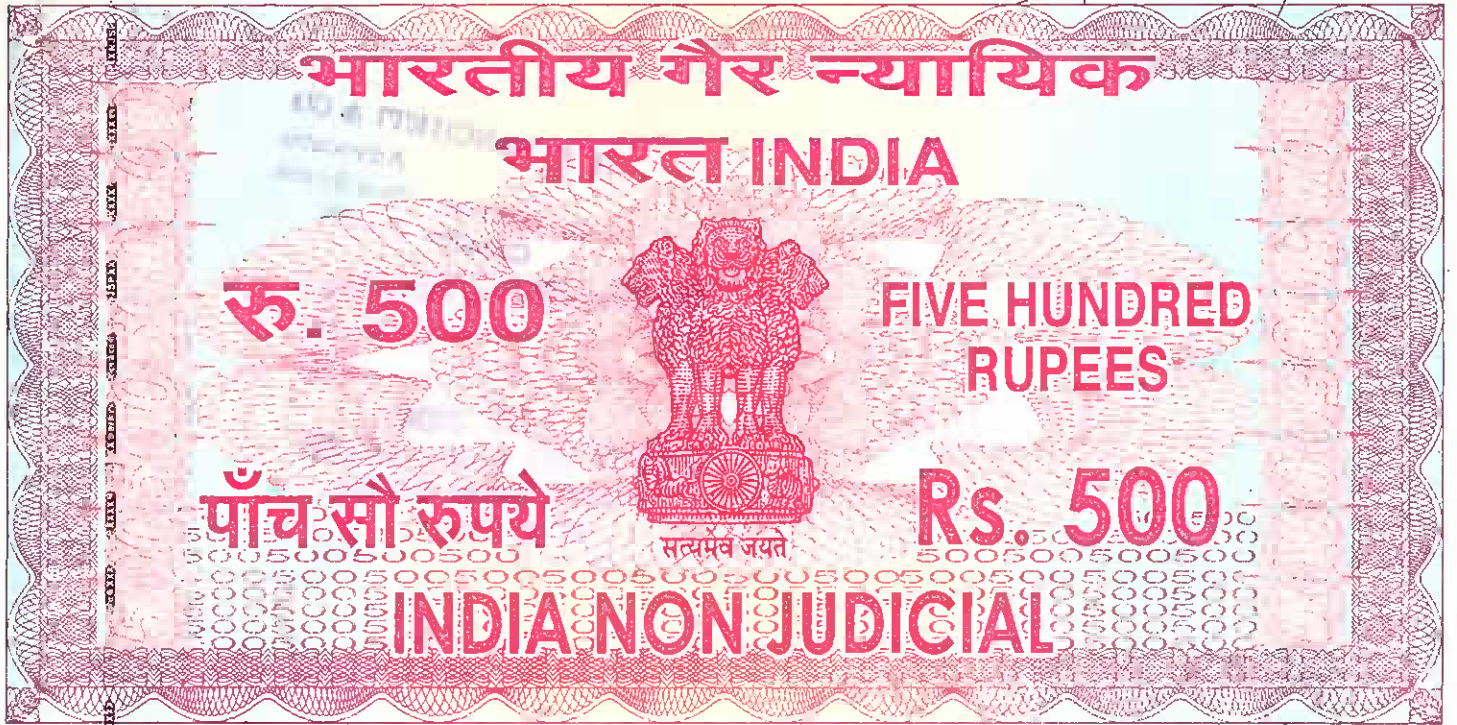


10289/09

2-13905/09



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 964554

At 1-35 P.M.

23.12.09

21126/09

Stamp and registration are the part of this instrument.

[Signature]
23/12/09

THIS INDENTURE is made on this 23rd day of December, 2009 (1)
JAMUNA SARKAR, wife of Bablu Sarkar, by caste Hindu, by
occupation Housewife, at present residing at Natunpalli, Baguipara Road,

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14562

142366

L. C. SANCHETI & CO
Advocates
12, Old Post Office Street
Calcutta—700001

NAME _____
ADD _____
RS _____

500/

17 DEC 2009
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Class
1, 12, 2, Dec 9



Ashim Ghosh.
5/0 LT. Abanishankar Ghosh,
Guria Panch. Palu Suba
Des bangura
Kat 152

Business.



