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District Sub-Registrar-IV  
South 24-Parganas

**THIS INDENTURE** made this 18<sup>th</sup> day of March Two Thousand Ten **BETWEEN**, (1) MOHAMMAD ABDUL SAMAD alias ABDUL SAMAD, son of Marhum Abdur Rahaman and (2) MUSSAMMAT JAHANARA BEGAM alias ABDUL JAHANARA, wife of Mohammad Abdul Samad, both residing at Majher Para, Ward No.25, Police Station Sonarpur, District South 24-Parganas, 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

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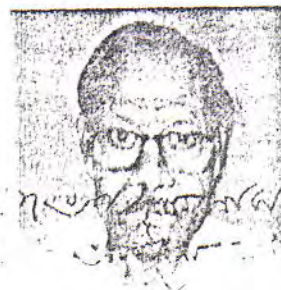
**PART AND (1) WINSOME TOWERS PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 122/1R, Satyendra Nath Majumdar Sarani (formerly known as Manoharpur Road), P.S. Tollygunge, Kolkata-700 026, PAN AAACW9275G, **(2) WINSOME ENCLAVE PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 122/1R, Satyendra Nath Majumdar Sarani (formerly known as Manoharpur Road), P.S. Tollygunge, Kolkata-700 026, PAN AAACW9307R, AND **(3) WINSOME PROJECTS PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 122/1R, Satyendra Nath Majumdar Sarani (formerly known as Manoharpur Road), P.S. Tollygunge, Kolkata-700 026, PAN AAACW9273A, represented by its Director Raju Sharma, hereinafter referred to as the PURCHASERS (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successor or successors-in-interest and assigns) of the OTHER PART :

**WHEREAS :**

A. One Mohammad Hasem Ali Sardar was lawfully seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 7 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.259 comprised in R.S. Dag No.487 appurtenant to R.S. Khatian No.346 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as the **said land**).

B. By a Bengali Kobala (Deed of Sale) dated the 27<sup>th</sup> day of April 1966 made between the said Mohammad Hasem Ali Sardar therein referred to as the Vendor of the One Part and one Akash Ali Peyada therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.65 Pages 227 to 233 Being No.5422 for the year 1966, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein All That the said land more fully and particularly described in the Schedule thereunder written absolutely and forever.

C. By another Bengali Kobala (Deed of Sale) dated the 23<sup>rd</sup> day of June 1976 made between the said Akash Ali Peyada therein referred to as the Vendor of the One Part and the Vendors herein therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.97 Pages 150 to 153 Being No.2239 for the year 1976, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchasers therein All That the said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.



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Assistant Sub Registrar-IV  
The Registrar U/S 7 (2) of  
Registration Act 1908  
District, Raichur  
18 MAR 1940

D. The said Vendors herein have recorded their respective names in the office of the Block Land and Land Reforms Officer Sonarpur and remained in peaceful possession of All That the said land ever since their purchase as aforesaid.

E. Thus the Vendors herein are now seized and possessed or otherwise well and sufficiently entitled to All That the said land free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.

F. The Vendors have agreed to sell and the Purchaser has agreed to purchase the said land free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts of whatsoever nature at and for the consideration of Rs.38,00,000/- (Rupees Thirty Eight Lacs only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.38,00,000/- (Rupees Thirty Eight Lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser 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 Purchaser 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 Purchaser **All That** the piece and parcel of land containing an area of 7 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.259 comprised in R.S. Dag No.487 appertaining to R.S. Khatian No.346 corresponding to L.R. Dag No.512 appertaining to L.R. Khatian Nos.227 & 568/1 Police Station Sonarpur in the District South 24-Parganas as more fully and particularly described in the **Schedule** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (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 boundary walls areas sewers drains ditches ancient and other rights, 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 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 sold granted, conveyed, transferred, assigned and assured or otherwise expressed or



Handwritten signature or name in Devanagari script, appearing to read 'Rajendra Kumar'.



