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District Sub Registrar
 District Registrar U/S (2)
 Registration ACT 1908
 Kolkata. Email: dc@reg2223
 15 MAR 2010

J.D.B. 250/-
 J.P.P. 150/-

400/-
 received on 15.3.10

This stamp is not valid unless it is cancelled by the Registrar or the District Registrar. It is not valid if it is cancelled by the Registrar or the District Registrar. It is not valid if it is cancelled by the Registrar or the District Registrar.

THIS INDENTURE made this 15th day of MARCH 2010

BETWEEN PRIME CREATIVE CONSTRUCTION PRIVATE LIMITED, a
 company incorporated under the Companies Act, 1956 and having its registered office at
 Ajit Sen Bhavan, 2nd floor, 13, Crooked Lane, Kolkata - 700 069, having Income Tax

M. Sen

Prime Creative Construction Pvt. Ltd.

Schander Roy

Director

S. K. Radhade

EDEN RICHMOND PARK LLP

[Signature]

Designated Partner/Authorized Signatory

188429

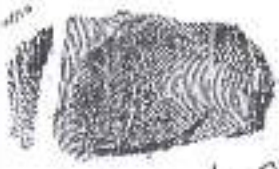
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NAME.....
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RS..... 2, Here
10 MAR 2010
SURAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, X. S. Row Road, Ind.

[Signature]

*M. Gupta
(New Gupta)*

15/3/10



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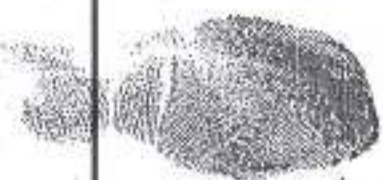
- JUNIPER COMMO TRADE PVT. LTD.
- ICONIC SUPPLIERS PVT. LTD.
- INNOVATIVE COMMO SALES PVT. LTD.
- AGNI DEALCOM PVT. LTD.
- SUCCESS COMMO SALES PVT. LTD.
- FOCUS DEALERS PVT. LTD.
- K. MAKSHYA VINIMAY PVT. LTD.
- FLAME SALES PVT. LTD.
- ZEAL DEALCOM PVT. LTD.
- LEAGUE DISTRIBUTORS PVT. LTD.
- HORNBILL TRADECOM PVT. LTD.
- TWIN STAR DEALCOM PVT. LTD.
- DECAGON DEALERS PVT. LTD.
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- COMMITMENT VINCOM PVT. LTD.
- QUEENBEE SALES PVT. LTD.
- GLADIOLUS MERCHANTS PVT. LTD.
- QUICK COMMO SALES PVT. LTD.
- YOUTH VINCOMPVT. LTD.

[Signature]
 District Registrar-I
 Registrar U/S 7 (2) of
 Registration ACT 1908
 Adab, South 24 Parganas
 15 MAR 2010

PAN No. AAECPS499F, represented by its director, MR. SIDDHARTHA RAY, son of Mr. Mr. Keshab Chandra Ray, residing at 101-J, Selimpur Road, Kolkata - 700 031, hereinafter referred to as the "VENDOR" (which expression shall mean and include its successors-in-interest and/or assigns) of the FIRST PART; (1) AGNI DEALCOM PRIVATE LIMITED, (2) COMMITMENT VINCOM PRIVATE LIMITED, (3) CONNECT DEALCOM PRIVATE LIMITED, (4) DECAGON DEALERS PRIVATE LIMITED, (5) EKDANTA MERCHANDISE PRIVATE LIMITED, (6) FLAME SALES PRIVATE LIMITED, (7) FOCUS DEALERS PRIVATE LIMITED, (8) GLADIOLUS MERCHANTS PRIVATE LIMITED, (9) HORNBILL TRADECOM PRIVATE LIMITED, (10) ICONIC SUPPLIERS PRIVATE LIMITED, (11) INNOVATIVE COMMOSALES PRIVATE LIMITED, (12) JACKPOT TRADELINK PRIVATE LIMITED, (13) JALAPENO SALES PRIVATE LIMITED, (14) JUNIPER COMMOTRADE PRIVATE LIMITED, (15) KAMAKSHYA VINIMAY PRIVATE LIMITED, (16) KSHITIJ VINCOM PRIVATE LIMITED, (17) LEAGUE DISTRIBUTORS PRIVATE LIMITED, (18) LIMELIGHT MERCHANDISE PRIVATE LIMITED, (19) OMNI COMMODEAL PRIVATE LIMITED, (20) PASSION DEALERS PRIVATE LIMITED, (21) PENTAGON SUPPLIERS PRIVATE LIMITED, (22) QUEENBEE SALES PRIVATE LIMITED, (23) QUICK COMMOSALES PRIVATE LIMITED, (24) SUCCESS COMMOSALES PRIVATE LIMITED, (25) TWIN STAR DEALCOM PRIVATE LIMITED, (26) WINSOME COMMODEAL PRIVATE LIMITED, (27) YOUTH VINCOM PRIVATE LIMITED AND (28) ZEAL DEALCOM PRIVATE LIMITED, all companies respectively incorporated under the Companies Act, 1956 and each having their respective registered offices at 4, Fairlie Place, Room No. 102, Kolkata - 700 001, their respective Income Tax PAN Nos. being AAGCA7797K, AADCC8134B, AADCC8133G, AADCD2948L, AACCE2807N, AABCF4387M, AABCF4386L,