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23 DEC 2009

P.O.Subhasgram, P.S.Sonarpur, District – 24 Parganas (South) (2) **PRONATI BHATTACHARYA**, wife of Mohanlal Bhattacharya, by caste Hindu, by occupation Housewife, at present residing at 2/1, Umakanta Sen Lane, P.O. Ghugudanga, P.S.Chitpur, Kolkata – 700 030 hereinafter jointly referred to as **VENDORS** (which expression unless repugnant to the context or excluded by shall mean and include their heir/s, executor/s, legal representative/s, nominee/s and/or assign/s) of the **FIRST PART**

AND

ORTEM CREDITI PRIVATE LIMITED, a Company incorporated within the meaning of The Companies Act, 1956 (1 of 56) having its registered office at 2B, Ronaldshay Road, Kolkata – 700 027 represented by its Director **BHARAT KUMAR BAGLA** hereinafter referred to as **PURCHASER** (which expression unless excluded by or repugnant to the subject be deemed to mean and include its successors in office, nominee or nominees and/or assigns) of the **SECOND PART**.

WHEREAS:-

- A. By a Bengali Bikray Kobala dated 13th December, 2004 executed by Suresh Chandra Sarkar therein referred to as Kobala Data sold , transferred , conveyed, granted , assigned and / or assured on one Joydeb Baidya a piece and parcel land admeasuring 2 cottahs 12 chittacks being Dag No. 107 comprised in L.R. Khatian No.188 of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South) for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with District Sub Registrar II ,Alipore and recorded in the Book No.I, being Deed no.3517 for the year 2005.
- B. By another Bengali Bikray Kobala dated 13th December, 2004 executed by Suresh Chandra Sarkar therein referred to as Kobala Data sold , transferred, conveyed, granted , assigned and / or assured on one Joydeb Baidya a piece and parcel demarcated land admeasuring 2 cottahs 5 chittacks 15 sq.ft being Dag No.107 comprised in L.R. Khatian No.188 of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South) for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with District Sub Registrar IV ,Alipore and recorded in the Book

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AMERICAN
AMERICAN, Inc.
23 DEC 2009

No.I,Volume No. 9 Page No. 2376-2392, being Deed No. 01519 for the year 2005.

- C. By a Bengali Bikray Kobala dated 29th April, 2005 executed by Gouranga Kundu, Sankar Kundu,Sambhu nath Kundu, Kartick Chandra Kundu, Rabindra Kundu, Subal Kundu, Shila Paul,Neela Paul therein referred to as Kobala Data sold, transferred,conveyed, granted, assigned and / or assured on one Joydeb Baidya a piece and parcel land admeasuring 4 cottahs 12 chittacks being Dag No. 107 comprised in L.R. Khatian No.188 of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South) for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with Additional District Sub Registrar IV , Sonarpur and recorded in the Book No.I, Volume No. 160,Page No. 87-98, being Deed no.8282 for the year 2005.
- D. At all material time, Joydeb Baidya was the owner of all that piece and parcel of Sali land measuring 9 Cottahs 13 Chittacks 5 sq ft being Dag No. 107 comprised in L.R. Khatian No.188 of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South).
- E. By a Bengali Bikray Kobala dated 13th January, 2006 executed by the said Joydeb Baidya therein referred to as Kobala Data and the Vendors herein therein referred to as Kobala Grahitas, the Kobala Data therein sold, transferred, conveyed, granted, assigned and / or assured on to the Kobala Grahitas therein, the Vendors herein all that piece and parcel carved out of the said land admeasuring 4 cottahs 12 chittacks for the consideration therein mentioned. The said Bengali Bikray Kobala was registered with District Sub Registrar IV, Alipore and recorded in the Book No.I, being Deed no.03408 for the year 2006.
- F. The Vendors being absolute owners are the absolute owners of all that piece and parcel of demarcated land admeasuring 4 cottahs12 chittacks being Dag No. 107 comprised in L.R. Khatian No. 188 of Mouza- Dhelua, J.L.No. 43, R.S.No. 235 under P.S. Sonarpur within the District of 24 Parganas (South) have mutated their names in the records with BLRO and have been enjoying the same absolutely without any interruption in fee simple in possession.

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23 DEC 2009

- G. The Vendors now agreed to sell a piece and parcel of land admeasuring 4 cottahs 5 chittacks 15 sq.ft out of the total land and the Purchaser has agreed to purchase the land, more fully mentioned in the Schedule "A", free from all encumbrances, liens, lispens, trusts, attachments, liabilities subject to tenancy for a consideration of a sum of Rs.13,00,000/- (Rupees Thirteen lakhs only).

NOW THIS INDENTURE WITNESSES AND THE PARTIES AGREE AS FOLLOWS:-

That in consideration of a sum of **Rs.13,00,000/- (Rupees Thirteen lakhs only)** being paid by the Purchaser to the Vendors, (the receipt whereof the Vendors hereby admit and acknowledge), the Vendors do hereby convey, grant, assign and/or assure all that demarcated portion being 4 Cottahs 5 Chittacks ^{15 sq.ft.} of sali land at the Dag No.107 in R.S. Khatian and L.R. Khatian Nos.188, of Mouza- Dhelua, J.L.No.43, R.S.No.235 under P.S.Sonarpur within District 24 Parganas (South) as more fully and particularly described in the schedule hereto OR HOWSOEVER OTHERWISE the said premises or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all other benefit and advantage of ancient and other rights all yards countryards areas sewers drains ways paths passages walls waters water courses, lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said premises belonging or in any manner appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or remainders and the rent issues and profits of the said premises and of any and every part thereof AND all the legal incidences thereof AND ALL THE estate right, title, interest claim and demand whatsoever of the Vendors into or upon the said premises or any part thereof TOGETHER WITH all deeds pattas and muniments of title whatsoever in anywise relating to or concerning the said Premises or any part thereof which now are or hereafter shall or may be in the possession power or control of the Vendors and/or any other person or persons from whom they or any of them may procure the same without any action or suit TO HAVE AND TO HOLD the said premises hereby granted conveyed transferred and sold or expressed so to be UNTO AND TO THE USE of the Purchaser absolutely and forever free from all encumbrances subject to the tenancy AND the Vendors do hereby for themselves covenant with the Purchaser that notwithstanding any act deed or thing by the Vendors done, executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises hereby granted conveyed transferred and sold or expressed so to be and every part thereof for

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23 DEC 2009

a perfect and indefeasible estate of inheritance without any manner or condition of use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT notwithstanding any such act deed or thing whatsoever as aforesaid the Vendors have now in themselves good right and full power and absolute authority to grant the said premises hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said premises and receive the profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors, or any person or persons lawfully or equitably claiming from under or in trust for the Vendors AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely be discharged, saved harmless and kept indemnified of from and against all estate and encumbrances created by the Vendors or any person or persons lawfully or equitably claiming under or in trust for the Vendors AND THAT all rates of taxes, all other impositions and/or outgoings payable in respect of the said premises by the Vendors have been paid in full up to the date of these presents AND THAT the Vendors do not hold any excess vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 and the said premises or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment has been instituted and/or levied and/or served under the Income Tax Act, 1961 AND THAT no notice has been served on the Vendors for the acquisition of the said premises or any part thereof under Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge or issue of any such notice or notices under the above Acts and/or Rules for the time being in force affecting the said premises or any part thereof AND THAT the Vendors have no knowledge as to any suit and/or proceeding being pending in any Court of law affecting the title to the said premises and/or any part thereof nor with the knowledge of the Vendors the same has been lying attached under any writ or attachment of any Court or Revenue Authority AND that the Vendors and all person or persons having or lawfully claiming any estate or interest in the said premises or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required AND further the Vendors shall keep the documents unobligated and unencumbered relating to the title of the Scheduled Premises as mentioned in the Schedule "B" hereunder written and shall produce original at the cost and request of the Purchaser. .

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Ministry of
Agriculture, Fisheries and Forestry
23 DEC 2009

SCHEDULE "A"

ALL THAT demarcated piece and parcel of Sali land measuring 4 Cottahs 5 Chittacks 15 sq.ft. be the same a little more or less along with brick built dilapidated structure measuring 110 Sq. Ft. with corrugated sheet out of the total land situated at Dag No.107 in along with R.S. Khatian and L.R. Khatian Nos.188, of Mouza- Dhelua, J.L.No.43, R.S.No.235, now under the Rajpur Sonarpur Municipality, Ward No 2 within jurisdiction of the sub Registrar of Sonarpur, under P.S.Sonarpur, District 24 Parganas (South).

IN THE NORTH -20' wide road.

