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Q. NO. 0168 80/2010
M.V. RA. 2,22,45,816/-

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, Kolkata
22/9/10

THIS INDENTURE made this 22nd day of September, in the At.

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At.

At.

244992

SUGAM SERENITY LLP

Ashokaraj
Partner

58692 20 SEP 2010
No.....Date.....

Sold to... M. BAGA RIX & CO
Address... Solicitors & Advocates
Residence... Old Post Office Street
Kolkata - 700 001

L. S. V. FOR
HIGH COURT, CAL

SUGAM SERENITY LLP

Ashokkumar
Partner

Singherdu Samanta
8/6 Sahadeb Samanta
2/5, Sonar Bose Rd.
Kolkata

22 SEP 2010



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year Two thousand and Ten BETWEEN SHYAMDAS alias SHYAMDAS LALWANI alias SHYAMDAS THAROOMAL, having PAN ABUPL5752H son of late Tharoomal Lalwani, a Hindu Businessman, residing at Pre. No.32, Mahamayatala Main Road, Sindhibari, P.O. Garia, P.S. Sonarpur, Kolkata - 700084, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators and agents) of the ONE 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 - 700020 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 - 700020 and (3) ALEXIA DEALERS PVT. LTD., having PAN AAHCA 0632L a company governed by the Companies Act, 1956 and having its registered office at 2/5, Sarat Bose Road, P.S. Bhowanipore, Kolkata - 700020, and all represented by their Director Mr. Ashok saraf son of Sri Santosh Kumar Saraf, (4) ARYA PROJECTS LTD. having PAN AACCA1732C a company governed by the Companies Act, 1956 and having its registered office at ^{Bowbazar} ~~Commerce House, 2nd floor, 2, Ganesh Chandra Avenue, P.S. ~~Hare Street~~~~, Kolkata - 700013, represented by its Director Mr. Ramesh Kumar Arya son of Late Murarilal Arya and all hereinafter jointly referred to as the 'PURCHASERS' (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective Successors-in-interest, agents and assigns) of the OTHER PART.

WHEREAS the said Vendor has in pursuance of the following conveyances purchased All Those the respective pieces and parcels of land therein stated from the respective sellers therein mentioned which respective deeds were registered with the respective Sub-registration offices as hereinafter mentioned.

S.A.M.
A.S.

SUGAM SERENITY LLP

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Partner

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SUGAM SERENITY LLP

Ashokraj
Partner

Additional Registrar of
Companies
22 SEP 2010



	DATE	REGISTRATION PARTICULARS	SELLER/ DATA	PURCHASER/ GRAHITA	R.S.DAG NO	R.S. KHATIAN NO.	AREA OF LAND (DECIMAL)
1	04-07-1955	B-1, V-62, Being No.5028 for the year 1955 Regd. with Sub-Regn. Office Baruipur.	1) Sajjat Ali Mondal and 2) Sauqut Ali Mondal	Shri Shyamdas	1535 1534	335 336	21.0 5.0 <hr/> 26.0
2	04-07-1955	B-1, V-62, Being No.5027 for the year 1955 at Sub-Regn. Office Baruipur.	Mohoruddin Laskar	Shri Shyamdas	1533 1603 1604 1605 1607	338 648 648 833 833	8.5 12.5 1.0 14.5 4.5 <hr/> 41.0
3	13-08-1955	B-1, V-54, Being No. 3024 for the year 1955 at Sub-Regn. Office Baruipur.	1) Subrata Mitra (Minor) Representative by his Guardian & father Sukumar Mitra., and 2) Sukumar Mitra, son of Sarat Kumar Mitra	Shri Shyamdas	1605/2506 1598 1582 1578 1537 1585 1586 1587 1588 1589	309 553 552 444 529 529 529 529 529 529	13.0 8.0 13.0 19.0 17.0 37.0 13.0 2.0 14.0 5.0 <hr/> 141.0
4	13-08-1955	B-1, V-72, Being No.3025 for the year 1955 at Sub-Regn. Office Baruipur.	Kalicharan Ghosh	Shri Shyamdas	1596 1599 1601 1602 1590 1597	5309 5309 5309 5309 5309 1093	11.0 2.0 3.0 6.0 2.0 22.0 <hr/> 46.0
5	14-09-1955	B-1, V-74, Being No. 6220 for the year 1955, S.R. Baruipur.	1) Jamiradi Naskar and 2)Johrakhaton Bibi and 3)Gulal Jan Bibi and 4)Atarjan Bibi and 5)Morijan Bibi	Shri Shyamdas	1533 1603 1604 1605 1607	338 648 648 833 833	8.5 12.5 1.0 14.5 4.5 <hr/> 41.0
6	26-09-1955	B-1, V-72, Being No. 6442 for the year 1955 at S.R. Baruipur.	Sitanath Mondal	Shri Shyamdas	1584 1586 1587 1536	609 609 609 609	16.0 4.0 0.5 6.0 <hr/> 26.5
7	18-10-1955	B-1, V-93, Being No. 7919, for the year 1955 at S.R. Baruipur.	Smt. Shantilata Mitra	Shri Shyamdas	1583	422	----- 9.0 -----
8	13-12-1955	B-1, V-92, Being No. 7978, for the year 1955 at S.R. Baruipur.	1)Johar Ali Sadar 2)Jamila Khaton Bibi 3)Golab Jan Bibi	Shri Shyamdas	1581	467	----- 2.0 -----
9	26-04-1956	B-1, V-39, Being No. 2948, for the year 1956 at S.R. Baruipur.	1)Molajat Ali Laskar and 2)Jamiruddin Laskar	Shri Shyamdas	1580 1606	995 995	14.0 5.0 <hr/> 19.0
10	23-04-1953	B-1, V-51, Being No. 4489, for the year 1953 at S.R. Baruipur.	Naikhal Naskar	Shri Shyamdas	1579 1579 1579	276 82 111	16.0 8.0 8.0 <hr/> 32.0
11	16-02-1965	B-1, V-32, Being No. 1190, for the year 1965, at S.R.	1)Ajehar Laskar and 2)Moharjan Bibi and 3)Peerjaan Bibi and	Shri Shyamdas	1579 1579 1579	276 276 276	8.0 4.0 4.0 <hr/>

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Ashokkumar
Partner

Baruipur.		4)Mejehar Laskar				16.0	
12	22-02-1972	B-1, V-11, Being No. 488 for the year 1972 at A.D.S.R. Sonarpur.	1)Saha Alam Sardar and 2)Saida Begum and 3)Jaida Begum and All minors represented by mother Mazina Bibi, wife of late Amin Sardar.	Shri Shyamdas	1556 1556	1348 1193	2.5 2.25 4.75
						Grand Total	404.25

Equivalent to 244 cottah 9 chittack 6.30 sq.ft.

All comprised in R.S. No.138, J.L. No. 50, lying situate within the limits of P.S. Sonarpur, Mouza Kusumba in the District of 24 Parganas (South) and being a portion of Municipal Holding No. 709 and also a portion of Municipal Holding No. 710 Kusumba within Ward No.7 of the Rajpur-Sonarpur Municipality.

AND WHEREAS by the aforesaid sale deeds the Vendor has purchased a total land area of 404.25 decimals equivalent to 244 cottahs 9 chittacks 6.30 sq.ft. of lands of diverse nature.

AND WHEREAS ever since the respective purchases of the respective lands by virtue of the said respective sale deeds the said Vendor has been in khas possession, control, enjoyment and use of the said respective lands and has been paying the respective land revenue in respect of the respective lands to the Government of West Bengal and the name of the said Vendor has been duly recorded in the records of rights (Porcha) maintained at the office of the concerned B.L.&L.R.O.

AND WHEREAS by a Deed of Gift dated 31st July, 2003 made between Gurmukhdas therein called the Grahita and Shyamdas therein called the Data and duly registered in Book No. 1, 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 total land area of 87.65 decimals equivalent to 53 cottahs 0 chittacks 20.3 sq.ft. more fully described in the Taphsil thereunder written and in

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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 (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	.10	00-00-43.56	2.90
530	1590	Sali	02	2.00	01-03-16.20	Nil
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 6th October, 2007 made between Gurmukhdas therein called the Grahita and Shyam Das therein called the Data and duly registered in Book No. I, 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 land area of 117.77 decimals equivalent to 71 cottahs 4 chittacks 0 sq.ft. and he 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.

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 Ashokkumar
 Partner

RS DAG	NATURE OF LAND	TOTAL LAND (DECIMALS)	GIFTED LAND AREA (DECIMALS)	GIFTED AREA (KH-CH-SFT.)	BALANCE LAND RETAINED (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 out of the said remaining total Lands so had by the said Shyamdas he has intended to sell all those several pieces and parcels of Lands of diverse nature and diverse areas altogether containing 224.60 Decimals equivalent to 135 Cottahs 14 Chittacks and 5.76 Sq.ft. recorded comprised in R.S. No. 138 J.L. No. 50 lying situated within the limits of P.S. Sonarpur, Mouza Kusumba, District 24-Parganas (South) within ward No. 7 of the Rajpur Sonarpur Municipality.

AND WHEREAS on negotiation the Vendor has agreed to sell and the Purchasers have agreed to purchase a total of 224.60 decimals of lands equivalent to 135 cottah 14 chittack and 5.76 sq.ft. of diverse nature together with some existing quarters and the brief particulars of which lands so agreed to be purchased are stated herein below :-

Land area sold by Shyamdas in terms of these presents.

<u>R.S. Dag No.</u>	<u>R.S. Khatian No.</u>	<u>L.R. Dag No.</u>	<u>Land Area (Decimals)</u>
1579	276	1651	29.00
1582	552	1654	7.00
1583	422	1655	4.00
1603	648	1675	2.00
1535	335	1608	14.05
1534	336	1607	

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Ashok Saraf
Partner

1588	529	1660	4.50
1601	530	1673	2.90
1597	1093	1669	1.00
1604	648	1676	1.00
1581	467	1653	2.00
1580	995	1652	14.00
1556	1348	1629	2.50
1556	1193	1629	2.25
1605/2506	309	1677	13.00
1537	529	1610	17.00
1585	529	1657	37.00
1586	529	1658	13.00
1587	529	1659	2.00
1584	609	1556	16.00
1586	609	1558	4.00
1587	609	1659	0.50
1536	609	1609	6.00
1604	648	1676	1.00
1602	5309	1674	6.00
		Grand Total	224.60

Equivalent to 135 Cottahs 14 Chittacks 5.76 Sq. ft.

All comprised and recorded in R.S. No.138, J.L. No.50, P.S. Sonarpur, Mouza Kusumba in the District of 24 Parganas (South) and being a portion of Municipal Holding No. 709 and portion of Municipal Holding No. 710 Kusumba under Ward No. 7 of the Rajpur-Sonarpur Municipality which all the lands are also morefully described in the Schedule hereunder written and delineated within Red border on the annexed plan and hereinafter collectively called the said lands.

AND WHEREAS upon finalization of the negotiation it has been agreed that the said Vendor will sell and the said Purchasers will purchase the said lands at a price of Rs.1,62,000/- per cottha amounting to a total sum of Rs.2,20,13,046/- for 135 cottah 14 chittack 5.76 sq.ft. of land area with the said existing quarters free from all encumbrances, charges, mortgages, disputes, lispenses, acquisitions, requisitions whatsoever.


AND WHEREAS the said Vendor has assured the said Purchasers that :

- (a) Ever since the purchase of the said respective lands by virtue of the respective conveyances as briefly hereinbefore stated the said Vendor has been in khas possession, control, enjoyment and use of the said respective lands and has been exercising all rights of absolute and permanent occupation and

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has been paying regularly and every year the annual khazana in respect of the said respective lands to the Government of West Bengal.

- (b) As being sufficiently entitled to the said Lands, the Vendor has by virtue of the aforesaid two registered Deeds of Gift dated 31st July 2003 and dated 6th October 2007, transferred by way of absolute Gift the respective Lands respectively described in the said respective registered Deeds of Gift and continued to hold have possess the said remaining Lands with heritable and transferable estate.
- (c) The said Vendor has himself been in khas possession use and enjoyment of the said Lands hereby agreed to be sold and transferred to the Purchasers and there is no other person having any claim or right therein of any nature whatsoever.
- (d) In respect of the Sali lands (contained in the said Lands to be hereby sold) there is no bargadar or bhag chasi or any claim of barga by anybody and the said Vendor has been maintaining the said nature and use of lands without employing any outside agency.
- (e) The Vendor does not suffer any restriction in selling and transferring the said lands containing a total area of 224.60 decimals equivalent to 135 cottah 14 chittack and 5.76 sq.ft. morefully described in the Schedule hereunder written and accordingly the Vendor has agreed to sell the same to the Purchasers in terms of these presents.
- (f) No other members of the family of the Vendor has any claim or dispute or right in the said lands hereby intended to be sold and transferred to the Purchasers.
- (g) The Vendor does not hold the said Lands in excess of the ceiling limit prescribed statutorily for holding said Lands.

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Ashokkumar
Partner

- (h) The said Vendor has not thrown to the HUF and the said Vendor is absolutely himself and personally owning and enjoying the said lands as being the absolute permanent occupier thereof subject to payment of annual land revenue in respect thereof and is having absolute heritable and transferable estate free from all encumbrances, mortgages, charges, liabilities, lispendense, attachments, restrictions, alignments and acquisitions and requisitions whatsoever but subject to liability of payment of annual land revenue in respect of the said lands.

AND WHEREAS on the basis of the said representations and assurances the Vendor has agreed to complete the sale and relying on the correctness thereof and believing the same to be true and correct the Purchasers have agreed to complete the purchase of the said lands together with the said existing quarters by virtue of these presents and pay the agreed consideration money to the Vendor.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.2,20,13,046/- (Rupees two crores twenty lacs thirteen thousand fortysix) only well and truly paid by the Purchasers to the said Vendor at or before the execution of these presents (the receipt whereof the said Vendor doth hereby as also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof doth hereby acquit, discharge and release the said Purchasers and also the said lands hereby transferred) HE the said Vendor doth hereby absolutely and indefeasibly grant, convey, transfer, assign and assure unto and in favour of the said Purchasers All Those pieces and parcels of lands of diverse nature lying situated at Mouza Kusumba, comprised in J.L. No. 50, Pargana Medanmolla, L.R. Khatian No. 1741 and comprised in the following L.R. Dag Nos. and R.S. Dag Nos.

<u>R.S. Dag No.</u>	<u>R.S. Khatian No.</u>	<u>L.R. Dag No.</u>	<u>Land Area (Decimals)</u>
1579	276	1651	29.00
1582	552	1654	7.00
1583	422	1655	4.00
1603	648	1675	24.70

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Ashok Saraf
Partner

1535	335	1608	14.05
1534	336	1607	0.80
1588	529	1660	4.50
1601	530	1673	2.90
1597	1093	1669	1.00
1604	648	1676	1.00
1581	467	1653	2.00
1580	995	1652	14.00
1556	1348	1629	2.50
1556	1193	1629	2.25
1605/2506	309	1677	13.00
1537	529	1610	17.00
1585	529	1657	37.00
1586	529	1658	13.00
1587	529	1659	2.00
1584	609	1556	16.00
1586	609	1558	4.00
1587	609	1659	0.50
1536	609	1609	6.00
1604	648	1676	1.00
1602	5309	1674	6.00
		Grand Total	224.60

Equivalent to 135 Cottahs 14 Chittacks 5.76 Sq.ft.

P.S. Sonarpur, A.D.S.R. Baruipur (presently Sonarpur) within the District of 24 Parganas (South) together with the said existing quarters standing on part thereof and being portion of Municipal Holding No. 709 and also portion of Municipal Holding No. 710, Kusumba, Ward No. 7 of Rajpur-Sonarur 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 ALSO TOGETHER WITH all easements, quasi easements, privileges and other similar rights for the beneficial use and enjoyment of the said lands TOGETHER WITH all the legal incidents thereof AND TOGETHER WITH all the muniments and title deeds exclusively relating thereto AND ALSO TOGETHER WITH all privileges and advantages appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto the said Purchasers (to the extent of an undivided 1/4th share in the said lands by the said Sugam Griha Nirmaan Pvt. Ltd. and to the extent of an undivided 1/4th share in the said land by the said Erode Merchants Pvt. Ltd. and to the extent of an undivided 1/4th share by the said Alexia Dealers Pvt. Ltd. and to the extent of an undivided 1/4th share in the said lands by the said Arya Projects Ltd.) and morefully described in the Schedule hereunder written absolutely

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SERENITY LLP
Partner

forever as a heritable and transferable estate free from all encumbrances, liens, charges, disputes, mortgages, lispendences, attachments, acquisitions and/or requisitions whatsoever and howsoever absolutely and forever without any hindrance, interruption, obstruction whatsoever from the Vendor or any person or persons lawfully or equitably claiming any estate, right, title and interest whatsoever from under or in trust for the said Vendor or his predecessors-in-title BUT subject to payment of annual land revenue thereof to the Government of West Bengal from the date hereof.

2. The said Vendor doth hereby covenant with the said Purchasers as follows: -

- (1) That the right, title and interest which the said Vendor doth hereby profess to transfer does subsist and that the said Vendor hath in himself good right, full power and absolute authority to grant, convey, transfer, assign and assure the said lands hereby sold unto the 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 requisitions whatsoever or howsoever made or suffered by the said Vendor or his predecessor-in-title or any person or persons lawfully or equitably claiming as aforesaid.
- (3) He the said Vendor doth hereby declare that the said Sali lands hereby sold have been used for agriculture purpose and there are no bhag chasi and bargadar.
- (4) That the Vendor doth hereby indemnify and agree to indemnify the Purchasers and the said lands from or against all right, title, interest, charges and encumbrances whatsoever made done, executed and occasioned by the said Vendor or his predecessor-in-title in favour of any third party.

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Ashok Saraf
Partner

- (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 receive the rents, issues and profits thereof without any interruption hindrance disturbance, claim or demand whatsoever from or by the Vendor or any person or persons claiming through under or in trust for the Vendor.
- (6) The said Vendor and all other persons claiming any estate, right, title and interest whatsoever in the said land from the said Vendor or his predecessors-in-title shall and will at all times hereafter at the costs, expenses and requests 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 rights of ownership / Permanent Dakhalkar of the Purchasers as shall be reasonably required.
- (7) All annual land rents and municipal rates and taxes and other outgoings of the said lands as upto the date hereof have been paid by the said Vendor and if any amount shall be found to be payable towards the said municipal rates and taxes, annual land revenue upto the date hereof, the same shall be paid by the said Vendor without any denial and objection.
- (8) That the said Vendor at or before the execution hereof has put the Purchasers in khas and vacant possession of the said lands.
- (9) The Vendor doth hereby confirm that the title deeds exclusively relating to some of the pieces or parcels of land hereby sold have been duly given and made over to the Purchasers and those relating to some of the plots hereby sold and the other plots which have been not sold to the Purchasers have been retained by the Vendor briefly described below and accordingly the said Vendor doth hereby covenant with the Purchasers that the said Vendor will produce/caused to be produced the original documents briefly

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Ashokkumar J.

Partner

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stated below will be produced by the Vendor at all times and at the request and cost of the Purchasers before the Purchasers and/or their representatives and all trials examinations and occasions for establishing and proving the title and rights of the Vendor to sell and transfer of the said lands to the Purchasers AND the Vendor shall at the cost of the Purchasers give true and attested copies of the said sale deeds whenever required from time to time by the Purchasers AND shall keep the same in the meantime safe and unobliterated and undamaged.

<u>Date of Execution</u>	<u>Registration Office</u>	<u>Deed No.</u>	<u>For the year</u>
13-08-55	D.R. Alipore	3025	1955
26-04-56	D.S.R. Baruipur	2948	1956
22-02-72	A.D.S.R. Sonarpur	488	1972
13-08-55	D.S.R. Baruipur	3024	1955
26-09-53	A.D.S.R. Sonarpur	6442	1955
04-07-55	D.S.R. Baruipur	5028	1955

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land TOGETHER WITH twenty very old tin shed residential units each containing 100 sq.ft. (approx.) and aggregating to 2000 sq.ft. standing on part of the land (containing an area of 224.60 decimals equivalent to 135 cottah 14 chittack 5.76 sq.ft. (more or less) lying situate and being a portion of Municipal Holding No. 709 and also a portion of Municipal Holding No. 710 Kusumba under Ward No. 7 of the Rajpur-Sonarpur Municipality and recorded comprised in R.S. No. 138, J.L. No. 50 and also recorded in the following R.S. Dag Nos., L.R. Dag Nos., Mouza Kusumba, P.S. Sonarpur, Sub-Registration Office Sonarpur, L.R. Khatian No. 1741, Pargana Madanmalla, P.O. Narendrapur, District 24 Parganas (South).

S.A.D.
H. A.S.

UGAM SERENITY LLP
Ashokkumar
Partner

R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	Land Area (Decimal)	Nature of Land as per the respective Title Deed
1579 ✓	276	1651	29.00 ✓	Sali
1582 ✓	552	1654	7.00 ✓	Danga
1583 ✓	422	1655	4.00 ✓	Danga
1603 ✓	648	1675	24.10 ✓	Danga
1535 ✓	335	1608	14.05 ✓	Danga
1534 ✓	336	1607	0.80 ✓	Bagan
1588 ✓	529	1660	4.50 ✓	Sali
1601 ✓	530	1673	2.90 ✓	Doba
1597 ✓	1093	1669	1.00 ✓	Danga
1604 ✓	648	1676	1.00 ✓	Sali
1581 ✓	467	1653	2.00 ✓	Bagan
1580 ✓	995	1652	14.00 ✓	Sali
1556 ✓	1348	1629	2.50 ✓	Sali
1556 ✓	1193	1629	2.25 ✓	Sali
1605/2506 ✓	309	1677	13.00 ✓	Danga
1537 ✓	529	1610	17.00 ✓	Danga
1585 ✓	529	1657	37.00 ✓	Bagan
1586 ✓	529	1658	13.00 ✓	Doba
1587 ✓	529	1659	2.00 ✓	Bagan
1584 ✓	609	1556	16.00 ✓	Bagan
1586 ✓	609	1558	4.00 ✓	Doba
1587 ✓	609	1659	0.50 ✓	Bagan
1536 ✓	609	1609	6.00 ✓	Danga
1604 ✓	648	1676	1.00 ✓	Sali
1602 ✓	5309	1674	6.00 ✓	Danga
		Grand Total	224.60	

Equivalent to 135 cottahs 14 chittacks 5.76 sq. ft.

And the said land is shown in red border line on the map or plan annexed hereto and butted and bounded as follows :

On the North : By R.S. Dag Nos. 1553, 1554, 1555 and 1546 and also by R.S. Dag Nos. 1559 to 1562 and 1538;

On the South : Partly by road and partly by R.S. Dag Nos. 1560, 1561 and 1562;

On the East : By R.S. Dag Nos. 1557 and also by parts of R.S. Dag Nos. 1535, 1534, 1588, 1597, 1603 and 1601;

On the West : By R.S. Dag Nos. 1605, 1583(P), 1582(P), 1579 (P), 1568;

Handwritten initials: S.A.M., A.M., and a signature.

UGAM SERENITY LLP
Ashokkumar
Partner

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

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

Shyamgar



1. *Kosagguna, Solicitor*

2. *Pan. Lalwani
32, Mahanayatala main Road
P.O Ganai P.S. Sonarpur
Kolkata. 700084.*

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

Kosagguna Solicitor

1.

2. *Pranay Arya
375 Block G,
New Alipore.
Kolkata - 53*



For SUGAM GRIHA NIRMAAN PVT. LTD.

Ashok Saraf

Director



ERODE MERCHANTS PVT. LTD.

Ashok Saraf

Director



ALEXIA DEALERS PVT. LTD.

Ashok Saraf

Director



SHARVA PROJECTS LIMITED

Pranay

Director



SUGAM SERENITY LLP

Ashok Saraf

Partner

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.2,20,13,046/- (Rupees Two Crores twenty Lacs thirteen Thousand and fortysix) 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.	Shyamdas	906350 21/09/10	HDFC Bank, Royd Street Branch	55,03,261=50
2.	ALEXIA DEALERS PVT. LTD.	Shyamdas	906362 21/09/10	HDFC Bank, Royd Street Branch	55,03,261=50
3.	SUGAM GRIHA NIRMAAN PVT. LTD.	Shyamdas	906374 21/09/10	HDFC Bank, Royd Street Branch	55,03,262/-
4.	ARYA PROJECT LTD.	Shyamdas	330094 21/09/10	HSBC Bank BBD Bagh	55,03,261/-
Grand Total					2,20,13,046/-

Shyamdas

Witness :

1. *K. S. Bagaria*
Solicitor

2. *P. K. Lalwani*

Drafted by me -

K. S. Bagaria, Advocate
(*Ch.B. 518/1969*)

Sri K. P. Bagaria
Solicitor & Advocate
6, Old Post Office Street
Kolkata - 70001.

UGAM SERENITY LLP
Ashok Saraf.
Partner

SPECIMAN FORM FOR TEN FINGER PRINTS



Ashokraj

Left Hand				
Little	Ring	Middle	Fore	Thump

Right Hand				
Little	Ring	Middle	Fore	Thump



Sujana

Left Hand				
Little	Ring	Middle	Fore	Thump

Right Hand				
Little	Ring	Middle	Fore	Thump



Pranav

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

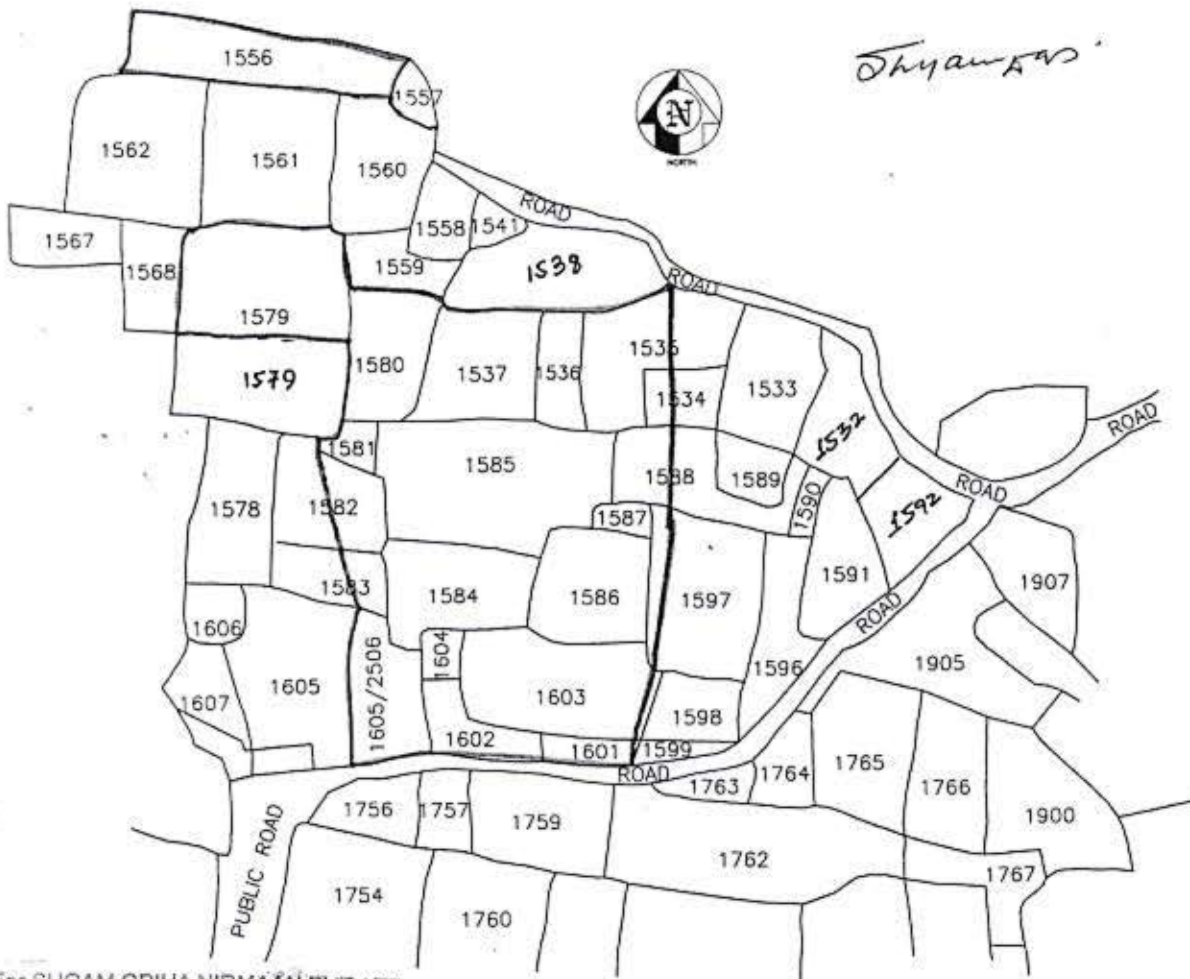


Left Hand				
Little	Ring	Middle	Fore	Thump

Right Hand				
Little	Ring	Middle	Fore	Thump

UGAM SERENITY LLP
Ashokraj
Partner

SITE PLAN OF L.R. DAG NO. 1651, 1654, 1655, 1675, 1608, 1607, 1660, 1673, 1669, 1676, 1653, 1652, 1629, 1629, 1677, 1610, 1657, 1658, 1659, 1556, 1558, 1659, 1609, 1676, 1674, L.R. KHATIAN NO. 1741 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 NOS. 1579 (P), 1582 (P), 1583 (P), 1603, 1535 (P), 1534 (P), 1588 (P), 1601 (P), 1597 (P), 1604, 1581, 1580, 1556, 1556, 1605/2506, 1537, 1585, 1586, 1587, 1584, 1586, 1587, 1536, 1604, 1602]
AREA OF LAND : 224.60 DECIMALS (EQUIVALENT TO 135 COTTAHS 14 CHITTACKS 5.76 SQ. FT.)



Shyam

For SUGAM GRIHA NIRMAAN PVT., LTD.

Ashokasaraf
 Director

ALEXIA DEALERS PVT. LTD.

Ashokasaraf
 Director

ERODE MERCHANTS PVT. LTD.

Ashokasaraf
 Director

ASHA PROJECTS LIMITED

Shyam
 Director

SUGAM SERENITY LLP

Ashokasaraf
 Partner



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

Endorsement For Deed Number : I - 09192 of 2010
(Serial No. 07370 of 2010)

On 22/09/2010

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:

Fee Paid in rupees under article : A(1) = 244695/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on
22/09/2010

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.-22245816/-

Certified that the required stamp duty of this document is Rs.- 1557227 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 1557227/- is paid48055620/09/2010State Bank of India, SSI BRANCH,
BHOWANIPORE, received on 22/09/2010

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

Presented for registration at 13.10 hrs on :22/09/2010, 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 22/09/2010 by

1. Shyamdas Lalwani Alias Shyamdas Tharoomal, son of Lt Tharoomal Lalwani , Sindhibari, 32,
Mahamayatala, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.
:-Garia Pin :-700084 , By Caste Hindu, By Profession : Business

2. Ashok Saraf
Director, Sugam Griha Nirmaan Pvt. Ltd., 2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director, Erode Merchants Pvt. Ltd., 2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director, Alexia Dealers Pvt. Ltd., 2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : Business

UGAM SERENITY LLP

Ashok Saraf
Partner

Additional Registrar of
Assurances - Kolkata
22 SEP 2010

(Anil Kumar Ghoshal)

ADDL. REGISTRAR OF ASSURANCE-I

EndorsementPage 1 of 2

22/09/2010 16:58:00



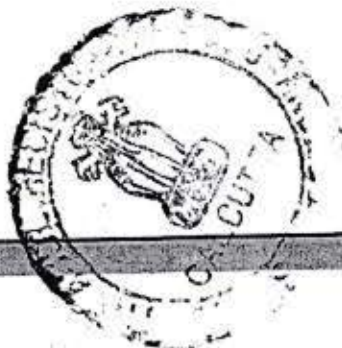
Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District-Kolkata

Endorsement For Deed Number : I - 09192 of 2010
(Serial No. 07370 of 2010)

3. 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 : Business
Identified By Sukhendu Samanta, son of Sahadeb Samanta, 2/5, Sarat Bose Road, Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 , By
Caste: Hindu, By Profession: Service.

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

UGAM SERENITY LLP
Ashokbaraj
Partner



[Signature]
Additional Registrar of Assurances
22 SEP 2010
(Anil Kumar Ghoshal)

ADDL. REGISTRAR OF ASSURANCE-I

EndorsementPage 2 of 2







22/09/2010 16:58:00

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. 07370 / 2010

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ashok Saraf			<i>Ashok Saraf</i> 22/09/10

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shyamdas Lalwani Address -Sindhbari, 32, Mahamayatala, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084	Self	 22/09/2010	 LTI 22/09/2010	<i>Shyamdas</i>
2	Ashok Saraf Address -2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020	Self	 22/09/2010	 LTI 22/09/2010	<i>Ashok Saraf</i>
3	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	 22/09/2010	 LTI 22/09/2010	<i>Ramesh Kumar Arya</i>

Signature of Identifier with Date

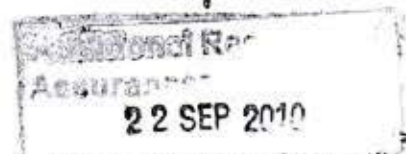
Name of Identifier of above Person(s)

Sukhendu Samanta
2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore,
District:-South 24-Parganas, WEST BENGAL, India,
P.O. :- Pin :-700020

Sukhendu Samanta

UGAM SERENITY LLP

Ashok Saraf
Partner



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 8161 to 8184
being No 09192 for the year 2010.



[Handwritten signature]

(Anil Kumar Ghoshal) 25-September-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal

UGAM SERENITY LLP
Ashoksaaj.
Partner