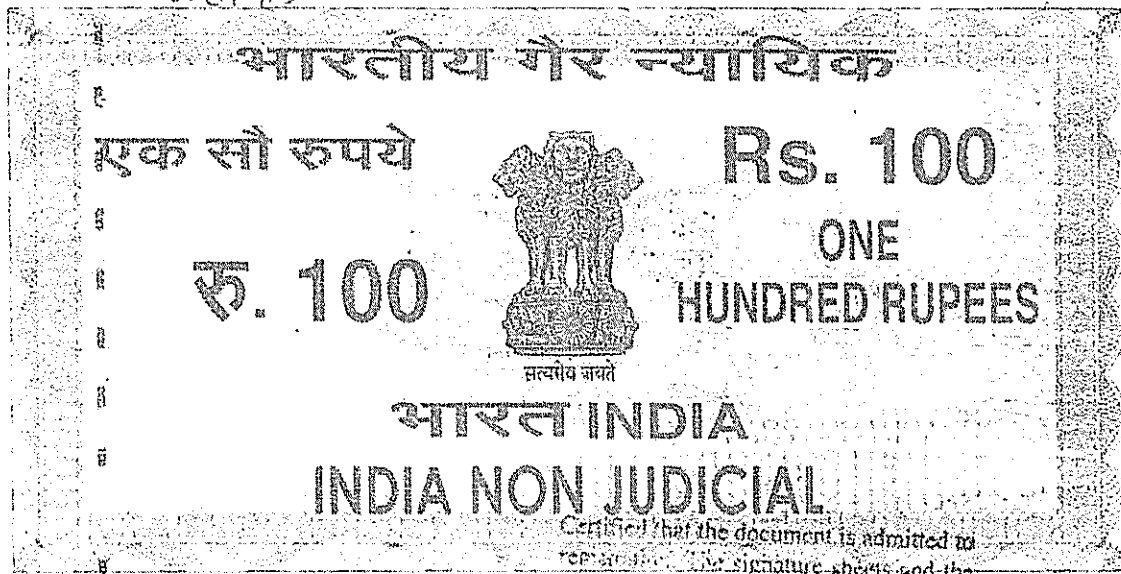


21671/15

№ 252208/259/15

2-2537/15



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration on the signature sheets and the endorsement sheets attached with this document are the post office document. 403158

District Sub-Registrar
Alipore, South 24 Parganas

10 MAR 2015

THIS INDENTURE made this 17th day of FEBRUARY Two Thousand Fifteen BETWEEN ÉCLAIR INFRACON PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having CIN U45400WB2012PTC172234, having PAN AACCE9305P, having its registered office at 55/1A Strand Road, Police Station Jorabagan, Kolkata-700 006, represented by its Director Mr. Rahul Kyal, son of Balkrishan Kyal, having PAN AGHPK1359F, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the ONE PART AND 1) EKDANT INFRACON PRIVATE LIMITED, having CIN U45400WB2012PTC172292, having PAN AACCE9303M, 2)

Rahul Kyal

5/2/15
6/3/225/15

Rehman Ghalib


N.C.T.1
NO. 644

Sold to.....
Address.....
Value Rs. 100/-
28 JAN 2015
L.S.V. High Court
S. Jit Sarkar
High Court, A.S.

POSTAGE & TELEGRAPHS
Solicitors & Brokers
6, Old Post Office Street
Kolkata-700 001

CLAIR INFRACON PVT. LTD.
Rehman Ghalib
Director/Authorised Signatory



N.C.T.1
NO. 645

EKDANT INFRACON PVT. LTD.
Sujit Sarkar
Director/Authorised Signatory

ECLAIR INFRAPROJECTS PVT. LTD.
Sujit Sarkar
Director/Authorised Signatory

WRIDDHI TOWER PVT. LTD.
Sujit Sarkar
Director/Authorised Signatory



District Sub-Registrar-II
Alipore, South 24 Parganas

17 FEB 2015

Atamjit Raza Adl

ECLAIR INFRAPROJECTS PRIVATE LIMITED, having CIN U45400WB2012PTC172332, having PAN AACCE9301K, both Companies incorporated under the Companies Act, 1956, both having their respective registered offices at 55/1A Strand Road, Police Station Jorabagan, Kolkata-700 006, 3) WRIDDHI TOWER PRIVATE LIMITED, having CIN U45400WB2013PTC191359, having PAN AABCW3619B, a Company incorporated under the Companies Act, 1956, having its registered office at 161/1, Mahatma Gandhi Road, R/No-41, Police Station Jorasanko, Kolkata-700 007, all represented by their Authorized Signatory Sujit Sarkar, son of Alok Sarkar, having PAN FDPPS1189M, 4) WRIDDHI DEVELOPER PRIVATE LIMITED, having CIN U45400WB2013PTC191422, having PAN AABCW3621R, 5) IKKA INFRA PROJECTS PRIVATE LIMITED, having CIN U45400WB2013PTC191426, having PAN AACCI1900M, 6) IKKA INFRA PRIVATE LIMITED, having CIN U45400WB2013PTC191425, having PAN AACCI1899K and 7) IKKA TOWER PRIVATE LIMITED, having CIN U45400WB2013PTC191428, having PAN AACCI1898J, all Companies incorporated under the Companies Act, 1956, all having their respective registered offices at 161/1, Mahatma Gandhi Road, R/No-41, Police Station Jorasanko, Kolkata-700 007, all represented by their authorized signatory Swapan Saha, son of Late Gouronga Saha, having PAN DOSPS8167D, hereinafter 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 successor or successors-in-interest and assigns) of the OTHER PART:

WHEREAS :

1. By the following six separate Indentures all registered with the District Sub-Registrar-II, South 24 Parganas in Book No.I, the Vendor has become the owner of All That the land containing an undivided area of (i) 10.125 decimal, be the same a little more or less, comprised in R.S. Dag No.272, under R.S. Khatian Nos.1677, 1678, 1679 and 1680 1375, in Mouza Punja Sahapur, J.L. No.9, Police Station Behala being premises No.48, Manmohan Banerjee Road (hereinafter referred to as the said 1st land), (ii) 0.625 decimal, be the same a little more or less, comprised in R.S. Dag No.243/2624, under R.S. Khatian No.1426, in Mouza Punja Sahapur, J.L. No.9, Police Station Behala being premises No.41A, Manmohan Banerjee Road New Alipore (hereinafter referred to as the said 2nd land) and (iii) 7 chittacks 12 square feet, be the same a little more or less, comprised in R.S. Dag No.243/2625, under R.S. Khatian No.1194, in Mouza Punja Sahapur, J.L. No.9, Police Station Behala being premises No.37, Manmohan Banerjee Road (hereinafter referred to as the said 3rd land), totaling to land containing an area of 11.5 decimal equivalent to 6 Cottahs 15 Chittacks 14 Sq.ft., be the same a little more or less (hereinafter collectively referred to as the said total land), as following:-

Property in detail	Date	Vendor/s	CD Volume No.	Pages	Being No.	Total area sold	Vendor's share
R.S. Dag No.272	16.04.2013	Sauradyuti Ghatak &	6	14361-14376	4749	19 decimal	2.375 decimal

Swapan Saha



V.C.T.1
NO-646

WRIDDHI DEVELOPER PVT. LTD.

Sudhakar Sekh
Director/Authorised Signatory

IKKA INFRA PROJECTS PVT. LTD.

Sudhakar Sekh
Director / Authorised Signatory

IKKA INFRA PVT. LTD.

Sudhakar Sekh
Director / Authorised Signatory

IKKA TOWER PVT. LTD.

Sudhakar Sekh
Director / Authorised Signatory



M
District Sub-Registrar-II
Aligarh

Submitted by me
Along with Regd Adv
28/1, Jhalga Court Road
Kai-27

17 FEB 2015

premises No.48, Manmohan Banerjee Road		others						
R.S. Dag No.272 premises No.48, Manmohan Banerjee Road	16.04.2013	Manashi Chatterjee & another	7	2390- 2404	4940	19 decimal	2.375 decimal	
R.S. Dag No.272 premises No.48, Manmohan Banerjee Road	17.04.2013	Anjali Ghatak & others	6	14377- 14397	4748	17 decimal	2.125 decimal	
R.S. Dag No.272 premises No.48, Manmohan Banerjee Road	21.05.2013	Bandana Ghatak	9	1797- 1811	5855	18 decimal	2.25 decimal	
R.S. Dag No.272 premises No.48, Manmohan Banerjee Road	18.09.2013	Mayukh Mukherjee	19	9805- 9817	10474	1 decimal	1 decimal	
R.S. Dag No.243/2624, premises No.41A, Manmohan Banerjee Road New Alipore	25.10.2013	Akriti Highrise Private Limited	21	656 - 669	11517	5 decimal	0.625 decimal	
R.S. Dag No.243/2625, premises No.37, Manmohan Banerjee Road						3 Cottahs 10 Chittacks 10 Sq.ft.	7 chittacks 12 square feet	
Total								11.5 decimal

2. The Vendor has duly recorded its name in respect of said total land in the records of Block Land and Land Reforms Office at Thakurpukur-Metiabruz and Kolkata Municipal Corporation.

Manoj



District Sub-Registrar-II
Alipore, South 24 Parganas

17 FEB 2015

3. By an Indenture dated the 29th day of January, 2015, made between the Vendor herein, therein referred to as the Vendor of the One Part and the Purchasers herein, therein referred to as the Purchasers of the Other Part and registered with the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.2, Pages 3709 to 3720 Being No.931 for the year 2015, the Vendor therein granted transferred conveyed and assured unto and in favour of the Purchaser therein All That the piece and parcel of undivided land containing an area of 0.875 decimal, be the same or a little more or less, out of the said 1st land.

4. The Vendor is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of undivided land containing an area of 10.625 decimal equivalent to 6 Cottahs 6 Chittacks 39 Sq.ft., be the same or a little more or less, out of the said total land, more fully and particularly described in the **Schedule** hereunder written (hereinafter collectively referred to as the **said land**).

5. Now the Vendor herein has agreed to sell and the Purchasers have agreed to purchase All That the said land more fully and particularly described in the **Schedule** hereunder written free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at and for a total consideration of Rs.56,00,000/- (Rupees Fifty Six Lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.56,00,000/- (Rupees Fifty Six Lacs only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers All That the said land containing an undivided total area of 10.625 decimal equivalent to 6 Cottahs 6 Chittacks 39 Sq.ft., be the same a little more or less, situate lying at and being premises Nos.48, 41A and 37, Monmohan Banerjee Road, Kolkata- 700 038, District South 24-Parganas more fully and particularly described in the **Schedule** hereunder written (hereinafter collectively 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 appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor 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 Vendor or any other person or persons from whom it may procure the same without any action or suit **TO**

W. S. Ghosh



District Sub-Registrar-II
Alipore, South 24 Parganas

17 FEB 2016

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 Vendor doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or its predecessors-in-title done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in itself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for it **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for it the Vendor 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.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of undivided Bastu land containing an area of 10.625 decimal equivalent to 6 Cottahs 6 Chittacks 39 Sq.ft., be the same a little more or less, together with tile shed structures measuring 100 Sq.ft., be the same a little more or less, lying situate at Mouza Punja Sahapur, J.L. No.9, Police Station Behala, Ward No. 118 within the limits of the Kolkata Municipal Corporation, District South 24-Parganas and comprised as following:-

R.S. Dag No.	R.S. Khatian No.	Premises No.	Area
272	1677, 1678, 1679, 1680	48, Manmohan Banerjee Road, Kolkata 700 053	9.25 decimal
243/2624	1426	41A, Manmohan Banerjee Road New Alipore, Kolkata-700 038	0.625 decimal
243/2625	1194	37, Manmohan Banerjee Road, Kolkata-700 038	0.75 decimal or 7 chittacks 12 square feet

Umesh kumar

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 SEALED AND DELIVERED

by the VENDOR at Kolkata in the presence of :

1. Priyanka B. Ghosh
122/1R, SNM Sarani
Kolkata - 26

2. Manjiv Raza Adv
28/1, Judges Cant Road
K-1-27

ECLAIR INFRACON PVT. LTD.

Rohini Jha

Director / Authorised Signatory

SIGNED SEALED AND DELIVERED

by the PURCHASERS at Kolkata in the presence of :

1. Priyanka B. Ghosh
2. Manjiv Raza Adv

EKDANT INFRACON PVT. LTD.

Sujit Banerjee

Director / Authorised Signatory

ECLAIR INFRAPROJECTS PVT. LTD.

Sujit Banerjee

Director / Authorised Signatory

WRIDDHI TOWER PVT. LTD.

Sujit Banerjee

Director / Authorised Signatory

WRIDDHI DEVELOPER PVT. LTD.

Sudipon Saha

Director / Authorised Signatory

IKKA INFRA PROJECTS PVT. LTD.

Sudipon Saha

Director / Authorised Signatory

IKKA INFRA PVT. LTD.

Sudipon Saha

Director / Authorised Signatory

IKKA-TOWER PVT. LTD.

Sudipon Saha

Director / Authorised Signatory

Drafted by,

Manjiv Raza
Advocate

F-1194/03

Alipore Judges Court
Kolkata 700 027



District San-Registrar-11
Aliport, Santa Fe Pinaras

17 FEB 1954

Wm Keyf

RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs.56,00,000/- (Rupees Fifty Six Lacs only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

CHEQUE NO.	DATE	BANK/BRANCH	AMOUNT (RS.)
113916	14.02.2015	Indian Overseas Bank, Kalighat	8,00,000.00
320147	-Do-	-Do-	8,00,000.00
320099	-Do-	-Do-	8,00,000.00
113955	-Do-	-Do-	8,00,000.00
320243	-Do-	-Do-	8,00,000.00
249905	-Do-	-Do-	8,00,000.00
320343	-Do-	-Do-	8,00,000.00
Total			56,00,000.00

(RUPEES FIFTY SIX LACS ONLY)

ECLAIR INFRACON PVT. LTD.

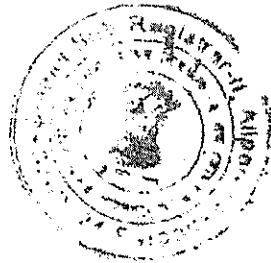
Rohini Jha


Director/Authorized Signa

Signature of the Vendor

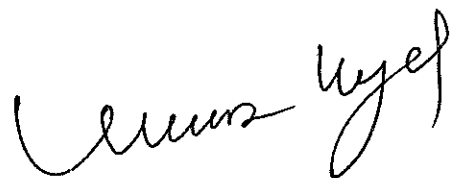
WITNESSES:

1. Priyanka B. Ghosh
2. Anurag Raza ADV







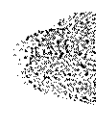















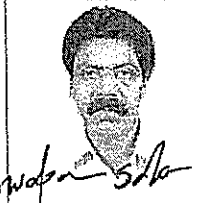













District Sub-Registrar-II
South 24 Parganas

17 FEB 2015



SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Rajiv got</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<i>Sujit-Bankar</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<i>Sudhanu Saha</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



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

Endorsement For Deed Number : I - 02537 of 2015
(Serial No. 01671 of 2015 and Query No. 1602L000003225 of 2015)

On 17/02/2015

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

Presented for registration at 17.00 hrs on :17/02/2015, at the Private residence by Rahul Kyal
,Executant.

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

Execution is admitted on 17/02/2015 by

1. Rahul Kyal
Director, Eclair Infracon Private Limited, 55/1 A, Strand Road, Thana:-Jorabagan, District:-Kolkata,
WEST BENGAL, India, Pin :-700006.
, By Profession : Business
2. Sujit Sarkar
Authorized Signatory, Ekdant Infracon Private Limited, 55/1 A, Strand Road, Thana:-Jorabagan,
District:-Kolkata, WEST BENGAL, India, Pin :-700006.

Authorized Signatory, Eclair Infracon Private Limited, 55/1 A, Strand Road, Thana:-Jorabagan,
District:-Kolkata, WEST BENGAL, India, Pin :-700006.

Authorized Signatory, Wriddhi Tower Private Limited, 161/1, Mahatma Gandhi Road,
Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
, By Profession : Professionals
3. Swapan Saha
Authorized Signatory, Wriddhi Developer Private Limited, 161/1, Mahatma Gandhi Road,
Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

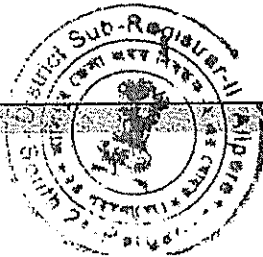
Authorized Signatory, Ikka Infra Projects Private Limited, 161/1, Mahatma Gandhi Road,
Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

Authorized Signatory, Ikka Infra Private Limited, 161/1, Mahatma Gandhi Road, Thana:-Jorasanko,
District:-Kolkata, WEST BENGAL, India, Pin :-700007.

Authorized Signatory, Ikka Tower Private Limited, 161/1, Mahatma Gandhi Road, Thana:-Jorasanko,
District:-Kolkata, WEST BENGAL, India, Pin :-700007.
, By Profession : Professionals

Identified By Alamgir Reza, son of ., 28/1, Judge Court Road, District:-South 24-Parganas, WEST
BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

10/03/2015 16:46:00

Endorsement Page 1 of 2

Malay Chakraborty



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

Endorsement For Deed Number : I - 02537 of 2015
(Serial No. 01671 of 2015 and Query No. 1602L000003225 of 2015)

On 18/02/2015

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.-63,55,762/-

Certified that the required stamp duty of this document is Rs.- 444924 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

On 10/03/2015

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 Cash

Rs. 69951.00/-, on 10/03/2015

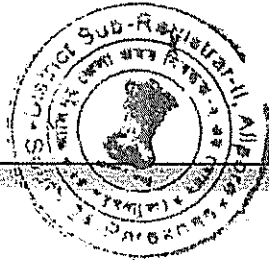
(Under Article : A(1) = 69905/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 10/03/2015)

Deficit stamp duty

Deficit stamp duty

1. Rs. 444500/- is paid , by the draft number 892122, Draft Date 09/03/2015, Bank : State Bank of India, ALIPORE, received on 10/03/2015
2. Rs. 400/- is paid , by the draft number 985745, Draft Date 10/03/2015, Bank : State Bank of India, CALCUTTA MAIN BRANCH, received on 10/03/2015

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

10/03/2015 16:46:00

EndorsementPage 2 of 2



Director, Alwar District
Alwar, Rajasthan

17 FEB 2015

Umesh Singh

DATED THIS 17th DAY OF FEBRUARY 2015
#####

B E T W E E N

ECLAIR INFRACON PRIVATE LIMITED
... VENDOR

A N D

EKDANT INFRACON PRIVATE LIMITED & ORS.
... PURCHASERS

C O N V E Y A N C E

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




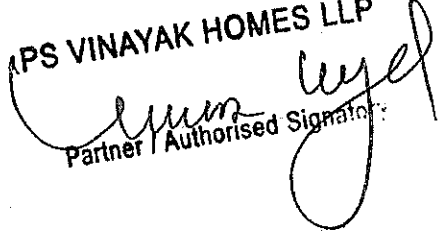
Faint, illegible text or markings at the bottom left of the page.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 6347 to 6361
being No 02537 for the year 2015.




(Malay Chakraborty) 11-March-2015
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. -II SOUTH 24-PARGANAS
West Bengal

IPS VINAYAK HOMES LLP

Partner / Authorised Signatory