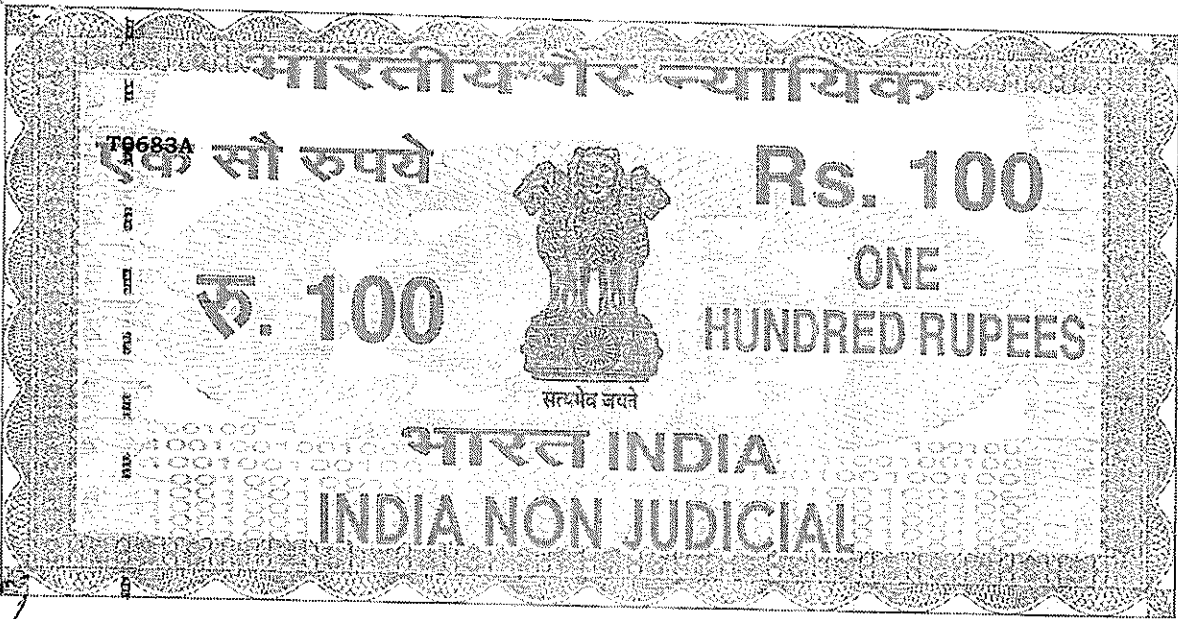


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 928407

certified that the document is admitted for registration. The signature sheets and the endorsement ~~are~~ attached with this document are the part of this document.

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

26 APR 2013

**THIS INDENTURE** made this 17<sup>th</sup> day of April, Two Thousand Thirteen (1) **SMT. ANJALI GHATAK**, wife of Late Joygopal Ghatak, (2) **MR. INDRANIL GHATAK**, son of Late Joygopal Ghatak, both residing at 5A, Soorah Second Lane, Police Station-Phoolbagan, Kolkata, (3) **MR. MIHIR KUMAR MUKHERJEE**, husband of Late Rinku Mukherjee and son of Sudhir Kumar Mukherjee, residing at 5, Canal East Bye Lane, Kolkata Municipal Corporation, Police Station-Narkeldanga, Kolkata - 700 085, (4) **MR. MALAY KUMAR ROY**, son of Late Bandana Roy, having PAN AGXPR7813D, residing at Tarun Sengupta Sarani, Dum Dum,

*Handwritten signature*

7/10/13  
17/04/13  
9/92835/13

129321

08 MAR 2013

No.	Date
VICTOR MOSES & CO.	
Solicitors & Advocates	
Address - 6, Old Post Office Street,	
Kolkata-700 001	
A. BANERJEE	
L.S. VENDOR (O.S.)	
HIGH COURT, KOLKATA-700 001	

*Sujit Samran*



2432

CLAIR INFRAPROJECTS PVT. LTD.

*Sujit Samran*

Director/Authorised Signatory

REDANT INFRACON PVT. LTD.