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MAJOR Sub Registrar  
S. S. Registrar U/S 7 (2) of  
Registration Act 1908  
Office. Civil & Criminal  
18 MAR 2010

intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendors do and each of them both hereby covenant with the Purchaser **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 Purchaser in manner aforesaid **AND** the Purchaser 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 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 Purchaser in manner aforesaid as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the piece and parcel of land containing an area of 7 Sataks be the same a little more or less classified as 'Bagan' situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.259 comprised in R.S. Dag No.487 appertaining to R.S. Khatian No.346 corresponding to L.R. Dag No.512 appertaining to L.R. Khatian Nos.227 & 568/1 Police Station Sonarpur Sub Registry office Sonarpur in the District South 24-Parganas and butted and bounded in the manner following :-

**ON THE NORTH** : By R.S. Dag No. 486;  
**ON THE EAST** : By R.S. Dag No. 482;  
**ON THE SOUTH** : By part of R.S. Dag No. 487 and  
**ON THE WEST** : By R.S. Dag No. 489.

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*[Signature]*  
Assistant Sub Registrar-IV  
P. O. Registrar U/S 1 (2) of  
Registration Act 1956  
Bhagalpur, South 24 Parganas  
18/11/2010



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

SIGNED and DELIVERED

by the VENDOR at Kolkata  
in the presence of :

Supt. Roy  
6. old Pan-aflice St.  
Kolkata - 70001.  
Mowar Hassanin.  
Gyasi North Khumkhali.  
Nenandrapur.  
Somurpur.  
A Pys. (r)

স্বাক্ষর করা হয়েছে  
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১৯/০৫/২০১৭

SIGNED and DELIVERED

by the PURCHASERS at Kolkata  
in the presence of :

Supt. Roy  
Mowar Hassanin.

WINSOME TOWERS PVT. LTD.

Rajiv Chatterjee

Director

Winsome Enclave Pvt, Ltd.

Rajiv Chatterjee

Director.

WINSOME PROJECTS PVT.LTD.

Rajiv Chatterjee

Director

Drafted by :

S. Bandopadhyay

Suprabhat Bandopadhyay  
Advocate,  
High Court, Calcutta.

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District Sub Registrar-  
C. Registrar U/S 7 (2) of  
Registration ACT 1908  
Block, South 24 Parganas  
18 MAR 2010

RECEIVED of and from the within-  
 named Purchasers the within-mentioned  
 sum of Rs.38,00,000/- (Rupees Thirty  
 eight Lacs only) being the full  
 consideration money as per Memo below:-

MEMO OF CONSIDERATION

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK/BRANCH</u>	<u>AMOUNT</u>
03.10	729034	Indian monsoon Bank, Farid Branch.	6,33,333 + 000
03.10	729035	- DO -	6,33,334 + 000
03.10	729036	- DO -	6,33,333 + 000
03.10	729037	- DO -	6,33,333 + 000
03.10	729038	- DO -	6,33,334 + 000
03.10	729039	- DO -	6,33,333 + 000

38,00,000 + 000

(Rupees Thirty Eight Lacs only).

WITNESSES :

Sayed Say

Sanowar Hussain.

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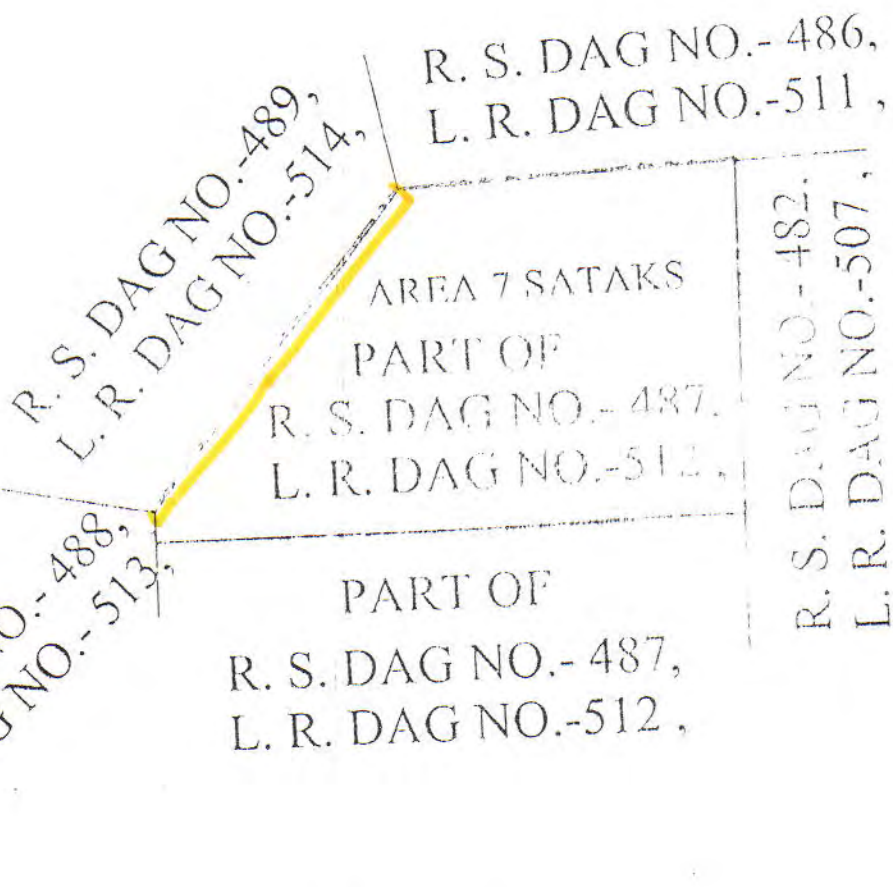
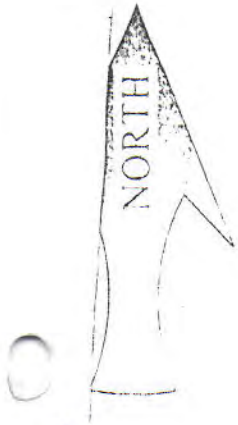


✓  
Ministerial Sub Registrar  
The Registrar U/ST  
Registration ACT 1925  
Sydney, New South Wales

PLAN OF R. S. DAG NO.- 487 (PART), L. R. DAG NO.-512, AT MOUZA-  
MRAKHALI, J. L. NO.- 48, UNDER R. S. KHATIAN NO.- 346, L. R.  
KHATIAN NO.- 227 AND 568/1, P. S. SONARPUR, WARD NO.-27.

RAJPUR SONARPUR MUNICIPALITY  
AREA = 7 SATAKS AS SHOWN WITH RED BORDER

SCALE - 1" = 28' - 0"  
ALL DIMENSION ARE FEET.



WINSOME TOWERS PVT. LTD.

Rajiv Sharma

Director

WINSOME LTD.

Rajiv Sharma

Director

WINSOME PROJECTS PVT. LTD.

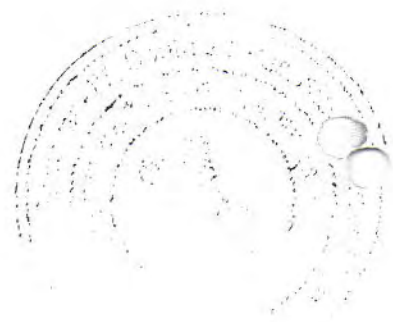
Rajiv Sharma

Director

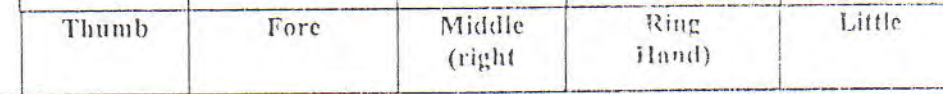
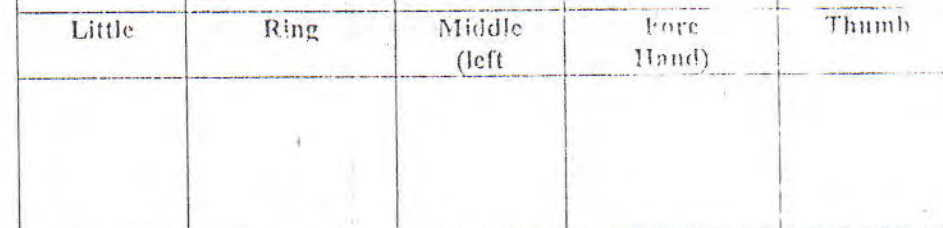
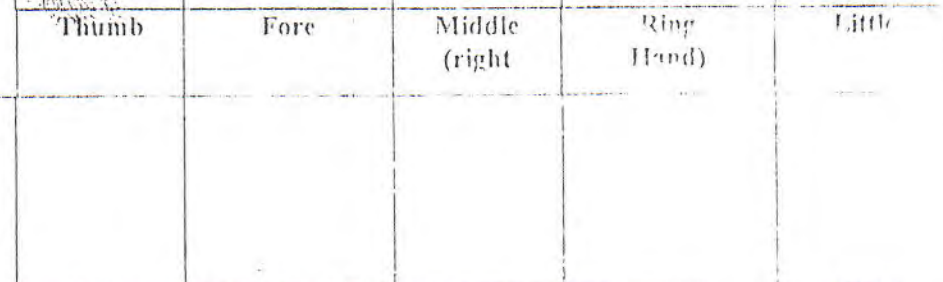
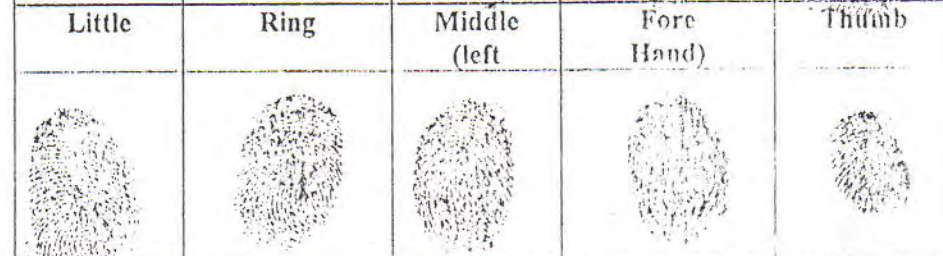
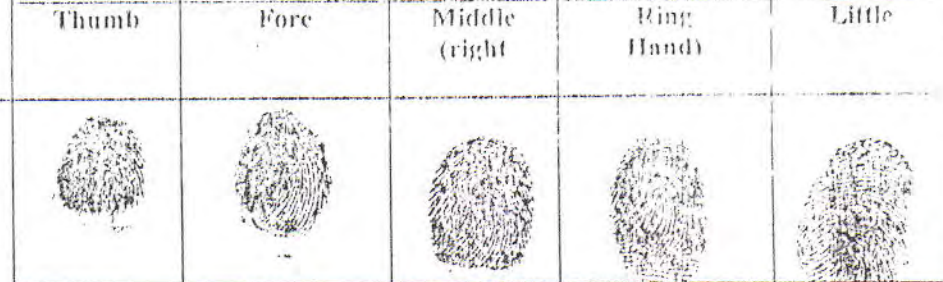
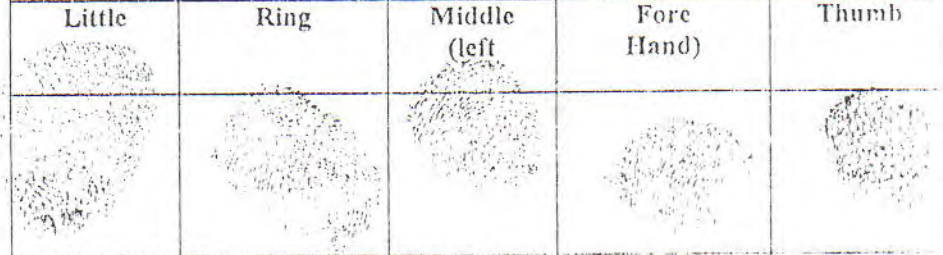
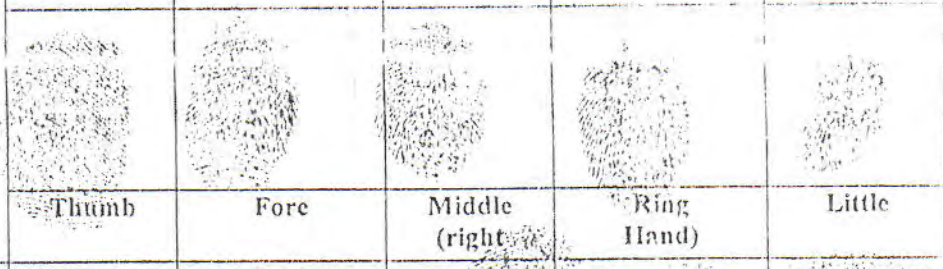
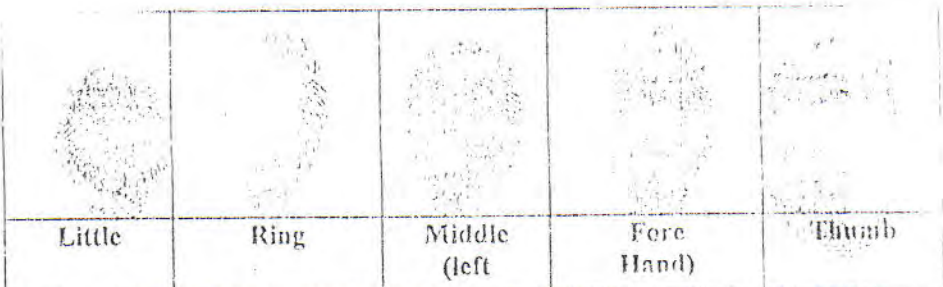
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SIGNATURE OF THE PURCHASERS

SIGNATURE OF THE VENDORS



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Missis Bob Registrar  
No. Registrar U.S. 7 (2) c  
Registration ACT 1909  
Spec. South 24 Ferguson  
18 MAR 2008



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MISSIE WILSON

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*[Signature]*  
Assistant Sub Registrar  
The Registrar Unit (2) of  
Registration ACT 1909  
Adra. South 26 Pergamon  
8 MAR 2010





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

**Endorsement For Deed Number : I - 02151 of 2010**  
**(Serial No. 01874 of 2010)**

**18/03/2010**

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

presented for registration at 17.51 hrs on 18/03/2010, at the Private residence by Raja Shantimant.

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

Confirmation is admitted on 18/03/2010 by

Mohammad Abdul Samad Alias Abdul Samad, son of Lt. Abdur Rahaman , Majher Para, Village:Majher Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India. By Caste: Muslim, By Profession: ----

Mohsamat Jahanara Begum Alias Abdul Jahanara, wife of Mohammad Abdul Samad , Majher Para, Village:Majher Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India. By Caste: Muslim, By Profession: ----

Raja Shantimant Sharma  
 Director, Winsome Towers Pvt Ltd, 122/1r,satyendra Nath Majumder Sarani, , Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026 .

Director, Winsome Enclave Pvt Ltd, 122/1r,satyendra Nath Majumder Sarani, , Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026 .

Director, Winsome Projects Pvt Ltd, 122/1r,satyendra Nath Majumder Sarani, , Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026 .  
 Profession: ----

Witnessed By Sanowar Hossain, son of Abdul Samad, Kamalgazi, Village:Kamalgazi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Narendrapur , By Caste: Muslim, By Profession: Business.

( Dulal Chandra Saha )  
 DISTRICT SUB-REGISTRAR-IV

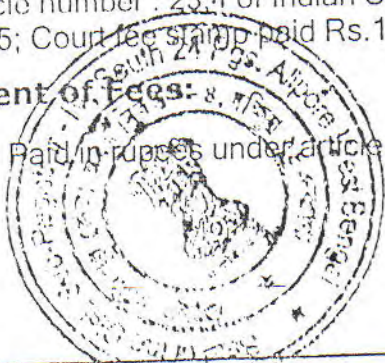
**18/03/2010**

**Confirmation of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A of section 23A of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1956; Court fee stamp paid Rs.10/-

**Amount of Fees:**

Paid in Rupees under article : A(1) = 41789/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 19/03/2010



( Dulal Chandra Saha )  
 DISTRICT SUB-REGISTRAR-IV  
 Endorsement Page 1 of 2

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

Endorsement For Deed Number : I - 02151 of 2010  
(Serial No. 01874 of 2010)

**Rate of Market Value(WB PUVI rules of 2001)**

Ascertained that the market value of this property which is the subject matter of the deed has been assessed at Rs.-3800000/-

Ascertained that the required stamp duty of this document is Rs.- 266010 /- and the Stamp duty paid as per invoice Rs.- 100/-

**Stamp duty**

Ascertained that stamp duty Rs. 266050/- is paid, by the draft number 036096, Draft Date 18/03/2010, Bank of State Bank Of India, Calcutta, received on 19/03/2010

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV  
Endorsement Page 2 of 2

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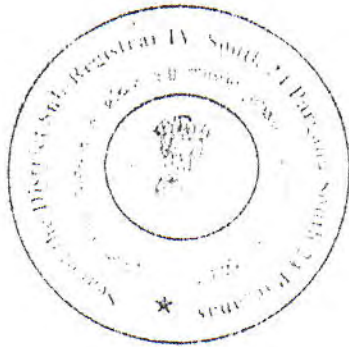
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 2236 to 2248  
being No 02151 for the year 2010.



*(Handwritten signature)*

(Dulal Chandra Saha) 30-March-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal

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