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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

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

U 403154

[Signature]
 District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 = 3 MAR 2015

THIS INDENTURE made this 3rd day of March Two Thousand Fifteen BETWEEN RISHIKA REAL ESTATES PRIVATE LIMITED, having CIN No.U70109WB2011PTC168990, having PAN AAFCR5472D, a company incorporated under the Companies Act, 1956, having its registered office at No.7, Parsee Church Street, 1st floor, Kolkata 700 001, represented by its Director Mr. Rajesh Jaiswal, son of Triveni Prasad Jaiswal, having PAN ACUPJ2834M, residing at 41, Simla Road, Vinayak Enclave, Block-A, Flat No.4B, Police Station Maniktala, Kolkata 700 006, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean

V.C. NO - 434

282333

VICTOR MOSES & CO
Solicitors & Advocates
6, Old Post Office Street
Kolkata - 700 001

Swapan Saha

Sold to.....
Address.....
Value.....
28 JAN 2015
L.S.V., High Court Sujit Sarkar High Court, A.S.



885
Date - 03-03-15

For Dover Park Builders Pvt. Ltd.

Swapan Saha

Director / Authorised Signatory

AYANNA BUILDERS PVT. LTD.

Swapan Saha

Director / Authorised Signatory

WINSOME INFRA PVT. LTD.

Swapan Saha

Director / Authorised Signatory

WILY BUILDERS PVT. LTD.

Swapan Saha

Director / Authorised Signatory

WORTHY BUILDERS PVT. LTD.

Swapan Saha

Director / Authorised Signatory

For Enable Estate Pvt. Ltd.

Swapan Saha

Director / Authorised Signatory

For EMPIRE HIGHRISE PVT. LTD.

Swapan Saha

Director / Authorised Signatory

For Balaji Development Pvt. Ltd.

Swapan Saha

Director / Authorised Signatory

Gautam Mukherjee



[Handwritten signature]

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and include its successor or successors-in-interest and assigns) of the **ONE PART AND (1) AYANNA BUILDERS PRIVATE LIMITED**, having CIN No.U45400WB2014PTC200559, having PAN AAMCA4920G, (2) **WINSOME INFRA PRIVATE LIMITED**, having CIN No.U45400WB2011PTC166216, having PAN AABCW1301N, (3) **WILY BUILDERS PRIVATE LIMITED**, having CIN No.U45400WB2011PTC166215, having PAN AABCW1302R, (4) **WORTHY BUILDERS PRIVATE LIMITED**, having CIN No.U45400WB2011PTC166217, having PAN AABCW1304K, all companies incorporated under the Companies Act, 1956, all having their respective registered offices at 55/1A, Strand Road, Room no.2, 5th Floor, Police Station Jorabagan, Kolkata 700 006, (5) **ENABLE ESTATE PRIVATE LIMITED**, having CIN No.U45400WB2010PTC145096, having PAN AACCE4065G, a company incorporated under the Companies Act, 1956, having its registered office at 83, Topsia Road (South), Police Station Topsia, Kolkata 700 046, (6) **EMPIRE HIGHRISE PRIVATE LIMITED**, having CIN No.U45400WB2010PTC141663, having PAN AACCE3169P, a company incorporated under the Companies Act, 1956, having its registered office at Santosh Estates, 29B, Ballygunge Circular Road, Kolkata 700 019, (7) **BALAJI DEVELOPMENT PVT. LTD.**, having CIN No.U45400WB1986PTC041599, having PAN AACCB7216L and (8) **DOVER PARK BUILDERS PVT LTD**, having CIN No.U70101WB1986PTC041597, having PAN AABCD0924A, both companies incorporated under the Companies Act, 1956, both having their respective registered offices at 35/4, Paddapukur Road, Kolkata 700 020, all represented by their Authorised Signatory Mr. Swapan Saha, son of Late Gouranga Saha, having PAN DOSPS8167D, hereinafter 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) One Fatick Chandra Purkait was seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 29 decimals, be the same a little more or less, lying situate at Mouza Dhamaitala, J.L. No.75, R.S. No.236, Touzi Nos.3, 4 and 5, R.S. Dag No.43, R.S. Khatian No.51, Police Station Sonarpur, District the then 24 Parganas [hereinafter referred to as the **said land**].
- B) By a Bengali Danpatra (Deed of Gift) dated 25th Falgun, 1381 corresponding to 10th March, 1975 made between the said Fatick Chandra Purkait therein referred to as the Donor of the One Part and one Smt. Palanibala Purkait therein referred to as the Donee of the Other Part and registered at the office of the Sub-Registrar, Sonarpur, in Book No.I, Volume No.15, Pages 91 to 93, Being No.1058 for the year 1975 the Donor therein out of his natural love and affection towards the Donee therein granted, transferred, gifted, assigned and assured unto and in favour of the Donee therein All That the said land.
- C) The said Smt. Palanibala Purkait duly recorded her name in respect of said land in the records of Block Land and Land Reforms Office at Sonarpur under L.R. Khatian No.141 in L.R. Dag No.47.



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D) The said Smt. Palanibala Purkait who during her lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 20th October, 1997 leaving behind her surviving her three sons namely Biswanath Purkait, Taraknath Purkait and Baidyanath Purkait and four daughters namely Mira Naskar, Kanchan Kayal, Satyabama Naskar and Kanan Mondal as her heirs, heiresses and legal representatives who upon her death became jointly entitled to All That the said land.

E) By a Bengali Danpatra (Deed of Gift) dated 16th Shrabon, 1417 corresponding to 2nd August, 2010 made between the said Baidyanath Purkait, Satyabama Naskar and Kanan Mondal therein jointly referred to as the Donors of the One Part and the said Biswanath Purkait and Taraknath Purkait therein jointly referred to as the Donees of the Other Part and registered at the office of the Additional District Sub-Registrar, Sonarpur, in Book No.I, CD Volume No.23, Pages 6794 to 6808, Being No.09143 for the year 2010 the Donors therein out of their natural love and affection towards the Donees therein granted, transferred, gifted, assigned and assured unto and in favour of the Donees therein All That their undivided 3/7th part or share in the said land.

F) By a Bengali Danpatra (Deed of Gift) dated 9th Shrabon, 1418 corresponding to 26th July, 2011 made between the said Mira Naskar and Kanchan Kayal therein jointly referred to as the Donors of the One Part and the said Biswanath Purkait and Taraknath Purkait therein jointly referred to as the Donees of the Other Part and registered at the office of the Additional District Sub-Registrar, Sonarpur, in Book No.I, CD Volume No.20, Pages 4635 to 4647, Being No.08641 for the year 2011 the Donors therein out of their natural love and affection towards the Donees therein granted, transferred, gifted, assigned and assured unto and in favour of the Donees therein All That their undivided 2/7th part or share in the said land.

G) Thus the said Biswanath Purkait and Taraknath Purkait became jointly seized and possessed of and/or otherwise well and sufficiently entitled to All That the said land and duly recorded their names in respect of said land in the records of Block Land and Land Reforms Office at Sonarpur under L.R. Khatian Nos.563 and 564 respectively in L.R. Dag No.47.

H) By a Deed of Conveyance dated the 23rd November, 2012 made between the said Biswanath Purkait and Taraknath Purkait therein jointly referred to as the Vendors of the One Part and the Vendor herein therein referred to as Purchaser of the Other Part and registered at the office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, CD Volume No.32, Pages 2971 to 2989, Being No.09163 for the year 2012, the Vendors 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.

I) The Vendor herein has duly recorded its name in respect of said land in the records of Block Land and Land Reforms Office at Sonarpur under L.R. Khatian No.656 in L.R. Dag No.47.

J) 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,




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charges, liens, lispensens, acquisitions, requisitions, attachments, trusts of whatsoever nature at and for a total consideration of Rs.87,72,500/- (Rupees Eighty Seven Lacs Seventy Two Thousands Five Hundred only).

NOW THIS INDENTURE WITNESSETH that in consideration of the said agreement and in consideration of the said sum of Rs.87,72,500/- (Rupees Eighty Seven Lacs Seventy Two Thousands Five Hundred 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 land containing an area of 29 decimals, be the same a little more or less, lying situate at Mouza Dhamaitala, J.L. No.75, R.S. No.236, Touzi Nos.3, 4 and 5, R.S. Dag No.43 corresponding to L.R. Dag No.47 under R.S. Khatian No.51 corresponding to L.R. Khatian No.656, Police Station Sonarpur, Ward No.25 within the limits of Rajpur-Sonarpur Municipality, 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 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 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 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 heirs executors administrators legal representatives and assigns 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 hold 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




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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:
(Said land)

ALL THAT the piece and parcel of land containing an area of 29 decimals, be the same a little more or less, lying situate at Mouza Dhamaitala, J.L. No.75, R.S. No.236, Touzi Nos.3, 4 and 5, R.S. Dag No.43 corresponding to L.R. Dag No.47 under R.S. Khatian No.51 corresponding to L.R. Khatian No.656, Police Station Sonarpur, Ward No.25 within the limits of Rajpur-Sonarpur Municipality, Kolkata 700 151, District South 24 Parganas and butted and bounded in the manner follows:-

ON THE NORTH : By R.S. Dag No.39 & 46;
ON THE EAST : By R.S. Dag No.44;
ON THE SOUTH : By 42 feet wide road and
ON THE WEST : By R.S. Dag No.43 (Part).

and shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon.



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IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and seal 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, S NM Sarani
KOL- 26
2. ANKI GUPTA
43, SIR HARI RAM GUPTA
STREET, KOL- 700007

Rishika Real Estates Pvt. Ltd.

Rishika
Director

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

1. Priyanka B. Ghosh
2. ANKI GUPTA

Drafted by,

Atangir Reza
Advocate F-1194/03
Alipore Judges Court
Kolkata 700 027

AYANNA BUILDERS PVT. LTD.

Swapan Saha
Director/Authorised Signatory

SOME INFRA PVT. LTD.

Swapan Saha
Director/Authorised Signatory

WILY BUILDERS FVT. LTD.

Swapan Saha
Director/Authorised Signatory

WORTHY BUILDERS PVT. LTD.

Swapan Saha
Director/Authorised Signatory

For Enable Estate Pvt. Ltd.

Swapan Saha
Director / Authorised Signatory

For EMPIRE HIGHRISE PVT. LTD.

Swapan Saha
Director / Authorised Signatory

For Balaji Development Pvt. Ltd.

Swapan Saha
Director / Authorised Signatory

For Dover Park Builders Pvt. Ltd.

Swapan Saha
Director / Authorised Signatory



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RECEIVED of and from the within-named Purchasers the within mentioned sum of Rs.87,72,500/- (Rupees Eighty Seven Lacs Seventy Two Thousands Five Hundred only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE NO./ RTGS	BANK	AMOUNT (RS.)
10.12.2014	248404	Indian Overseas Bank, Kalighat	5,00,000.00
28.02.2015	UTR No. IOBAR52015022800095218	-Do-	5,96,562.00
28.02.2015	UTR No. IOBAR52015022800093884	-Do-	10,96,563.00
02.03.2015	UTR No. IOBAR52015030200151261	-Do-	10,96,562.00
02.03.2015	UTR No. IOBAR5201503020015068	-Do-	10,96,563.00
27.02.2015	327950	Indian Bank, Sarat Bose Road	10,96,562.00
28.02.2015	357022	-Do-	10,96,563.00
28.02.2015	351249	-Do-	10,96,562.00
28.02.2015	357858	-Do-	10,96,563.00
TOTAL			87,72,500.00

(RUPEES EIGHTY SEVEN LACS SEVENTY TWO THOUSANDS FIVE HUNDRED ONLY)

Rishika Real Estates Pvt. Ltd.


Director

Signature of Vendor

WITNESSES:

1. Priyanka B. Ghosh
2. ANIKIT GUPTA



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R.S. DAG No.- 43 [PART], R.S. KHATIAN No.- 51,
L.R. DAG No.-47, L.R. KHATIAN No.- 656
AT MOUZA- DHAMAITALA, J.L. No.- 75, P.S.- SONARPUR,
DIST.- SOUTH 24 PARGANAS, WARD No.- 25,
UNDER RAJPUR-SONARPUR MUNICIPALITY.

Rishika Real Estates Pvt. Ltd.

[Signature]
 Director



AYANNA BUILDERS PVT. LTD.

[Signature]
 Director / Authorized Signatory

SOME INFRA PVT. LTD.

[Signature]
 Director / Authorized Signatory

WILY BUILDERS PVT. LTD.

[Signature]
 Director / Authorized Signatory

WORTHY BUILDERS PVT. LTD

[Signature]
 Director / Authorized Signatory

For Enable Estate Pvt. Ltd.

[Signature]
 Director / Authorized Signatory

For EMPIRE HIGHRISE PVT. LTD.

[Signature]
 Director / Authorized Signatory

For Balaji Development Pvt. Ltd.

[Signature]
 Director / Authorized Signatory

For Dover Park Builders Pvt. Ltd.























[Signature]
 Director / Authorized Signatory



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= 3 MAR 2015

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Rajesh Jaiswal</i>	<i>Rajesh Jaiswal</i>							
		Little Ring Middle Fore Thumb (Left Hand)						
								
		Thumb Fore Middle Ring Little (Right Hand)						
 <i>Anupam Saha</i>	<i>Anupam Saha</i>							
		Little Ring Middle Fore Thumb (Left Hand)						
								
		Thumb Fore Middle Ring Little (Right Hand)						
<p align="center">PHOTO</p>								
	Little Ring Middle Fore Thumb (Left Hand)							
	Thumb Fore Middle Ring Little (Right Hand)							
<p align="center">PHOTO</p>								
	Little Ring Middle Fore Thumb (Left Hand)							
	Thumb Fore Middle Ring Little (Right Hand)							



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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 - 02145 of 2015
(Serial No. 01987 of 2015 and Query No. 1604L000004334 of 2015)

On 03/03/2015

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

Presented for registration at 14.30 hrs on :03/03/2015, at the Private residence by Swapan Saha ,Claimant.

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

Execution is admitted on 03/03/2015 by

1. Rajesh Jaiswal
Director, Rishika Real Estates Pvt Ltd, 7 Parsee Church St, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Others
2. Swapan Saha
Authorised Signatory, Ayanna Builders Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.

Authorised Signatory, Winsome Infra Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.

Authorised Signatory, Wily Builders Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.

Authorised Signatory, Worthy Builders Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.

Authorised Signatory, Enable Estate Pvt Ltd, 83 Topsia Rd South, Thana:-Topsia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.

Authorised Signatory, Empire Highrise Pvt Ltd, 35/4 Paddapukur Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Balaji Development Pvt Ltd, 35/4 Paddapukur Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Dover Park Builders Pvt Ltd, 35/4 Paddapukur Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
, By Profession : Others

Identified By Gautam Mukherjee, son of . , Sahara Ghosh Para, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, By Caste : Hindu, By Profession: Service.

On 04/03/2015



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV


(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

12/03/2015 18:40:00



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

Endorsement For Deed Number : I - 02145 of 2015
(Serial No. 01987 of 2015 and Query No. 1604L000004334 of 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.-87,72,500/-

Certified that the required stamp duty of this document is Rs.- 614085 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Md. Shadman)
DISTRICT SUB-REGISTRAR-IV

On 12/03/2015

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, 4 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 96,531/- paid online on 02/09/2015 2:38PM with Govt. Ref. No. 192014150020070382 on 09/03/2015 1:12AM, Bank: State Bank of India, Bank Ref. No. 090315090031803 on 02/09/2015 2:38PM, Head of Account: 0030-03-104-001-16, Query No:1604L000004334/2015

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 6,14,085/- paid online on 02/09/2015 2:38PM with Govt. Ref. No. 192014150020070382 on 09/03/2015 1:12AM, Bank: State Bank of India, Bank Ref. No. 090315090031803 on 02/09/2015 2:38PM, Head of Account: 0030-02-103-003-02, Query No:1604L000004334/2015

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

12/03/2015 18:40:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2541 to 2556
being No 02145 for the year 2015.



Tridip
(Tridip Misra) 16-March-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

