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बिनाप्लेक



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21.7.09

Certified that the Document is admitted to
 Registration. The Signature Sheet and the
 endorsement closely attached to this document
 are the part of this Document.

409676 - 45100

[Signature]
 Additional Registrar
 of Assurances-2, Kolkata
 015109

148

THIS INDENTURE made this the 15th day of July, 2008
BETWEEN MONAJAT GAIN, son of Late Golam Sattar Gain, by faith Muslim,
 residing at Raigachi, Rajarhat, District North 24 Parganas, hereinafter referred to
 and called as the "**VENDOR**" [which expression shall unless excluded by or

[Signature]
 10,00,000

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11080

42331

15 JUL 2008

~~25 JUL 2008~~

Sold to: Anja Commercial (P) Ltd
Address: Def 9/28 Sastri Bagan K/L 59
Soro



A. J. V. ...
KOLKATA

Monajat Gan
82885



11736

Additional Registrar of Assurances-II
Kolkata

15/7/08

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Monajat Gan



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Subir Ali Gan
s/o - Monajat Gan
Rajgachi, Rajarhat
K/L- 135
Occupation - Student

Additional Registrar of Assurances-I
Kolkata

Handwritten signature and date 15/7/08.

repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND (1) AJNA COMMERCIAL PRIVATE LIMITED, (2) CORNET VANIJYA PRIVATE LIMITED,** all (Nos. 1 to 2) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (3) **AZURITE BUILDERS PRIVATE LIMITED,** (4) **CRESCENT TIE-UP PRIVATE LIMITED,** (5) **DIVINE VINIMAY PRIVATE LIMITED,** all (Nos. 3 to 5) being Companies incorporated under the Companies Act, 1956 having their registered office at 67/40, Strand Road, Kolkata 700006, (6) **EXCEL SALES PRIVATE LIMITED,** (7) **HARAPPA NIRMAN PRIVATE LIMITED,** (8) **REGAL VINIMAY PRIVATE LIMITED,** all (Nos. 6 to 8) being Companies incorporated under the Companies Act, 1956 having their registered office at 7C, Sir Hari Ram Goenka Street, Kolkata 700 007, (9) **VEGA COMMERCIAL PRIVATE LIMITED,** (10) **ENERGY COMMERCIAL PRIVATE LIMITED,** all (Nos. 9 to 10) being Companies incorporated under the Companies Act, 1956 having their registered office at 67/40, Strand Road, Kolkata 700006, (11) **DURGAVATI PROMOTERS PRIVATE LIMITED,** (12) **ANNAPURNA APARTMENTS PRIVATE LIMITED,** (13) **SUBHAM PROMOTERS PRIVATE LIMITED,** (14) **SARBANI PROPERTIES PRIVATE LIMITED,** (15) **STYLISH VANIJYA PRIVATE LIMITED,** (16) **BAUL BUILDCON PRIVATE LIMITED,** (17) **MOHENJADARO ESTATE PRIVATE LIMITED,** all (Nos. 11 to 17) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (18) **MORNING TOWERS PRIVATE LIMITED,** the Company incorporated under the Companies Act, 1956 having their registered office at 30, Maharshi Devendra Road, Third Floor, Kolkata 700007, (19) **GREEN DEVCON PRIVATE LIMITED,** (20) **GREEN PROMOTERS PRIVATE LIMITED,** (21) **GREEN CONBUILD PRIVATE LIMITED,** (22) **VISTA TOWERS PRIVATE LIMITED,** (23) **GREEN MANSION PRIVATE LIMITED,** (24) **GREEN TOWERS PRIVATE LIMITED,** (25) **LOHARUKA DEVELOPERS PRIVATE LIMITED,** all (Nos. 19 to 25) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (26) **SHRIJA PROPERTIES PRIVATE LIMITED,** the Company incorporated under the Companies Act, 1956 having their registered office at 30, Maharshi Devendra Road, 3rd Floor, Kolkata 700 007, (27) **MONOPOLY ENCLAVE PRIVATE LIMITED,** (28) **MELODY ENCLAVE PRIVATE LIMITED,** (29) **CAPRICON ENCLAVE PRIVATE LIMITED,** (30) **ACCORD ENCLAVE PRIVATE LIMITED,** all (Nos. 27 to 30) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, hereinafter jointly and/or

collectively referred to as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

WHEREAS:

- A. By execution of Registered Deed of Partition dated 29.03.1989 registered at the Office of the Additional District Sub-Registrar, at Bidhan Nagar, Salt Lake City and recorded in Book No. 1, Volume No. 55, Pages 365 to 376, Being No. 2612 for the year 1989, made between **GOLAM KASEM** as the **First Party** therein, (1) **NAJARUL ISLAM**, and (2) **MAJARUL ISLAM** as the **Second Party** therein, and (1) **SAHIDUL ISLAM and five others** as the **Third Party** therein, to ascertain and identify their respective share of land at Mouza RAIGACHI, Police Station Rajarhat, comprised in R. S. Dag No.923, R. S. Khatian No.296, in the District North 24-Parganas, togetherwith other landed property in several dag numbers in several mouzas, partitioned their joint property inherited by them, detailed therein;
- B. By virtue of the aforesaid Deed of Partition Being No. 2612 for the year 1989, **MAJARUL ISLAM** became the owner of 10 (ten) Decimals of land at Mouza-RAIGACHI, Police Station - Rajarhat, R. S. Dag No. 923, R. S. Khatian No. 296 and duly recorded his name in the L. R. Settlement being L. R. Khatian No. 948;
- C. After the death of **MAJARUL ISLAM**, his wife (1) **FIROJA BEGUM**, two sons (2) **MANIRUL ISLAM** and (3) **SAHIDUL ISLAM** and one daughter (4) **FATEMA KHATUN**, as his legal heirs, became the owners of 10 (ten) Decimals of land at Mouza-RAIGACHI, Police Station Rajarhat, R.S./L.R. Dag No. 923, R. S. Khatian No. 296, L. R. Khatian No. 948, by virtue of Muslim Law of Succession;
- D. The said (1) **FIROJA BEGUM**, (2) **MANIRUL ISLAM**, (3) **SAHDUL ISLAM** and (4) **FATEMA KHATUN**, by a Registered Deed of Conveyance dated 01.08.2003 registered at the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No.1, Volume No. 487, Pages 153 to 175, Being No. 08624 for the year 2003, sold and transferred **ALL THAT** piece and parcel of land measuring 2 (Two) Cottah and 8 (Eight) Chittacks, more or less, at

Mouza RAIGACHI, Police Station Rajarhat, R. S. Dag No.923, R. S. Khatian No.296, L. R. Khatian No.948, in the District North 24-Parganas to **MONOJAT GAIN**, the Vendor herein;

- E. By virtue of the said purchase **MONOJAT GAIN**, the Vendor herein, became the owner of land measuring 2 (Two) Cottah and 8 (Eight) Chittacks, more or less, at Mouza RAIGACHI, Police Station Rajarhat, R. S. Dag No. 923, R. S. Khatian No. 296, L. R. Khatian No. 948, in the District North 24-Parganas and acquired good title, full power and absolute authority in the Said Property, specifically and particularly mentioned in the Schedule, written hereunder.
- F. The Vendor due to paucity of funds and inability to administer and maintain the Said Property, i.e. land measuring 2 (Two) Cottah and 8 (Eight) Chittacks, more or less, at Mouza RAIGACHI, Police Station Rajarhat, R. S. Dag No. 923, R. S. Khatian No. 296, L. R. Khatian No. 948, in the District North 24-Parganas, more fully mentioned in the Schedule written hereunder and shown in the plans attached herewith with **RED** color border, offered to sell the entirety of the Said Property and the Purchasers herein agreed to purchase the same at and for a Total Consideration of Rs.10,00,000/- (Rupees Ten Lac) only according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendor has agreed to sell and transfer the Said Property to the Purchasers.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of the sum of Rs.10,00,000/- (Rupees Ten Lac) only duly paid by the Purchaser to the Vendor only at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** landed property measuring 2 (Two) Cottah and 8 (Eight) Chittacks, more or less, at Mouza RAIGACHI, R. S. Dag No. 923, recorded under R. S. Khatian No. 296, L. R. Khatian No. 948, J. L. No.12, Touzi No.169, under the Jurisdiction of Additional District Sub Registrar of Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24 Parganas. specifically mentioned in the schedule written

hereunder and shown in the plan attached herewith with red color border, morefully and particularly described in the schedule hereunder written and delineated on the map or plan annexed hereto and bordered **RED** thereon and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendends, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. **THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER.**

- I) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute

authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and

- III) **THAT** the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the vendors or any person or persons whatsoever; and

- IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and

- V) **THAT** further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and

- VI) **THAT** the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- VII) **THAT** no notice issued under the Public demands recovery Act, has

been served on the Vendor nor any such notice has been published; and

- VIII) **THAT** the Vendor have not yet received any notice of requisition or acquisition of the property described in the Schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- IX) **THAT** the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- X) **THAT** the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- XI) **THAT** simultaneously with the execution of this deed of conveyance, the vendors have delivered peaceful and vacant possession of the Said Property, described in the Schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the purchaser by virtue of this deed of conveyance, absolutely and forever;
- XII) **THAT** the Vendor doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the Schedule hereto below; and
- XIII) **THAT** the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the Record of Rights, as well as in the records of local authority;

XIV) **THAT** simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to the Said Property, unto the Purchasers.

THE SCHEDULE

(the Said Property)

ALL THAT piece and parcel of land measuring 2 (Two) Cottah and 8 (Eight) Chittacks, more or less, together with 200 Sq.ft. Kutcha structure standing thereon, at Mouza RAIGACHI, R. S. Dag No. 923, recorded under R. S. Khatian No. 296, L. R. Khatian No. 948, J. L. No. 12, Touzi No. 169, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, under the Jurisdiction of Additional District Sub Registrar of Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24 Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto, more fully shown and butted and bounded in the plan, attached herewith with **RED** colour border, which shall be treated as part of this indenture.

IN WITNESS WHEREOF the **VENDOR** set and subscribed his hand and seal on the day month and year above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

In the presence of:

Sobii Ali Gain
vill - Raigachi, P.O. & P.S. - Rajarhat
Kolkata - 700135

Manab Dutta
Kali Park, P.O. P. - Giripattan
Kot - 136,

Manab Gain
VENDOR

Read over and explained by me

RECEIVED from the within named Purchasers
the within mentioned sum towards full and
final Payment of the Total Consideration of
the Said Property
(Rupees Ten Lac) only.

Rs. 10,00,000/-

Chaque No.
170599 + 170600

Witnesses:

RUPEES TEN LAKS ONLY

MEMO OF CONSIDERATION

BANK
CORPORATION
BANK.

DATE
15/7/08

AMOUNT
5,00,000
5,00,000
10,00,000/-

Manojat Jain
VENDOR

Sabin Ali Jain

Manab Dutta

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-04410 of :2009
(Serial No. 07207, 2008)

On 15/07/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 10989/- .E = 7/- .I = 55/- .M(a) = 25/- .M(b) = 4/- on:15/07/2008

Deficit stamp duty

Deficit stamp duty Rs 45100/- is paid, by the draft number 409676, Draft Date 14/07/2008 Bank Name STATE BANK OF INDIA, Kolkata, received on :15/07/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 14.45 hrs on :15/07/2008,at the Office of the A. R. A. - II KOLKATA by Monajat Gain,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 15/07/2008 by

1. Monajat Gain, son of Late Golam Sattar Gain ,Raigachi Rajarhat 24 Pgs North ,Thana Rajarhat, By caste Muslim,by Profession :Others
Identified By Subir Ali Gain, son of Monajit Gain Raigachi Rajarhat 24 Pgs North Thana: Rajarhat, by caste Hindu,By Profession Student.

Name of the Registering officer :.....
Designation :ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

On 09/04/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1000000/-

Certified that the required stamp duty of this document is Rs 50000 /- and the Stamp duty paid as: Impresive Rs- 5000

Name of the Registering officer :**Tarak Baran Mukherjee**
Designation :ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA



[Tarak Baran Mukherjee]
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

Govt. of West Bengal

6/5/09

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-04410 of :2009
(Serial No. 07207, 2008)


On 06/05/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899.

Name of the Registering officer :Tarak Baran Mukherjee
Designation :ADDITIONAL REGISTRAR OF
ASSURANCES-II OF KOLKATA




[Tarak Baran Mukherjee]
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

Govt. of West Bengal

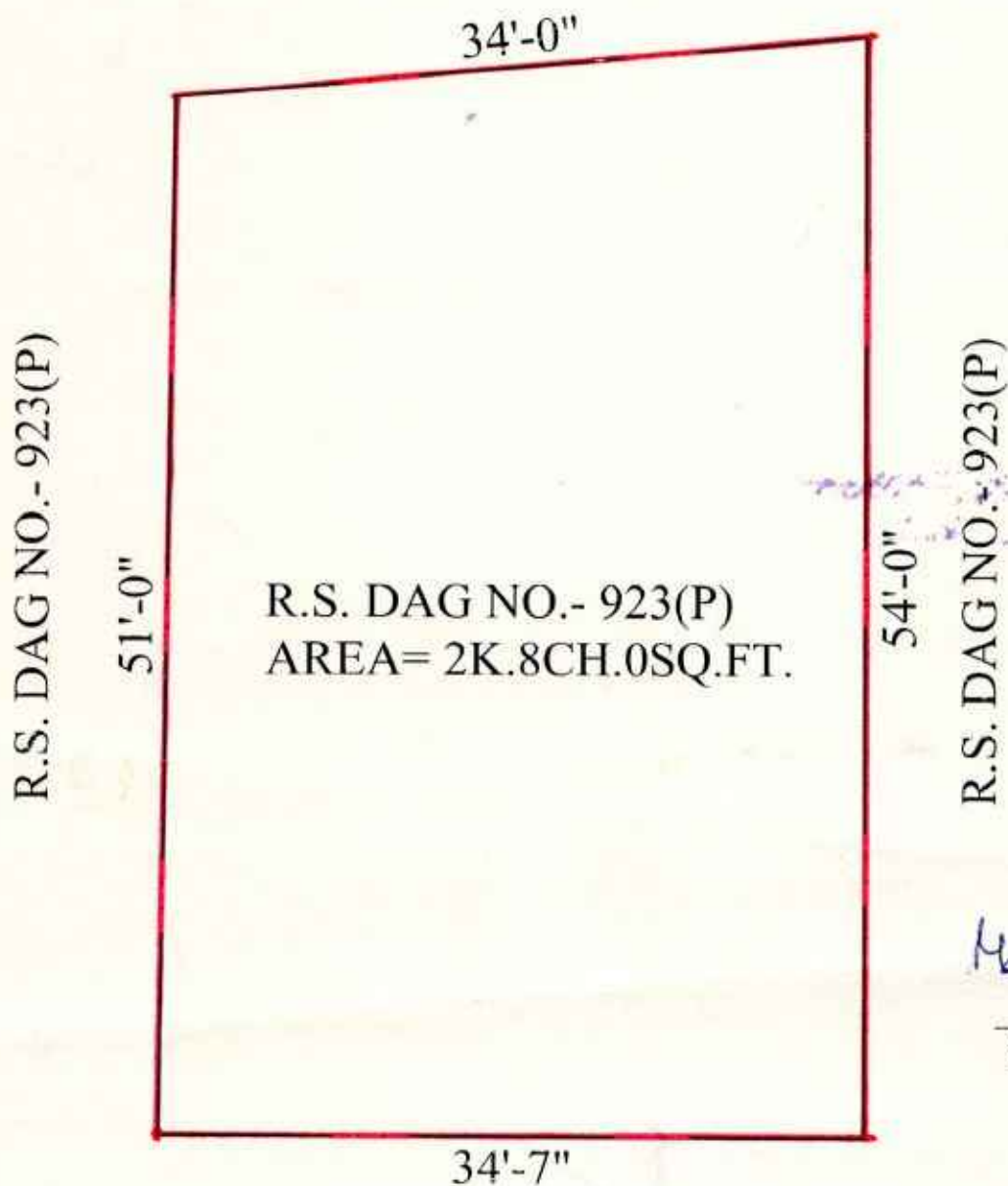
6/5/09

SITE PLAN OF LAND AT PART OF R.S.
DAG NO.- 923, J.L. NO.- 12, R.S. NO.- 194,
R.S. KH. NO.- 296, L.R. KH. NO. 948,
MOUZA- RAIGACHI, P.S. RAJARHAT,
DIST. 24 PGS.(N).

AREA OF LAND DEMARCATED BY RED
OUTLINE= 2K.8CH. 0SQ.FT.

NAME OF VENDOR:- MONAJAT
GAIN

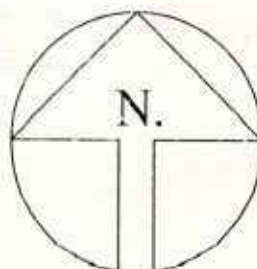
R.S. DAG NO.- 923(P)


















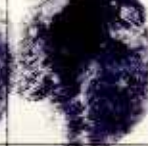









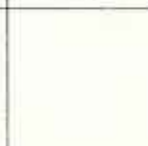
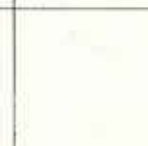



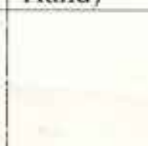
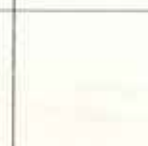
Monajat Gain
SIGN.OF VENDOR.

R.S. DAG NO.- 923(P)

SITE PLAN
NOT TO SCALE



FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Behanla</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Mansurat Jai</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little