IN THE SOUTH -Part of Dag No. 107

IN THE EAST -Part of Dag No.107

IN THE WEST -14' wide road.

SCHEDULE "B"

(LIST OF DOCUMENTS)

1. Bengali Bikray Kobala dated 13th December, 2004 was registered with District Sub Registrar II ,Alipore and recorded in the Book No.I, being Deed no.3517 for the year 2005.
2. Bengali Bikray Kobala dated 13th December, 2004 registered with District Sub Registrar IV ,Alipore and recorded in the Book No.I, Volume No. 9 Page No. 2376-2392, being Deed No. 01519 for the year 2005.
3. Bengali Bikray Kobala dated 29th April, 2005 registered with Additional District Sub Registrar IV , Sonarpur and recorded in the Book No.I, Volume No. 160, Page No. 87-98, being Deed no.8282 for the year 2005.
4. Bengali Bikray Kobala dated 13th January, 2006 registered with District Sub Registrar IV, Alipore and recorded in the Book No.I, being Deed no.03408 for the year 2006.

Jamuna Sarkar

Jamuna Sarkar

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23 DEC 2009

IN WITNESSTH WHEREOF the parties hereunder have set there and subscribed their respective hands on the date and month year first above written.

SIGNED SEALED AND DELIVERED

By the **VENDORS** at Kolkata

In the presence of:

- 1. Ashim Ghosh
 Geeta Panchapola-Satyajit Singh
 Dasbansdunagar.
 Phat- 152

- 1. Tamuna Sarkar
- 2. Banati Bhattacharyya

- 2. ২০২৪ চ
 প্রিন্সেস স্ট্রিট
 কলকাতা
 ২০১৪ - ১৫২

SIGNED SEALED AND DELIVERED

By the **PURCHASER** at Kolkata

In the presence of:

- 1. Ashim Ghosh
- 2. ২০২৪ চ

ORTEM CREDIT PRIVATE

Director

ORTEM CREDIT PRIVATE LIMITED

Anwar Kaur
Director

Drafted by me
Anpila Mallick
Advocate
H. C. Calcutta



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

Endorsement For Deed Number : I - 13905 of 2009
(Serial No. 10289 of 2009)

On 23/12/2009

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

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

Payment of Fees:

Fee Paid in rupees under article : A(1) = 14289/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/-
23/12/2009

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.-1300000/-

Certified that the required stamp duty of this document is Rs.- 78020 /- and the Stamp duty paid Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 77530/- is paid 02643918/12/2009 STATE BANK OF INDIA, Kolkata, received on 23/12/2009

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

Presented for registration at 13.35 hrs on :23/12/2009, at the Office of the A.R.A.-I KOLKATA. Bharat Kumar Bagla, Claimant.


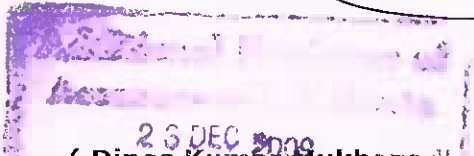
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 23/12/2009 by

1. Jamuna Sarkar, wife of Bablu Sarkar , Natunpalli. Baguipara Road Subhasgram 24 Pgs (S) , T. Sonarpur, By Caste Hindu, By Profession : House wife
2. Pronati Bhattacharya, wife of Mohanlal Bhattacharya , 2/1, Umakanta Sen Lane Ghugua, Kolkata-30 , Thana Chitpur, By Caste Hindu, By Profession : House wife
3. Bharat Kumar Bagla, Director, Ortem Credit Pvt. Ltd., 2 B, Ronaldshay Road, Kolkata-27. By Profession : Others

Identified By Ashim Ghosh, son of Lt Abani Mohan Ghosh, Garia Panch Pota Sabuj Sankar Desbandhu Nagar Kolkata-152, Thana:, By Caste: Hindu, By Profession: Business.

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



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

23/12/2009 17:12:00

EndorsementPage 1 of 2



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Additional Registrar of
[illegible]
23 DEC 2000

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.13,00,000/- (Rupees Thirteen lakhs only) from the Purchaser in the following manner:

<u>Cheque /</u> <u>Pay Order</u> <u>No.</u>	<u>Dated</u>	<u>Amount</u> <u>(In Rs.)</u>	<u>Drawn On</u>	<u>In Favour of</u>
047903	22 nd Dec 09	650000/-	Kotak Mahindra Bank	Jamuna Sarkar
047899	22 nd Dec 09	650000/-	Kotak Mahindra Bank	Banati Bhattacharyya

13,00,000/-

WITNESS:-

1. Ashim Ghosh

2. 02/15 24

1. Jamuna Sarkar

2. Banati Bhattacharyya



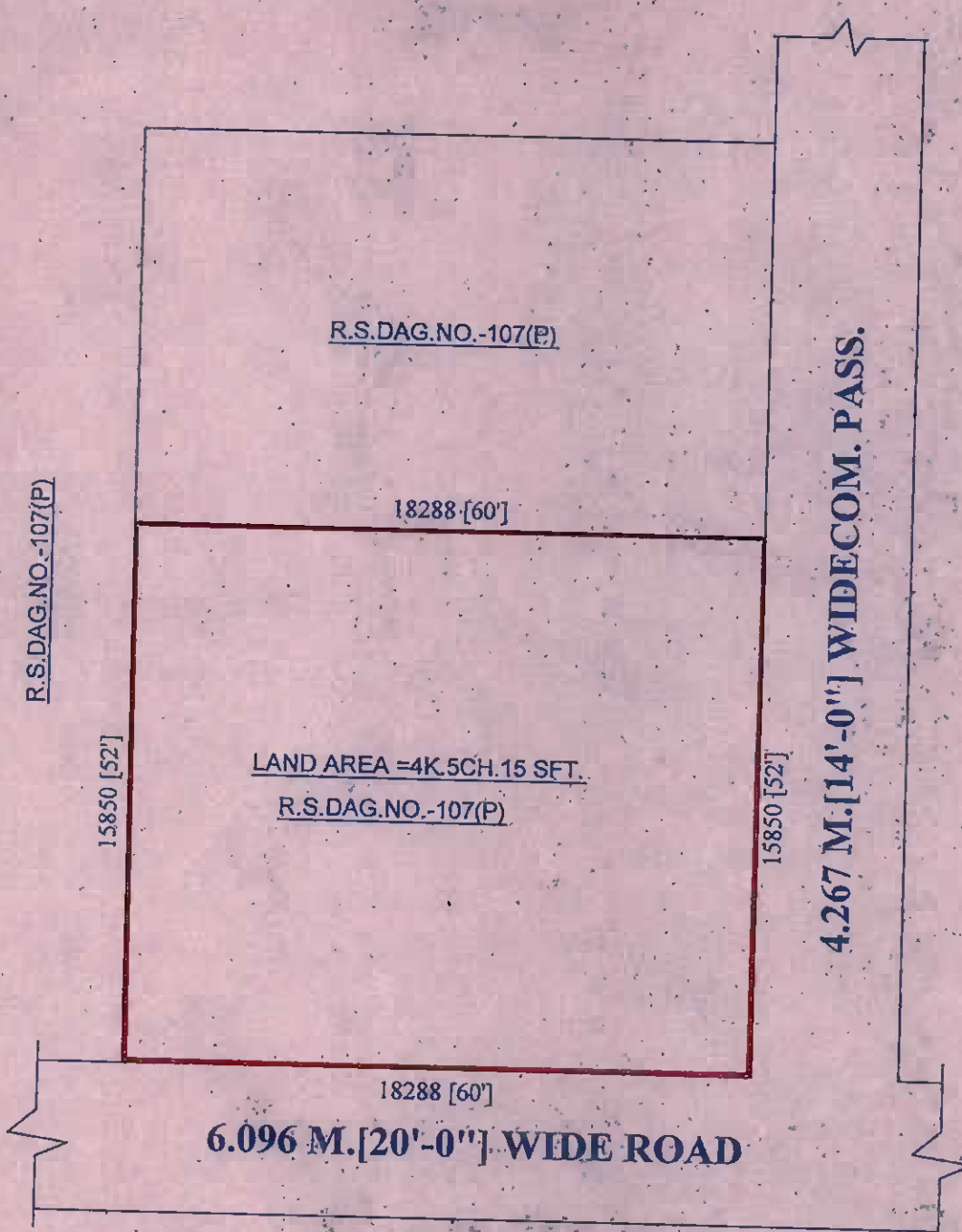
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Additional Register of
Assessments, Minnesota
23 DEC 2009

**SITE PLAN OF R.S. DAG. NO. :-107(P), R.S. KHATIAN NO. :-188
 AT MOUZA :-DHALUA, J.L. NO. :-43, WARD NO. :-02, P.S. :-
 SONARPUR, DIST. :-24 PARAGANAS(S), UNDER RAJPUR
 SONARPUR MUNICIPALITY**

AREA OF LAND - 4KH.-5CH.-15 SFT.
LAND FOR SALE SHOWING RED BORDER

SCALE :-1:200

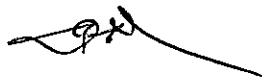


Jamuna Sarkar
Pranati Bhattacharyya
 SIGNATURE OF VENDER

ORTEM CREDIT PRIVATE LIMITED
Anmol Kumar
 Director
 SIGNATURE OF PERCHASER

Buddhiswar Naskar
BUDDHISWAR NASKAR
 Civil Engineer
 E.B.S. Class - I
 L.C. No. 519
 Rajpur-Sonarapur Municipality

DRAWN BY
 BUDDHISWAR NASKAR (C.E.)









Attorney General of
Assam, Disputes
23 DEC 2009

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 10289 / 2009

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bharat Kumar Bagla			<i>Bharat Kumar Bagla</i> 23.12.09

II . Signature of the person(s) admitting the Execution at Office.

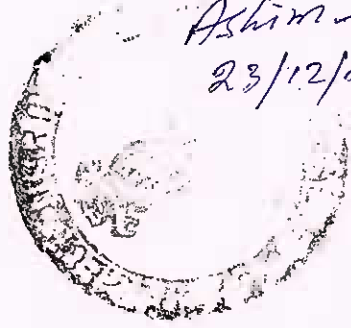
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jamuna Sarkar Address -Natunpalli. Baguipara Road Subhasgram 24 Pgs (S)	Self	 23/12/2009	 LTI 23/12/2009	<i>Jamuna Sarkar</i>
2	Pronati Bhattacharya Address -2/1, Umakanta Sen Lane Ghugudanga Kolkata-30	Self	 23/12/2009	 LTI 23/12/2009	<i>Pronati Bhattacharya</i>
3	Bharat Kumar Bagla Address -2 B, Ronaldshay Road Kolkata-27	Self	 23/12/2009	 LTI 23/12/2009	<i>Bharat Kumar Bagla</i> Director

Name of Identifier of above Person(s)

Ashim Ghosh
 PS-.....,Garia Panch Pota Sabuj Sangha Desbandhu
 Nagar Kolkata-152.....

Signature of Identifier with date

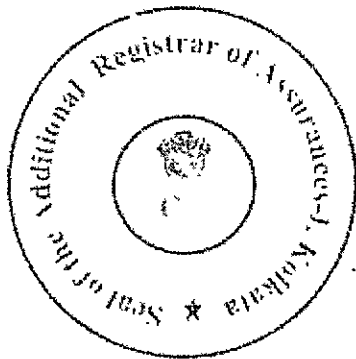
Ashim Ghosh
23/12/09

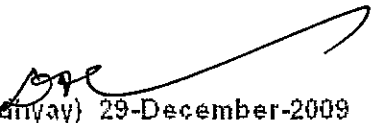


(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A. - I KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 2642 to 2656
being No 13905 for the year 2009.




(Dines Kumar Mukhopadhyay) 29-December-2009
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal

SPECIMEN FORM FOR TEN FINGER PRINTS



Jamuna Sarkar

<i>Jamuna Sarkar</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



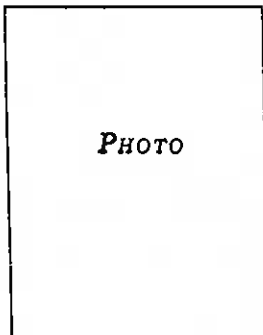
Praveeti Bhattacharjee

<i>Praveeti Bhattacharjee</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



Anwar Kuran Singh

<i>Anwar Kuran Singh</i>		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						



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23 DEC 2009



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DATED THIS THE 23rd DAY OF *December* 2009
=====

BETWEEN

JAMUNA SARKAR
PRONATI BHATTACHARYA

AND

ORTEM CREDIT PRIVATE LIMITED

CONVEYANCE



I.C. SANCHETI & CO.,
SOLICITORS & ADVOCATES,
12, OLD POST OFFICE STREET
2ND FLOOR,
KOLKATA - 700 001