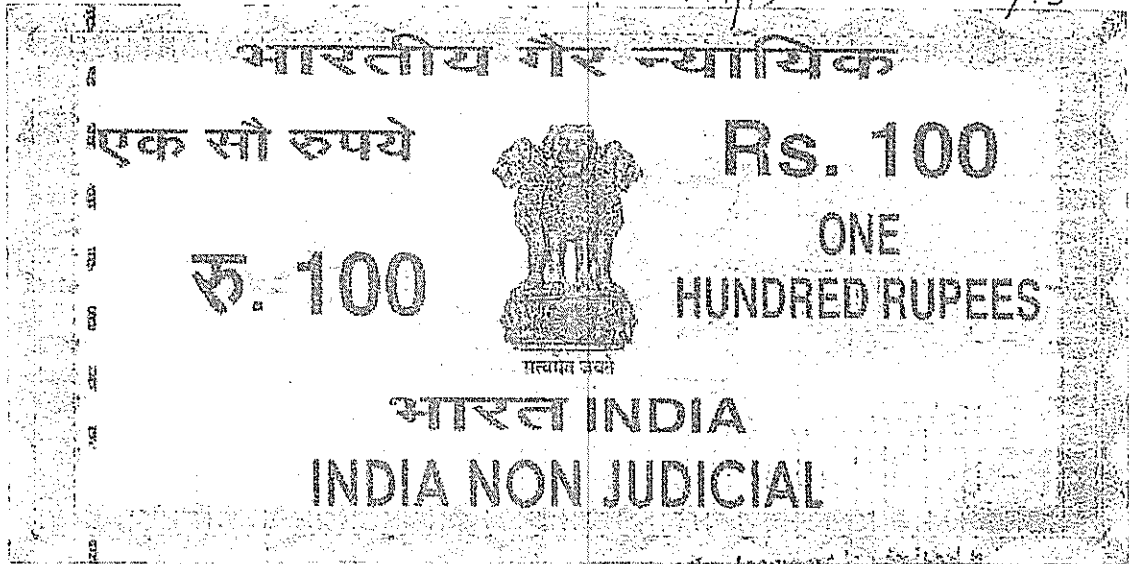


2

0917/15

VC - 144/15

D. 931/15



Q.1  
 29/01/15  
 09/1575/15

पश्चिम बंगाल WEST BENGAL

U 407015

The amount due for this document is Rs. 100/-  
 The signature and the date of issue must be written in blue ink  
 The stamp is the part of this document.

*[Signature]*  
 30 JAN 2015

**THIS INDENTURE** made this 29<sup>th</sup> day of January, 2015. 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) **ÉCLAIR INFRAPROJECTS PRIVATE LIMITED**, having CIN U45400WB2012PTC172332, having PAN AACCE9301K, both

*[Handwritten signature]*

242337

Sold to	.....
Address	.....
Value	.....
28 JAN 2015	
S. J. High Court Supt. Bkhar High Court, A.S.	

..... CO.  
6, Old Post Office Street  
Kolkata-700 001

*Rehna Ugal*



290

**ECLAIR INFRACON PVT. LTD.**

*Rehna Ugal*

Director/Authorised Signa



291

**EKLANT INFRACON PVT. LTD.**

*Sujit Sankar*

Director/Authorised Signatory

**ECLAIR INFRAPROJECTS PVT. LTD.**

*Sujit Sankar*

Director/Authorised Signatory

**WRIDDHI TOWER PVT. LTD.**

*Sujit Sankar*

Director/Authorised Signatory



*M*  
Deputy Sub-Registrar-II  
Alipore, South 24 Parganas

28 JAN 2015

*Alamgir. Raza Adv*

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 AADCI1900M, 6) IKKA INFRA PRIVATE LIMITED, having CIN U45400WB2013PTC191425, having PAN AADCI1899K and 7) IKKA TOWER PRIVATE LIMITED, having CIN U45400WB2013PTC191428, having PAN AADCI1898J, 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 Gouranga 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 :

A. By an Indenture dated the 18<sup>th</sup> day of September, 2013, made between one Mayukh Mukherjee being minor represented by his natural guardian and father Mihir Kumar Mukherjee, therein referred to as the Vendor of the One Part and Éclair Infracon Private Limited the Vendor herein therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar-II, South 24-Parganas in Book No.I, CD Volume No.19, Pages 9805 to 9817 Being No.10474 for the year 2013, the Vendor therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That piece and parcel of land containing an area of 1 decimal, be the same a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No.272 under R.S. Khatian No.1680 being portion of premises No.48, Manmohan Banerjee Road, Kolkata 700 053, District South 24-Parganas more fully and particularly described in the Schedule there under written.

B. The Vendor has now agreed to sell and the Purchasers have agreed to purchase 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, equivalent to the undivided seven-eighth (7/8<sup>th</sup>) part or share in the said piece and parcel of land containing an area of 1 decimal, be the same or a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No.272 under R.S. Khatian No.1680, being portion of premises No.48, Manmohan Banerjee Road, Kolkata- 700 053, District South 24-Parganas, free from all encumbrances charges liens lispendens, attachments trusts of whatsoever nature (hereinafter referred to as the said land) more fully and particularly described in the Schedule hereunder written at or for a consideration of Rs.2,45,000/- (Rupees Two Lacs Forty Five Thousands only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.2,45,000/- (Rupees Two

*Swapan Saha*



292

WRIDDHI DEVELOPER PVT. LTD.

*Juditha Saha*  
Director/Authorised Signatory

IKKA INFRA PROJECTS PVT. LTD.

*Juditha Saha*  
Director / Authorised Signatory

IKKA INFRA PVT. LTD.

*Juditha Saha*  
Director / Authorised Signatory

IKKA TOWER PVT. LTD.

*Juditha Saha*  
Director / Authorised Signatory



*M. Rajendra Prasad*  
Director / Authorised Signatory  
Address: Bhubaneswar, Odisha


Identified by me  
Atampir, Rajya Adhikari  
25/1, Judges Court Road  
K-1-27

29 JAN 2015

Lacs Forty Five Thousands 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 piece and parcel of undivided land containing an area of 0.875 decimal, be the same or a little more or less, being the undivided seven-eighth ( $7/8^{\text{th}}$ ) part or share in the said piece and parcel of land containing an area of 1 decimal, be the same or a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No.272 under R.S. Khatian No.1680 being portion of premises No.48, Manmohan Banerjee Road, Ward No.118, within the limits of the Kolkata Municipal Corporation, Kolkata 700 053, District South 24-Parganas more fully and particularly described in the **Schedule** hereunder written and shown and delineated in the map or plan annexed hereto (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 anyway 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 and 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 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 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

*Unnes hysf*



  
District Sub-Registrar II  
Minnar, South 24 Karpana

29 JAN 2015

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.

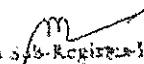
**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the piece and parcel of undivided land containing an area of 0.875 decimal, be the same or a little more or less, being undivided seven-eighth ( $7/8^{\text{th}}$ ) part or share in the piece and parcel of land containing an area of 1 decimal, be the same or a little more or less, lying situate at Mouza Punja Sahapur comprised in R.S. Dag No.272 under R.S. Khatian No.1680, being portion of premises No.48, Manmohan Banerjee Road, Police Station Behala, Ward No. 118, within the limits of the Kolkata Municipal Corporation, Kolkata 700 053, District South 24-Parganas and butted and bounded in the manner as follows:-

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

*Manoj kumar*



  
Registrar of Companies - II  
A.P. No. 100/15, Hyderabad

29 JAN 2015



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. Alamgir Raza Adv  
28/1, Judges Court Road  
Kolkata - 27

ECLAIR INFRACON PVT. LTD.

*Rehul Gupta*  
Director/Authorised Signa

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

1. Priyanka B. Ghosh

2. Alamgir 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.

*Sujit Banerjee*  
Director/Authorised Signatory

IKKA INFRA PROJECTS PVT. LTD.

*Sujit Banerjee*  
Director / Authorised Signatory

IKKA INFRA PVT. LTD.

*Sujit Banerjee*  
Director / Authorised Signatory


IKKA TOWER PVT. LTD.

*Sujit Banerjee*  
Director / Authorised Signatory

Drafted by,  
*Alamgir Raza*  
Advocate  
Alipore Judges Court  
Kolkata 700 027  
F-1194/03

*Umesh Kumar*



  
Assistant Registrar-II  
Alameda, North 24th Avenue

29 JAN 2015

**RECEIVED** of and from the within-named Purchasers the within-mentioned sum of Rs.2,45,000/- (Rupees Two Lacs Forty Five Thousands only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

CHEQUE NO.	DATE	BANK/BRANCH	AMOUNT (RS.)
113912	29.01.2015	Indian Overseas Bank, Kalighat	35,000.00
113954	-Do-	-Do-	35,000.00
320242	-Do-	-Do-	35,000.00
320097	-Do-	-Do-	35,000.00
249903	-Do-	-Do-	35,000.00
320342	-Do-	-Do-	35,000.00
320146	-Do-	-Do-	35,000.00
Total			2,45,000.00

**(RUPEES TWO LACS FORTY FIVE THOUSANDS ONLY)**

FCLAIR INFRACON PVT. LTD.

*Rekha Singh*  
Director/Authorised Signat

Signature of the Vendor

**WITNESSES:**

1. Priyanka B. Ghosh


2. Anamika Roy Adv

*Rekha Singh*

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













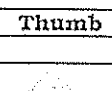




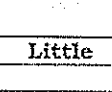
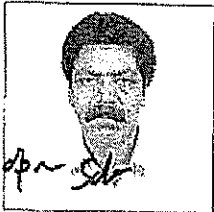









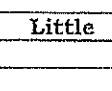










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Registrar of Companies  
West Bengal, Kolkata

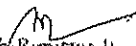
29 JAN 2015

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Rehmat</i>	<i>Rohana uye</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 <i>Sujit Banerjee</i>	<i>Sujit Banerjee</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 <i>Sujit Banerjee</i>	<i>Sujit Banerjee</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)					

*Ums uye*



  
District Sub-Registrar II  
Alifan, South of Palawan

29 JAN 2015



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

Endorsement For Deed Number : I - 00931 of 2015  
(Serial No. 00917 of 2015 and Query No. 1602L000001575 of 2015)

On 29/01/2015

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

Presented for registration at 17.00 hrs on :29/01/2015, at the Private residence by Rahul Kyal  
.Executant.

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

Execution is admitted on 29/01/2015 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 Infraprojects 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

30/01/2015 16:52:00

EndorsementPage 1 of 2







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

Endorsement For Deed Number : I - 00931 of 2015  
(Serial No. 00917 of 2015 and Query No. 1602L000001575 of 2015)

On 30/01/2015

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. 5040,00/-, on 30/01/2015

( Under Article : A(1) = 4994/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 30/01/2015 )

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.-4,54,242/-

Certified that the required stamp duty of this document is Rs.- 27275 /- and the Stamp duty paid as:  
Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 27200/- is paid , by the draft number 887752, Draft Date 30/01/2015, Bank :  
State Bank of India, ALIPORE, received on 30/01/2015

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

30/01/2015:16:52:00

EndorsementPage:2 of 2

*Malay Chakraborty*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 3709 to 3720  
being No 00931 for the year 2015.



(Malay Chakraborty) 02-February-2016  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R. -II SOUTH 24-PARGANAS  
West Bengal

✓

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#####  
DATED THIS 29<sup>TH</sup> DAY OF JANUARY 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.

29 JAN 2015

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