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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 094250

J. NO. 016828/2010  
M. N. No. 88,86,870/-

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

*[Signature]*  
Additional Registrar  
of Assurances-1, Kolkata  
8-10-10

THIS INDENTURE made this 8<sup>th</sup> day of October, in the City.

98031  
*[Signature]*  
*[Signature]*  
*[Signature]*

58691

20 SEP 2010

No. .... Date .....  
Sole to... B.M. BAGARIA & CO  
Address... Solicitors & Attorneys  
10, Old Post Office Street  
Kolkata - 700 001

L. S. YE...  
HIGH COURT, AL...

Suphendu Samanta  
215, Canal Bazar Rd  
Kolkata  
India

7  
8 OCT 2010



year Two thousand and Ten BETWEEN (1) RAJESH LALWANI, having PAN AGHPL2749L and (2) RAKESH LALWANI, having PAN AGHPL2750M, both sons of late Gurmukhdas alias Gurmukhdas Lalwani, both Hindu businessmen and both residing at Premises No. 32, Mahamayatala Main Road, Sindhibari, P.O. Garia, P.S. Sonarpur, Kolkata - 700084, both hereinafter jointly referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to include them and their respective heirs, executors, administrators and agents) of the FIRST PART and (1) SUGAM GRIHA NIRMAAN PVT.LTD. having PAN AAEC57354N, a Company governed by the Companies Act 1956 and having its registered office at 2/5, Sarat Bose Road, P.S. Bhowanipore, Kolkata-20 and (2) ERODE MERCHANTS PVT.LTD. having PAN AAACE5513F a Company governed by the Companies Act, 1956 and having its registered office at 2/5, Sarat Bose Road, P.S. Bhowanipore, Kolkata - 20 and (3) ALEXIA DEALERS PVT. LTD. having PAN AAHCA0632L a Company governed by the Companies Act, 1956 and having its Registered Office at 2/5, Sarat Bose Road, P.S. Bhowanipore, Kolkata - 20 all represented by their Director Mr. Ashok Saraf son of Sri Santosh Kumar Saraf and (4) ARYA PROJECTS LTD. having PAN AACCA 1732C a Company governed by the Companies Act, 1956 and having its Registered Office at Commerce House, 2<sup>nd</sup> floor, 2, Ganesh Chandra Avenue, P.S. ~~Ward Street~~ <sup>Bowbazar</sup>, Kolkata 13 and represented by its Director Mr. Ramesh Kumar Arya son of Late Murarilal Arya and all are hereinafter jointly referred to as the 'PURCHASERS' (which expression shall unless excluded by or repugnant to the subject or context be deemed to include the said companies and their respective Successors-in-interest, agents and assigns) of the SECOND PART and RAJESH LALWANI, having PAN AGHPL2749L, son of late Gurmukhdas alias Gurmukhdas Lalwani, a Hindu, residing at No. 32, Mahamayatala Main Road, Sindhibari, P.O. Garia, P.S. Sonarpur, Kolkata - 700084 being the Executor of the last Will and Testament dated 10<sup>th</sup> October, 2007 of late Gurmukhdas (also known as Gurmukhdas Lalwani) appointed under the Probate dated 19<sup>th</sup> May, 2010 granted in P.L.A. No. 108 of 2010 by the Hon'ble High Court at Kolkata in its testamentary and intestate jurisdiction, hereinafter referred to as the 'EXECUTOR'

As. *Rajesh Lalwani*  
As. *Rakesh Lalwani*

(which expression shall unless excluded by or repugnant to the subject or context be deemed to include his Successors-in-Office and agents) of the THIRD PART.

WHEREAS by the following registered sale deeds the said late Gurmukhdas Lalwani acquired All That the several pieces and parcels of lands of diverse nature from the respective Sellers therein mentioned which respective deeds were registered with the respective Sub-Registration Offices as hereinafter mentioned.

SL NO.	Date	Registration Particulars	Sellers/Data	Purchaser/ Grahita	R.S. Dag No.	R.S. Kh. No.	Area of land (Decimal)
1	11.06.57	B-J,V-50,Being No.3964 of 1957 at S.R.O.Baruiipur	Sajjat Ali Mondal Ali Saukat Ali Mondal	Shri Gurmukhdas	1591	138	13.0
					1541	257	3.0
					1558	257	6.0
					1559	257	7.0
					1560	257	16.0
						45.0	
2.	11.02.57	B-J V-7 Being No.764 of 1957 at S.R.O.Baruiipur	ChajjedAli Sardar Safi Ali Sardar Kame Jan Bibi Ruitan Bibi	Shri Gurmukhdas	1562	710	27.0
					1561	721 (Hal 1193)	26.0 53.0
3.	18.07.72	B-J,V-36,Being No. 2543 of 1972 at S.R. Sonarpur	Sukhdeb Prasad	Shri Gurmukh Das	1556	760	3/8
					1556	1348 (Hal Kh)	2'5 3'0
4.	20.07.76	B-J,V-42, Being No. 2566 of 1976 at Sonarpur	Mahasin Ali Mondal	Shri Gurmukh Das	1567	580	8'0 ====
5.	18.07.72	B-J,V-36, Being No. 2542 of 1972 at S.R. Sonarpur	Sunsher Debi	Shri Gurmukh Das	1556	1193	2.5
6.	29.01.74	B-J,V-7,Being No.193 of 1974 at S.R.Sonarpur	Jamiruddin Laskar	Shri Gurmukh Das	1556	1193	4.0
					1556	1348	4.0 8.0 =====
7.	13.05.74	B-J,V-29, Being No 1730 of 1974 at S.R.Sonarpur	Romjaan Mullick	Shri Gurmukh Das	1556	1193	1.50
					1556	1348	1.50 3.00 =====
Grand Total :						122.50 Decimals	

Equivalent to 74 Kattahs 1 Chittacks 36.40 sq.ft.

*Handwritten signature and initials*

**AND WHEREAS** out of the said lands an area of 10 chittacks (equivalent to 1.03 decimala) in R.S. Dag No. 1605 and 9 chittacks (equivalent to 0.93 decimals) in R.S. Dag No.1607 was sold to Liaquat Ali Laskar and four others by Sri Shyamdas by a duly made sale deed which sale deed dated 3<sup>rd</sup> June, 1982 was duly registered with the Sub-Registrar, Sonarpur on 3<sup>rd</sup> June, 1982 being No. 2805 for the year 1982.

**AND WHEREAS** by a Deed of Gift dated 31<sup>st</sup> July, 2003 made between Gurmukhdas therein called the Grahita and Shyamdas therein called the Data and duly registered in Book No. I, Volume No. 25, Pages 407 to 418, Being No. 2721 for the year 2006 and registered with the A.D.S.R., Sonarpur, the said donor Shyam Das for the consideration therein mentioned, absolutely transferred by way of absolute gift in favour of the said donee Gurmukhdas All Those several pieces and parcels of land containing a land total area of 87.65 decimals equivalent to 53 cottahs 0 chittacks 20.34 sq.ft. more fully described in the Topsis thereunder written and the said donor did not transfer and did retain for himself 47.35 decimals and the particulars of which lands so transferred by way of gift and so retained un-transferred by the Donor are stated herein below.

RS KHATIAN	RS DAG	NATURE OF LAND	TOTAL LAND (DECIMALS)	GIFTED LAND AREA (DECIMALS)	GIFTED AREA KH-CH-SFT.	BALANCE LAND RETAINED BY SHYAMDAS (DECIMALS)
338	1533	Danga	17	17.00	10-04-25.20	Nil
648	1603	Danga	25	0.9	00-08-32.04	24.10
335	1535	Danga	21	6.95	04-03-10.82	14.05
336	1534	Bagan	05	4.20	02-08-29.52	0.80
553	1598	Danga	08	8.00	04-13-19.80	Nil
529	1588	Sali	14	9.50	05-11-43.20	4.50
229	1589	Danga	05	5.00	03-00-18.00	Nil
530	1596	Sali	11	11.00	06-10-21.60	Nil
530	1599	Danga	02	2.00	01-03-16.20	Nil
530	1601	Sali	03	0.10	00-00-43.56	2.90
530	1590	Sali	02	2.00	01-03-16.20	Nil

*Asst. Registrar*  
*Sonarpur*



1093	1597	Danga	22	21.00	12-11-12.60	1.0
		Total	135	87.65	53-00-20.34	47.35

✓ AND WHEREAS by a Deed of Gift dated 6<sup>th</sup> October, 2007 made between Gurmukhdas therein called the Grahita and Shyam Das therein called the Data and duly registered in Book No. 1, Volume No. 36, Pages 117 to 132, being No. 10844 for the year 2008 AND registered with THE A.D.S.R., Sonarpur, the said donor Shyam Das for the consideration therein mentioned absolutely transferred by way of absolute gift in favour of the said donee Gurmukhdas All Those several pieces and parcels of land containing a total area of 71 cottahs 4 chittacks 0 sq.ft. morefully described in the tapsil thereunder written and the said donor retained the respective portions of the respective dags aggregating to 53.23 Decimals particulars of which all the lands transferred by way of gift and retained/not transferred are set out hereunder.

RS DAG	NATURE OF LAND	TOTAL LAND (DECIMALS)	GIFTED LAND AREA (DECIMALS)	GIFTED AREA (KH-CH-SFT.)	BALANCE LAND RETAINED BY SHYAMDAS (DECIMALS)
1578	Danga	19	19.00	11-07-41.40	Nil
1579	Sali	48	19.00	11-07-41.40	29.0
1582	Danga	13	06.00	03-10-03.60	7.0
1583	Danga	09	05.00	03-00-18.00	4.0
1605	Danga	29	29.00	17-08-32.40	Nil
1606	Danga	05	05.00	03-00-18.00	Nil
1607	Sali	09	09.00	05-07-05.40	Nil
1762	Danga	36	22.77	13-12-18.00	13.23
1763	Danga	03	03.00	01-13-01.80	Nil
	Total	171	117.77	71-04-00.00	53.23 ✓

AND WHEREAS in the events aforesaid the said Gurmukhdas Lawani also known as Gurmukhdas, since deceased became entitled to a total of 325.96 decimals equivalent to 197 cottah 3 chittack 11.34 sq.ft. of the land lying situate in Mouza Kusumba, R.S. No. 138, L.R. Khatian No. 593 within Ward No. 7 of Rajpur-Sonarpur

*as per Gurmukhdas Lawani*

Municipality comprised in several R.S. Dags and L.R. Dag Nos.,  
P.S. Sonarpur, Sub-Registration Office Sonarpur, P.O. Narendrapur,  
District 24 Parganas (South).

AND WHEREAS after having/acquiring the said lands the said Gurmukhdas Lalwani had been exercising all rights of absolute/permanent occupation and has been paying the annual rent (Khazna) in respect of the said lands to the Government of West Bengal and had been possessing and enjoying the same without any restriction, dispute and denial whatsoever.

AND WHEREAS on or about 29<sup>th</sup> October, 2007 the said Gurmukhdas Lalwani died testate after having made and published his last Will and Testament dated 10<sup>th</sup> October, 2007 whereof he appointed his elder son the said Rajesh Lalwani as the sole Executor of the said Will and whereby he bequeathed his various properties in favour of his various legatees as stated in the said Will.

AND WHEREAS by his said Will the said Testator Gurmukhdas did not make any bequeath in respect of a total of 13 decimal of land comprised in R.S. Dag NO. 1591 and L.R. Dag No. 1663 and he did bequeath the land containing 26 decimals comprised in R.S. Dag No. 1561 and L.R. Dag No. 1634 in favour of his brother Shyamdas which both areas are not the subject matter of these presents.

AND WHEREAS the said Testator Gurmukhdas by his said Will bequeathed an area of 261 decimals equivalent to 157 cottahs 14 chittacks 21.60 sq.ft. in favour of his sons being the Vendors abovenamed.

AND WHEREAS in P.L.A. No. 108 of 2010 filed in the High Court at Calcutta in its testamentary and intestate jurisdiction, the Hon'ble High Court at Calcutta was pleased to grant a probate of the said Will in favour of and unto the said Rajesh Lalwani with effect and within the State of West Bengal, the said Rajesh Lalwani had undertaken to administer the said properties and credits according

*As. Rajesh Lalwani*  
*M. Lalwani*

to the said Will and to make a full and true inventory thereof and exhibited the same before the Hon'ble court within the time stated in the order/probate dated 19<sup>th</sup> May, 2010.

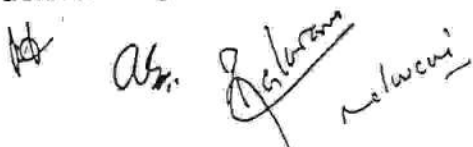
AND WHEREAS the said Executor assented to the vesting of the immovable property (land) bequeathed under the said Will in favour of the respective legatees particulars whereof are stated in the said Will.

AND WHEREAS in the premises aforesaid the said Vendors have become entitled to the said respective areas contained in the said several R.S. Dag Nos. and under corresponding L.R. Dag Nos. as stated herein above and are entitled to deal with the said lands absolutely at their discretion without any objection, claim, restrictions, or resistance by any person whatsoever.

AND WHEREAS the Vendor has out of the said total lands agreed to Sell and the Purchasers have agreed to purchase an area containing .87 decimals equivalent to 52 cottah 10 chittack 7.2 sq.ft. together with some existing quarters morefully described in the Schedule hereunder written at the price and in the manner hereinafter stated.

AND WHEREAS for the purpose of perfecting the sale and transfer of the said land by the said Vendors in favour of the said Purchasers the said Executor has at the request of the vendors agreed to join in these presents to confirm having assented to the vesting of the said lands in favour of the said Vendors and confirming and accepting the rights of the Vendors hereby exercised to Sell and transfer the pieces and parcels of lands hereby intended to be transferred in favour of the purchasers.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the sum of Rs.85,26,870/- (Rupees Eightyfive lacs twentysix thousand eight hundred and seventy) only well and truly paid by the Purchasers to the said Vendors at or before the execution of these presents (the receipt whereof the said Vendors do hereby as also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof


  
 The block contains several handwritten signatures in black ink. From left to right, there is a small signature, a signature that appears to be 'A.S.', a signature that appears to be 'R. Balaram', and a signature that appears to be 'M. Laxmi'.



do hereby acquit, discharge and release the said Purchasers and also the said lands hereby transferred) THEY the said Vendors do hereby absolutely and indefeasibly grant, convey, transfer, sell, assign and assure unto and in favour of the said Purchasers All Those several pieces and parcels of land of diverse nature containing a total of 87 decimals equivalent to 52 cottah 10 chittack 7.2 sq.ft. lying situate at Mouza Kusumba, Gram Kusumba, J.L. No. 50, Pargana Medanmolla, L.R. Khatian No. 593, R.S.No. 138 within the jurisdiction of P.S. Sonarpur, A.D.S.R. Baruipur presently Sonarpur within the District of 24 Parganas (South) together with some existing quarter and being portion of Municipal Holding No.710, Kusumba under Ward No. 7 of the Rajpur-Sonarpur Municipality and morefully described in the Schedule hereunder written and shown within Red borders on the plan thereof hereto annexed and hereinafter called the 'said lands'/absolutely forever free from all encumbrances, liens, charges, disputes, mortgages, lispences, attachments, acquisitions and/or requisitions and alignments AND ALSO TOGETHER WITH all easements/quasi easements and privileges and appurtenances and other similar rights for the beneficial use and enjoyment of the said lands and Together with all the legal incidents thereof and Together with all the muniments and title and deeds exclusively relating thereto Together with all privileges and advantages thereunto belonging AND ALSO TOGETHER WITH all right, title, interest of the vendors therein TO HAVE AND TO HOLD the same and every part thereof unto the Purchasers (to the extent of undivided 1/4<sup>th</sup> share in the said land by the said Sugam Griha Nirmaan Pvt. Ltd., and to the extent of undivided 1/4<sup>th</sup> share in the said land by the said Erode Merchants Pvt, Ltd, and to the extent of an undivided 1/4<sup>th</sup> share in the said land by the said Alexia Dealers Pvt. Ltd. and to the extent of an undivided 1/4<sup>th</sup> share in the said lands by the said Arya Projects Ltd.) absolutely forever as a heritable and transferable estate free from all encumbrances, liens, charges, disputes, mortgages, lispences, attachments, acquisitions and/or requisitions whatsoever and without any hindrance, interruption, obstruction whatsoever from the Vendors or any person or persons lawfully or equitably claiming any estate, right, title and interest whatsoever from, under, or in trust for the said Vendors or their




  
 Ash.

predecessors-in-title. BUT subject to payment of annual land revenue thereof to the Government of West Bengal as from the date hereof.

2. The said Vendors do hereby covenant with the said Purchasers as follows: -

- (1) That the right title and interest which the Vendors do hereby profess to transfer does subsist and that the Vendors have good right, full power and absolute authority to grant, convey, transfer, assign and assure the said lands unto the said Purchasers in the manner aforesaid.
- (2) That the said lands hereby transferred are free from all encumbrances, liens, charges, disputes, mortgages, lispendences, attachments, acquisitions and/or requisitions whatsoever or howsoever made or suffered by the said Vendors or their predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid.
- (3) They the said Vendors do hereby declare that the portion of the Sali land hereby sold have been used for agricultural purposes and there are no bhagchasi or bargadar in the said land.
- (4) That the Vendors do hereby indemnify and agree to indemnify the Purchasers and the said lands from or against all claims and disputes and also against all right, title, interest, charges and encumbrances whatsoever concerning the said lands made done executed and occasioned by the said Vendors or their predecessors-in-title or any third party.
- (5) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon and hold and enjoy the said lands and every part thereof and to receive the rents, issues and profits thereof without any interruption, hindrance, disturbance, claim or demand whatsoever from or by the

Asst. *Palwani*  
Kewari

Vendors or any person or persons claiming through under or in trust for the Vendors.

- (6) The said Vendors and all other persons claiming any estate, right, title and interest whatsoever in the said lands from the said Vendors or their predecessors-in-title shall and will at all times hereafter at the cost and expenses of the Purchasers make, do, acknowledge and execute and cause to be made, done, acknowledged and executed all such further acts deeds and things as shall be required for more perfectly assuring and perfecting the right and ownership of the said Purchasers as shall be reasonably required.
- (7) All annual land rents (khazna) and municipal rates and taxes and other outgoings of the said lands as upto the date hereof have been paid by the Vendors and if any amounts have been found to be payable towards the said municipal rates and taxes and annual land revenue (khazna) upto the date hereof the same shall be paid by the said Vendors.
- (8) That the said Vendors at or before the execution hereof have put the Purchasers in khas and vacant possession of the said lands.
- (9) The said Vendors hereby covenant with the Purchasers that the Vendors will produce/cause to be produced the said Probate and the said copy of the Will of Late Gurmukh Das and also the Original Documents described below relating to the said lands hereby sold as also other lands not sold, before the Purchasers and at all trials, examination and occasions for establishing and proving the title and rights of the Vendors to Sell and transfer the said lands to the Purchasers and shall at the costs of the Purchasers give true and attested copies of the same when required by the Purchasers and shall keep the same safe and unobliterated.

As.  
G. G. G. G.  
K. K. K. K.

Gift Deed No.	For the year	Registration Office	Registration date
10844	2008	ADSR Sonarpur	06-10-2007

(10) The said Confirming Party doth hereby confirm that in the capacity of the said Confirming Party, as Executor as aforesaid to the last Will and Testament of late Gurmukhdas Lalwani, has assented to the vesting of the said land in favour of the said Vendors and doth hereby confirm the absolute right of the said Vendors to sell and transfer of the said land in favour of the Purchasers in the manner and on the terms herein contained.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land containing an area of 87 decimals equivalent to 52 cottahs 10 chittacks 7.2 sq.ft. (more or less) TOGETHER WITH eight very old residential quarters with tin sheds and each containing 100 sq. ft. area and aggregating to 800 sq.ft. and lying situate and being a portion of Municipal Holding No. 710, Kusumba under Ward No. 7 of the Rajpur-Sonarpur Municipality comprised in the following R.S. Dag Nos. and L.R. Dag Nos., L.R. Khatian No. 593, Mouza Kusumba, P.S. Sonarpur, Sub-Registration Office Sonarpur, P.O. Narendrapur, Pargana Madanmolla, J.L. No. 50, R.S. No.138 in the District 24 Parganas (South).

R.S.Dag No.	R.S.Khatian No	L.R.Dag No.	Land Area (Decimals)	Nature of land
1578	444	1650	19	Danga
1579	276	1651	19	Sali
1582	552	1654	6	Danga
1583	422	1655	5	Danga
1605	833	1678	26.30	Danga
1606	995	1679	5	Danga
1607	833	1680	6.70	Sali
		Total	87	
Grand Total			87 decimals	

Equivalent to 52 Cottahs 10 Chittacks 7.2 Sq.ft.

AND the said lands are shown in Red border on the map or plan thereof annexed hereto and butted and bounded as follows :

*As. G. Lalwani*

- On the North : By R.S. Dag No. 1579 (Part);
- On the South : Partly by road and partly by R.S. Dag Nos.  
1605 (Part) and 1607 (Part);
- On the East : By R.S. Dag Nos. 1580, 1581, 1582 (Part),  
1583 (Part) and 1605/2506;
- On the West : By R.S. Dag Nos. 1568, 1575, 1576, 1577  
and 1608;

IN WITNESS WHEREOF the parties hereto have signed and executed these presents the day month and year first above written.

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

(1) Rosabenus,  
Solicitor

(2) Sheeraj Lalwani  
(55A. BL-B. N. Alipon.  
Kol-53).

Rajesh Lalwani

Rajesh Lalwani





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

(1) K. S. Dasgupta,  
Solicitor,

(2) Dhirendra Lalwani

For SUGAM GRIHA NIRMAAN PVT. LTD.

*Ashokdasgupta*  
Director

ERODE-MERCHANTS PVT. LTD.

*Ashokdasgupta*  
Director

ALEXIA DEALERS PVT. LTD.

*Ashokdasgupta*  
Director

ARYA PROJECTS LIMITED

*[Signature]*  
Director

SIGNED SEALED AND  
DELIVERED by the EXECUTOR  
Rajesh Lalwani at Kolkata in  
the presence of :

(1) K. S. Dasgupta,  
Solicitor,

(2) Dhirendra Lalwani

Rajesh Lalwani



RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.85.26.870/- (Rupees Eighty five lacs twentysix thousand eight hundred and seventy) only in full payment of the agreed consideration money as per memo below :

MEMO OF CONSIDERATION

Sl. No.	Drawer	Drawee	Banker's Cheque No.	Drawn on (Bank)	Amount (RS.)
			Date	Branch	
1.	ERODE MERCHANTS PVT. LTD.	Rajesh Lalwani	906354 21/09/10	HDFC Bank, Royd Street Branch	10,65,858=50
2.	ALEXIA DEALERS PVT. LTD.	Rajesh Lalwani	906366 21/09/10	HDFC Bank, Royd Street Branch	10,65,858=50
3.	SUGAM GRIHA NIRMAAN PVT. LTD.	Rajesh Lalwani	906378 21/09/10	HDFC Bank, Royd Street Branch	10,65,858=50
4.	ARYA PROJECT LTD.	Rajesh Lalwani	330101 21/09/10	HSBC Bank BBD Bagh	10,65,858=50
5.	ERODE MERCHANTS PVT. LTD.	Rakesh Lalwani	906356 21/09/10	HDFC Bank, Royd Street Branch	10,65,859=
6.	ALEXIA DEALERS PVT. LTD.	Rakesh Lalwani	906368 21/09/10	HDFC Bank, Royd Street Branch	10,65,859=
7.	SUGAM GRIHA NIRMAAN PVT. LTD.	Rakesh Lalwani	906380 21/09/10	HDFC Bank, Royd Street Branch	10,65,859=
8.	ARYA PROJECT LTD.	Rakesh Lalwani	330102 21/09/10	HSBC Bank BBD Bagh	10,65,859=
Grand Total					85,26,870/-

Witness :

1. K. S. S. S. S.

2. Shree Lalwani

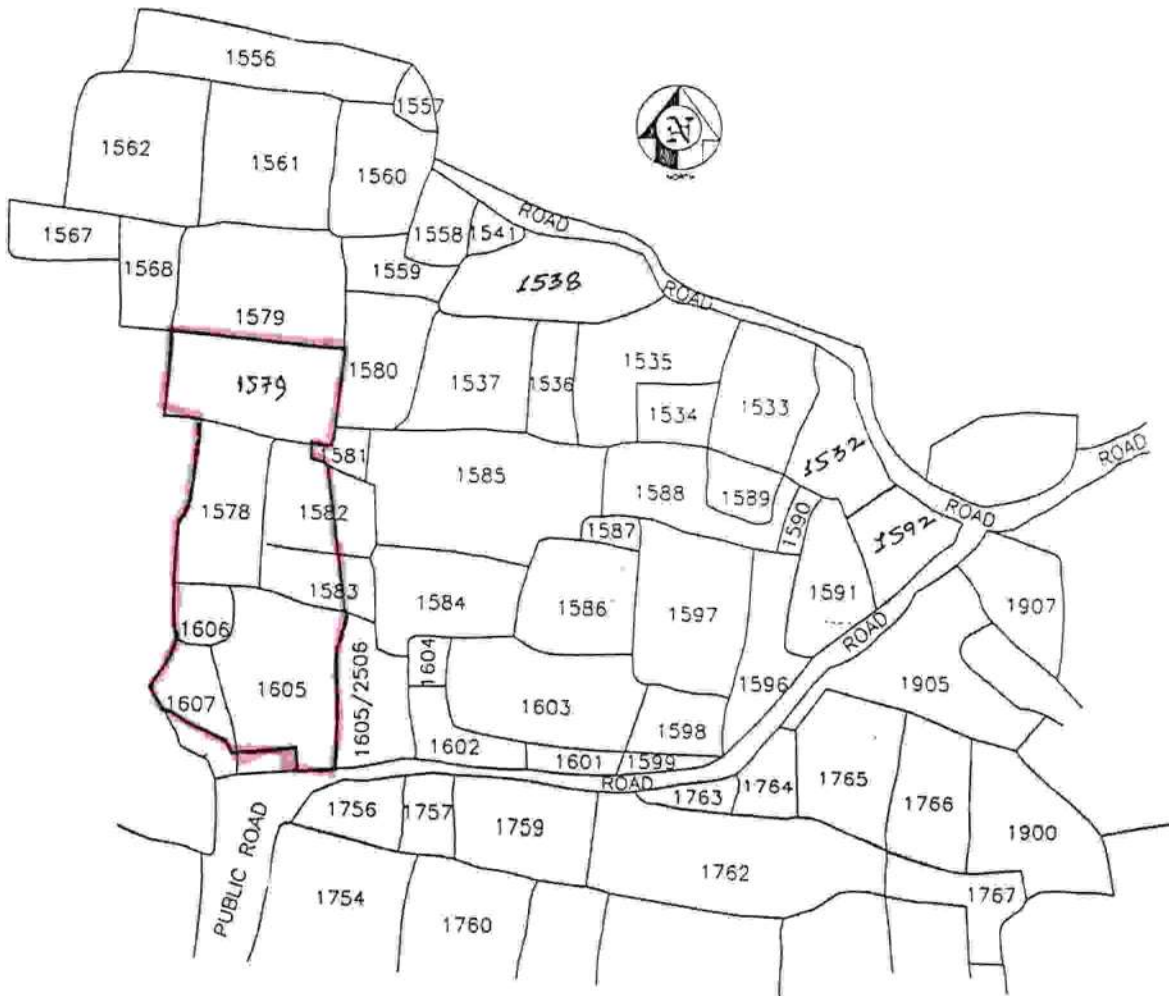
Rajesh Lalwani  
Rakesh Lalwani

Drafted by me :

K. S. S. S. S.  
Advocate  
(WB/518/1969)  
6, old Post office street,

SITE PLAN OF L.R. DAG NO. 1650, 1651, 1654, 1655, 1678, 1679, 1680, L.R. KHATIAN NO. 593 AT MOUZA KUSUMBA, P.O. NARENDRAPUR, J.L. NO. 50, R.S. NO. 138 IN THE DISTRICT 24 PARGANAS (SOUTH) UNDER WARD NO. 7 OF THE RAJPUR SONARPUR MUNICIPALITY. [R.S. DAG No. 1578, 1579, 1582 (P), 1583 (P), 1605 (P), 1606 AND 1607 (P)].

AREA OF LAND : 87 DECIMALS (EQUIVALENT TO 52 COTTAHS 10 CHITTACKS 7.2 SQ. FT.)



For SUGAM GRIHA NIRMAAN PVT. LTD.

*Ashokbaraj*

Director

ERODE MERCHANTS PVT. LTD.

*Ashokbaraj*

Director

*Rajesh Lalwani*

ALEXIA DEALERS PVT. LTD.

*Ashokbaraj*

Director

*Honey*  
Director

Witness:-







*Rajesh Lalwani*

Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A.R.A.-I KOLKATA, District- Kolkata  
 Signature / LTI Sheet of Serial No. 07818 / 2010

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ashok Saraf			<i>Ashok Saraf</i> 08/10/10

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rajesh Lalwani Address -32 Mahamayatala Main Rd Sindhbari, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084	Self	 08/10/2010	 LTI 08/10/2010	<i>Rajesh Lalwani</i>
2	Rakesh Lalwani Address -32 Mahamayatala Main Rd Sindhbari, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084	Self	 08/10/2010	 LTI 08/10/2010	<i>Rakesh Lalwani</i>
3	Rajesh Lalwani (executor) Address -32 Mahamayatala Main Rd Sindhbari, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084	Self			<i>Rajesh Lalwani</i>
4	Ashok Saraf Address -2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020	Self	 08/10/2010	 LTI 08/10/2010	<i>Ashok Saraf</i>





Additional Registrar  
 - 8 OCT 2010

(Anil Kumar Ghoshal)  
 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
 Office of the A.R.A.-I KOLKATA

Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A.R.A.-I KOLKATA, District- Kolkata  
 Signature / LTI Sheet of Serial No. 07818 / 2010

Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Ashok Saraf Address -2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020	Self			<i>Ashok Saraf</i>
6	Ashok Saraf Address -2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020	Self			<i>Ashok Saraf</i>
7	Ramesh Kumar Arya Address -Commerce House 2nd Floor, 2, Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013	Self		 LTI	<i>Ramesh Kumar Arya</i>

08/10/2010

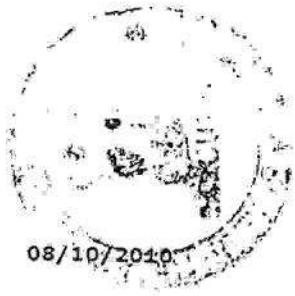
08/10/2010

Name of Identifier of above Person(s)

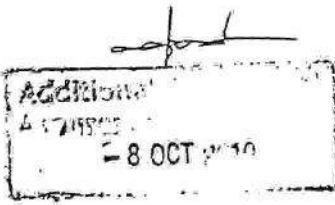
Signature of Identifier with Date

S. Samanta  
 15 Sarat Bose Rd, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700020

*S. Samanta*



08/10/2010



(Anil Kumar Ghoshal)  
 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
 Office of the A.R.A.-I KOLKATA





Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 09751 of 2010  
(Serial No. 07818 of 2010)

On :

Payment of Fees:

On 08/10/2010

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. 97844/-, on 08/10/2010

( Under Article : A(1) = 97746/- ,E = 14/- ,J = 55/- ,M(a) = 25/- ,M(b) = 4/- on 08/10/2010 )

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.-8886870/-

Certified that the required stamp duty of this document is Rs.- 622101 /- and the Stamp duty paid as:  
Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 622101/- is paid 48055920/09/2010 State Bank of India, SSI BRANCH,  
BHOWANIPORE, received on 08/10/2010

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

Presented for registration at 12.56 hrs on :08/10/2010, at the Office of the A.R.A.-I KOLKATA by  
Ashok Saraf , one of the Claimants.

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

Execution is admitted on 08/10/2010 by

1. Rajesh Lalwani, son of Lt Gurmukhdas Lalwani , 32 Mahamayatala Main Rd Sindhbari, Kolkata,  
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 . By  
Caste Hindu, By Profession : Business
2. Rakesh Lalwani, son of Lt Gurmukhdas Lalwani , 32 Mahamayatala Main Rd Sindhbari, Kolkata,  
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 . By  
Caste Hindu, By Profession : Business



*[Signature]*  
8 OCT 2010

( Anil Kumar Ghoshal )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

08/10/2010 15:41:00

EndorsementPage 1 of 2



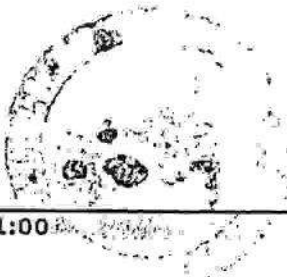
Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 09751 of 2010

(Serial No. 07818 of 2010)

3. Rajesh Lalwani (executor), son of Lt Gurmukhdas Lalwani , 32 Mahamayatala Main Rd Sindhibari, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 , By Caste Hindu, By Profession : Business
4. Ashok Saraf  
Director, Sugam Griha Nirman Pvt Ltd, 2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .  
, By Profession : Others
5. Ashok Saraf  
Director, Erode Merchants Pvt Ltd Pan No Aaace5513f, 2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .  
, By Profession : Others
6. Ashok Saraf  
Director, Alexia Dealers Pvt Lrd, 2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .  
, By Profession : Others
7. Ramesh Kumar Arya  
Director, Arya Projects Ltd, Commerce House 2nd Floor, 2, Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
, By Profession : Others  
  
Identified By S. Samanta, son of Sahadeb Samanta, 2/5 Sarat Bose Rd, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700020 , By Caste: Hindu, By Profession: Service.

( Anil Kumar Ghoshal )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



*[Handwritten Signature]*  
28 OCT 2010

( Anil Kumar Ghoshal )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

SPECIMAN FORM FOR TEN FINGER PRINTS



*Ashokbalef.*

Left Hand				
Little	Ring	Middle	Fore	Thump
Right Hand				
Little	Ring	Middle	Fore	Thump



*Harj.*

Left Hand				
Little	Ring	Middle	Fore	Thump
Right Hand				
Little	Ring	Middle	Fore	Thump



*Rajesh Lalwani*

Left Hand				
Little	Ring	Middle	Fore	Thump
Right Hand				
Little	Ring	Middle	Fore	Thump



*Rajesh Lalwani*

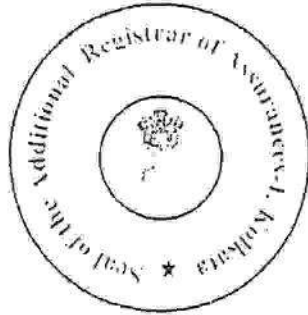
Left Hand				
Little	Ring	Middle	Fore	Thump
Right Hand				
Little	Ring	Middle	Fore	Thump

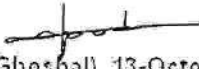


Left Hand				
Little	Ring	Middle	Fore	Thump
Right Hand				
Little	Ring	Middle	Fore	Thump

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 24  
Page from 2473 to 2495  
being No 09751 for the year 2010.



  
(Anil Kumar Ghoshal) 13-October-2010  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A.-I KOLKATA  
West Bengal

DATED THIS 8<sup>th</sup> DAY OF October 2010  
=====

B E T W E E N

(1) RAJESH LALWANI  
(2) RAKESH LALWANI

... VENDORS

AND

SUGAM GRIHA NIRMAAN PVT.LTD  
ERODE MERCHANTS PVT.LTD  
ALEXIA DEALERS PVT LTD  
ARYA PROJECTS LTD.

... PURCHASERS

AND

RAJESH LALWANI

... EXECUTOR

CONVEYANCE

B.M. Bagaria & Co.  
Solicitors & Advocates  
6, Old Post Office Street  
Kolkata-700 001