- EXPANSE MERCHANDISE PVT. LTD.
- LIMELIGHT MERCHANDISE PVT. LTD.
- JALAPENO SALES PVT. LTD.
- OMNI COMMODEAL PVT. LTD.
- CONNECT DEALCOM PVT. LTD.
- PENTAGON SUPPLIERS PVT. LTD.
- PASSION DEALERS PVT. LTD.

M. S. Gupta
 Director/Authorised Signatory



428

Prime Creative Construction Pvt. Ltd.
Subhadra De
 Director



429

Subhadra De

[Signature]
 District Sub Registrar-IV
 Registrar U/S 7 (2) of
 Registration ACT 1956
 Patna, South 24 Pargana
 15 MAR 2010

Identified by me
Nripendra K. De
 S/c Date *Dr. Nisampal De*

AADCG6186B, AACCH3060L, AACCI1876K, AACCI2005G, AACCI2606E, AACCI2605H, AACCI2607F, AADCK8105E, AADCK8106H, AABCL6954G, AABCL6953B, AABCO2276L, AAFCP2662K, AAFCP2661L, AAACQ2080P, AAACQ2081N, AANCS6504P, AADCT3203G, AAACW9127B, AAACY4009Q and AAACZ3951G, each represented by its authorized signatory, MR. ALOKE GUPTA, son of Late Abani Mohan Gupta, collectively hereinafter referred to as the "**PURCHASERS**" (which expression shall mean and include each of their respective successors-in-interest and/or assigns) of the **SECOND PART** AND MRS. SUBHADRA DE, wife of Mr. Subhromoni De, residing at D-122, Saptaparni, 58/3A, Ballygunge Circular Road, Kolkata - 700 019, hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall mean and include her successors-in-interest and/or assigns) of the **THIRD PART**:

WHEREAS:

- A. Under a Bengali Kabuliyat dated 21st February, 1945, registered with the Sub-Registrar Baruipur, in Book No. 1, Volume No. 13, Pages 141 to 142, Being Deed No. 786 for the year 1945, whereunder one Annanda Prasad Hatui (alias Annanda Hatui alias Annanda Chattui), son of Kalachand Hatui (alias Kalachand Chattui alias Kalachand) has been described as the Donor and one Sarat Chandra Basu, son of Janaki Nath Basu, has been described the Donee, the said Annanda Prasad Hatui acquired right, title and interest as stipulated therein in respect of, inter alia, All That the piece and parcel of danga land admeasuring 1.59 acres more or less, comprising the entirety of Dag No. 1399, Khatian No.219, J. L. No. 35, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), hereinafter referred to as the "**Said Larger Land**".

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District Sub Registrar-17
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Registration ACT 1908
Alipore, South 24 Parganas
15 MAR 2010



B. The said Annanda Prasad Hatui duly mutated his name in respect of the Said Larger Land in the records of the concerned Block & Block Land Reforms Office vide Khatian No. 992 and subsequently, the said Annanda Prasad Hatui acquired absolute right, title and interest in the Said Larger Land as a raiyat, which fact was also accepted and duly recorded in the revised records of rights published by the concerned Block & Block Land Reforms Office in respect of the said Dag No. 1399 (now known as L. R. Dag No. 1646) vide L. R. Khatian No. 48.

C. By a Bengali Kobala dated 6th September, 1957, registered with the District Registrar, 24 Parganas, in Book No. I, Volume No. 73, Pages 83 to 90, Being No. 3945 for the year 1957, the said Annanda Prasad Hatui, therein described as the Vendor, sold and transferred the entirety of the Said Larger Land in favour of Anil Chandra Ghosh, son of Jagadish Chandra Ghosh and Smt. Nilima Ghosh, wife of the said Anil Chandra Ghosh, therein described as the Purchasers, and thus the said Anil Chandra Ghosh and Nilima Ghosh, jointly became the full and absolute owners of the entirety of the Said Larger Land, free from all encumbrances.

D. The said Anil Chandra Ghosh died intestate on 8th December, 1979, leaving him surviving his wife Smt. Nilima Ghosh and two married daughters namely Smt. Subhadra De, wife of Subhromoni De (being the Confirming Party herein) and Smt. Sudatta Ghosh Dass, wife of Murari Mohan Dass, as his only legal heirs and heiresses, who thus collectively became entitled to the undivided $\frac{1}{2}$ (one-half) share of the said Anil Chandra Ghosh in the Said Larger Land.

EDEN RICHMOND PARK LLP



EDEN RICHMOND PARK LLP

Attorneys at Law

1000 North Central Expressway, Suite 1000, Phoenix, AZ 85004

[Handwritten Signature]
Registration 2002 1000
Phoenix, AZ 85004
9-2-2010

B. Thus, the said Nilima Ghosh, Subhadra De and Sudatta Ghosh Das respectively became entitled to an undivided $2/3^{\text{rd}}$ (two-third), $1/6^{\text{th}}$ (one-sixth) and $1/6^{\text{th}}$ (one-sixth) share and/or interest each in the Said Larger Land.

F. The said Sudatta Ghosh Dass died intestate on 2nd July, 1989, leaving her surviving her husband, namely, Murari Mohan Dass and one son, namely, Satrajit Ghosh Dass, as her only legal heirs, who thus jointly became entitled to the undivided $1/6^{\text{th}}$ (one-sixth) share of the said Sudatta Ghosh Dass in the Said Larger Land.

G. The said Nilima Ghosh died on 24th January, 1997, after publishing her last Will and Testament dated 19th September, 1989, registered with the Registrar of Assurances, Calcutta, in Book No. III, Volume No. 13, Pages 141 to 145, Being No. 442 for the year 1989, whereunder she appointed the said Subhadra De as the sole executrix of her said Will and, inter alia, bequeathed all her immovable properties including her share in the Said Larger Land in favour of the said Subhadra De.

H. The said Subhadra De filed an application for grant of probate of the aforesaid last Will and Testament of the said Nilima Ghosh vide Probate Case No. 375 of 1997 before the District Delegate at Alipore, 24 Parganas (South), but the said probate application was objected to by the said Murari Mohan Dass and the said Satrajit Ghosh Dass, and thus the probate application was converted to a contentious suit, numbered as O.S. No. 6 of 2000 before the 2nd Additional District Judge at Alipore.

EDEN RICHMOND PARKLLI

APPROVED BY: 

20/11/2000

442



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Registration No. 1920
South 24 Parganas
15 MAR 2020

EDEN RICHMOND PARK LLP

[Handwritten signature]

Designated Partner/Authorized Signatory

- I. The said suit, being O. S. No. 6 of 2000, was subsequently settled and compromised amongst the parties thereto, namely, the said Subhadra De, Murari Mohan Dass and Satrajit Ghosh Dass, and in terms of such compromise, duly accepted by each of the parties before the Court, by an order dated 9th November, 2000, the said suit was decreed and allowed on compromise whereunder it was recorded that the said Subhadra De was to get probate of the said last will and testament of the said Nilima Ghosh and that probate be granted in favour of the said Subhadra De upon payment of the full court fees.
- J. The said Subhadra De subsequently complied with the aforesaid order dated 9th November, 2000, and in pursuance thereof, by an order dated 21st December, 2000, passed in the said O. S. No. 6 of 2000, probate of the said last will and testament of the said Nilima Ghosh was granted in favour of the said Subhadra De.
- K. Subsequently, the said Subhadra De filed a partition suit before the 10th Court of Civil Judge (Senior Division) at Alipore, being Title Suit No. 73 of 2001 against the aforesaid heirs of Sudatta Ghosh Dass, namely the said Satrajit Ghosh Dass and Murari Mohan Dass and by an order dated 7th March, 2003, the said Title Suit No. 73 of 2001 was decreed in terms of a compromise petition filed therein by all the parties to the said suit and in terms thereof, inter alia, the entirety of the said larger Land vested absolutely and for ever in favour of the said Subhadra De and a final decree in the aforesaid suit in terms of the said terms of settlement was passed on 16th March, 2004.

