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पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted for registration. The signature sheet No. 106509 the endorsement ~~is~~ attached with this document are the part of this document.

[Signature]
District Sub-Registrar-II
Alipore, South 24-Parganas

26 APR 2013

THIS INDENTURE made this 16th day of April, Two Thousand Thirteen **BETWEEN** (1) **MR. SAURADYUTI GHATAK**, son of the Late Sushil Kumar Ghatak, having PAN ATLP6414A, residing at 86D, Harish Chatterjee Street, Police Station-Kalighat, Kolkata, (2) **MR. BISWANATH CHAKRABORTY**, son of Late Panchanan Chakraborty, having PAN ACFFC8838F, residing at 34, Chetla Central Road, Police Station-Chetla, Kolkata-700 027, (3) **MRS. RAMA MUKHERJEE**, wife of Amarnath Mukherjee, having PAN BELPM4953C, residing at 200/2 Flr, S.P. Mukherjee Road, Police Station-Tollygunge, Kolkata-700 026, hereinafter jointly referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal

[Handwritten Signature]

108548

19 JAN 2013

No.	Date
Sold to VICTOR MOSES & CO.	
Solicitors & Advocates	
Address 6, Old Post Office Street,	
Re. <u>1000</u> Kolkata-700 001	
A. BANERJEE	
L.S. VENDOR (O.S.)	
HIGH COURT, KOLKATA-700 001	

Sujit Samra



2383

ECLAIR INFRACON PVT. LTD.

Sujit Samra

Director/Authorised Signatory

ECLANT INFRACON PVT. LTD.

Sujit Samra

Director/Authorised Signatory

ECLAIR INFRAPROJECTS PVT. LTD.

Sujit Samra

Director/Authorised Signatory

WRIDDHI TOWER PVT. LTD.

Sujit Samra

Director/Authorised Signatory



2384

WRIDDHI DEVELOPER PVT. LTD.

Swapan Saha

Director/Authorised Signatory

IKKA INFRA PVT. LTD.

Swapan Saha

Director/Authorised Signatory

IKKA INFRA PROJECTS PVT. LTD.

Swapan Saha

Director/Authorised Signatory

IKKA TOWER PVT. LTD.

Swapan Saha

Director/Authorised Signatory

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District Sub-Registrar-II
Allpore, South 24-Parganas

06 APR 2013

representatives and assigns) of the **ONE PART AND (1) ÉCLAIR INFRACON PRIVATE LIMITED, PAN AACCE9305P, (2) EKDANT INFRACON PRIVATE LIMITED, PAN AACCE9303M, (3) ÉCLAIR INFRAPROJECTS PRIVATE LIMITED, PAN AACCE9301K,** all Companies incorporated under the Companies Act, 1956, all having their respective registered offices at 55/1A Strand Road, Kolkata-700 006, **(4) WRIDDHI TOWER PRIVATE LIMITED, PAN AABCW3619B,** a Company incorporated under the Companies Act, 1956, having its registered office at 161/1, Mahatma Gandhi Road, R/No-41, Kolkata-700 007, all represented by their authorized signatory Sujit Sarkar, son of Alok Sarkar, residing at 7/2D, Marhatta Lane Kolkata-700 003, **(5) WRIDDHI DEVELOPER PRIVATE LIMITED, PAN AABCW3621R, (6) IKKA INFRA PROJECTS PRIVATE LIMITED, PAN AADCL1900M, (7) IKKA INFRA PRIVATE LIMITED, PAN AADCL1899K AND (8) IKKA TOWER PRIVATE LIMITED, PAN AADCL1898J,** all Companies incorporated under the Companies Act, 1956, all having their registered offices at 161/1, Mahatma Gandhi Road, R/No-41, Kolkata-700 007, all represented by their authorized signatory Swapan Saha, son of the Late Gouronga Saha, residing at 41, Simla Road, Kolkata-700 006, Police Station-Maniktalla, hereinafter jointly referred as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successor or successors-in-interest and assigns) of the **OTHER PART** :

W H E R E A S :

A. One Sarat Chandra Ghatak was seized and possessed of and/or otherwise well sufficiently entitled to All That the piece and parcel of land containing an area of 19 dcml. be the same a little more or less situate lying at Mouza Punja Sahapur, J.L. No.9, Touzi Nos.159, 106 & 210, Revenue Survey No.180, comprised in C.S. Dag No.272 corresponding to R.S. Dag No.272 under C.S. Khatian No.527, R.S. Khatian No.1677, Police Station Behala, District the then 24-Parganas (hereinafter referred to as **the said first plot of land**).

B. One Satish Chandra Ghatak was seized and possessed of and/or otherwise well sufficiently entitled to All That the piece and parcel of land containing an area of 19 dcml. be the same a little more or less situate lying at Mouza Punja Sahapur, J.L. No.9, Touzi Nos.159, 106 & 210 Revenue Survey No.180, comprised in C.S. Dag No.272 corresponding to R.S. Dag No.272 under C.S. Khatian No.527, R.S. Khatian No.1678, Police Station Behala, District the then 24-Parganas (hereinafter referred to as **the said second plot of land**).

C. One Jyotish Chandra Ghatak was seized and possessed of and/or otherwise well sufficiently entitled to All That the piece and parcel of land containing an area of 18 dcml. be the same a little more or less situate lying at Mouza Punja Sahapur, J.L. No.9, Touzi Nos.159, 106 & 210, Revenue Survey No.180 comprised in C.S. Dag No.272 corresponding to R.S. Dag No.272 under C.S. Khatian No.527, R.S. Khatian No.1679, Police Station Behala, District the then 24-Parganas (hereinafter referred to as **the said third plot of land**).

Chandra Ghatak



2387

Souradyuti Ghatak



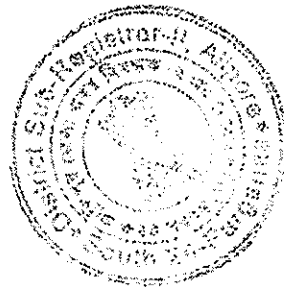
2388

Biswanath Chakrabarty

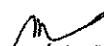


2389

Rama Mukherjee



Identified by
Samiran Banerjee
Advocate
Alipore Judges Court
Kolkata-700 027.


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

16 APR 2013

D. One Kshitish Chandra Ghatak was seized and possessed of and/or otherwise well sufficiently entitled to All That the piece and parcel of land containing an area of 18 dcml. be the same a little more or less situate lying at Mouza Punja Sahapur, J.L. No.9, Touzi Nos.159, 106 & 210, Revenue Survey No.180 comprised in C.S. Dag No.272 corresponding to R.S. Dag No.272 under C.S. Khatian No.527, R.S. Khatian No.1680, Police Station Behala, District the then 24-Parganas (hereinafter referred to as **the said fourth plot of land**).

E. The said first, second, third and fourth plots of land were subsequently inducted into by the then Calcutta Municipal Corporation and since assessed, numbered and known as 48, Mon Mohan Banerjee Road (hereinafter referred to as **the said premises**).

F. The said Sarat Chandra Ghatak died on the 19th April, 1967 after making and publishing his Last Will and Testament dated the 29th July, 1965, whereby and where under he gave devised and bequeathed unto and in favour of his three sons namely Sisir Kumar Ghatak, Sudhir Kumar Ghatak and Sushil Kumar Ghatak All That the said first plot of land each having 1/3rd equal share therein and further appointed the said Sisir Kumar Ghatak as the Sole Executor to his Will.

G. Under the said Last Will and Testament dated the 29th July, 1965, Arati Chakraborty, only daughter of the said Sarat Chandra Ghatak was not given any share in the said premises.

H. The said Sisir Kumar Ghatak who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate and issueless on the 12th May, 1982 leaving him surviving his widow namely Basanti Ghatak as his only heiress and legal representative who upon his death became entitled to All That his undivided 1/3rd part or share in the said first plot of land.

I. The said Sudhir Kumar Ghatak who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate and issueless on the 7th March, 2000 leaving him surviving his widow namely Anima Ghatak as his only heiress and legal representative who upon his death became entitled to All That his undivided 1/3rd part or share in the said first plot of land.

J. The said Arati Chakraborty who during her lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 6th August, 2000 leaving her surviving her one son namely Biswanath Chakraborty and one daughter namely Rama Mukherjee as her only heir, heiress and legal representatives having her husband namely Panchanan Chakraborty pre deceased her.

K. The said Sushil Kumar Ghatak who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 4th December, 2009 leaving him surviving, his wife namely Sadhana Ghatak being predeceased, only son namely Sauradyuti Ghatak as his

Chandra Ghatak

only heir and legal representative who upon his death became entitled to All That his undivided 1/3rd part or shares in the said first plot of land.

L. The said Anima Ghatak who during her lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate and issueless on the 7th February, 2011.

M. Upon the death of the said Anima Ghatak, All That the undivided 1/3rd part or shares of the said Sudhir Kumar Ghatak in the said first plot of land devolved upon the said 1) Sauradyuti Ghatak 2) Biswanath Chakraborty and 3) Rama Mukherjee.

N. The said Basanti Ghatak who during her lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 21st August, 2012.

O. Upon the death of the said Basanti Ghatak, All That the undivided 1/3rd part or share of the said Sisir Kumar Ghatak in the said first plot of land devolved upon the said 1) Sauradyuti Ghtak, 2) Biswanath Chakraborty and 3) Rama Mukherjee.

P. Thus the Vendors herein are now seized and possessed of and / or otherwise well and sufficiently entitled to all that the piece or parcel of land together with tin shade structure standing thereon measuring 19 dcml. be the same a little more or less situate lying at Mouza Punja Sahapur, J.L. No.9, Touzi Nos.159, 106 and 210, Revenue Survey No. 80, comprised in R.S. Dag No.272 appertaining to R.S. Khatian No.1677 within Police Station-Behala, being undivided ¼th part of Premises No. 48, Mon Mohan Banerjee Road, under Ward No.118, within the ambit of the Kolkata Municipal Corporation in the district of South 24 Parganas, free from all encumbrances, charges, liens, lispensens, attachments, trusts of whatsoever natures [herein after referred to as **the said land**].

Q. The Vendors have now agreed to sell and the Purchasers have agreed to purchase All That the piece and parcel of land containing an area of 19 dcml. be the same a little more or less together with tin shed structure of 2700 sq.ft. approximately classified as 'GOLA' situate lying at Mouza Punja Sahapur J.L. No.9 Touzi Nos.159, 106 & 210 Revenue Survey No.180 comprised in R.S. Dag No.272 corresponding to R.S. Khatian No.1677, Police Station Behala being portion of the Premises No.48, Mon Mohan Banerjee Road under Ward No.118 within the ambit of Kolkata Municipal Corporation Kolkata-700 053 in the District of South 24-Parganas free from all encumbrances, charges, liens, lispensens, attachments, trusts of whatsoever nature more fully and particularly described in the **Schedule** hereunder written (hereinafter referred to as **the said land**) at or for a consideration of Rs.64,36,800/- (Rupees Sixty Four Lacs Thirty Six Thousand Eight Hundred only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 64,36,800/- (Rupees Sixty Four Lacs Thirty Six Thousand Eight Hundred only) of the lawful money of the Union of India well and truly paid by the Purchasers

[Handwritten signature]

to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them 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 Purchasers and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **ALL THAT** the piece and parcel of land containing an area of 19 dcml. be the same a little more or less together with tin shed structure of 2700 sq.ft. approximately classified as 'GOLA' situate lying at Mouza Punja Sahapur, J.L. No.9, Touzi Nos.159, 106 & 210, Revenue Survey No.180 comprised in R.S. Dag No.272 corresponding to R.S. Khatian No.1677, Police Station-Behala being portion of the Premises No.48, Mon Mohan Banerjee Road, under Ward No.118 within the ambit of Kolkata Municipal Corporation, Kolkata-700 053 within the District-South 24-Parganas more fully and particularly described in the **Schedule** hereunder written (hereinafter referred to as **the said land**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas 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 appurtenant 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 Vendors into and upon the same or any part thereof Together With all deeds, pattaahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessors-in-title done or executed or knowingly suffered to the contrary the Vendors are 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 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 Vendors have now in themselves 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 Purchasers in manner aforesaid **AND** the Purchasers 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 Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free and clear and freely and

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clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors 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 them the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers 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 Purchasers in manner aforesaid as shall or may be reasonably required.

II. The Vendors further assure and confirm that the Vendors are transferring their entire undivided share in the said premises.

III. The Vendors further assure and confirm that none of their respective heirs, executors, administrators, legal representatives and assigns shall ever raise any future claim demand right title or interest in respect of and over their share in the said premises or any portion thereof.

IV. The Vendors further assure and confirm that they shall indemnify and keep indemnified the Purchasers and their respective successors or successors-in-interest and assigns from any future claim demand right title or interest in respect of and over their share in the said premises.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 19 dcml. be the same a little more or less together with tin shed structure of 2700 sq.ft. approximately classified as 'GOLA' situate lying at Mouza Punja Sahapur, J.L. No.9, Touzi Nos.159, 106 & 210, Revenue Survey No.180 comprised in R.S. Dag No.272 corresponding to R.S. Khatian No.1677, Police Station-Behala being portion of the Premises No.48, Mon Mohan Banerjee Road, under Ward No.118 within the ambit of Kolkata Municipal Corporation, Kolkata-700 053 within the District-South 24-Parganas and butted and bounded in the manner as follows:-

ON THE NORTH BY : By R.S. Dag No. 271;
ON THE SOUTH BY : By R.S. Dag No. 273;
ON THE EAST BY : By R.S. Dag No.2646, 680, 2647 & 2648(P);
ON THE WEST BY : By R.S. Dag No. 273.

W. S. Sanyal

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED AND DELIVERED by the **VENDORS** at Kolkata in the presence of :

① Nandita Ghatak
86/D Harish Chatterjee Street
Kolkata 700025

② Biswanath Sen

SIGNED SEALED AND DELIVERED by the **PURCHASERS** at Kolkata in the presence of :

① Biswanath Sen -
1/5 Tran Krishna Nalok Lane
KOL-10

② Nandita Ghatak

Sauradyuti Chakrabarti

Biswanath Chakrabarty

Rama Mukherjee

ECLAIR INFRACON PVT, LTD.

Sujit Samanta

Director/Authorised Signa

KDANT INFRACON PVT. LTD.

Sujit Samanta

Director/Authorised Signatory

ECLAIR INFRAPROJECTS PVT, LTD.

Sujit Samanta

Director/Authorised Signatory

WRIDDHI TOWER PVT. LTD.

Sujit Samanta

Director/Authorised Signatory

WRIDDHI DEVELOPER PVT. LTD.

Swapan Saha

Director/Authorised Signatory

IKKA INFRA PVT. LTD.

Swapan Saha

Director/Authorised Signatory

IKKA INFRA PROJECTS PVT. LTD.

Swapan Saha

Director/Authorised Signatory

IKKA TOWER PVT. LTD.

Swapan Saha

Director/Authorised Signatory

Drafted by:

A. Mandal
Advocate
Victor Moses & Co.
Solicitors & Advocates
6, old Post Office St.
KOL-1

Swapan Saha

RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs. 64,36,800/- (Rupees Sixty Four Lacs Thirty Six Thousand Eight Hundred only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

<u>Date</u>	<u>DD / UTR No.</u>	<u>Bank & Branch</u>	<u>Amount (Rs.)</u>	<u>In favour of</u>
12.04.2013	008676	Indian Overseas Bank, Kalighat	8,04,600.00	Sauradyuti Ghatak
12.04.2013	008679	-do-	8,04,600.00	Sauradyuti Ghatak
13.04.2013	008694	-do-	8,04,600.00	Sauradyuti Ghatak
13.04.2013	008687	-do-	8,04,600.00	Sauradyuti Ghatak
13.04.2013	008691	-do-	8,04,600.00	Sauradyuti Ghatak
13.04.2013	008683	-do-	2,68,200.00	Sauradyuti Ghatak
13.04.2013	008689	-do-	5,36,400.00	Biswanath Chakraborty
13.04.2013	008685	-do-	5,36,400.00	Biswanath Chakraborty
13.04.2013	008688	-do-	2,68,200.00	Rama Mukherjee
13.04.2013	008682	-do-	8,04,600.00	Rama Mukherjee
		TOTAL	64,36,800.00	

(RUPEES SIXTY FOUR LACS THIRTY SIX THOUSAND EIGHT HUNDRED ONLY)

WITNESSES :

① Nandita Ghatak

② Biswanath Sen.








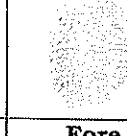

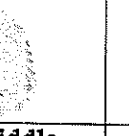
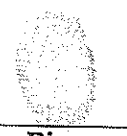







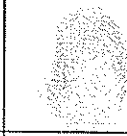

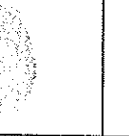


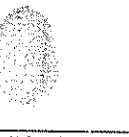


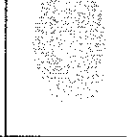
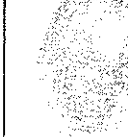



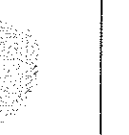

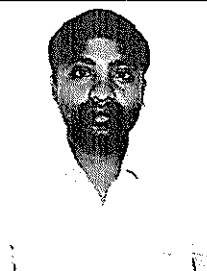


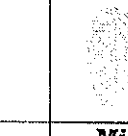
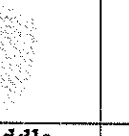
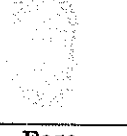

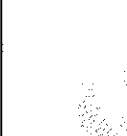
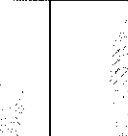


Sauradyuti Ghatak

Biswanath Chakraborty

Rama Mukherjee

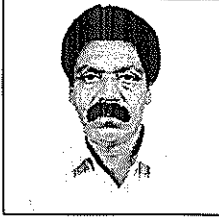



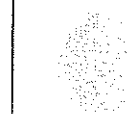
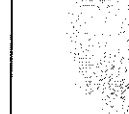



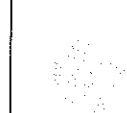
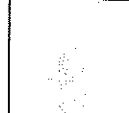


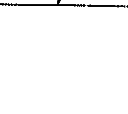
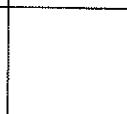
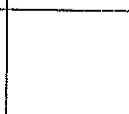










Umesh Kumar

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Sauradhyuti Chahal</i>							
		Little Ring Middle Fore Thumb (Left Hand)						
								
		Thumb Fore Middle Ring Little (Right Hand)						
	<i>Pravin Chakraborty</i>							
		Little Ring Middle Fore Thumb (Left Hand)						
								
		Thumb Fore Middle Ring Little (Right Hand)						
	<i>Rama Mukherjee</i>							
		Little Ring Middle Fore Thumb (Left Hand)						
								
		Thumb Fore Middle Ring Little (Right Hand)						
	<i>Supri Samra</i>							
		Little Ring Middle Fore Thumb (Left Hand)						
								
		Thumb Fore Middle Ring Little (Right Hand)						

Umesh yad

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Swickson-Solo</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								
<p align="center">PHOTO</p>								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								
<p align="center">PHOTO</p>								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								
<p align="center">PHOTO</p>								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								

Swickson



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

Endorsement For Deed Number : I - 04749 of 2013
(Serial No. 04341 of 2013 and Query No. L000009032 of 2013)

On 16/04/2013

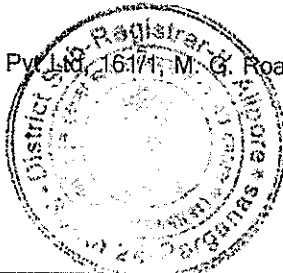
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17.04 hrs on :16/04/2013, at the Private residence by Sujit Sarkar , one of the Claimants.

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

Execution is admitted on 16/04/2013 by

1. Sauradyuti Ghatak, son of Lt Sushil Kr Ghatak , 86d, Harish Chatterjee Street, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Biswanath Chakraborty, son of Lt Panchanan Chakraborty , 34, Chetla Central Road, , Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
3. Rama Mukherjee, wife of Amar Nath Mukherjee , 200/2, S. P. Mukherjee Road, , Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : House wife
4. Sujit Sarkar
Director, Eclair Infracon Pvt Ltd, 55/1a, Strand Road, District:-Kolkata, WEST BENGAL, India, Pin :-700006,
, By Profession : Others
5. Sujit Sarkar
Director, Ekdant Infracon Pvt Ltd, 55/1a, Strand Road, District:-Kolkata, WEST BENGAL, India, Pin :-700006,
, By Profession : Others
6. Sujit Sarkar
Director, Eclair Infra Projects Pvt Ltd, 55/1a, Strand Road, District:-Kolkata, WEST BENGAL, India, Pin :-700006,
, By Profession : Others
7. Sujit Sarkar
Director, Wriddhi Tower Pvt Ltd, 161/1, M. G. Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007,
, By Profession : Others
8. Swapan Saha
Director, Wriddhi Developer Pvt Ltd, 161/1, M. G. Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007,
, By Profession : Others
9. Swapan Saha
Director, Ikka Infra Projects Pvt Ltd, 161/1, M. G. Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007,
, By Profession : Others



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

26/04/2013 12:54:00

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Malay Chakraborty



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

Endorsement For Deed Number : I - 04749 of 2013
(Serial No. 04341 of 2013 and Query No. L000009032 of 2013)

10. Swapan Saha

Director, Ikka Infra Pvt Ltd, 161/1, M. G. Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
, By Profession : Others

11. Swapan Saha

Director, Ikka Tower Pvt Ltd, 161/1, M. G. Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
, By Profession : Others

Identified By Samiran Banerjee, son of . , Alipore Judges Court, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

On 17/04/2013

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.-1,36,60,965/-

Certified that the required stamp duty of this document is Rs.- 956288 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

On 26/04/2013

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

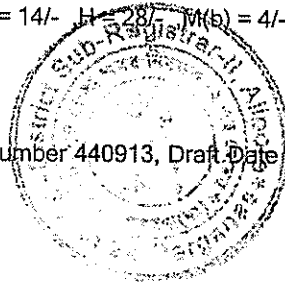
1. Rs. 79456/- is paid , by the draft number 940468, Draft Date 25/04/2013, Bank Name State Bank of India, ALIPORE, received on 26/04/2013
2. Rs. 70850/- is paid , by the draft number 440912, Draft Date 18/04/2013, Bank Name State Bank of India, CHETLA, received on 26/04/2013

(Under Article : A(1) = 150260/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 26/04/2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 450900/- is paid , by the draft number 440913, Draft Date 18/04/2013, Bank : State Bank of India, CHETLA, received on 26/04/2013



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

26/04/2013 12:54:00

EndorsementPage 2 of 3

Malay Chakraborty



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

Endorsement For Deed Number : I - 04749 of 2013
(Serial No. 04341 of 2013 and Query No. L000009032 of 2013)

2. Rs. 505388/- is paid , by the draft number 940467, Draft Date 25/04/2013, Bank : State Bank of India, ALIPORE, received on 26/04/2013

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

26/04/2013 12:54:00

EndorsementPage 3 of 3

Malay Chakraborty

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 14361 to 14376
being No 04749 for the year 2013.



(Malay Chakraborty) 29-April-2013
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. -II SOUTH 24-PARGANAS
West Bengal

✓
Kumar Singh

DATED THIS 16th DAY OF April, 2013
#####

B E T W E E N

MR. SAURADYUTI GHATAK & ORS.

... VENDORS

A N D

ÉCLAIR INFRACON PRIVATE LIMITED &
ORS.

... PURCHASERS

C O N V E Y A N C E

IPS VINAYAK HOMES LLP
[Signature]
Partner / Authorised Signatory

VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES,
6, OLD POST OFFICE STREET,
KOLKATA-700 001.