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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

608442

Certified that the document is printed to
 regulation. The signature is genuine and
 the endorsement sheet is correct with the
 document and are the part of the document.

THIS INDENTURE made this 19th day of February Two Thousand Ten

2/c 159/10
 11/30/10
 5-AT

JO a. 250.00
 JOY P. h. 100.00
 L. 350.00

Delet'd on 19th/₁₀

02/21/10
 District Sub-Registrar-IV
 Alipore, South 24-Parganas

227 22-51-10
Value of N.J. Stamp Rs. 50/-
Name of Purchaser Arabinda Ray Advocate
Address Alipore Police Court
Kolkata - 700 027
H. MURTHI
Stamp Vendor S.E.O. Budget Budget

SL No 227 - Pr 50/-
Original Filed only

Pranab Bhimrasik



227

For SRIJAN REALTY LIMITED
Pranab Bhimrasik
Director/Authorised Signatory



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration ACT 1908
South 24 Parganas
19 FEB 2010

Nijal Surya Sarkar
Advocate
Alipore Police Court,
Kolkata - 700 027

District Sub-Registrar-IV
Alipore, South 24 Parganas

BETWEEN SRIJAN REALTY LIMITED (Formerly known as Srijan Projects Private Limited) a company incorporated under the Companies Act, 1956 having its registered office at premises No. 36/1A, Elgin Road, Kolkata – 700020 Police Station Bhowanipore, hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **ONE PART**

AND

ANGIRA SALES PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at Flat No. P-3-A Sherwood Estate 169, N.S.C. Bose Road, Narendrapur, Kolkata-700103, Police Station- Sonarpur hereinafter referred to as **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **OTHER PART** :

WHEREAS :

By an Indenture of Conveyance dated the 27th day of February, 2007 made between one Avijit Nath therein referred to as the Vendor of the One Part and Srijan Projects Private Limited (now Known as Srijan Realty Limited) therein referred to as the Purchaser of the Other Part and registered in the office of Additional Registrar of Assurances-I Kolkata and recorded in Book No. I, Volume No.- I, Pages 1 to 18, Being No.03632 for the year 2007, the said Vendor for the consideration therein mentioned granted transferred and conveyed unto and in favour of the said Purchaser, the Vendor herein absolutely and forever free from all encumbrances and liabilities whatsoever All That the piece and parcel of

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District Sub Registrar-IV
Registrar U/S 7 (2) of
Registration ACT 1908
Amara, South 24 Parganas
19 FEB 2010


District Sub-Registrar-IV
Amara, South 24 Parganas

land containing an area of 83 Decimals be the same a little more or less in L R Dag No.486 situate lying at Mouza Manikpur, J.L.No.77, Police Station Sonarpur, Pargana Magura, R.S No. 226, Touji No. 412, in the District of South 24 Parganas hereinafter referred to as the said **ENTIRE LAND**.

- A. The said Srijan Projects Private Limited(now known as Srijan Realty Limited) after purchasing the said entire land got its name recorded in the L.R. record-of-rights under L.R Khatian No. 1128
- B. The Vendor herein thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the 83 decimal of land in L.R Dag No.486 situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, in the District of South 24-Parganas.
- C. The Vendor has agreed to sell and the Purchaser has agreed to purchase 10 decimal of land out of the said Entire Land being Part of L.R Dag No. 486 free from all encumbrances, charges, liens, lispens, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of Rs.2,30,000/- (Rupees Two Lacs Thirty Thousand only) more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and herein after referred to as the **SAID LAND**.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs. 2,30,000/- (Rupees Two Lacs Thirty Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the

land situated in area of 83 Bighas and the same will be more or less in
L.R. Record No. 1234 under L.R. Station No. 1234
Station 8, Sector 2, Pargana Magura, P.S. No. 234, Taluk No. 412, in the
District of South 24 Parganas, West Bengal, India.

The said land is situated in the area of 83 Bighas and the same will be more or less in
L.R. Record No. 1234 under L.R. Station No. 1234
Station 8, Sector 2, Pargana Magura, P.S. No. 234, Taluk No. 412, in the
District of South 24 Parganas, West Bengal, India.

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L.R. Record No. 1234 under L.R. Station No. 1234
Station 8, Sector 2, Pargana Magura, P.S. No. 234, Taluk No. 412, in the
District of South 24 Parganas, West Bengal, India.



District Sub Registrar-I
Registrar U/S 7 (2) of
Registration ACT 1908
Magura, South 24 Parganas
19 FEB 2010


District Sub-Registrar-IV
Magura, South 24 Parganas

Vendor at or before the execution of these presents the receipt whereof the Vendor doth 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 doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser All That the piece and parcel of land measuring 10 decimal be the same a little more or less being Part of L.R Dag No.486 situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, District – South 24-Parganas in R.S. No. 226, Touji No. 412, in L.R.Khatian No. 1128 be the same a little more or less more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and such LR Dag No 486 is delineated in the map or plan annexed hereto and bordered in colour Red thereon **OR HOWSOEVER OTHERWISE** the said land or any part thereof is now or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said 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 unto and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now and 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 it may procure the same without in any action or suit **TO HAVE AND TO HOLD** the said land hereby granted and conveyed or expressed

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District Sub Registrar-IV
S. Registrar U/S 7 (2) of
Registration ACT 1908
Alipore, South 24 Parganas
19 FEB 2010

District Sub-Registrar-IV
Alipore, South 24-Parganas

or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or its predecessor or predecessors-in-interest 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 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 itself good right, full power and absolute authority to grant, transfer and convey the said land 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 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 it **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 land or any part thereof from under or in trust for it **AND** the Vendor shall and will from time to time and at all times hereafter at the

In witness whereof I have signed and sealed this instrument at Bangalore on this 19th day of February 2010.



[Handwritten Signature]

District Sub-Registrar-IV
Bangalore, South 24-Parganas

District Sub Registrar-IV
S.O. Registrar U/S 7 (2) of
Registration ACT 1908
Bangalore, South 24 Parganas
19 FEB 2010

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 land and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the undivided piece and parcel of land containing an area of 10 decimal (out of total 83 decimal) be the same a little more or less out of the said Entire Land being part of L.R. Dag No.486 situate lying at Mouza Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, L.R. Khatian No. 1128 R.S. No. 226, Touji No. 412, in the District of South 24-Parganas.and such L R Dag no 486 is delineated in the map or plan annexed hereto and bordered in colour Red thereon and butted and bounded as follows:

ON THE NORTH ; By L.R Dag No.487
 ON THE SOUTH ; By L.R. Dag No.485
 ON THE EAST : By L.R Dag No.481
 ON THE WEST :. By L.R Dag No. 501and 502

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THIS SCHEDULE ABOVE REFERRED TO

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District Sub Registrar-IV
S.O. Registrar U/S 7 (2) of
Registration ACT 1908
Alipore, South 24 Parganas
19 FEB 2010


District Sub-Registrar-IV
Alipore, South 24-Parganas

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

SIGNED SEALED AND DELIVERED by

the within-named Vendor at Kolkata in

the presence of:

1. Sayanti Samra
36/1A, Elgin Road,
Kolkata - 700020
2. Amit Kumar Pal
36/1A, Elgin Road,
Kolkata - 700020.

For SRIJAN REALTY LIMITED

Pranav Bhimraye

Director/Authorised Signatory

IN WITNESS WHEREOF the Vendor hereunto set and placed his
hand and seal on the day and date first above written.

RECEIVED AND DELIVERED BY
the undersigned for the Vendor at Kolkata on

IN WITNESS WHEREOF
the Vendor hereunto set and placed his
hand and seal on the day and date first above written.

the purpose of
the registration of
the document
and for the purpose of
the registration of
the document
and for the purpose of
the registration of
the document



District Sub Registrar-I.
S.O. Registrar U/S 7 (2) of
Registration ACT 1908
Supere, South 24 Parganas
19 FEB 2010


District Sub-Registrar-IV
Supere, South 24 Parganas

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 2,30,000/- (Rupees Two Lacs Thirty Thousand only) being the full consideration money as per Memo below:-

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
13.02.10	212815	Indian Bank, Sarat Bose Road, Kolkata	Rs 2,30,000/- (Rupees Two Lacs and Thirty Thousand only)

For SRIJAN REALTY LIMITED
Pranab Bhimram
Director/Authorised Signatory

VENDOR

WITNESSES :

1. Sayanti Santra
2. Amit Kumar Pal

Prepared by me:

Ujjal Sunya Sarkar
Advocate

Alipore Police Court.
Kolkata-700027

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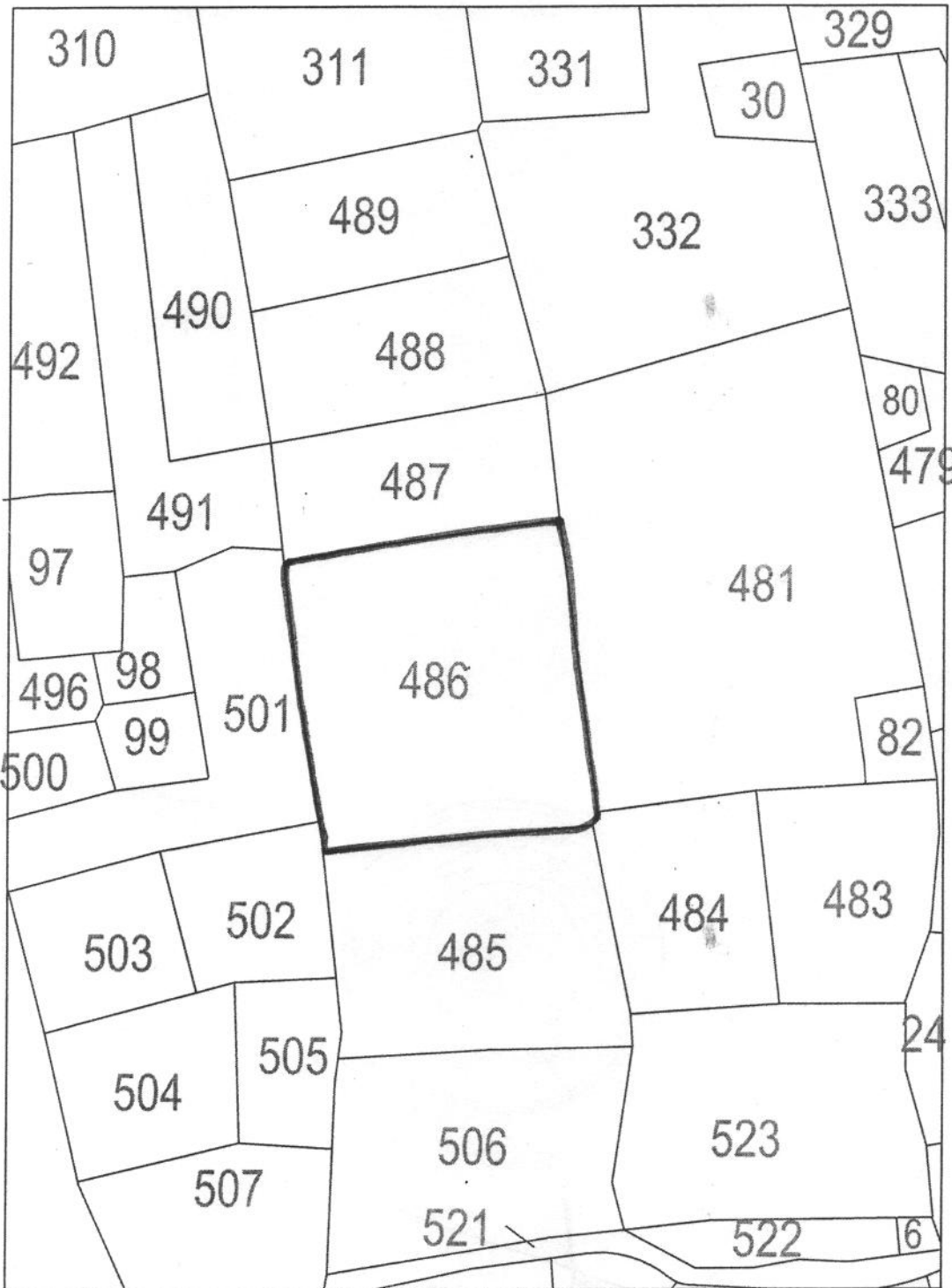
Handwritten signature of the District Sub-Registrar - IV.

