

2011-12-01
DATED THIS THE 28th DAY OF MARCH 2011

DEED OF CONVEYANCE

BETWEEN

SURYA MANSION PVT. LTD. & ORS.



.....OWNERS/VENDORS

A N D

SURYA MANSION PVT. LTD.

.....DEVELOPER.

AND

GANNON DUNKERLEY & CO. LTD.

.....PURCHASER

K. SADHUKHAN

Advocate

56, Hazra Road, 3rd Floor,
Kolkata-700019

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Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Assistant District Sub Registrar
Sunderbani

7/2/2011



DEED OF CONVEYANCE

For by B.A.
12470/-
4.1.2011

TRUE COPY
ATTESTED BY ME

P. K. DATTA
Notary Public
Regn. No. 1101/08
Govt. of India

08 APR. 2011

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THIS DEED OF CONVEYANCE IS MADE ON THIS THE 28TH DAY
OF MARCH TWO THOUSAND ELEVEN

BETWEEN

- 1) **SURYA MANSIONS PRIVATE LIMITED**, a Private Limited Company duly registered under the Companies Act, 1956 having its registered Office at 103, Park Street, P.S. Park Street, Kolkata 700 016 in the state of West Bengal (having Income Tax Permanent Account No. AAICS7906G).
- 2) **R.K. AAVAS PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 and having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AACCR9370B).
- 3) **R.B. AAVAS PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata-700007 in the state of West Bengal (having Income Tax Permanent Account No. AACCR9358P).
- 4) **J.P. PROPERTIES PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AABCJ5128N).
- 5) **H.P. AAVAS PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AABCH5255J).
- 6) **M. AGARWAL MANSION PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AAECM1787H).
- 7) **S.L. AGARWAL PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AAICS7904E).
- 8) **K.K. AGARWAL AWAAS PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B,

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Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AACCK5265C). 9) **K. AGARWAL MANSION PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AACCK5266B). 10) **SUDESH HOUSING PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AAICS7903B). 11) **SAMIR AWAS PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AAICS67902C). 12) **KALAWATI HOUSING PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AACCK5264D). 13) **KAUSHIK AWAS PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AACCK5267A). 14) **PRANAB MANSION PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AADCP4987H). 15) **SAILESH HOUSING PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 14, Rajkumar Bose Lane, P.S. Bowbazar, Kolkata 700 013 in the state of West Bengal (having Income Tax Permanent Account No. AAICS7901B). 16) **SUJIT ABASAN PRIVATE LIMITED**, a Company duly registered under the Companies Act, 1956 having its registered Office at 14, Rajkumar Bose Lane, P.S. Bowbazar, Kolkata 700 013 in the state of West Bengal (having Income Tax Permanent Account No. AAICS7905F). 17) **ADITYA VIKRAM MANSIONS**

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PRIVATE LIMITED, a Company duly registered under the Companies Act, 1956 having its registered Office at 45-B, Adya Sradha Ghat Road, P.S. Posta, Kolkata 700 007 in the state of West Bengal (having Income Tax Permanent Account No. AAMCA0908B) hereinafter called and referred to as the "**OWNERS/VENDORS**" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-interests and assigns) of the **FIRST PART**.

The Owners/Vendors hereto herein are represented by their common Director, MR. SUJIT ARYA son of Mr. Dayanand Arya, by faith - Hindu, by occupation - Businessman of 103, Park Street, P.S. - Park Street, Kolkata - 700016.

A N D

SURYA MANSIONS PRIVATE LIMITED, having Income Tax P.A. No. AAICS7906G, a Private Limited Company duly registered and incorporated under the provisions and meanings of the Companies Act, 1956 having its registered Office at 103, Park Street, P.S. Park Street, Kolkata 700 016 (West Bengal), hereinafter called and referred to as the **SURYA** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors; successors-in-interests and assigns) of the **SECOND PART**.

SURYA hereto herein is represented by its Director, **MR. JAIDEO PRASAD AGARWAL**, son of *Sant Lal* Agarwal, by faith - Hindu, by occupation - Businessman, of 103, Park Street, P.S. - Park Street, Kolkata - 700016. Street, Kolkata - 700016.

A N D

GANNON DUNKERLEY & CO. LTD. having Income Tax P.A. No. **AAAC61846P**, a Company incorporated within the provisions of Companies Act, 1956 and having its registered Office at New Excelsior Building, 3rd Floor, A.K. Nayak Marg, Fort, Mumbai-400001, India,

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hereinafter called and referred to as the **PURCHASER** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-interests and assigns) of the **THIRD PART**;

The Purchaser hereto herein is resented by their authorized signatory,
MR. V.G. Shankhag, S/o G.D. Shankhag.

**WHEREAS THIS DEED OF CONVEYANCE WITNESSES AND IT IS
HEREBY MUTUALLY AGREED AND DECIDED BY AND BETWEEN
THE PARTIES HERETO AS FOLLOWS:**

DEFINITIONS

**IN THESE PRESENTS UNLESS IT IS CONTRARY OR REPUGNANT
TO THE SUBJECT OR CONTEXT THE TERMS AND EXPRESSIONS
ARE DEFINED AS UNDER:**

1. **PREMISES OR PROPERTY** - Shall mean and include **ALL THAT** piece and parcel of land measuring about an area a little more or less 6689 Square Meters lying, situated and comprised at and under the premises no. 86A, Topsia Road (South) (previously the premises nos. 86A, 87 and 87/1, Topsia Road), Police Station Topsia (previously Beniapukur), Kolkata 700 046, District South 24 Parganas and Ward no. 59 of the Kolkata Municipal Corporation more fully and particularly mentioned, described, explained, enumerated and enshrined at and under the **FIRST SCHEDULE** hereunder written and/or given.

2. **OWNERS/VENDORS** - Shall mean and include the said **SURYA MANSIONS PRIVATE LIMITED, R.K. AAVAS PRIVATE LIMITED, R.B. AAVAS PRIVATE LIMITED, J.P. PROPERTIES PRIVATE LIMITED, H.P. AAVAS PRIVATE LIMITED, M. AGARWAL MANSION PRIVATE LIMITED, S.L. AGARWAL AWAAS PRIVATE LIMITED, K.K AGARWAL AWAAS PRIVATE LIMITED, K. AGARWAL MANSION PRIVATE LIMITED, SUDESH HOUSING PRIVATE LIMITED, SAMIR**

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AWAS PRIVATE LIMITED, KALAWATI HOUSING PRIVATE LIMITED, KAUSHIK AWAS PRIVATE LIMITED, PRANAB MANSION PRIVATE LIMITED, ADITYA VIKRAM MANSIONS PRIVATE LIMITED, SUJIT ABASAN PRIVATE LIMITED and SAILESH HOUSING PRIVATE LIMITED and its representatives, successors or successors-in-office and/or assigns or nominee or nominees.

3. **DEVELOPER** - Shall mean and include the said **SURYA MANSIONS PRIVATE LIMITED**, a Private Limited Company duly registered and incorporated under the provisions and meanings of the Companies Act, 1956 having its registered Office at 103, Park Street, Kolkata 700 016 (West Bengal) and its representatives, successors or successors-in-office and/or assigns or nominee or nominees who is as well the Developer herein for the time being in force and who is reserving all its rights to appoint any other company/individual/person as the Developer thereof for the said reason and purpose of all types of development at and under the subject Project.

4. **PROJECT** - Shall mean and include the project of the building, development, erection, promotion and construction of several Unit/s, Office/s and Space/s etc. in the said proposed project with provision for use and enjoyment of the common parts or areas by the occupier/s of the same. The name of the Project is "**HAUTE STREET**".

5. **PLAN** - Shall mean and include the plan/s bearing the Building Permit nos. 20060701614112/2007 dated 4th December, 2007 and further approved plan vide Case no. 82D/BOR-VII/07-08 dated 28th March, 2008 and 67-D/VII/W-59/08-09 dated 24th March, 2009 approved by Developer/Confirming Parties herein sanctioned by the concerned Municipality or Authority for the time being in force and may further be modified and/or sanctioned by the concerned Municipality or Authority.

6. **ARCHITECT** - Shall mean "**M/S. SANON SEN & ASSOCIATES** of 5, Little Russel Street, Kolkata 700 071 and/or any other firm,

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company and/or individual as may be appointed by the **DEVELOPER** herein.



7. **ADVOCATE** - Shall mean the Advocate appointed by **SURYA** namely, K. Sadhukhan Advocate of 56, Hazra Road, 3rd floor, Kolkata - 700019.

AND WHEREAS the Owners/Vendors herein are seized and possessed of or otherwise well and sufficiently entitled to get an F.A.R. on **ALL THAT** piece and parcel of land measuring about an area a little more or less 6689 Square Meters lying, situated and comprised at and under the premises no. 86A, Topsia Road (South), Police Station Topsia (previously Beniapukur), Kolkata 700 046, District South 24 Parganas and Ward no. 59 of the Kolkata Municipal Corporation which for the sake of brevity be called and referred to as the "subject land property" and entitled with the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, 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. The said land property is forming part and parcel of the **FIRST SCHEDULE** hereunder written and/or given.

AND WHEREAS the Owners/Vendors herein have purchased, acquired, seized, possessed and owned the **FIRST SCHEDULE** property free from all sorts of encumbrances, charges, liens, lispendenses, 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, in the manner, by the Deed of Conveyances, having the areas, under the premises and others as follows:

AND WHEREAS one Biswadas Bhattacharjee was the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring

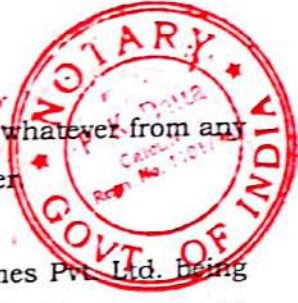
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about an area a little more or less 20 Cottahs and 11 Chittacks comprised at and under the premises no. 87, Topsia Road (South), Kolkata and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and objection whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS the said Biswadas Bhattacharjee being the owner and seized and possessed of or otherwise well and sufficiently entitled to the said land property had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the same unto and in favour of Usharaj International Traders Ltd. by five registered Deeds of Sale dated 4th April, 1989 duly registered with the Office of the Additional District Sub-Registrar at Alipur, South- 24 Parganas and recorded in Book no. I, Being nos. 459, 460, 461, 462 and 463 for the year 1989 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and objection whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS the said M/s. Usharaj International Traders Ltd. being the owner and seized and possessed of or otherwise well and sufficiently entitled had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the said property by five registered Deeds of Sale dated 20th March, 1992 duly registered with the Office of Additional District Sub-Registrar at Scaldah and recorded in Book no. I, Being nos. 390, 391, 389, 392 and 393 for the year 1992 unto and in favour of Premier Health Homes Pvt. Ltd. for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever

without any interference, obstruction and objection whatever from any person whomsoever and corner and manner whatever



AND WHEREAS the said M/s. Premier Health Homes Pvt. Ltd. being the owner and seized and possessed of or otherwise well and sufficiently entitled had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the said property unto and in favour of Surya Mansions Pvt. Ltd., R. K. Aawas Pvt. Ltd., R. B. Aabas Pvt. Ltd., J. P. Properties Pvt. Ltd., H. P. Aavas Pvt. Ltd., Sujit Abasan Pvt. Ltd., M. Agarwal Mansion Pvt. Ltd., S. L. Agarwal Awaas Pvt. Ltd., K. K. Agarwal Awaas Pvt. Ltd., K. Agarwal Mansion Pvt. Ltd., Sailesh Housing Pvt. Ltd., Sudesh Housing Pvt. Ltd., Samir Awas Pvt. Ltd., Kalawati Housing Pvt. Ltd., Kaushik Awas Pvt. Ltd., Pranab Mansion Pvt. Ltd., Aditya Vikram Mansions Pvt. Ltd. by a registered Deeds of Sale thereof dated 28th January, 2005 duly registered with the Office of the Additional Registrar of Assurances at Kolkata and recorded in Book no. I, Being no. 01353 for the year 2005 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and objection whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS Shyama Das, Jagannath Das, Swapna Das, Kamala Das and Ranu Das were the joint owners and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about an area a little more or less 7 Cottahs, 8 Chittacks and 11 Square Feet comprised at and under the premises no. 87, Topsia Road, South, Kolkata and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispen-dense, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and objection whatever from any person whomsoever and corner and manner whatever.

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AND WHEREAS the said Shyama Das, Jagannath Das, Swapna Das, Kamala Das and Ranu Das being the joint owners and seized and possessed of or otherwise well and sufficiently entitled had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the said property by a registered Deed of Sale thereof dated 13th May, 1987 duly registered with the office of Additional District Sub-Registrar at Sealdah and recorded in Book no. I, Being no. 266 for the year 1987 unto and in favour of M/s. Building Research & Testing Centre for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and objection whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS the said M/s. Building Research & Testing Centre was merged into M/s. Premier Health Pvt. Ltd.

AND WHEREAS the said Premier Health Homes Pvt. Ltd. being the owner and seized and possessed of or otherwise well and sufficiently entitled had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the said property unto and in favour of M/s. Aditya Vikram Mansions Pvt. Ltd. and Surya Mansions Pvt. Ltd., R. K. Aawas Pvt. Ltd., R. B. Aabas Pvt. Ltd., J. P. Properties Pvt. Ltd., H. P. Aavas Pvt. Ltd., Sujit Abasan Pvt. Ltd., M. Agarwal Mansion Pvt. Ltd., S. L. Agarwal Awaas Pvt. Ltd., K. K. Agarwal Awaas Pvt. Ltd., K. Agarwal Mansion Pvt. Ltd., Sailesh Housing Pvt. Ltd., Sudesh Housing Pvt. Ltd., Samir Awas Pvt. Ltd., Kalawati Housing Pvt. Ltd., Kaushik Awas Pvt. Ltd., Pranab Mansion Pvt. Ltd. by a registered Deed of Sale dated 28th January, 2005 duly registered with the Office of the Additional District Sub-Registrar at Sealdah and recorded in Book no. I, Being no. 1311 for the year 2005 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference,

obstruction and objection whatever from any person whomsoever and corner and manner whatever.



AND WHEREAS in the manner above the said Surya Mansions Pvt. Ltd., R. K. Aawas Pvt. Ltd., R. B. Aabas Pvt. Ltd., J. P. Properties Pvt. Ltd., H. P. Aavas Pvt. Ltd., Sujit Abasan Pvt. Ltd., M. Agarwal Mansion Pvt. Ltd., S. L. Agarwal Awaas Pvt. Ltd., K. K. Agarwal Awaas Pvt. Ltd., K. Agarwal Mansion Pvt. Ltd., Sailesh Housing Pvt. Ltd., Sudesh Housing Pvt. Ltd., Samir Awas Pvt. Ltd., Kalawati Housing Pvt. Ltd., Kaushik Awas Pvt. Ltd., Pranab Mansion Pvt. Ltd. and M/s. Aditya Vikram Mansions Pvt. Ltd became the joint owners and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about an area a little more or less 28 Cottahs 3 Chittacks and 11 Square Feet comprised at and under the premises no. 87, Topsia Road South, Kolkata and started enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, 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 one Ratan Manick Chattopadhyay was the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about an area of 1 Cottah and 8 Chittacks comprised at and under the premises no. 87/1, Topsia Road South, Kolkata and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, 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 the said Ratan Manick Chattopadhyay being the owner and seized and possessed of or otherwise well and sufficiently entitled to the said property had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the same unto and in

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favour of Batakrishna Das by a registered Deed of Sale thereof dated 25th July, 1959 duly registered with the Office of Sub-Registrar at Sealdah and recorded in Book no. I, Being no. 1748 for the year 1959 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lis-pen-dense, 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 the said Batakrishna Das being the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to the said land property had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the same unto and in favour of M/s. Premier Health Homes Pvt. Ltd. by a registered Deed of Sale thereof dated 16th April, 1991 duly registered with the Office of Additional District Sub-Registrar at Sealdah and recorded in Book no. I, Being no. 500 for the year 1991 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, 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 the said Premier Health Homes Pvt. Ltd. being the owner and seized and possessed of or otherwise well and sufficiently entitled had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the said land property unto and in favour of M/s. Surya Mansions Pvt. Ltd. by a Sale Deed thereof dated 28th January, 2005 duly registered with the Office of Additional Registrar of Assurances at Kolkata and recorded in Book no. I, Being no. 1314 for the year 2005 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction

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whatever from any person whomsoever and corner and manner whatever.



AND WHEREAS by a Sale Deed dated 7th July, 2005 duly registered with the Office of the Additional Registrar of Assurances-I at Kolkata and recorded in Book no. I, Being no. 6116 for the year 2005, the said Surya Mansions Pvt. Ltd. being the owner and seized and possessed of or otherwise well and sufficiently entitled had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given **ALL THAT** piece and parcel of undivided 94.12% share and/or portion of **ALL THAT** piece and parcel of land measuring about an area a little more or less 1 Cottah and 8 Chittacks comprised at and under the premises no. 87/1, Topsia Road (South), Kolkata 700 046 unto and in favour of R. K. Aawas Pvt. Ltd., R. B. Aabas Pvt. Ltd., J. P. Properties Pvt. Ltd., H. P. Aavas Pvt. Ltd., Sujit Abasan Pvt. Ltd., M. Agarwal Mansion Pvt. Ltd., S. L. Agarwal Awaas Pvt. Ltd., K. K. Agarwal Awaas Pvt. Ltd., K. Agarwal Mansion Pvt. Ltd., Sailesh Housing Pvt. Ltd., Sudesh Housing Pvt. Ltd., Samir Awas Pvt. Ltd., Kalawati Housing Pvt. Ltd., Kaushik Awas Pvt. Ltd., Pranab Mansion Pvt. Ltd. and M/s. Aditya Vikram Mansions Pvt. Ltd for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, 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 the said Kashi Sengupta, Ratan Das and Surendra Nath Chakraborty were the joint owners and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about an area a little more or less 17 Cottahs comprised at and under the premises no. 87/1, Topsia Road South, Kolkata and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction

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whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS the said Kashi Sengupta, Ratan Das and Surendra Nath Chakraborty sold, transferred and conveyed the said land measuring an area more or less 17 Cottahs at premises No. 87/1, Topsia Road South, Kolkata-700046, unto and in favour of Surya Mansions Pvt. Ltd., R. K. Aawas Pvt. Ltd., R. B. Aabas Pvt. Ltd., J. P. Properties Pvt. Ltd., H. P. Aavas Pvt. Ltd., Sujit Abasan Pvt. Ltd., M. Agarwal Mansion Pvt. Ltd., S. L. Agarwal Awaas Pvt. Ltd., K. K. Agarwal Awaas Pvt. Ltd., K. Agarwal Mansion Pvt. Ltd., Sailesh Housing Pvt. Ltd., Sudesh Housing Pvt. Ltd., Samir Awas Pvt. Ltd., Kalawati Housing Pvt. Ltd., Kaushik Awas Pvt. Ltd., Pranab Mansion Pvt. Ltd., Aditya Vikram Mansions Pvt. Ltd. by a Sale Deed thereof duly registered with the Office of Additional Registrar of Assurances-I at Calcutta and recorded in Book no. I, Volume no. 1, Pages 1 to 27, Being no. 1432 for the year 2005 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, 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 one Sukumar Sengupta was the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about an area a little more or less 2 Cottahs, 9 Chitacks and 26 Square Feet comprised at and under the premises no. 87/1, Topsia Road South, Kolkata 700 046 and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, 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.

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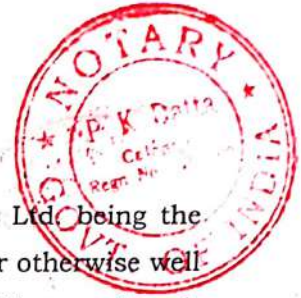


AND WHEREAS the said Sukumar Sengupta being the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to the said property had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the same unto and in favour of Bani Sengupta by a Sale Deed thereof dated 15th October, 1977 duly registered with the Office of the Sub-Registrar at Alipore and recorded in Book no. I, Being no. 6916 for the year 1977 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, 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 the said Bani Sengupta died intestate on 24th December, 1983 leaving behind her surviving her husband namely, Kashinath Sengupta and two daughters namely, Banya Maity and Papia Sarkar as her legal heirs and successors who had inherited the said property so owned by the said Bani Sengupta as per the law of inheritance in equal proportionate shares.

AND WHEREAS the said Kashinath Sengupta, Banya Maity and Papia Sarkar being the joint owners and seized and possessed of or otherwise well and sufficiently entitled to the said property had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the same unto and in favour of the said Premier Health Homes Pvt. Ltd. by a registered Sale Deed dated thereof 28th September, 1992 duly registered with the Office of the Additional District Sub-Registrar at Sealdah and recorded in Book no. I, Being no. 1730 for the year 1992 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, 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.

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AND WHEREAS the said Premier Health Homes Pvt. Ltd. being the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to said land property had sold, transferred, conveyed, delivered, demised, devised, provided and given the same unto and in favour of Surya Mansions Pvt. Ltd., R. K. Aawas Pvt. Ltd., R. B. Aabas Pvt. Ltd., J. P. Properties Pvt. Ltd., H. P. Aavas Pvt. Ltd., Sujit Abasan Pvt. Ltd., M. Agarwal Mansion Pvt. Ltd., S. L. Agarwal Awaas Pvt. Ltd., K. K. Agarwal Awaas Pvt. Ltd., K. Agarwal Mansion Pvt. Ltd., Sailesh Housing Pvt. Ltd., Sudesh Housing Pvt. Ltd., Samir Awas Pvt. Ltd., Kalawati Housing Pvt. Ltd., Kaushik Awas Pvt. Ltd., Pranab Mansion Pvt. Ltd. and Aditya Vikram Mansions Pvt. Ltd. by a registered Sale Deed dated 28th January, 2005 duly registered with the Office of the Additional Registrar of Assurances at Kolkata and recorded in Book no. I, Being no. 01313 for the year 2005 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, 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 in the manner aforesaid the said Surya Mansions Pvt. Ltd., R. K. Aawas Pvt. Ltd., R. B. Aabas Pvt. Ltd., J. P. Properties Pvt. Ltd., H. P. Aavas Pvt. Ltd., Sujit Abasan Pvt. Ltd., M. Agarwal Mansion Pvt. Ltd., S. L. Agarwal Awaas Pvt. Ltd., K. K. Agarwal Awaas Pvt. Ltd., K. Agarwal Mansion Pvt. Ltd., Sailesh Housing Pvt. Ltd., Sudesh Housing Pvt. Ltd., Samir Awas Pvt. Ltd., Kalawati Housing Pvt. Ltd., Kaushik Awas Pvt. Ltd., Pranab Mansion Pvt. Ltd. and Aditya Vikram Mansions Pvt. Ltd. became the joint owners and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about an area a little more or less 21 Cottahs, 1 Chittack and 26 Square Feet comprised at and under the premises no. 87/1, Topsia Road South, Kolkata 700 046 and started enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction

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whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS Mrinalini Sinha, Kanak Pradip Sinha, Purabi Sarkar, Rina Ghosh and Swapna Sinha were the joint owners and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about an area a little more or less 5 Bighas comprised at and under the premises no. 86, Topsia Road South now re-numbered as the premises no. 86A, Topsia Road South, Kolkata-700046.

AND WHEREAS the said Mrinalini Sinha, Kanak Pradip Sinha, Purabi Sarkar, Rina Ghosh and Swapna Sinha being the joint owners and seized and possessed of or otherwise well and sufficiently entitled to the said **ALL THAT** piece and parcel of land measuring about an area a little more or less 5 Bighas comprised at and under the premises no. 86, Topsia Road now re-numbered as the premises no. 86A, Topsia Road had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the same unto and in favour of one Balai Chandra Dey, the sole proprietor of the Steel Reform & Co. by a registered Sale Deed thereof dated 10th May, 1983 duly registered with the Office of the District Registrar at Alipore and recorded in Book no. I, Being no. 6493 for the year 1983 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, 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 the said Steel Reforms & Co. has filed a further Suit bearing the T. S. no. 270 of 2004 before the Learned Civil Court at Sealdah against the said Premier Piles Ltd.

AND WHEREAS the said Premier Piles Ltd. filed a Miscellaneous Appeal no. 63 of 20004 against the said Steel Reforms & Co.

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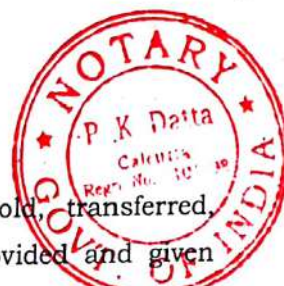


AND WHEREAS the said Premier Piles Ltd. had agreed to vacate and deliver the said premises and did vacate and deliver peaceful possession and transfer and relinquish all rights and interest of the said premises by virtue of mutual amicable settlement.

AND WHEREAS the said Steel Reforms & Co. being the owner and seized and possessed of or otherwise well and sufficiently entitled to the said property containing land measuring about an area a little more or less 60 Cottahs had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the same unto and in favour of Surya Mansions Pvt. Ltd., R. K. Aawas Pvt. Ltd., R. B. Aabas Pvt. Ltd., J. P. Properties Pvt. Ltd., H. P. Aavas Pvt. Ltd., Sujit Abasan Pvt. Ltd., M. Agarwal Mansion Pvt. Ltd., S. L. Agarwal Awaas Pvt. Ltd., K. K. Agarwal Awaas Pvt. Ltd., K. Agarwal Mansion Pvt. Ltd., Sailesh Housing Pvt. Ltd., Sudesh Housing Pvt. Ltd., Samir Awas Pvt. Ltd., Kalawati Housing Pvt. Ltd., Kaushik Awas Pvt. Ltd. and Pranab Mansion Pvt. Ltd. with the confirmation by the said Premier Piles Ltd. by a Sale Deed thereof dated 28th January, 2005 duly registered with the Office of the Additional Registrar of Assurances-I at Kolkata and recorded in Book no. I, Being no. 1295 for the year 2005 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendences, 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 a Sale Deed dated 7th July, 2005 duly registered with the Office of the Additional Registrar of Assurances-I at Calcutta and recorded in Book no. I, Being no. 6121 for the year 2005, the said Surya Mansions Pvt. Ltd., R. K. Aawas Pvt. Ltd., R. B. Aabas Pvt. Ltd., J. P. Properties Pvt. Ltd., H. P. Aavas Pvt. Ltd., Sujit Abasan Pvt. Ltd., M. Agarwal Mansion Pvt. Ltd., S. L. Agarwal Awaas Pvt. Ltd., K. K. Agarwal Awaas Pvt. Ltd., K. Agarwal Mansion Pvt. Ltd., Sailesh Housing Pvt. Ltd., Sudesh Housing Pvt. Ltd., Samir Awas Pvt. Ltd., Kalawati Housing Pvt. Ltd., Kaushik Awas Pvt. Ltd. and Pranab Mansion Pvt. Ltd. being the joint owners and seized and possessed of

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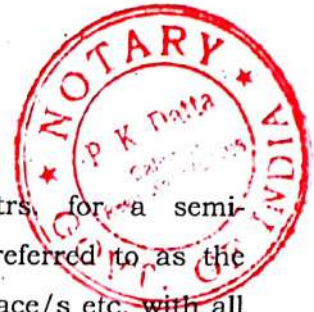
or otherwise well and sufficiently entitled had sold, transferred, conveyed, alienated, granted, demised, devised, provided and given **ALL THAT** piece and parcel of undivided 5.88% share and/or portion of **ALL THAT** piece and parcel of land measuring about an area a little more or less 60 Cottahs comprised at and under the premises no. 87/1, Topsia Road (South), Kolkata 700 046 unto and in favour of Aditya Vikram Mansions Pvt. Ltd for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, 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 the said premises nos. 86A, 87 and 87/1, Topsia Road South, Kolkata-700046, was amalgamated into one composite unit bearing the premises no. 86A, Topsia Road South.

AND WHEREAS the **SURYA** along with other co-sharers being the Owners/Vendors herein in the manner above is also seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about an area a little more or less 109 Cottahs, 4 Chittacks and 37 Square Feet lying, situated and comprised at and under the premises no. 86A, Topsia Road (South), Police Station Topsia (previously Beniapukur), Kolkata 700 046, District South 24 Parganas and Ward no. 59 of the Kolkata Municipal Corporation and entitled with the right, title and interest thereof for self and for other co-sharers in representative character and enjoying the same free from all sorts of encumbrances, charges, liens, lispendenses, 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 the **SURYA** along with other co-sharers of the said land properties is entitled with the right, title and interest of the same for self and for other co-sharers in representative character intended

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to develop a portion measuring 6689 Sq. Mtrs. for a semi-**COMMERCIAL PROJECT** hereinafter called and referred to as the subject project inclusive of Unit/s, Office/s and Space/s etc. with all the modern facilities, amenities and benefits thereto.

AND WHEREAS the said **SURYA** and the other co-sharers for the said intent and purposes entered into a memorandum of understanding dated 4th day of September, 2006 and pursuance to and in terms of the same have also executed power of attorneys dated 1st July, 2006 unto and in favour of Sujit Arya and another dated 4th September, 2006 unto and in favour of Sujit Arya and Jaideo Prasad Agarwal, the Directors of the said **SURYA**, which said memorandum of understanding and the power of attorneys are self-explanatory in themselves.

AND WHEREAS prior to purchase of the above referred premises no. 86A, Topsia Road South, P.S. – Topsia Road South, Kolkata – 700046, containing land measuring 3 (three) Bighas equivalent to 4014.86 Sq. Mtrs. by the Owners/Vendors herein from its owner, Mr. Balai Chandra Dey (son of Late Kalipada Dey) proprietor of Steel Reforms & Co. a Title Suit bearing No. T.S. 17 of 2004 was lying pending in the Sealdah Civil Court between the said Mr. Balai Chandra Dey and the Strongmen Trade & Commerce Pvt. Ltd. of 7/1A, Hazra Road, Kolkata-700020. The said suit was subsequently transferred to the Court of the Ld. Judge, Small Causes Court at Sealdah.

AND WHEREAS while the said suit was pending by a Memorandum of Understanding bearing date the 25th September, 2006 made by and between the Strongmen Trade & Commerce Pvt. Ltd (referred to as the plaintiff therein) of the First Part and the said Mr. Balai Chandra Dey (referred therein as the 'Defendant No. 1') of the second part and the Owners/Vendors hereto (therein referred to as the "Added Defendants No. 2 to 18") of the Third Part it was agreed on compromise inter alia :-

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- a. The parties to the said title suit no. 16 of 2006 would file an application in the Small Causes Court at Sealdah recording the terms of their compromise.
- b. Mr. Balai Chandra Dey, proprietor of Steel Reforms & Co. and the said Strongmen Trade & Commerce Pvt. Ltd. would give up their all claims in respect of the title, rights and interests arising out of the Agreement for Sale dated 17.06.1999 including payment of earnest money.
- c. The Vendors would sell to the said Strongmen Trade & Commerce Pvt. Ltd. or to its nominee or nominees the entire seventh floor containing an area of 16632 Sq. Ft. on super built up basis in the said building for the consideration therein mentioned.

AND WHEREAS the said suit was decreed on 16th November 2006 in terms of the above referred compromise.

AND WHEREAS at the request and cost of the said Strongmen Trade & Commerce Pvt. Ltd the Developer erected eight office spaces on the seventh floor of the said building.

AND WHEREAS as a nominee of the said Strongmen Trade & Commerce Pvt. Ltd. and/or its assignees the purchaser herein have already purchased five office spaces bearing Nos. 703, 704, 705, 707 & 706 on the 7th Floor of the said building along with spaces for parking of five motor cars in the basement of the said building from the Owners/Vendors.

AND WHEREAS the purchaser herein has proposed to purchase additional spaces for parking of three motor cars on the Ground Floor of said premises No. 86A, Topsia Road South, P.S. Topsia, Kolkata-700046 for or at a total consideration of Rs.6,00,000/- (Rupees Six Lacs only).

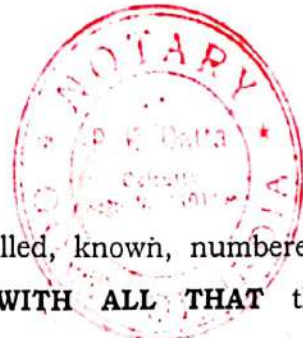
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AND WHEREAS in pursuance of and in terms of the said Agreement the **SURYA** with the consent, concurrence, confirmation, approval and assent of the Owners/Vendors herein in finalization of the sale, transfer, alienation, grant, demise and devise of the spaces for parking of three motor cars on the Ground Floor more fully and particularly mentioned, described, enumerated, provided and given at and under the **SECOND SCHEDULE** property hereunder written and/or given is executing these presents joining hand with the Owners/Vendors herein for the valuable consideration of Rs.6,00,000/- (Rupees Six lakh) only free from all sorts of encumbrances, charges, liens, lis pen dense, 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.

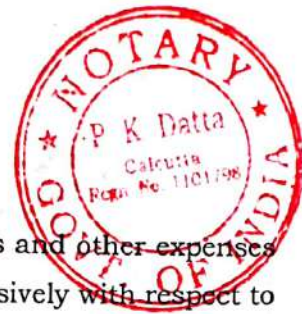
NOW THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the sum of Rs.6,00,000/- (Rupees Six lakh) only paid by the Purchaser herein to the Owners/Vendors herein through the **SURYA** at or before the execution of these presents, the receipt whereof the Owners/Vendors herein through the **SURYA** do hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the said payment and every part thereof acquit, release, exonerate discharge the Purchaser herein its successors and assign/s all the right, title and interest of the ownership of the said three car parking spaces having the detail and the description more fully and particularly mentioned, described, enumerated, provided and given at and under the **SECOND SCHEDULE** hereunder written and/or given which is the part and parcel of the **FIRST SCHEDULE** property hereunder written and/or given and do hereby grant, transfer, convey, assign and assure forever to the Purchaser herein successors and assigns free from all encumbrances, charges, liens, lis pen dense, demands, claims, attachments, hindrances, debts, adverse claims, acquisitions and requisitions whatsoever and **ALL THAT** the **SECOND SCHEDULE** property **AND HOWSOEVER OTHERWISE** the said property and land and all the parts thereof now are or is or at any time

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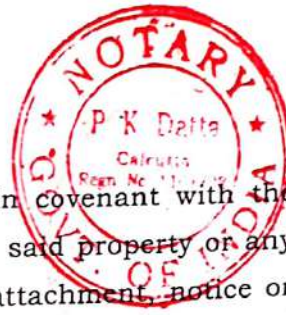
heretofore was situated butted bounded called, known, numbered, described or distinguished **TOGETHER WITH ALL THAT** the undivided impartible proportionate share of land to be used, occupied, possessed, enjoyed and owned for the purpose of ingress and egress to and from the said premises hereunder written and/or given together with the **SECOND SCHEDULE** hereunder written and/or given with the different co-owners and/or occupiers of the various spaces at and under the said semi **COMMERCIAL PROJECT AND FURTHER THE** reversion or reversions, remainder or remainders and the rents, issues and profits of the said share and property/properties and the rights appurtenant thereto and other rights hereby conveyed and all the estate, right, title, interest, property, claim and demand whatsoever of the Owners/Vendors herein and the **SURYA** into or upon the said share and the property/properties and rights appurtenant thereto and all other benefits rights and property/properties therein comprised and hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part or parts thereof respective or arising out there from and together further with all rights, liberties and appurtenances whatsoever to and unto the Purchaser herein free from all sorts of encumbrances, trusts, liens, lispendenses and attachments whatsoever and together further with and subject to the easements or quasi-easements other stipulations and provision in connection with the beneficial common use and enjoyment of the said property/properties including the said undivided impartible proportionate share of the common areas by the Purchaser/s herein and the co-owners and occupiers of the various Space/s at and under the said **SEMI-COMMERCIAL PROJECT AND TO HAVE AND TO HOLD** the said three car parking spaces and rights and appurtenants thereto and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part or parts thereof respectively or arising out there from absolutely and forever **BUT SUBJECT ALWAYS FOR ALL TIMES TO COME HEREAFTER** to the covenants, terms, conditions, enumerations, provisions, considerations and others more fully and particularly mentioned, described, enumerated, provided and given and also subject to the

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Purchaser paying and discharging the impositions and other expenses relating to the premises proportionately and exclusively with respect to the **SECOND SCHEDULE** property and/or the said share and the property/properties and the rights and interests appurtenant thereto wholly **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owners/Vendors herein and the **SURYA** or their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owners/Vendors herein and the **SURYA** are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said three car parking spaces hereby granted and conveyed or intended so to be unto and to the Purchaser herein free from all sorts of encumbrances, attachments, liens, lis pen dense and adverse claims, demands, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owners/Vendors herein including the **SURYA** have good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the **SECOND SCHEDULE** property and the said share in common areas hereby granted and expressed so to be unto and to the use of the Purchaser herein in the manner and the Purchaser herein and its successors and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owners/Vendors herein including the **SURYA** or any person or persons lawfully and equitably claiming under or in trust for the Owners/Vendors including the **SURYA** or their ancestors and predecessors-in-title free from all encumbrances, charges, attachments, liens, lis pen dense, adverse claims, debts and hindrances whatsoever made or suffered by the Owners/Vendors herein including the **SURYA**, their ancestors or predecessors-in-title

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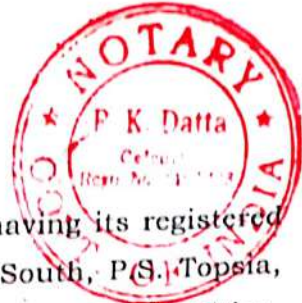


AND FURTHER the Owners/Vendors herein covenant with the Purchaser herein, and its assign/s that the said property or any part thereof has not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust or the concerned Kolkata Municipal Corporation **AND** the Owners/Vendors herein and the **SURYA** and the Confirming Parties and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser herein, its successors and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the **SECOND SCHEDULE** property and the said share in common areas unto and to the use of the Purchaser herein, its successors and assigns at all reasonable times upon prior notice and at the costs of the Purchaser herein and persons claiming under the Owners/Vendors herein and the **SURYA** shall take all reasonable steps and execute and register all relevant documents relating to the said property hereby conveyed.

It is pertinent to mention that the roof top of the building and other areas which are not the subject matter of the instant sale shall be under the joint exclusive ownership of the said Surya Mansions Pvt. Ltd., R. K. Aawas Pvt. Ltd., R. B. Aabas Pvt. Ltd., J. P. Properties Pvt. Ltd., H. P. Aavas Pvt. Ltd., Sujit Abasan Pvt. Ltd., M. Agarwal Mansion Pvt. Ltd., S. L. Agarwal Awaas Pvt. Ltd., K. K. Agarwal Awaas Pvt. Ltd., K. Agarwal Mansion Pvt. Ltd., Sailesh Housing Pvt. Ltd., Sudesh Housing Pvt. Ltd., Samir Awas Pvt. Ltd., Kalawati Housing Pvt. Ltd., Kaushik Awas Pvt. Ltd., Pranab Mansion Pvt. Ltd. and Aditya Vikram Mansions Pvt. Ltd. for all times to come.

It is pertinent hereto mention that there shall be a maintenance company namely, **KOLKATA CONCRETE PRIVATE LIMITED**, a Company duly registered and incorporated under the meanings

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and provisions of the Companies Act, 1956 having its registered office at the premises no. 86A, Topsia Road South, P.S. Topsia, Kolkata 700 046 for managing the common areas, facilities, amenities, benefits and others at and under the premises in common for the co-owners and occupiers thereof and for that whatever the rules, regulations, bye-laws, arrangements and understandings shall be existing thereat the same shall be binding and conclusive at and upon the Purchaser herein and all the co-owners and occupiers thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(ENTIRE LAND PROPERTY)

ALL THAT piece and parcel of land measuring about an area a little more or less 6689 Sq, Mtrs, lying, situated and comprised at and under the premises no. 86A, Topsia Road (South) (previously the premises nos. 86A, 87 and 87/1, Topsia Road South, Police Station Topsia (previously Beniapukur), Kolkata 700 046, District South 24 Parganas and Ward no. 59 of the Kolkata Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO:

PART-I

(DESCRIPTION OF THE SAID CAR PARKING SPACES)

ALL THAT piece and parcel of the spaces for the three medium size motor cars on the Ground Floor of the property described in the First Schedule herein before written and further together with the proportionate share of land comprised at and under the **FIRST SCHEDULE** above written together with the proportionate undivided impartible share in the common parts, areas.

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IN WITNESSES WHEREOF the parties have hereto set and subscribed their respective hands the day month and year first above written.

SIGNED AND DELIVERED

by the **OWNERS/VENDORS** herein at Kolkata in the presence of:

WITNESSES:

1. Cdr (Retd) Sanjay Kumar
9/5 Sri Ram Dayal Mahabir
A-2 Brij, Nellochhat Apt
98 Rajdanga Gold Pl. Kolbata - 700107
2. Summar Maji
50 Duti Pradana Kr. Maji
13-11/D. Sector-III. Salt Lake City
Bachchan Nagar, Kolkata - 700106

SIGNED AND DELIVERED by the

PURCHASER/S herein at Kolkata in

the presence of:

WITNESSES:

1. Cdr (Retd) Sanjay Kumar
2. Summar Maji

SIGNED AND DELIVERED

by the **SURYA** herein at Kolkata

in the presence of:

WITNESSES:

1. Cdr (Retd) Sanjay Kumar
2. Summar Maji

Drafted by :

K. Sadhukhan
Advocate
56, Hazra Road, 3rd floor,
Kolkata - 700019.



1. SURYA MANSIONS PVT. LTD.
2. K. AAVAS PRIVATE LIMITED
3. B. AAVAS PRIVATE LIMITED
4. H.P. PROPERTIES PRIVATE LIMITED
5. H.P. AAVAS PRIVATE LIMITED
6. SUJIT AAVAS PRIVATE LIMITED
7. M. AGARWAL MANSION PRIVATE LIMITED
8. S.L. AGARWAL AAVAS PRIVATE LIMITED
9. K.K. AGARWAL AAVAS PRIVATE LIMITED
10. K. AGARWAL MANSION PRIVATE LIMITED
11. SAILESH HOUSING PRIVATE LIMITED
12. SUDESH HOUSING PRIVATE LIMITED
13. SAMIR AAVAS PRIVATE LIMITED
14. KALAWATI HOUSING PRIVATE LIMITED
15. KAUSHIK AAVAS PRIVATE LIMITED
16. PRANAB MANSIONS PRIVATE LIMITED
17. ADITYA VIKRAM MANSIONS PRIVATE LIMITED

Director

(SUSIR ARYA)

For GANNON DUNKERLEY & CO. LTD.
V. G. Shanbhag
Vice President.

SURYA MANSIONS PVT. LTD

J.P. J. Wal
Director

TRUE COPY
ATTESTED BY ME

P. K. DATTA
Notary Public
Regn. No. 1101/99
Govt. of India

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**RECEIPT**

The Owners/Vendors herein has/have received a sum of Rs.6,00,000/- (Rupees Six lakh) only from the Purchaser herein through the **SURYA** as and by way of total consideration money for the sale of the **SECOND SCHEDULE** property absolutely and forever.

(Rupees Six lakh) only.

SURYA MANSIONS PVT. LTD

J.P. Aggarwal
Director

WITNESSES:

1. *Colr (Retd) Sanjay Kumar*

2. *Simranjit Malhi*

(D)

**TRUE COPY
ATTESTED BY ME**

P.K. DATTA
Notary Public
Regn. No. 1101/93
Govt. of India

08 APR 2011



Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 00907 of 2011
(Serial No. 01378 of 2011)



On
payment of Fees:
On 28/03/2011

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

Presented for registration at 12.57 hrs on :28/03/2011, at the Private residence by Sujit Arya , one of the Executants.

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

Execution is admitted on 28/03/2011 by

1. Sujit Arya
 Director, Surya Mansions Pvt. Ltd And Other 16 Company, 103, Park Street, Thana:-Park Street,
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
 , By Profession : Business
 2. Mr Jaideo Prasad Agarwal
 Director, Surya Mansions Pvt. Ltd, 103, Park Street, Thana:-Park Street, District:-Kolkata, WEST
 BENGAL, India, P.O. :- Pin :-700016 .
 , By Profession : Business
 3. V. G Shanbhag
 Vice President, Gannon Dunkerley & Co. Ltd., New Excelsior Building, A. K. Nayak Mark,
 District:-Mumbai, MAHARASHTRA, India, P.O. :- Pin :-400001 .
 , By Profession : Service
- Identified By Sanjay Kumar, son of Ram Dayal Malhotra, 98, Rajdanga Gold Park, District:-South
 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700107 , By Caste: Hindu, By Profession: Others.

(Ajay Kumar Mukherjee)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 29/03/2011

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 : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 29/03/2011

(Ajay Kumar Mukherjee)
 ADDITIONAL DISTRICT SUB-REGISTRAR

29/03/2011 15:56:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 00907 of 2011
(Serial No. 01378 of 2011)



Amount by Draft

Rs. 12470/- is paid , by the draft number 983331, Draft Date 26/03/2011, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 29/03/2011

(Under Article : A(1) = 12463/- ,E = 7/- on 29/03/2011)

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.-1134000/-

Certified that the required stamp duty of this document is Rs.- 68050 /- and the Stamp duty paid as: Impresive Rs.- 10/-

Deficit stamp duty

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(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

29/03/2011 15:56:00

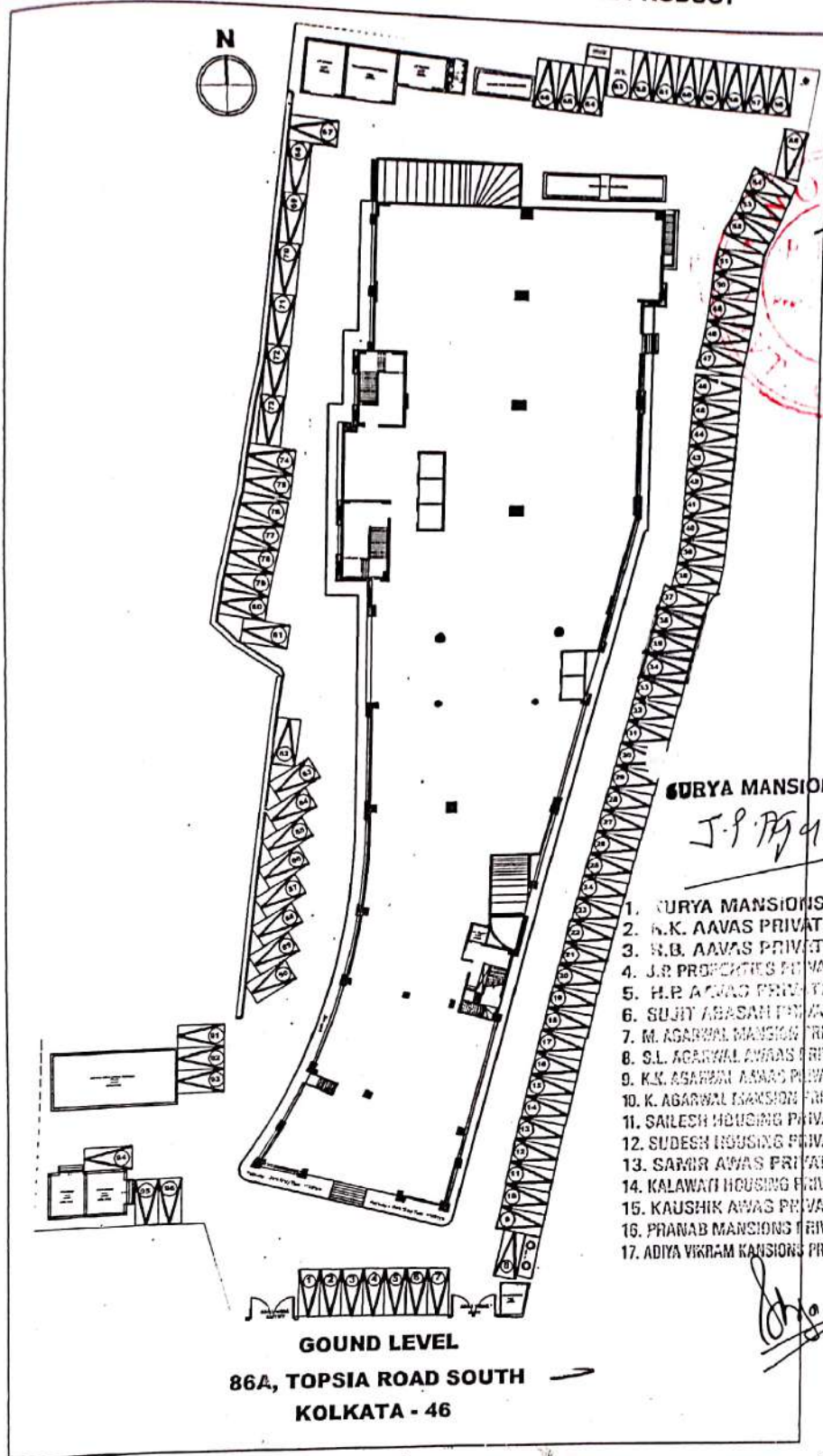
EndorsementPage 2 of 2

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LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



[Handwritten signature]

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



[Handwritten signature]

LITTLE	RING	MIDDLE	FORE	THUMB
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 9778 to 9811
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(Ajay Kumar Mukherjee) 30-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
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