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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 984640

Q no - 16062/12

vc no - 3137/12

Certified that the document is admitted to registration, the signature sheet/s and the endorsement are attached with this document and are part of this document.

04.09.12

5:10 pm

Asst. Dist. Sec. Registrar
Alipore, South 24 Parganas

05 SEP 2012

THIS INDENTURE made this 4th day of September Two Thousand Twelve **BETWEEN** (1) **NARENDRA SHAH**, son of the Late Santilal Manilal Shah, residing at 67A, Ballygunge Circular Road, 7A, Vrindavan Apartments, Police Station-Kareya, Kolkata-700 019, having PAN AKUPS5447D, (2) **RAJENDRA SANTILAL SHAH**, son of the Late Santilal Manilal Shah, residing at Sharkara Smruthi Kunj Street, Opp. Urvasi Apt. Ellis Bridge, Police Station-Navrangpur, Ahmedabad-6, having PAN ADIPS1238D, (3) **BEPINCHANDRA SANTILAL SHAH**, son of the Late Santilal Manilal Shah, residing at 11B, Sukh Sagar, 2/5, Sarat Bose Road, Police Station-Ballygunge, Kolkata-700 020, having PAN ALFPS5122B, (4)

5:10 pm



29 AUG 2012

55612

No.	VICTOR MOSES & CO.
Sold to	Solicitors & Advocates
Address	6, Old Post Office Street Kolkata-700 001
Rs.	100/-
A. BANERJEE L.S. VENDOR (O.S.) HIGH COURT, KOLKATA-700 001	

Shantanu Shetty

T. I. DESPERSED WIFE

Addl. Dist. Sub-Registrar
Alipore, South 24 Pgs.

ASPIRATIONS TOWERS PRIVATE LIMITED

Shantanu Shetty
Director

DHARMIK INFRACON PRIVATE LIMITED

Shantanu Shetty
Director

DHARMIK NIRMAN PRIVATE LIMITED

Shantanu Shetty
Director

T. I. DESPERSED WIFE

Addl. Dist. Sub-Registrar
Alipore, South 24 Pgs.

ASPIRATIONS TOWERS PRIVATE LIMITED

Anirudh Bhowmik
Director

DHARMIK INFRACON PRIVATE LIMITED

Anirudh Bhowmik
Director

DHARMIK NIRMAN PRIVATE LIMITED

Anirudh Bhowmik
Director



**ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS
- 4 SEP 2012**

SMT. SULOCHANA ANIL HIRANI, wife of Anil Hirani, residing at SK House, Plot No.B9, Model Town Society, No.7, Cross Road, J.V. PD Scheme, Police Station-Ville Parle East, Mumbai-49, having PAN AAAPH7693E, **(5) KETAN SHAH**, son of the Late Jaswant Santilal Shah, residing at 11C, Sukh Sagar, 2/5, Sarat Bose Road, Police Station-Ballygunge, Kolkata-700 020, having PAN AKLPS2662K, **(6) SMT. JYOTSNA SHAH**, widow of the Late Jaswant Santilal Shah, 11C, Sukh Sagar, 2/5, Sarat Bose Road, Police Station-Ballygunge, Kolkata-700 020, having PAN ASVPS3817H AND **(7) SMT. SUNITA PRATAP**, wife of Paresh Pratap, residing at Chaon, 18A, Srinagar Society, Productivity Road, Akota, Police Station-Gotri, Vadodara-390 020, having PAN ALIPP8904D, hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND**

(1) ASPIRATIONS TOWERS PRIVATE LIMITED, a company incorporated under the Companies Act 1956, having PAN AAICA8098L, **(2) DHARMIK INFRACON PRIVATE LIMITED**, a company incorporated under the Companies Act 1956, having PAN AAECD3355L, AND **(3) DHARMIK NIRMAN PRIVATE LIMITED**, a company incorporated under the Companies Act 1956, having PAN AAECD3356K, all having their registered office at 2C, Mahendra Road, Police Station-Bhowanipur, Kolkata-700 025, all represented through their Directors **(1) CHANDAN CHATTERJEE**, son of the Late S.K. Chatterjee, residing at 2/2A, Mahendra Road, Police Station-Bhowanipur, Kolkata-700 025, and **(2) AMIT BAJORIA**, son of Shri Krishna Bajoria, residing at 7C, Priyanath Mullick Road, Police Station-Bhowanipur, Kolkata-700 025, hereinafter jointly referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor, successors-in-interest and assigns) of the **OTHER PART** :

Admitted in
execution at
my office on
5/9/12
Beri

WHEREAS:

A) One Robert Dalglish was absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 4.96 acres be the same a little more or less situate lying at Mouza Naktala, J.L. No.32, Touzi No.56 in the District of the then 24 Parganas comprised in-