District Sub-Registrar-IV
Alipore, South 24-Parganas

District Sub Registrar-IV
S.O. Registrar U/S 7 (2) of
Registration ACT 1908
Alipore, South 24 Parganas
19 FEB 2010

DEED PLAN OF THE L.R. PLOT-486, MOUZA MANIKPUR, J.L. NO-77
POLICE STATION -SONARPUR, DIST-24 PARGANAS(SOUTH)

PORTION TO BE CONVEYED
SHOWN IN RED BORDER



For SRIJAN REALTY LIMITED

Praman Bhunia

Director/Authorised Signatory

























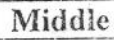

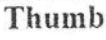
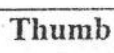

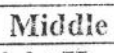




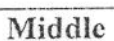

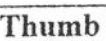
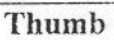

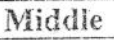


OFFICE OF THE L.R. PL.OT-488, MOUZA MANIKPUR, J.L. NO. 77
POLICE STATION SONARPUR, DIST. 24 PARGANAS SOUTH



District Sub Registrar-I
No. Registrar U/S 7 (2) of
Registration ACT 1908
Suopere, South 24 Parganas
19 FEB 2010

District Sub-Registrar-IV
19 Feb, South 24-Parganas

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Pramod Bhanu</i>						
		(Left Hand)					
							
		(Right Hand)					
	<i>Mausika Agarwal</i>						
		(Left Hand)					
							
		(Right Hand)					
PHOTO							
							
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PHOTO							
							
		(Left Hand)					
							
	(Right Hand)						

Assistant Sub Registrar-IV
S. O. Registrar U/S 7 (2) of
Registration ACT 1908
Circle, South 24 Parganas
19 FEB 2010




Assistant Sub-Registrar-IV
Circle, South 24-Parganas



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

Endorsement For Deed Number : I - 01507 of 2010
(Serial No. 01038 of 2010)

On 19/02/2010

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

Presented for registration at 17.47 hrs on :19/02/2010, at the Private residence by Prakash Bhimrajka ,Executant.

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

Execution is admitted on 19/02/2010 by

1. Prakash Bhimrajka

Director, Srijan Realty Ltd, 36/1a,elgin Rd Kol-20 Ps.bhowanipur, , , Thana:-, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020 .

By Profession: Others

Identified By Ujjal Surya Sarkar, son of . , Alipore Police Court, , , P.S.:Alipore, PINCODE:700027, By Caste: Hindu, By Profession: Advocate.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 22/02/2010

Payment of Fees:

Fee Paid in rupees under article : A(1) = 5280/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 22/02/2010

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.-480700/-

Certified that the required stamp duty of this document is Rs.- 28852 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 23852/- is paid, by the draft number 297427, Draft Date 19/02/2010, Bank Name State Bank Of India, Gokhle Rd, received on 22/02/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 02/03/2010

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



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

02/03/2010 17:32:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 01507 of 2010
(Serial No. 01038 of 2010)

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/-

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

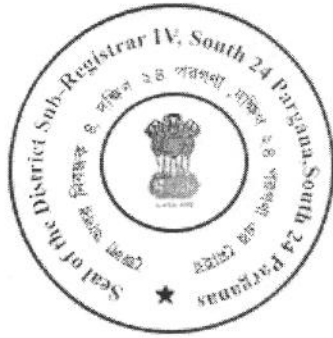


(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

02/03/2010 17:32:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 888 to 901
being No 01507 for the year 2010.



(Dulal Chandra Saha) 08-March-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal