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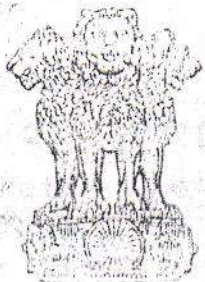
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ONE HUNDRED RUPEES

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भारत INDIA

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Handwritten signature and date: 19/3/10

District Sub-Registrar-IV
South 24-Parganas

THIS INDENTURE made this 18th 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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₹(1) 1. 750.00
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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 27th 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 23rd 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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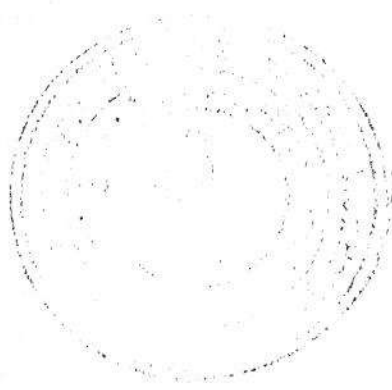
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Assistant Sub Registrar-4
The Registrar U/SY (2) of
Registration ACT 1908
Mysore, Circle 24 Bangalore
18 MAR 1910

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 of 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 'विमलेश्वर' (Vimalashvar).



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ALBION Sub Registrar
A. S. Registrar U/S 7 (2) of
Registration Act 1956
Office. 1005 E. PLYMOUTH
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 doth 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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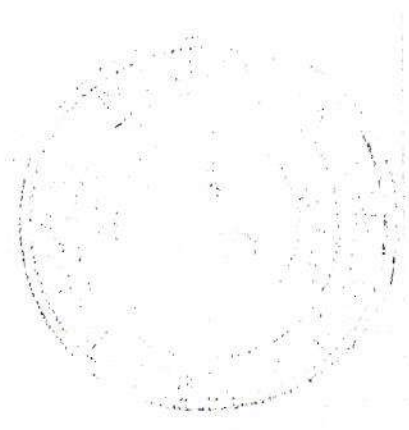
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[Signature]
Assistant Sub Registrar-IV
P. O. Registrar U/S 7 (2) of
Registration Act 1950
Bhopal, Bhopal (M) Parganas
18/11/2010

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:

Sund. Roy
6. old Pan-aflice St.
Kolkata - 700001.

Mohar Hassanin.

Agazi North Khumkhali.

Nenandrapur.

Sonarpur.

A Pys. (1)

স্বাক্ষর করছেন সুন্দর রায়
৬ নং পান-অফিস স্ট্রিট
কলকাতা - ৭০০০০১

মোহর হাসানিন
আগাজি নর্থ খুমখালি

নেনান্দ্রাপুর
সোনারপুর

এ পিস. (১)

SIGNED and DELIVERED

by the PURCHASERS at Kolkata
in the presence of:

Sund. Roy

Mohar Hassanin.

WINSOME TOWERS PVT. LTD.

Rajiv Chandra

Director

Winsome Enclave Pvt. Ltd.

Rajiv Chandra

Director.

WINSOME PROJECTS PVT. LTD.

Rajiv Chandra

Director

Drafted by :

S. Bandopadhyay

Suprabhat Bandopadhyay
Advocate,
High Court, Calcutta.

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Sub Registrar-
S. C. Registrar U/S 7 (2) of
Registration ACT 1908
District. 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>
13.10	729034	Indian Overseas Bank, Parth Branch.	6,33,333.00
03.10	729035	- DO -	6,33,334.00
03.10	729036	- DO -	6,33,333.00
03.10	729037	- DO -	6,33,333.00
03.10	729038	- DO -	6,33,334.00
03.10	729039	- DO -	6,33,333.00

38,00,000.00

(Rupees Thirty Eight Lacs only).

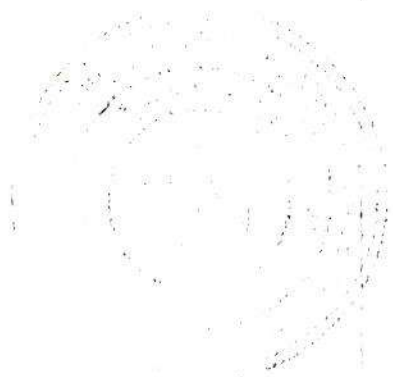
WITNESSES :

Sayed Say

Sanowar Hussain.

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✓
Ministerial and Registrar
The Registrar U/AT (a)
Legislation ACT 1988
1988, Govt. of Western Australia

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.



R. S. DAG NO.-489,
L. R. DAG NO.-514,

R. S. DAG NO.- 486,
L. R. DAG NO.-511,

AREA 7 SATAKS

PART OF
R. S. DAG NO.- 487,
L. R. DAG NO.-512,

R. S. DAG NO.- 482,
L. R. DAG NO.-507,

R. S. DAG NO.- 488,
L. R. DAG NO.- 513,

PART OF
R. S. DAG NO.- 487,
L. R. DAG NO.-512,

WINSOME TOWERS PVT. LTD.

Rajiv Sharma

Director

WINSOME

Rajiv Sharma

Director

WINSOME PROJECTS PVT. LTD.

Rajiv Sharma

Director

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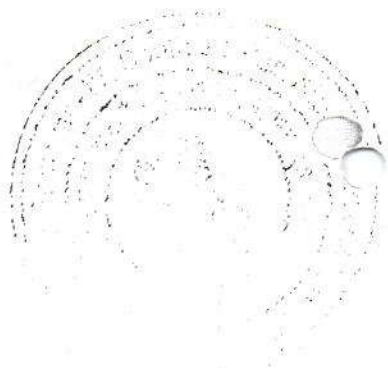
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SIGNATURE OF THE PURCHASERS

SIGNATURE OF THE VENDORS



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Bureau of Land Management
U.S. Department of the Interior
Registration ACT 1909
Sears, South 24 Ferguson
18 MAR 2011

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[Signature]
Assistant Sub Registrar
The Registrar Unit (2) of
Registration ACT 1909
District. South 24 Parganas
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

Declaration (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 Popu Sharma, Applicant.

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

Declaration 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: ----

Mohammad 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: ----

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

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

Popu Sharma, 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

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

Deed is 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



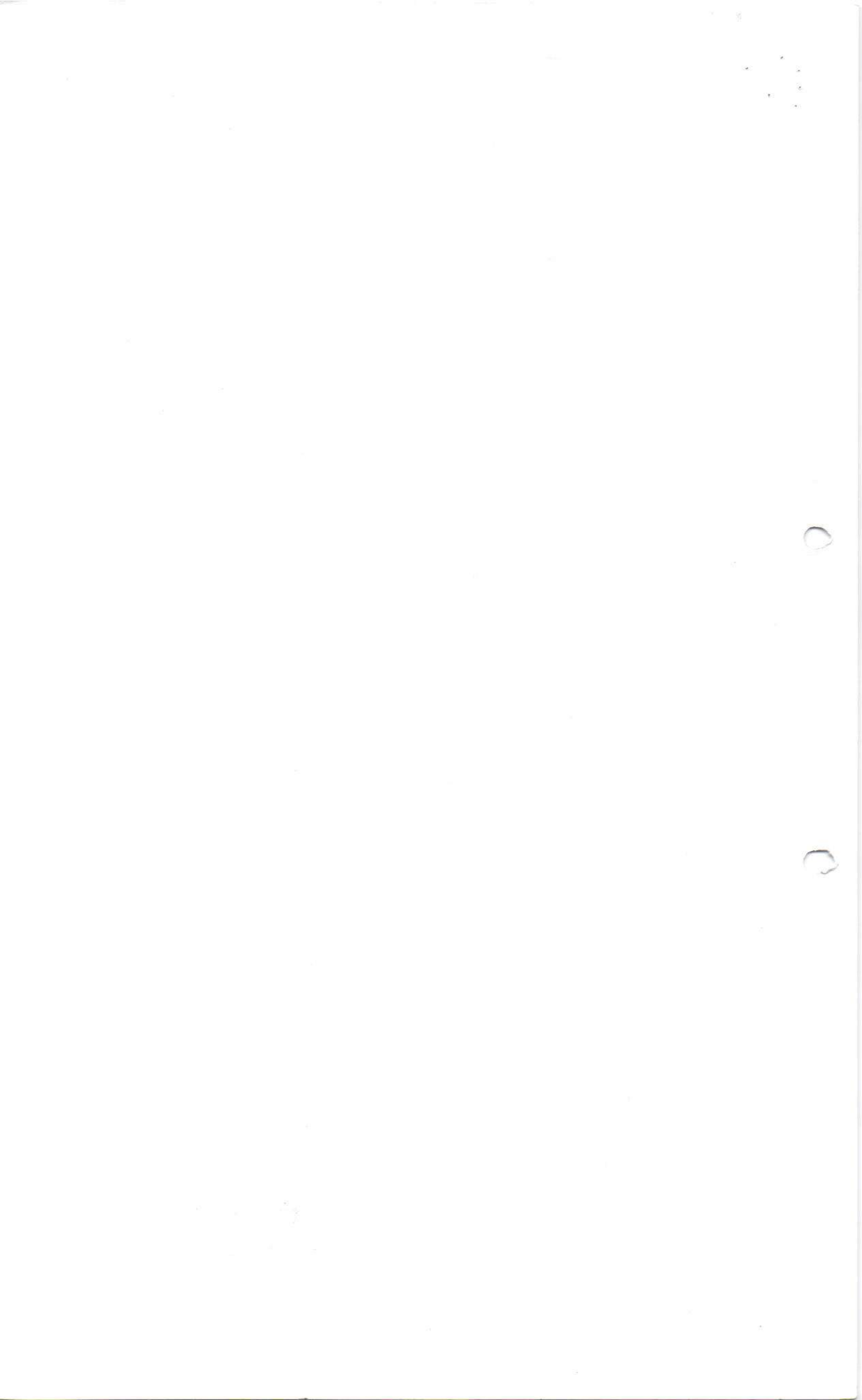
(Dulal Chandra Saha)
 DISTRICT SUB-REGISTRAR-IV
 Endorsement Page 1 of 2


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 3d. [Signature]




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)

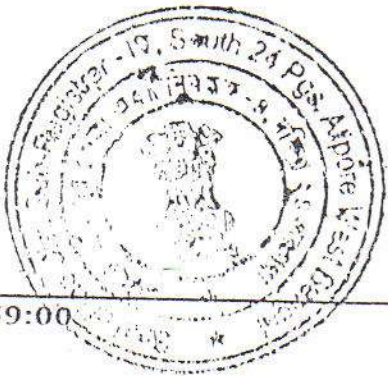
It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-3800000/-

It is certified that the required stamp duty of this document is Rs.- 266010 /- and the Stamp duty paid is Rs.- 100/-

Stamp duty

It is certified 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

19/03/2010 17:59:00



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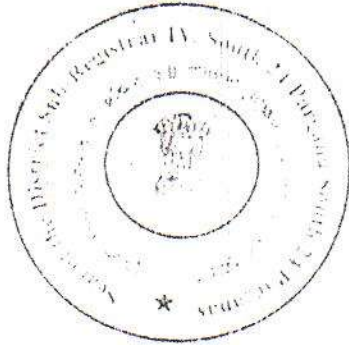
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Certificate of Registration under section 60 and Rule 69.

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



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(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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