*Sujit Samran*

Director/Authorised Signatory

FOCLAIR INFRACON PVT. LTD.

*Sujit Samran*

Director/Authorised Signatory

WRIDDHI TOWER PVT. LTD.

*Sujit Samran*

Director/Authorised Signatory



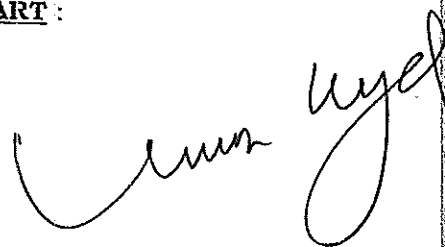
*m*  
District Sub-Registrar-II  
Alipore, North 24-Parganas

07 APR 2013

Himangshu Chakraborty  
HIMANGSHU CHAKRABORTY

P-70

Police Station- Dum Dum, North 24 Parganas, 700 079, (5) **MR. AJOY KUMAR ROY**, son of Late Bandana Roy, having **PAN BGRPR1358C**, residing at Italgachha Dakshin Para, Tarun Sengupta Sarani, Dum Dum, Police Station- Dum Dum, North 24 Parganas - 700 079, (6) **MRS. SIMA MALLICK**, daughter of Late Bandana Roy and wife of Mr. Anjan Mallick, residing at 9A, Tarun Sengupta Sarani, Police Station- Dum Dum, Kolkata - 700 079, (7) **MRS. RITA CHAKRABORTY**, daughter of Late Bandana Roy and wife of Mr. Himanshu Chakraborty, having **PAN AUTPC6927F**, residing at 1/B, Sastitala Road, Police Station- Narkeldanga, Kolkata, (8) **MR. KIRAN KUMAR MUKHERJEE**, son of Late Geeta Mukherjee, residing at 57, H.N 40 to 63 Raksha Colony, Jabalpur (M Corp+Og) Tehsil Jabalpur, Dist. Jabalpur (M.P.) 482 005, (9) **MR. SAUMEN MUKHERJEE**, son of Late Geeta Mukherjee, residing at H.No. 16C Lala Lajpatnagar, Tehsil-Jabalpur, District-Jabalpur (M. P.), (10) **MRS. RATNA CHOWDHURY**, daughter of Late Geeta Mukherjee and wife of Jyotirmay, residing at Elyajee, Suhagi Gaon, Suhagi Tehsil, Jabalpur, Dist. Jabalpur (M.P) 482 004, (11) **MRS. ROMA MUKHERJEE**, daughter of Late Geeta Mukherjee and wife of Basant Mukarji, residing at A/11/14, Tilak Nagar, Bawadiya Kalan, Bhopal, Tehsil, Huzur, Dist. Bhopal (M. P.) 462026, Vendors no. (8), (10) & (11) represented by their registered constituted attorney **MR. SAUMEN MUKHERJEE**, son of Late Geeta Mukherjee, residing at H.No. 16C Lala Lajpatnagar, Tehsil-Jabalpur, District-Jabalpur (M. P.), vide Power of Attorney dated 10<sup>th</sup> April, 2013 duly registered before the Deputy Registrar Zone No. 8, Jabalpur in Book No. A4, CD Vol. No. 18, Pages 9 to 13, Being No. 15 of 2013, 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 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, having its registered office 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 its 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, having its registered office at 161/1, Mahatma Gandhi Road, R/No-41, Kolkata-700 007, all represented by its authorized signatory Swapan Saha, son of the Late Gouranga 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 successor or successors-in-interest and assigns) of the **OTHER PART** :





2433

WRIDDHI DEVELOPER PVT. LTD.

*Swapan Saha*  
Director/Authorised Signatory

IKKA INFRA PROJECTS PVT. LTD.

*Swapan Saha*  
Director / Authorised Signatory

IKKA INFRA PVT. LTD.

*Swapan Saha*  
Director / Authorised Signatory

IKKA TOWER PVT. LTD.

*Swapan Saha*  
Director / Authorised Signatory



2434

*Anjali Ghatak*



2435

*Indranil Ghatak*

*M*  
District Sub-Registrar-II  
Allpore, South 24-Parganna



2436

17 APR 2013

*Nitesh Kumar Mukherjee*

*Himanshu Mukherjee*  
P.T.O.

**WHEREAS :**

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**).

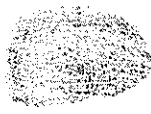
C. One Jyotish Chandra Ghatak was seized and possessed of and/or otherwise well sufficiently entitled to All That the piece and parcel of land containing an area of 18 dcml. be the same a little more or less situate lying at Mouza Punja Sahapur, J.L. No.9, Touzi Nos.159, 106 & 210, Revenue Survey No.180 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**).

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 Kshitish Chandra Ghatak who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 2<sup>nd</sup> December, 1978 leaving him surviving his widow namely Sukriti Ghatak, only son namely Joygopal Ghatak and two daughters namely Geeta Mukherjee and Bandana Roy as his only heiresses, heirs and legal representatives who upon his death became jointly entitled to All That the said fourth plot of land being part of the said premises absolutely and forever.

*W. M. Banerjee*



2437

Malay Chamar Roy



2438

Ajoy Kumar Roy.



2439

Sima Mukherjee.



2440

Rita Chakraborty



2441

Mukherjee  
(Sachin Mukherjee)  
for Self and as Constituted  
Attorney of Smt Ratna Choudhury,  
Kiran Kumar Mukherjee & Smt Roma  
Mukherjee

Himanshu Chakraborty  
son of Harendra Chakraborty  
1/B, Sanki Tanka Road Kal-II  
Serville



Office Sub-Registrar-II  
Alipore, North 24 Parganas

17 APR 2013

G. The said Joygopal Ghatak who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 27<sup>th</sup> October, 1994 leaving him surviving his widow namely Anjali Ghatak only son namely Indranil Ghatak and only daughter namely Rinku Mukherjee as his only heiresses, heirs and legal representatives who upon his death became jointly entitled to All That his undivided part or share in the said fourth plot of land being part of the said premises absolutely and forever.

H. The said Sukriti Ghatak who during her lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 21<sup>st</sup> October, 2003 leaving her surviving her said two daughters namely Geeta Mukherjee and Bandana Roy and the legal heirs of her predeceased son Joygopal Ghatak as her only heirs, heiresses and legal representatives who upon her death became jointly entitled to All That her undivided part or share in the said fourth plot of land being part of the said premises absolutely and forever.

I. The said Rinku Mukherjee who during her lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 30<sup>th</sup> October, 2008 leaving her surviving her minor son namely Mayukh Mukherjee and her husband namely Mihir Kumar Mukherjee who upon her death became jointly entitled to All That her undivided part or share in the said fourth plot of land being part of the said premises absolutely and forever.

J. The said Geeta Mukherjee who during her lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 8<sup>th</sup> August, 2010 leaving her surviving her husband namely Shayama Charan Mukherjee and two sons namely Saumen Mukherjee and Kiran Kumar Mukherjee and two daughters namely Roma Mukherjee and Ratna Chowdhury as her only heirs, heiresses and legal representatives who upon her death became jointly entitled to All That her undivided part or share in the said fourth plot of land being part of the said premises absolutely and forever.

K. The said Bandana Roy who during her lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 21<sup>st</sup> February, 2011 leaving her, Monilal Roy her husband being predeceased, surviving her two sons namely Malay Kumar Roy and Ajoy Kumar Roy and two daughters namely Rita Chakraborty and Sima Mallick as her only heirs, heiresses and legal representatives who upon her death became jointly entitled to All That her undivided part or share in the said fourth plot of land being part of the said premises absolutely and forever.

L. The said Shyama Charan Mukherjee who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 13<sup>th</sup> December, 2011 leaving surviving his two sons namely Saumen Mukherjee and Kiran Kumar Mukherjee and two daughters namely Roma Mukherjee and Ratna Chowdhury as his only heirs, heiresses and

*Umesh Uyel*

legal representatives who upon his death became jointly entitled to All That his undivided part or share in the said fourth plot of land being part of the said premises absolutely and forever.

M. 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 measuring 17 dcml. be the same a little more or less together with tin shed structure of 2500 sq.ft. approximately classified as 'GOLA' situate lying at Mouza Punja Sahapur, J.L. No.9, Touzi Nos. 159, 106 and 210, Revenue Survey No.180, comprised in R. S. Dag No.272 appertaining to R. S. Khatian No.1680 within Police Station-Behala, being 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, lispendens, attachments, trusts of whatsoever natures [herein after referred to as **the said land**].

N. 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 17 dcml. be the same a little more or less together with tin shed structure of 2500 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. 1680, 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, lispendens, 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. 49,44,000/- (Rupees Forty Nine Lacs Forty Four Thousand only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 49,44,000/- (Rupees Forty Nine Lacs Forty Four Thousand only) of the lawful money of the Union of India well and truly paid by the Purchasers 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 17 dcml. be the same a little more or less together with tin shed having an area of 2500 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. 1680, 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-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, pattahs, 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 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 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.

*W. W. W. W.*

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.

V. The Vendors declare that the said Powers of Attorney dated 10<sup>th</sup> April, 2013 duly registered before the Deputy Registrar Zone No. 8, Tabalpur - 2 in Book No. A4, CD Vol. No. 18, Pages 9 to 13, Being No. 15 of 2013 issued by the Vendors no. (8), (10) & (11) as aforesaid, has neither been cancelled nor withdrawn or made inoperative nor revoked till this date by the Vendors and the Power of Attorney is valid and subsisting in full force and virtue as on this date.

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the piece and parcel of land containing an area of 17 dcml. be the same a little more or less together with tin shed structure of 2500 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. 1680, 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-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.

*Handwritten signature*

**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 Hemanshu Chakrabarty  
1/B, Sanki Taluk Road KOL-11

② Rakali Roy,  
9, Yasun Sengupta Sarani,  
KOL - 79

Anjali Ghatak.

Indranil Ghatak  
(PAN NO. AOLPG20796E)  
Mihir Kumar Mukherjee

Moulay Kumar Roy  
(PAN NO. AGXPR7813D)  
Ajoy Kumar Roy,  
(PAN NO. BGRPR1358C)

Sima Mahicis .

Rita Chakrabarty  
(PAN NO. AUTPC 6927FR)

Mukherjee

(Sachin Mukherjee)

for self and as Constituted  
Attorney of Smt Ratna Choudhury,  
Kiran Kumar Mukherjee & Smt Roma  
Mukherjee

(PAN NO. BTYPM7053R)

*[Handwritten signature]*

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

① Himanshu Chakrabarty

② Kakali Roy.

ECLAIR INFRA PROJECTS PVT. LTD.  
*Susil Samran*  
Director/Authorised Signatory

EKDANT INFRA CON PVT. LTD.  
*Susil Samran*  
Director/Authorised Signatory

ECLAIR INFRA CON PVT. LTD.  
*Susil Samran*  
Director/Authorised Signatory

WRIDDHI TOWER PVT. LTD.  
*Susil Samran*  
Director/Authorised Signatory

WRIDDHI DEVELOPER PVT. LTD.  
*Swapan Saha*  
Director/Authorised Signatory

IKKA INFRA PROJECTS PVT. LTD.  
*Swapan Saha*  
Director / Authorised Signatory

IKKA INFRA PVT. LTD.  
*Swapan Saha*  
Director / Authorised Signatory

IKKA TOWER PVT. LTD.  
*Swapan Saha*  
Director / Authorised Signatory

**Drafted By :**

*Alankar Raza sdr*  
Atipra Judge Court Road  
KOL-29

*Swapan Saha*

**RECEIVED** of and from the within-named Purchasers the within-mentioned sum of Rs. 49,44,000/- (Rupees Forty Nine Lacs Forty Four Thousand only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

<u>Date</u>	<u>DD / UTR No.</u>	<u>Bank &amp; Branch</u>	<u>Amount (Rs.)</u>	<u>In favour of</u>
16.04.2013	008705	Indian Overseas Bank, Kalighat	4,18,000.00	Kiran Kumar Mukherjee
16.04.2013	008710	-do-	1,16,000.00	Mihir Kumar Mukherjee
16.04.2013	008707	-do-	3.64,000.00	Mihir Kumar Mukherjee
16.04.2013	008704	-do-	1,82,000.00	Rita Chakraborty
16.04.2013	008703	-do-	2,36,000.00	Rita Chakraborty
16.04.2013	008706	-do-	18,000.00	Saumen Mukherjee
16.04.2013	008697	-do-	4,00,000.00	Saumen Mukherjee
16.04.2013	008701	-do-	2,18,000.00	Ratna Chowdhury
16.04.2013	008696	-do-	2,00,000.00	Ratna Chowdhury
16.04.2013	008698	-do-	4,18,000.00	Roma Mukherjee
16.04.2013	008702	-do-	3,82,000.00	Sima Mallick
16.04.2013	008715	-do-	36,000.00	Sima Mallick
16.04.2013	008714	-do-	4,18,000.00	Ajoy Kumar Roy
16.04.2013	008708	-do-	2,54,000.00	Malay Kumar Roy
16.04.2013	008713	-do-	1,64,000.00	Malay Kumar Roy
16.04.2013	008711	-do-	5,60,000.00	Anjali Ghatak

*(Handwritten Signature)*

10.04.2013	955508	-do-	50,000.00	Indranil Ghatak
10.04.2013	955764	-do-	50,000.00	Indranil Ghatak
16.04.2013	008709	-do-	4,52,000.00	Indranil Ghatak
16.04.2013	008712	-do-	8,000.00	Indranil Ghatak
		<b>TOTAL</b>	<b>49,44,000.00</b>	

**(RUPEES FORTY NINE LAKHS FORTY FOUR THOUSAND ONLY)**

Anjali Ghatak.

Indranil Ghatak

**WITNESSES :**

① Himanshu Chakraborty

Mihir Kumar Mukherjee

② Kakali Ray.

Atalay Kumar Roy

Ajoy Kumar Roy.

Sima Mallick.

Rita Chakraborty





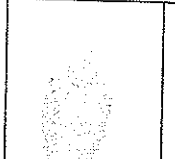


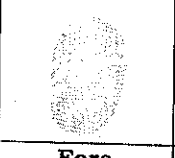

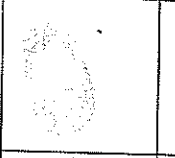

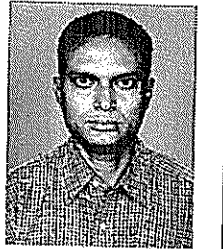


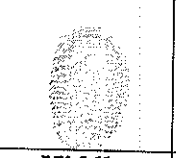



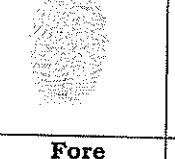
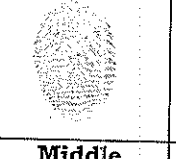
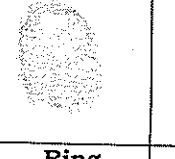

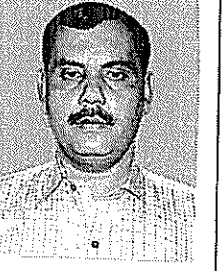

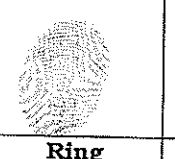
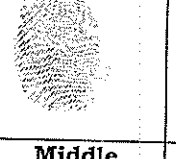
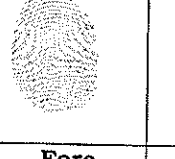

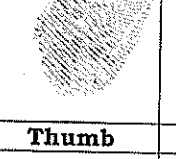
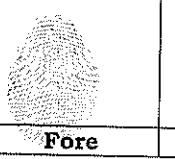
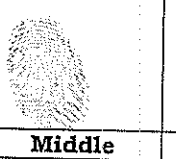
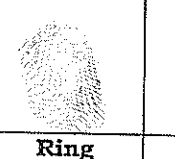


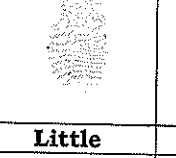
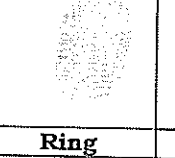
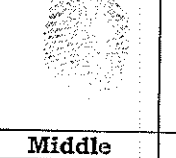
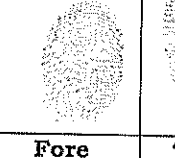
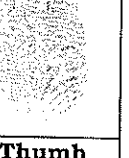
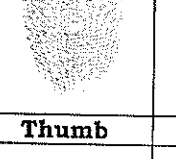
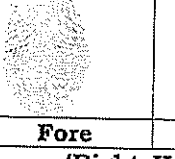
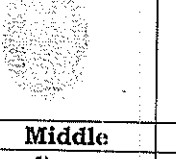
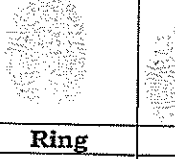

Siddhanta

(Sauman Mukherjee)

For Self and as Constituted  
Attorney of Smt Ratna Choudhary,  
Kivankumar Mukherjee & Smt Roma  
Mukherjee



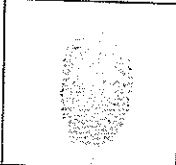
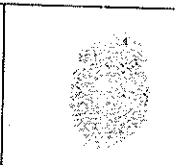
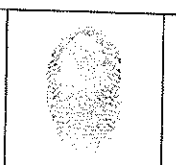




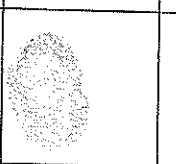





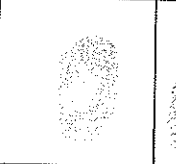

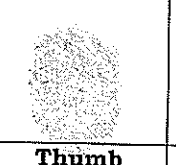
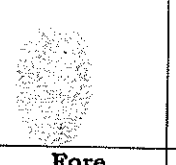
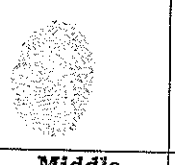



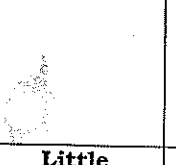
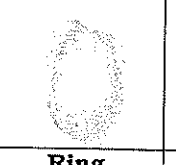
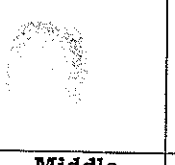
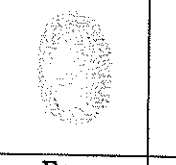

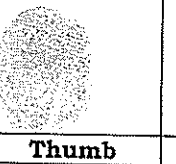
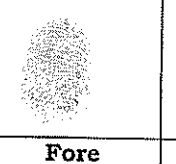
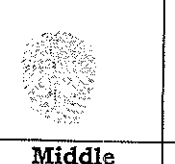
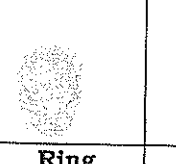


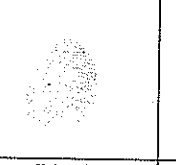
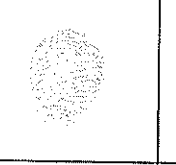
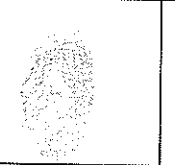
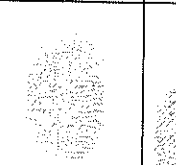
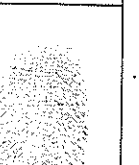
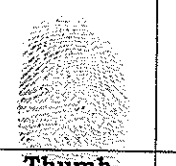
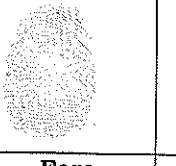
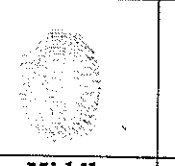
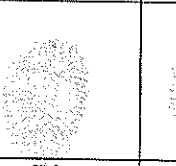

Sumit Ray

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	Anjali Sphatals	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	Indrani Sphatals	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	Nikhil Kumar Mukherjee	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	Malay Kumar Roy	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				

*Manoj Kumar*





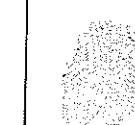







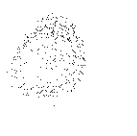


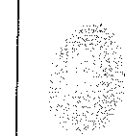
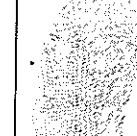
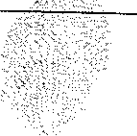






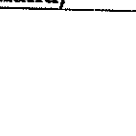
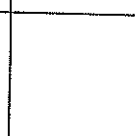
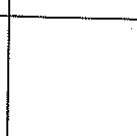

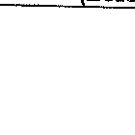
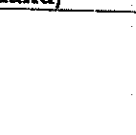
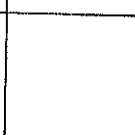
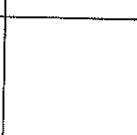



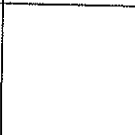

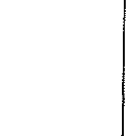

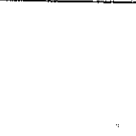


**SPECIMEN FORM FOR TEN FINGER PRINTS**

	Ajoy Kumar Roy,							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	Simamukherjee							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	Rita Chakraborty							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	Sudhakar (Suman Mukherjee)							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						

*Suman Mukherjee*



**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Deep-Saran</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>Swapan-Saha</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>				
<p align="center"><b>PHOTO</b></p>		 <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>				
<p align="center"><b>PHOTO</b></p>		 <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>				

*Umm ugd*



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

Endorsement For Deed Number : I - 04748 of 2013  
(Serial No. 04433 of 2013 and Query No. L000009285 of 2013)

On 17/04/2013

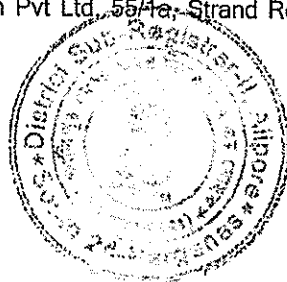
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19.10 hrs on :17/04/2013, 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 17/04/2013 by

1. Anjali Ghatak, wife of Lt Joy Gopal Ghatak , 5a, Soorah Second Lane, , Thana:-Phool Bagan, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
2. Indranil Ghatak, son of Lt Joy Gopal Ghatak , 5a, Soorah Second Lane, , Thana:-Phool Bagan, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Mihir Kr Mukherjee, son of Sudhir Kr Mukherjee , 5, Canal East Bye Lane, , Thana:-Narikeldanga, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700085, By Caste Hindu, By Profession : Others
4. Malay Kr Roy, son of Lt Bandana Roy , Tarun Sengupta Sarani, Dum Dum, Thana:-Dumdum, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700079, By Caste Hindu, By Profession : Others
5. Ajoy Kr Roy, son of Lt Bandana Roy , Italgachha Dakshin Para Tarun Sengupta Sarani, Dum Dum, Thana:-Dumdum, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700079, By Caste Hindu, By Profession : Others
6. Sima Mallick, wife of Anjan Mallick , 9a, Tarun Sengupta Sarani, Dum Dum, Thana:-Dumdum, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700079, By Caste Hindu, By Profession : House wife
7. Rita Chakraborty, wife of Himanshu Chakraborty , 1/b, Sastitala Road, Thana:-Narikeldanga, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
8. Saumen Mukherjee, son of Lt Geeta Mukherjee , Lala Lajpatnagar, Tehsil-jabalpur, District:-Jabalpur, MADHYA PRADESH, India, , By Caste Hindu, By Profession : Others
9. Sujit Sarkar  
Director, Eclair Infracon Pvt Ltd, 55/1a, Strand Road, District:-Kolkata, WEST BENGAL, India, Pin :-700006.  
, By Profession : Others
10. Sujit Sarkar  
Director, Ekdant Infracon Pvt Ltd, 55/1a, Strand Road, District:-Kolkata, WEST BENGAL, India, Pin :-700006.  
, By Profession : Others



(Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

26/04/2013 12:55:00

Endorsement Page 1 of 3

*(Handwritten signature)*



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

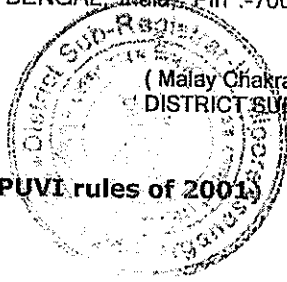
Endorsement For Deed Number : I - 04748 of 2013  
(Serial No. 04433 of 2013 and Query No. L000009285 of 2013)

11. Sujit Sarkar  
Director, Eclair Infra Projects Pvt Ltd, 55/1a, Strand Road, District:-Kolkata, WEST BENGAL, India, Pin :-700006.  
, By Profession : Others
12. Sujit Sarkar  
Director, Wriddhi Tower Pvt Ltd, 161/1, M. G. Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007.  
, By Profession : Others
13. Swapan Saha  
Director, Wriddhi Developer Pvt Ltd, 161/1, M. G. Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007.  
, By Profession : Others
14. Swapan Saha  
Director, Ikka Infra Projects Pvt Ltd, 161/1, M. G. Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007.  
, By Profession : Others
15. Swapan Saha  
Director, Ikka Infra Pvt Ltd, 161/1, M. G. Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007.  
, By Profession : Others
16. Swapan Saha  
Director, Ikka Tower Pvt Ltd, 161/1, M. G. Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007.  
, By Profession : Others  
  
Identified By Himangshu Chakraborty, son of Harendra Chakraborty, 1/b, Sasti Tala Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700011, By Caste: Hindu, By Profession: Service.

**Executed by Attorney**

Execution by

1. Saumen Mukherjee, son of Lt Geeta Mukherjee , Lala Lajpatnagar, Tehsil-jabalpur, District:-Jabalpur, MADHYA PRADESH, India, By Caste Hindu By Profession: Others, as the constituted attorney of 1. Kiran Kr Mukherjee 2. Ratna Chowdhury 3. Roma Mukherjee is admitted by him.  
  
Identified By Himangshu Chakraborty, son of Harendra Chakraborty, 1/b, Sasti Tala Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700011, By Caste: Hindu, By Profession: Service.



( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

On 18/04/2013

Certificate of Market Value(WB PUVI rules of 2001)

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II  
Endorsement Page 2 of 3

26/04/2013 12:55:00



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

Endorsement For Deed Number : I - 04748 of 2013  
(Serial No. 04433 of 2013 and Query No. L000009285 of 2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,20,56,909/-

Certified that the required stamp duty of this document is Rs.- 844004 /- and the Stamp duty paid as: Impressive 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. 77162/- is paid , by the draft number 940471, Draft Date 25/04/2013, Bank Name State Bank of India, ALIPORE, received on 26/04/2013
2. Rs. 55500/- is paid , by the draft number 440916, Draft Date 18/04/2013, Bank Name State Bank of India, CHETLA, received on 26/04/2013

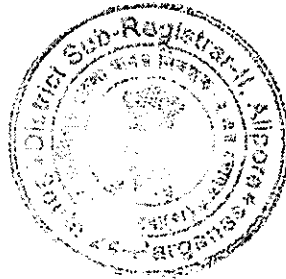
( Under Article : A(1) = 132616/- , E = 14/- , H = 28/- , M(b) = 4/- on 26/04/2013 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 489604/- is paid , by the draft number 940470, Draft Date 25/04/2013, Bank : State Bank of India, ALIPORE, received on 26/04/2013
2. Rs. 354400/- is paid , by the draft number 440915, Draft Date 18/04/2013, Bank : State Bank of India, CHETLA, received on 26/04/2013

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II



( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

2013 12:55:00

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 14377 to 14397  
being No 04748 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

*Malay Chakraborty*

#####  
DATED THIS 17<sup>th</sup> DAY OF April, 2013  
#####

B E T W E E N

SMT. ANJALI GHATAK & ORS.

... VENDORS

A N D

ECLAIR INFRACON PRIVATE LIMITED &  
ORS.

... PURCHASERS

C O N V E Y A N C E

PS VINAYAK HOMES LLP  
*[Signature]*  
Partner / Authorised Signatory

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