EDEN RICHMOND PARK LLP

Harsh



Designation: Senior Counsel



EDEN RICHMOND PARK LTD

[Signature]

Registered Director/Authorized Signatory

[Signature]
Registrar of Companies
Registration ACT 1956
South 24 Parganas
15 MAR 2010

L Thus, the said Subhadra De, being the Confirming Party herein, became the full and absolute owner of the entirety of the Said Larger Land, being All That the piece and parcel of danga land admeasuring 1.59 acres more or less, comprising the entirety of R.S. Dag No. 1399, now L. R. Dag No. 1646, now L. R. Khatian No. 48, J. L. No. 35, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of Rajpur-Sonarpur Municipality, herein referred to as the "Said Larger Land" and more specifically described in the **FIRST SCHEDULE** hereunder written, free from all encumbrances and in vacant, peaceful and physical possession.

M By an Indenture of Sale dated 17th March, 2008, registered on 18th March, 2008, with the Additional District Sub-Registrar Sonarpur, South 24 Parganas in Book No. I, CD Volume No. 5, Pages 1381 to 1397, Being No. 02330 for the year 2008, the said Subhadra De, therein described as the Owner/Vendor, sold and transferred in favour of the Vendor herein, namely Prime Creative Construction Private Limited, therein described as the Purchaser, All That the demarcated portion of the Said Larger Land admeasuring 56 cottahs more or less (equivalent to 0.9256 acres more or less) hereinafter referred to as the "Subject Land" and more specifically described in the **SECOND SCHEDULE** hereunder written, free from all encumbrances. ✓

N Subsequently, it transpired that due to inadvertence, the said deed dated 17th March, 2008 Being No. 02330 for the year 2008, records grant by the Confirming Party herein in favour of the Vendor herein, of easement right of common passage at the northern side comprised in C.S. and R. S. Dag No. 1399, R.S. Khatian No. 219, being the Said Larger Land herein, when in fact there never was nor there



স্বাক্ষরিত করিয়া পাঠাইলি
[Signature]

[Signature]
Assistant Sub Registrar
(P.O. Registrar U/S 7 (2) of
Registration Act 1956)
District, South 24 Parganas
5 MAR 2010

existed any such common passage or otherwise, running or passing through any part or portion of the Said Larger Land, which error and/or discrepancy is now sought to be rectified and/or amended by the Confirming Party, with the consent and concurrence of the Vendor herein.

O. The Confirming Party and the Vendor declare, represent, warrant and undertake that there is no common passage running or passing through any part or portion of the Said Larger Land and further that save and except the Vendor (who is the present owner of the Subject Land) and H.S. Charitable Trust (to whom the balance portion of the Said Larger Land has been sold and transferred by the Confirming Party herein) no other party or person has any manner of right or interest over any part or portion of the Said Larger Land, and the correct description and plan of the Subject Land are as stated in the **SECOND SCHEDULE** hereunder written and bordered **RED** on the plan annexed hereto.

P. Thus, the Vendor herein represents that the Vendor became and is the full and absolute owner of the Subject Land, free from all encumbrances, liens, dispendens, mortgages, charges, debuitor, wakf, bargadars, trespassers, attachments, acquisitions, requisitions, alignment etc. whatsoever or howsoever, and is in vacant, peaceful and physical possession thereof.

Q. The Vendor further represents that no part or portion of the Subject Land had or has been acquired and/or vested and/or has been the subject matter of any acquisition and/or vesting proceeding by any government or statutory authority and the Vendor further represents and undertakes that the Vendor has not dealt with the Subject Land and/or any part or portion thereof in any manner



EDEN RICHMOND PAPERS
Digitized by Sankar Chatterjee, Kolkata


District Sub Registrar-I,
Registrar U/S 7 (2) of
Registration ACT 1908
Kolkata, South 24 Parganas
• F MAR 2010

whatsoever nor created any third party right, title or interest therein and the Vendor is in vacant, free, peaceful and physical possession of the Subject Land, free from all encumbrances, with clear and marketable title.

R. Relying on the aforesaid representations of the Vendor and the Confirming Party and acting solely on the faith and basis thereof, the Purchasers herein have agreed to purchase the Subject Land in vacant free peaceful and physical possession, free from all encumbrances, liens, lispendens, mortgages, charges, bargas, attachments, acquisition, requisition, alignment etc. whatsoever or howsoever, in lieu of the consideration and on the terms and conditions recorded hereunder.

NOW THIS INDENTURE WITNESSETH as follows:

I. In pursuance of the aforesaid and in consideration of the total sum of Rs. 45,00,000/- (Rupees Forty Five lacs only) paid by the Purchasers to the Vendor (the receipt whereof the Vendor doth hereby as also by the memo hereunder admits and acknowledges and of and from the same and every part thereof forever acquits, releases and discharges the Purchasers and each of them as well as the Subject Land) the Vendor doth hereby grants, sells, transfers, conveys, assigns and assures to, unto and in favour of the Purchasers herein, All That the piece and parcel of danga land admeasuring 56 cottahs more or less (equivalent to 0.9256 acres more or less) being a demarcated portion of the Said Larger Land (which land is more specifically described in the **FIRST SCHEDULE** hereunder written) comprised in a portion of R.S. Dag No. 1399, L. R. Dag No. 1646, L. R. Khatian No. 48, J. L. No. 35, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of Rajpur-Sonarpur Municipality, herein



Sub-Registrar
Registrar U.S. 7
Registration ACT 1893
South 24 Parganas

5 MAR 2010

BUSINESS RICHMOND PARK LTD

Authorized Person/Authorized Signatory

referred to as the "Subject Land" and more specifically described under the **SECOND SCHEDULE** hereunder written, and also shown in the plan attached hereto and bordered **RED** thereon free from all encumbrances, liens, lispendens, mortgages, charges, trusts, debutor, wakf, bargadars, trespassers, attachments, acquisitions, requisitions, alignment etc. whatsoever or howsoever, in vacant, peaceful and physical possession **TOGETHER WITH** all the ways paths passages under-ways sewers drains trees shrubs water courses rights lights liberties easements privileges advantages appendages and appurtenances whatsoever thereunto belonging or in anywise appertaining thereto or any part thereof or with the same or any part thereof or taken as part held used occupied enjoyed reputed deemed taken or taken as part or parcel thereof or appertaining thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together with furthermore all the estate, right, title, interest inheritance, use, possession, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon or in respect of the Subject Land and every part thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in any wise relate to the Subject Land or any part thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, its executors, administrators or representatives or any person from whom the Vendor can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD OWN POSSESS AND ENJOY** the Subject Land and each and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **TOGETHER WITH ALL** rights, members and appurtenances thereof unto and to the use of the Purchasers, their respective executors, administrators, representatives and assigns absolutely and forever free



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District Sub Registrar - IV
(S. Registrar U/S 7 (2) of
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District, South 24 Parganas
5 MAR 2010

from all encumbrances and liabilities AND the Vendor doth hereby covenants with and undertakes and warrants to the Purchasers (1) that the Vendor is absolutely entitled to the Subject Land free from all encumbrances, liens, lispendens, mortgages, charges, trusts, debutter, wakf, bargadars, trespassers, attachments, acquisitions, requisitions, alignment etc, whatsoever or howsoever AND (2) that the interest which the Vendor doth hereby professes to transfer, sell and convey subsists and that notwithstanding any act, deed, matter or thing by the Vendor at any time done or executed or knowingly suffered to the contrary, the Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Subject Land hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents AND (3) that the Vendor has not at any time done or executed any deeds, documents or writings or knowingly suffered or been party or privy to any act, deed, matter or thing, whereby the Subject Land and/or any part thereof and all other rights, title hereby transferred, assigned and assured and/or intended so to be can or may be impeached, encumbered or affected in title AND (4) that the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the Subject Land and all other rights, title and benefits appurtenant thereto and receive and take the rents issues and profits thereof and every part thereof without any hindrance, eviction, interruption, disturbance, claim or demand whatsoever from of or by the Vendor or any person or persons whomsoever AND (5) that free and clear and freely and clearly and absolutely acquitted exonerated released discharged or otherwise well and sufficiently saved defended kept harmless and indemnified against all estates charges mortgages



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1000/1000
1000/1000/1000


Assistant Sub Registrar
S.O., Registrar U/S 13
Registration ACT 1956
Kolkata, South 24 Parganas
15 MAR 2010

liens lienspendens debts attachments execution claims demands encumbrances and liabilities whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND (6) that all rents rates land revenue taxes and other outgoings whatsoever payable in respect of the Subject Land together with interest and penalty thereon, if any, have been paid cleared and satisfied in full by the Vendor upto the date of these presents AND (7) that the Vendor and all persons having or lawfully or equitably claiming any right title interest property claims or demand whatsoever in or upon the Subject Land or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers make do acknowledge and execute or cause to be made done acknowledged and executed all such acts deeds matters things and assurances whatsoever for further better and more perfectly and effectually assuring and transferring the Subject Land and every part thereof unto and to the use of the Purchasers, as shall or may be reasonably required AND (8) that the Vendor hereby and hereunder appoints, constitutes and nominates the Purchasers herein, jointly and/or severally, for and on behalf of the Vendor, to do, execute and perform such acts, deeds, matters, things and assurances whatsoever in respect of the Subject Land, as the Purchasers may so determine at their sole and absolute discretion including but not limited to for further better and more perfectly and effectually assuring and transferring the Subject Land and every part thereof unto and to the use of the Purchasers AND (9) that the Vendor shall keep each of the Purchasers fully saved defended harmless and indemnified against all estates charges mortgages liens lienspendens debts attachments execution claims demands encumbrances and liabilities whatsoever or howsoever in respect of the Subject Land or any part thereof AND the Confirming Party doth hereby confirms the above.



[Handwritten signature]

Deputy Registrar
Registrar U/S 7 (2) of
Registration ACT 1908
District, South 24 Parganas
* 5 MAR 2010

Digitally signed by [Signature]
DN: cn=Deputy Registrar, o=Registrar, ou=Registrar, email=, c=IN

THE FIRST SCHEDULE ABOVE REFERRED TO

("Said Larger Land")

All That the piece and parcel of danga land admeasuring 1.59 acres more or less, comprising the entirety of R.S. Dag No. 1399, L. R. Dag No. 1646, L. R. Khatian No. 48, J. L. No. 35, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of the Rajpur-Sonpar Municipality.

THE SECOND SCHEDULE ABOVE REFERRED TO

("Subject Land")

All That the piece and parcel of danga land admeasuring 56 cottahs more or less (equivalent to 0.9256 acres more or less) being a demarcated portion of the Said Larger Land (which land is more specifically described in the **FIRST SCHEDULE** hereinabove written) comprised in a portion of R.S. Dag No. 1399, L. R. Dag No. 1646, L. R. Khatian No. 48, J. L. No. 35, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of the Rajpur-Sonarpur Municipality and bordered **RED** on the plan annexed hereto and butted and bounded as follows:

ON THE NORTH: By Dag No. 1380, Mouza Kodalia;

ON THE EAST: By Dag No. 1400, Mouza Kodalia;

ON THE WEST: Partly by balance portion of Dag No. 1399, Mouza Kodalia, partly by Dag No. 1398, Mouza Kodalia and partly by Dag No. 96, Mouza Kodalia; and

EDEN RICHMOND PARK LLP

15/02/20

Designated Partner/Authorized Signatory



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Registrar
Registrar
Registration ACT 1908
South 24 Parganas
15 MAR 2010

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ON THE SOUTH:

By Rajpur-Sonarpur Municipality road.

OR HOWSOEVER THE SAME MAY BE BUTTED BOUNDED KNOWN AND NUMBERED

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

EXECUTED AND DELIVERED by the VENDOR at Kolkata in the presence of:

Prime Creative Construction Pvt. Ltd.
[Signature]
Director

1. *[Signature]*
Kamipendra Das Das
48/15, Thill Road
Kol-31

EXECUTED AND DELIVERED by the PURCHASERS at Kolkata in the presence of:

LIMELIGHT MERCHANDISE PVT. LTD.
 PENTAGON SUPPLIERS PVT. LTD.
 PASSION DEALERS PVT. LTD.
 JACKPOT TRADELINK PVT. LTD.
 YOUTH VINCOM PVT. LTD.
[Signature]
 Director/Authorised Signatory

- JUNIPER COMNOTRADE PVT. LTD.
- CONNECT DEALCOM PVT. LTD.
- KSHITI VINCOM PVT. LTD.
- QUEENBEE SALES PVT. LTD.
- K*MAKSHYA VINIMAY PVT. LTD.
- DECAGON DEALERS PVT. LTD.
- ICONIC SUPPLIERS PVT. LTD.
- ZEAL DEALCOM PVT. LTD.
- INNOVATIVE COMROSALES PVT. LTD.
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- FLAME SALES PVT. LTD.
- EKDANYA MERCHANDISE PVT. LTD.
- TWIN STAR DEALCOM PVT. LTD.
- GLADIOLUS MERCHANTS PVT. LTD.

1. *[Signature]*
PRANOD KUMAR DUGGAL
10/1, CHAPEL ROAD, HASTINGS
KOLKATA-700022
2. *[Signature]*
Arindam Mukherjee
36/1, Blyden Road
Kol-20

EXECUTED AND DELIVERED by the CONFIRMING PARTY at Kolkata in the presence of:

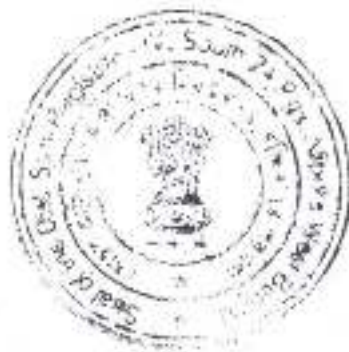
[Signature]
Director/Authorised Signatory

1. *[Signature]*
Anandya Banerjee
Patuapola Lane, P.O. Subchar
Kol-115

[Signature]

Drafted by:

[Signature]
Rachika



[Handwritten signature]

**Special Sub Registrar -
Registrar U/S 7 (B) of
Registration ACT 1956
Bangalore, South 24 Pargana
• 5 MAR 2010**

[Faint purple stamp]
Registrar of Companies, South Zone, Bangalore

MEMO OF CONSIDERATION

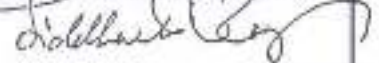
Received by the withinnamed Vendor from the withinnamed Purchasers a sum of Rs. 45,00,000/- (Rupees Forty Five lacs only) being the entire consideration in lieu of the Subject Land in terms of these presents as follows:-

By Pay Order No. 041280, dated 9.03.2010 drawn on Union Bank of India, Strand Road Branch, Kolkata for

Rs. 45,00,000/-

(Rupees Forty Five lacs only)

Prime Creative Construction Pvt. Ltd.



Director

Signature of the Vendor

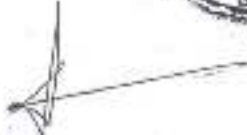
WITNESS:

Sanjiv Kumar Das

Arindam Mukherjee
20/1A, Bally Road
W-1-20

EDEN RICHMOND PARK LLP

[Signature]
Designated Partner/Authorized Signer



Director and Registrar
(A) Registrar U/S 7 (2) of
Registration ACT 1956
Kolkata, South 24 Parganas
* 5 MAR 2016

EDEN RICHMOND PARK U/P
[Signature]
Delegated Authorised Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS



Akshay

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



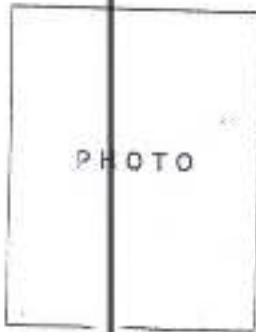
Sudhakar Babu

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Anshu De

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



[Handwritten Signature]
District Sub Registrar-I
S. Registrar U/S 7 (2)
Registration ACT 1908
District, South 24 Parganas
9.5 MAR 2010

BEEN RAVI KOND PAPER LLP
[Handwritten Signature]
Digitally signed by Been Ravi Kond PAPER LLP



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

Endorsement For Deed Number : I - 01974 of 2010
(Serial No. 01775 of 2010)

On 15/03/2010

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

Presented for registration at 19.11 hrs on :15/03/2010, at the Private residence by Alope Gupta ,
Claimant.

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

Execution is admitted on 15/03/2010 by

1. Siddhartha Ray
Director, Prime Creative Construction Pvt Ltd, Ajit Sen Bhavan 13,crooked Lane, , , Thana:-,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700069 .
By Profession: Others
2. Subhadra De, wife of Subhroni De , D-122,saptaparni, 58/3a,ballygunge Circular Rd, , , Thana:-,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019 By Caste Hindu, By Profession:
Others



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



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

Endorsement For Deed Number : I - 01974 of 2010
(Serial No. 01775 of 2010)

3. Aloke Gupta

Authorized Signatory, Agni Dealcom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Commitment Vincom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Connect Dealcom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Decagon Dealers Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Ekdanta Merchandise Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Flame Sales Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Focus Dealers Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Gladiolus Merchants Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Hornbill Tradecom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Iconic Suppliers Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Innovative Commosales Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Jackpot Tradelink Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Jalapeno Sales Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Juniper Commotrade Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Kamakshya Vinimay Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Keshtij Vincom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



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

Endorsement For Deed Number : I - 01974 of 2010
(Serial No. 01775 of 2010)

Authorized Signatory, League Distributors Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Limelight Merchandise Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Omni Commodore Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Passion Dealers Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Pentagon Suppliers Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Queenbee Sales Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Quick Commosales Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Auhtorized Signatory, Success Commosales Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Twin Star Dealcom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Auhtorized Signatory, Winsome Commercial Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Youth Vincom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Zeal Dealcom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

By Profession: Others

Identified By Nripendra Kr De, son of Lt. Niranjan De, 43/15,Jhill Rd, , , Thana:-, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste: Hindu, By Profession: Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 16/03/2010
Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



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

Endorsement For Deed Number : I - 01974 of 2010
(Serial No. 01775 of 2010)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23.4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 49489/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 16/03/2010

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.-4500000/-

Certified that the required stamp duty of this document is Rs.- 315010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 316000/- is paid, by the draft number 077052, Draft Date 15/03/2010, Bank Name State Bank Of India, L A Martinire, received on 16/03/2010

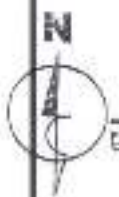
(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

AREA SHOWN BY RED BORDER LINE

JUNIPER COMMOTRADE PVT. LTD



REAL ESTATE PVT. LTD.

PENTAG

DAG. - 96

DAG.1380

EBDANTA MERCHANDISE PVT. LTD.

EXCLUSIVE DISTRIBUTOR PVT. LTD.

DAG. - 1398

INNOVATIVE COMMO SALES PVT. LTD.

EBDANTA MERCHANDISE PVT. LTD.

GLADIOLUS MERCHANTS PVT. LTD.
 HORNBILL TRADECOM PVT. LTD.
 FLAME SALES PVT. LTD.
 QUICK COMMO SALES PVT. LTD.
 ICONIC SUPPLIERS PVT. LTD.
 WINSOME COMMODEAL PVT. LTD.
 PASSION DEALERS PVT. LTD.
 SUCCESS COMMO SALES PVT. LTD.
 TWIN STAR DEALCOM PVT. LTD.
 JALAPENO SALES PVT. LTD.
 JACKPOT TRADELINK PVT. LTD.

DAG. - 1399

AGNI DEALCOM PVT. LTD.

Director/Authorised Signatory
 CONNECT DEALCOM PVT. LTD.
 FOCUS DEALERS PVT. LTD.
 DECA GON DEALERS PVT. LTD.
 COMMITMENT VINCOM PVT. LTD.
 YOUTH VINCOMPVT. LTD.

Director/Authorised Signatory

12702

K. MAKSHYA VINIMAY PVT. LTD.
 LIMELIGHT MERCHANDISE PVT. LTD.
 RBHITI VINCOM PVT. LTD.
 QUEENBEE SALES PVT. LTD.
 OMNI COMMODEAL PVT. LTD.

Director/Authorised Signatory

DAG. - 1400

Prime Creative Construction Pvt. Ltd.

Director

SITE PLAN

SCALE-1:750

SITE PLAN OF R.S. DAG NO.- 1399(P) , L.R. DAG
 NO.- 1646, L.R. KH NO.- 48, MOUZA- KODALIA,
 P.S.- SONARPUR, DIST.- 24 PGS.(S)
 UNDER RAJPUR-SONARPUR MUNICIPALITY.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 4155 to 4178
being No 01974 for the year 2010.




(Dulal Chandin Saha) 24-March-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

DUEN RIG...

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