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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 851100

605/11  
 Certified that the document is admitted  
 to registration, the signature sheets and  
 the endorsement sheets attached with  
 this document are part of this document

THIS INDENTURE made this 27<sup>th</sup> day of May, Two Thousand Eleven

BETWEEN

*[Signature]*  
 30 MAY 2011

Stamp: 30 MAY 2011  
 30 MAY 2011

*[Signature]* 250.00  
*[Signature]* 150.00  
 -----  
 400.00  
 - 27/5/11

*[Signature]*  
 27/5/11

607/11  
 851100  
 5-2011

GLEAM PHARMACEUTICALS PRIVATE LIMITED (PAN AABCG7991C), a company incorporated under the Companies Act, 1956 having its registered office at 246 D, A.P.C.Road, Flat-1D, Kolkata-700006, (earlier: 87 Adarsa Pally, P.S. Khardaha, District 24 Parganas North) represented by its Director Priya Ranjan Palbag, Son of Late Doctor Dulal Chandra Palbag, by faith Hindu, by occupation Business, residing at 117, Arya Vidyalaya Road, Lalgate, 3<sup>rd</sup> Floor, Flat No-6, Kolkata-700078, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the ONE PART

AND

M/S BENGAL SRIJAN PROJECTS PRIVATE LIMITED (PAN AACCB8532D) a company incorporated under the Companies Act, 1956 having its registered office at premises No. 36/1 A, Elgin Road, Kolkata- 700 020, represented by Mr. Prakash Kumar Bhimrajka, son of Late Bajrang Lal Bhimrajka, represented by Mr. Prakash Kumar Bhimrajka, son of Late Bajrang Lal Bhimrajka, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the OTHER PART:

WHEREAS :-

- A. One Tasbanu Bibi was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of land measuring an area of 160 sstaks be the same a little more or less situate lying at Mouza Manikpur, J.L. No. 77, P.S. Sonarpur, R.S. No. 226, Touzi No. 412, L.R. Khatian No. 296, L.R. Dzg. No. 674, in

the District of South 24-Parganas (hereinafter referred to as the said entire land).

- B. By a Bengali Kobala dated the 27<sup>th</sup> day of September, 2006 made between the said Tasbanu Bibi therein referred to as the Vendor of the One Part and the said Gleam Pharmaceuticals Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar Sonarpur, by Being No. 7741 for the year 2006, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the land measuring 20 Kottahs equivalent of 33 sataks out of the said entire land.
- C. Thus the said Vendor herein became the absolute owner of All that the piece and parcel of land containing an area of 20 Kottahs equivalent of 33 sataks situate lying at Mouza Manickpur, J.L. No. 77, P.S. Sonarpur, L.R. Khatian No. 296, L.R. Dag No. 674 in the District of South 24-Parganas free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions trusts of what so ever nature (hereinafter referred to as the said land).
- D. The Vendor has agreed to sell and the Purchaser has agreed to Purchase a portion of the said land measuring 3.635 Kottahs be the same a little more or less equivalent of 6 Sataks situate lying at Mouza Manickpur, J.L. No. 77, P.S. Sonarpur, L.R. Khatian No. 296, L.R. Dag No. 674 in the District of South 24-Parganas Together with a Dwelling Unit of 150 Sq. Ft. together with all easement and common rights free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature more fully and particularly described in the schedule hereunder written (hereinafter referred to as the Said Demised Land) at or for a consideration of Rs. 5,09,092/- (Rupees Five Lacs Nine Thousand Ninetytwo) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said indenture and in consideration of the said sum of Rs. 5,09,092/- (Rupees Five Lacs Nine Thousand Ninetytwo) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor do hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land) the Vendor do hereby grant transfer convey assign and assure unto and in favour of the Purchaser, All That the piece and parcel of land measuring 3.635 Kottahs be the same a little more or less equivalent of 6 sataks be the same a little more or less in Mouza Manickpore, J.L. No. 77, P.S. Sonarpur, L.R. Khatian No. 296, being part of L.R. Dag No. 674 in the District of South 24 Parganas Together with a Dwelling Unit of 150 Sq.Ft. together with all easement and common rights more fully and particularly described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said demised land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said demised land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said demised land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the said demised land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor do hereby

covenant with the Purchaser THAT NOTWITHSTANDING any act, deed or thing by the Vendor or its respective predecessors-in-title done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said demised land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, 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 Vendor has now in themselves good right, full power and absolute authority to grant, transfer and convey the "said demised land" together with the structure standing thereon and together with all easement and common rights hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said demised land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for its AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said demised land or any part thereof from under or in trust for its the Vendor 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 and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said demised land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO :**  
**(The Said Demised Land)**

All That the piece and parcel of land measuring 3.635 Kottahs be the same a little more or less equivalent of 6 Sataks be the same a little more or less being part of R.S./L.R Dag No. 674 (such L.R Dag contains total area of 160 sataks) Together with a Dwelling Unit of 150 Sq.Ft. together with all easement and common rights situate lying at Mouza Manickpore, J.L. No. 77, L.R. Khatian No. 296, P.S. & A.D.S.R. Sonarpur in the District of South 24 Parganas and the entire L.R Dag No.674 is shown and delineated in the map or plan annexed hereto and bordered in colour 'RED' thereon.

**IN WITNESS WHEREOF** the Vendor has hereunto set and subscribed his respective hand and seal the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the **VENDOR** at Kolkata in the presence of :

1. *Ajay Surya Sarkar*  
36/1A Elgin Road  
Kolkata - 20
2. *Sauvabh Chaudhuri*  
36/1A, Elgin Road,  
Kolkata - 20.

GLEAM PHARMACEUTICALS PVT. LTD.

*Rajendra Kumar Balle*  
Director

**SIGNED SEALED AND DELIVERED**

By the **PURCHASER** at Kolkata in the presence of :

1. *Ajay Surya Sarkar*
2. *Sauvabh Chaudhuri*

For BENGAL SRIJAN PROJECTS PVT. LTD

*Ramendra Bhunia*  
Director/Authorised Signatory

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of being the full consideration Rs. 5,09,092/- (Rupees Five Lacs Nine Thousand Ninetytwo) only money as per Memo below:-

**MEMO OF CONSIDERATION**

DATE	NAME	P.O NO	BANK	AMOUNT RS.
27.5.2011	GLEAM PHARMACEUTICALS Pvt.Ltd.	755884	Indian Bank	509092/-

(Rupees Rs. 5, 09,092/- (Rupees Five Lacs Nine Thousand Ninety)only.

**WITNESSES :-**

1) *Saurabh Choudhary*  
28/1A, Elgin Road,  
Kolkata - 20.

2) *Pooja Swaya Sarkar*

GLEAM PHARMACEUTICALS PVT. LTD.

*Pooja Swaya Sarkar*  
Director

*Pooja Swaya Sarkar*  
Advocate

*Alipore Police Court*  
Kolkata - 22

MOUZA-MANIKPUR

LR DAG NO.-674

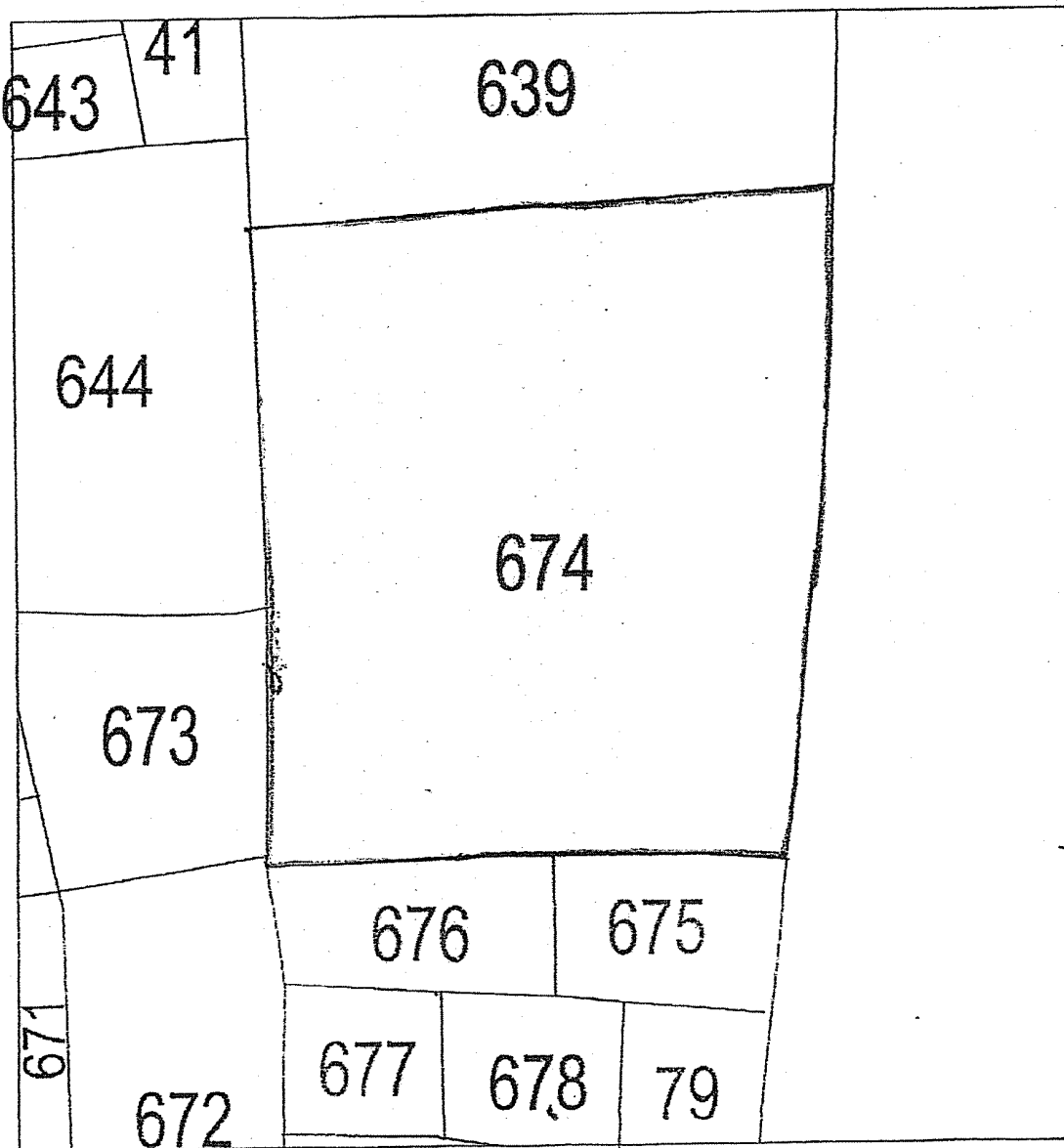
JL.NO-77

P.S. SONARPUR UNDER RAJPUR-

SONARPUR MUNICIPALITY,

SOUTH 24 PARGANA

CONVEYED AREA MARKED IN RED



For BENGAL SRIJAN PROJECTS PVT. LTD

*Pronab Kumar*  
Director/Authorised Signatory

GLEAM PHARMACEUTICALS PVT. LTD.

*Riya Kumar Talukder*  
Director





Government Of West Bengal  
Office Of the D.S.R.-IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03957 of 2011  
(Serial No. 03760 of 2011)

On

Payment of Fees:

On 27/05/2011

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

Presented for registration at 17.20 hrs on 27/05/2011, at the Private residence by Prakash Bhimrajka, Claimant.

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

Execution is admitted on 27/05/2011 by

1. Priya Ranjan Palbag  
Director, Gleam Pharmaceuticals Pvt Ltd, 246 D A.p.c Rd, Flat No:1d, District:-North 24-Parganas, WEST BENGAL, India. P.O. :- Pin :-700006 .  
. By Profession : Business
2. Prakash Bhimrajka  
Director, Bengal Srijan Projects Pvt Ltd, 36/1a Elgin Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .  
. By Profession : ---  
Identified By Ujjal Surya Sarkar, son of ., Alipore Police Court, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 30/05/2011

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

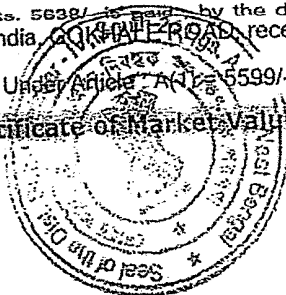
Rs. 0/-, on 30/05/2011

Amount by Draft

Rs. 5638/- to be paid by the draft number 670820, Draft Date 27/05/2011, Bank Name State Bank of India, 20/4/1/1/ROAD, received on 30/05/2011

( Under Article 17 A(1) = 5599/- , E = 7/- , H = 28/- , M(b) = 4/- on 30/05/2011 )

Certificate of Market Value (WB PUVI rules of 2001)



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



Government Of West Bengal  
Office Of the D.S.R.-IV SOUTH 24-PARGANAS  
District: South 24-Parganas

Endorsement For Deed Number : I - 03957 of 2011  
(Serial No. 03760 of 2011)

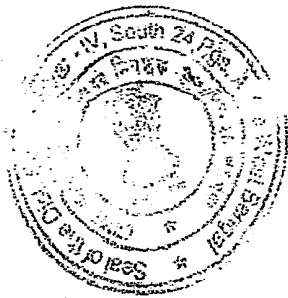
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-509090/-

Certified that the required stamp duty of this document is Rs.- 30555 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 30546/- is paid, by the draft number 670814, Draft Date 27/05/2011, Bank Name State Bank of India, GOKHALE ROAD, received on 30/05/2011

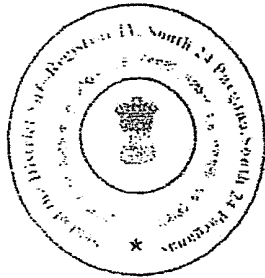
( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV




( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 4829 to 4841  
being No 03957 for the year 2011.



  
(Dulal Chandra Saha) 31-May-2011  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal