1 and 2 namely (1) Smt. Shukla Agarwala and (2) Smt. Usha Gupta. The particulars of the said Schedule "D" property are described hereunder :

SCHEDULE - D

Description of the properties allotted to Defendants No. 1 and 2 jointly :

- i) In Mouza Ramchandrapur, J.L. No.58, Sub Registration Office sonarpur, Police station Sonarpur, District South 24-Parganas :

Khatian No.	Dag No.	Area
383	1376	.16
390	1375	.03
383	1379	.36
	1400	.18
386	1399	.14
391	1377	.17
743	1401	.20
475	1397	.21
392	1368	.47
257	1366	.09
744	1398	.18
303	1367	.2550
387	1378	.82

Khatian No.	Dag No.	Area
541	1408	.17
466	1406	.25
505	1407	.46
421	1402	.20
390	1369	.01
391	1370	.005
386	1380	.0250
		<hr/>
		4.3850 acres

ii) In Mouza Bonhooghly, J.L. No. 55, Sub Registration Office Sonarpur, Police Station Sonarpur, District South 24-Parganas :

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area</u>
88	2554	.5062
307	2555	.06
	2556	.1350
322	2557	.13
	2558	.12
354	2566	.14
		<hr/>
		1.1112 acres

i)	In Mouza Ramchandrapur	..	4.3850 acres
ii)	In Mouza Bonhooghly	..	1.1112 acres
			<hr/>
			5.4962 acres

AND WHEREAS the said Smt. Shukla Agarwal i.e. the Vendor herein thus became the joint owners with Smt. Usha Gupta and entitled to hold $\frac{1}{2}$ share or 50% share out of the land containing a total area of 2.7481 acres and thus

the Vendor herein seized possessed of and well and sufficiently entitled to 3.0031 acres land situate lying at Moujas Ramchandrapur and Bonhooghly , J.L. Nos. 58 and 65 respectively, Police Station Skonarpur in the District of 24-Parganas (South).

AND WHEREAS the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase All That half share of the said undivided properties measuring 2.7481 acres land situate lying at Mouzas Ramchandrapur and Bonhooghly, Parganas Magura, Police Station Sonarpur, Sub-Registry Office Sonarpur in the District of 24-Parganas (South) more fully and particularly described in the Schedule written hereunder at or for the consideration of Rs. 25,00,000/- (Rs. Twenty-five Lakhs) only free from all encumbrances charges liens acquisition or requisition whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 25,00,000/- (Rupees Twenty-five Lakhs) only of lawful money of India well and truly paid by the Purchaser on or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof for ever acquit release and discharge the Purchaser; as well as the said property by these presents the Vendor doth hereby grant transfer convey sell assign and assure unto the Purchaser All That undivided 50% or half share in several plots of land containing a total area 5.4962 acres land, comprised within the following Dags i.e. land measuring an area of .16 acre in Dag No. 1376 under Khatian No. 383 and .03 acre in Dag No. 1375 under Khatian No. 390 and .36 acre in Dag No. 1379 under Khatian No. 383 and .18 acre in Dag No. 1400 under Khatian No. 383 and .14 acre in Dag No. 1399 under Khatian No. 386 and .17 acre in Dag No. 1377 under Khatian No. 391 and .20 acre in Dag No. 1401

under Khatian No. 743 and .21 acre in Dag No. 1397 under Khatian No. 475 and .47 acre in Dag No. 1368 under Khatian No. 392 and .09 acre in Dag No. 1366 under Khatian No. 257 and .18 acre in Dag No. 1398 under Khatian No. 744 and .2550 acre in Dag No. 1367 under Khatian No. 303 and .82 acres in Dag No. 1378 under Khatian No. 387 and .17 acre in Dag No. 1408 under Khatian No. 541 and .25 acre in Dag No. 1406 under Khatian No. 466 and .46 acre in Dag No. 1407 under Khatian No. 505 and .20 acre in Dag No. 1402 under Khatian No. 421 and .01 acre in Dag No. 1369 under Khatian No. 390 and .005 acre in Dag No. 1370 under Khatian No. 391 and .0250 acre in Dag No. 1380 under Khatian No. 386 all in Mouza Ramchandrapur and .5062 acre land in Dag No. 2564 under Khatian No. 88 and .06 acre in Dag No. 2555 under Khatian No. 307 and .1350 acre in Dag No. 2556 under Khatian No. 307 and .13 acre in Dag No. 2557 under Khatian No. 322 and .12 acre in Dag No. 2558 under Khatian No. 322 and .14 acre in Dag No. 2566 under Khatian No. 354 all in Mouza Bonhooghly, Sub-registration Office Sonarpur, Police Station Sonarpur, District South 24-Parganas more fully and particularly described in the Schedule hereunder written with all appurtenances together with all homestead, trees, tanks, hedges, ditches, ways, water, water course, lights, liberties, privilege and easement whatsoever to the land and all the estates, right, title, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser, its successor or successors in office assigns absolutely and forever **TOGETHER WITH** all title deeds, writings, muniments and other evidences of title and the Vendor doth hereby covenant with the Purchaser, its successors in office and assigns and notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property in as it is where it is condition free from attachments or defect in title whatsoever and that the

Vendor has full power and absolute authority to sell the said property in the manner aforesaid and the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or any person claiming through or under them.

**THE VENDOR HEREBY COVENANTS WITH THE PURCHASER
AS FOLLOWS :**

1. That the Vendor has subsisting, absolute and unfettered perfect right to sell the schedule mentioned property having no other Co-owners and Co-sharers.
2. That the property hereby sold is not attached with any decree by the Court, nor the said property is wakf one, nor the said property is a Debutter one.
3. That the Vendor doth hereby declare that she has not entered into any agreement for sale with any other person/persons, organization nor with any body in connection with the said property, nor the Vendor has mortgaged the said property with any bank or any financial institution and nor the property has been encumbered in any way and the same is not also attached with any scheme of Government/Improvement authority nor the property is acquired under the Land Acquisition Act.
4. That the Purchaser shall have every right to mutate its name before settlement office and Panchayat etc by deleting the name of erstwhile owner and to pay revenue and taxes thereof in its own name before all competent authorities and the Vendor further agrees to co-operate with the Purchaser for all times for the purpose of mutation.
5. That the Purchaser/Company is entitled to develop the property according

to its own liking in accordance with the law and the Purchaser shall use, enjoy and peaceably and quietly possess the Schedule mentioned property including its successors-in-office having absolute perfect transferable right thereof.

6. The Vendor doth hereby undertake to execute and register any further deed in future like deed of Rectification or Deed of Declaration for more perfectly conveying and assuring the said property for better enjoying the Purchaser in case of necessity and at the request and cost and expenses of the Purchaser.

7. That the Purchaser is entitled to use, occupy and enjoy all easements, appurtenances, hereditaments, messuages, advantages, benefits, privileges, appertaining to and arising out of the property hereby sold along with all advantages of path, pathways, passage and also entitled to install electricity, telephone and water connection in the schedule mentioned property.

8. That the Vendor doth hereby declare that she has not allowed any person to cultivate the land hereby sold in "Bhagchas" or otherwise in any manner whatsoever except in one Dag.

9. That the Vendor doth hereby deliver khas possession of the said property herein sold to the Purchaser.

THE SCHEDULE ABOVE REFERRED TO :

- i) All that 50% or ½ share in the undivided land in Mouja Ramchandrapur, J.L. No. 58, Sub-Registration Office sonarpur, Police station Sonarpur, District

South 24-Parganas containing an area of 2.7481 acres out of 5.4962 acres
comprised within the following Dags and Khatians No :

<u>R.S. Khatian No.</u>	<u>R.S. Dag No.</u>	<u>Area</u>
383	1376	.16
390	1375	.03
383	1379	.36
	1400	.18
386	1399	.14
391	1377	.17
743	1401	.20
475	1397	.21
392	1368	.47
257	1366	.09
744	1398	.18
303	1367	.2550
387	1378	.82
541	1408	.17
466	1406	.25
505	1407	.46
421	1402	.20
390	1369	.01
391	1370	.005
386	1380	.0250

4.3850 acres

ii) In Mouza Bonhooghly, J.L. No. 55, Sub Registration Office Sonarpur,
Police Station Sonarpur, District South 24-Parganas :

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area</u>
88	2564	.5062
307	2555	.06
	2556	.1350
322	2557	.13
	2558	.12
354	2566	.14
		1.1112 acres
i)	In Mouza Ramchandrapur ..	4.3850 acres
ii)	In Mouza Bonhooghly ..	1.1112 acres
		5.4962 acres

50% of 5.4962 acres of land comes to 2.7481 acres of land. The aforesaid entire Dags have been shown in the map or plan annexed hereto bordered with Red colour thereon which is butted and bounded as follows :

ON THE NORTH : By Mohan Ghosh Road

ON THE SOUTH : By R.S. Dags No. 1426, 1423, 1410, 1411
and 1412 etc.

ON THE EAST : By R.S. Dags No. 1365, 1363, 1384
and 1383 etc.

ON THE WEST : By R.S. Dags No. 2563, 2559, 1403, 1404
and 1405 etc.

IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto set and subscribed their respective hands on the day month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of :

WITNESS :

1. Dilip Roy
17, Crooked Lane
Kolkata - 700069
2. Shivar Aggarwal
127, Lake Terrace
Kolkata - 29
3. Raghunath-Chakraborty
Advocate High Court
Calcutta - 700 001.

WITNESS:

1. Dilip Roy
17, Crooked Lane
Kolkata - 700069
2. Utpal Manna
12, Old Post Street
Kolkata - 1
3. Raghunath-Chakraborty
Advocate, High Court
Calcutta - 700001

Yogesh Agarwal

(YOGESH AGGARWAL)

ACXP 1156A

as Constituted attorney
of Shukla Agarwal
alias Gupta

Sanapati Niwas Private Limited

Sanapati Niwas Private Limited

Director

AABCQ 9069K

(PURCHASER)

Received on the day month and year first
abovewritten of and from the abovenamed
Purchaser the sum of Rs. 25,00,000/-
(Rupees Twenty-five Lakhs) only being the
consideration amount abovementioned as per
memo below :

Rs. 25,00,000/-

MEMO OF CONSIDERATION

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK NAME</u>	<u>AMOUNT (RS)</u>
17.7.2007	153914	Vijaya Bank	10,00,000/-
06.8.2007	153917	Vijaya Bank	15,00,000/-

Gautam Agarwal
as Constituted attorney
of Shukla Agarwal
alias Gupta

WITNESSES:

1. *Dilip Roy*
11, Crooked Lane
2. *Kolkata - 700069*

SPECIMEN FORM FOR TEN FINGERPRINTS



Ugraswar

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



Bhawan Kumar Singhania

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



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



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

PLAN OF DAG NOS. 1369, 1368, AND OTHERS.
MOUZA - RAMCHANDRAPUR, & BONHOOGHLY NO. 65.
J. L. NO. 58, R. S. NOS. 196, & 228, KHATIAN NO.

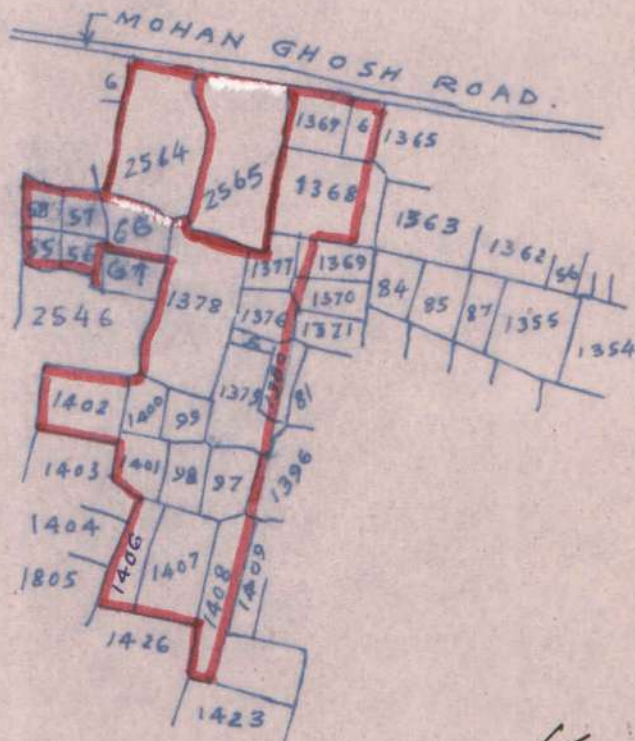
THANA SONARPUR, DT. 24 PGS. (N.)

SCALE 16" INCH = 1 MILE.



VENDOR:- SHUKLA AGARWAL.
 50% 5.4962 ACRES = AREA:- 2.7481 ACRES.

BONHOOGHLY
 NO. 65.



Ganapati Niwas Private Limited.

Punam Kumar Mishra
 Director

Shukla Agarwal
 as Constituted
 attorney of Shukla
 Agarwal alias
 Gupta.

Traced by



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

Endorsement For Deed Number : I - 01443 of 2010
(Serial No. 11745 of 2008)

On 03/10/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 27489/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 03/10/2008

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

Presented for registration at 13.32 hrs on :03/10/2008, at the Office of the A.R.A.-I KOLKATA by Pawan Kumar Kajaria. ,Claimant.

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

Execution is admitted on 03/10/2008 by

1. Pawan Kumar Kajaria.
Director, M/s. Ganapati Niwas Pvt Ltd, 11, Crooked Lane Kol - 69, District:-Kolkata, WEST BENGAL, India, P.O. :-...
By Profession: Others

Identified By Dilip Roy, son of Lt H P Roy, 11, Crooked Lane, Kolkata, P.S.:., PINCODE:700069, By Caste: Hindu, By Profession: Service.

Executed by Attorney

Execution by

1. Yogesh Agarwal. alias Yogesh Gupta, son of Lt Lkoshore Chand Agarwal , By Caste Hindu By Profession: Business,as the constituted attorney of Shukla Agarwal alias Shukla is admitted by him.

Identified By Dilip Roy, son of Lt H P Roy, 11, Crooked Lane, Kolkata, P.S.:., PINCODE:700069, By Caste: Hindu, By Profession: Service.

(Ramananda Das)
ADDL. REGISTRAR OF ASSURANCE-I

On 13/02/2009

Certificate of Market Value(WB PUVI rules of 2001)

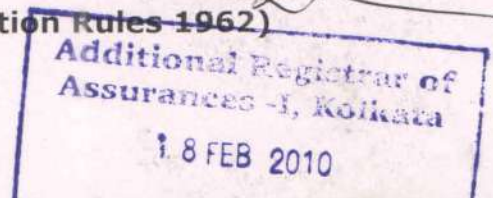
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-9860000/-

Certified that the required stamp duty of this document is Rs.- 591610 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Ramananda Das)
ADDL. REGISTRAR OF ASSURANCE-I

On 18/02/2010

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



(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I



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

Endorsement For Deed Number : I - 01443 of 2010
(Serial No. 11745 of 2008)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty Rs. 586610/- is paid 04311617/02/2010 STATE BANK OF INDIA, Esplanade Kolkata, received on 18/02/2010

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 80960/- on 18/02/2010.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I



Additional Registrar of Assurances -I, Kolkata
18 FEB 2010

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

Registered in

.....
.....
.....
.....
.....

BETWEEN

SMT. SHUKLA AGARWAL alias GUPTA

... VENDOR

AND

M/S. GANAPATI NIWAS PVT. LTD.,

... PURCHASER



REGISTRAR OF
ASSURANCES-1, KOLKATA

CONVEYANCE



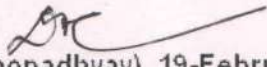
9
REGISTRAR OF
ASSURANCES-1, KOLKATA

M/s. Chatterjee, Sil & Co.,
Solicitors & Advocates
7, Old Post Office Street
Kolkata - 700 001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 4994 to 5020
being No 01443 for the year 2010.




(Dines Kumar Mukhopadhyay) 19-February-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal

BETWEEN

SMT. USHA GUPTA

... VENDOR

AND

M/S. GANAPATI NIWAS PVT. LTD.,

... PURCHASER

Registered in
Book No.....
Vol No.....
Page No.....to.....
Being No.....
Year.....



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

CONVEYANCE

M/s. Chatterjee, Sil & Co.,
Solicitors & Advocates
7, Old Post Office Street
Kolkata - 700 001