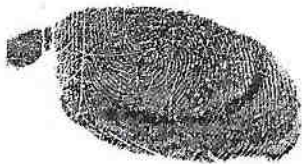
C.S. Dag No.	C.S. Khatian No.	Area
121	71 & 72	.33 Acres
122	59 & 61	.33 Acres
174	57 & 68	.92 Acres
122/508	79 & 80	1.19 Acres
178	79 & 80	.18 Acres
175	79 & 80	.39 Acres
176	151	.78 Acres





VCTA
9328

— Kamranah
(NARENDRA SHAH)



VCTA
9332

— Rajendra Shah
(RAJENDRA SHANTILAL SHAH)



VCTA
9333

— B.S. Shah
(BEPINCHANDRA SANTILAL SHAH)



VCTA
9334

— Sulochana. Anil Hirani



VCTA
9330

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

177	151	.15 Acres
179	190 & 190/1	.66 Acres
115	169	.03 Acres
	Total:	4.96 Acres

(hereinafter referred to as the said 1st plot of land).

B) One Sher Ali Mondal was absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 3 sataks be the same a little more or less situate lying at Mouza Naktala, J.L. No.32, Touzi No.56, C.S. Khatian No.170, C.S. Dag No.115 in the District of the then 24 Parganas (hereinafter referred to as the said 2nd plot of land).

C) One Janab Ali Mondal, Arjaan Bibi and Chakina Bibi were jointly and absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 6 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, Touzi No.56, C.S. Khatian No.170, C.S. Dag No.115 in the District of the then 24 Parganas (hereinafter referred to as the said 3rd plot of land).

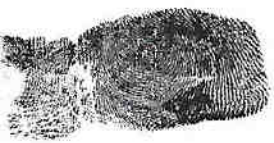
D) One Abdul Hakim Molla, Abdul Chattar Molla and Sabjan Bibi were jointly and absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 2 cottahs 4 chittacks and 15 sq.ft. equivalent to 4 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, Touzi No.56, C.S. Khatian No.49, C.S. Dag No.116/499 in the District of the then 24 Parganas (hereinafter referred to as the said 4th plot of land).

E) One Taher Ali Mondal and Kefat Ali Mondal were jointly and absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 2 cottahs 4 chittacks and 15 sq.ft. equivalent to 4 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, Touzi No.56, C.S. Khatian No.49, C.S. Dag No.116/499 in the District of the then 24 Parganas (hereinafter referred to as the said 5th plot of land).

F) The said Sher Ali Mondal died intestate leaving him surviving his widow namely Rahimunnessa Bibi his three sons namely Monajat Mondal, Amanat Mondal and Ekdat Mondal and only daughter Saidunnessa Bibi as his only heiresses heirs and legal representatives who upon his death jointly inherited the said 2nd plot of land.

G) By a Bengali Kobala dated the 10th day of February 1933 made between the said Abdul Hakim Molla, Abdul Chattar Molla and Sabjan Bibi therein jointly referred to as the Vendors of the one part and One Akbar Hossain Molla and Osman Hossain Molla therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Sub-Registrar Alipore in Book No.I, Volume No.26, Pages 44 to 49, Being No.502 for the year 1933 the said Vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned





K 279
9235

Jyotsna Shah



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ALIPORE, SOUTH 24 PGS
-4 SEP 2012

Susmit Ray
80 Lake N.M. Ray
6. AEF Park - Abhiya St
Kolkata - 700001.

and assured unto and in favour of the Purchasers therein All that the said 4th plot of land more fully and particularly described in the Schedule thereunder written.

H) By an Indenture of Conveyance dated the 28th day of April, 1934 made between the said Robert Dalglish therein referred to as the Vendor of the One Part and one Shantilal Monilal therein referred to as the Purchaser of the other part and registered at the office of the District Sub-Registrar Alipore in Book No.I, Volume No.62, Pages 24 to 31, Being No.1641 for the year 1934 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 said First Plot of land more fully and particularly described in the Schedule thereunder written.

I) The said Taher Ali Mondal died intestate leaving him surviving his widow Mossammat Kamini Bibi as his only heiress and legal representative who upon his death inherited his undivided part or share in the said 5th plot of land.

J) By another Bengali Kobala dated the 23rd day of April 1941 made between the said Kafet Ali Mondal and Mossammat Kamini Bibi therein jointly referred to as the Vendors of the One Part and the said Akbar Hossain Molla and Osman Hossain Molla therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Sub-Registrar Alipore in Book No.I, Volume No.41, Pages 148 to 150, Being No.1418 for the year 1941 the said Vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All that the said 5th plot of land more fully and particularly described in the Schedule thereunder written.

K) By another Bengali Kobala dated the 2nd day of December 1941 made between the said Janab Ali Mondal, Arjaan Bibi and Chakina Bibi therein jointly referred to as the Vendors of the One Part and the said Akbar Hossain Molla and Osman Hossain Molla therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Sub-Registrar Alipore in Book No.I, Volume No.109, Pages 129 to 131 Being No.4242 for the year 1941 the said Vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All that the said 3rd plot of land more fully and particularly described in the Schedule thereunder written.

L) The said Osman Hossain Molla died intestate in the year 1942 leaving him surviving his widow Sarbanu Bibi one major son namely Abdul Gaffar and three minor sons namely Abdul Jumman, Abdul Samad and Abdul Sovan and two minor daughters namely Arisan Bibi and Barisan Bibi as his only heiresses heirs and legal representatives who upon his death jointly inherited his undivided part or share in the said 3rd 4th and 5th plots of land in their respective proportionate shares.





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M) By another Bengali Kobala dated the 4th day of August 1943 made between the said Rahimunnessa Bibi, Monajat Mondal, Amanat Mondal Ekdat Mondal and Saidunnessa Bibi therein jointly referred to as the Vendors of the one part and the said Akbar Hossain Molla therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar Alipore in Book No.I, Volume No.60, Pages 234 to 237, Being No.2652 for the year 1943 the said Vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All that the said 2nd plot of land.

N) The said Akbar Hossain Molla died on 25th day of February, 1951 after making and publishing his last will and testament dated 11th day of February, 1951 whereby and whereunder he gave devised and bequeathed the entire 2nd plot of land his undivided $\frac{1}{2}$ part or share in the said 3rd plot of land unto and in favour of one Mussammat Ranujaan Bibi and his undivided $\frac{1}{2}$ part or share in respect of the said 4th and 5th plots of land unto and in favour of one Sudhir Chandra Kundu.

O) Probate in respect of the said last Will and Testament of the late Akbar Hossain Molla was granted in the year 1951 by the Competent Court of Law and according to the provisions of the said Will the said Mosammat Ranujaan Bibi became entitled to the said entire 2nd plot of land and the undivided $\frac{1}{2}$ part or share in the said 3rd plot of land and Sudhir Chandra Kundu became entitled to the said undivided $\frac{1}{2}$ part or share in the said 4th and 5th plots of land.

P) The said Abdul Gaffar Molla died intestate in the year 1952 leaving him surviving his widow Mano Bibi who upon his death inherited his undivided part or share in the said 3rd, 4th and 5th plots of land.

Q) By a Bengali Kobala dated the 14th day of September, 1951 made between the said Sudhir Chandra Kundu therein referred to as the Vendor of the One Part and one Abdul Gafur therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar Behala in Book No.I, Volume No.26, Pages 257 to 261, Being No.1642 for the year 1951 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 undivided $\frac{1}{2}$ part or share in the said 4th and 5th plots of land more fully and particularly described in the Schedule thereunder written.

R) By another Bengali Kobala dated the 17th day of March 1952 made between the said Mussammat Ranujaan Bibi, Abdul Gafur Molla, Mono Bibi, Abdul Jumman Molla, Sarbanu Bibi, Abdul Samad Molla, Abdul Sovan Molla, Arisan Bibi and Barisan Bibi the last named three being then minors and represented by their mother and natural guardian, Sarbanu Bibi therein jointly referred to as the Vendors of the One Part and the said Santilal Monilal therein referred to as the Purchaser of the Other Part and registered at the office of the Sadar Joint Sub-Registrar at Alipore in Book No.I, Volume No.38, Pages 45 to 57, Being No.1737 for the year 1952 the said Vendors jointly therein for the consideration mentioned therein





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granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All that the piece and parcel of land containing an area of 17 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, R.S. No. 24, C.S. Dag Nos.115, 116/499, C.S. Khatian No.45 and 170 in the District of the then 24 Parganas.

S) Thus the said Shantilal Monilal became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 5.13 Acres be the same a little more or less situate lying at Mouza Naktala, J.L. No.32, Police Station - Regent Park, in the District of the then-24-Parganas comprised in-

C.S. Dag No.	C.S. Khatian No.	Area
121	71 & 72	.33 Acres
122	59 & 61	.33 Acres
174	57 & 68	.92 Acres
122/508	79 & 80	1.19 Acres
178	79 & 80	.18 Acres
175	79 & 80	.39 Acres
176	151	.78 Acres
177	151	.15 Acres
179	190 & 190/1	.66 Acres
115	169 & 170	.12 Acres
116/499	49	.08 Acres
	Total:	5.13 Acres

more fully and particularly described in the **First Schedule** hereunder written (hereinafter referred to as the said entire land).

