01046

I/ 444/2010

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

610196

I 187/10
II 118/10
I 55A

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

F(D) R. 250.00
F(R) Rep. 100.00
R. 350.00
realised on 19/2/10

22/2/10

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

No. 247 Dt. 25-01-10

Value of N J Stamp Rs. 5/-

Name of Purchaser Aurobindo Roy Advocate

Address Alipore Police Court No 27

H. MUKHERJEE

Stamp Vendor S.R.O. Rudra Rudra

SL NO 247 - Rs. 5/-
Rupees Five thousand only

Pramath Bhimrajka

277

For SRIJAN REALTY LIMITED

Pramath Bhimrajka

Director/Authorised Signatory

District Sub Registrar-IV
Ex. Officio Registrar U/S 7 (2) of
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Uyjal Surya Sarkar
Advocate
Alipore Police Court
Kol-27

District Sub-Registrar-IV
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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

NILKANTH BARTER PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at premises No. 18a, Mayfair Road, Kolkata – 700 019, Police Station Karaya, 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 25th day of January, 2007 made between one Dulali Bibi, widow of Late Allauddin Molla alongwith her five sons namely Zakir Hossain Molla, Tahir Hossain Molla, Altab Hossain Molla, Sajjad Hossain Molla and Sabir Hossain Molla, and Farida Bibi, wife of Samsur Rahman and Kamaluddin Molla, Jamaluddin Molla and Salauddin Molla all sons of the Late Khorshed Ali Molla, Marzina Bibi, wife of Jainal Mirdey, Sahida Bibi, wife of Samsuddin Molla, Shakila Sipai, wife of Rahmat Sipai Saira Banu Bibi, wife of Sirajuddin Molla and Aisha Bibi, widow of late Khorshed Ali Molla all jointly therein referred to as the Vendors of the One Part and Srijan Projects Private Limited (now Known

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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 24, Being No.03489 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 hereinabsolutely and forever free from all encumbrances and liabilities whatsoever All That the piece and parcel of land containing an area of 93 Decimals 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, Touzi No. 412, in the District of South 24 Parganas comprised in the L R Dag No.516 – 12 decimal; 517 – 5 decimal ; 535 – 03 decimal ; 539 – 03 decimal ; 506 – 59 decimal ; 540 – 01 decimal ; 525 – 10 decimal aggregating in all to 93 decimal 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 93 decimal of land in the aforesaid L R 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 South 24- Parganas.

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C. The Vendor has agreed to sell and the Purchaser has agreed to purchase 02 decimal in L.R. Dag No.516, 05 decimal in L.R Dag No.517 and 03 decimal in L.R Dag No.535 aggregating in all to 10 decimal of land out of the said Entire Land being part of L.R. Dag No.516, L.R. Dag No. 517 and L.R. Dag No.535 respectively free 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 undivided piece and parcel of land measuring 02 decimal in L.R. Dag No.516, 05 decimal in L.R Dag No.517 and 03 decimal in L.R Dag No.535 aggregating in all to 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.516, L.R. Dag No. 517 and L.R. Dag No.535 respectively,all in L.R.Khatian No. 1128 more fully and particularly mentioned and described in

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the **SCHEDULE** hereunder written and such L.R. Dag No.516, L.R. Dag No. 517 and L.R. Dag No.535 are 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 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**

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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 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 02 decimal (out of total 25 decimal) in L.R. Dag No.516, 05 decimal (out of total 17

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decimal) in L.R Dag No.517 and 03 decimal (out of total 06 decimal) in L.R Dag No.535 aggregating in all to 10 decimal be the same a little more or less out of the said Entire Land being part of L.R. Dag No.516, L.R. Dag No. 517 and L.R. Dag No.535 respectively, 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. 516 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 R.S/L.R Dag No. 515 and 517

ON THE SOUTH ; By R.S/L.R Dag No. 573 and 574

ON THE EAST : By R.S/L.R Dag No. 572

ON THE WEST : By R.S/L.R Dag No. 510.

L.R. Dag No. 517 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 R.S/L.R Dag No. 518

ON THE SOUTH ; By R.S/L.R Dag No. 572 and 516

ON THE EAST : By R.S/L.R Dag No. 546

ON THE WEST : By R.S/L.R Dag No. 515.

L.R. Dag No.535 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 R.S/L.R Dag No. 524

ON THE SOUTH ; By R.S/L.R Dag No. 521

ON THE EAST : By R.S/L.R Dag No. 534

ON THE WEST : By R.S/L.R Dag No. 523 and 536.

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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 Sanbra

2. Satish Ch Bagla.

For SRIJAN REALTY LIMITED

Pramash Bhimrajka

Director/Authorised Signatory

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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:-

DATE	CHEQUE NO.	NAME OF BANK	AMOUNT
18.02.2010	472851	HDFC Bank Ltd. Stephen House 4, B.B.D Bag Kolkata - 700001	Rs 2, 30, 000/-

For SRIJAN REALTY LIMITED

Prakash Bhimrajka

Director/Authorised Signatory

VENDOR

WITNESSES :

1. Sayanti Sanbra
36/1A, Elgin Road,
Kolkata - 700020

2. Satish Ch Bagla
36/A, Elgin Road,
Kolkata - 700020

Prepared by me
Ujjal Surya Sarkar
Advocate
Alipore Police Court
Kol-27.

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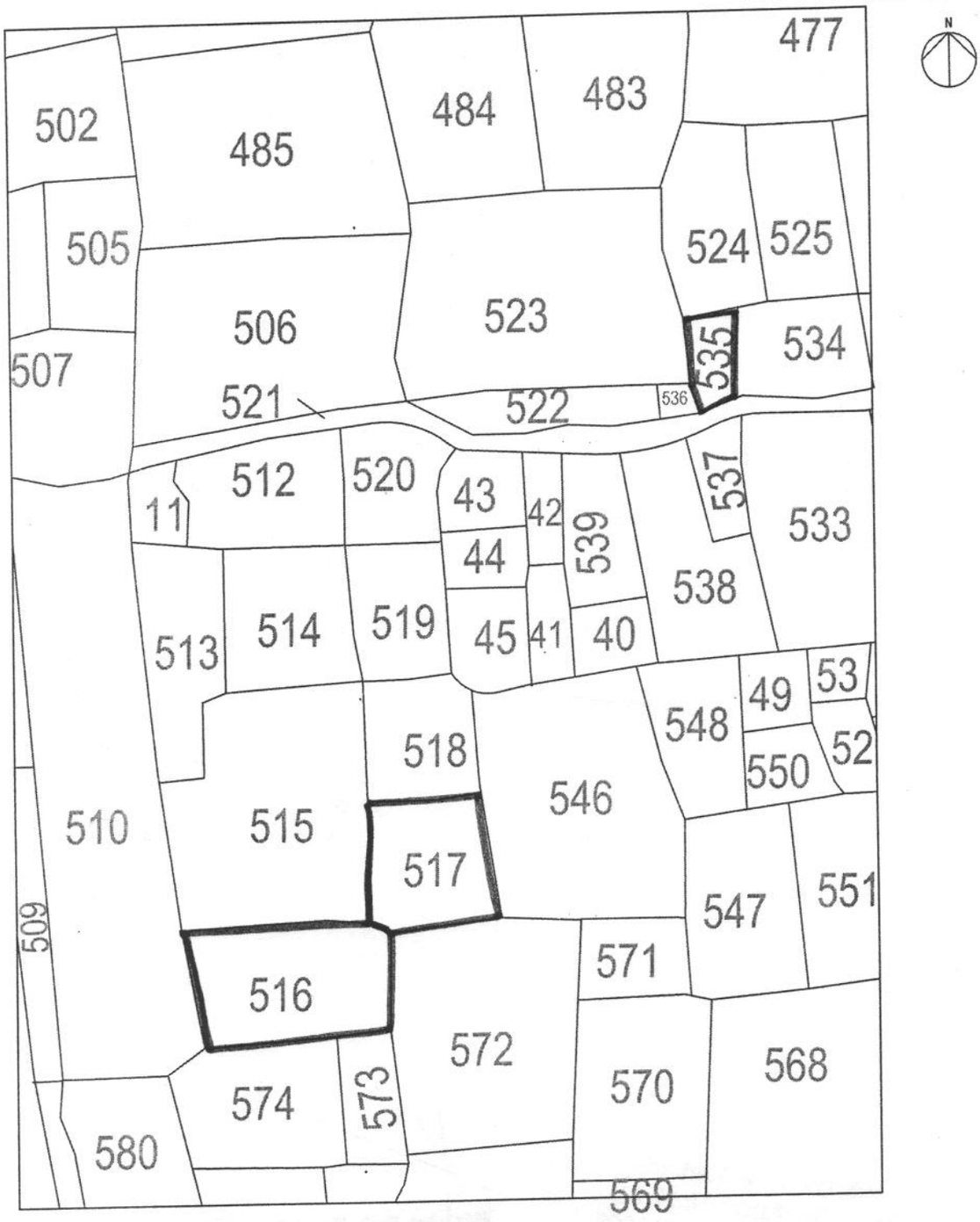
DEED PLAN OF THE L.R. PLOT/S-516, 517, 535, MOUZA MANIKPUR, J.L. NO-77
POLICE STATION -SONARPUR, DIST-24 PARGANAS(SOUTH)

PORTION TO BE CONVEYED
SHOWN IN RED BORDER



For SRIJAN REALTY LIMITED

Prakash Bhimrajka

Director/Authorised Signatory

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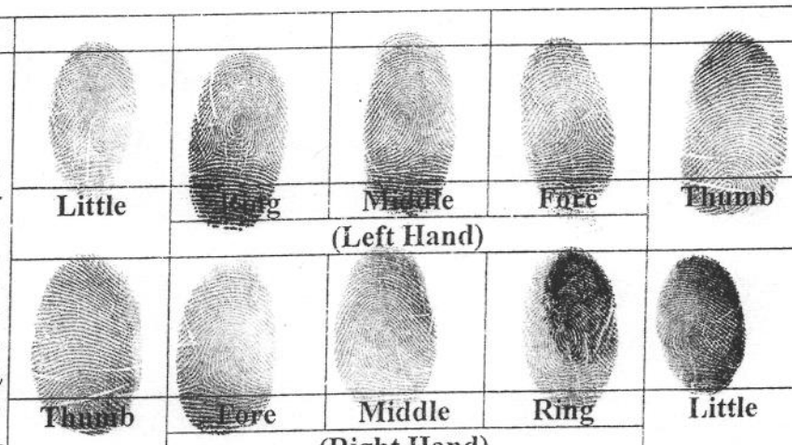
SPECIMEN FORM FOR TEN FINGER PRINTS

Pramod Bhimrajje



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

Arun Kumar Agarwalla

Arun Kumar Agarwalla

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)			

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Government Of West Bengal

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

Endorsement For Deed Number : I - 01141 of 2010

(Serial No. 01046 of 2010)

On 19/02/2010

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

Presented for registration at 17.54 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 297437, 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 ChandraSaha)
DISTRICT SUB-REGISTRAR-IV

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 4856 to 4869
being No 01141 for the year 2010.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

(Dulal ChandraSaha) 25-February-2010
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Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal