

01275

1/11/2010



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

613302

V/c 2241  
 29046  
 6-14

J(1) Rs. 250/-  
 J(2) Rs. 100/-  
 Rs. 350/-

Certified that the document is referred to  
 legal and financial officers and  
 the endorsement attached with the  
 document are the part of this document

**THIS INDENTURE** made this 26<sup>th</sup> day of February Two Thousand Ten

*A.S.T*

District Sub Registrar  
 Registrar U/S 7 (2)  
 Registration ACT 1908  
 South 24 Parganas  
 1 MAR 2010

754

22.01.10.

Asabimma Roy.

Advocate,  
Alipore Police Court  
Ker-27

Pijush Kana Chakrabarty  
Licensed Stamp Vendor  
Alipore Cr Court

*[Signature]*

754 = 5000/-

Pranab Bhinraya



345

FOR SRIJAN REALTY LIMITED

Pranab Bhinraya  
Director/Authorised Signatory



*[Handwritten mark]*

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

Nijal Surya Sarkar  
Advocate

Alipore Police Court  
Kolkata - 700027

**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**

**BHAGWATI INFRAREALTY PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at 14 Goluk Dutta Lane, Kolkata-700022, Police Station Jorabagan, 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, 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 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

BEHIND SHRIAN REALTY LIMITED (formerly known as Shri An Realty Private Limited) a company incorporated under the Companies Act, 1956 having its registered office at address No. 201A, Eight Road, Kolkata - 700020 Police Station - Bowbazar, West Bengal, India referred to as the "VENDOR" and its name or expression shall unless excluded by or equivalent to the subject of the document be deemed to mean and include its successor or successors-in-interest.

and design of the ONE PART

AND

BHAWATI IRRARREALTY PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at 78 Gokulnagar, Kolkata-700022, Police Station - Bowbazar, West Bengal, India referred to as the "BUYER" and its name or expression shall unless excluded by or equivalent to the subject of the document be deemed to mean and include its successor or successors-in-interest.



By an instrument of Conveyance dated the 27<sup>th</sup> day of January 2010, the said parties have entered into an agreement for the sale of the property described in the Schedule hereinafter, the said parties have agreed to sell and convey the same to the said parties, the said parties have agreed to purchase and receive the same from the said parties, the said parties have agreed to execute and register the said instrument of conveyance and the said parties have agreed to execute and register the said instrument of conveyance.

**Assistant Sub Registrar**  
**S. C. Registrar U/S 7 (2)**  
**REGISTRATION ACT 1908**  
**Calcutta, South 24 Parganas**  
**26 FEB 2010**



The Vendor and the Buyer have agreed to execute and register the said instrument of conveyance and the said parties have agreed to execute and register the said instrument of conveyance. The Vendor and the Buyer have agreed to execute and register the said instrument of conveyance and the said parties have agreed to execute and register the said instrument of conveyance.

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.487 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**.

to 27 Being the 03492 for the year 2007. the said Vendor for the  
consideration therein mentioned granted transferred and conveyed into  
and in favour of the said Purchaser the Vendor herein absolutely and  
forever free from all encumbrances and liabilities whatsoever All four the  
piece and parcel of land containing an area of 250 Bannaals. 60 Acres  
be the same a little more or less where lying at Maza Manpur  
J. No. 23, Police Station Gopaband, Pargana Magura, P.S. No. 23, Tou  
No. 415 in the District of South 24 Parganas comprised in the L.R. Dag  
No. 418 - 0 to Area. 481-1 Bannaals. 436-0 Bannaals. 487-0 Bannaals  
514-8 Bannaals. 432-0 Bannaals. 014-0 Bannaals. 84 Bannaals to 415  
Area. 280 Bannaals. hereinafter referred to as the said ESTATE - AND



*[Handwritten signature]*

**Senior Sub Registrar -**  
**S. Registrar U/S 7 (2) &**  
**Registration ACT 1908**  
**Magura, South 24 Parganas**  
**26 FEB 2010**

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. 487, in L.R.Khatian No. 1128 more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and such LR Dag No. 487 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 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 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





*[Handwritten signature]*

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

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 34 decimal) be the same a little more or less out of the said Entire Land being part of L R Dag No. 487 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. 487 is delineated in the map or plan annexed hereto and bordered with colour RED thereon and butted and bounded as follows:

ON THE NORTH : By L.R. Dag No. 488

ON THE SOUTH : By L.R. Dag No. 486

ON THE EAST : By L.R. Dag No. 481

ON THE WEST : By L.R. Dag No. 491

**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.

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

For SRIJAN REALTY LIMITED

*Pramod Bhimram*  
Director/Authorised Signatory

and other... in the manner... as shall or may be...  
necessarily issued.

THE SCHEDULE ABOVE REFERRED TO

... THAT the... and parcel of land containing an area of...  
... of total... as the... or less...  
... and being part of...  
... Police Station...  
... in the District of...  
... is delineated in the map...  
... and... as follows



*[Handwritten signature]*

**District Sub Registrar -  
e. Registrar U/S 7 (2) ..  
Registration ACT 1908  
Mysore, South 24 Parganas  
26 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>
13.02.07	734126	Punjab and Sind Bank, 59-B, Chowringhee Road, Kolkata - 700020	Rs 2,30,000/- (Rupees Two Lacs and Thirty Thousand only)

For SRIJAN REALTY LIMITED  
Pramod Bhattacharya  
 Director/Authorised Signatory  
**VENDOR**

**WITNESSES :**

1. Sayanti Santra
2. Amit Kumar Pal



Prepared by me:

Nijal Surya Sarkar  
 Advocate

Alipore Police Court

Kolkata - 700027

RECEIVED of and from the within  
named Purchaser, the within-mentioned  
sum of Rs 38,000/- (Rupees 38,000/-)  
thirty thousand only) being the full  
consideration money as per Memo  
below.

DATE: 21/02/10  
PAY ORDER NO: 734126  
NAME OF BANK: Punjab and Bank  
AMOUNT: Rs 38,000/-  
VENDOR: [Signature]  
WITNESSES: [Signature]

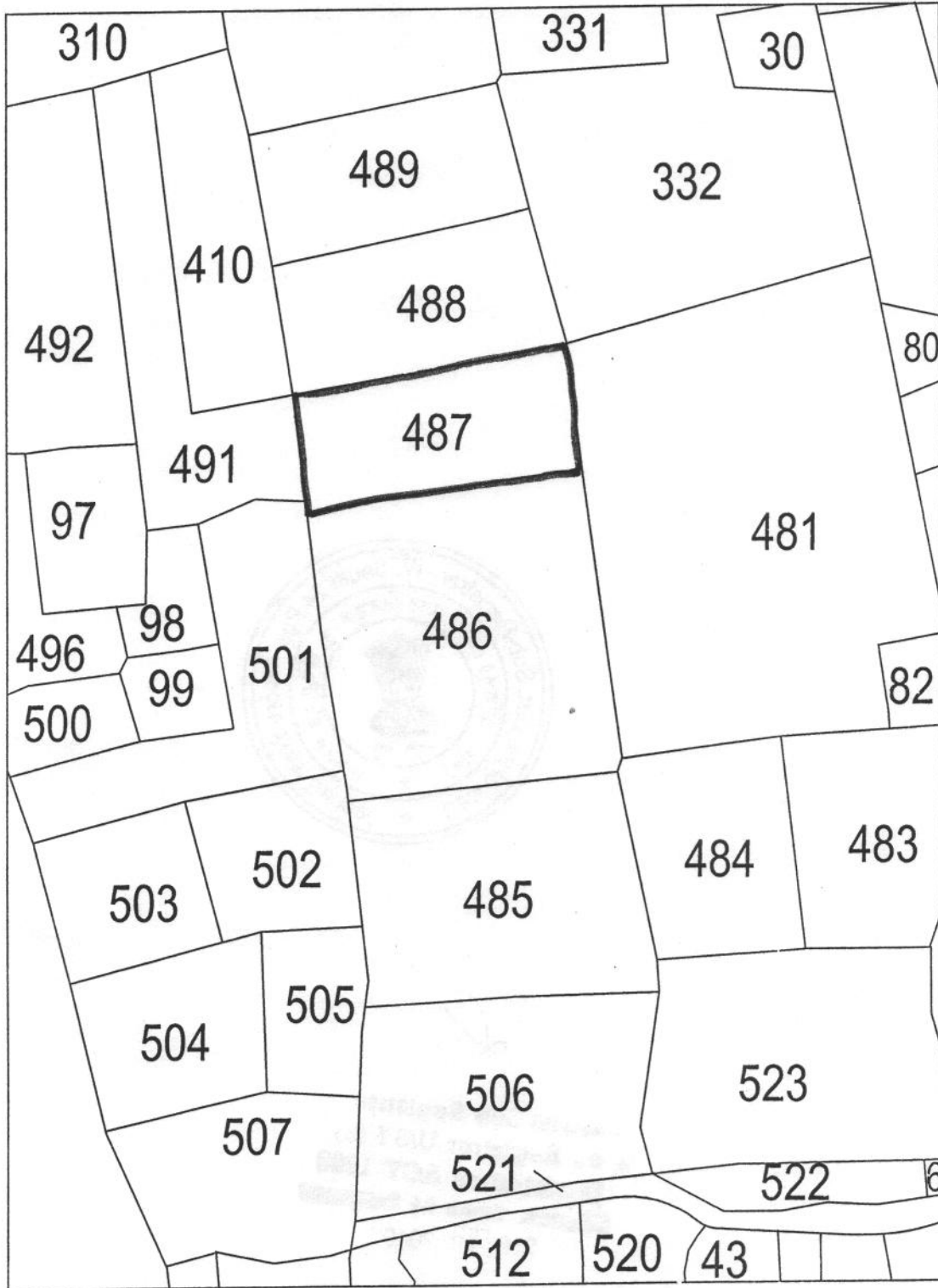


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**District Sub Registrar**  
**No. Registrar U/S 7 (2),**  
**Registration ACT 1908**  
**Alipore, South 24 Parganas**  
26 FEB 2010

DEED PLAN OF THE L.R. PLOT-487, 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

*Pranab Bhattacharya*

Director/Authorised Signatory

DEED PLAN OF THE L.R. PLOT-181, MOUZA MANIKPUR, J.L. NO-77  
POLICE STATION - SONARPUR, DIST-24 PARGANAS (SOUTH)























PORTION TO BE CONVEYED  
SHOWN BY RED SECTION



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

FOR OTHER REALTY LIMITED  
S. Registrar U/S 7 (2),  
Registration ACT 1908  
Alipore, South 24 Parganas

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Pramod Kumar Me</i>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>	
		<b>(Left Hand)</b>					
							
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>	
<b>(Right Hand)</b>							
	<i>V K A S Kumar</i>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>	
		<b>(Left Hand)</b>					
							
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>	
<b>(Right Hand)</b>							
<b>PHOTO</b>							
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>		
	<b>(Left Hand)</b>						
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>		
	<b>(Right Hand)</b>						
<b>PHOTO</b>							
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>		
	<b>(Left Hand)</b>						
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>		
	<b>(Right Hand)</b>						



SPECIMEN FORM FOR FINGER PRINTS




*[Handwritten Signature]*

**Executive Sub Registrar-I.**  
**S.O. Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**Dist. South 24 Parganas**  
**26 FEB 2010**

PHOTO

PHOTO



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

Endorsement For Deed Number : I - 01402 of 2010  
(Serial No. 01275 of 2010)

On 26/02/2010

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

Presented for registration at 18.14 hrs on :26/02/2010, at the Private residence by Prakash Bhimrajka  
,Executant.

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

Execution is admitted on 26/02/2010 by

1. Prakash Bhimrajka  
Authorised Signatory, 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, , , P.S.:Alipore, PINCODE:700027, By  
Caste: Hindu, By Profession: Advocate.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 01/03/2010

**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 01/03/2010

**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 297544, Draft Date 25/02/2010, Bank Name  
State Bank Of India, Gokhle Rd, received on 01/03/2010

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV


01/03/2010 16:29:00

EndorsementPage 1 of 1

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

Registered in Book - I  
CD Volume number 5  
Page from 4578 to 4589  
being No 01402 for the year 2010.



  
(Dulal Chandra Saha) 05-March-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal