

01028

T. 1115/2010



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

608861

1158/10  
G. No. 1158/10  
S.A

Witnessed that the Assurances...  
regularly. The sign...  
the endorsement...  
the amount...

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

Rs. 250.00  
Rs. 100.00  

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Rs. 350.00  
realised 19/2/10

*[Signature]*  
District Sub-Registrar-IV  
Bhadrabad, South 24-Parganas

2369

Serial.....  
Dt..... 22/01/2010  
From.....  
Address.....

Arabinda Ray. Adv.  
Alipore Police Court. Kol-27

A.K. Bank (Vendor)  
Alipore Police Court, Kol-27

5000/-

Praman Bhinnam



Handwritten signature

Handwritten signature and date 19/10

For SRIJAN REALTY LIMITED  
Praman Bhinnam  
Director/Authorised Signatory



Nijal Surya Sarkar  
Advocate  
Alipore Police Court  
Kol-27

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District Sub Registrar  
Registrar U/S I (C)  
Registration Act 1908  
Alipore, South 24 Parganas  
Supere, 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 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**

**NEW AGE TRADE COM PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 135A, B.R.B Basu Road, 2<sup>nd</sup> Floor, Kolkata-700001, Police Station- Hare Street hereinafter referred to as **PURCHASER** (which 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 Bhupati Charan Sardar, son of late Paran Sardar, Kanan Sardar, Arun Sardar, Barun Sardar and Tarun Sardar, all sons of Bhupati Charan Sardar, Smt. Urmila Naskar, wife of Sachin Naskar and Smt. Gouri Kayal, wife of Sankar Naskar all therein jointly 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

SEVEN SHILPA REALTY LIMITED (company known as Shilpa Realty  
Private Limited) a company incorporated under the Companies Act, 1956  
having its registered office at premises No. 381A, Elgin Road, Kolkata - 700020  
Police Station Bowbazar, hereinafter referred to as the VENDOR (which term  
of 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

NEW AGE TRADE COM PRIVATE LIMITED, a company incorporated under the  
Companies Act, 1956 having its registered office at 15A, S.R.B. Road, 2<sup>nd</sup>  
Floor, Kolkata-700011, Police Station, Hare Street hereinafter referred to as  
PURCHASER (which expression shall unless excluded by or repugnant to the  
subject or context be deemed to mean and include its successor or successor-  
in-interest and assigns) of the OTHER PART



Sub-Registrar-I  
Registrar U/S (2)  
Registration Act, 1908  
Kolkata, South 24 Parganas  
19 FEB 2010

Sub-Registrar-IV  
Kolkata, South 24 Parganas

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 19, Being No.03493 for the year 2007, the said Vendors for the consideration therein mentioned granted transferred and conveyed unto and in favour of the 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 38 Decimals in L R Dag No. 488 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. herein after referred to as the **Entire Land**.

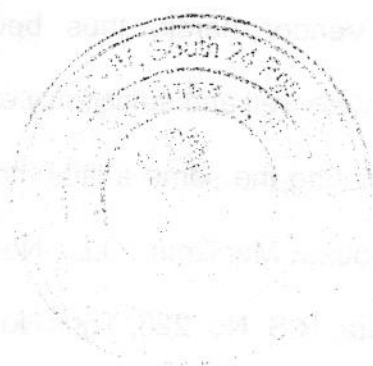
- B. The said Srijan Projects Private Limited(now known as Srijan Realty Limited) after purchasing the said entire land got its name recorded in the L.R. record-of-rights under L.R Khatian No. 1128
- C. The Vendor herein thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the said entire land of 38 decimal be the same a little more or less in L.R Dag No.488 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 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 being Part of L.R Dag No. 488 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)



The Office Part one registered in the name of Additional Registrar of  
Assurances, Kolkata and dated 12th March 1958, Volume No. 1000  
to the effect that the said Vendor for the year 1957, the said Vendor for the  
consideration thereof, the said Vendor for the year 1957, the said Vendor for the  
and in favour of the purchaser, the Vendor for the year 1957, the said Vendor for the  
the sum of Rs. 1000/- and the said Vendor for the year 1957, the said Vendor for the  
the parcel of land containing an area of 25 Bighas in I. R. No. 1000  
be the same as the land of the said Vendor for the year 1957, the said Vendor for the  
at the place of the said Vendor for the year 1957, the said Vendor for the  
at the place of the said Vendor for the year 1957, the said Vendor for the  
the entire land.

The Vendor for the year 1957, the said Vendor for the year 1957, the said Vendor for the  
the said Vendor for the year 1957, the said Vendor for the year 1957, the said Vendor for the  
the said Vendor for the year 1957, the said Vendor for the year 1957, the said Vendor for the

The Vendor for the year 1957, the said Vendor for the year 1957, the said Vendor for the  
the said Vendor for the year 1957, the said Vendor for the year 1957, the said Vendor for the  
the said Vendor for the year 1957, the said Vendor for the year 1957, the said Vendor for the



**District Sub Registrar -**  
**Registrar U/S 7 (2)**  
**Registration Act 1908**  
South 24 Parganas  
9 FEB 2010

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

more fully and particularly mentioned 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 of land being part of L. R. Dag No.488 be the same a little more or less situate lying at Mouza Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, District – South 24-Parganas in R.S. No. 226, Touji No. 412, in L.R.Khatian No. 1128 more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and such L R Dag No 488 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,

and of any part thereof together with all debts, claims, demands and liabilities of the  
 whatsoever relating to the said land or any part thereof which now exist 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 hereafter be derived  
 without any action or suit TO HAVE AND TO HOLD the said land hereby granted  
 and conveyed or expressed or intimated so to be and every part thereof into  
 and to the use of the Purchaser absolutely and forever and the Vendor doth  
 hereby covenant with the Purchaser THAT NOTHING shall be done  
 in hindrance of the Vendor or his predecessors or successors-in-interest done or  
 omitted or lawfully suffered to the contrary the Vendor is now lawfully  
 entitled and lawfully seized and possessed of or otherwise well and  
 sufficiently entitled to the said land hereby granted, transferred and conveyed  
 expressed or intimated so to be and every part thereof without in any manner  
 or condition any limit or other thing whatsoever to affect, diminish or  
 in any way to be or to become AND THAT NOTHING shall be done or  
 thing whatsoever as aforesaid the Vendor has not a reserved right full  
 power and absolute authority to grant, transfer and convey the said land hereby  
 granted, transferred and conveyed or expressed or intimated so to be and  
 to the use of the Purchaser absolutely and forever and the Vendor doth  
 hereby covenant with the Purchaser that nothing shall be done or thing  
 whatsoever as aforesaid the Vendor has not a reserved right full  
 power and absolute authority to grant, transfer and convey the said land hereby  
 granted, transferred and conveyed or expressed or intimated so to be and



**District Sub Registrar -**  
**S. C. Registrar U/S 7 (2)**  
**Registration Act 1908**  
**District, South 24 Parganas**  
**10 FEB 2010**

*[Handwritten signature]*

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

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 38 decimal) be the same a little more or less out of the said Entire Land being part of L.R. Dag No.488 situate lying at Mouza 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 488 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 L.R Dag No.489

ON THE SOUTH ; By L.R. Dag No.487

ON THE EAST : By L.R Dag No.332

ON THE WEST :. By L.R Dag No. 490

attestments 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 cost 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 carrying into said land and every part thereof unto  
 and to the use of the Purchaser in the manner aforesaid as shall or may be  
 necessary required

THE SCHEDULE ABOVE REFERRED TO

All that the land and parcel or parcels containing an area of 70  
 square feet of land do hereby be the same as the more or less out of  
 the said land and parcel or parcels and the same being situated in  
 the village of ... and the same being situated in the  
 ... and the same being situated in the ...



**District Sub Registrar-I**  
**S. S. Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**South 24 Parganas**  
 1 FEB 2010

*[Handwritten signature]*

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

ON THE NORTH BY ...  
 ON THE SOUTH BY ...  
 ON THE EAST BY ...  
 ON THE WEST BY ...

**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 Santra*

2. *Amit Kumar Pal*

For SRIJAN REALTY LIMITED

*Pranab Bhattacharya*

Director/Authorised Signatory

IN WITNESS WHEREOF, the said Registrar has hereunto set and subscribed his hand and seal on the day month and year first above written

SIGNATURE AND SEAL OF THE REGISTRAR

of the District of South 24 Parganas

REGISTRAR GENERAL  
WEST BENGAL  
KOLKATA



**Sub-Registrar-IV**  
**Registration ACT 1908**  
**South 24 Parganas**  
10 FEB 2010

*[Handwritten Signature]*  
**Sub-Registrar-IV**  
**South 24 Parganas**



**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 NO.</u> | <u>NAME OF BANK</u>                      | <u>AMOUNT</u> |
|-------------|-------------------|--|---------------|
| 18.02.2010  | 32895 1           | Indian Bank,<br>Rabindra Sarani, Kolkata | Rs.2,30,000/- |

For SRIJAN REALTY LIMITED

*Premank Bhinmitta*

Director/Authorised Signatory

**VENDOR**

**WITNESSES :**

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

*Prepared by me*  
*Lijal Surya Sarkar*  
*Advocate*  
*Alipore Police Court*  
*not-27.*

RECEIVED on and from the within  
named purchaser the within-mentioned  
sum of Rs. 20,000/- (Rupees Two  
lacs fifty thousand only) being the  
full consideration money as per  
terms below

| DATE        | CHEQUE NO. | NAME OF BANK          | AMOUNT       |
|-------------|------------|-----------------------|--------------|
| 19 FEB 2010 | 12345      | Hindu Bank<br>Kolkata | Rs. 20,000/- |

FOR BANK ONLY LIMITED  
Kolkata

VENDOR

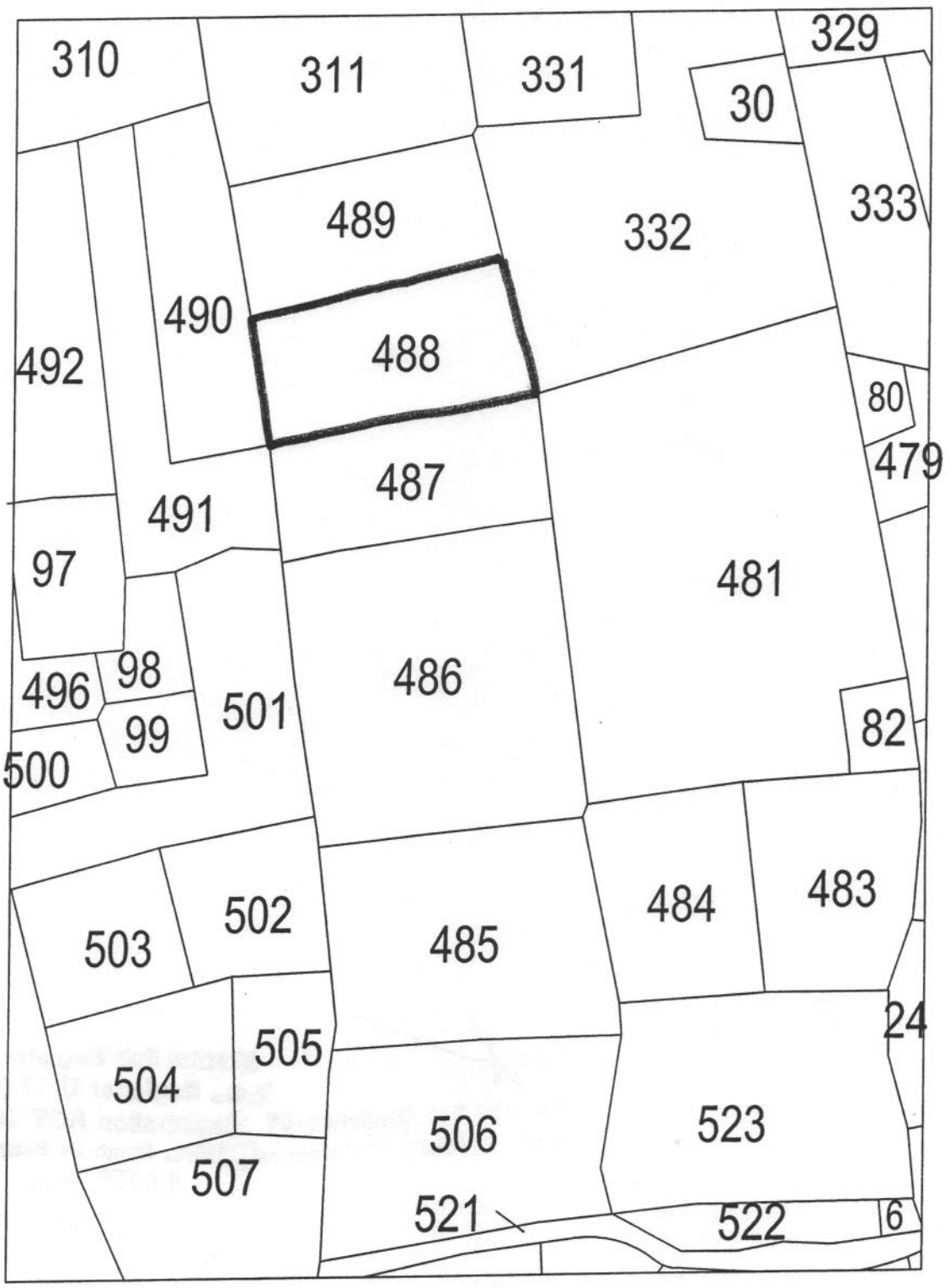


*K*  
**Sub-Registrar-IV**  
**Registrar U/S 7 (2) of**  
**Registration ACT 1908**  
**South 24 Parganas**  
**19 FEB 2010**

*Handwritten notes in the bottom left corner, including the word 'Vendor' and other illegible text.*

DEED PLAN OF THE L.R. PLOT-488, MOUZA MANIKPUR, J.L. NO-77  
POLICE STATION -SONARPUR, DIST-24 PARGANAS(SOUTH)

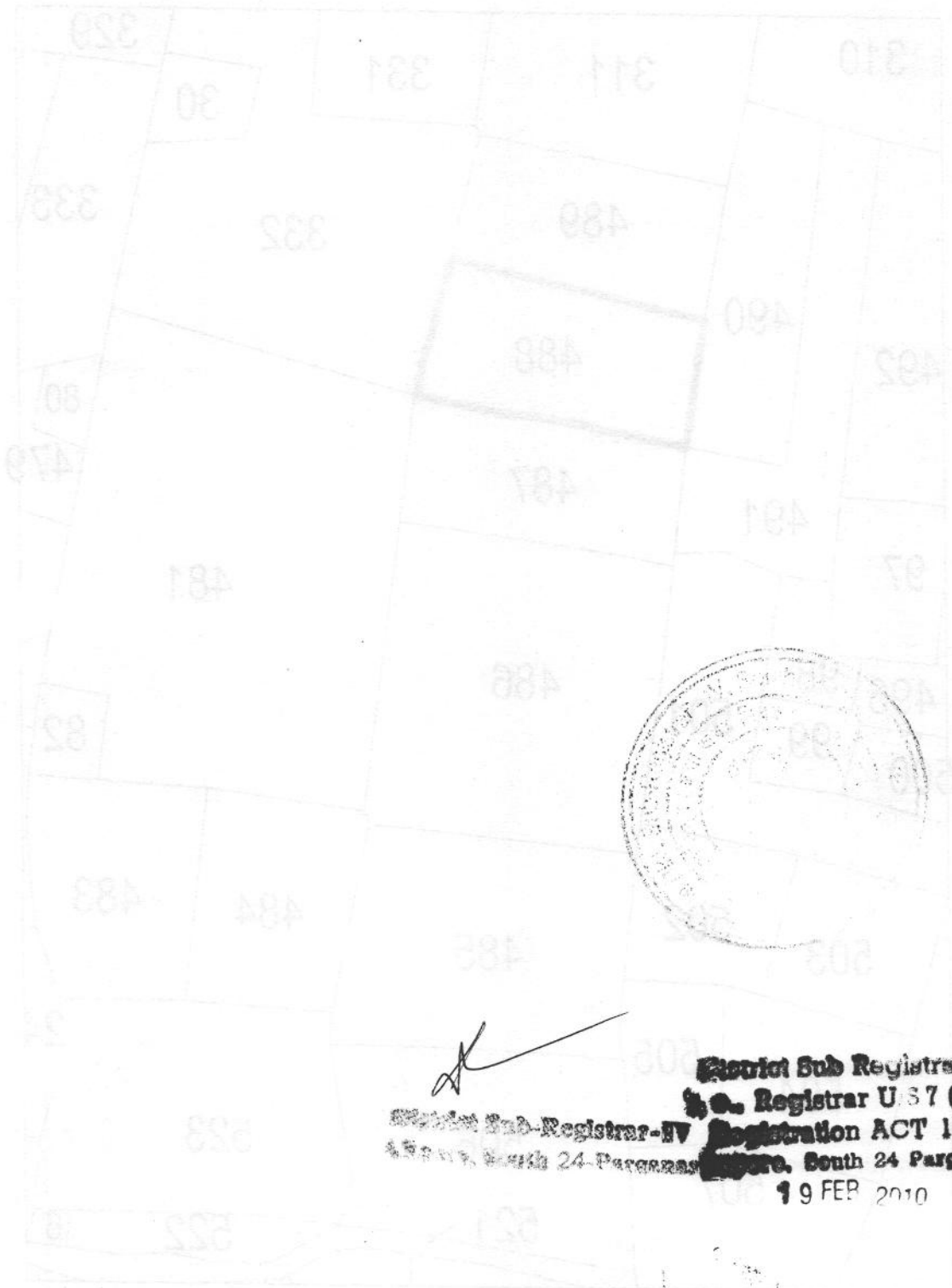
PORTION TO BE CONVEYED  
SHOWN IN RED BORDER




For SRIJAN REALTY LIMITED  
*Pranab Bhattacharya*  
Director/Authorised Signatory























DEED PLAN OF THE L.R. PLOT-88, MOUZA MANIKPUR, JL. NO-77  
POLICE STATION - SONARPUR, DIST-24 PARGANAS(SOUTH)

SHOWING TO BE OBSERVED  
SHOWING TO BE OBSERVED



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

THE SAHAR REALTY LIMITED  
Plot No. 77  
Manikpur, South 24 Parganas

|  |                  |  |   |  |   |   |
|--|------------------|--|---|--|---|---|
|   | Pramod Bhambhani | <br>Little  | <br>Ring   | <br>Middle   | <br>Fore   |              |
|  |                  | (Left Hand)  |   |  |   |   |
|  |                  | <br>Thumb   | <br>Fore   | <br>Middle   | <br>Ring   | <br>Little   |
|  |                  | (Right Hand)   |   |  |   |   |
|  | Sudha Poddar     | <br>Little | <br>Ring  | <br>Middle  | <br>Fore  | <br>Thumb   |
|  |                  | (Left Hand)  |   |  |   |   |
|  |                  | <br>Thumb | <br>Fore | <br>Middle | <br>Ring | <br>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)   |   |  |   |   |



*[Handwritten signature]*

**Assistant Sub-Registrar-IV**  
**Alipore, South 24 Parganas**

**Assistant Sub Registrar-**  
**S.O. Registrar U/S7 (2)**  
**Registration ACT 1908**  
**Alipore, South 24 Parganas**  
† 9 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 - 01115 of 2010  
(Serial No. 01028 of 2010)

On 19/02/2010

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

Presented for registration at 17.41 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: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 23852/- is paid, by the draft number 297423, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 4417 to 4429  
being No 01115 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