

36

01015

T 1101/2010



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

692122

V/C 184/10
 a. 11/8/10
 5-3-27

J(1) L. 250.00
 J(2) Prop. H. 100.00

Rs. 350.00
 realia on 19/2/10

19/2/10
 Sub-Registrar-IV
 1st Flr. South 24-Parganas

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

742 22.01.10.

~~Address~~ Arabinda Roy

Advocate
Dipone Police Court
KAL-27

50087
Pijush Kanti Chakrabarty
Licensed Stamp Vendor
Alipore Cr Court
KAL-27

742 = 50087

Pranab Bhattacharya



277

For SRIJAN REALTY LIMITED
Pranab Bhattacharya
Director/Authorised Signatory



Pijal Surya Sarkar
Advocate
Dipone Police Court
KAL-27.

Sub-Registrar-IV
Alipore, South 24 Parganas

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

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

BHUMI VINIMAY 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 :

- A. By an Indenture of Conveyance dated the 25th 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, Altab 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

... (faint text) ...

... (faint text) ...

44

... (faint text) ...

... (faint text) ...



... (faint text) ...

(Handwritten signature)

Special Sub-Registrar - IV
Alipore, South 24 Parganas

Special Sub Registrar
S. O. Registrar U/S
Registration ACT 1908
Alipore, South 24 Parganas
19 FEB 2010

the Vendors 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 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.

Faint, illegible text, likely bleed-through from the reverse side of the page.



[Handwritten signature]

Deputy Sub-Registrar-IV
Atipara, South 24-Parganas

Deputy Sub Registrar
No. Registrar U/S 7 (C)
Registration ACT 1908
Atipara, South 24 Parganas
19 FEB 2010

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 from all encumbrances, charges, liens, lispensens, 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,

The vendor has agreed to sell and the purchaser has agreed to purchase
the property of land out of the said Final Land in L.R. Dag No. 481 fee
the amount of Rs. 1,00,000/- (one lakh) being the purchase price.
The purchaser has agreed to pay the purchase price in three installments
of Rs. 33,333/- (thirty three thousand three hundred and thirty three
and thirty three) each on the dates of 15.12.2009, 15.03.2010 and 15.06.2010
and the balance amount of Rs. 33,334/- (thirty three thousand three
hundred and thirty four) shall be paid on or before 15.09.2010.
The purchaser has agreed to bear the charges of stamp duty and registration
fees on the purchase deed. The vendor has agreed to bear the charges
of legal fees and other expenses. The purchaser has agreed to take
possession of the property immediately after the execution of the purchase
deed. The vendor has agreed to execute a power of attorney in favour
of the purchaser for the purpose of the purchase. The purchaser has
agreed to pay the purchase price in the form of cash.



Registrar-IV
South 24 Parganas

Registrar U/S 7 (2)
Registration ACT 1908
South 24 Parganas
19 FEB 2010

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 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

Faint, illegible text, likely bleed-through from the reverse side of the page.



[Handwritten signature]

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

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

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 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:

Faint, illegible text, likely bleed-through from the reverse side of the page.



[Handwritten signature]

District Sub-Registrar-IV
Alipore, South 24 Parganas

District Sub Registrar
S.O. Registrar U/S 7 (C)
Registration ACT 1908
Alipore, 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 :

For Srijan Realty Ltd.
Praman Bhattacharya
Director/Authorised Signatory

1. *Sayanti Panthā*

2. *Amit Kumar Pal*

ON THE NORTH
ON THE SOUTH
ON THE EAST
ON THE WEST

IN WITNESS WHEREOF the Registrar has hereunto set his hand and seal at the place and date hereunto written

The Registrar
South 24 Parganas



[Handwritten signature]

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

District Sub Registrar
U.O. Registrar U/S 7 (2)
Registration ACT 1908
Baru, 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>CHEQUE/ PAY-ORDER NO.</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
13.02.10	066899	Indian Bank, Sarat Bose Road, Kolkata-700020	Rs 2,30,000/- (Rupees Two Lacs and Thirty Thousand only)

For Srijan Realty Ltd.
Pranab Bhinmukh
Director/Authorised Signatory

VENDOR

WITNESSES :

1. Sayanti Santra
36/1A, Elgin Road,
Kolkata - 700020
2. Anvit Kumar Pal
36/1A, Elgin Road,
Kolkata - 700020.

Prepaid by me

Nijal Surya Sarkar
Advocate

Alifore Police Court
Kat-27

RECEIVED BY THE BANK FOR THE
PAYMENT OF THE WITHIN MENTIONED
AMOUNT OF Rs. 2,000/- (Two thousand
only) being the amount of the
loan account money as per

AMOUNT
Rs. 2,000/-
Two thousand only
plus interest

NAME OF BANK
Kalyani Bank
Kalyani Branch
Kalyani - 741001

DATE
19-02-2010

BY
[Signature]

FOR THE BANK
[Signature]
[Signature]

VENDOR



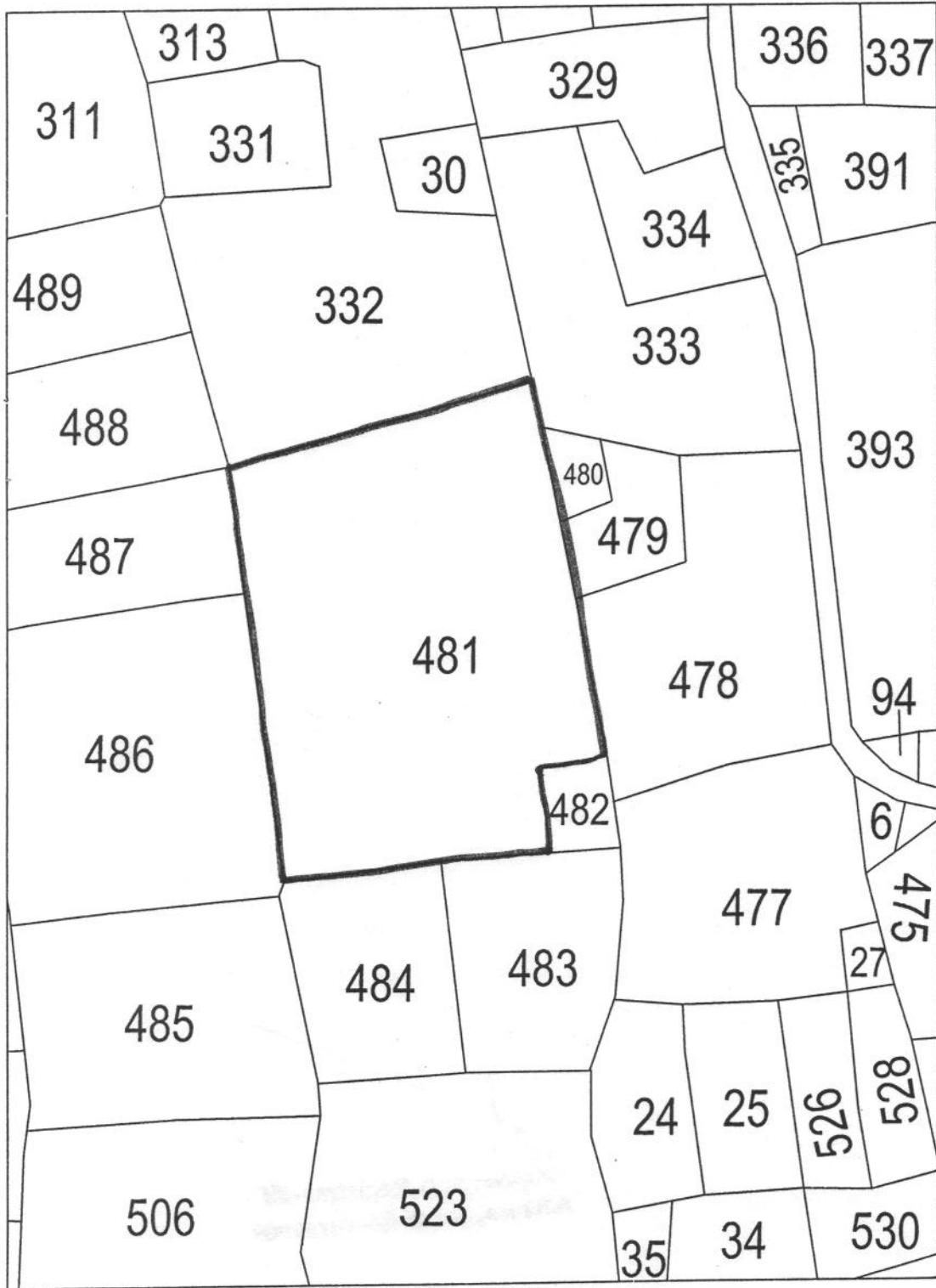
[Signature]

District Sub-Registrar-IV
South 24 Parganas

District Sub Registrar
S/o. Registrar U.S.7 (
Registration ACT 1908
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



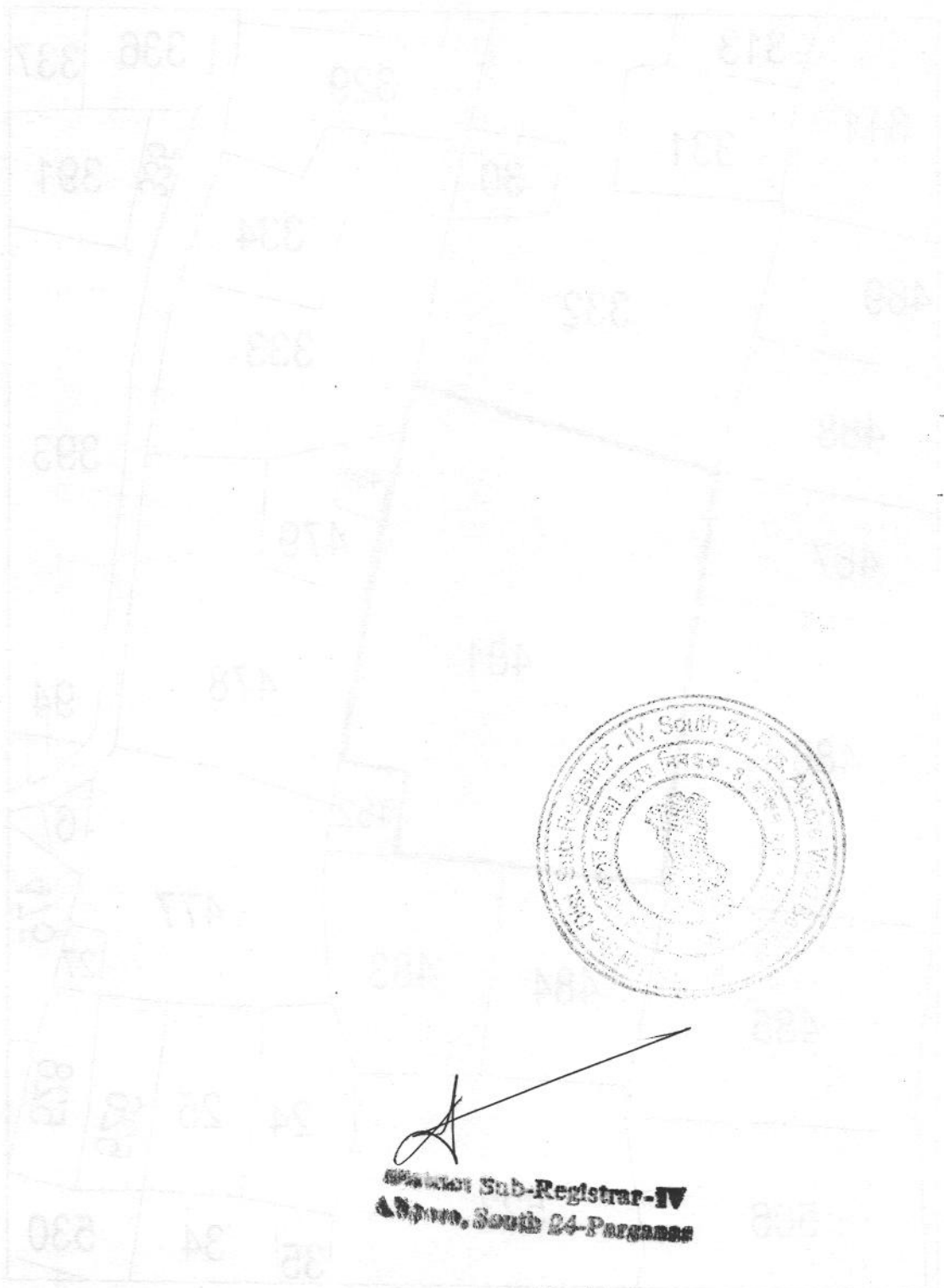
For Srijan Realty Ltd.

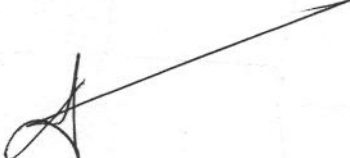
Praman Bhunia

Director/Authorized Signatory

DEPARTMENT OF THE L.R. PLOT-181, MOZA MANIKPUR, J.L. NO-17
POLICE STATION - SONARPUR, DIST-24 PARGANAS (SOUTH)























REGISTRATION ACT 1908
SECTION 17(2)




Sub-Registrar-IV
Alipore, South 24-Parganas

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

SPECIMEN FORM FOR TEN FINGER PRINTS

	Pramath Shimrath					
		(Left Hand)				
						
		(Right Hand)				
	Sanyam Agarwal					
		(Left Hand)				
						
		(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)						























RECEIVED FROM THE FINGER PRINTS



[Handwritten Signature]

District Sub Registrar -
S. Registrar U/S 7 (2)
Registration ACT 1908
Howrah, South 24-Parganas, West Bengal, India
19 FEB 2010

SPECIMEN FORM FOR TEN FINGER PRINTS

	Prakash Sharma	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 Saroj Kumar Agarwal	Saroj Kumar Agarwal	 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)						



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

Registrar - IV
S.O. Registrar U/S 7 (2)
Registration ACT 1908
Alipore, South 24 Parganas

19 FEB 2010



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

Endorsement For Deed Number : I - 01101 of 2010
(Serial No. 01015 of 2010)

On 19/02/2010

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

Presented for registration at 17.32 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, 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

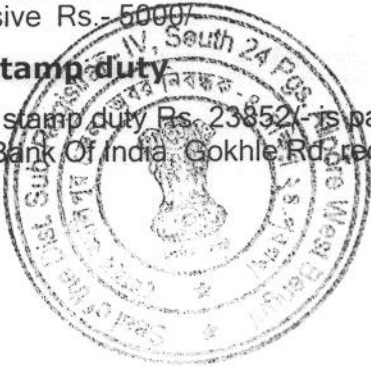
Certificate of Market Value(WB PUVI rules of 2001)

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 297444, 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 18:14:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 4220 to 4233
being No 01101 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