T) Subsequently the said entire land was assessed and numbered as Premises No.4, Naktala Road, by the then Corporation of Calcutta (hereinafter referred to as the said entire premises).

U) The said Shantilal Monilal out of his own cost and expenses constructed and erected a brick built dwelling structure on a part of the said entire premises.

V) The said Shantilal Manilal constituted a Hindu Undivided Family in the name of "Shantilal Manilal HUF" represented by its Karta the said Shantilal Manilal and threw the said entire premises into the common stock of the said HUF.

W) The said Shantilal Manilal being the Karta of the said "Shantilal Manilal HUF" sold and transferred a part of the said entire premises by several Indentures of Conveyance to the intending purchasers.

X) Thus the said "Shantilal Manilal HUF" remained the owner of All that the piece and parcel of land containing an area of 2820.58 sq.mtrs equivalent to 42.16 cottahs be the same a little more or less together with several brick built structures in the said entire premises (hereinafter referred to as the said premises).



Y) The said Shantilal Manilal who during his lifetime was a Hindu governed by the Mitakshara School of Hindu Law died intestate on 2nd day of April 1979 leaving him surviving his four sons namely Narendra Shah, Rajendra Shantilal Shah, Jaswant Shantilal Shah and Bipinchandra Shantilal Shah and a married daughter namely Smt Sulochona Anil Hirani as his heirs, heiresses and legal representatives and upon his death the Narendra Shah his eldest son became the Karta of the said "Shantilal Manilal HUF" and the other three sons namely the said Rajendra Shah, Jaswant Shah and Bipinchandra Shah remained the co-perceners.

Z) The said Jaswant Shantilal Shah who during his lifetime was a Hindu governed by the Mitakshara School of Hindu Law died intestate on 1st day of March 2006 leaving him surviving his widow Smt Jyotsna Shah, his son Ketan Shah and his married daughter Smt Sunita Pratap as his heiresses, heir and legal representatives who upon his death jointly inherited his undivided part or share in the said premises.

AA) The parties herein as members of the Hindu Undivided Family being the said "Shantilal Manilal HUF" dissolved the said HUF and made a complete partition, division and family settlement of the assets and properties thereof on 31st day of March, 2012 and the Vendors herein jointly became entitled to the said premises in the following manner:-

Serial	Name	Share or Interest (%)
01.	Sri Narendra Shah	24%
02.	Sri Rajendra Shah	24%
03.	Sri Bipin Shah	24%
04.	Sri Ketan Shah	08%
05.	Smt. Jyotsna Shah	08%
06.	Smt. Sunita Pratap	08%
07.	Smt. Sulochana Anil Hirani	04%
	Total :	100%

BB) The Vendors have jointly agreed to sell and the Purchasers have agreed to purchase free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature All That the undivided piece and parcel of land containing an area of 29 cottahs 10 chittacks and 17 sq.ft. be the same be the same a little more or less out of the said premises together with the several brick built structures having total area of 4000 sq.ft. be the same a little more or less standing thereon more fully and particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the said property) at and for the consideration of Rs.5,63,30,828/- (Rupees Five Crores Sixty Three Lacs Thirty Thousand Eight Hundred Twenty Eight only).



NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.5,63,30,828/- (Rupees Five Crores Sixty Three Lacs Thirty Thousand Eight Hundred Twenty Eight only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors in their respective proportions at or before the execution of these presents (the receipt whereof the Vendors do and each of them 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 Purchasers and the said property) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **ALL THAT** the piece and parcel of land containing an area of 29 cottahs 10 chittacks and 17 sq.ft. be the same be the same a little more or less together with the several brick built structures having total area of 4000 sq.ft. be the same a little more or less standing thereon situate lying at and being part of premises No.4, Naktala Road, Police Station-Patuli (formerly Jadavpur), Ward No.100, Kolkata-700 047 within the limits of the Kolkata Municipal Corporation, more fully and particularly described in the **Second Schedule** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon (hereinafter referred to as the **said property**) **OR HOWSOEVER OTHERWISE** the said property or any part thereof now or are heretofore were or was situate tenanted bounded called known numbered and described distinguished **TOGETHER WITH** all areas, compounds, paths, passages, sewers, drains, water courses, light, liberties, privileges, easements, appendages and appurtenances whatsoever to the said property belonging or in anyway appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereof **AND** all the estate, right title interest claim and demand whatsoever of the Vendors into and upon the said property or any part thereof **AND TOGETHER WITH** all deeds, pattahs, muniments of title whatsoever in anyway relating to or concerning the said property or any part thereof be in the possession or power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **AND TOGETHER WITH** all rights of way **TO HAVE AND TO HOLD** the said property hereby granted or expressed so to be unto and to the use of the Purchasers forever **AND** the Vendors do and each of them doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing done or executed or knowingly suffered to the contrary by the Vendors or by any of their respective predecessors-in-title, the Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance 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 Vendors have good right full power and absolute authority to grant transfer convey the said property hereby granted or expressed so to be unto and to the use of the Purchasers in the manner aforesaid **AND** the Purchasers shall and may at all times hereafter peaceably and quietly hold possess and receive the rents issues and 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 them or from or under any of their respective predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid **AND** free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates, encumbrances, charges, whatsoever, made, created or suffered by the Vendors or their respective predecessors-in-title **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest in the said property hereditaments and property or any part thereof from under or in trust for the Vendors or from or under any of their respective predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers 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 property and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required **AND** simultaneously with the execution of these presents the Vendors have made over to the Purchasers the original documents of title in respect of the said property more fully and particularly described in the **Third Schedule** hereunder written **AND** the Purchasers do and each of them doth hereby covenant with the Vendors that upon a request being made, the Purchasers shall and will at all times hereafter produce or cause to be produced to the Vendors or their attorney or attorneys or to any person or persons who are entitled to the benefit of production of the said documents through the Vendors or before any court, tribunal or authority all or any of the said documents of title pertaining to the said property at the costs and expenses of the Vendors or any person or persons who are entitled to the benefit of production of the said documents through the Vendors, and in the meantime shall keep the same safe harmless and unobliterated, destruction by fire or by some other irresistible force excepted.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land containing an area of 5.13 Acres be the same a little more or less situate lying at Mouza Nakhtala, J.L. No.32, Police Station - Regent Park, in the District of South 24-Parganas comprised in-

C.S. Dag No.	C.S. Khatian No.	Area
121	71 & 2	.33 Acres
122	59 & 1	.33 Acres
174	57 & 8	.92 Acres
122/508	79 & 0	1.19 Acres
178	79 & 0	.18 Acres
175	79 & 0	.39 Acres
176	151	.78 Acres
177	151	.15 Acres
179	190 & 190/1	.66 Acres
115	169 & 170	.12 Acres
116/499	49	.08 Acres
Total:		5.13 Acres



THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land containing an area of 29 cottahs 10 chittacks and 17 sq.ft. be the same a little more or less together with the several brick built structures having total area of 4000 sq.ft. be the same a little more or less standing thereon situate lying at and being part of Premises No.4, Naktala Road, Police Station-Patuli (formerly Jadavpur), Kolkata-700 047, District Sub-Registrar Alipore, Ward No.100, within the limits of the Kolkata Municipal Corporation and shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon butted and bounded as follows:

- | | | |
|---------------------|---|--|
| ON THE NORTH | : | Partly by Premises No.4A/5, 4A/4 and 4A/3, Naktala Road; |
| ON THE EAST | : | Partly by KMC Road and partly by Premises No.123/M/7 and partly by Premises No.123/M/7A, Naktala Road; |
| ON THE WEST | : | Partly by Premises No.4A/7 & 4A/6, Naktala Road and partly by adjoining land; |
| ON THE SOUTH | : | By KMC Road; |

THE THIRD SCHEDULE ABOVE REFERRED TO:

- 1) Certified copy of Bengali Kobala dated the 8th day of April, 1931 made between one Omar Ali Naskar and Jahuran Bibi, therein jointly referred to as the Vendors of the One Part and one Robert Dalglish therein referred to as the Purchaser of the Other Part and registered at the office of the District Registrar, 24-Parganas in Book No.I, Volume No.26, Pages 175 to 180, Being No.1236 for the year 1931.
- 2) Original Indenture of Conveyance dated the 28th day of April, 1934 made between one Robert Dalglish therein referred to as the Vendor of the One Part and one Shantilal Manilal therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar, Alipore in Book No.I, Volume No.62, Pages 24 to 31, Being No.1641 for the year 1934.
- 3) Original Bengali Kobala dated the 2nd day of December, 1941 made between one Janab Ali Mondal, Arjan Bibi and Shakina Bibi therein jointly referred to as the Vendors of the One Part and one Askar Hossain Mollah and Osman Hossain Mollah therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Sub-Registrar, Alipore in Book No.I, Volume No.109, Pages 129 to 131, Being No.4242 for the year 1941.
- 4) Original Bengali Kobala dated the 17th day of March 1952 made between one Mussammat Ranujaan Bibi, Abdu Gafur Molla, Mono Bibi, Abdul Jumman Molla, Sarbanu Bibi, Abdul Samad Molla, Abdul Sovan Molla, Arisan Bibi and Barisan Bibi the last named three being then minors and represented by their mother and natural guardian, Sarbanu Bibi therein jointly referred to as the Vendors of the One Part and one Santilal Monilal therein referred to as the Purchaser of the Other Part and



registered at the office of the Sadar Joint Sub-Registrar at Alipore in Book No.I, Volume No.38, Pages 45 to 57, Being No.1737 for the year 1952.

