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700 R. 250.0  
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 (prop)  
 R. 350.0

received ~ 19/2/10

22/2/10  
 District Sub-Registrar-IV  
 Alipore, South 24-Parganas

THIS INDENTURE made this 19<sup>th</sup> day of February Two Thousand Ten

743 - 22.01.10.

743 -  
Address: Arabinda  
5000/-

Rey  
Advocate  
Alipore Police Court  
KOL-27

Pijush Kanti Chakrabarty  
Licensed Stamp Vendor  
Alipore Cr Court  
KOL-27

743 - 5000/-

Praman Bhinraya



277

[Signature]

For SRIJAN REALTY LIMITED

Praman Bhinraya

Director/Authorised Signatory

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



Nijal Surya Sarkar

Advocate

Alipore Police Court

KOL-27

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- Bhawanipore, here in after 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**

**APNAPAN DEVELOPERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office 84A Chittaranjan Avenue, 1<sup>st</sup> Floor, Police Station Bowbazar, Kolkata-700012, 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 :**

- A. By an Indenture of Conveyance dated the 25<sup>th</sup> day of January, 2007 made between one Dulali Bibi, widow of Late Allaiddin Molla along with her five sons namely Zakir Hossain Molla, Tahir Hossain Molla, Aitab Hossain Molla, Sajjad Hossain Molla and Sabir Hossain Molla, a second group consisting of one Farida Bibi, wife of Samsur Rahman and a third group consisting of Kamaluddin Molla, Jamaluddin Molla and Salauddin Molla all sons of the Late Khorsed Ali Molla all jointly therein referred to as the Vendors of the One Part and Srijan Projects Private Limited (now

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**District Sub-Registrar - A**  
**South 24 Parganas**  
**Registrar U.S.T.**  
**Registration ACT 1908**  
**South 24 Parganas**  
**19 FEB 2010**

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 21, Being No.03492 for the year 2007, the said Vendors 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 land containing an area of 260 Decimals(2.60 Acres) be the same a little more or less 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 comprised in the L.R. Dag No's: 478 - 0.10 Acres, 481-1.36Acres, 485-0.60Acres, 487-0.34Acres, 514-0.10Acres, 482-0.06Acres, 574-0.04Acres All aggregating to 2.60 Acres(260 Decimals) hereinafter referred to as the said **ENTIRE LAND**.

- B. 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
- C. The Vendor herein thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the 2.60 acres of land be the same a little more or less in the aforesaid Dag Nos. 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 24-Parganas.
- D. The Vendor has agreed to sell and the Purchaser has agreed to purchase 10 decimal of land out of the said Entire Land in L.R. Dag No.481 free

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District Sub-Registrar-IV  
Barrage, South 24 Parganas

**District Sub Registrar**  
**S. O. Registrar U/S 7 (**  
**Registration ACT 1908**  
**Barrage, South 24 Parganas**  
19 FEB 2010

from all encumbrances, charges, liens, lispendens, 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 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 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, comprised in part of L.R Dag No. 481, in L.R.Khatian No. 1128 more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and such LR Dag No. 481 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,

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District Sub-Registrar-IV  
Alipore, South 24 Parganas

**District Sub Registrar-**  
**S.O. Registrar U/S 7 (2)**  
**Registration ACT 1906**  
**Alipore, South 24 Parganas**  
**19 FEB 2010**



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 any action or suit **TO HAVE AND TO HOLD** the said land hereby granted and conveyed or expressed 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 in 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

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


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 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 136 decimal) be the same a little more or less out of the said Entire Land being part of L R Dag No. 481 situate lying at Mouja 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. 481 is delineated in the map or plan annexed hereto and bordered with colour RED thereon and butted and bounded as follows:

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**District Sub-Registrar-IV**  
**South 24 Parganas**

**District Sub Registrar**  
**No. Registrar U/S 7 (**  
**Registration ACT 1908**  
**South 24 Parganas**  
**19 FEB 2010**



ON THE NORTH :By L.R. Dag Nos. 332

ON THE SOUTH :By L.R. Dag Nos. 482 , 483 and 484

ON THE EAST : By L.R. Dag Nos. 333, 478, 479, 480 and 482

ON THE WEST :By L.R. Dag Nos 486 and 487

.IN WITNESS WHEREOF the Vendor have hereunto set and subscribed their hand and seal 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 Santra  
36/1A, Elgin Road,  
Kolkata - 700020

For SRIJAN REALTY LIMITED  
Pranab Bhinram  
Director/Authorised Signatory

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

ON THE NORTH BY L.R. Dag No. 382  
ON THE SOUTH BY L.R. Dag Nos. 482, 483 and 484  
ON THE EAST BY L.R. Dag Nos. 382, 479, 480 and 482  
ON THE WEST BY L.R. Dag Nos. 480 and 482

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed their  
hand and seal on the day month and year first above written

WITNESSED AND DELIVERED

BY SRI RAJESH KUMAR  
[Signature]  
[Name]



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

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

**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>PAY-ORDER NO.</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
18.02.2010	846930	ABN Amro Bank Kolkata.	Rs.2,30,000/-

For SRIJAN REALTY LIMITED

*Praman Bhinain*  
Director/Authorised Signatory

VENDOR

**WITNESSES :**

1. *Sayanti Samra*
2. *Anit Kumar Pal*


*Prepaid by me*

*Jyoti Surya Sarkar*  
*Advocate*  
*Alifore police Court*  
*Kol-27.*

THE STATE OF WEST BENGAL  
GOVERNMENT  
REGISTRATION DEPARTMENT  
MUMBAI

THUOBA  
AGRO US.S.22  
OFFICE  
19 FEB 2010

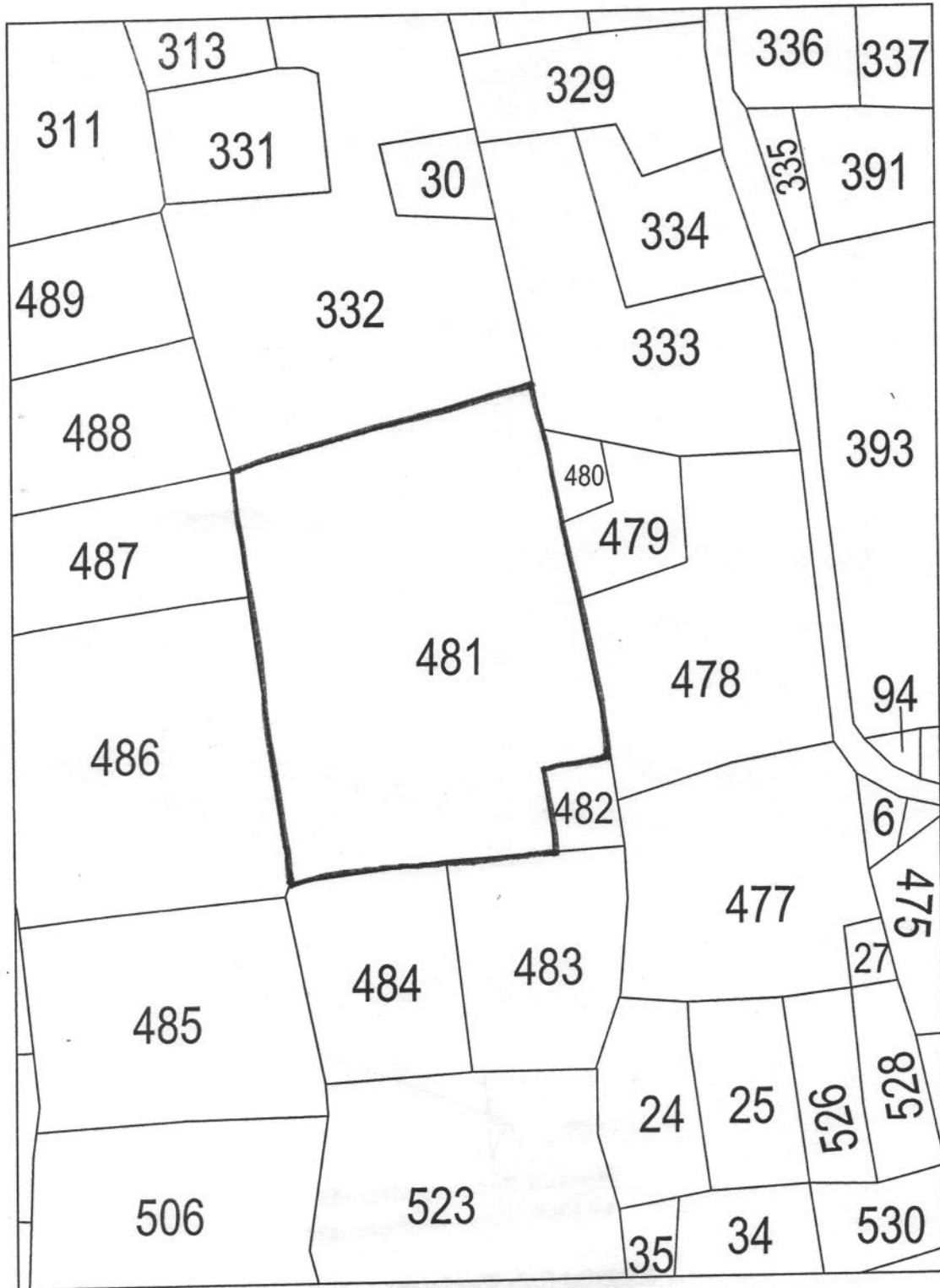


  
**District Sub-Registrar-IV**  
**Alipore, South 24-Parganas**  
**District Sub Registrar**  
**S.O. Registrar U/S 7 (**  
**Registration ACT 1908**  
**Alipore, South 24 Parganas**  
19 FEB 2010



DEED PLAN OF THE L.R. PLOT-481, 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

DEED PLAN OF THE L.R. PLOT 484 MOUZA MANIKPUR, JL. NO-77  
POLICE STATION - SONARPUR, DIST-24 PARGANAS(SOUTH)

REGISTERED  
19 FEB 2010



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

District Sub Registrar-  
S. Registrar U/S7 (2)  
Registration ACT 1908  
Alipore, South 24 Parganas  
19 FEB 2010

DEED PLAN OF THE L.R. PLOT 484 MOUZA MANIKPUR, JL. NO-77  
POLICE STATION - SONARPUR, DIST-24 PARGANAS(SOUTH)



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

Endorsement For Deed Number : I - 01100 of 2010  
(Serial No. 01014 of 2010)

On 19/02/2010

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

Presented for registration at 17.31 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 Relaty Ltd, 36/1a,elgin Rd, Kol-20, P.s.bhowanipur, By Profession : Others  
Identified By Ujjal Surya Sarkar, son of . , Alipore Police Court ,Pin 700027,Thana: Alipore, By Caste: Hindu, By Profession: Advocate.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 22/02/2010

**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:**

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 297443, 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




( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 1

22/02/2010 18:13:00

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 4  
Page from 4207 to 4219  
being No 01100 for the year 2010.



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