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2010

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 588484

Q. NO. 01682/2010
M. V. Rs. 2,74,355/-

Certified that the Document is admitted to registration. The Signature Sheet and the appropriate stamps attached to the document are the part of this Document.

[Signature]
Additional Registrar
22/9/10

THIS INDENTURE made this 22nd day of September 2010 in the City.

Asst.
Ad. Galvan
network

2,179,982

58693

20 SEP 2010

No.....Date.....
Sold to.....
Address B.M. BAGA RIA & CO
Solicitors & Advocates
Rs. 100/- Old Post Office Street
Kolkata - 700 001

L. S. VENKOR
HIGH COURT, CAL

22 SEP 2010

Suzherdu Samanta
70 Sahadeb Samanta
2/5, Sarat Bose Rd
KOL-20
Senice.



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, 2nd floor, 2, Ganesh Chandra Avenue, P.S. ~~Hare Street~~ ^{Bowbazar}, 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 10th October, 2007 of late Gurmukhdas (also known as Gurmukhdas Lalwani) appointed under the Probate dated 19th 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'




 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.Baruipur | Sajjat Ali Mondal 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.Baruipur | ChajjedAli Sardar Safi Ali Sardar, Kame Jan Bibi Ruitan Bibi | Shri Gurmukhdas | 1562 | 710 | 27.0 | | |
| | | | | | 1561 | 721 | 26.0 | | |
| | | | | | | (Hal 1193) | 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 | 2'5 | | |
| | | | | | | (Hal Kh) | 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.

AND WHEREAS out of the said lands an area of 10 chittacks (equivalent to 1.03 decimale) in R.S. Dag No. 1605 and 9 chittacks

Handwritten signature: H. As. Galwan Lalwani

(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 dated 3rd June, 1982 which was registered with the Sub-Registrar, Sonarpur, Being No. 2805 for 1982.

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 land total area of 87.65 decimals equivalent to 53 cottahs 0 chittacks 20.34 sq.ft. more fully described in the Topsil 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 |
| 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. 1,

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notover.

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 Lalwani 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 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

H. AS. Galaram
Lalwani

Bengal and had been possessing and enjoying the same without any restriction, dispute and denial whatsoever.

AND WHEREAS on or about 29th October, 2007 the said Gurmukhdas Lalwani died testate after having made and published his last Will and Testament dated 10th 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 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 19th 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.

Rajesh Lalwani
Rajesh Lalwani

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 171.03 decimals equivalent to 103 cottah 5 chittack 25.6 sq.ft. together with existing quarters and tiled tenements 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.1,67,42,385/- (Rupees One crore sixtyseven lacs fortytwo thousand three hundred eightyfive) 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 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 171.03 decimals equivalent to 103 cottah 5 chittack and 25.06 sq.ft. lying situate at Mouza Kusumba, Gram Kusumba, J.L. No. 50, Pargana Medanmolla, L.R.



 H. S.

 A. S.

 G. S.

 K. S.

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) and being portion of Municipal Holding No.709 and portion of Municipal Holding No. 710, Kusumba and Municipal Holding No.173, Kusumba together with some existing quarters and residential tiled tenements 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 beneficiãl 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 vendor therein TO HAVE AND TO HOLD the same and every part thereof unto the Purchasers (to the extent of undivided 1/4th share in the said land by the said Sugam Griha Nirmaan Pvt. Ltd., and to the extent of 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 in the said land 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.) written 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 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: -

Handwritten signatures:
 1. *AB*
 2. *Palwani*
 3. *Palwani*

- (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 land 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 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,

Hd. *Abn. Galasani*
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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 Gurmukhdas 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.

| Deed No. | For the year | Registration Office | Date of execution |
|----------|--------------|---------------------|-------------------|
| 2542 | 1972 | ADSR Sonarpur | 18-07-1972 |
| 2543 | 1972 | DSR Baruipur | 18.07.72 |
| 193 | 1974 | ADSR Sonarpur | 29.01.74 |

- (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

Ht. *As. Lalwani*
re/wend.

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 171.03 decimals equivalent to 103 cottahs 5 chittacks 25.06 sq.ft. *Ats* (more or less) TOGETHER WITH thirty five tin shed residential quarters ^{with cement sheet} of 100 Sq.ft each and three tiled tenements of 1800 sq. ft. all aggregating to 5300 sq.ft. and lying situate and being a portion of Municipal Holding No. 709, and a portion of Municipal Holding No. 710 and also the Municipal Holding No. 173 Kusumba under Ward No. 7 of the Rajpur-Sonarpur Municipality ^{on 19 feet road} *Ats* 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 |
|-------------|----------------|-------------|----------------------|----------------|
| 1541 | 257 | 1612 | 3.0 | Danga |
| 1558 | 257 | 1631 | 6.0 | Sali |
| 1559 | 257 | 1632 | 7.0 | Sali |
| 1560 | 257 | 1633 | 16.0 | Danga |
| 1562 | 710 | 1635 | 27.0 | Danga |
| 1556 | 760 | 1629 | 0.38 | Sali |
| 1556 | 1348(Hal) | 1629 | 2.50 | Sali |
| 1567 | 580 | 1639 | 8.0 | Sali |
| 1556 | 1193 | 1629 | 2.5 | Sali |
| 1556 | 1193 | 1629 | 4.0 | Sali |
| 1556 | 1348 (Hal) | 1629 | 4.0 | Sali |
| 1556 | 1193 | 1629 | 1.5 | Sali |
| 1556 | 1348(Hal) | 1629 | 1.5 | Sali |
| 1533 | 338 | 1606 | 17.0 | Danga |
| 1603 | 648 | 1675 | 0.90 | Danga |
| 1535 | 335 | 1608 | 6.95 | Danga |
| 1534 | 336 | 1607 | 4.20 | Bagan |
| 1598 | 553 | 1670 | 8.0 | Danga |

*Ht Ats. Palawan
renew.*

| | | | | |
|------|------|------|------|-------|
| 1588 | 529 | 1660 | 9.5 | Sali |
| 1589 | 529 | 1661 | 5.0 | Danga |
| 1596 | 530 | 1668 | 11.0 | Sali |
| 1599 | 530 | 1671 | 2.0 | Danga |
| 1601 | 530 | 1673 | 0.10 | Doba |
| 1590 | 530 | 1662 | 2.0 | Sali |
| 1597 | 1093 | 1669 | 21.0 | Danga |

Grand Total 171.03

Equivalent to 103 cottahs 5 Chittacks 25.06 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 :

- On the North : Partly by R.S. Dag Nos. 1553, 1554, 1555,
1546 and partly by road;
- On the South : Partly by road and partly by R.S. Dag Nos.
1580, 1568, 1579;
- On the East : By R.S. Dag Nos. 1568, 1538, 1591, 1592
And 1532;
- On the West : By R.S. Dag Nos. 1534 (P), 1535 (P), 1588(P)
1558, 1586, 1597(P), 1601(P), 1603(P);

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. *Ros Agnis*
Saha'iw
2. *P. K. Lalwani*
37, Malabar Road
P.O. Garia Kolkata - 700084.

Rajesh Lalwani



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

1. Kosalame,
Solicitor

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

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

1. Kosalame
Solicitor
Calcutta,

2. Rajesh Lalwani

For SUGAM GRIHA NIRMAAN PVT. LTD.

Ashok Saraf
Director

ERODE MERCHANTS PVT. LTD.

Ashok Saraf
Director

ALEXIA DEALERS PVT. LTD.

Ashok Saraf
Director

SHRADDHA PROJECTS LIMITED.

H. Singh
Director

Rajesh Lalwani

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.1,67,42,385/- (Rupees One crore sixty seven lakh fourty two thousand three hundred eightyfive) 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 | 906353 21/09/10 | HDFC Bank, Royd Street, Branch | 20,92,798/- |
| 2. | ALEXIA DEALERS PVT. LTD. | Rajesh Lalwani | 906365 21/09/10 | HDFC Bank, Royd Street, Branch | 20,92,798/- |
| 3. | SUGAM GRIHA NIRMAAN PVT. LTD. | Rajesh Lalwani | 906377 21/09/10 | HDFC Bank, Royd Street, Branch | 20,92,798/- |
| 4. | ARYA PROJECT LTD. | Rajesh Lalwani | 330095 21/09/10 | HSBC Bank BBD Bagh | 20,92,798/- |
| 5. | ERODE MERCHANTS PVT. LTD. | Rakesh Lalwani | 906355 21/09/10 | HDFC Bank, Royd Street, Branch | 20,92,798=25 |
| 6. | ALEXIA DEALERS PVT. LTD. | Rakesh Lalwani | 906367 21/09/10 | HDFC Bank, Royd Street, Branch | 20,92,798=25 |
| 7. | SUGAM GRIHA NIRMAAN PVT. LTD. | Rakesh Lalwani | 906379 21/09/10 | HDFC Bank, Royd Street, Branch | 20,92,798=25 |
| 8. | ARYA PROJECT LTD. | Rakesh Lalwani | 330096 21/09/10 | HSBC Bank BBD Bagh | 20,92,798=25 |
| Grand Total | | | | | 1,67,42,385/- |

Witness :

1. K. S. Rao
Advocate

2. Rajesh Lalwani

Rajesh Lalwani

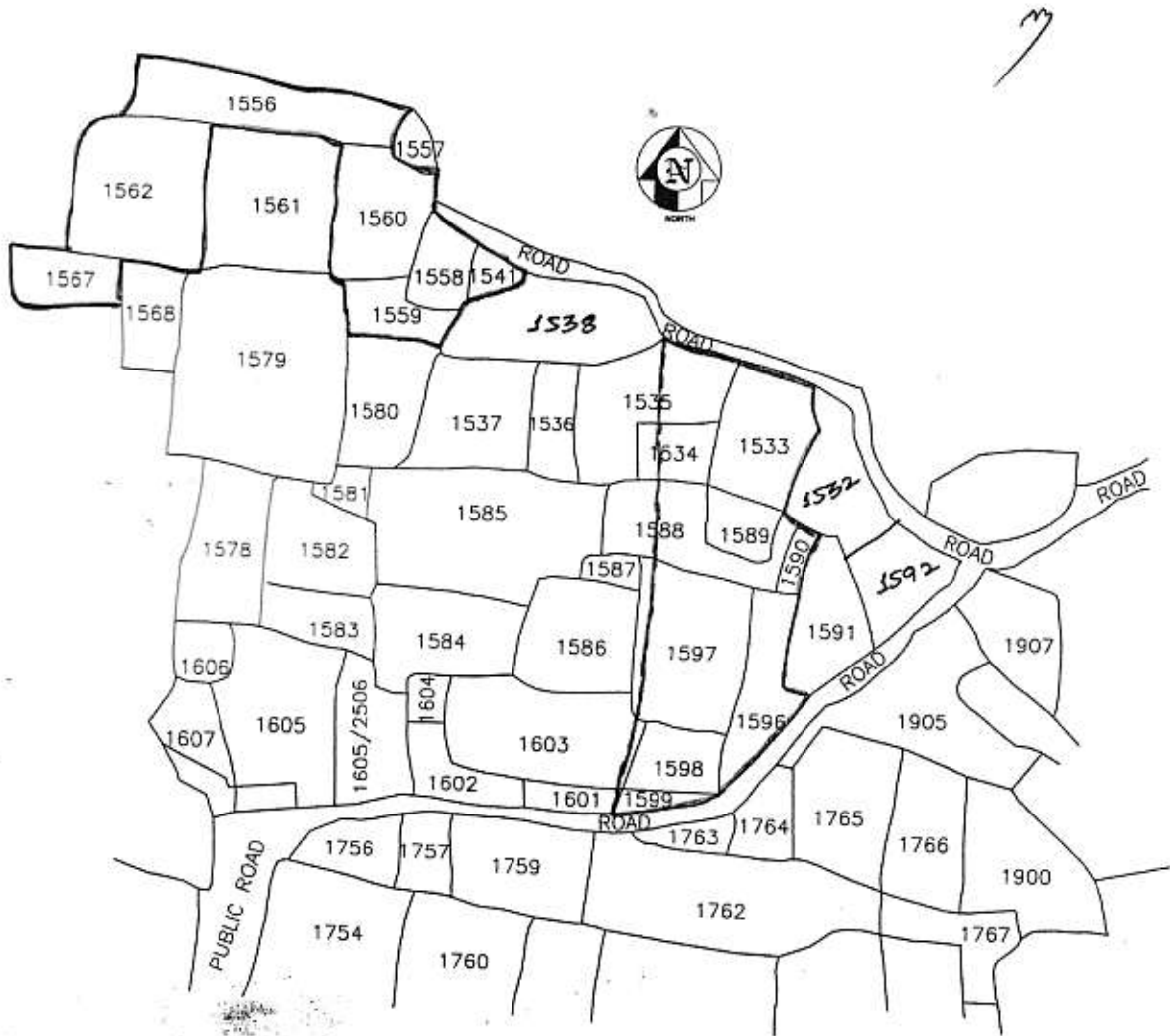
Rakesh Lalwani

Drafted by me :

K. S. Rao,
Advocate;

6, Old Post Office Street, Kolkatta.
(W.B. 518/1969)

SITE PLAN OF L.R. DAG NO. 1612, 1631, 1632, 1633, 1635, 1629, 1629, 1639, 1629, 1629, 1629, 1606, 1675, 1608, 1607, 1670, 1660, 1661, 1668, 1671, 1673, 1662, 1669, 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 NOS. 1541, 1558, 1559, 1560, 1562, 1556, 1556, 1567, 1556, 1556, 1556, 1556, 1533, 1603, 1535 (P), 1534 (P), 1598, 1588 (P), 1589, 1596, 1599, 1601, 1590, 1597 (P)] AREA OF LAND : 171.03 DECIMALS (EQUIVALENT TO 103 COTTAHS 5 CHITTACKS 25.06 SQ. FT.)



For SUGAM GRIHA NIRMAAN PVT. LTD.

Ashok Saraf

Director

ERODE MERCHANTS PVT. LTD.

Ashok Saraf

Director

Rajesh Lalwani

Darshan Lalwani

ALEXIA DEALERS PVT. LTD.

Ashok Saraf

Director

For ALEXIA PROJECTS LIMITED












Henry

Director












SPECIMAN FORM FOR TEN FINGER PRINTS

| | | | | | |
|---|---|---|---|--|---|
| PHOTO  | Left Hand | | | | |
| | Little | Ring | Middle | Fore | Thump |
| |  |  |  |  |  |
| | Right Hand | | | | |
| | Little | Ring | Middle | Fore | Thump |
| |  |  |  |  |  |












Ashok Saraf

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


J. Lal

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

N. W. S.

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

H. S.

| | | | | | |
|---|-------------------|------|--------|------|-------|
| PHOTO  | Left Hand | | | | |
| | Little | Ring | Middle | Fore | Thump |
| | | | | | |
| | Right Hand | | | | |
| | Little | Ring | Middle | Fore | Thump |
| | | | | | |



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

Endorsement For Deed Number : I - 09193 of 2010
(Serial No. 07368 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) = 279697/- ,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.-25427355/-

Certified that the required stamp duty of this document is Rs.- 1779935 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 1779935/- is paid 48055820/09/2010 State 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 13.20 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. Rajesh Lalwani, son of Gurmukhdas Lalwani , 32, Mahamayatala, CALCUTTA, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 , By Caste Hindu, By
Profession : Others
2. Rakesh Lalwani, son of Gurmukhdas Lalwani , 32, Mahamayatala, CALCUTTA, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 , By Caste Hindu, By
Profession : Business
3. Rajesh Lalwani (Executor), son of Lt. Gurmukhdas Lalwani , 32, Mahamayatala, CALCUTTA,
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 , By
Caste Hindu, By Profession : Others


Additional Registrar of
Assurance
22/09/2010
ADDL. REGISTRAR OF ASSURANCE-I
Endorsement Page 1 of 2

22/09/2010 16:59:00

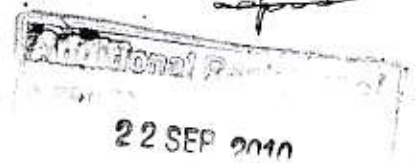
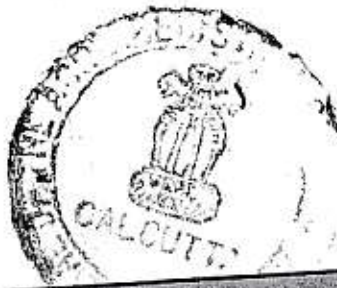


Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09193 of 2010
(Serial No. 07368 of 2010)

4. Ashok Saraf
Director, Sugam Griha Nirman Pvt. Ltd., 2/5, Sarat Bose Road, CALCUTTA, Thana:-Bhawanipore,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
Director, Erode Merchants Pvt. Ltd., 2/5, Sarat Bose Road, CALCUTTA, Thana:-Bhawanipore,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
Director, Alexia Dealers Pvt. Ltd., 2/5, Sarat Bose Road, CALCUTTA, Thana:-Bhawanipore,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : Others
5. Ramesh Kumar Arya
Director, Arya Projects Ltd., 2, Ganesh Chandra Avenue, CALCUTTA, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
, By Profession : Others
Identified By Sukhendu Samanta, son of Sahadeb Samanta, 2/5, Sarat Bose Road, CALCUTTA,
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









(Anil Kumar Ghoshal)
ADDL. REGISTRAR OF ASSURANCE-I
EndorsementPage 2 of 2

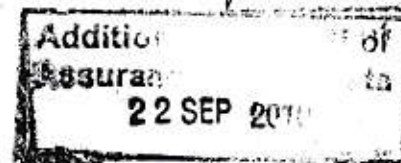
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 07368 / 2010

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 | Rajesh Lalwani Address -32, Mahamayatala, CALCUTTA, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 | Self |  22/09/2010 |  LTI 22/09/2010 | <i>Rajesh Lalwani</i> |
| 2 | Rakesh Lalwani Address -32, Mahamayatala, CALCUTTA, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 | Self |  22/09/2010 |  LTI 22/09/2010 | <i>Rakesh Lalwani</i> |
| 3 | Rajesh Lalwani (Executor) Address -32, Mahamayatala, CALCUTTA, 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, CALCUTTA, 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> |



(Anil Kumar Ghoshal)
ADDL. REGISTRAR OF ASSURANCE-I
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. 07368 / 2010

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

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|---|---|--------------------------|
| 5 | Ramesh Kumar Arya Address -2, Ganesh Chandra Avenue, CALCUTTA, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 | Self |  22/09/2010 |  LTI 22/09/2010 | <i>Ramesh Kumar Arya</i> |

Name of Identifier of above Person(s)

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

Signature of Identifier with Date

Sukhendu Samanta.




(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 8185 to 8207
being No 09193 for the year 2010.




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