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

SIGNED SEALED AND DELIVERED by the said **VENDORS** at Kolkata in the presence of:

- | | |
|--|---------------------------------|
| 1. Sunit Ray
6/old Post-office &
Kolkata - 70001 | 1. <i>Shantana mah</i> |
| | 2. <i>Kajendra Ghel</i> |
| | 3. <i>P.B. Shah</i> |
| | 4. <i>Sulochana Anil Hirani</i> |
| | 5. <i>Ketan Shah</i> |
| 2. Bhupesh Sharma
7C, K.S. Roy Road
Kolkata - 1 | 6. <i>Jyotsna shah</i> |
| | 7. <i>Surita Pratap</i> |

SIGNED SEALED AND DELIVERED by the said **PURCHASERS** at Kolkata in the presence of:

- | | | |
|-------------------|--|----------------------------------|
| 1. Sunit Ray | <i>Shantanu Chatterjee</i>
Director
ASPIRATIONS TOWERS PRIVATE LIMITED | <i>Anita Bajoria</i>
Director |
| 2. Bhupesh Sharma | <i>Shantanu Chatterjee</i>
Director
DHARMIK INFRACON PRIVATE LIMITED | <i>Anita Bajoria</i>
Director |
| | <i>Shantanu Chatterjee</i>
Director
DHARMIK NIRMAN PRIVATE LIMITED | <i>Anita Bajoria</i>
Director |

Drafted by:
Somali Bhattacharya
Advocate
Victor Moss & Company
6/old Post-office
Street
Kolkata - 70001



RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs.5,63,30,828/- (Rupees Five Crores Sixty Three Lacs Thirty Thousand Eight Hundred Twenty Eight only) being the consideration money as per Memo below:-

MEMO OF CONSIDERATION

<u>Date</u>	<u>DD / UTR No.</u>	<u>Bank & Branch</u>	<u>Amount</u>	<u>In favour of</u>
04.09.2012	309319	Bank of Baroda Lansdowne Mkt. Br.	Rs. 9,00,000/-	Sulochana Anil Hirani
04.09.2012	309320	Bank of Baroda Lansdowne Mkt. Br.	Rs. 9,00,000/-	Sulochana Anil Hirani
04.09.2012	309321	Bank of Baroda Lansdowne Mkt. Br.	Rs. 4,53,233/-	Sulochana Anil Hirani
04.09.2012	BARBH12248878479	Bank of Baroda Lansdowne Mkt. Br.	Rs.1,35,19,399/-	Rajendra Shantilal Shah
04.09.2012	BARBH12248876845	Bank of Baroda Lansdowne Mkt. Br.	Rs. 45,06,466/-	Sunita Paresh Pratap
04.09.2012	BARBH12248878262	Bank of Baroda Lansdowne Mkt. Br.	Rs.1,35,19,399/-	Narendra Shah
04.09.2012	BARBH12248878008	Bank of Baroda Lansdowne Mkt. Br.	Rs.1,35,19,399/-	Bepin Chandra Santilal Shah
04.09.2012	BARBH12248877597	Bank of Baroda Lansdowne Mkt. Br.	Rs. 45,06,465/-	Ketan Shah
04.09.2012	BARBH12248877452	Bank of Baroda Lansdowne Mkt. Br.	Rs. 45,06,466/-	Sunita Paresh Pratap
		Total	Rs.5,63,30,828/-	

(Rupees Five Crores Sixty Three Lacs Thirty Thousand Eight Hundred Twenty Eight only).

WITNESSES:

1. *Susil Ray*

2. *Bhupesh Sharma*



Jyotsna Shah
Rajendra Shah
Sulochana Anil Hirani

Ketan Shah
Jyotsna Shah

SPECIMEN FORM FOR TEN FINGER PRINTS



Shambhu Singh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Amit Bajaj

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Manoj Singh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Rajendra Singh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGER PRINTS



Sulochana, A. Hirani

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Ketan Shah

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Jyotsna Shah

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				














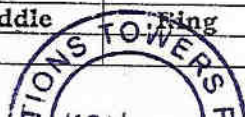
P.S. Shah

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	<i>Sanita Pratap</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
PHOTO								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
PHOTO								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						



DHARMIK NIRMAN PRIVATE LIMITED
Shantanu Shrivastava
 Director

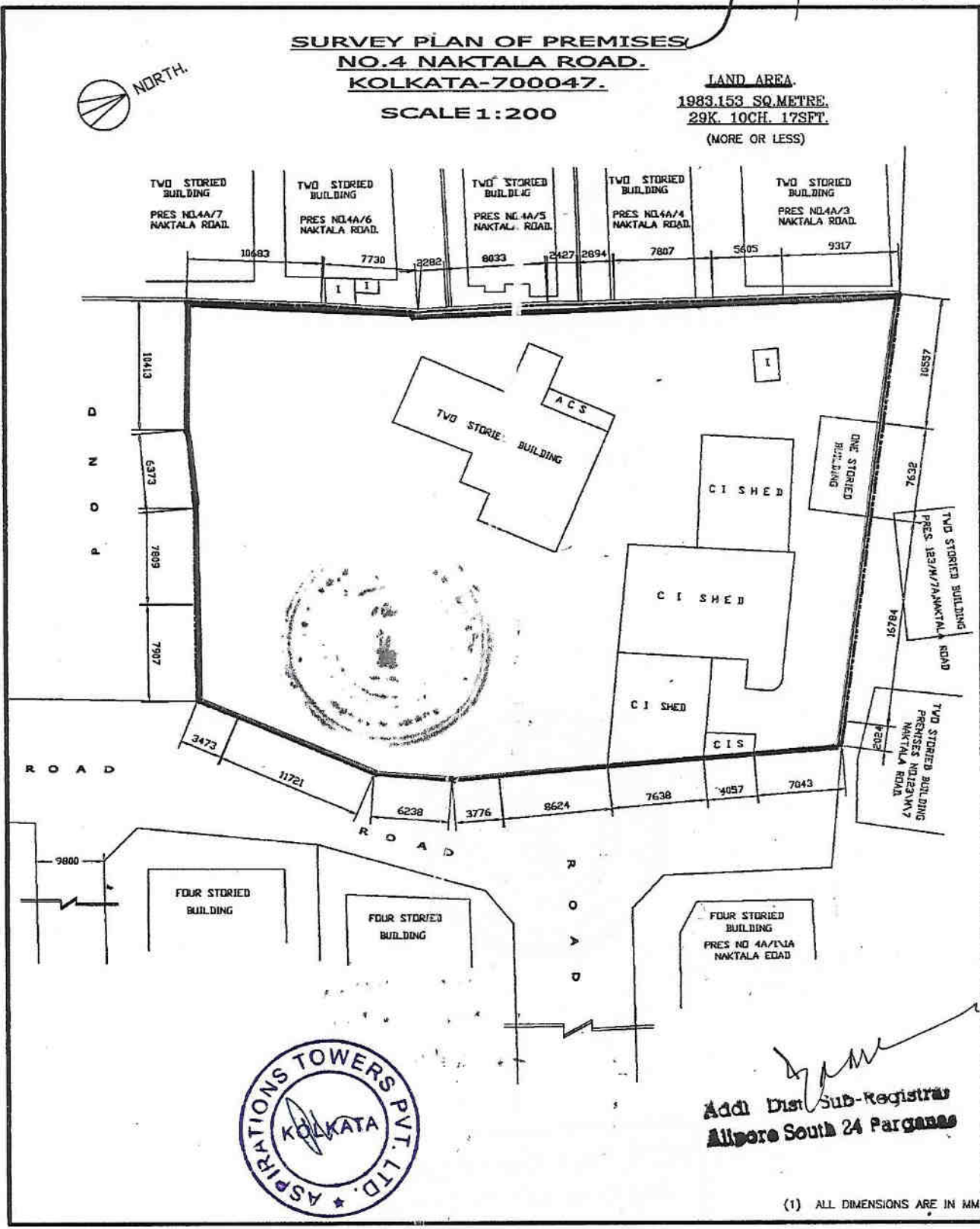
ASPIRATIONS TOWERS PRIVATE LIMITED
Shantanu Shrivastava
 Director

DHARMIK INFRACON PRIVATE LIMITED
Shantanu Shrivastava
 Director

**SURVEY PLAN OF PREMISES
 NO.4 NAKTALA ROAD.
 KOLKATA-700047.**

LAND AREA.
 1983.153 SQ.METRE.
 29K. 10CH. 17SFT.
 (MORE OR LESS)

SCALE 1 : 200



[Signature]
 Addl Dist Sub-Registrar
 Alipore South 24 Parganas

(1) ALL DIMENSIONS ARE IN MM.


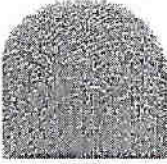
Ketan Shah

Sulochana A. Ghisani
Jyotsna Shah

Shantanu Mah
Rajendra Shah

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. ALIPORE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 09456 / 2012, Deed No. (Book - I , 07192/2012)

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sunita Pratap Address -18 A, Srinagar Society, Productivity Road, Akota,, Vadodara (Baroda), Thana:-Gotri, P.O. :- ,District:-Vadodara, GUJARAT, India, Pin :-390020	Self		 LTI	<i>Sunita Pratap</i> 5/9/12
			05/09/2012	05/09/2012	

Name of Identifier of above Person(s)
 Sujit Roy
 6, Old Post Office Street, Kolkata, Thana:-Hare Street,
 P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin
 :-700001

Signature of Identifier with Date
Sujit Roy
 5/9/12



(Signature)
(Arnab Basu)



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

Endorsement For Deed Number : I - 07192 of 2012
(Serial No. 09456 of 2012)

On 04/09/2012

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

Presented for registration at 17.10 hrs on :04/09/2012, at the Private residence by Chandan Chatterjee , one of the Claimants.

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

Execution is admitted on 04/09/2012 by

1. Narendra Shah, son of Late Santilal Manilal Shah , 7 A, Vrindavan Apartments, 67 A, Ballygunge Circular Rd, Kolkata, Thana:-Karaya, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Others
2. Rajendra Santilal Shah, son of Late Santilal Manilal Shah , Sharkara Smruthi Kunj Street, Opp. Urvasi Apt. Ellis Bridge, Ahmedabad, Thana:-Navrangpur, P.O. :- ,District:-Ahmadabad, GUJARAT, India, Pin :-6, By Caste Hindu, By Profession : Others
3. Bepinchandra Santilal Shah, son of Late Santilal Manilal Shah , 11 B, Sukh Sagar, 2/5, Sarat Bose Road, Kolkata, Thana:-Bullygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Others
4. Sulochana Ani! Hirani, wife of Anil Hirani , Sk. House, Plot No. B 9, Model Town Society, No. 7, Cross Road, J . V . P D Scheme, Mumbai, P.O. :- ,District:-Ville Parle East, Mumbai, India, Pin :-49, By Caste Hindu, By Profession : Others
5. Ketan Shah, son of Late Jaswant Santilal Shah , 11 C, Sukh Sagar, 2/5, Sarat Bose Road, Kolkata, Thana:-Bullygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Others
6. Jyotsna Shah, wife of Late Jaswant Santilal Shah , 11 C, Sukh Sagar, 2/5, Sarat Bose Road, Kolkata, Thana:-Bullygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Others

Identified By Sujit Roy, son of Late M . M Roy, 6, Old Post Office Street, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

7. Chandan Chatterjee
Director, Aspirations Towers Private Limited; 2 C, Mahendra Road, Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Dharmik Infracon Private Limited, 2 C, Mahendra Road, Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Dharmik Nirman Private Limited, 2 C, Mahendra Road, Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession: Business



Handwritten signature



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

Endorsement For Deed Number : I - 07192 of 2012
(Serial No. 09456 of 2012)

8. Amit Bajoria :

Director, Aspirations Towers Private Limited, 2 C, Mahendra Road, Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Dharmik Infracon Private Limited, 2 C, Mahendra Road, Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Dharmik Nirman Private Limited, 2 C, Mahendra Road, Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Business

Personally known to me.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/09/2012

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 05/09/2012

Amount by Draft

Rs. 619688/- is paid , by the draft number 641290, Draft Date 03/09/2012, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 05/09/2012

(Under Article : A(1) = 619674/- ,E = 14/- on 05/09/2012)

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.-5,63,35,000/-

Certified that the required stamp duty of this document is Rs.- 3943470 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 3943470/- is paid, by the draft number 641289, Draft Date 03/09/2012, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 05/09/2012

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 05/09/2012





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

Endorsement For Deed Number : I - 07192 of 2012
(Serial No. 09456 of 2012)

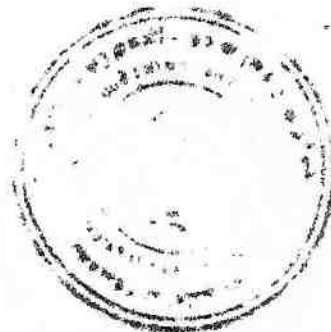
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 05/09/2012 by

1. Sunita Pratap, wife of Paresh Pratap , 18 A, Srinagar Society; Productivity Road, Akota,, Vadodara (Baroda), Thana:-Gotri, P.O. :- ,District:-Vadodara, GUJARAT, India, Pin :-390020, By Caste Hindu, By Profession : Others

Identified By Sujit Roy, son of Late M . M Roy, 6, Old.Post Office Street, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR



Handwritten signature

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 1929 to 1952
being No 07192 for the year 2012.



(Handwritten signature)

(Arbab Basu) 06-September-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal